



MEMORANDUM

Resolution 24-066, Approving a Recreation Use Agreement Between the City of Homer and The Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on Three City Owned Properties in the Baycrest Ski Area including Construction of an Equipment Shed and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Item Type: Action
Prepared For: Mayor Castner and Homer City Council
Thru: Melissa Jacobsen, Interim City Manager
Date: June 4, 2024
From: Julie Engebretsen, Community Development Director

Background Information:

In 2008, the Kachemak Nordic Ski Club (KNSC) began having a formal agreement with the City regarding their use of the City property for the Baycrest Ski Trails. These agreements are typically for five years, with the most recent having been executed in 2022. KNSC would like to build an equipment shed on the City owned property on Rogers Loop. This requires amending their agreement with the City. The amended agreement before Council has two main changes; it allows KNSC to build a shed and includes an additional piece for City land in the Recreational Use Agreement.

Property

The City property on Roger's Loop has not been part of prior agreements with KNSC; those agreements only addressed the two lots with ski trails. This new agreement will include all three of the City properties that KNSC intends to use for trails and one equipment shed.

Shed

The exact dimensions of the shed are still in the design phase, and the project will undergo a life safety review as required by the State Fire Marshal. KNSC also intends to extend power to the building and is working the HEA on cost estimates. Running power may require additional fundraising so construction may happen in a phased manner over two construction seasons.

PARCAC Recommendation

At the May 16, 2024 Parks Art Recreation and Culture Advisory Commission meeting, the Commission made a recommendation to support the proposed Recreational Use Agreement to include the construction of an equipment shed and that staff will work with the attorney to draft a long term land use agreement by unanimous vote.

Staff has worked with the attorney to update the agreement to include the shed and additional lot, and made other minor changes in language. While the length of the agreement was discussed, it was more straightforward to keep the existing agreement language. Essentially Council can approve five-year term renewals through this existing agreement.

Recommendation: Approve the updated Kachemak Nordic Ski Club Recreational Use Agreement to include the construction of an equipment shed and inclusion of the Roger's Loop trailhead property into the agreement.

Attachments:

PARCAC Memo of Support

Memo PARC-24-037



MEMORANDUM

Resolution 24-066, Approving a Recreation Use Agreement Between the City of Homer and The Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on Three City Owned Properties in the Baycrest Ski Area including Construction of an Equipment Shed and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Item Type: Action
Prepared For: Mayor Castner and Homer City Council
Thru: Melissa Jacobsen, Interim City Manager
Date: May 17, 2024
From: Parks, Art, Recreation & Culture Advisory Commission

Background Information:

In 2008, the Kachemak Nordic Ski Club (KNSC) began having a formal agreement with the City regarding their use of the City property for the Baycrest Ski Trails. These agreements are typically for five years, with the most recent having been executed in 2022.

KNSC would like to build an equipment shed. With the track record of a successful partnership and the Club's investment in this shed, a longer agreement, such as 15 years or more seems appropriate. The Club hopes to begin construction this summer.

At the May 16, 2024 PARCAC meeting, the commissioners approved the recommendation to support the proposed Recreational Use Agreement to include the construction of an equipment shed and that staff will work with the attorney to draft a long term land use agreement by unanimous vote.

Recommendation: Approve the updated Kachemak Nordic Ski Club Recreational Use Agreement to include the construction of an equipment shed.



City of Homer

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Planning
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Memorandum PARC-24-037

TO: PARKS, ART, RECREATION AND ART ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MAY 16, 2024
SUBJECT: Kachemak Nordic Ski Club Recreational Use Agreement

Requested Action:

- Review the concept plan from the Ski Club for construction of the proposed equipment shed
- Make a recommendation to the City Council

Ski Club members will be making a presentation about the project and be available for Q&A during Visitors on the agenda.

Background

In 2008, the Kachemak Nordic Ski Club (KNSC) began having a formal agreement with the City regarding their use of the City property for the Baycrest Ski Trails. These agreements are typically for five years, with the most recent having been executed in 2022.

