

Session 18-09 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 November 13, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: Lowney

STAFF: Deputy City Planner Engebretsen

APPROVAL OF THE AGENDA

Chair Matthews asked for a motion to approve the agenda with that change.

SLONE/MARKS MOVED TO APPROVE THE AGENDA

MARKS/SLONE MOVE TO CORRECT ITEM C TO READ CHAMBER, COMMUNITY OUTREACH, OR PRESS RELEASE.

There was brief discussion.

VOTE (amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried

There was no further discussion on the main motion.

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

Mike Illg, city resident and Community Recreation Manager, thanked the Task Force for their diligence and hard work. He hopes this documentation and information will give the community at large the chance to go forward in a positive way to find ways to utilize the HERC.

Bob Shavelson, city resident and Academic Policy Committee Member with Fireweed Academy, commented there is strong support from the Academic Policy Committee to move forward with this. They recognize they have ongoing revenue for the foreseeable future. If they are able to work things out they look forward to sharing the space, and Fireweed Academy is interested in doing their part to move this forward.

RECONSIDERATION

SYNOPSIS APPROVAL

A. October 9, 2018

KNIGHT/SLONE MOVED TO APPROVE THE SYNOPSIS FOR OCTOBER 9, 2018.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. October 23, 2018

KNIGHT/SLONE MOVED TO APPROVE THE SYNOPSIS FOR OCTOBER 23, 2018.

MARKS/MATTHEWS MOVED TO AMEND TO REFLECT MRS. MARKS AS PRESENT.

There was brief discussion.

VOTE (amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried

There was no further discussion on the main motion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF REPORTS & Committee Reports (5 minutes)

A. Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen noted information provided including an email with comments from Ms. Lowney, and edits from Mr. Reiss and Mr. Derry.

PUBLIC HEARING

PENDING BUSINESS

A. Final Task Force Report

MATTHEWS/SLONE MOVED TO APPROVE THE FINAL TASK FORCE REPORT.

Page 45 of the packet (page 23 of the report) under Long Term Funding addresses subdividing the property and selling a portion to generate revenue.

Mrs. Marks commented at the last meeting she and Ms. Lowney were of the understanding the community and most of the task force are not in support of the proposal to sell any portion at this time.

Mr. Derry noted he included this as a scenario in his charts as it's something the Council had discussed historically. He isn't proposing it as a recommendation, he'd be in support of leaving it in, but making it the second paragraph and re-wording it slightly.

MARKS/DERRY MOVED TO AMEND TO FLIP THE PARAGRAPHS AND CHANGE IT TO READ: IT IS POSSIBLE TO SUBDIVIDE A PORTION OF LAND WHERE HERC-2 CURRENTLY SITS, AND SELL THE PROPERTY TO GENERATE SOME REVENUE. THERE WOULD BE SOME EXPENSES IN MOVING UTILITIES AND SUBDIVISION COSTS, BUT IT'S POSSIBLE AS MUCH AS \$500,000 COULD BE GENERATED BY SELLING A PORTION OF THE LAND (SEE CHAPTER 4 SCENARIO 4). HOWEVER THE TASK FORCE, AT THIS TIME, DOES NOT RECOMMEND SUBDIVISION OR SELLING OF THE PROPERTY.

There was no further discussion.

VOTE: YES: DERRY, MARKS, HAINES, MATTHEW, SLONE, KNIGHT, REISS

Motion carried.

MATTHEWS/SLONE MOVED TO AMEND THE COVER PAGE TO READ HERC TASK FORCE FEASIBILITY STUDY AND RECOMMENDATIONS DATED NOVEMBER 3, 2018.

There was brief discussion regarding proposed wording.

VOTE: YES: MARKS, REISS, KNIGHT, HAINES
NO: MATTHEWS, DERRY, SLONE

Motion failed.¹

DERRY/KNIGHT MOVED TO SUPPORT THE PREFACE AS WORDED BY MR. REISS.

Reiss – Rewrite:

PREFACE

The Homer City Council adopted Resolution 18-036(A) establishing the Homer Educational and Recreational Task Force, (HERC TF), to:

- (a) Determine the “financial resources required to use the building [HERC-1] and if leasing is a feasible option”;*
- (b) Evaluate four scenarios for the HERC-1 to include a new facility “that meets the recreational needs of the community”; and,*
- (c) Provide a “recommended preferred alternative”.*

HERC-1, a 16,800 square foot wood building, and HERC-2, a 7,600 square foot concrete block building, were constructed in the mid-1950’s as educational facilities occupying a 4.3-acre parcel.

