

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3  
4 Aderhold

5 **RESOLUTION 17-074(S)(A)**  
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING  
8 STANTEC ARCHITECTURE TO PREPARE A 10% CONCEPTUAL  
9 DESIGN INCLUDING A PRELIMINARY COST ESTIMATE FOR  
10 CONSTRUCTION OF A NEW POLICE STATION AND SCHEDULING A  
11 FACILITATED WORKSESSION WITH COUNCIL.  
12

13 WHEREAS, Council created a Public Safety Building Review Committee (PSBRC) in  
14 January 2014; and  
15

16 WHEREAS, The PSBRC selected a property at the corner of the Sterling Highway and  
17 Pioneer Avenue, commonly referred to as the HERC site, because it met the PSBRC's selection  
18 criteria (e.g., lot size, property ownership, and above the tsunami zone); and  
19

20 WHEREAS, The proposed new fire department was separated from the public safety  
21 building project when it became apparent the cost was too steep to simultaneously build a  
22 new police and fire station; and  
23

24 WHEREAS, Council supported a bonding request to construct a reduced size public  
25 safety campus with police station only that repurposed the HERC building as non-essential  
26 space to the voters at the general election in October 2016 in an amount not to exceed twelve  
27 million dollars; and  
28

29 WHEREAS, Proposition #1 that would allow the City of Homer to incur debt and issue  
30 general obligation bonds in an amount not to exceed twelve million dollars (\$12,000,000) to  
31 finance the planning, design, and construction of a police station and related capital  
32 improvements was defeated by the voters at the October 4, 2016 regular election by 71 votes;  
33 and  
34

35 WHEREAS, Council created the Police Station Building Task Force in February of 2017  
36 to provide guidance on how to move forward on the police station including site selection,  
37 budget, operations and maintenance, and public private partnerships; and  
38

39 WHEREAS, The Police Station Building Task Force presented recommendations to  
40 Council via Memorandum 17-082 on May 30, 2017; and  
41

42 WHEREAS, The Police Station Building Task Force recommended Heath Street and  
43 Grubstake Avenue (north of the post office) as the preferred site for a new police station; and  
44

45 WHEREAS, The Task Force further recommended two building options for  
46 consideration by Council: option 2A an approximately 8,400 square foot building with a not to  
47 exceed budget of \$6 million and option 2B a 13,900 square foot building with a not to exceed  
48 budget of \$9 million; and  
49

50 WHEREAS, The Council discussed the recommendations at length at the May 30 and  
51 June 12 meetings without being able to come to a consensus on cost or site for a new police  
52 station; and  
53

54 WHEREAS, Council expressed an interest in keeping the HERC site as an option for the  
55 location of a new police station; and  
56

57 WHEREAS, The HERC gym is currently used for Community Recreation including pickle  
58 ball, toddler play group, and Zumba, among other activities; and  
59

60 WHEREAS, The Parks, Arts, Recreation and Culture Needs Assessment in 2015  
61 concluded a that the most pressing recreational/cultural need in Homer was for a general-  
62 purpose gymnasium and multi-purpose space for dance, martial arts, performing arts, and  
63 community events; and  
64

65 WHEREAS, The Needs Assessment further concluded that while a long-term option for  
66 a cultural and reactional center is explored, the City should investigate ways to keep the HERC  
67 open to help meet indoor space needs; and  
68

69 WHEREAS, Investing in the HERC to increase the life span of the building and bring the  
70 downstairs up to fire code will allow expanded public use with greater occupancy capabilities  
71 than are currently allowed; and  
72

73 WHEREAS, Repurposing the HERC in a way that is useful to the police department while  
74 maintaining the gym access to the public fills two very important needs in the community; and  
75

76 WHEREAS, Currently the City spends \$40,000 - \$60,000 a year keeping the HERC in warm  
77 status. Repurposing the facility with improved energy efficiency, renovating the roof, and  
78 making it a useful facility will allow those operating dollars to be spent constructively on  
79 operating and maintaining a new police station; and  
80

81 WHEREAS, Stantec Architecture is the firm selected by the City Council in March of 2014  
82 to manage the design and construction for the public safety building under the General  
83 Contractor /Construction Manager model; and

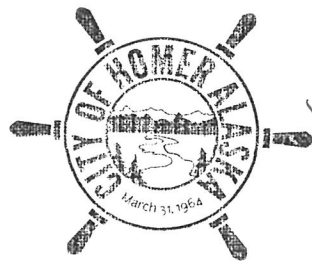
84  
85 WHEREAS, The Council has been working on meeting the need for a new police station  
86 for over 3 years and is still struggling with major variables such as site and cost; and

87  
88 WHEREAS, Given the importance of the project and the differing opinions, it would be  
89 useful to have a professional facilitator guide Council thorough an extended worksession  
90 evaluating the pros and cons of different options with the goal of coming to consensus on an  
91 option that can be brought to the public for their feedback.

92  
93 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes  
94 Stantec Architecture to prepare a 10% concept design for the new police station for  
95 consideration by Council for a 6 million dollar facility the corner of Heath Street and Grubstake  
96 Avenue.

97  
98 BE IT FURTHER RESOLVED that the City will contract with a local skilled facilitator to  
99 conduct an extended worksession scheduled after the general election in October to discuss  
100 the available options with the intent of gaining city council agreement on one site and building  
101 concept.

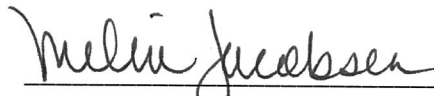
102 PASSED AND ADOPTED by the Homer City Council on this 14<sup>th</sup> day of August, 2017.



CITY OF HOMER

  
BRYAN ZAK, MAYOR

110 ATTEST:

111  
112 

113  
114 MELISSA JACOBSEN, MMC, CITY CLERK

115  
116  
117 Fiscal Note: Approximately \$12,500 for 10% preliminary design; \$2,000 for skilled local  
118 facilitator from Police Station Building Fund, account balance \$88,000