

Session 11-06 A Regular Meeting of the City Hall Renovation and Expansion Task Force was called to order at 5:05 pm on May 16, 2011 by Chair Rick Abboud at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PRESENT:** JO JOHNSON, CITY CLERK, RICK ABOUD, CITY PLANNER; AND REGINA MAURAS,  
FINANCE DIRECTOR  
COUNCILMEMBERS FRANCIE ROBERTS, KEVIN HOGAN

BETH WYTHE (ABSENT)

**STAFF:** DEPUTY CITY CLERK RENEE KRAUSE (ABSENT)  
PUBLIC WORKS DIRECTOR CAREY MEYER  
CITY MANAGER WALT WREDE

**CONTRACTOR:** TODD STEINER, STEINER'S NORTH STAR CONSTRUCTION, INC.

**ARCHITECT:** SCOTT WORTHINGTON, ARCHITECTURAL PROJECT MANAGER  
BEZEK DURST SEISER (ABSENT)

### **APPROVAL OF THE AGENDA**

Chair Abboud requested a motion to approve the agenda.

ROBERTS/JOHNSON – MOVED FOR APPROVAL OF THE AGENDA.

There was no discussion or comments.

The agenda was approved by consensus of the Task Force.

### **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA** *(3 Minute Time Limit)*

There were no comments or questions on items on the agenda.

### **RECONSIDERATION**

There were no items for reconsideration.

### **APPROVAL OF MINUTES**

A. Meeting Minutes for the Regular Meeting April 18, 2011

Chair Abboud requested a motion to approve the minutes.

JOHNSON/MAURAS – MOVED TO APPROVE THE MINUTES AS PRESENTED.

There was no discussion.

The minutes were approved by consensus of the Task Force.

### **VISITORS**

There were no visitors scheduled.

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

*(Chair set time limit not to exceed 5 minutes)*

None.

**PUBLIC HEARING** *(3 minute time limit)*

There were no items for public hearing.

**PENDING BUSINESS**

A. 1% for the Arts Program – Staff Report 1105-01 dated May 12, 2011

Chair Abboud commented on opening this for discussion. He questioned whether making a motion at this time with an amount was a bit premature. There were a few questions from other task members. The chair requested a motion to discuss.

JOHNSON/ROBERTS – MOVED TO DISCUSS.

A discussion developed covering questions regarding if the 1% of the Arts Program receives funding from the funds used for depreciation reserves. It was noted that at this time the project funding has not been appropriated by City Council. It was mentioned that council has only held the first reading it will be read again and approved at the next council meeting. Ms. Johnson informed the Task Force that according to the City Code the renovation portion is included in the amount for consideration of the 1% for the Arts. That amount would be approximately \$5,000.00 according to Mr. Meyer.

ROBERTS/JOHNSON - MOVED TO RECOMMEND THAT THE CITY COUNCIL DESIGNATES THE AMOUNTS FOR THE 1% FOR THE ARTS PROGRAM FOR THIS PROJECT.

Ms. Roberts felt that we have not even mentioned that we are designating 1% of the project for the program and that they do designate 1% of the project amount for the program. Mr. Meyer comment that at the second reading the amounts can be adjusted.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Abboud requested input on creation of the Jury or selection committee.

ROBERTS/JOHNSON – MOVED TO RECOMMEND THAT THE PUBLIC ARTS COMMITTEE HAVE ONE REPRESENTATIVE OF THE TASK FORCE, THE CITY MANAGER, MICHELE MILLER AND TODD STEINER OR SCOTT WORTHINGTON COMPRISE THE JURY OR SELECTION COMMITTEE FOR THE 1% FOR THE ARTS PROGRAM.