On 12 June 2018 the HERC TF began meeting to address the items identified in the Resolution. Those efforts were to focus on a feasibility study and consequent recommendations. Subsequent to the initiation of work, Resolution 18-036(A) was clarified in Council Memorandum 18-090 directing the Task Force to determine the cost to demolish HERC-2.

It was confirmed that both buildings require material renovations/repairs to extend usefulness over five-years, 10-years and longer. The longer the period, depending on community use, the more substantial renovations and associated costs. Building new, at comparable size, is determined to be extremely expensive.

Thus, given the results of the studies, the TF determined that any substantial construction and associated funding alternative necessitates further analyses. Consequently, the TF determined a 5-year period, using the lower level gym and exercise rooms while keeping the upper level in warm static status, will provide ample time for a follow-on group to further analyze a path forward and consequent funding.

It was clarified this preface would go after the table of contents.

VOTE: YES: KNIGHT, HAINES, MATTHEWS, DERRY, SLONE, MARKS

Motion carried.

¹ Clerk’s note: The HERC Task Force is made up of 8 members and 5 yes votes are required to pass a motion.

REISS/MARKS MOVED TO CHANGE PAGE TITLE RECOMMENDATIONS AND OPPORTUNITIES TO SECTION 1: HERC FEASIBILITY STUDY AND RECOMMENDATIONS.

There was brief comment that section 2 is the final report.

VOTE: YES: KNIGHT, HAINES, MATTHEWS, DERRY, MARKS, REISS, SLONE

Motion carried.

REISS/SLONE MOVED TO CHANGE TITLE OF SUB-SECTION "TASK FORCE OPPORTUNITIES..." TO TASK FORCE FEASIBILITY DETERMINATION PER CITY RESOLUTION 18-036(A) AND MEMORANDUM 18-090.

There was brief comment.

VOTE: YES: HAINES, MATTHEWS, SLONE, MARKS, REISS, KNIGHT, DERRY

Motion carried.

MARKS/MATTHEWS MOVED TO ACCEPT ITEMS 6 AND 7

6. Change Chapter 3 title to Chapter 3: Feasibility Analyses of HERC-1, Cost to Demolish HERC 1 & 2, and Proposals on New Facility

7. Change Chapter 4 title to Chapter 4: Operation & Maintenance Cost Analyses

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

DERRY/SLONE MOVED TO SUBSTITUTE MR. DERRY'S REVISED SCENARIO PAGES ON PAGES 42 AND 43 (*REPORT PAGE 20 & 21*)

Mr. Derry reviewed and the group discussed the updates in the revised scenario provided in the laydown. There was consensus to adjust Scenario 2-Fireweed School Occupancy to a 10 year term and Mr. Derry will submit those numbers to Deputy City Planner Engebretsen via email and to include the \$14,700 income under scenario 3 that Community Recreation currently earns for HERC activities.

VOTE: YES: DERRY, SLONE, MARKS, REISS, KNIGHT, HAINES, MATTHEWS

Motion carried.

MATTHEWS/MARKS MOVED TO AMEND LAST PARAGRAPH ON PAGE 41 (*REPORT PAGE 19*) TO INCLUDE “THESE POTENTIAL USES ARE NOT INTENDED TO EXCLUDE ANY ADDITIONAL USER GROUPS. WE RECOMMEND THAT THE NEXT TASK FORCE OR COMMITTEE EXPLORE A FULL REQUEST FOR PROPOSALS.”

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Mr. Slone’s wordsmithing comments included:

- Page 45 (report page 23) second bullet add the word increased between whether and gym
- Same page second paragraph under Long Term funding add the word potential between Other and funding.
- Page 46 (report page 24) add or Public-Public Partnerships
- Same page last paragraph third sentence add significate between process, and interest
- Page 52 (report page 30) last paragraph reference back to economic impacts on page 49 (report page 27)
- Page 52 (report page 30) third paragraph 5th line after requirements, after the word both and before permanent insert the cost of providing and availability

There was consensus of the group to make these changes.

Mr. Slone proposed (strike through is language removed and bold underlined is new language):

SLONE/KNIGHT MOVED TO RESCIND SOMETHING PREVIOUSLY ADOPTED AND INSERT HIS PHRASEOLOGY.