Action Requested

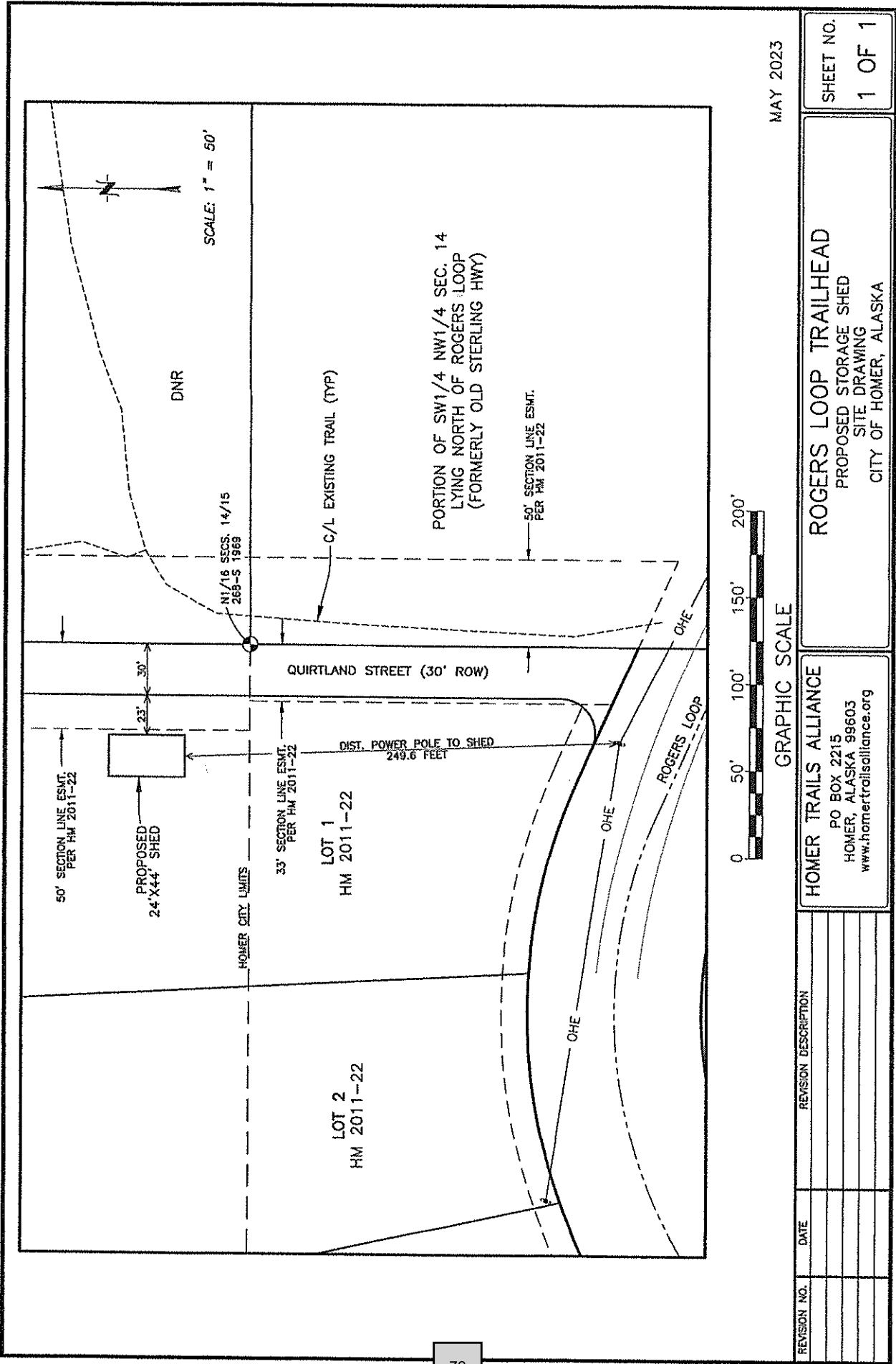
KNSC would like to build an equipment shed. With a recommendation of approval from PARCAC, staff will work with the attorney to draft a long term land use agreement. With the track record of a successful partnership and the Club's investment in this shed, a longer agreement, such as 15 years or more seems appropriate. The Club hopes to begin construction this summer.

