

Session 16-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:35 p.m. on January 6, 2016 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

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

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
WAYNE ADERHOLD, PROJECT MANAGER

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the November 4, 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 public present.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe noted that the committee is scheduled to present the options to the Council on Monday, January 11, 2016.

Chair Castner noted that he would not be attending the Council meeting due to a commitment and that the other committee members would be able to bring Council up to speed.

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

Chair Castner presented a brief summary of the direction provided to the staff and design team at the last meeting. He appreciated the efforts to present in a large format and that it is in an orderly fashion.

Mr. Meyer reiterated that they were tasked to come up with three options for the project:

1. Total Project
2. Provide a Scaled Back project keeping costs to \$20 million
3. Provide a new police Station with improvements to the Fire Station with costs kept at \$15 million

The results are included in the packet and he hoped that can provide direction on where they go next.

Chair Castner asked if there was a preference on working through the scenarios. The committee did not have a preference on the order.

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

There was a brief delay in connecting with the members that were participating via telephonic means.

PUBLIC HEARING

PENDING BUSINESS

A. Draft Funding Feasibility Memorandum

Chair Castner read the title into the record and asked if the committee needed to take action on.

There was no discussion.

B. Three Options to Consider

Mr. Smythe reported the following changes:

- overall research conducted on firing range and jail to tune-up those original numbers
- minor changes in civil costs

Option 2

- reduced square footages

Option 3

- removed anything regarding the fire station
- minimized storage and parking
- demo one building instead of both
- limited paving for Police Station
- no additional site access

Chief Painter noted that exterior painting and replacement of stairs are included in their current budget, he did not feel that adding a few feet to the existing building adds any benefits. Ventilation is a health and safety issue and if they had any reserves the painting and repairs would be funded through those building reserves.

Mr. Smythe then reviewed the elements outside of the main buildings such as impound, storage and staff vehicle parking, etc. The square footages fall due to the reductions. Mr. Smythe noted the overall square footage cost comparison for the options presented, contingency and administrative costs.

Chief Robl questioned the changes in the “future department needs”; Mr. Smythe responded that this is subjective, noting the options reflect the relationship regarding the time span into the future. Mr. Meyer also noted that it is generally trying to communicate to someone just getting involved with the project the reasonable life span of the building and when additional space will be needed in the future. Mr. Smythe confirmed that there is no difference in quality of construction materials.

Mr. Smythe also acknowledged the point that Chief Painter was getting at that putting \$1 million dollars into the existing building to extend the life of the structure 10 years but may not encompass those exact items as shown in the estimate provided.

Mrs. Howard commented on preferring to do things right and choose Option 1 but that it will be easier for the public to accept Option 3. Ms. Howard added that Option 2 is good money over a bad thing. She also noted that the timing is not good with the state regarding funding.

Mayor Wythe offered that if Option 2 has a reasonable buildout and that the City of Homer can maintain a copy of that then this is not a bad option; Option 3 is spending \$975 thousand dollars on nothing is not a good option, it is a waste of money. Most of what is proposed as a bandaid for the Fire Station is not worth bonding over. She further reiterated that Option 2 cost is minimal compared to Option 1 and the recent downgrading of the state makes the interest rates higher for bonding so every day that they wait costs the community more. \$15 million may sound good to the community now but will not answer the long term needs. Mayor Wythe appreciated all the input and is not sure where Council will go with this and that asking for \$23 million will be no harder than \$28 million.

Chief Painter commented on Option 3 not getting the Fire Station anywhere since over \$100 thousand is maintenance that wasn't done. If they can trim the budget to \$25 million with the right sales and PR they could get that through, he noted that Option 3 would be the easiest to swallow.

Chief Robl responded to a question on the difference between the Impound Storage and Impound Bay; this would allow them to disassemble a vehicle in a secured setting if required.

Chair Castner stated that the project started out as a \$15 million that quickly grew to 25-30 million and the public doesn't have the appetite to do that; they are in a transition in this town from having other people pay for things to they paying it for themselves. They are working towards building the partnerships between non-profits and the city to get things done. He believes that there is a community priority to get the Police Station replaced and that there is a community sentiment to have an operational Fire Department but Chair Castner does not believe the case has been made to have a new Fire Department right now. He was under the opinion that a new Fire Department is as needed as a Police Department and he would hate to see both get shot down because of one. He agrees with Mayor Wythe that the City has the million dollars to do what is needed now and Chief Painter should get that now. He is concerned with a focus on the differences between Option 2 and 1 and not the greater differences in Options 3 and 1.

Mayor Wythe questioned what amount if any has been included for the relocation of the Maintenance into the HERC building and that the facility is not supposed to be used without being brought up to code. Mr. Smythe stated that nothing has been included in these figures. Mayor Wythe continued by expressing the certification they received from the fire marshal for the facility was only for the Gym and not any other portion of the building. She noted that Council has spoken about the building many different times. Chair Castner and Mayor Wythe entertained discussion on the cost estimates to upgrade the remainder of the building to code including asbestos removal and demolition. If they do not include this in the discussion then it is not a true cost picture.

Mr. Meyer stated that they did ask that question at the November meeting and the decision was to include in the decisional matrix but not spend time on costs until they decide what Option they choose. As he understands it, they are to see what Option is chosen then they will figure the costs.

Discussion centered on what they are doing with Maintenance Personnel and that they did not include what it would cost to make a temporary home for Maintenance Personnel, they only included the costs to demolish the existing building. The costs are added to each of the options as presented to bring the HERC up to code and habitable. Chair Castner argued that the estimates previously given are over inflated. They should have the people that they have hired to provide a cost estimate. He believed that they are dancing around the big picture and if they plan on doing anything in 2016 they need to make some decisions to go to bond this fall.

Mayor Wythe stated she will not vote for Option 3 and doesn't even know if the committee should vote or let Council decide.

Chair Castner reiterated that ultimately it is in Council hands but would prefer to even if they have no recommendation, state that the Mayor's preference is to bite the bullet now and build the whole thing out, Chair Castner viewpoint is to get the Police Station built now and the money is there today to get the Fire Department upgrades but it is a matter of political will.

Chief Painter responded that for the Fire Station to be usable for another 10 years is to maintain it properly: Exterior Paint/Stain should be done every 5 years, Flooring hasn't been replaced in 35 years; exterior stairway needs to be replaced; adding 4-5 feet in the bays would be nice but not sure it is worth the cost. He further commented on not seeing progress if they bond for the Police Station that the community would be willing to Bond again until that is paid off.

Further discussion on bonding continued along with needed upgrades to the existing Fire Station facilities to extend the life 10 years: completion of paving and grading the back lot, correcting the bay floors and drainage issues in the bays, noting the training room is not ADA compliant but that there is no requirement at this time to bring it into compliance; additional heated storage space is desired.

Chair Castner noted that filling voids can be done in different ways. He believed that they put in some big numbers as place holders and \$1 million dollars is a lot of money and will get a lot of construction done. What they were trying to do was to address the most pressing need and the fact that it has lingered this long and it should not linger any longer or he will be disappointed. The Police Station needs to be replaced. It would be a shame if it wasn't replaced.

Discussion ensued on the life expectancy of the building and the bond expense. Mayor Wythe requested that the numbers reflected the years when presented to Council on Monday. She noted that it should reflect the Annual Costs for the Bond. Further comments from the committee ensued on the costs savings in interest that would be realized by the community, and the benefits of quantifying what it was going to cost the taxpayer over the span of the bond in language that the public can understand.

Next the committee discussed the costs to maintain the new facilities which would be included in the costs of doing business; the rate of interest at 4% is a little high; showing Options 2 and 3 at 25 years; Mayor Wythe requested the annual bond costs be added to the Conceptual Cost Estimate that reflected the 20, 30 and 50 year costs scenarios for the Council meeting on Monday. Chair Castner also requested the 2015 mil value also to be reflected as a point of reference.

There was a brief discussion on how to present the information to Council and by whom on Monday. It was noted that the pitch is required and it should be someone other than the Chiefs making that pitch. Ms. Howard agreed to make the pitch.

NEW BUSINESS

A. Next Meeting Date and Deliverables

Chair Castner inquired if the next meeting date was scheduled, Ms. Howard noted that the Clerk had put the dates in the packet.

Meredith Noble will be continuing in Ms. Doyle place and she noted that once the committee has determined what they want to accomplish in February and looking at the ala carte ways and what the Committee feels comfortable doing.

Chair Castner stated that he would hope the Council would be fairly decisive by March and hopefully by the end of January on what they intend to do so they could go to bond this fall. Mayor Wythe noted that there is not anything actionable on the agenda.

Ms. Noble responded that it would be a good objective to include the public at the meeting in February. Chair Castner requested Ms. Noble to review and make the matrix understandable by the general public. She stated that reviewing the document and polishing it up would be beneficial. Ms. Howard did not feel that another public meeting outside a Council meeting would be beneficial since attendance has been very poor and that they should put it on the Council's agenda and then people will pay more attention.

Discussion continued on vetting this before the public and that the main concern is the cost to the public and not to waste the public's time. The value of having another public meeting without Council is very minimal.

Chair Castner confirmed a meeting for February 10th at 5:30 p.m.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Contact List as of December 21, 2015
- C. Written Comments from Mary Griswold dated December 28 and December 29, 2015
- D. Response from Public Works Director to Mary Griswold Comments

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Mr. Meyer commented that that they did not expect any decisions at this meeting but expect a more proactive public support for the bond issue. They were looking for input from the Committee tonight, input from Council on Monday and input from the Public from the information provided on the website.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe had no comments.

COMMENTS OF THE CHAIR

Chair Castner commented that he did not expect anything more than what was accomplished tonight and he appreciates everyone's input tonight. He additionally wanted to make sure that council was aware of the additional costs related to relocating Maintenance Personnel for the interim.

COMMENTS OF THE COMMITTEE

Ms. Howard thanked Mr. Smythe for making the information clear and understandable.

Chief Painter had no comments.

Chief Robl commented on the phasing approach and making sure that council was aware of costs related to that approach whether for 5-10 or 15 years.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:56 p.m. The next regular meeting will be **WEDNESDAY, FEBRUARY 10, 2016 AT 5:30 P.M.** at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

**PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 10, 2016**

Session 16-02 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on February 10, 2016 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

STAFF: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the January 6, 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 public present.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported the actions of Council regarding a resolution she presented on the options. Council postponed the resolution to the February 22, 2016 regular meeting and added the project to the agenda for the Worksession that is scheduled for Tuesday, February 16, 2016. The reason for that meeting was scheduled is to discuss the revenue picture and this project is part of that big picture. She added that it is frustrating when something like this takes a long time to come to fruition you have to deal with new participants.

Keeping the Council on the policy side of the project and out of the operational size which is the **committee's job will be a hard task. It is easier to speak about the size of the Chief's office.**

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

Mr. Meyer was not present due to a conflict within his schedule to attend a prior meeting scheduled the same time.

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

Chair Castner noted that he spoke with Mr. Smythe and stated that there was no need for his attendance at this meeting. He further noted that Ms. Wilson-Doyle is no longer with Stantec and Meredith Noble will be the new contact person.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 10, 2016

PUBLIC HEARING

PENDING BUSINESS

A. Three Building Options to Consider:

1. Memorandum from Chair Castner, PSBRC 16-01 Re: Topics for City Council Worksession
2. Resolution 16-016, Support of the Homer Public Safety Building as Presented by the Public Safety Building Review Committee.
3. Excerpt of City Council Minutes for January 25, 2016
4. Memorandum from Chief Painter dated January 13, 2016

The Committee entertained a lengthy discussion and covered the following:

1. There is no consensus within the committee on which option they prefer – the committee members expressed to different degrees the overall preference for a new 21st century facility but will accept a phased project; constructing the police station, performing necessary improvements to the existing fire station to extend its usefulness an additional 10 years.

2. Bringing the Council members up to speed on what the Committee has done. An example was to present to Council that information that the committee has vetted various locations and the reason for choosing the site that was chosen. Starting over on the project just nets them the same outcome. The project started at \$15 million, when the Needs Assessment was complete the price went up. The Fire Station is an easy fix and they have the money so they need to do it but they will not be putting the Police Station in the Tsunami zone.

3. Inclusion of a Community Gym facility located in the Town Center no matter what option they choose. In order to get residents approval for the project it was recognized that they would have to include constructing a Community Gym, not a recreation center but a facility that would provide a space for the current activities that the gym at the HERC building is providing and offices for the City Maintenance personnel since they will also be without a facility when the smaller building is demolished to construct the police facility.

4. Explaining to Council members that they are not constructing a normal building. This was specialized construction in that the HVAC and mechanical needs of the Police Department alone will run \$3 million. Current facilities present liabilities to the city and safety hazards to personnel and other occupants of the facility. The city is a regional jail. The committee needs to convey this to council.

5. It is time for the residents of Homer to pay for what they want. The time of receiving **someone else's money in the form of grants from the State and Federal governments is over.** Willingness to revisit the Public-Private Conversation but not change the location since that would add \$2-3 million to the project.

6. Attendance by the Committee at the Council worksession to address all concerns and questions that Council will have was strongly encouraged.

7. Due to the economic situation of the state this may be the best time to get this project done since the cost of construction may lower in the next couple of years. It was noted that there will be deflation for the next few years then a couple of years of hyper-inflation. There is not another time when the project will be cheaper to build due to the nature of the project and the course of inflation over time.

8. Percentage increase in population for the city over the next 20, 30 and 50 years to determine a properly sized facility. The city and residents do not want a facility that within 10 years they should **be looking at ways to fund a new facility or addition to the "new" facility in the following 10 years.**

9. Possible recommendation was to use MAPP group to present information to the Council on the community social and demographic issues that present the need for public safety now and in the future. The growing needs of the community result in something being done now, not in the future with regard to services versus costs which would include the ability of recruitment too.

10. In theory the committee is agreed that they need new facilities. Both the Police and Fire Station have been on the CIP for 20-25 years, they are not meeting the growing need of the community. The need for a police department is a fact, uncontestable. The Fire department can be extended by expending \$1 million dollars on regular maintenance repairs put off over the past 20 years. This will not provide the equipment that will improve fire services such as a ladder truck that reaches higher heights which would be a necessity for any future potential buildings in town center such as CIRI could build. The city requires equipment that can provide services 10-15 or more years into the future and a building that will properly house that equipment along with safe and proper working environment for the personnel.

11. Council needs to state what their goals are for public safety for the community. There is the possibility of changes within the needs and demographics of the community. There was point made on how far out can council get in front of the voters and the no growth supporters. The alternative is to live somewhere else. What are the limiters to them now when they are using the current resources?

12. Further comments made by the committee on previous fire stations built by the Borough and various other communities and those costs; the Skyline Drive Fire Station #2 capabilities; the issue with the having the ladder truck and requirements and limitations imposed by the existing facility on Pioneer Avenue regarding costs.

13. Tuesday Council meeting will be in a worksession format so no formality and they can call the committee up to respond to questions of the Council members. Be prepared to go through the land selection process, growth of the community. Add to the options, What can Council do today? General response from the public is that a new police station is supported. Removing the side issues by addressing them head-on, some of them being the Skate Board Park, and demolishing two buildings.

14. If they don't do something this year then with new Mayor and Councilmembers they may not receive the support they have now.

15. Costs for disposal are high due to city ordinance not allowing construction debris to be used as fill materials.

16. The Committee performed a brief role playing to respond to possible Council reaction and questions on the costs of new public safety buildings. They are getting the building to house the personnel that they need today because currently they are crammed into space they do have. The actual costs cannot be determined because of the very nature of the requirements. But it will definitely be more than \$5 million but less than \$14 million.

- a. HEPA Filtration
- b. Mechanical and Electrical will be \$3 million
- c. \$1.8 civil costs for site
- d. This is not a school they are building, the harbormaster office \$406/sf
- e. There is money in the bank
- f. The city will have to bond for the remainder
- g. The current state of the state and possible additional taxes residents will be paying
- h. Residents of Homer do not currently pay high taxes
- i. Steps already taken by using the CM/GC process

**PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 10, 2016**

j. The cost of doing nothing is increased costs, personnel recruitment and retainage, liability concerns with prisoner/staff interactions, potential for State cancellation of city services, social costs, and that the requirement to remain open as a regional jail.

17. What can the committee do that will educate the Council members.

a. One on one interaction with Council

NEW BUSINESS

A. Next Meeting Date and Deliverables

The committee established March 9, 2016 at 5:30 p.m. in the conference room as the next tentative meeting date.

INFORMATIONAL ITEMS

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

B. Contact List as of December 21, 2015

COMMENTS OF THE AUDIENCE

Mary Griswold, resident, she listened to the presentation made by Mrs. Howard and commented that the committee should have a recommendation. The committee should recommend something. She opined that the committee should present at the worksession a brief description of the Police Station the design features, what is necessary to meet the needs, not all the options. Include short straight forward reasons why it is necessary to have those needs such as the 8 jail cells. The committee should include the mil rate that is needed to meet bonding. Then the Council will have to figure how that works in the revenue plan because then there is the potential for another 1.5 mils to meet revenue requirements. The memo from Chief Painter was great. The city is not going to buy a ladder truck in the next 8-10 years and it money for the repairs to the fire hall will not be wasted. It would be great to do a whole public safety building but the fire hall is still good.

COMMENTS OF CITY STAFF

Deputy City Clerk Krause commented on the unrealistic opinions expressed by the residents and general public on the costs necessary to construct a police station or even fire department to meet the necessary requirements. These are specialized buildings. They could even compare this project to others in the Lower 48 and find the same higher cost over other projects.