Task Force Recommendations

Near Term: 1 to 5 years

1. Keep HERC-1 in warm status for the next 5 years **to allow continued public use while pursuing funding mechanisms for a determined use.**
2. ~~In the next~~ **Within the first** year, make ~~short term~~ **the necessary** repairs needed to maintain HERC-1 in warm status and prevent further deterioration. (Estimated Capital **Cumulative** Expenditure \$60,000-\$100,000, see Chapter 3)

3. City Council form a **new HERC** committee or a task force this winter to investigate community capacity ~~and solicit interest~~ to spearhead funding methods to address community recreational and educational needs. Preferred funding is, but not limited to, a public-private partnership for occupancy options (to include the upstairs) and funding of HERC-1
4. See #5 below for near and long term funding and leasing options.

Long Term: 5 years +

5. If nothing happens over a five-year period, options could range from planning a new facility, demolishing HERC-1 and 2, or taking advantage of any major changes that are not foreseeable right now, while reserving the property as a park until a long term plan for the property is developed for the site. (See staff report for requested amendment language)

There were brief comments regarding the proposed verbiage.

VOTE: YES: SLONE

NO: MARKS, REISS, KNIGHT, MATTHEWS, DERRY, HAINES

Motion failed.

MATTHEWS/KNIGHT MOVED TO AMEND ITEMS 1-3 ONLY AS PROPOSED BY MR. SLONE (in verbiage above).

There were comments from members who didn't want to make the other amendments. There were also comments regarding the tediousness of this, as it's the result of a committee process and the intent is there.

VOTE: YES: KNIGHT, HAINES, MATTHEWS, SLONE REISS

NO: DERRY, MARKS

Motion carried.

Mr. Slone suggested on page 25 (report page 3) number 2, second sentence be moved to item 3. The sentence reads:

If an Educational (E) occupancy or K-12 school is desirable, then the cost rises from \$900,000 to \$1.3 million dollars, mainly for sprinklers and basic safety upgrades. These improvements would extend the life of the building approximately 10 years, but does not result in a modern, energy efficient building.

SLONE/MATTHEWS MOVED THAT THE SECOND SENTENCE OF CURRENT ANSWER TO ITEM 2 AT THE BOTTOM OF PAGE 25 BE MOVED TO ITEM 3 AS THE ANSWER TO ITEM 3 AND THAT IT BE FOLLOWED WITH THE CURRENT SENTENCE THAT STARTS BRIEFLY, A REMODEL...

There was discussion.

VOTE: YES: KNIGHT, HAINES, MATTHEWS, REISS, SLONE
NO: DERRY, MARKS

Motion carried.

Discussion ensued regarding timing for additional amendments, timing for reporting to council, how the group wanted to proceed. It was noted they still need to review the lease section of the document.

There was consensus for the highlighted portion #5 on page 25 (report page 3)

DERRY/KNIGHT MOVED TO ADOPT BOTH RECOMMENDATIONS, THE BULLETED ITEMS ON PAGE 17, RECOMMENDATION #5 PAGE 3 AND PAGE 5 #6 AS WRITTEN.

It was suggested to add in parenthesis see scenario #2 chapter 4, and on #5, page 3 first sentence change may to will. No objection was expressed.

VOTE: YES: HAINES, MATTHEWS, SLONE, MARKS, REISS, KNIGHT, DERRY

Motion carried.

KNIGHT/DERRY MOVED TO ACCEPT THIS RECOMMENDATION AS A FINAL PRODUCT.

There was discussion.

VOTE: YES: DERRY, MARKS, KNIGHT, MATTHEWS
NO: SLONE, REISS, HAINES

Motion failed.

The Task Force agreed to have the final report on the agenda for November 27th for final approval, and also Chamber and Community Outreach. Deputy City Planner Engebretsen said she will work with the Chair to organize the presentation to Council and the radio participation.

Mr. Derry said he will call in on the 27th.

NEW BUSINESS (10 minutes per item)

- A. Presentation to Council
- B. Radio Participation
- C. Chamber, Community Outreach, or Press Release

COMMENTS OF THE AUDIENCE

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

COMMENTS OF CITY STAFF

COMMENTS OF THE TASK FORCE

ADJOURN

There being no further business to come before the task force, Chair Matthews adjourned the meeting at 4:59 p.m. The next meeting is scheduled on Tuesday, November 27, 2018 at 3:00 p.m. at the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____