

Session 18-06 a Regular Meeting of the Homer Education and Recreation Complex Task Force was called to order by Chair Matthews at at 3:00 p.m. on September 11, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Task Force Members Derry, Haines (arrived at 4:40 p.m.) Knight, Lowney (arrived at 3:30 p.m.), Marks, Matthews, Reiss, Slone

STAFF: Deputy City Planner Engebretsen
City Clerk Jacobsen Jacobsen

APPROVAL OF THE AGENDA

SLONE/MARKS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

RECONSIDERATION

SYNOPSIS APPROVAL

A. August 28, 2018 Synopsis

SLONE/KNIGHT MOVED TO APPROVE THE SYNOPSIS

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS (5 minutes)

A. Dr. Marley, Homer resident

Dr. Bill Marley commented regarding the importance of a physical fitness center and the potential for the HERC building. His daughter lives in Great Falls, Montana and the physical fitness center there is called Peek Fitness that is financially supported by the hospital service area through an organization called Benefis, which provides a lot of the financial support and leadership to make it happen. He wonders of the possibility of a similar program for the HERC building through our hospital service area to become well involved in prevention.

STAFF REPORTS & Committee Reports (10 minutes)

A. Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen reviewed her staff report, highlighting the information on a meeting with the Homer Arts and Culture Alliance (HACA), explaining the HERC doesn't provide the kind of space they'd like to have, but they offered to spend some time talking about the nonprofit model of financing.

There was brief discussion about the college's need for space for welding and auto mechanics and the Pratt Museums building remodel, and a HACA representative will be at their next meeting for some discussion about financing.

PUBLIC HEARING

PENDING BUSINESS (20 minutes total)

A. Remodeled or New Recreation Facility Update/Next Steps

Deputy City Planner Engebretsen commented regarding the laydown information on the HERC Opportunity Plan. It's broken down into different sections and the goal is a rough draft by the first meeting in October. They discussed different areas where members could help with the plan.

Chair Matthews said she could help with proof reading and the background and opportunity. She suggested Ms. Lowney could help with history as well.

Mr. Reiss agreed to help with review and proofing as well.

Mr. Derry said he could help with providing financial and cost information, and financial projections.

Mrs. Marks suggested the financial management and opportunities section will work into whatever comes up in the discussion with HACA.

B. Report on other rec facilities

Mr. Slone said he is still waiting for information from the other Soldotna and Cordova and hopes to have information for the next meeting.

C. City of Homer Needs Assessment

Deputy City Planner Julie touched on the two surveys in the needs assessment, one was a vastly popular survey monkey with about 1000 responses, and the other a statistically valid survey conducted by Ivan Moore out of Anchorage. 56% of the respondents were supportive of a multi-use recreational facility and paying a couple hundred dollars a year in some combination of taxes and user fees. 30% felt it's a priority in the next five years, and 26% felt it's a priority but a little further out. There was discussion of a service area that had mixed support, people weren't really sure how they wanted to pay for things. The further the respondents were from Homer, the less supportive.

NEW BUSINESS (10 minutes per item)

A. Recap of building condition, demolition costs

Mr. Reiss reviewed his notes in the packet from the Public Works worksession that were included in the packet. As it stands, the HERC building is probably not without a major investment to get to an E classification with the Fire Marshal. If the use stays within the A-3 and B, we could probably limp along for a short period of time. He touched on the expanse of work that may be needed to add a fire suppression within the entire building, including a larger waterline to the building, excavation, and work within the building to get the sprinkler heads into every space. He also reviewed the minimum improvements that would likely be necessary, like dealing with failing galvanized piping that is occurring now and other information in his notes. He also touched on improvements to upgrade the building to more of a general use and related cost increases. If going to E classification, other improvements would be needed like ventilation, improving the restrooms, and bringing the downstairs on line. Upgrading to natural gas would be beneficial and if the building is sprinkled, it eliminates the need to address the stairwell as a fire break. Mr. Reiss also touched on items needed now, specifically the roof, just to continue using it as it stands.

There was brief discussion of who may be responsible for the improvement costs depending on who uses the building.

B. Operating and Maintenance Expenses; Dave Derry's Work

Mr. Derry reviewed and the task force discussed the operations and maintenance information on the spreadsheets provided in the packet and addressed the process used in analyzing the costs.

C. City Council Worksession Report

Deputy City Planner Engebretsen addressed some formalities in the process of presenting to Council and asked if the task force had any additional items or feedback on the outline in her memo in the packet. It was noted to be sure to explain there are other potential uses that may be viable. Members selected the items they would address during the worksession.

D. Building Use Discussion – Upstairs Report

E. Next Steps

Deputy City Planner Engebretsen noted she will contact Mr. Peek to confirm availability for a worksession and possible building walk through.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

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

Ken Castner, city resident, commented regarding the Sheldon Jackson College selling or donating their building and property to groups and organizations including Alaska Arts Southeast. He explained how Alaska Arts Southeast handled their buildings, deficiencies, and dealt with some of the issues. Almost every bit of work done improving the buildings was done by volunteers in the community. Grantors then took note of the efforts and started providing funds.

Janie Leisk, city resident, commented tonight is a forum for local candidates sponsored by the Homer Chamber, and candidates will be asked about the stance on the HERC. She appreciates the task force deliberation and information. She urged them to continue knowing the 4.3 acre site is value of the land to the public is high for public use.

COMMENTS OF CITY STAFF

COMMENTS OF THE TASK FORCE

Mrs. Marks commented she will be absent from the Council Worksession and also their meetings on the 25th and October 8th. She appreciates everyone's work and likes where they are going.

Mr. Haines said he appreciated their delaying the completion of the meeting until he arrived.

Mr. Reiss and Chair Matthews expressed their condolences to Ms. Lowney.

Mr. Slone said he's glad Ken Castner introduced the idea of volunteer labor to reduce potential costs for the facility.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 5:05 p.m. The next regular meeting is scheduled for September 25, 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:_____