Chief Painter added the points the Chair had pointed out regarding the durability and longevity of these buildings. He then added that the city recently escaped from the recent 7.1 earthquake because it was so deep. Earthquake standards are that the building is built so that you can get out of the **building so it doesn't fall on you. The current fire department was built up to that in 1994. You want that for your public safety building.** He referenced Taiwan and the damage from a 6.4 quake that was only 6 miles deep. Homer got lucky.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe noted that the only debt to the general fund is the Library.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 10, 2016

COMMENTS OF THE CHAIR

Chair Castner commented that he has always tried to do right by the city and somewhere along the line our priorities got skewed and all of sudden it is more important to accumulate \$7 million dollars into the roads and trails fund than it is to address public safety issues. He would welcome having the discussion on how the city is allocating its money. Since they have had the HART fund it has become a priority over other things and he believes they should address how they funding things. In the past how they did things was never disclosed but now with the open budget process his confidence is restored on how things are done. He has spoken with the City Manager and her fears are costs digging **into operational budget. He doesn't want to muddle** it up but believes it is time to draw up the big matrix. Diverting the funds does not affect anything else and they only thing it did was cease the growth of the HART Fund. As far as he knows the \$7 million is still sitting there. He thanked Mrs. Howard for making the presentation.

COMMENTS OF THE COMMITTEE

Ms. Howard and Chief Painter had no comments.

Chief Robl stated that he has no political skills and he is not very good at making long persuasive speeches. He has been running the police station for 17 years and knows what works and what **doesn't. He knows dangerous situations and believes they work in them every day. It is hard to** understand his world and explain it to the general public to make them understand and that is where his concern lies.

Mrs. Howard responded that he has the respect of the residents and Council. She went on to comment **about the Chief's doing so much with so very little but are now able to do anything more with the little** they have. She also commented on the knowledge of the public on what the CIP was, they do but the **average person doesn't.**

Mayor Wythe added that the responsibility of Council as the employer to provide for the proper housing for their employees. She believes in that passionately, OSHA states it as rule number one to provide a safe and healthy working environment and if the Council is not willing to put their political necks on the line to tell the community then we are a bad employer. That is what is most frustrating for her.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:56 p.m. The next regular meeting will be WEDNESDAY, MARCH 9, 2016 AT 5:30 P.M. at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
MARCH 9, 2016

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

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, PAINTER AND CASTNER

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

DESIGN TEAM: DALE SMYTHE, LEAD ARCHITECT, STANTEC

STAFF: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the February 10, 2016 Regular Meeting

The minutes were approved by consensus of the Committee.

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

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

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

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

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

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

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

Mr. Meyer was not present.

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

C. Stantec Project Report – Dale Smythe

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

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

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

PUBLIC HEARING

PENDING BUSINESS

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

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

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

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

Assisted Design

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

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

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

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

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

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

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

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

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

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

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

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

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

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

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

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

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
MARCH 9, 2016

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

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

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

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

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

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

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

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

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

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

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Next Meeting Date and Deliverables

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

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

INFORMATIONAL ITEMS

A. Contact List as of December 21, 2015

There was no discussion on the informational items.

COMMENTS OF THE AUDIENCE

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

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

COMMENTS OF CITY STAFF

There was no comment from staff.

COMMENTS OF THE COUNCILMEMBER

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

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

COMMENTS OF THE COMMITTEE

Ms. Howard had no comments.

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

COMMENTS OF THE CHAIR

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

ADJOURN

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

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

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

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

DESIGN TEAM: (TELEPHONIC) DALE SMYTHE, LEAD ARCHITECT, STANTEC;
JOE JOLLY, CORNERSTONE

STAFF: WAYNE ADERHOLD, PROJECT MANAGER

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the March 9, 2016 Regular Meeting

The minutes were approved by consensus of the Committee.

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

No comments from the public present.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe provided a brief summary of the actions of Council and the request to the City Manager to provide some avenues for funding the project.

B. Staff Report – Wayne Aderhold, Project Manager

Chair Castner inquired if Mr. Aderhold had anything to report. Mr. Aderhold did not.

C. Stantec Project Report – Dale Smythe

Chair Castner requested Mr. Smythe to provide an overview of the report on the HERC. He also thanked Mr. Smythe for providing the information in such a tight timeline.

Mr. Smythe reported that they reviewed the existing building for an upgrade analysis regarding possible reuse of the existing structure or portions thereof for the police department. They had personnel on site to review the highest potential for cost which is structural and mechanical and electrical engineers reviewed pictures of the facility. As the team reviewed what they found they had more conversations with the Fire Marshal and consulted the requirements in Code. The structure is in

surprisingly good condition; however licensed professionals must confirm the findings of the report. Limited calculations since they did not do a redesign, but there is no reason not to consider it probable. The power, new water service for fire protection and sprinkler system would come from a new facility and serve the old building. The results of the report make it probable that they can reuse the building within the project that they know about. The state Fire Marshal is adamant that any additional reuse of the entire facility would require to be sprinklered. If the gym was going to be reused fire separation or protection would be required and is not included in the costs.

Mr. Smythe continued by stating that the discussion was limited to only a specific portion. He then noted that Mr. Jolly would be able to supplement the narrative since this is not typical to get a cost estimates from a narrative and discussion but he has been very flexible walking through this process. The structural engineers recommended beefing up the roof diaphragm by using ½ inch plywood with screws 6 inch on center which provided enough information for Mr. Jolley to provide a cost. He then turn the floor over to Mr. Jolley.

Mr. Jolley, reported that in reviewing the pricing report by breaking it down into individual scopes which provides less chance for catastrophic mistakes. Mr. Jolley proceeded to run down the costs:

General Conditions – Cost of doing Construction covers equipment, electricity, small tools

Hazardous Material Demolition

Labor to perform Architectural Demolition

Concrete cutting, repairs to existing slab on grade, spread footings to carry columns, pour back slab

Steel – 6 columns and 3 beams to shore up the existing facility for the fire range

Roofing and additional rough carpentry to cover the structural and architectural requirements

Demolition of windows and replacement of solid walls

Doors and hardware

Fire Resistant Drywall

Painting interior and exterior

Patch existing flooring

Materials for Shooting Range and Installation from Specialty Contractor

Fire Suppression/Sprinkler System

Plumbing – Minimal

HVAC – can reuse some existing equipment

Electrical – provide some additional lighting

Insurances, Overhead, Performance Bond and 8% Contingency

This brings the total costs to \$987,000

Chief Painter inquired if there was a cost comparison to build that same square footage new. Discussion was entertained on the costs for a new build. That estimate was for a 10 lane firing range was approximately \$1 million. Mr. Jolley guessed that it could cost between \$350-450 per square foot costs. Chief Robl inquired how many square feet would be available for evidence storage. The storage areas were noted on the last pages. Mayor Wythe reported that 2080 sf was denoted as storage/evidence. He continued that the committee needs to decide to use the HERC for the Police Department then the next step would be to develop a master plan for the project. Then they need to develop the site. He believed that this report and costs are what they asked for but agreed that the south side of the facility should be the shooting range.

Chair Castner had asked questions regarding the use of lead free bullets but there are only three departments in the United States. Then he asked about building the new facility up against the old building. Mr. Smythe responded that a 6 inch space would be employed.

Mayor Wythe expressed concern regarding square footage for evidence and did not want to lose any of the required square footage. Mr. Smythe offered that this will not detract from any square footage that was requested. He then noted that the rest of the building will not be touched noting the asbestos involved in the old boiler, etc. He acknowledged the assistance from Chair Castner on the costs involved in the Shooting Range.

Mayor Wythe questioned how they would maintain the building such as removing the restrooms, etc. She expressed concern to having personnel going into those areas that have asbestos materials to performed maintenance. Mr. Smythe stated that there will be hot areas such as the old boiler room and flooring and will need an extra level of certification and record keeping. As the design process continues they will be able to look at the costs of dealing with it now versus dealing with it in the future. Once the committee digests the information in the report they can discuss that further.

Chair Castner asked if there was opposition to hearing Public Comments at this time. There was no opposition from the committee.

Mr. Scott Adams, city resident, commented on the cost estimates for asbestos removal was approximately \$250,000 if the building was to be knocked down, will the cost be the same if they remove the asbestos from these areas. His next question regarded the relocation of the maintenance and if they have to replace this how much is the cost on top of the police department. He again stated that the cost of \$1 million for a shooting range he feels the police department can do like others and use local firing ranges. He acknowledged the lesser cost with using the HERC building and is in favor of using the facility for storage but if they go around this asbestos issue he wondered if they can address that issue, use this building instead of building one for 300 to 500 a square foot.

Mr. Heath Smith, resident, stated he is encouraged that they can put that building (HERC) to use and questions that they need a shooting range, he understands the value for training but questions the added expense and understands having the shooting range, but encouraged the committee that if they did build one it would benefit the whole community. The larger shooting community uses what is available and he believed that if they do build a shooting range that it should be open to the public when the police are not using it. He then cited his continued concerns regarding the economic constraints to the state and having not felt the full force of that yet when they go to the people, they need to understand that the City is not disconnected from the constraints that are upon us. He likes the grounds that he sees being moved here but he does not want to go to the polls and fail with any bond. He wants to encourage the committee keeps that focus in front of them. Mr. Smith would like to see this pass, wants a new facility, and wants our policemen provided for as it translates directly what they can do for our community.

PUBLIC HEARING

PENDING BUSINESS

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

Chair Castner asked if the committee wanted to discuss any of the items listed as he felt that it will come out under New Business.

2. Option #3

c) Square Footage Determinations for Police Station – Preliminary

Chair Castner noted that this element has not changed.

e) Skateboard Park

Chair Castner noted that the Skateboard Park would not be required to be moved and Chief Robl confirmed this.

f) Expenditures for Design Studies and Design for Police Station

Chair Castner opined that the police station is after they master plan the site so that it accommodates the new fire station in the future, such as where are the utilities going to be, and answer any questions such as demolition of the secondary building and if they have enough funding to perform that charette with the two departments and the two Chiefs present. That was his goal for this meeting was to get the committee to agree to a master plan element to the project.

NEW BUSINESS

A. Fire Station New Work – Timeline of Activities

Chair Castner then brought this item to floor and addressed Chief Painter that he would like him to tell the committee how the committee can best help him where he wanted to go. Chair Castner stated that he tried to express to the Council that he did not know if the committee would be an impediment or help. Chair Castner further stated that they are not doing the upgrades and renovations under the existing Stantec or Cornerstone contracts.

Chief Painter stated that they will need design drawings if they plan to expand the upstairs and felt that was beyond Public Works. Chief Painter further commented on the idea of expansion of approximately 1000 square feet by raising the roof to accommodate live-in responders. The rest he opined was pretty much upgrading and improving what is already there.

Chair Castner then posed a question to Mr. Aderhold on the process of issuing a Request for Proposal for Design. Mr. Aderhold expressed that he has limited knowledge but knows that that the City does have term contracts, there may be someone on contract that could do this but he would have to look into that and if they do not have that available then yes an RFP would have to be issued.

Chair Castner noted that the committee does not meet all that often and he would like to get that decided tonight.

Chief Painter offered comments on the last renovations completed in 1995 and the Public Works Department functioned as the General Contractor for that project. he then commented again on the additional space.

Mayor Wythe offered the reasons why she placed it this way. She noted that there are components that are minor and others that are larger and they need a full blown plan in order to get it financed. So having someone come in and what the Chief feels is minor they may state other wise and so she believes that they need to have a closer number of the costs involved.

A brief discussion on issuing a motion to proceed on issuing a Request for Proposals ensued.

WYTHE/ MOVED TO IMPLEMENT RESOLUTION 16-035 AS APPROVED BY THE CITY COUNCIL.

Discussion ensued on the function of the committee which is to ensure that the Fire Department gets what they require from the project.

There was no second to motion and no one opposed the motion as presented.

Mr. Aderhold added further clarification on what the request for proposal will contain.

Chief Painter commented on the existing asbuilts and past recommendations to widen the entire building and that he will be involved with writing the Request for Proposals. Further discussion on how long it would take to write up an RFP and then advertise and receive responses and have Council award a Contract by the last meeting in June.

Mr. Smythe was requested to weigh in his opinion on how to issue the RFP. He responded that it all depended on what type of requirements we are going to ask of the design firm.

Further discussion touched on the points regarding request for qualifications, this would also be determined by the City of Homer Procurement Manual, these things need to happen in an expedient manner and include those items as outlined in the Memorandum to Council from Chief Painter.

- a. Resolution 16-035 Approving Necessary Improvements and Upgrades to the Existing Fire Station, Separating the Fire Station from the New Public Safety Building Project and Authorizing the Public Safety Building Review Committee to Continue Work on the Fire Station Improvement Project
- b. Introduction of Ordinance 16-16 Transfer of \$80,000 from the Public Safety Building Project for the Fire Station Improvement Project to Fund Design
- c. Memorandum from City Manager on Funding the Fire Department Improvements

B. Master Plan – New Conceptual Drawing for the Project

Chair Castner then stated that he would like to sit down with the Chiefs so that when they get to the time that they can build a new fire station he did not want to come up with road blocks so he was asking if they could discuss that now.

Chief Robl wanted to discuss two things. One he received a call from Chris Newby and was informed that they have purchased the Kachemak Center and were interested if their building can provide some of the space needs of the Police department. Two, at the beginning of this project he asked the Alaska State Troopers (AST) if they wanted to be involved in any form with this project and they said no. They had that building built in Anchor Point and had signed a 10 year lease and then they would be building their own building in this area.

Chief Robl reported that AST contacted him and asked if it was too late to be involved this project. Currently they cannot provide any money or funding but for some minor space needs they would be willing to lease space from the City and currently they are on a year by year lease. Chief Robl stated that AST currently pays \$10,000 per month to lease the building in Anchor Point but of course they expected a savings leasing less space from the City.

Most of the committee members expressed favorable nods in accommodating the Troopers for a price.

The Committee members were in agreement about not considering the property of Kachemak Center for any portion of the project.

In response to the space needs of the AST they would require 7-8 offices and some evidence storage and would share all the other amenities and parking.

It was agreed that if this was feasible it would be a selling point for the community. Chief Robl stated that historically it was beneficial to working together.

Chair Castner stated that he is working on a similar project in Wasilla and the politics involved is pretty thick. As a business person he would have to review the numbers to see if trading space for revenue dollars would be worth the expense. He advocated for caution and stated that the City is not a bank. Mayor Wythe responded that if they are building a 20-30 year building that it will have that space, the city is just renting out that space and when we need that space then they will take it back.

Chair Castner stated that this can be discussed during the creation of the Master Plan.

The next discussion focused on the remaining funds of approximately \$53000. Chair Castner would like to throw some funds at the design charette and inquired what number could Mr. Smythe throw at that for them. Chair Castner requested a motion.

Mayor Wythe wanted to have a meeting and invite AST and Stantec so they can revisit the potential uses of the HERC building and develop a start to the Master Plan. Mayor Wythe stated that she feels they need to schedule several meetings so they can get this completed and meeting infrequently they are not going to get it completed. Mrs. Howard agreed to more meetings to get the information needed to present to the Public to have a successful election.

C. Next Meeting Date and Deliverables

Mrs. Howard stated that working backwards from Election Day in October there are certain goals that they have to accomplish in order to have something to show the public. Chair Castner suggested every other week, but stated he would be willing to meet every week if the committee wanted that. Mayor Wythe brought the committee's attention to page 23 in the packet listing the available dates and she opined that the committee needs as many of those dates to have something ready for a ballot.

WYTHE/HOWARD – MOVED TO HAVE A WEEKLY MEETING FROM APRIL 27, 2016 THROUGH JUNE 8, 2016 AS LONG AS THEY HAVE A QUORUM.

Further discussion ensued on not having a sketch up, scheduling the master plan, clarification on attendance by Mr. Smythe, scale drawings, vehicle turnarounds, location of existing utilities, both the Chiefs, Mr. Meyer and make decisions without having to stop the process. Chair Castner advocated for having as much information as possible beforehand. Mr. Meyer should have the feasibility of the HERC facility. This exercise should take approximately 6-8 hours. The Chiefs may not be required the whole time, Mr. Meyer would be required and another member of the design team.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chief Robl will get additional information from AST and will contact Mr. Newby regarding the Kachemak Center.

Chair Castner would also like to authorize on an hourly billing for the design team to be able to prep for the meeting on April 27, 2016.

WYTHE/HOWARD - MOVED TO AUTHORIZE THE REQUIRED PARTIES TO WORK WITH STANTEC ON THE DEVELOPMENT OF MATERIALS IN PREPARATION OF THE MASTER PLAN MEETING ON APRIL 27, 2016 AND NOT TO EXCEED FUNDS AVAILABLE IN THE COMMITTEE'S ACCOUNT AT THIS TIME.

Since they are not sure what the amount will be this allows some leeway.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner requested Mr. Smythe to respond to the previous question about the abatement issue.

Mr. Smythe explained that the cost previously estimated was for demolition of the two buildings and was required to actually get rid of the debris. That is why it was separated out. There is also the issue of leaving items that are currently encapsulated that would be left encapsulated. Mr. Smythe noted that there is more detail in their report and can provide additional information if the committee desired.

INFORMATIONAL ITEMS

A. Contact List as of December 21, 2015

There was no discussion on the informational items.

