

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.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

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