

Session 18-04 a Regular Meeting of the Homer Education and Recreation Complex Task Force was called to order by Chair Matthews at 2:30 p.m. on July 24, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Task Force Members Derry (telephonic), Haines, Lowney, Marks, Matthews, Reiss, Slone

ABSENT: Knight

STAFF: Deputy City Planner Engebretsen
City Clerk Jacobsen Jacobsen

APPROVAL OF THE AGENDA

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

The Audience may comment on matters on the agenda not scheduled for public hearing 3 minute time limit

Chair Matthews asked for a motion to approve the agenda.

SLONE/LOWNEY SO MOVED.

SLONE/LOWNEY MOVED TO AMEND THE AGENDA TO ADD A NEW BUSINESS ITEM FOR A FIVE MINUTE DISCUSSION OF THE MEANING OF THE TERM SCOPE OF WORK.

Mr. Slone commented there seems to be some concern over the meaning of the term and thinks some might feel it's impeding the ability to explore other areas and issues. After doing research on the term he'd like to propose a changing scope of work to goals, related to the four items in the resolution from Council.

VOTE (amendment): YES: DERRY, SLONE, MARKS, REISS, HAINES, MATTHEWS, LOWNEY

Motion carried.

There was no further discussion on the agenda as amended.

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

Motion carried.

RECONSIDERATION

SYNOPSIS APPROVAL

A. July 24, 2018

DERRY/LOWNEY MOVED TO APPROVE THE SYNOPSIS AS WRITTEN

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS (15 minutes each)

STAFF REPORTS

A. Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen noted the Memorandum 18-090 from Council clarifying the task force focus on the HERC 1 building and surrounding area, with the exception of consideration of demolition costs, to include HERC 2 in the cost estimate.

She reminded the group that if they are looking for information from other departments to copy her in the emails.

She's working with the Finance Department to clarify the budget information. She has information on grant funding sources that Ms. Lowney requested at the last meeting, which will be included in the next meeting packet when they talk about funding.

There was a brief discussion about scheduling the Fireweed Academy walk through of the building before the principal comes to present to the task force. There were comments from members who would like to go through the building as well and Deputy City Planner Engebretsen said she would schedule another time for the task force to walk through again.

B. Brown Bag at the Library Report

Deputy City Planner Engebretsen commented there were three task force members and five public members who attended. She appreciated the dialog.

PUBLIC HEARING

PENDING BUSINESS

A. New Recreation Facility

1. Sterling Community Center Contract
2. Progress so far
3. Comments and critique by other task force members
4. Opportunities for other task force members to be involved

Mr. Haines explained he, Mrs. Marks and Ms. Lowney are working on a community recreation model, not other uses. He has heard a lot of community discussion on the need for this use and the three of them will prove or disprove the fact a community recreation model is appropriate for the City of Homer, whether it be a new building or a remodeled building. Right now they are working on data collection.

Ms. Marks commented she is focusing on the for profit entities. She is working on setting up a focus group meeting with a variety of businesses to address a series of questions to elicit some of the things they interpret from their business perspective. She's working with staff to have an invitation out by the end of the week. She anticipates another focus group meeting after the task force has progressed further in their work.

Ms. Lowney commented she's reaching out to non-profit and some for profit, primarily connected with arts and culture. They created the questionnaire on page 19 and are working toward a more specific question format to use as well. She noted the group Homer Arts and Cultural Alliance (HACA), who organized themselves after the needs assessment was done by Parks and Rec and she's trying to get their feedback on how they might see the HERC meeting some of their goals. She added that Mike Illg has a list of organizations who have reached out to him in the past, and she asked if he could reach out to them and encourage their response. Lastly, she's planning to attend the Activities Fair at the high school on September 5th.

Mr. Haines further explained the information they are collecting will be included in a data base that shows activities, space available, requirements, potential for growth, and other information and he'll bring it to the group when it's more finalized. It will give them a better idea where to focus in terms of trying to organize entities into whatever the HERC building is going to be.

There was brief discussion on a timeline for the work, and that a time line could be determined but there needs to be some flexibility as this is still a busy time for businesses and community members.

Mr. Haines shared information he received from the builder of the Sterling Recreation Center. The cost to construct the 12,000 square foot building about 6 years ago was \$1.3 million and about \$800,000 in kind. The builder suggested the cost for a new building today would be \$400 per square foot. The HERC is 16,000 square feet the cost build the same size new would be \$6.8 million. He'll get information on costs from other rec centers and as they move forward, and also look at refurbishment cost.

Mr. Slone commented he stopped at the Kenai Rec Center and met with a staff member for a brief tour. It wasn't pre-planned so he didn't collect any related data. It's a building owned by the City of Kenai and the Boys and Girls Club has the contract to manage it. It's an older two story building, downstairs has a gym, workout room, racquetball courts, and sauna. The upstairs is dedicated to the Boys and Girls Club. His takeaway is that it was very underutilized during the time he was there at 4:30 p.m., one racquetball court was being used, but the gym and weight room were empty and only 4 people upstairs.

There was brief discussion about usage and where there is an influx at certain times, and down time at others. Mr. Haines said one thing they are working on is trying to identify usage in the down times. He also asked if anyone knows of any organized activities or events that bring people into town to let him know so he can reach out to those people.

There were also comments about reaching out to Kenai and Seward Community Rec and find out what their funding source and budget look like, and also contacting the Boys and Girls Club in Kenai to see how they are managing to stay afloat. Chair Matthews asked if Mr. Slone would follow up on those items and he agreed.