COMMENTS OF THE AUDIENCE

Scott Adams requested if they could provide the costs for those areas of asbestos at the April 27th meeting since the Mayor has expressed concerns. Chair Castner responded that they were really discussing only the boiler room since the flooring is encapsulated and they don't plan on removing that. Mr. Adams then expressed having issues with Troopers citing the recent vote in Girdwood and Whittier Troopers. Mr. Adams further stated that they would have to be firm and have it in writing so the Troopers wouldn't leave Homer after a year, year to year lease doesn't sound so permanent to him, since the Troopers went to Anchor Point because of the issues in Anchor Point. Mr. Adams then questioned the Fire Station renovations and the cost won't go over the million dollars as he did not want any more surprises.

Chair Castner responded that is why he stated it would be a la carte, just like when you go to a restaurant, you order something there is a cost and it will be added to the total cost. Mr. Adams stated that Council allocated the \$80,000 for that review and he did not want to go back to Council requesting more money.

Heath Smith stated that consolidation of services is great but advocated to keeping open minds on not having joint campuses and that they may be long beyond the discussion but another 10-15 years the city could be in a whole different state of mind and committing ourselves to a combined campus may be premature. Mr. Smith expressed concerns with the Troopers, he understands the benefits of having them in the same building but what we are asking the people of Homer to do is pay for that addition so that any revenue source just comes into the city and what does that really supplant? What are we offsetting for our residents in order to pay for that over time? Mr. Smith stated he doesn't know if that makes sense to him until he sees real numbers that really justifies that but he also knows that there are private individuals with buckets of money that would be glad to build to suit for the Troopers and collect \$10,000 per month and that would be a developed piece of property that is on the tax rolls and could generate revenue streams or there may be other vacant property around town that would be suitable for that sort of thing. Mr. Smith encouraged that first before they start expanding the project which they were just trying to shrink and reduce the cost. If you look at \$10,000 which equates to \$120,000 per year and it may take 10 years to pay for that expansion. So numbers are going to matter and Homer needs to fill space that already sits vacant.

Mary Griswold, city resident, really looks forward to this Master Plan on the 27th but doesn't understand why they need additional information since the space needs, turning radius' and property characteristics haven't changed since they did all that work before but she appreciates doing a new conceptual plan. Thank you.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe stated that her interest in the Troopers is if the city is building a facility that is designed to last an extended period and has growth areas for the Police Department, if you could lease out those areas that are potentially not going to be populated now and have some revenue from that, then that makes good sense to her; the alternative is they are sitting there, you are building them and that is the nature of building a long term use facility is that there is unpopulated areas. She is not looking at expanding the project and adding more square footage but can they use the square footage that they are already proposing and get a return on that investment. She appreciates the concern for the potential to do a private format as well but since the Troopers did not approach a private organization and approached the city then she feels they should look at it since it would be a financial contribution to the cost. She feels that it is worth exploring the possibilities.

COMMENTS OF THE CHAIR

Chair Castner stated that the purpose of the master plan was for after he has died and someone in the future looks at the project and says they have to build this new building, doesn't say, "What were they thinking! If they only moved this 5 feet this way...", it will be easily explained. He stated that it is not to commit to future funding but to commit to the space analysis that they have to fit everything in if they evolve as they think it will evolve; we do not know how or when they will evolve but if they do not have a rigorous planning process they are going to do it wrong. That is why they do the master plan process. It has been pointed out to him several times the turning radius needs of the vehicles and the bay length requirements, and make sure we don't build over that turning radius and that we have the

most efficient 6 inch waterline coming into the new facilities to make sure we don't have to have a second line installed in the future. They need to keep asking themselves if this is right because the people are going to keep asking us. That is the purpose of a master plan. He wants to make sure that they move forward and that the committee has been really diligent and hopes that tonight's meeting shows that the committee is working to get this project into efficiency. Chair Castner invited them to keep coming to the meetings as he is counting on them to sell it to the town.

COMMENTS OF THE COMMITTEE

Mrs. Howard and Chief Painter had no comments.

Chief Robl commented that he felt it would be possible to accommodate the square footage requirement of the Troopers within the square footage they are talking about and they will look into it closely.

There was inquiry on the time of the next meeting on April 27th and Chair Castner reported to be announced.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:00 p.m. The next meeting will be on **WEDNESDAY, APRIL 27, 2016 AT TBA.** in the Upstairs Conference Room at City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on May 11, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: Committee Members Castner, Howard, Painter, Robl, Wythe

DESIGN TEAM: Dale Smythe

STAFF: Public Works Director Meyer
Deputy City Clerk Jacobsen

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Heath Smith, city resident and City Councilmember, encouraged that careful consideration be given to how the shooting range is pitched to the public as there will likely be concerns about its proximity to the schools, management of the range as a public facility, and the overall scope of operations and cost of providing the public space for that. He also commented about the outreach plan and said he's more interested in exploring an option where there is a seasonal sales tax increase so visitors can share in helping pay for the facility since they also enjoy the benefit of that security while they are here.

Chair Castner noted they will touch on the outreach plan when they address the E Calendar under new business. He explained the door on the east is the public access to the shooting range, not on the school side, so basically everything will be accessed from that side of the building.

Mr. Smith responded that it's only a 40 yard difference, and crazy is crazy. There's no defining what idiots do with their firearms when they go off the edge. In light of concern with school shootings it is something to be cognizant of.

RECONSIDERATION

APPROVAL OF MINUTES

A. April 6, 2016 Regular Meeting Minutes

The committee inadvertently skipped over approval of the minutes. It will be included on their next meeting agenda.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe had nothing to report.

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

Public Works Director Meyer reported on Mr. Smythe's meeting with the Police Chief where they reviewed and made adjustments the floor plan for the police station. He didn't attend much of their meeting, but understands it was successful and things were arranged in a way that meets the Chief's expectations. Mr. Smythe added that the major change was moving the dispatch and admin area related to the jail. There were also some modifications to room sizes to be more cost effective and meet the Chief's needs, they found new uses for existing spaces within the building that were listed as oversized before, and have aligned the spaces. He doesn't have the total square footage yet but expects it is the same as the last estimate, if not less.

Discussion ensued regarding the police station design updates.

- A cost estimate can be done fairly quickly based on square footage, and space use and type; the bigger issue is defining the extent of renovation at the HERC.
- Special strengthening of the radio room space was addressed along with the notion that a seismic event is the largest threat to the building so the team is looking at ways to defend against that.
- Unified dispatch with the Borough does not show a significant benefit to the City of Homer from a financial or from a service perspective.
- They need to start to identify a mechanical and electrical plan.
- There was reference to the drawing noting where the secured storage spaces would be to the west of the building and that it would be nice to still keep the skateboard park somewhere on the site.

Chair Castner noted that at the last City Council meeting he asked council to think about referring the skate board park location to the Parks and Recreation Commission to verify everyone agrees that's the best thing to do.

PUBLIC HEARING

A. Fire Station Remodeling – Stantec Proposal

There were no public comments.

Mayor Wythe expressed that she would like it to be very specific that part of the scope is for them to identify any further modifications that may be necessary to extend the longevity and safety of the building. She said they have had vaulting issues under the floors and issues with cavitation and it needs to be confirmed that previous work that has been done has resolved those problems. We need to have the facility last for at least 10 more years.

There was discussion of having the scope of work finalized for the committee to review at the next meeting and be ready to sign the contract after final review the following meeting. As far as cost, Public Works Director Meyer expects there would be a lump sum price for each work task identified in the scope of work. The contract would be for the design within a design build approach for the project. Chair Castner and Mr. Meyer spoke briefly about the walk through that took place and a more detailed scope of work that will include the Mayor's request, also a draft contract and upcoming

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
MAY 11, 2016

meeting schedules. Chair Castner commented tonight they need to decide on one of the options in Public Works Director Meyer's memo outlining three options for proceeding and his recommendation:

Issue an RFP – an RFP could be developed with criteria that would place emphasis on qualifications and the use of local contractors. This approach would “cast the widest net”. It would take 45 days to prepare a RFP, advertise, and receive proposals. Scoring of the proposals and obtaining Council approval to award could take at least another 30 days. Any significant work requiring materials not readily available could not proceed until after Labor Day.

Use Existing Term Contract – Public Works has six term contracts in place with firms that have design/build experience that could be utilized to contract for necessary design and construction services under the conditions established by the Committee. The selected firm could be under contract within 30 days. Some work could be accomplished late in the summer.

Use Existing GC/CM Contract with Stantec/Cornerstone – Through an amendment to the existing contract, the team involved in the design and preparation for the construction of the Public Safety Building could be utilized to complete the work under the conditions set forth by the Committee. This contract amendment could be executed within the next two weeks. Construction could be initiated on some work items mid-summer.

Recommendation The Committee direct Public Works to utilize our existing contract with Stantec/Cornerstone to complete the proposed upgrade to the Fire Station.

Chair Castner thinks they are going with the option to amend the existing Stantec/Cornerstone contract and doesn't think it will hold up progress to review the scope of work at the June 8th meeting.

In reference to the options in the memo, Deputy City Clerk Jacobsen noted Resolution 16-035 lines 30 and 31 that the fire station improvement project will follow the City of Homer Procurement Policy, including an open bid process.

Chair Castner responded at the council meeting he attended he thinks there was a lot of shifting to allow them to do this as a design/build project, noting the attorney used a different term in the resolution. He thinks the council fully understands that they are trying to do this within the timeframe of this construction year. Mayor Wythe added that while this isn't a standard bid procedure it will be something akin to having a bid.

Brief discussion ensued regarding the GC/CM process in relation to the procurement manual and open bidding process.

PENDING BUSINESS

- A. New Police Station Design and Preliminary Planning
 - 1. Master Site Plan Review
 - 2. Conceptual Design
 - 3. Preliminary Adjacencies

There were no further comments on the master site plan.

They covered most of the information of the conceptual design under the Staff & Design Team Project report. Mr. Smythe confirmed it would be at least two weeks for the computerized floor plan and will have cost estimates by the next worksession, May 18th.

After reviewing the preliminary adjacencies no changes were recommended.

NEW BUSINESS

A. "E" Calendar

Mrs. Howard reviewed the calendar dates, emphasizing the time line for the ordinances and resolutions, and also for the election and the public education campaign. She feels strongly that the campaign should be done primarily in house, rather than by a consultant, because we know our community better than anyone.

HOWARD/WYTHE MOVED TO KEEP THE CALENDAR ON THE AGENDA FOR EACH MEETING.

There was brief clarification this will be adopted as their working plan and taken up at each meeting, including worksessions.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The Committee discussed the timelines for having resolutions and ordinances to Council for first reading June 13th and second reading June 27th.

Audience member Heath Smith raised question regarding bonding and committee members reviewed the process.

B. Determination of Contracting Preference for Fire Station Remodeling

WYTHE/PAINTER MOVED THEY ACCEPT THE CONCEPT OF THE PROPOSAL FROM STANTEC AS THE PATH FORWARD.

WYTHE/PAINTER MOVED TO ADD FOR THE SPECIFIC CONVERSATION OF THE CONTENT INCLUDE THAT THE SCOPE OF WORK WILL ALSO INCLUDE A REVIEW FOR FURTHER MODIFICATIONS THAT MAY BE IDENTIFIED BY THE CONTRACTOR TO THE FACILITY TO ENSURE THE LONGEVITY AND SAFETY OF THE FACILITY, INCLUDING SPECIFICALLY THE CAVITATION REVIEW. ALSO INCLUDE A DATE SPECIFIC OF JUNE 8TH THAT THERE WOULD BE A DESIGN REVIEW TO THIS COMMITTEE FOR CONSIDERATION AND THAT WE WOULD HAVE A DRAFT ORDINANCE DEVELOPED TO SEND TO COUNCIL ON THE JUNE 13TH MEETING.

Chair Castner commented they would need a project budget in order to prepare an ordinance. Mayor Wythe explained her intent to draft the ordinance to stay within their schedule and if need be a

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
MAY 11, 2016

substitute ordinance could be provided at the second reading with the final numbers. She reminded the committee there is only one Council meeting in July, on July 25th.

The amendment was approved by consensus of the Committee.

VOTE: (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

None

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen clarified that the Chair would be in contact with the Clerk's office to confirm if there will be a worksession on the 18th.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked Barbara for her work on preparing the timeline and thanked the contractors for their work.

COMMENTS OF THE CHAIR

Chair Castner thanked Mrs. Howard and said he may be contacting her to attend the May 23rd council meeting. He commented to Councilmember Smith that the committee is working diligently to do this project and his comments and interest is appreciated. He feels he has been honest with Mr. Smith as to what his obligations are when he took on chairing this committee, to try and get our public safety personnel the facility they need to operate and deliver services. He will always be pressing for the shooting range and so forth, and do it in a way that's efficient and cost effective. He thinks what they have done with the shooting range is brilliant going from a cost of \$1 million to \$200,000 and he doesn't think they should be penalized after all that effort.

COMMENTS OF THE COMMITTEE

Mayor Wythe asked to add zoning needs to their next agenda, whether it's this week or the following week.

Mary Griswold interjected from the audience there is a list of items on their schedule they adopted so they better have a meeting next week.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
MAY 11, 2016

Chief Painter said he is glad to see this moving forward.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:43 p.m. The next regular meeting is scheduled for June 8, 2016 at 5:30 p.m. and a worksession is scheduled for May 18, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-07 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on June 8, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: Committee Members Castner, Howard, Painter, Robl, Wythe

DESIGN TEAM: Jessica Cederberg, Architect; Kevin Ross, Structural Engineer, Stantec

TELEPHONIC: Jo Jolley, Cornerstone Construction; Dale Smythe, Stantec

STAFF: Public Works Director Meyer
Deputy City Clerk Krause

Chief Robl announced that Chief Painter may not make this meeting due to an emergency and that he may have to leave if he gets one more beep on his phone. Chief Painter arrive during the last 10 minutes of the meeting.

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. April 6, 2016 Regular Meeting Minutes

The minutes of the April 6, 2016 regular meeting and the May 11, 2016 regular meeting were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council agreed that the Committee has the authority to continue on as established and as related to the Fire Station improvements. If anything additional needs to be authorized for the Committee the Council will do so by resolution as needed.

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

The newest conceptual drawings and cost estimate were distributed at the meeting.

Dale Smythe, provided a brief summary of the revised conceptual drawings and that at the next meeting they are planning on providing additional refined drawings. These drawings represent space reductions in the lobby and one office area. The other areas have not been discussed with Chief Robl yet.

Chair Castner stated that it will take him a while to review these drawings and inquired of the committee if there was anything that leaped out at them regarding the drawings.

There was a brief discussion between Chair Castner and Public Works Director Meyer but was not audible to the Clerk or picked up on the recording. Chair Castner stated that between old and new it figures out at \$250/sf.

Mr. Smythe added cost comparison and range costs on the jail portion and that none of the costs listed included mechanical and electrical. Chair Castner clarified that it was included though in the prices listed and as they get it broken down it will reduce the costs on other items listed.

Further discussion is needed on where the committee will go with pre-bid services. Mr. Jolley stated that from his perspective he would like to start getting drawings done per discipline instead of square footage so that they can start building their estimate out. Chair Castner noted that they started that and would like to put the cost estimate aside for now.

Mr. Smythe commented on efforts regarding requirements from the Fire Marshall that have been related to Mr. Jolley regarding the Jail. Mr. Jolley also added comments on roofing costs have been reduced to \$30/sf on the cost estimate after speaking with a roofing contractor. He further confirmed that he would prefer line drawings on the systems to start getting estimates. Mr. Smythe confirmed that all disciplines are contained in house.

PUBLIC HEARING

PENDING BUSINESS

Chair Castner changed the agenda to address items of importance that Chief Robl would comment on due to the possible immediate departure. There was no dissent from the Committee.

A. Citizen Outreach Plan and Election Calendar

1. Approval of Draft Outreach Plan
2. Assignment of Duties
3. Review and Approval of Budget
4. Service Organizations
 - a. Letter to Service organizations
 - b. Developing list of community leaders as presenters and job description
 - c. Discussion on training of presenters
5. Public Information – Print and Radio
 - a. Assignment of Designing the Draft Voter Information Pamphlet
 - b. Assignment of Drafting the Radio Announcement Content
 - c. Assignment of drafting the newspaper display advertisements
 - d. Story Boards and Information for Fire Department 4th of July Open House

Committee member Howard provided a summary of her proposed Outreach Plan for the project. The following was reviewed and discussed:

- Election Calendar
 - Trying to keep in mind Council meeting schedule
 - presenting drawings and cost estimates to Council
 - Calendar a workshop with Council
 - 30 minutes for the worksession
 - July 25, 2016 Council meeting (Mayor will be absent)
 - Requested Chair to schedule a worksession/presentation
 - submit documents to Council prior to meeting
 - Alternate invite Council members to meeting in July
 - June 27th Council meeting ordinance needs to be introduced with second reading on July 25th for requesting the monies (\$5000) from Council for the Outreach/Vote
 - noted the remaining \$1700 +/- in the original budget
 - recommended using the last ordinance as a template for the vote on the HART funds
 - Council for approval of the voter information pamphlet
 - June 27th no later than July 25th meeting dates
 - Mayor Wythe advocated for June 27th to allow for additional public hearings
 - Need talking points and who will craft the message, 200 word limit
 - Need to recruit people to advocate for the project
 - Develop list of job description and contacts with short list of project facts
 - Require purchase of radio spots
 - inexpensive compared to display ads in the paper
 - Ads in Homer News
 - there is only one local paper, Homer Tribune has published the last issue
 - 2 ads prior to the election and 1 ad after
 - Mailouts
 - Who do we target? City of Homer residents
- Bond Mechanism to retire the bond is the Seasonal 1% Sales Tax
 - Service Organizations
 - Contact immediately to reserve time on August with preference for September meetings
 - Chair Castner will speak with Kathy Hill about Rotary on September 14th
 - Present to City Boards and Commissions
 - Chair agreed that it was a good idea since each group had their own focus and groups to discern the information to.
 - Goal is to make sure the highest number of people in the community with the correct information.
 - Chair inquired if Chief Robl would know of a gun club that they could present
 - Suggestions were Pat Johnson who was a local trainer and Chief Painter would have the information on the local gun organization.