Requested Action:

- Review the concept plan from the Ski Club for construction of the proposed equipment shed
- Make a recommendation to the City Council

Attachments

Rogers Loop Trailhead Site Plan
Capital Improvement Plan Page
Resolution 22-034
Memorandum 22-072



MAY 2023

SHEET NO.
1 OF 1

ROGERS LOOP TRAILHEAD
PROPOSED STORAGE SHED
SITE DRAWING
CITY OF HOMER, ALASKA

HOMER TRAILS ALLIANCE
PO BOX 2215
HOMER, ALASKA 99603
www.homertrailsalliance.org

GRAPHIC SCALE

| REVISION NO. | DATE | REVISION DESCRIPTION |
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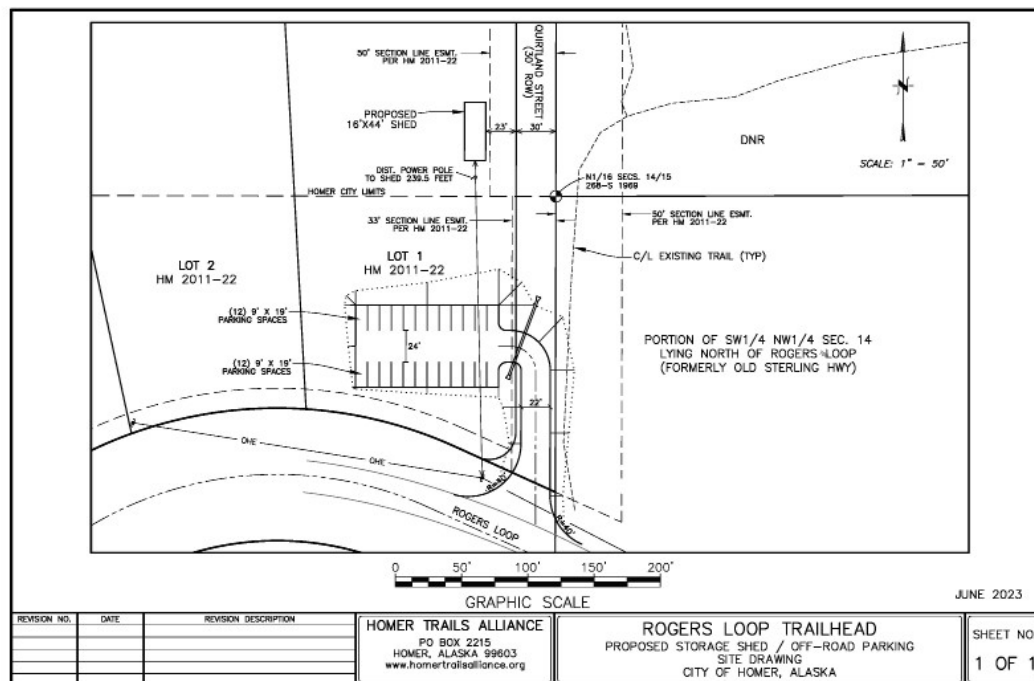
Roger's Loop Trailhead Storage Shed

Project Description and Benefit: This project builds 16 foot by 44 foot shed on a City of Homer owned parcel at the Rogers Loop Trailhead to accommodate Kachemak Nordic Ski Club grooming equipment for lower Baycrest ski trails. Currently the equipment is kept outdoors. General maintenance and machine repairs must occur outside, or the equipment is trailered to a suitable indoor location. This shortens the working lifespan of the equipment, as storage outside does not allow the snow and ice buildup within the machine to melt in-between uses. Sometimes, trails cannot be groomed because of maintenance needs or frozen equipment issues. The proposed building will alleviate these concerns by providing a heated, indoor space that is accessed from public property. This will allow for quicker repairs, longer lifespan of the equipment, and a secure place to house tools and machine parts.

