

**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Erickson

RESOLUTION 23-118

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DIRECTING THE CITY ADMINISTRATION TO INVESTIGATE
POTENTIAL LOCATIONS AND RELATED COSTS FOR A FUTURE CITY
OF HOMER MULTI USE COMMUNITY RECREATION CENTER FOR
CITY COUNCIL REVIEW.

WHEREAS, The City of Homer Community Recreation division offers year round, affordable indoor and outdoor programs at the Homer Education and Recreation Complex (HERC); and

WHEREAS, The Multi-Use Community Recreation Center project is the number two project on the City's 2024-2029 Capital Improvement Plan and continues to be a high priority for the community residents, city council and mayor; and

WHEREAS, The HERC campus is a highly desirable location for indoor and outdoor recreation; and

WHEREAS, The recent hazardous materials (hazmat) study has determined the option to tear down or upgrade the existing HERC facilities at the HERC campus is currently impractical; and

WHEREAS, The City's ability to address the hazmat issues are subject to the availability of federal grants that will likely take years to secure and are not guaranteed; and

WHEREAS, In light of the hazmat issues, the City of Homer needs to pursue alternate location options to move the Multi-Use Community Recreation Center project ahead in a timely manner; and

WHEREAS, The proposed facility size and design should have at least two basketball regulation sized gymnasiums that will accommodate multiple volleyball and six pickleball courts in addition to activity rooms to host instructional classes such as dance, karate, and yoga; and

WHEREAS, The City has limited funds for a new Multipurpose Recreation Center and a conceptual budget of not more than \$10,000,000 or \$12,000,000 for building, parking lot and site amenities is set as a project guideline for the purpose of site selection (based on the amount of revenue that could be generated from a bond).

45 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
46 directs Administration to:

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48 1. Investigate possible land locations and existing facilities options including privately
49 owned and city owned land;

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51 2. Establish and define criteria for Administration to select at least three potential
52 options that would include (at a minimum): acreage, location, opportunity for future facility
53 expansion, proximity to existing infrastructure (water, sewer, sidewalks), and cost;

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55 3. Develop a matrix that assesses the possible sites against the criteria and determine
56 the top three potential sites based on the outcome of the assessment;

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58 4. Initiate conversations with property owners of the top three sites;

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60 5. Pursue site analysis for the top three sites with possible efforts from volunteer
61 professionals;

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63 6. Identify a funding strategy for new site purchase if a non-city site is one of the top
64 three options;

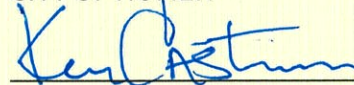
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66 7. Include the Parks, Art, Recreation, and Culture Advisory Commission in evaluation of
67 the top three sites and possible purchasing strategies of any non-city properties; and

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69 8. Provide for public comment on the three selected sites and possible purchasing
70 strategies.

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72 9. Report findings back to City Council during the first quarter of 2024.

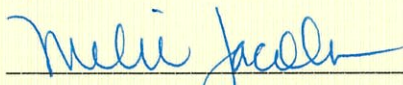
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74 PASSED AND ADOPTED by the Homer City Council this 23rd day of October, 2023.

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76 CITY OF HOMER

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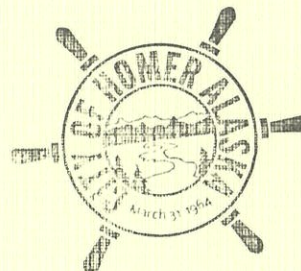
78
79 KEN CASTNER, MAYOR

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81 ATTEST:

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84 MELISSA JACOBSEN, MMC, CITY CLERK

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86 Fiscal note: Staff time and wages.





MEMORANDUM

Resolution 23-118, A Resolution of the City Council of Homer, Alaska Directing the City Administration to Investigate Potential Locations and Related Costs for a Future City of Homer Multi Use Community Recreation Center for Council Review. Aderhold/Erickson.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 17, 2023
From: Mike Illg, Recreation Manager & Julie Engebretsen Economic Development Manager
Through: Rob Dumouchel, City Manager

At the October 9th Work Session meeting, Council heard a presentation from staff about the idea of pursuing a different location than the Homer Education and Recreation Complex site as the future home of a new multipurpose facility. Councilmembers Aderhold and Erickson were appointed as champions to work with staff to draft a resolution detailing a formal direction to pursue a Multi-Use Community Recreation Center project.

This resolution directs Administration to investigate the options of pursuing centrally located existing city owned land (ex. Town Center lot), privately owned land (ex. Homer Electric Association lot) or existing facilities such as the Bay Club to accommodate a 17,000 to 21,000 sq. ft. facility. This facility would house two regulation sized basketball courts used interchangeably for multiple volleyball courts and six pickle ball courts; flexible space for instructional programs such as karate, dance, yoga, etc.; locker rooms; storage space; and staff offices. A preliminary \$10-\$12 million budget with a maximum budget of \$10 or 12 million (to be determine by City Council) is set as a guideline at this point in the project, based on previous council discussion regarding the amount of revenue that could be generated from a bond (the projected debt service of a \$10 million would be \$800,000/year and a 0.3% sales tax generates about \$820,000/year). There is also the potential option of future expansion through community fundraising, grants and phasing. Administration is to analyze location options and present Council with three alternatives.

The resolution provides direction to establish site selection criteria such as lot size, location (with safe and easy youth accessibility as a high priority), opportunity for future facility expansion, existing infrastructure (water, sewer, sidewalks), and cost; provide opportunities for public input; and discuss the final three options with Parks, Art, Recreation and Culture Advisory Commission prior to presentation to the City Council. To the extent practicable, staff will engage volunteer professional

community members to determine if the sites are reasonable to pursue. If paid professional services are needed to address technical site analysis such as wetlands and engineering concerns, staff shall provide Council with a rough cost estimate for those services.

City Council may consider the option of creating a future task force to work through the details of the new facility, after potential locations are narrowed down. Administration should present to City Council three proposed options during the 2024 first quarter.

Recommendation: Approve resolution to direct Administration to establish site criteria, pursue locations, seek community input, and report back with three proposed options.