Chair Castner stated he would like to work on the Frequently Asked Questions at the next meeting answering all the "What have they been doing to reduce the costs"

Mayor Wythe noted that since the Tribune is no longer in print they can develop a 3 x 5 card handout. Chair wanted to add that to the next meeting agenda.

Committee member Howard relayed a previous experience in another project she was involved in with the hospital.

There was a brief discussion on when to expect the 3D modeling of the project and possible worksession on June 15, 2016. Chair Castner further elaborated that he wanted to discuss where they want to be if the Bond is approved, he hopes that they would be only steps away from a Guaranteed Maximum Price. He also mentioned discussing verification at the next meeting.

B. Fire Department Renovations and Improvements

1. Draft Resolution 16-0XX
2. Draft Contract Modification
3. Draft Scope of Work, Project Schedule and Budget

Chair Castner requested a report on the inspection of the building from Jessica Cederberg and

Jessica Cederberg, with Stantec reported that they reviewed the building and that there are a few unknowns regarding connections and they are going to revisit the original drawings and Chair Castner will be speaking with Phil Morris who was the Chief at the time. They reported that some destructive investigative work may be needed to inspect the building. Non-invasive methods will be used first. Chair Castner believed that they may be able to track down the architect.

Ms. Cederberg then stated that the next task at hand is drawing a floor plan on uses for the expansion. Chief Painter has expressed the desire for additional bunk rooms, exercise room, storage and then progress from there.

Mr. Meyer commented on the contract modification which contained a list of deliverables, scope of services regarding the expansion and structural issues if any; next step is a rough order of magnitude costs for the eleven items on the list; they will also consider the costs to converting to natural gas within the original \$1 million cost. The other point was to get some immediate improvements completed this summer to show the community some progress with paving and drainage, fall goals to address roof and interior work for the winter. In the spring/summer of 2017 they will address the floor of the bays and additional exterior work.

Mr. Meyer commented on allowing Cornerstone Construction to select local contractors with proven quality of work to identify them early to benefit cost savings to the project.

Mr. Jolley confirmed that he believed it was doable to start something by July 15th especially since there are paving jobs going on right now in town.

Chair Castner addressed an amendment to the draft Resolution from an open bid to competitive process.

HOWARD/ WYTHER - MOVED TO AMEND LINE 26 AND 27 TO CHANGE THE OPEN BID PROCESS TO COMPETITIVE PROCESS.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/WYTHE – MOVED TO FORWARD THE RESOLUTION 16-0XX TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Public Safety Building – Police Station

1. Design Drawings
2. Contract Modification
3. 3D Rendering of Project
4. Project Budget Update

Chair Castner inquired if Chief Robl had any questions. He noted that the drawings show the building has been pushed back allowing for additional covered parking. Chair Castner questioned the kitchen design on the second floor and Chief Robl confirmed that they don't need one that size. Chair Castner requested Chief Robl to review these drawings and double check against the space needs.

NEW BUSINESS

- A. Next Meeting Date and Deliverables

INFORMATIONAL ITEMS

- A. HERC Testing Sites
B. Email re: Additional Indoor Range Operation Costs
C. Email re: HERC Facility Re-design for Public Safety Facility

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, appreciated the work of the committee and expressed major concerns about implementing a 1% sales tax just to pay the bond for the facility not just run it but not the employee's wages or healthcare or so on. He stated that \$11-12 million dollars he still doesn't approve it unless you get lower, much lower. He had concerns with sending a mail-out and the costs, Mr. Adams noted that the Committee reported costs of about \$5000 for the natural gas mail out and that was more like \$11,000 but more important was sending it out to the voters then it should be sent out to all the property owners that are living in the Lower 48 and are only in town for three months of the year and don't have all the information. They are part of the community. He believes that the committee is pushing themselves since they only have 4 months or so before the vote to prepare.

What he has read in the paper about Sales tax and on Social Media the costs to bond are high and the people don't like it. He likes what Ken has done reusing the HERC but disagreed with the costs of \$95,000 to relocate the Skateboard Park as too high along with additional line items such as the vehicle impound. He would like to see things cut. They are aware of the economic conditions of the state and the money is not available and the committee needs to consider the people who are supporting this town not just what they want.

Heath Smith, city resident and council member, echoed the appreciation for the work that has gone into the project. He agreed that they need a new facility for the police. He could repeat everything he said last time and if they can pull out that list he would ditto it, but he will go through it again. Mr. Smith then stated that the gun range is going to be a hard sell, maybe this is a future project, the space is there and they just don't finish it, maybe we approach it when the financial outlook is better. He questioned the space allocated to Dispatch and posed the following question to Chief Robl regarding the number of dispatchers on shift at one time; Chief Robl responded that there is normally two dispatchers and on occasions there are three. Mr. Smith then inquired what percentage of the work shifts each week does he have more than two dispatchers on schedule. Chief Robl responded approximately 20 hours a week. Mr. Smith stated that the Dispatch center does a lot for the department but the area is way oversized and believed that it could shrink considerably from 27 x 28. There is just a lot of dedicated floor space that does not need to exist. This is what it will come down to, Mr. Adams is right, it will come down to the voters scrutinizing and asking if this is really a need. Do you really need this square footage to carry out those operations. We spoke about the briefing and training room, he questioned how many officers are there on shift at any given time and Chief Robl responded that they have two to three and Mr. Smith noted that they have nine offices and utilizing space at any given time you would have six vacant offices and he is not sure what that middle area is for but also felt that the briefing and training could be accommodated in the area designate for the breakroom because he did not believe that they needed 475 square feet for two to three people. He does not want to build and pay for space that will stay empty for the 80% of the time. He would like to see it tightened up. Mr. Smith went on to comment on the special air handling required for the airborne diseases for the jail cells and did not think that they should need to have it for all cells since they have only two rooms at the local hospital. He doesn't know what the costs are that are associated with that line item but feels that they should really look at that. He again reiterated that the public is going to be concerned about this too. He feels that they could mirror the hospital. For him it will come down to how can they economize. They are going to have to look at what they can make up for the \$1 million they are borrowing from HART right now and if the taxes start climbing it will be felt. Looking into the future with the internet he doesn't feel the outlook is good regarding retail taxes. He wants to get a new police station but it is not there yet.

COMMENTS OF CITY STAFF

Carey Meyer, Public Works Director, noted that there is still \$200,000 plus left in the original contract. There are a number of projects going on in town and he took the liberty to requesting test holes, page 35 in the packet, and would like the committee's nod on getting these test holes done. He inquired about what the committee wanted to do with the remaining funding.

Chair Castner noted they can discuss that next meeting.

Deputy City Clerk Krause requested input on the next meeting date as the Committee did not have any further meetings or worksessions calendared. She noted that her memo regarding the next meeting dates were July 13th and August 10th. She recommended scheduling the next meeting for June 29th as there was no Clerk available for the week prior and she would get confirmation from the City Clerk regarding a worksession for next Wednesday however that did not allow the notification requirements in accordance with the regulations.

A brief discussion ensued and the Committee agreed to establishing meetings as recommended by Deputy City Clerk Krause. She will send an email confirmation regarding the dates after speaking with the City Clerk. Mayor Wythe noted that she will be unavailable for a meeting on July 21st.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked Barbara for her work on preparing the election schedule and thanked the contractors for their work.

COMMENTS OF THE CHAIR

Chair Castner commented that this is planned to be a 50 year building and he does not want to build a building that they can use today but will last far into the future. He further noted that they started with several big hairy numbers and as they work and define the projects those numbers are going down, down, down; he provided the steps taken on bringing a million dollar gun range down to what it cost now. That is why they have the Council meetings, public hearings and meetings and its time to get out there and let people know about it and frankly this is the best time to do it. He believes that they can get this project completed.

COMMENTS OF THE COMMITTEE

Committee member Howard had no comments.

Chief Robl stated he will review the space needs study and compare to the drawings and report back at the next meeting.

Chief Painter commented they started the party without him.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for June 29, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016

Session 16-08 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on June 29, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: Committee Members Castner, Howard, Robl, and Wythe

STAFF: Public Works Director Meyer
Deputy City Clerk Krause.

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Mary Griswold, city resident, encouraged the Committee to include in the outreach presentations an explanation why the police station cannot be renovated especially since the Fire Station suddenly gained new life at relatively low cost; that the firing range should be constructed but not outfitted now, that should wait until the future with grant funding as recommended in the memorandum from the Police Chief dated February 18th to leave it in the budget will act as a lightning rod for opposition; the biggest obstacle for voter approval of the bonding proposition is the unfortunate fact that City Council has failed to identify reasonable solutions to the revenue gap, a 1% sales tax was probably the least painful way to garner all the necessary revenue. The Council diverted 2/3rd of that to this project without seriously discussing any replacement funding. The Borough anticipates a ½ mil increase in property taxes next year another ½ mil increase by budget 2020. Homer may face a mil rate increase plus another sales tax increase to replace the HART by 2019 and Council is not having any more revenue worksessions until next winter. She requested the Committee to please ask Council to come up with some viable funding options for the outreach presentations and she believed that the community would understand the need for a new police station but they need to believe that we can afford it.

Mr. Scott Adams, city resident, expressed concerns for the costs of the shooting range, he understands the costs have been cut in half, appreciates the work of the committee on this, but this is still a want item and not a need item, no other police force that has an indoor firing range. He stated that if they are doing a gymnasium and have equipment he would support using the Bay Club to support a local business. He questioned the need for enclosed vehicle where is the need. He questioned the \$1.4 million for dispatch and believed it was quite a bit more than required. He supported this project but not at the heavy costs. As previously stated there are going to be lots of tax issues and even income tax. Businesses are closing and some are not working. This may be a the number one on the wish list of the city, he doesn't really see it passing and he appreciates the reductions in some costs but you still have a almost \$12 million costs.

Heath Smith, resident, commented that he may not say anything new, but the more feedback he gets from the public, the more concerned he becomes as to their reaction to the price tag; he is not sure at what level the education can have to move them off of the number, because that is the first thing that will stick in their minds, and once they start to see the conceptual side of things they will start to look at if individual items are really needed. He guessed that the educational side would have to fall within

the realm of yes we really need this because...Those are some of the answers that he has brought up at other meetings and have not been answered yet. He believes that it will be very important to establish is how do you define the need and then being able to sell that to the public. If you have been looking around homer Gigs Bead, Timeless Toys and Kachemak Gear Shed will be closing if they don't sell, you see what e-commerce is doing to our taxes, we are facing some really uphill things and you wrap that up in a really nice tight package with what is happening at the borough and state levels, people are not blind to what is happening in the community and the state, there has been a really negative reaction to the movement to tapping into the Permanent Fund so that sentiment is not going to play well into our hands when it comes to this. We have to bring something that shows we recognize that we know where we are at and if we push all that aside and say it is in the name of public safety and a necessity people are going to ask what if we say no, they will make do because they have to. This will need to be packaged so that it shows the work that has gone on here. He wants the Committee to be successful but wants to connect with people to show that this is a win-win and we are not going to see movement on the city side to get the public to buy in. We are aware of what we must do we can only chomp off so much at a time or it will be no across the board and we get nowhere.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 8, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council approved a Resolution to approve the Bond Proposition for the \$12 million and Sales Tax increase to 5.15% with .65% for the Fires Hall renovation.

B. Staff & Design Team Report – Carey Meyer

Carey Meyer reported that final rendering has been provided for tonight's meeting. He requested the committee to review and let him know of any changes they would like to see. Dale Smythe met with Chief Robl to review square footage in reference to public comments and found some areas to reduce the space and relocate spaces from the new construction to the renovation side which offers cost savings.

The floor plans have not been modified at this time to reflect those changes. The geotechnical investigation was completed to test the soils under the old building and nothing was found that would add additional costs to the project.

On the Fire Station he has been working with Joe Jolley and he has a contract that is a standard for Design Build and believes that is ready to be executed. Carl Brinkerhoff will be the lead on the Fire

**PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016**

Station Improvement Project. He is in the process of identifying local contractors to perform the different disciplines that will be required. Mr. Meyer distributed some drawings on the project for the Committee's information.

Mr. Meyer confirmed for the Committee that the floor slab will require removal since it was not originally built to drain even though there are drains in the floor the slab is flat thus the problems with the drainage and remedial actions cannot be implemented in order to have effective drainage.

Mr. Meyer provided reports on ventilations, covered enclosure which was not part of the Fire Chief's memorandum so the two vehicles and three trailers will be protected from the weather. This structure will be similar to what was constructed at Public Works at a minimal cost but it does require a Conditional Use Permit and will be scheduled for the next Planning Commission meeting, July 20, 2016 but they should be able to complete before freeze-up. The Contractor is expecting to perform some seismic upgrades. Mr. Meyer had Ayres Plumbing evaluate the project to convert to natural gas and that came in at approximately \$100,000. Mr. Meyer is confident that if control is maintained they can maintain the budget and provide everything the Chief Painter has requested plus a few extra items.

Chair Castner requested a GANTT Chart and Cost Estimate for the next meeting since the Committee has oversight responsibilities for the project.

C. Memorandum from Chief Robl re: New Police Station Design dated June 9, 2016

Chief Robl provided the memorandum to answer some questions and to respond to the need for the square footage. He also noted that he can also respond to Ms. Griswold's question on why they cannot renovate the existing police building and he has had several people asked what they plan to do with the old building.

There was a brief discussion on the formal recommendation made by the committee earlier in the project.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

1. Assignment of Duties
2. Review and Approval of Budget
3. Service Organizations
 - a. Letter to Service organizations
 - b. Developing list of community leaders as presenters and job description
 1. Draft 3x5 Project Information cards
4. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards and Information for Fire Department 4th of July Open House

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016

Committee member Howard is unaware of the committee taking any action at the previous meeting so requested all the items back on the agenda, she additionally noted that the budget should reflect exchanging advertising in the Tribune with creation of 3 x 5 cards at \$1000.

A brief discussion ensued on Council requirement to approve the funding for the educational campaign for a Bond Request in the amount of \$5000.00 to be in compliance with APOC.

WYTHE/HOWARD – MOVED TO REQUEST COUNCIL APPROVE THE FUNDING REQUEST FOR THE EDUCATIONAL CAMPAIGN FOR THE BOND PROPOSITION IN THE AMOUNT OF \$5000

There was a brief discussion on this request already being submitted.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Committee member Howard requested a motion to approve the proposed program.

WYHTE/ROBL – MOVED TO APPROVE THE EDUCATIONAL CAMPAIGN AS PRESENTED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Committee member Howard requested volunteer(s) to present to the various Commissions. After a brief discussion Chair Castner volunteered to attend each meeting and perform presentation to the various commissions.

Deputy City Clerk Krause will arrange and schedule with each of the commissions on behalf of the Committee.

Next item on the list was borrowed from the City Manager and reflected the service organizations and a draft letter which the committee would put on letterhead and request to be added as a visitor to speak on the Bond Proposition. Chair Castner stated that he will get this addressed and sent to staff to forward to the service organizations.

Public Works will create new story boards for the Bond Proposition Education campaign.

- B. Creation of Document, “Frequently Asked Questions”
 - What has the Committee Done to Reduce Costs?

Chair Castner stated that he was going to provide a laydown to address many of the frequently asked questions such as the following:

1. Why did they choose this location?

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016

- The City owns the selected location.
 - The selected location already has the required infrastructure such as electric, water, sewer, road access, etc.
 - Existing structure can be repurposed and thus effecting a cost savings to the project.
 - Police and Fire preferred a high visibility, accessible location
 - size of the location will endure for the 50 year estimated life of the project
2. Existing Skateboard Park and Community Recreation Programs
- The Skateboard Park will be relocated on the existing location
 - The Community Recreation Program will be relocated to the new proposed SPARC facility to be completed later this year (expected completion: September 2016)

3. Disposition of Existing Facility (Police Station)

A brief discussion ensued on the disposition of the existing police building and there was a divergence on what the recommendation of the committee was at that time. Deputy City Clerk Krause was requested to review files to see what the official Committee recommendation was to City Council for the next meeting.

4. Cost of the project

Chair Castner commented that his goal is for the Police Station to be fully functional facility but did not want to waste a single dollar and there are repeated requests to reduce the cost of the project. The committee is doing their due diligence to reduce the line items in each discipline and they will get to a final number, but they don't have that as yet.

He expected that by the first of August they should know the final costs and Council can wrestle on how they will pay for it. He believed that once the Bond issue passed they would be in construction. They need to realize how they will sequence things , he is confident that they will come up with the right number and will be very disappointed if it doesn't pass since they have put in a lot of effort and time on the project.

Chair Castner noted that they needed the contact information for the Local gun club and they needed support for the firing range. He inquired if there were any additional frequently asked questions from the members of the audience.

- How much will it cost to maintain?
- Stated position and obligation as an employer to the employees not only State and Federal regulation requirements but moral obligations. What are they going to do to retain and recruit employees.
- Risk Mitigation Factor – there are inherent costs to not mitigating your risks
- the Police Department and Fire Department Social aspects
- Sales Tax versus Property Tax – how that works to reflect the actual service areas that the police, fire and facility serve
- Reuse the Story Boards created in 2014

The Committee had further dialogue on the basis and steps the committee employed to manage this large project.