Ms. Roberts noted that staff recommended the composition but she was not sure that all the members of the task force needed to be on the selection committee and she was not sure if Todd or Scott would be the appropriate persons from their businesses so she would like to have input from Todd on his participation or if someone else would be more appropriate. Mr. Steiner requested clarification on his role on the Selection jury. Chair Abboud offered some explanation on what his role would be under the Jury to his knowledge. Mr. Steiner stated he would be willing to participate, however if the Architect wanted to participate he would gladly step aside. He agreed and commented that it would complement his role as Project Manager also. There was question on how the "artist" requirement was chosen for the Jury and who chose this person.

JOHNSON/MAURAS – MOVED TO NOMINATE RICK ABOUD AS THE REPRESENTATIVE FOR THE USER DEPARTMENT/TASK FORCE ON THE SELECTION COMMITTEE.

Ms. Johnson felt that Mr. Abboud would be the most appropriate person with his knowledge and experience with artists and is the most deserving. Discussion ensued on the requirements of members, meeting dates, times and frequency also the overall commitment of other members of the task force. The Clerk clarified that they could just leave it at the one member as chosen.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/JOHNSON - MOVED TO RECOMMEND THAT THE SELECTION COMMITTEE CONSIDER THE RECOMMENDATIONS FROM THE PAST MINUTES OF THE TASK FORCE AND CONSIDER THE PREFERENCES OF ART OUTDOORS IN THE PUBLIC AREAS WHERE THE PUBLIC CAN ENJOY IT.

There was a brief discussion on the Clerk serving as staff for the Selection Committee also and she would have the ability to provide that information.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **NEW BUSINESS**

- A. Talking Points
- B. 65% Final Design Concept
- C. Exterior Siding – Selections, Colors, Choices
- D. Landscaping

Mr. Meyer reviewed the progress made by the Design team on the project and that they have met with staff to discuss various aspects and minor changes to the drawings that are included in the packet. He stated that he expected to meet with the Planning Commission on the need for a Conditional Use Permit but further development found that would be unnecessary. He has however planned an informal presentation for the worksession on Wednesday, May 18, 2011. Further stated that they are ready to remove the overhead lines and have removed all required vegetation from the project area. He requested feedback on the Landscaping. He noted that the shaded areas on the drawings would have topsoil and seeded. He noted that some of the trees would be conifers and he would like to see additional types of deciduous trees that are flowering and offer color in the fall. It is not very easy to have trees that are not moose attractants so the appropriate caging and protection will be utilized. He will consult with area nurseries and a landscape Architect through Mr. Worthington on additional recommendations. He was open to the types of plantings they would like to see for the project. He stated that there are no real changes to the cost estimate to the amounts provided at the April 18, 2011 still look good.

Foundation and Site Civil Work is expected to begin shortly. They expect Fire Marshall approval within the next 10 days. He noted that the June 13, 2011 is a City Council meeting date so if the Task Force would like to schedule the next meeting the week before or after he would like input from design team and the task force. Mr. Steiner stated that he will be unavailable for a June 6, 2011 meeting but Tim Steiner could attend. A discussion was held on the importance to schedule a 95% Design review meeting since there was not really much to change. It was commented that unless there was some drastic changes to the design that another meeting was unnecessary. Concern was expressed on implementing the proposed changes in departments that are not reflected in the current design drawings. These changes do not impact the budget. Additional concern was expressed on the ways or means to soundproof the conference room in the planning department. Mr. Steiner responded to the concern stating that it would not offer total soundproofing and install and heavier, solid core door that is gasketed to assist in preventing noise. Any changes not reflected on the 65% drawings the representatives can meet with the design team as needed. Chair Abboud commented that as long as proposed additional changes did not change the budget by a couple of thousand dollars and they could set a limit if needed another meeting can be arranged for formal approval by the Task Force. Mr. Steiner commented that as far as they are concern they are at the 95% design.

There was no further discussion.

