

HERC REBOOT

City Council Work Session

June 6, 2022



GUIDING PRINCIPLES

- * 2022 Council Strategic Priority to expand youth recreational programming
- * Community facility as a place of synergy, more than one activity at a time, place for people to do positive things together
- * Economic growth component
- * We have a great municipal recreation program now. If we want more or different services, a new facility AND new staffing are required. If we choose to not build or increase staffing, that is a decision to keep the status quo.

4-Step Re-Use & Recreation Expansion Plan

1. Demolish smaller building
2. Make decision on level of funding for recreation facility STAFF
3. Finalize facility plans, cost and construction bond measure
4. Demolish larger building and build new



\$\$
+ Vote



1. DEMOLISH SMALLER BUILDING

NEAR TERM GOALS:

- Move out of smaller building
- Demolish smaller building
- Result - Visible change to the site
- Opportunity to learn before tackling larger building
- Potential Federal appropriation or EPA Brownfield grant



ASK:

Resolution to support moving PW staff and applying for demolition funding.

INTENT:

Get rid of the smaller building ASAP. Continue to fine tune a new multi-purpose community center including operations and maintenance plan.

DISCUSSION:

1. What does Council think about moving PW staff and demolishing smaller building?
2. Resolution sponsor?

Resolution in support of moving PW staff and to
applying for funds for demolition.

ASK: 1

2. RECREATION FACILITY STAFF FUNDING

What questions does the City need to answer before moving forward on facility design?

1. Staff Funding: Operations & Maintenance
2. What is the forecast on what we think we can afford?
3. Consider increasing Recreation FTE by 2 in the next budget cycle. *(If that is not possible then the City may not be ready to expand recreation services to include a wider use facility in time for a vote in fall 2025).*

ASK:
Increase recreation staff, custodial and building maintenance levels in the next budget cycle.

DISCUSSION:

1. Council thoughts on increasing staff levels by 2 FTE?

Increase recreation staffing by 2 FTE
in the next budget cycle

ASK: 2

3. FACILITY PLANS, COST & CONSTRUCTION

BOND TIMING

- Over 20 years, the city may need to build or rehab more than one existing facility.
- Right now, what is the debt ceiling right for a community center?
- New Facility Time Frame:
Bond Ballot measure Fall 2025 or later.
- 0.3% Sales Tax generates about \$820,000 a year.

Bond debt	Projected Debt Service
\$1 M	80,000
\$5 M	400,000
\$10 M	800,000
\$15 M	1,200,000
\$20 M	1,600,000

ASK 3

Set construction cost and timing guidelines.

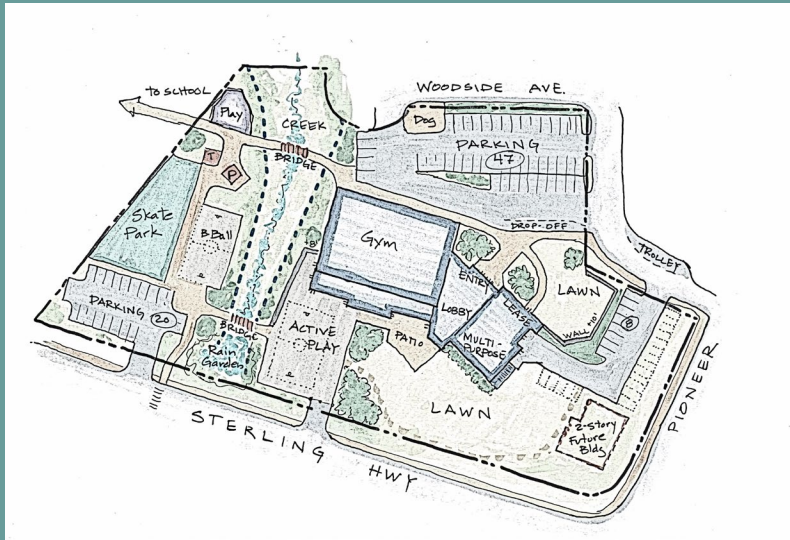
DISCUSSION:

1. Council thoughts on bond level?
2. Timing of anticipated bond measure?

Set construction cost and timing guidelines.

ASK: 3

DEMOLISH LARGER BUILDING & BUILD NEW



ASK 4
Refine CIP project with
phases – Council
person to assist.



City of Homer Capital Improvement Plan • 2022 – 2027

2. Multi-Use Community Center, Phase 1

Project Description & Benefit: This project is the first phase in designing and constructing a multi-use Community Center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. Years of growing numbers of requests to Parks and Recreation for access to indoor facilities highlights the need for this project. A 2015 City of Homer Parks, Art, Recreation and Culture (PARC) Needs Assessment validated this perceived need. Incorporating an extensive public input process, the PARC Needs Assessment reflects the community's high priority on community access to public recreational and educational spaces and identifies a community center as a significant future investment for the community.

The PARC Needs Assessment included a statistically valid survey question asking the community's interest for constructing and funding an \$18 million facility. 30% of respondents agreed with the statement that this facility is a priority in the next five years; an additional 27% placed it as a priority in the next five to ten years. The success of this project requires sources for capital funding and a sound feasibility study to determine how ongoing operations would be funded.

Public input identified a general-purpose gymnasium and a multi-purpose space for safe walking/running, dance, martial arts, performing arts, community meetings and events, and dedicated space for youth as priority features. The PARC Needs Assessment describes the community center as a comprehensive multi-generational facility that offers something for people of all ages; an important part of the feasibility study will be to help avoid overbuilding, building without considering other area amenities, or underestimating operations and maintenance costs to create a vibrant, sustainable multi-purpose public space.

Plans & Progress: In 2017, community members completed construction on the South Peninsula Athletic and Recreation Center (SPARC) on Kenai Peninsula Borough School District property located adjacent to the Homer Middle School. SPARC offers indoor recreation and event space for activities such as indoor soccer, walking, and running; parent/child play groups; roller skating and roller derby; pickleball (with a non-regulation ball); and open gym.

In 2018 the Homer Education and Recreation Complex (HERC) Task Force completed several months of study and provided recommendations to the City Council regarding the future of HERC1. Based on Task Force recommendations the City Council requested letters of interest for use of the facility and issued a request for proposals to upgrade and manage HERC1 in spring 2019. No proposals were received and the City Council initiated steps to evaluate HERC1 demolition.

In September 2021, City Council appropriated \$75,000 for professional services for public process and feasibility of a new multi-use center, a big step towards refining the scope of the project and moving it forward. This study will evaluate the size and type of facility, recommend functional spaces based on community need and not duplicating services, develop conceptual floor plans and site plans, estimate total construction cost, project ongoing operational costs and identify private investment opportunities and funding mechanisms.

Total Project Cost: \$500,000

FY2023 State Request: \$425,000
(City of Homer 15% Match: \$75,000)



The City of Unalaska's Community Center is the hub of community activities. Centrally located, the Community Center is widely used by both residents and visitors. It has everything from a cardio and weight room to music and art areas.

ROAD MAP

SUMMARY:

1. Demolish smaller building and move PW staff.
2. Consider increasing staffing by 2 FTE in the next budget cycle.
3. Timing of construction bond measure and amount to borrow.
4. Revise Capital Improvement Project for CIP.