Chair Castner will draft the Frequently Asked Questions document and submit to the Clerk. He confirmed the next meeting date is July 13, 2016.

NEW BUSINESS

A. Discussion on Expectation of Progress for the Project after the October 4th Election

Chair Castner did not want to plan for failure and would like to focus on successful bond proposition and how this will Segway into construction. There are a few things that will need to be engineered and drawn and are not included in the current package. The other part of that is what the committee wants them to do with the money that they have in contract now. Is there any engineering or design that they want to allocate from the funds they currently have available. He requested input from Public Works Director Meyer noting that they cannot sign a Guaranteed Maximum Price contract with Cornerstone until they have funding in place and they keep circling in place on what this is going to cost.

Chair Castner prefers the price from Cornerstone to nail down the costs instead of Stantec due to receiving too much design costs included in those numbers. If he can deliver us a number around August 1st then it will be around the real number for the project. A discussion between Mr. Meyer and Chair Castner on the costs versus drawings ensued and Chair Castner stating that they do not need drawings to get the costs. Mr. Meyer will contact Mr. Jolley and bring back the information for the July 13, 2016 meeting.

Chair Castner asked the committee if there was agreement that Mr. Meyer can expend funds to get the numbers needed.

B. Discussion on “Verification”

Chair Castner explained what “Verification” meant for the committee and the audience. He described it as follows:

Normally when you do a design construct or a CMGC construction manager acting as the general contractor, the general contractor comes in and says here are my numbers and the owner says will here are my numbers that we independently came up with and then they sit down and see where they agree and where they disagree. This is the verification. He has participated in this process with numerous clients, but he is not sure how the city does it. Usually you move along and then you have a “scope bust” where you saw it one way and they saw it another way and then you have to reach agreement at that point otherwise you have arm waving once construction starts. Stantec uses a company called Estimations regularly to perform Verification of construction costs and he would like Dale Smythe to address this issue. He cannot weigh in as it would be a conflict of interest and he would not be as objective. But he believes that they need to have this figured out before they get there. So he would like Mr. Smythe to figure out verification.

Mr. Meyer responding to a question regarding expertise stated that they do not have the construction aspect in house. The Committee agreed that Mr. Meyer should have a conversation with Mr. Smythe regarding verification.

C. New Police Station: Dispatch and Communications

1. Emails dated 06.22.16 and 06.23.16 re: ProCommAK

Chief Robl express concerns regarding building something that the radio engineer says will not work so that is the reason for his contacting ProCommAK. He is not sure how that is done but he would like to advocate getting the company involved sooner rather than later in this project. This company is familiar with the equipment, topography, maintain the equipment, every public safety radio

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016

equipment was installed by this company. The line item in the budget is to reinstall the existing communication equipment, Mr. Meyer continued that they do not have the \$1 million needed to have the required upgrade to the communication system in the next few years.

Mayor Wythe noted that is the CIP item and Chief Robl confirmed that it was.

Mr. Meyer confirmed that they will advise Stantec that when the time is appropriate to contact ProCommAK for the work.

Chair Castner also commented on blocking out security requirements sooner just like they did for the jail cells and the shooting range.

Mr. Meyer will report back at the next meeting.

D. Next Meeting Deliverables and Agenda Items

Chair Castner noted the following deliverables for the July 13, 2016 meeting:

- Draft Frequently asked Questions
- Letters to Service Agencies, which will be ready to send out Friday, July 1st
- Response to Verification process, and ProCommAK and response to get pricing August 1st

INFORMATIONAL ITEMS

A. Election Calendar

COMMENTS OF THE AUDIENCE

Heath Smith commented on the new equipment being on the radar and putting feelers out for the available grants and encouraged the request being forwarded to the appropriate city staff to start searching now. He next referred to a podcast he recently heard that started out reading stats, input, data and interpretation then the next page and read all these other things and then asked which side you would choose - it turned out to be the same issue. It is all about perception and it's all about the sale. That is what this committee is charged with presenting the thing that will lead them to the decision point and the other side of that is going to be sold as well and overpowering that perception is going to be the point. So what is the prevailing perception? He does not believe that anyone in the community would say that we don't need a new police station if they knew its condition currently. He doesn't believe it's on their radar. Then it becomes the question of what is necessary? Mr. Smith stated he doesn't know anyone who builds for 30 or 40 years unless you are building a house and plan to be there a long time. It's a 30 year bond and planning 30 years in advance is a typical thing. Trying to get people to invest in a 30-40 year concept that far in advance is difficult would be extremely difficult.

Chair Castner provided the current police station was built in the late 70's and is approaching 40 years as a case in point on planning a building for 40 or more years.

Mr. Smith continued his comments by stating that they have to package it right, they can talk about the need, not orphaning anything, and bringing it off of the \$30 million mark. That cost was never a reality. But \$12 million dollars is still a lot of money in this economic climate but Chief Robl is still

pretty adamant on the square footage, there has been some movement and slight reduction in square footage but this is still a large building and people are going to look at that and say it is not a large enough compromise from the feedback he is hearing. He wants to be behind this building and be successful but they must move to sentiment of the people and if they do not gauge that there has been that recognition of the real world we are living in then we are not going to get that yes vote.

Scott Adams stated he like the fact that there is reduction in the dispatch space and that they are focusing on the cost not the design and the world is a difference place than it was two years ago and that they have to take into account what the people can afford. People will be paying for it with the groceries and gas and things they buy and he would like to see it brought down to \$9 million because they are going to have a sales tax for 30 years to pay for this and they still don't know how they are going to pay to take care of it and with Homer becoming the retirement capital of Alaska and lots of them don't live here year round and so he does expect much income so you need to look at whose living here year round. He mentioned the state economic problems, but if they move it to \$9 million he will jump on board.

Committee member Howard asked how he knows that \$12 million won't go and \$9 million will go? Mr. Adams responded that he doesn't but it would be an easier sell. you can give us the cost to build it right out but no one is giving what it's going to cost to run this, and supposedly there is 5500 resident for the City of Homer but there are not 5500 people paying sales tax. But regardless of people buying stuff but when you move sales tax from one place to another to pay for like they did for HART then you know you are in dire straits. I know \$12 million is a lot, but you reduced it from \$28, then \$15 he believed that people will accept \$9 million.

Mr. Adams started to mention line item costs but Chair Castner interjected¹ stating that they were asked to throw numbers at items and they are working at fiscal restraints from the reductions. Mr. Adams acquiesced but still noted that the costs for a shooting range are still unacceptable. He continued by stating that come October the state is still in a downward spiral it will not be that the people don't want to build it they are going to be more concerned with looking out for themselves. You can do all the educating and that but when it comes down to surviving, Mrs. Howard stated that Sales Tax is a user fee if I don't buy it then I don't pay, but Mr. Adams responded that if they use Natural Gas they pay a tax, if they buy groceries they pay a tax so people will be paying for it.

Chair Castner stated that they will work on that.

Mary Griswold agreed with the threshold and under \$10 million is sellable, under would be great. She then noted that the previous minutes Mayor Wythe stated that the old police station just needs to go away. The minutes did not reflect that the committee made any recommendations on what to do with the building. But she contacted the City Manager and asked if Public Works has condemned the building and was told they had not. Ms. Griswold advocated for a consideration of repurposing the Police Station or selling it.

COMMENTS OF CITY STAFF

Carey Meyer commented on the timing of the project in reference to the change in the economic position of Alaska and the city; he is not sure how they can reduce the project from \$12 million to \$10

¹ Chair Castner opined that the use of the word "interrupted" was too strong. So I changed it to interjected.

million. He noted that it would be difficult to review the square footage and just start lopping off square footage since they are now below the space required according to the professionals. The only way to reduce the cost would be through grants or the sale of the property and a sale would have to wait to after the completion of the project but then they can reduce the bond with the sale. He mentioned agreements with the State and Borough regarding Jail Services. But they will be getting a cost from the contractor soon and he is not sure that they can reduce the project another \$2 million dollars. Mr. Meyer confirmed what he was to bring back for the next meeting.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe stated a couple of times the costs of maintaining the building has been built into the project and made public. Mr. Smith responded that this was a figure that needed to be refined. Mayor Wythe responding to a statement/question from Mr. Adams regarding hiring more employees over 30 years, Mayor Wythe said that it is budgeted in as needed however the maintenance comes in at day one and that is simply square footage to square footage of new facility to get that number but it is in the number.

Mr. Smith added that he will be submitting a recommendation to apply the 1% for Art to the new portion of the project and not the HERC building since that is mostly storage, shooting range, and gym and it doesn't need any art there. They can realize a saving on that item making that change.

A brief discussion ensued on the cap to the 1% for Art Program limits with regards to the project costs, the program requirements and that this was something that cannot be changed. The guidelines and ordinance enacting the program follows the state which also follows the federal program. It was also stated that a correction was already made reducing the line item to \$75,000. But that it is applied to projects that were \$250,000 and over, new construction or renovation of municipal facilities that are used by the public.

COMMENTS OF THE CHAIR

Chair Castner commented that he loves this community and he has lived here a long time and he is involved in everything that is going on this summer for some reason. He is involved with the SPARC building and they are involved with this project by providing the relief with the gym, tomorrow they will be signing the agreement with the Borough to get the old track removed and they will be able to repurpose the old asphalt and gravel under that track, they will be able to repurpose approximately 1200 yards that can be used in these projects. He stated that he is involved in the Boat House project on the spit and to him, the community, the government has to be part of the whole thing and for the first time in a long time, he believes they are firing on all cylinders and working cooperatively and with the community on these projects. The story to him, this is a project they have to embrace and he is willing to have a little give and take but how do they get this done and how do they get to yes. Not spend a lot of time which costs money. In construction it is known that good planning makes good projects. He would prefer to spend the time in talking with the people about new skateboard parks, best layouts, and the best design to utilize the gym and not incurring another \$100,000 in renovation costs. He would like to talk about things in a positive forward manner instead of answering why it should be a no, and he understands that everyone can go and vote no but that they realize they are

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JUNE 29, 2016

part of a community and this is a community need. If you have a better way to do things then he is all ears.

COMMENTS OF THE COMMITTEE

Committee member Howard had no comments.

Chief Robl stated that he currently has a four part grant application pending for a backup generator for the Harbor and radio equipment. He also stated that what Mr. Meyer previously mentioned regarding replacing the radio system is that within the next 5 years the city will be required to replace the entire radio system, a \$1.2 million cost, due to FCC narrow banding compliance, the current equipment will be obsolete and will not be supported anymore or be repaired or replaced. He spoke with the Troopers today and they are not sure that they want to participate.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for July 13, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JULY 13, 2016

Session 16-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on July 13, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

TELEPHONIC: JOE JOLLEY, CORNERSTONE CONSTRUCTION, INC.

STAFF: PUBLIC WORKS DIRECTOR MEYER
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Kevin Lahaie, non-city resident, recent transplant from California, commented on the positive benefits of having a skateboard park in town.

Alex Clayton, non-city resident, commented on being a role model for the younger users of the skate park and how this benefits the city's young people away from bad influences and that having a skate park is highly beneficial to the town.

Chair Castner distributed a copy of the proposed rendering and location for the new skateboard park. He also passed along the information on the Anchorage designer and advised them to stay involve to advocate for the project. Carey Meyer Public Works Director provided the young men his business card.

Heath Smith advised the young people that they should attend the Parks, Art Recreation and Culture Commission meeting on Tuesday at 1:00 p.m. They will be really interested in hearing from them.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 29, 2016 Regular Meeting Minutes

Chair Castner stated he did not disapprove the minutes but voiced opposition to the use of the word interrupted on page 7, Comments of the Audience, during Mr. Adams comments, third paragraph, first sentence. He opined that it was an abrupt description.

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe had no further new news.

B. Staff & Design Team Report – Carey Meyer

1. Construction Costs for the Police Station Deliverable Date
2. Verification
3. Construction/Design Specialty Fields – Radio, Communication, Security

Carey Meyer provided a summary of the actions the design team and staff has been working on since the last meeting as follows:

- Working on identifying first and second floor reductions in the amount of 2200 sf in addition to the reductions already shown in the renderings provided – Public Safety Building Project
- Worked on the items requested from the last meeting
- Discussed the schedule how best to use the money already appropriated and producing the GANTT chart
- Making progress on the Fire Hall improvements that they can accomplish before freeze up
- Application submitted for a CUP for the covered parking structure at the Fire Hall
- Close to agreement with the Cornerstone on the improvements designed by Stantec and they have agreed to implementing a cost plus fixed fee contract for the Fire Hall.
- Cornerstone has engaged subcontractors for cost estimates

Mr. Meyer explained the strategy being employed to negotiate the contract for the improvements to the Fire Hall.

Chair Castner stated he would like to go back to that later since they have Joe Jolley on the phone but requested Mr. Meyer to proceed on the schedule and schedule of values for the Fire Hall improvements and he wants to be in agreement that this was the schedule and schedule of values.

Mr. Meyer responded that working with Joe Jolley and Carl Brinkerhoff (sp), project manager for Cornerstone, on the schedule when each of the items within the scope of work will start and be completed and the 12 work items and determined the budget for each of those items. He noted that there appeared to be enough funding for the conversion and proceeded to explain the assumed cost savings to convert the Fire Hall to Natural Gas. He assumed that there would be a 25% savings.

A brief discussion and clarification on the cost savings and recouping the expenses to convert to natural gas ensued.

Chair Castner commented that there would be five observable activities that will be started this summer. Mr. Meyer confirmed that they would be looking at performing the demolition for the second floor addition, equipment bay floor drainage, paving the parking lot and the equipment storage building. Chief Painter commented on the numbers reflected in the provided estimate for the flooring. Mr. Jolley confirmed that Mr. Brinkerhoff was working with several contractors. Chair Castner questioned the budget and noted that they would spend a bit more time on the heating plant and

**PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JULY 13, 2016**

asked Mr. Jolley if he was confident with those numbers. Mr. Jolley noted that there may be some room on some items when they get a bit more information to reduce the costs.

The committee agreed that there may be potential over savings to convert the building to natural gas since they will be using it for an additional 10 years but would like to see better numbers on the costs to convert versus the proposed savings.

The Committee approved the proposed schedule of values as presented with the exception of the line item to convert to natural gas.

Chair Castner allowed a question from Heath Smith in the audience. Mr. Smith questioned how the bays are heated currently. Chief Painter responded that they have electric heaters and fans. Mr. Smith then inquired if they will be running in floor heat with the new bay floors.

Mr. Meyer and Chair Castner provided some information on probable scenarios with the heating of the equipment bays depending on the conversion to natural gas.

A brief discussion ensued on the intent of the committee is to get everything that the Police department wants for the best price the city can get it for. This will then be presented to the voters who will say yes. Additional comments on getting a price that is less than the price listed as the Guaranteed Maximum Price.

The next item Chair Castner addressed was verification and expressed his concern regarding the perception of a conflict of interest. It was pointed out by members of the committee that he had no monetary gain and Chair Castner explained that it was the perception of a bias is what he was afraid of and did not want to field accusations of conflict of interest. He went on to explain different scenarios in verification processes he has experienced in his career. Mr. Meyer responded to Mayor Wythe that currently most projects that the city does is conducted the normal way, submitted out for bid and there is no one in the city's employ with the experience to conduct verification on this type of project. They do however have several persons on staff with credible experience with the road construction, water and sewer construction but no one with credible experience on this type of project. Mr. Meyer proceeded to explain the use of familiarity, working relationships and the hiring of a professional estimator. Mr. Meyer further opined that having Chair Castner involved through the community is an asset as he can point out areas where the costs are higher than they should be.

Additional points made on the refinement of the project costs ensued including the areas of the project that will be subcontracted out such as mechanical, electrician, and civil. It will be the areas of the project will be self-performed. Mr. Meyer noted that he performed most of that capacity on the City Hall Expansion project in response to Mayor Wythe's query. Further comments to consider was the Guaranteed Maximum Price, not increasing the scope of work when savings are realized in areas of the project. Included in the discussion was the slight differences in the Fire Hall Improvements necessitated a cost plus a fee contract and that Chief Robl did not think that they will be receiving any grants this year but it looks very good for next year.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

Chair Castner noted the letter that was distributed and that meetings were being scheduled. He asked if there was anything to work on tonight. Chief Robl responded that he did not see anything that was required tonight. There was no further discussion or comment.

1. Draft Ordinance 16-XX, Public Information on the Ballot Proposition
 - a. Scheduled for the July 25, 2016 City Council Meeting
2. Developing list of community leaders as presenters and job description
 1. Draft 3x5 Project Information cards
 2. Discussion on training presenters
5. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards

B. Draft “Frequently Asked Questions” Review and Revisions

Chair Castner provided a laydown of the draft and requested the committee to review it and make recommendations. He provided comment on a recent use of a FAQ on a fund raising effort being conducted.

Deputy City Clerk Krause will email the document to committee members for review and recommendations. Chief Robl will review it and offer any changes.

C. Fire Station Improvements

1. GANTT Chart
2. Cost Estimates

Chair Castner thanked Mr. Meyer for these items. There was no further discussion.

D. Existing Police Station Building – What to Do with the Facility

1. Excerpt of Minutes from December 10, 2014

Chair Castner believed that Question #7 answers this – City Council will need to decide what to do with the old building.