Mr. Meyer addressed the schedule start of the construction and renovation. He noted that they have changed gears to address the site and civil work earlier than the schedule. He stated that they have spent a bit more time on how to deal with the renovation work with people still in their offices. Previously they planned to build the expansion and move the departments in then perform the renovations. The design team is now advocating for departments to relocate. This would allow both renovation and expansion to occur at the same time and speed up the overall project schedule. The Planning Department and IT have been strongly urged to relocate to the HERC building since the construction will begin soon and entail taking out the wall and hallway on that end of the existing building. Administration, Finance and the Clerks have been asked to consider relocating also.

Mr. Meyer then distributed a color handout depicting siding color recommendations from the Architect. He offered a disclaimer that the colors may not be exactly as represented in the drawings. He has been provided with some samples of those exterior colors.

The first example is a "Summer Wheat and Red". The siding is a lighter "wheat" colored siding with a wood texture.

The second sample is "Grey and Plumb" this is a smooth finish siding without any texture; this includes a rustic series river rock panel with the trim in a plumb color. It was noted that there is also some green depicted in some areas of the Architect's rendition.

The third recommendation is a 50/50 mix with texture and smooth. There would be yellow smooth panels and then the wheat color textured lap siding. The smooth panels would be recommended for the old building and the lap siding for the new building.

Ms. Mauras asked about the cost difference in the panels and lap siding also smooth compared to textured.

Mr. Steiner stepped in and commented that the lap siding will cost more due to the manpower required to install. He stated that most unseen areas of the building would be sided in the larger panels as previously determined by the task force to be cost effective. He did not want the task force to be distracted by the smooth or textured. He can get either in any colors that they decided upon. He wanted to direct the task force to the need to decide on a color scheme.

The Task Force members agreed on the Grey and Plumb color scheme recommendation and that texture would be preferred as shown in the river rock sample. It was agreed by consensus to let the architect determine the actual placement and variation of colors within the Grey and Plumb color scheme. This texturing will hide dirt as compared to choosing a lighter color which will show all dirt and grime. Mr. Steiner confirmed the Task Force color selection and texture.

It was noted that the color scheme was the same as Mr. Hogan's own home. There was a brief discussion on the roof color.

Chair Abboud inquired if there was any further discussion on the proposed landscaping for the site. He felt there were a number of qualified individuals that could assist in this area.

Mr. Meyer commented that he did not have anything further to add other than a comment that the first thing the public will notice is the color of the building then the landscaping on the site.

There was no further discussion.

### **INFORMATIONAL MATERIALS**

There were no informational materials in the packet.

### **COMMENTS OF THE AUDIENCE**

There were no audience members present.

### **COMMENTS OF THE CITY STAFF**

Deputy City Clerk Krause requested clarification on the future meeting schedule. She questioned if the Task Force is not going to meet would they be finished and disband?

There was a brief discussion on the need to meet and the requirement to end or disband the task force. After a lengthy discussion it was agreed that the next scheduled meeting should be scheduled after Labor Day, this can be at the request of the Chair or the necessity to address a project design change that exaggerated the budget or current design as established. Department heads can meet with the Project Manager and Mr. Meyer to clarify any design issues within their departments. They will be timely to make color selections for carpet and paint having the next meeting in September or even late August. It was noted that each of the areas are large enough that they could have different colors of paint however if they have different colors of carpet in each department it would require them to have a surplus of different squares which leads to additional costs plus more storage requirements.

Mr. Meyer commented that if they have any issues please all on him.

Mr. Steiner echoed this sentiment.

Mr. Wrede had no comments.

**COMMENTS OF THE CHAIR**

Chair Abboud commented that he wanted no meetings in June for the selection Jury.

**COMMENTS OF THE TASK FORCE**

There were no additional comments from the members of the Task Force.

**ADJOURN**

There being no further business before the City Hall Renovation and Expansion Task Force Chair Abboud adjourned the meeting at 6:15 p.m. The next Regular Meeting will be at the call of the Chair at 5:00 p.m. at City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

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Renee Krause, CMC, Deputy City Clerk I

Approved: \_\_\_\_\_