Mr. Haines noted they are also looking for at least two more newer facilities, such as Cordova, to get a feel for how they did their start up. Deputy City Planner Engebretsen shared that there is a statewide recreation organization the City is a member of and they might be able to use it to get some outreach. They also have a statewide conference in October, so she can get task force member questions to those board members for feedback.

NEW BUSINESS

A. Apply for Fire Marshal Review of upstairs

Chair Matthews explained her suggestion was to take the college's plan, which is basically how the upstairs is now, and send it with an application to use it for similar uses. This would allow them to get some feedback about item 1 - can we use the upstairs safely with no capital improvements for a minimal use situation.

LOWNEY/MARKS MOVED THAT WE APPLY FOR THE STATE FIRE MARSHAL TO REVIEW THE UPSTAIRS OF THE HERC FOR COMMUNITY RECREATION CLASSES.

Question was raised why limit it to upstairs and Deputy City Planner Engebretsen explained the down stairs "Zumba Room" is currently being reviewed and the basement is at full capacity.

Discussion ensued regarding notions that this request is too limited and there needs to be more discussion with the Fire Marshal to gather more general criteria about what might need

to be done before making a submission. Another point raised is that this request is premature and there are other things that have to be considered. The college use was over grade 12 and community recreation classes could include users under grade 12. There have been changes in the fire code since 2017 that impacts the process for review and some of those issues were discussed. Others supported the idea to resolve the first questions.

MARKS/LOWNEY MOVED THAT WE AMEND THE MOTION ON THE FLOOR THAT SAYS THAT THIS WILL BE DONE AFTER THE DISCUSSION WITH THE FIRE MARSHAL AND WHEN WE DO SUBMIT IT, WE SUBMIT IT WITH THE CLASSIFICATION OF GROUPS ABOVE 12TH GRADE.

Ms. Lowney said she's hesitant to include above 12th grade because there are a lot of youth groups who have interest in using the building. Ms. Marks clarified her reason is her understanding that they have to use a category for the review, and this is similar to what the college use was.

They continued to debate this and Mrs. Marks withdrew her motion.

VOTE (main motion): YES: LOWNEY, MATTHEWS, DERRY
NO: SLONE, MARKS, REISS, HAINES

Motion failed.

Chair Matthews asked for a motion to include this on the next agenda.

SLONE/MARKS SO MOVED.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Next Steps

Deputy City Planner Engebretsen said the next Brown Bag at the library is August 20th and others will be scheduled. She reviewed the items she has for next meeting, that a worksession is tentatively scheduled for September 5th with Public Works, a focus group is scheduled with Mrs. Marks in early September with the business group, and September 24th is tentatively scheduled to meet with Council at a worksession, if they're interested.

The group discussed the benefits of a worksession with council, clarified that the Chair or Vice Chair typically provides a 5 minute report on the Councils regular agenda as needed, the

ability to accept donations, and the city's Capital Improvement Plan process for funding projects.

C. Define Scope of Work

Mr. Slone proposed adding to the next agenda a motion amend something previously adopted to substitute goals for the term scope of work. He reiterated his comments from earlier in the meeting regarding the need for the change. It's not an issue for him but it may be for others and this is an opportunity to do a little house cleaning.

In going around the table Chair Matthews, Mr. Reiss, Mr. Haines, Mrs. Marks concurred that they don't feel constricted by either scope or goals as they work through the process. It may be a point of formality, but they shouldn't feel limited by defining it one way or another because they are working through the process fluidly, and can keep going where we're at.

Mr. Derry concurred at this point they don't see the terminology as an impediment but is supportive of Mr. Slone's suggestion.

Ms. Lowney had no comment.

MATTHEWS/MARKS MOVED TO ADD THIS TO THE NEXT AGENDA AS A VOTE ITEM SO THE HOUSEKEEPING IS NOTICED AND ADDRESSED.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL ITEMS

- A. Memorandum 18-090 from City Council
- B. Follow up Information from MAPP Presentation

There was no discussion on informational items.

COMMENTS OF THE AUDIENCE

The Audience may comment on any item. 3 minute time limit

Ian Reid, city resident, thanked the group for the work they are doing.

COMMENTS OF CITY STAFF

There were no staff comments.

COMMENTS OF THE TASK FORCE

Mr. Derry apologized for not being there in person, the winds prohibited him from getting across the bay, but he will see them next time.

Mrs. Marks said it's a pleasure working with everyone.

Mr. Haines said he's seen some improvements over the last few weeks in terms of getting and working together, and it's a pleasure to participate and contribute to the process. He thanked everyone for working as a team.

Mr. Slone commented there are a number of activities happening in parallel with respect to Mr. Haines' opportunity plan, the proposal to apply to the Fire Marshal, and coordinating and harmonizing the various reports produced over the years. They only have three months left and he doesn't think they'll get a definitive answer from the Fire Marshal so they'll have to make decisions on incomplete information. They have some guidelines, including the opportunity plan and Resolution 18-036 to keep them on track.

Ms. Lowney commented she will likely be taking on a part time job at the school so with the new 2:30 start time, the earliest she can be here is 3:00.

There was brief discussion of maintaining the original start time of 3:00 and extending the end time to no later than 5:00 p.m.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at p.m. The next regular meeting is scheduled for August 28, 2018 at 3:00 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____