NEW BUSINESS

A. Next Meeting Deliverables and Agenda Items

Chair Castner noted that he is attending the Council Meeting on July 25, 2016 and they will have the deliverables requested. He would like to have the FAQ document approved and ready when he starts making the presentations at the various groups. There next meeting is July 27th and he requested that the FAQ be on the agenda and blessed by the committee.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JULY 13, 2016

Chair Castner provided a synopsis of his message that this is going to be a fork in the road for the community. They have been tasked with this and part of his message is the shifting of their public safety officers. They demand a lot more from them. This is going to be the new paradigm for the city by determining what they feel is the most important. Many times they are the first responders and mentioned a recent incident where a call resulted in an overdose and Chief Robl provided some details on the incident involving two responding officers reviving an overdose victim using their naran kits. He added that there were a total of four overdoses that night and the other three did not make it. He is trying to track that information. He is not sure if they are hypersensitive or what.

Mayor Wythe stated that they should have the Public Information – Print and Radio on the agenda so they can work on those items.

INFORMATIONAL ITEMS

- A. Election Calendar
- B. Letter to Service Organizations Requesting to be a Speaker

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, pleased that they are working in a direction that shows that the committee is cognizant that the costs are important and that there has been some reduction in the square footage but he will wait to see how that plays out as to costs. His selling point and as they heard from the audience last time those numbers matter, until they get more concrete numbers, his “YES” vote will be pending. He then said that the answer to number 10, under the FAQ, is really important, he knows that they were quoted 144 but that was under the old design. They really need to lock in the numbers. He believes that they should do it in a detail manner which will be important if they have to scale back on something they will have the operational savings. He cannot emphasize enough that every dollar it costs them to operate something in an increased fashion on an annual basis has a tremendous effect on what they do. Whatever the disposition of the HART is and how they make up the money they are using now we have to find a way to get it. They already agreed on the 6.5% they are going to have to do additional adding, this is a critical service and they have to determine how they are going to pay for that. They will need to know this information especially when they ask people to pay more and with the uncertainty at the state level there is a tremendous amount of pressure and that uncertainty will not bode well at the ballot. If they cannot get away from that pressure, he is not sure what will happen. He wants to get to yes. This is going to be tough. He commented on the fixed costs plus fee. He hopes to never hear that again. He stated that reminded him of VECO and the oil spill. We need some set numbers to know what they are operating by; He applauded the committee with what is going on here but they needed to see a much more polished project. He was concerned with who controlled the price, they what the guaranteed lowest price. This is something that the community needs.

Chair Castner noted that VECO was cost plus 10%, they had no incentive. Mr. Smith was concerned on who controlled the price and they needed the guaranteed lowest price they can get.

COMMENTS OF CITY STAFF

Carey Meyer commented on the question of what they are going to do with the money they already have authorized and he was trying to minimize the amount that they expended at this time but he requested some direction from the committee on what to do – carry on or use it differently; currently they are working on the reduction in costs. He is not pushing a more detailed design forward.

Chair Castner stated that he would like to get a better handle on the budget; he wants to get away from the \$12 million dollar number and see a lower number for the Bond. He doesn't want to have a \$1 million discretionary money into it either. He would also like to have the renderings for the Council meeting, the elevation plan and cost estimate.

Mr. Meyer assured the Chair that they could provide those deliverables in time for the next Council meeting. He then questioned the request for Story Boards at an earlier meeting. Chair Castner commented that the Frequently Asked Questions answers a lot and they do have the old story boards but he feels that what they have shown actions and a progression of decisions to move toward "yes". He believes half of it is getting the Chief's what they need to provide services.

Mr. Meyer will move forward to complete the progress on the Fire Hall and provide the information needed for the presentations.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe requested Chair Castner to send in writing a list of items to Mr. Meyer that he needs for the July 25th Council meeting and that it be delivered by Friday, July 22, 2016. She will not be in attendance at that Council meeting.

COMMENTS OF THE CHAIR

Chair Castner commented that it was great to see the Skateboard Park users and related a conversation he had with Anna Meredith with the Rec Room; he also noted that the Foundation has some money to bring down the gentleman from Anchorage plus the group seemed willing to fundraise too. Hopefully they get organized and he will be meeting with Justin Skye who opened the new Skate Shop. Mayor Wythe would be interested in attending any meetings.

Chair Castner stated that he doesn't want to do any cost cutting to take away things that Public Safety personnel need, he said that they did not have these problems 40 years ago and the training has changed since then; he is glad that they found the extra space in the HERC building; he believed that they could get this project down to around \$8 million. He noted that they already had \$7.9 million for the building itself so we will see where it comes.

COMMENTS OF THE COMMITTEE

Chief Painter commented that it has been a pleasure working with the various subs that have come to the fire hall. He looks forward to the start of the project.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
JULY 13, 2016

Chief Robl commented that he spent the day in Kodiak with Mr. Smythe yesterday and spent time with touring the police department. The staff there were very patient and gracious taking them through the facility, seeing how it works for them he was able to view fixtures and the best part was the discussion on if they could do it again what would they do different since the project reached \$30 million there were items that were cut such as covered parking and they did not build out enough for evidence storage and after 5 years they do not any room left. Chief Robl added that at least they have plenty of space for expansion in storage he believed. Kodiak had a shooting range planned for under the building but due to budget it was cut. Currently they are in discussions with the Troopers there and sadly if they would have built it 5 years ago they would have saved 20%. He responded to Mayor Wythe that they do not have hard numbers on the costs, carbon numbers or wear and tear on having the vehicles idle every day all day in the winter.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for July 27, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-10 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:32 p.m. on August 10, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

ABSENT: COMMITTEE MEMBER WYTHE

STAFF: PUBLIC WORKS DIRECTOR MEYER
CITY MANAGER KOESTER
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. July 13, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

In the absence of Mayor Wythe, City Manager Koester provided a brief report on Council action approving the request for \$5000 for the Public Information Campaign on the ballot proposition regarding the Public Safety Building Phase I. City Manager Koester added the requirements from APOC on filing and reporting. She also noted that the Administration Department will be assisting the Committee with the Public Information Campaign, acting as Treasurer and making sure the committee remains compliant with APOC. City Manager Koester will be assigning Jenny Carroll, Special Projects & Communications Coordinator to the task. Ms. Carroll will be returning on August 22, 2016.

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project
2. Public Safety Building, Phase I, Police Station

Chair Castner requested staff to try to locate Mr. Meyer.

Chair Castner provided a brief summary of what ensued since the last meeting. Chair Castner noted that Mr. Meyer was to meet with Dale Smythe and Joe Jolley. He noted that they cannot get a Guaranteed Not to Exceed Price until they receive the pricing from the divisions that will be subcontracted out. He believed that they could budget around those numbers but felt for the GMP they would need the numbers for the electrical, mechanical, etc., but could reach a number that provides assurance where they will need to be to get bonding.

Chair Castner stated that they knew that 2/3 of the new police department is going to be in the HERC building providing a huge savings for the project. He noted that they know quite a bit about the HERC building with the structural assessment and have reassigned some of the things will be reassigned so the numbers will raise a bit, but he was hoping they could start talking about the project in more precise terms. He would like to discuss delaying some of the costs implications until after the election since that will provide another turn to refining the numbers such as completing a set amount of work on the firing range and that they need to raise a set amount to get it completed. That is when they will need appeal to the public.

Chair Castner felt that using his expertise they are not looking at a \$12 million dollar project but one that is \$2 million less. He noted that he would like to find out where the Contractor is on this since he will be talking to the various groups. Chair Castner does not want the approval of \$12 million to be a "hunting license" to expend the whole amount on the project.

Mrs. Howard playing devil's advocate, and believed the following will be the push back from the public:

- You don't know the exact numbers, you hope it is less than \$12 million, but we are going to vote on it and what are we going to vote on it and what assurance does the public have that the whole \$12 million is not going to be spent. You are knowledgeable of construction but your audience will not be. How will you respond?

Chair Castner responded that, as he has reported to Council that he does not know what the numbers will be since they do not have the final design. For example the electrical design for the police station will be a minimum of \$1 million dollars but could run as high as \$2 million by the time all the specialty electrical needs are completed such as security cameras, electronic door locks, etc. Then they have to review what they will do to meld the old and the new with the heating plant.

Mrs. Howard inquired, in the role of the public; Is that why we (residents) are being asked to approve a Not to Exceed amount? Chair Castner responded that was correct and provided an example of the Harbormaster Office and how they had a budget then modified the design to meet the budget. Chair Castner then related all the actions the committee has employed to economize where they could on this project.

Chair Castner added that being asked to economize in certain areas is requesting premature decisions to be made because they do not have a final design and therefore final numbers. Until they get those things which will be after Bond Issuance they are doing the best they can. He reiterated his goals to be the project champion and getting the departments what they needed.

Chair Castner also noted that he provided numbers regarding population growth to Council at the last meeting he attended, which reflected as much as a 10% - 100% growth rate over the next 40 years, he is not sure where Homer fits in that range, you can see what Homer's growth has been and cannot assume much more than that.

Chair Castner confirmed for Mrs. Howard that the letters went out to the organizations and the response for some was almost immediate. Some they haven't heard from yet. Meetings have been scheduled starting next week through September.

There was a brief discussion on props that Chair Castner will require for his presentation. He will be using the conceptual renderings that they currently have on file, the previous story board on the Police Station needs and deficiencies. He did not believe that he needed any financial information other than the general big number. He would like to keep general large cap numbers and asked for input from Mrs. Howard.

Mrs. Howard related her concept of a story board was to relate the whole story, which included the finances, needs, and included conceptual drawings but smaller. Is there any need to have other materials for the public?

Chair Castner can include the population growth information, he reported that Council thought that information was very interesting, in the handout.

Chair Castner commented on the overall bigger vision of community where occasionally you replace old buildings with new and big things up to modern day standards. This is what we are doing for these departments.

In response to Mrs. Howard's query the presentation times vary but most are kept to a minimum of 10-15 minutes. The Frequently Asked Questions will be kept to a minimum, 2 pages and will be formatted properly, at her suggestions of leaving as much white space and putting a title on the document.

Further discussion included the number of members of each audience expected; assistance by city staff with copies, layout, etc.; the use of visuals in representing the real cost by providing the additional costs to the residents during the time period; the public wants to know the bottom line personal cost impacts.

Public Works Director Carey Meyer arrived at 6:16 p.m.

A brief discussion on the added cost with the increase to the sales tax to a monthly water & sewer bill ensued comparing individual water bills.

City Manager Koester will assist the committee with regards to the public campaign until Ms. Carroll returns the end of the month.

Mrs. Howard reiterated that they want to make sure that the project advocates are on board with the positive aspects of the project. She noted that Chair Castner can gather feedback from the presentations and getting the Project webpage up to date with detailed information is also something that needs to be addressed; and if the Committee wanted a summary statement on the proposition which would probably have to be drafted by the City Attorney. She added that it is a statement that provides a simple explanation.

The committee entertained a discussion on the inclusion of a summary statement and the approved Council action would be explanatory enough, if this contains pro and con information. City Manager Koester will look into that information and provide that to Mrs. Howard. Mrs. Howard would like to

request assistance from Administration to design the Advertisement that will be published in the paper as well as a Thank you after the election.

Chair requested a motion to authorize Mrs. Howard to act as the committee project manager for putting together the advertising and voter information elements of the bond effort.

ROBL/PAINTER – SO MOVED.

There was no discussion.

The motion was approved by consensus of the committee.

City Manager Koester read the question that will be on the ballot in October.

At this time Chair Castner inquired if they could go back to the reports to allow Mr. Meyer to provide information on what has been done. The committee did not object.

Mr. Meyer reported that they have developed 12 improvements to the Fire Station. They wanted to focus on the exterior work before freeze-up – paving, drainage improvements and the floor slab replacement in Bays 2 and 3. He is just about ready to push the button on authorizing the work. The floor slab is a little more than they expected, the civil site was less. He received this afternoon the 35% structural drawing for the expansion and found that the walls that will be supporting the expansion were not built as well as they hoped. The cost for the expansion will be more than they expected.

He responded to Chair Castner's questions regarding bond beams and rebar being absent in the walls, and that they actually have considered constructing another wall next to the existing wall. He explained that there are two items on the list that may have to be pushed off to a later date, conversion to natural gas and energy efficient lighting. They have contractors ready to go for the paving, drainage and slab improvements.

He intends to get the design for the expansion complete and obtain the costs and understand the implication of that to the budget, plus get the shell of that completed before freeze up so during the winter they can get all the interior improvements completed and in the spring can complete the exterior painting.

Chair Castner questioned the lack of bond beams in the building. Mr. Meyer explained the many things that they attempted short of destroying Chief Painter's walls and Chief Painter reminded them that this building was built by volunteers so even though they had plans it is hard to say what happened in between.

Mr. Meyer stated that he will speak with Carl Brinkerhoff regarding the project and he expected to issue the Notice to Proceed shortly, he has sent it to Joe Jolley and Carl Brinkerhoff along with the Structural Engineer to go over those final details before issuing the Notice to Proceed in a meeting on August 11, 2016.

Mr. Meyer reported on the Police Station project next and noted that Cornerstone may not have realized how complicated or expensive this building would be or the expectations of the city might be when it comes to the quality of the flooring or those types of things; so he set up a meeting at Stantec's offices between Joe Jolley and Dale Smythe and met with Structural, Mechanical, Electrical,

and even sprinkler system people, had ProCommAK attend telephonically and believed that they developed a better understanding on what this building is going to be.

Mr. Meyer provided an example regarding the alternative placement of utilities since the existing facility is 50 feet wide it requires oversized joists which reduces the space between the floors so that had to come up with another means of running the utilities and determined that columns would solve the problem of getting the utilities and ventilation through those areas. The Sprinklers system has already been laid out, this is a dry system.

Mr. Meyer believed that on the structural side it would be a cost effective savings dealing with larger beams; he noted that an alternative fire prevention system should be considered for the dispatch and IT areas as these areas would be subject to higher damage and costlier replacement. Then addressed various aspects of the project and it was determined that each discipline would write up a narrative accounting for their respective discussion and then Mr. Jolley can provide a cost estimate that is divisional (based on the individual divisions – mechanical, structural, etc.). Mr. Meyer was hoping they could lower the number needed to bond and the last meeting they lowered it to \$11 million but they should have this hopefully by the next meeting a final preliminary estimate.

Chair Castner inquired if ProCommAK is providing figures on anything else besides communications and Mr. Meyer stated that as far as he knows they are only providing that under the contract.

Chair Castner thanked Mr. Meyer and asked if Mr. Smythe could add the Public Works maintenance building into the conceptual drawings so that the public can see that not having to relocate them is a cost saving too. Chair Castner stated he could use those before next Wednesday. He related the project support materials that they will need.

Chair called for Audience Comments.

PUBLIC HEARING

PENDING BUSINESS

- A. Citizen Outreach Plan and Election Calendar
 - 2. Developing list of community leaders as presenters and job description
 - 1. Draft 3x5 Project Information cards
 - 2. Discussion on training presenters
 - 5. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards
- B. Draft “Frequently Asked Questions” Review and Approval
- C. Updated and Revised Project Related Drawings and Cost Estimate

NEW BUSINESS

- A. Next Meeting Deliverables and Agenda Items

Updated drawings for the next meeting, updated numbers, provide memo update on Fire Station Improvements which can be included in the packet along with public information campaign.

INFORMATIONAL ITEMS

A. Election Calendar

1. Scheduled Presentations to Civic and Non-Profit Organizations

Chair Castner confirmed the dates and time on the calendar.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, expressed his concerns with the Firing Range still being included in the project and that they still do not have a cost on the project but will expect the residents to vote in favor of the proposition; he commented on the placement being next to the school and the possible federal oversight that might be needed for the firing range. He cited the decision of the Kodiak Police Department to not include one in their new building because of the cost, including a statement from the Police Chief on not using the firing range; he just did not believe that the residents were going to vote in favor of the project due to the financial situation of the state.

Heath Smith, city resident, commented that he may reiterate some of what Mr. Adams mentioned; he said Mr. Meyer commented that we forget what it is like to live in the real world, this is our real world and the reality is the Governor came to Homer and spoke about a sales tax that they will be proposing and the cap on the PFD has already happened; plus the Borough is implementing an increase to the cap on sales tax from \$500 to \$1000. None of this is new to us but he has had several business owners express concern regarding the effect on their sales with these new limits and taxes. The city is now looking at the additional .65%; this is his biggest concern, along with everything else that they need to fund the deficit that they are now funding with the HART Fund right now which means they are going to have to go back to the voters again and the fact is that it will be sooner rather than later, they will have to determine how to fund the things. When you talk about the cumulative effect of all these things there is a huge cost involved. He does not believe anyone will debate the necessity of a new police station or the improvements to the Fire Station it has to do with the cost benefits and if they are going to look at the project and the benefit is not worth that cost to me. It will be a hard sell. He wants to support the project but believes that it becomes very difficult to sell the project when the firing range is not required to do their job at the cost of \$650,000; and covered parking at \$450,000, these are items that people are going to look at and like Scott said, they don't even have the final number yet and the not to exceed number is just too much. The committee has done a great job paring things down, repurposing buildings, making sure public activities are not orphaned; but he still thinks they are at a point where they will be unable to sell the project. It also will make it very difficult for him to support the project if the firing range is involved and a couple of other things because of the costs, there are costs involved on the operational side that are dollars they will be chasing. \$144,000 in additional annual costs to maintain that building is almost a 15% increase in the deficient that they currently have today. He does care and it is why he keeps coming back.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Castner, speaking to the audience, really appreciates their dedication and it is a voice that he hears, appreciates and hopes that they feel that they are getting as good as a response that he can provide; realizing that he is a champion of this project but he is also a voter and a taxpayer and a person concerned about thrift and not wasting money: especially his money or theirs; having said that he has received comments from a lot of other people that they were going to vote yes on this and trusted them to do their very best at what he can do. That is why he has said what he has said earlier; when they first looked at this the firing range it was over a million bucks, they have saved a considerable amount of money by designing it into the HERC and used a very narrow corridor we spent a lot of time getting the structure right so that it can be done there it is away from the school, it is very contained and he is positive that the Police Department will have protocols in place and the Risk Manager for the City will have a lot to say about it. Additionally, he would like to say that like the SPARC building and the Boathouse on the Spit and other things that the community has obligations to help fund these things other than through tax dollars and this may be a component that they may have to work together to make a reality, he did not want to upset the chief but on the other hand he did not just want to start cutting things but thank you he also has limitations and there is potential in the future fixing things and to getting things done and down the right down the course of things. Chair Castner added that he has just returned from visiting all his nieces and nephews and he told them that nobody judges you by what you have done, but by the potential of what you can do. That is the truth of the matter and he believes that they have the potential to make this a happy deal.