The community of Homer will benefit by having a better skiing experience on trails that are consistently maintained. It is a cost savings to the community in that KNSC will not have to raise membership fees to cover the cost of the additional maintenance and shortened lifespan of this equipment that is kept outdoors. It is also a volunteer cost benefit in that it makes it easier to be a KNSC volunteer when they have working equipment. Well maintained equipment means better grooming which means a better ski experience for all users.

Plans & Progress: A site plan, shed design, HEA requirements for power hookup and securing the services of a contractor are all complete. Zoning code & other legalities are currently being reviewed.

Total Project Cost: \$72,000



Proposed location of the storage shed shown in green.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 22-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A RECREATIONAL USE AGREEMENT BETWEEN THE
CITY OF HOMER AND THE KACHEMAK NORDIC SKI CLUB
REGARDING THE MAINTENANCE AND OPERATION OF NORDIC SKI
TRAILS ON CITY OWNED LAND IN THE BAYCREST SKI AREA AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, The Kachemak Nordic Ski Club (KNSC) is a non-profit corporation which has
been constructing, maintaining, and operating nordic ski trails on public and private lands for
many years; and

WHEREAS, KNSC maintains a network of trails on public and private lands in the
Diamond Creek Watershed known as the Baycrest Ski Trails; and

WHEREAS, Some of the trails at the Baycrest complex traverse City owned parcels:

173-022-01, T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2
SW1/4 SE1/4 SE1/4 and 173-032-29, T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 &
S1/2 SW1/4 the title to which the City accepted via Ordinance 07-03; and

WHEREAS, The City and KNSC entered into their first MOA regarding these trails in the
winter of 2008 and that agreement has expired; and

WHEREAS, The City and KNSC entered into their second MOA regarding these trails in
the winter of 2013 and that agreement has expired; and

WHEREAS, The City and KNSC entered into their third MOA regarding these trails in the
winter of 2017 and that agreement has expired; and

WHEREAS, The City and KNSC wish to enter into a new MOA and a draft document was
submitted to the City Council for its review at its regular meeting on April 25, 2022; and

WHEREAS, An MOA between the City and KNSC is in the best interest of the public
because it promotes public-private partnerships, saves tax dollars, enhances recreational and
economic development opportunities, and provides access to public lands for the use and
enjoyment of all.

44 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a new
45 Memorandum of Agreement between the City of Homer and the Kachemak Nordic Ski Club and
46 authorizes the City Manager to negotiate and execute the appropriate documents.
47

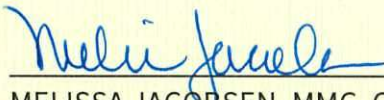
48 PASSED AND ADOPTED by the Homer City Council this 25th day of April, 2022.
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50 CITY OF HOMER

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53 KEN CASTNER, MAYOR

54 ATTEST:

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57 MELISSA JACOBSEN, MMC, CITY CLERK
58

59 Fiscal Note: N/A





City of Homer

www.cityofhomer-ak.gov

Community Recreation

HHS/600 East Fairview Avenue
Homer, Alaska 99603

communityrecreation@cityofhomer-ak.gov

(p) 907-235-6090

(f) 907-235-8933

Memorandum 22-072

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Mike Illg, Recreation Manager
DATE: April 12, 2022
SUBJECT: Recreational Use Agreement with Kachemak Nordic Ski Club

The City of Homer and Kachemak Nordic Ski Club (KNSC) have enjoyed a long, successful partnership, supporting the organizational capacity and usage of land to winter time Nordic skiing and snowshoeing to the community.

The City and KNSC has established a formalized partnership through a Recreational Use Agreement (RUA) since 2008 and this will be the fourth consecutive agreement with is organization. Having an RUA with an organization that regularly provides activities on City lands is a standard practice in most communities. The RUA clarifies which entity is responsible for which facilities and requirements for insurance.

The agreement includes updated information addressing designated points of contact, reference to the new food truck policy and reference to the special events policy.

Alaska Municipal League/Joint Insurance Association has reviewed the agency insurance requirement. Staff has communicated with KNSC for input and review regarding suggested updates and changes. This RUA would be valid for five years, and then can be renewed or amended.

Requested Action: Adopt a resolution approving a recreational use agreement between the Kachemak Nordic Ski Club and the City of Homer.