

Session 13-04 a Regular Meeting of the Port and Harbor Building Task Force was called to order by Chair Howard at 3:35 p.m. on December 20, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Ellington, Hartley, Howard

ABSENT: Hawkins, Hawkins (both excused)

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

AGENDA APPROVAL

Chair Howard called for a motion to approve the agenda.

HOWARD/ELLINGTON SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. November 1, 2013 Meeting Synopsis

Chair Howard called for a motion to approve the synopsis.

HARTLEY/ELLINGTON SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

A. Revised 25% Conceptual Design

Project Manager Nelsen reviewed the changes to the design:

- Changed to a flat roof and removed the observation area.
- Reduced the size of the shop.
- Removed the cantilever trail continuation.
- Reduced the sizes of some offices and other spaces within the building.
- Removed the space that would house the special systems for public safety.

The overall square footage was reduced to 4778 sf. He confirmed the building is still being designed to support the addition of a second story, and the ladder access to the roof is for maintenance purposes only.

B. Port and Harbor Building Cost Estimate and Budget

Public Works Director Meyer reviewed the memorandum that included the budget history from 2012 to 2014. He explained the reduction in the cost per square foot was established by looking at comparable information from the City Hall expansion costs and from the college improvements. They reviewed the information from the cost estimator and felt the estimates were too high so they took a closer look at the costs. Mr. Meyer feels they can move on to 65% with these present changes. He noted that to reduce cost further would mean removing the overslope development and removing the shop, but they don't want to let those things go. The shop is an important feature because it allows staff to do the smaller maintenance work of equipment on site, rather than having to haul it to another location.

The group discussed the overslope. They acknowledged that the overslope development for the harbor building is a concept that is important to not only the Harbormaster and this committee, but also to the Port and Harbor Advisory Commission. The important aspect of the overslope is the line of sight that it affords the building in this new location, especially with the removal of the observation area on the roof. Pulling the building off the overslope and losing that visibility makes it almost pointless to have the building on that lot.

The Committee recognized the importance of maintaining the shop and the overslope portions of the project and discussed the budget. They acknowledged there is \$1.5 million from the legislative grant and the \$500,000 that has been committed from the harbor reserves. Public Works Director Meyer noted that construction in summer 2014 would result in a decrease in the amount allocated for the contingency would reduce the additional funding needed from \$350,000 to \$296,000. City Manager Wrede participated in the discussion and the group addressed options including a low interest loan from an outside lender, a loan from the permanent fund, or a loan from the general fund. City Manager Wrede explained that to take a loan would require communicating the additional debt to the bond bank, but with the recent rate increase he doesn't see any problem with the harbor being able

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to repay a loan over 5 years and still be able to make the bond payments as required. They also touched on the notion of the general fund gifting the money and noted that would likely be seen as a good gesture in light of the monies the harbor pays back to the general fund throughout the year.

Lastly the Committee addressed how to proceed from this point. Chair Howard will provide a report to City Council that gives an overview of the Committees work, the current design, and the options for funding. Mr. Hartley said he can report to the Port and Harbor Advisory Commission, Mr. Meyer and Mr. Nelson said they could attend the Commission meeting as well. The Committee will reconvene when the 65% design is ready and then prepare to go to Council for allocating the additional funds by April. Public Works Director Meyer said he would provide an updated memo that reflects the corrected contingency costs.

NEW BUSINESS

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE COMMITTEE

None

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 4:40 p.m. The next regular meeting will be scheduled at later time at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____