COMMENTS OF THE COMMITTEE

Chief Painter stated that they should have the 35% drawings tomorrow on the expansion project. He will let Chair Castner know.

Mrs. Howard and Chief Robl had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:55 p.m. The next regular meeting is scheduled for August 24, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

Session 16-11 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on August 24, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
JENNY CARROLL, SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. August 10, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe had nothing new to report from Council.

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project

Chair Castner provided a brief report on what he knew about the Fire Station walls. He stated that he spoke with Mr. Meyer and they will be drilling five cells to see if there are any bond beams.

2. Public Safety Building, Phase I, Police Station

Chair Castner did not have anything new to report.

C. Report on Presentations – Chair Ken Castner

Chair Castner provided an update on the outcome of the presentations he gave to the Kachemak Bay Realtors, Homer Council on the Arts and the Homer Seniors. He did not receive any comments or questions from the realtors.

**PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016**

He responded to Mrs. Howard that there was a misconception from the Homer Seniors group that the sales tax would be applying to food outside of the period when sales tax is normally collected on food items. He believed that he explained that well enough and afterwards he came and spoke with the City Manager to be clear on the application of the sales tax.

There was a brief discussion by the committee on how the tax will be applied to the sales of food.

Mrs. Howard commented that they need to be clear on the sales tax application in their ads and information as they proceed.

Chair Castner conveyed experiencing people misunderstanding the meaning of words being used in the information. This took a bit of time trying to locate within the materials where the confusion was at in the documents so he could provide further explanation for the audience. He voiced that what he has tried to do was to get to the meat of the matter during his presentations.

In response to Mrs. Howard's question regarding the need for additional materials, Chair Castner stated that he did not need additional materials at this point; so far everyone appreciated the plan view showing how the buildings will be on the site. He believes that the audiences appreciated FAQ Questions Number 5 and Number 6 regarding the uses of HERC site and the existing building.

Chair Castner related that Mr. Mike Dye was at the meeting of the realtors presenting on the SPARC project and he had the opportunity to mention to Mr. Dye that they may have opposition to this project by the City Council candidates. He reported that Mr. Dye would be willing to speak with those candidates since he had relatives in the line of work, as he believed it was a reasonable solution. Chair Castner expressed that he thought the presentations went really well.

He will keep the Clerk informed on the outcome of the upcoming presentations.

Mrs. Howard confirmed that Chair Castner has several presentations lined up in September referring to the schedule in the packet and noted that there is a collision on the next meeting date where he was to be at the Friends of the Homer Public Library and there is a committee meeting on the same evening.

Chair Castner responded that he is busy with the SPARC project, the Boathouse project and this project and that is why he wanted Mrs. Howard to take on the election portion of this project because he was booked up. He doesn't feel that there is much more for the committee to do until after the election and that is what he has been telling people. He added that at this time they know they can have an \$11 million dollar project quite easily but unless they get details and drawings for the electrical, mechanical and security, these are the big \$\$ items, that they have no clue where they will be at and it's too hard to estimate the costs.

Chair Castner questioned what the committee will chat about at the next meeting but advocated for a meeting before the election but did not want to meet on the fourth Wednesday of the month as he has a prior commitment.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

1. Summary of Proposition 1
2. Sample of Newspaper Advertisements – Pre & Post Election
3. Sample Mailer
4. Sample of Radio Advertisements
5. Sample of Additives to City Website

Mrs. Howard invited Jenny Carroll, Special Projects & Communications Coordinator to the table, introducing Ms. Carroll and explaining that she is the creator of the materials for the Public Outreach. Mrs. Howard also distributed a revised budget to the committee noting that the Tribune has come back to life in print form. Mrs. Howard thanked Ms. Carroll for her quick work and requested her to provide a summary of her memorandum and walk them through the draft materials.

Ms. Carroll explained and briefly summarized the sample documents that she has provided the committee for some feedback. She noted that reviewing the calendar she provided for timing things are coming up pretty quickly and they may want to run some of the items by Council.

Mrs. Howard requested Ms. Carroll to contact the Chamber and the Library to see if they were going to have Candidate Forums and if so if the committee can have a representative to speak on the Proposition.

Mrs. Howard requested the committee to review the draft of the Mailout card. Chair Castner offered that during his presentations so far the groups seemed to understand that there is no room for people and that there are changes within policing, that they are very people orientated agency understanding that the problems that they are and will be facing in 2017 are much different than what they were facing in 1977 when the facility was built. Mrs. Howard read through the points listed. Chair Castner commented on the 4th bullet point that there is just no space, no room for storage, IT, people. Chief Robl in response to a query stated that they have no room to comply

Mayor Wythe felt that the first bullet point regarding prisoner traffic should reflect that the staff has no safe separation from prisoners and the second bullet point should reflect that there are no juvenile holding areas or crisis cells because the juvenile issues is more important than crisis.

There was a brief discussion on the hospital being the appropriate place to handle to detox related issues over the jail as outlined in state law.

Mayor Wythe recommended re-writing the 4th bullet to state - Inadequate space for employees, prisoners, evidence, equipment, vehicles and communications systems, compromises response capabilities and _____ failures.

She wants their primary concerns express to the Public. Mrs. Howard requested input on the section regarding how the debt will be repaid. Ms. Carroll noted that they have a little bit of time to review this. There was a brief discussion on the need for this to go before council before printing and distribution. It was determined that the final approved materials can be included in the council packet.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

The committee discussed the conflict in understanding how the sales tax will be applied to food. Mayor Wythe would like the paragraph rewritten to better express that the payment will be annually for the life of the bond Sales Tax will increase from 4.5% to 5.15% annually from April to September. Approximately \$800,000 will be generated annually to pay the Bond Debt.

Mrs. Howard stated that she believed that the voters will make their decisions based on this paragraph. Ms. Carroll will submit the revised draft for final review by the committee members who in turn will send any additional changes in return. Final copies will be included in the next meeting packet.

Next the committee discussed having a story on the city website home page linking to the project webpages. The committee also discussed using social media, tag lines and making sure that they had the information on how the new Police Department will make the community safer, including a picture on the address side of the mailer and that picture would be best to reflect an image of the Police being helpful; confirmation was given on the filing of the required APOC documents; a treasurer's report will be included for each meeting; a home page article will be distributed for approval by August 29th; review and approval of the radio script, no call to action and no adjectives are allowed.

Mayor Wythe suggested removing the word "careful"; changing "asked to support" to "decide to improve our"; approves a temporary increase of 0.65% in seasonal sales tax for the purpose of paying the bonds off.

Ms. Carroll stated that brings the message within the guidelines required by KBBI.

Mrs. Howard recommended using the same language on the mailer to provide consistency in the campaign.

The committee discussed the frequency and increasing the budget to accommodate that frequency.

Ms. Carroll then asked about developing talking points for any community leaders that are selected above and beyond FAQ's. Mrs. Howard noted that is what the Hospital uses and agreed that would be good for them to use. The committee had a brief discussion on the use of the word safer within the message. Mrs. Howard agreed that it would be beneficial, Ms. Carroll stated that she does not have a time frame at this time; it was mentioned that having letters to the editor submitted throughout September would be beneficial; Ms. Carroll stated that she will take those talking points from the FAQ's. She additionally told the committee to feel free to submit any ideas to her and requested if the committee wanted any of the previous materials needed to be updated and if Chair Castner needs any or provides any handouts for his presentations. Mrs. Howard would appreciate the Fact Sheet updated but would like information regarding the voting, registering to vote deadlines, etc. provided to the audience members. Ms. Carroll provided rates for the newspapers the cost of a half page ad for 4 weeks would be a cost savings and since the Homer Tribune is back in print the additional cost would be \$650. Mrs. Howard inquired if they wanted to do a banner ad for those who read online and they could have multiple venues.

Mayor Wythe agreed with the package deal for the Homer News for the cost savings and Mrs. Howard recommended requesting the same deal with the Homer Tribune. Placement is preferred lower outside corners of the pages or mid-page outside edge. They requested the ads to run September 8, 15, 22, 29 and the Thank you for October 6th.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

Ms. Carroll next addressed the ad being based on the postcard mailer. Discussion included that all points will be connected and saying the same thing. She also noted that a picture says a thousand words and commented on the effect of touring the Police Department but that it supplies such an impression and inquired if the Chief would be able to provide tours for the public. Mrs. Howard suggested having 5-6 foot soldiers instead of the general public since that could be very disruptive to staff. Ms. Carroll advocated the tours since the average person has never been to a police station. Chief Robl requested time to review schedules and dates that could be advertised.

Dan Miotke suggested a virtual tour that could be put up on the website which brought forward a brief discussion on who could do that.

Mrs. Howard confirmed do to lists for the committee and Ms. Carroll:

- Chief Robl will review pictures
- tour dates
- talking points from committee members for the public

Chair Castner returned to the meeting at 6:43 p.m.

Mayor Wythe asked Chair Castner what materials he used for his presentations. Mrs. Howard clarified that the committee wanted to know if from the feedback at his presentations did he need additional information. Chair Castner responded no and that he only returned to provide a report on the presentation and will be taking his leave as he has another prior commitment.

Chair Castner provided a brief report on his presentation to the Port & Harbor Advisory Commission stating that he was asked about the length of the sales tax and how the improvements to the Fire Station were paid for and they liked reusing the HERC building. If there are questions of changes he can modify his handout and address concerns expressed. Ms. Carroll will remove that from her list. Following is the excerpt from Port & Harbor Advisory Commission minutes as written by Deputy City Clerk Jacobsen:

Chair Ken Castner gave a brief overview of the history of locations of the police station. He reviewed planning and budgeting efforts that have taken place from the beginning with a \$30 million combined police and fire station to the current phase one police station project that incorporates the existing HERC building at a cost not to exceed \$12 million and a \$1 million fire department upgrade. Mr. Castner explained that policing has changed since the current building was remodeled in the 70's and there are different demands on the police force. It has become the number one social agency we have and has become more people oriented, but there isn't enough room for the staff, let alone the interviews and other things that take place in the building. The need is incredible and his challenge has been to find a solution that would get the police what they need to fulfill their obligations for the best price. He thinks they can bring the project in for under \$10 million but won't know until after the bond passes and they get new drawings. He referenced the story boards and described an overview of the building layout, noting the small building used by Public Works stays until sometime in the future when the fire station is addressed, and where on the property the skate board park will be moved to.

Mr. Castner pointed out how things are changing and there isn't easy money coming from the state or anywhere else. This kind of goes in with SPARC and the Boat House as being part and parcel to what we want our town to look like for the next 40 years. This is the most efficient way to do this project in

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

using an existing building and he hopes we can all get behind it because the need is high. When people ask what will happen if this proposition fails, he says there will probably be a special election in the fall because we just can't go on this way and bring in ATCO trailers to expand the police station. He explained that the bond issue will be addressed by a six month seasonal sales tax increase to 5.15%. In response to questions Mr. Caster explained the sales tax increase will end when the bond is paid off but doesn't know the term of the bond yet. He also explained that the fire department improvements are primarily deferred maintenance issues and are being funded by the general fund.

Chair Castner departed the meeting at 6:48 p.m.

B. Updated and Revised Project Related Drawings and Cost Estimate

There were no materials provided and this item was not addressed at the meeting.

NEW BUSINESS

A. Next Meeting Agenda Items

Reports on Outreach Campaign to include feedback or questions from the attendees at the presentations; Fire Station Improvement Project update report; and Treasurer's report; Final draft advertisements for radio and print.

Vice Chair Howard requested Mr. Meyer to provide his report at this time.

Mr. Meyer provided actions and work done since the last meeting. He noted the increased costs related to the drain and floor slab replacement, the lesser costs for civil site work. There have been a few surprises on the expansions that may not allow the completion of energy saving such as conversion to natural gas and replacement lighting. The structural component is at a higher cost and requires more work due to structural upgrades to the building. The bond beams were not as expected and has resulted in significant additional foundation and structural work. Apparently fire stations are special and need special seismic design work than what was anticipated. He will address this issue after the work has been completed.

Mr. Smith speaking from the audience reported that Chair Castner stated that the bond beams were placed in every fifth cell not that there were not any bond beams, Mr. Meyer stated that in discussions with the structural engineer support or no, they would still be required to perform the additional structural upgrades because the building is a fire station.

Mr. Meyer reported that they are in the process of removing the floor slab and work on the drains and East Road Services has been notified on the start civil site work.

INFORMATIONAL ITEMS

A. Election Calendar

1. Scheduled Presentations to Civic and Non-Profit Organizations

B. Frequently Asked Questions Presentation Handout

No discussion or comments on the materials.

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, acknowledged they needed a new facility and that will not be an issue for the voter to make a decision. Mr. Smith did not question how important essential services are to the community but questioned what is essential in providing those services. He stated that he had a conversation with Mike Dye also and once he disclosed a few things, Mr. Dye was not as convinced as he was told the rest of the story as Mr. Paul Harvey used to say, as when he (Mr. Dye) finished talking with Ken.

In regards to #8 (in the FAQ) referring to the cost reductions, Mr. Smith stated that when the Council chose the 3rd option the price was at \$14.8 million and the committee has reported that it is at \$11 million but is still asking the voters for up to \$12 million and he understands that it is not the thought of the committee or those who are going to construct it that the project will exceed that number, he questioned trying to sell it to the community as a great savings, he then referenced the \$144,000 as a conservative figure, needed to maintain the facility and that every dollar they add to their deficit is a dollar that Council will be chasing; that money will have to come from the taxpayer; that deficit is roughly a 15% increase to the amount that they have now; the firing range being on the CIP that is correct but in the beginning of the CIP there is a memo about adding it to our budget and if you can afford that (project), the answer is no we can't. Mr. Smith went on to state that he will continue to advocate that they can build out the space for the firing range but then finish it when they can afford it and they do not have the cost to actually maintain and use the firing range. A statement saying it could or should be available for public use; that is not a definitive answer in the public eyes, how much more do they spend to operate the firing range; there are a lot of layers and cumulative costs for that to be on the books. He went on to state that it is about selling what they need not what they want. While there may be added value with some of these things he does believe that they are essential to provide the services the city needs. He will continue to bring this point to the table and that they are prepared to show the people that they are aware and cognizant of their economy and things that are coming down the road but it isn't easy on the families that have to bear the cost of these things, we want the staff to be staff, people in dispatch to be safe we want a safe place for the people who have broken the law and earned a place in those cells but what is absolutely essential for that to happen and when those questions are adequately answered for him and right now he wants to be in favor of it but he thinks that there will be an additional paring for him to be on board; he does not want to speak against the project; he will say this because it is one of the things that drove him to run for council and was reflected in the minutes he read and paraphrasing, "well let's just ask for everything and see what we get" I mean look what we got with the port and harbor building, paraphrasing again, "we got more than what we imagined", that type of governance we do not need. We need to understand what is within our budgetary confines and what actually marries up to that; we are a small city and cannot live a big city lifestyle, as much as he would like to, we live in small community for a reason, we have to understand the limited resources and the extra costs with living at the end of the road. Mr. Smith stated he takes very seriously that they have to continue to look forward and what its gonna take to pay for the other things that they haven't already been paying for over the course of the last year and its gonna take a combination of many things and he believes they do not want to put their public in a place that they continually see us with our hands out even though they benefit the cumulative cost have a tremendous effect.

COMMENTS OF CITY STAFF

PUBLIC SAFETY BUILDING REVIEW COMMITTEE
REGULAR MEETING
AUGUST 24, 2016

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMITTEE

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:55 p.m. The next regular meeting is scheduled for September 14, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-12 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on September 14, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS CASTNER, HUTT, WYTHE AND HOWARD

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
JENNY CARROLL, SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. August 24, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe stated that Council took no actions at the meeting however one Councilmember in closing comments was vocally opposing the project.

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project
2. Public Safety Building, Phase I, Police Station

Carey Meyer, Public Works Director provided a brief synopsis of his meeting with the design team and contractor. He provided some update on the improvements in progress on the Fire Station. He anticipates reductions in the cost estimate.

Mayor Wythe requested that cost estimate for the next Council meeting since it would be good to have that information. She confirmed the last Council meeting before Election Day is September 26th for Chair Castner.

Mrs. Howard requested status update from Mr. Meyer on budget lines items with the fire station project so that they can do the natural gas conversion. Mr. Meyer responded that the item was not on the original list. He noted the following:

- current electrical service may not be adequate for the additional demands of the added space so they would have to install a second electric service to the building but with that cost they are looking at conversion to natural gas for the equipment bays which will free up the electrical service and they will have adequate service for the second floor requirements including heating.
- They will be installing Rinnai heaters which will provide some further efficiency in the upstairs
- Due to additional items coming up the schedule is slipping
- the project Superintendent has been working diligently to assist in solving these issues
- the Civil work is slower while they finish other work
- Fire Marshall visit/approval is scheduled for September 22nd

Chair Castner commented that the original date was October 12th but with a little persuasion the date was reduced.

Mayor Wythe requested cost recovery on the natural gas for the building from Mr. Meyer for the next meeting. She opined that whatever they are investing into the conversion to natural gas for the building that they should recover that cost during the time they are using the building. She expressed her dismay in the discovery at this date of the structural issues at this point in the game. She has repeatedly requested a structural review of the building before expending the funds.

A brief explanation by Mr. Meyer and Chair Castner regarding the structural issues with the building and that the issue will be taken up with the Design Team and Contractor.

Chair Castner provided the information that the 200 amp service and backup generator is provided from the Police Department.

Lt Hutt commented on the work being done with electric on the borough building next door.

C. Report on Presentations – Chair Ken Castner

Chair Castner provided an update on the outcome of the presentations to the Economic Development Advisory Commission and the Planning Commission who asked several questions about square footage. The EDC asked questions regarding making it less expensive. Carey Restino requested some ballpark figures on what people would pay on an annual basis in sales tax for the project. He estimated a \$40 price per household based on \$1100 per month on utilities and food.

Jenny Carroll, Special Projects and Communications Coordinator offered the information that the City Manager and her performed an exercise and came up with \$43 per year. She also noted that non-city residents and visitors will also be adding to that. This is based on per household, equal to 9 fancy coffees a year.

Brief discussions on this being a user tax and if you do not purchase or expend a lesser amount you pay less and that this effects all who buy things in the city.

Chair Castner provided some feedback on the numbers he will be/or has presented to and could not pinpoint an exact number but did indicate that in total probably 300 people have seen his presentation. He believes that everyone understand this is a 40 year project, what he believes resonates with the people is that the job of the police has changed. They understand that things change as time goes on; another issue that people understand is that no one in blue is going to come before them and tell them what they need.

Chair Castner stated he provides the background history on the building also. He has two additional presentations to make before the vote.

Comments made note that the people in those organizations are the people that vote, their friends ask their opinion and the responsibilities of being an employer and these conditions hinder recruitment efforts and the fact that these conditions have been dealt with for more than 22 years.

Councilmember Zak was present and commented on the presentations being provided to the public on the issue and expressed concern on the negativity of one councilmember speaking out against the project and how that will affect the project.

Chair Castner departed the meeting at 5:55 p.m. to conduct another presentation.

Additional comment was made on the fact that the Homer Jail serves as a regional jail and the information that was provided on the effect of the cost of this additional sales tax amounted to approximately 9 special coffees a year. Mayor Wythe requested Chair Castner to include that information into his presentations.

Ms. Carroll requested confirmation on Chair Castner attending the Chamber Proposition Forum on September 20, 2016 at Noon at the Bidarka.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

1. Summary of Proposition 1
2. Sample of Newspaper Advertisements – Pre & Post Election
3. Sample Mailer
4. Sample of Radio Advertisements
5. Sample of Additives to City Website

Ms. Carroll distributed updated materials and provided information on the webpage and the video that will provide a video tour of the police department. She also noted the following:

- the mailer has been sent to Printworks there was a minor change on placement of one item so it would not interfere with the scan reader information
- she has been working on the radio announcement for KBBI and suggested changes to use the word whether in the first line, and use the word “build” instead of “construct”

The Committee suggested that since they are paying for the advertisement it may be worth checking the costs with the Public radio stations. But they do not want to add in the word. Ms. Carroll noted that KBBi will offer a 10% discount, which would allow them one additional day of advertising.

Ms. Carroll will confirm with the Chamber Chair Castner's attendance at the Proposition Forum, Mayor Wythe will also try to schedule time to attend the forum as support or assistance. Mrs. Howard stated she would like confirmation on the time, if it was 5 minutes then they definitely needed handouts.

Ms. Carroll also mentioned the following:

- having talking points for the project advocates (Mrs. Howard requested a cover letter and packet to provide to a few people she would like to distribute them to.
- Coffee Table by KBBi has been discontinued but they are interested in doing a news item with someone from the committee.

Mayor Wythe asked about doing something with Chris Story.

- Virtual Tour of the Police Department being created by Ash Churchill and he has provided a reduced rate of \$500-700 since he believes in the importance of the project; Scheduled this week to have a draft of the video.
- Provided some statistics on the services and requirements of the Police Department such as number of personnel, arrests, services, and storage requirements.
- Display ads for the local papers reduced to ¼ page advertising run September 22 and 29th. Not sure how the ads will come out in black and white. The cost differential to add the color to advertisement put it beyond the budget.
- Mrs. Howard requested having the banner ads on the newspaper websites.
- There was a discussion on possible confusion between the city proposition one and the borough proposition one. There was recommendation to remove the words "to Support" and use "for Homer"
- First APOC report was field and the city attorney advised that staff time, and equipment must be accounted for so she spoke with staff at APOC to received direction on how to include that information in the reports. It was recommended that inclusion in the ordinance plus incidental staff time and equipment necessary to conduct the public information campaign.

There was a brief discussion on the transparency to include staff time and equipment ensued and a recommendation to introduce an ordinance to amend the ordinance that allocated the funds to include the incidental expenses that includes staff time and equipment use for the information campaign.

Ms. Carroll then requested the committee to reconsider the publishing of thank you advertisement while a nice gesture she emphasized the impact to the budget. Mrs. Howard requested information on the number of hits the website gets. Ms. Carroll stated that she needs to speak with Aha to get signed up for google hits and she just hasn't had the time. There was a brief discussion on the value to having a virtual tour without knowing how many people might view that and that it is a big portion of the budget and putting it on Facebook with a push for minimal costs. The Fire Station, Library and Community Recreation have Facebook pages. The Committee agreed to just send a thank you through a Letter to the Editor. Ms. Carroll will look into banner ads. Input was provided by Mr. Zak on his costs for his banner ad. It was agreed to be consistent in the radio message ads are the same as with the print ads. Modifying the budget as noted they are still under the amount allocated.

Ms. Carroll stated that she has learned quite a bit in her research and wondered if it might be included as talking points; regarding the comments and questions posed such as Why Now? Why not Wait? She has found that right now the state bonding will provide a better interest rate than in the future. Councilmember Smith really questions the size and why all the storage. She has found that the storage is required to maintain the evidence which is the cornerstone of our justice system and the retention requirements. There have been questions why we are responsible for keeping evidence even when the state will be prosecuting and that the local department is required to keep, store and maintain and depends on the nature of the evidence and how long it takes to solve the case. She recommended a succinct point of view argument to respond to the question of fitness facilities and firing range. She opined that this is required to keep the employees safe as well as the prisoner safe and the public safe as well. It is really important to maintain the integrity of the Department and Staff who represent the foundation of our justice system.

Discussion ensued on how the public will view these issues this year since there are a number of issues on the borough side, the financial state of the state, the recent visits being made by the Borough Property Assessor; how much the cost of construction has grown from 1990 since 2016; what it would have cost to build since the project was put on the CIP; providing the residents with the most truthful information and that the committee has done due diligence to provide the information to the residents; the city's obligation to provide a safe working environment as an employer; choosing to live within a political subdivision known as a city.

Further discussion on the annual cost to the taxpayer of the \$43 equating to 9 fancy coffees is apt; Mayor Wythe would draft one but hesitates to put her name to it; having someone else put their name to the submittal to offer a different voice. Mayor Wythe suggested Mr. Crane would be a good voice; Mrs. Howard suggested Gary Thomas, more with the Fire Department but is well known throughout town. Mrs. Howard suggested a cover letter with the information that they are requesting them to talk about and telling them that they were chosen.

Mayor Wythe requested Ms. Carrol to email her the maintaining the integrity of justice and the clerk can email her the minutes and she will try to draft something.

Lt. Hutt said who would not want to drive into town and see a brand new building and know where to go; there are many times when people have asked where the police department is located.

Brief comments on the pressure relief that is being provided by the SPARC facility is beneficial to this project.

B. Updated and Revised Project Related Drawings and Cost Estimate

There were no materials provided and this item was not addressed at the meeting.

NEW BUSINESS

A. Next Meeting Agenda Items

Mayor Wythe stated that Chair Castner will perform is presentation to Council to include the economic impact, costs of construction increases, where they can go for information. She will bullet point in her closing comments.

The next meeting will be the Thursday before the election.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked Ms. Carroll for jumping in and getting this all together. She commented on the great negativity surrounding this project and pitting it against parks and recreation.

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMITTEE

Lt Hutt thanked everyone for their efforts in getting this project done.

Mrs. Howard commented on the hard work and previous experience learned while she was advocating for the expansion of the hospital. They were constantly refining the presentation. She did express wishing to receive an invitation to go along to critique the presentation.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:00 p.m. The next regular meeting is scheduled for Thursday, September 29, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-13 a Regular Meeting of the Public Safety Building Review Committee was called to order by Vice Chair Barbara Howard at 5:30 p.m. on September 29, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, WYHTE AND HOWARD

ABSENT: COMMITTEE MEMBER CASTNER (EXCUSED)

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

AGENDA APPROVAL

Vice Chair Howard requested a motion to approve the agenda.

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

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. September 14, 2016 Regular Meeting Minutes

Vice Chair Howard requested a motion to approve the minutes as presented.

ROBL/WYTHE – SO MOVED.

Mrs. Howard complimented and thanked Deputy City Clerk Krause for providing minutes that are a concise and accurate record of history but also reflect the actions and intent of the committee.

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe stated that Council had no items scheduled for action but she did remind everyone that they will be meeting tonight and to keep their eye out for information in the newspapers and on the radio and to vote on Tuesday. There was no presentation at the meeting.

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project

Mr. Meyer was not present. Vice Chair Howard requested Chief Painter to provide any updates on the improvements to the Fire Hall.

Chief Painter provided updates on the status of the Fire station improvements noting that the two bay floors are completed with improvements to the drainage and that the engineering is being worked on regarding the addition. There was no rebar in the existing slab and only 4 inches which is how they did things back in that time. There were no clean-outs for the sewer lines, installed a grease trap. The floors drain correctly too. He responded that the system is properly vented and they should not have any further problems with regard to cavitation.

Compliments were given on the Facebook comments regarding not to forget my brother. Credit was given to Ms. Carroll.

Carey Meyer, Public Works Director arrived at 5:43 p.m.

Mr. Meyer provided status update confirming the information provided by Chief Painter. Mr. Smythe and Mr. Jolly were to call in but there was no one on the line. Mr. Meyer commented that most of the progress and efforts have been on the Fire Station. The approval from the Fire Marshal for the Foundation should be received Friday, September 30, 2016. He observed that this is a few weeks later than desired but hopefully the weather will hold and they can get it completed before freeze-up. He again commented on hoping to get some energy efficiency using the funds in the Energy Revolving Loan Fund to completely convert the building.

2. Public Safety Building, Phase I, Police Station

Mr. Meyer stated that he did not have the updated cost estimate.

C. Report on Presentations – Chair Ken Castner

Deputy City Clerk Krause confirmed for the Vice Chair that all presentations were completed.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan – Memo from Jenny Carroll re: Prop 1 Status Update

Vice Chair Howard briefly commented that they have pretty much used the funding allocated and believes they used it wisely. She then remarked on the three opinion pieces submitted by Chief Robl, Chair Castner and one from the public. Two were positive and one was negative.

Chief Robl reported that they held the first tour/open house. There were seven who attended - one city staff person and spouse, one candidate and then remaining attendees were general public. There will be another tour/open house on Saturday, October 1st. The attendees for the most part were in

favor of the project and one gentleman was unsure but the tour changed his opinion. He was hoping for a larger attendance on Saturday.

Vice Chair Howard mentioned a news story running on KBBI that Chair Castner did and Chief Robl also noted that he was interviewed and was told that it should run on Monday, October 3, 2016.

The committee praised the amount of work completed by Jenny Carroll.

NEW BUSINESS

A. Agenda Items for the Next Meeting

The committee discussed what their direction would be at the next scheduled meeting since the Committee is tasked with the Fire Station Improvements they will see that process through but basically depending on the outcome of the vote will determine the next steps for the committee. If it doesn't pass they will continue until the completion of the Fire Hall project. The committee will see the project through if it passes.

Mayor Wythe noted that her tenure on the committee ends with her term so she will not be an official member of the committee. She is considering requesting appointment to fill as a member of the public if the project is approved.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Krause in response to a question from Chief Painter that the absentee voters have been less than in the years past but that could reflect that people are not traveling at this time. She opined that it seemed a mix and was optimistic on the outcome being in favor just due to comments from the voters.

She inquired about the grant that they city is receiving for communication equipment and if that can be used for the new building to offset some of the costs. Chief Robl responded that it is for two new dispatch consoles. He is hopeful that the proposition passes as he would hate to install new equipment into the old building but he did state it would offer a cost savings to the project but not a lot in the scheme of the whole communications requirement.

Public Works Director Meyer did not have any further comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe stated that she appreciated all of their efforts and Barb for bringing the committee some focus and that it moves forward. She feels that in her absence it would not come up again in the near future.

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMITTEE

Chief Painter stated that they will have to wait and see what the voters say next month and they are hopeful and would like to see the city progress and move forward. Chief Robl will not be attending the next meeting as he will be out of town.

Chief Robl commented that Mayor Wythe was the champion of this project and if it wasn't for her they would not be here tonight and it would never have happened.

Mrs. Howard agreed with Chief Robl and remembered serving on the Council and taking the initiative to move forward as they did with the Harbor Office, and the Library and that they did their due diligence and possibly wore down some of the opponents to the project. She commented on the letter in the paper from Bob Hartley and felt that it was a great opinion piece. She relayed hearing from a few business people complaining about the "extra" paper work with regard to filing sales tax payments to the Borough. She also noted that other people have more faith in them than their own people.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:00 p.m. The next regular meeting is scheduled for **Wednesday, October 12, 2016** at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Session 16-14 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 12, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HUTT, PAINTER, CASTNER AND HOWARD

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

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

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. September 29, 2016 Regular Meeting Minutes

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report

B. Staff & Design Team Report – Carey Meyer

1. Fire Hall Improvement Project

Mr. Meyer provided a status update on the fire hall as follows:

- a full set of plans was submitted and foundation was approved by the Fire Marshall
- Contractor is ready to start
- waiting on a cost estimate for the expansion still
- weather permitting they still intend to get the shell complete before winter sets in
- moved forward on getting the natural gas to the building and Council introduced the ordinance for appropriation of funds from the revolving energy fund to convert the Fire Hall in the amount of \$115,000
- there may be a grant that will assist in paying for the ventilation in a Fire Hall that they can apply for
 - if they get a grant agreement then they can return some of the \$1 million back to Council
 - the amount authorized so far is \$72,000 which a significant portion has been spent for design
 - authorized the floor slab for \$35,000
 - authorized some civil site work

2. Public Safety Building, Phase I, Police Station

Chair Castner asked if there were any comments, or lessons learned after the fact.

Mrs. Howard had no comments.

Chair Castner commented that he thought having a divided Council really hurt the project. He then noted that some comments he received on the ballot issue not going through was that if the public authorized \$12 million the City would spend the whole amount. He offered apologies to Lt. Will Hutt.

He then tendered his resignation from the Committee, and requested confirmation from the Clerk on the Council's intent to keep the committee.

Deputy City Clerk Krause responded that it would be a decision of the Council since they tasked the committee with overseeing the improvements to the fire station.

Chair Castner added that as he stated in his email he does not feel that there is a requirement for the Committee to oversee Public Works job.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Next Steps

This items was not formally addressed on the agenda.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

Bruce Hess, city resident, commented that he thought the vote was close, that there wasn't any doubt within the community on the need for a new police station and he would hope that the Council would keep this committee going even if the membership changed because there is no question that the facility is needed. They need to figure out what the community is willing to spend and how that will be accomplished he was not sure. Whether they do it informally through surveys or something, he acknowledged that the committee members may feel defeated and it is unfortunate but the dollar amount was not acceptable to the community. We need to go back to the drawing board, have a special election and get the funds and get this thing built.

Chair Castner responded that the committee went through some considerable efforts find other ways to get the programmatic elements delivered that the police needed at a less expensive price and he made no secret at what he thought this would come in at by the time they were done going through everything, someone just pulled a number from the air and they were never really prepared, he told council a number of times that he did not know what it would cost since the design criteria was never figured out, but using the HERC building reduced the cost of the project as low as can be; but he is working on schools that cost \$35 million dollars and it's a very hard thing to comprehend sometimes,

especially when people say I don't know what it should cost but it should be less than that; he added that Skagway spent \$12 million dollars on something much smaller.

Mr. Hess agreed and responded that this is something the community needs. They just need to figure it out.

COMMENTS OF CITY STAFF

Public Works Director Meyer had no comments.

Deputy City Clerk Krause had no further comments.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Castner had no further comments.

COMMENTS OF THE COMMITTEE

Mrs. Howard submitted her written resignation.

Lt. Hutt thanked everyone again for all their hard work and efforts and that it was a shame that it didn't work out.

Chief Painter had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 5:50 p.m. The next regular meeting is to be determined by Council.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____