Agenda
City Council Work Session

Monday, August 14, 2023 at 4:00 PM
City Hall Cowles Council Chambers and Zoom Webinar

Homer City Hall	**Zoom Webinar ID: 965 8631 4135 Password: 792566**
491 E. Pioneer Avenue	https://cityofhomer.zoom.us
Homer, Alaska 99603	Dial: 346-248-7799 or 669-900-6833;
www.cityofhomer-ak.gov	(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:00 P.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

a. Memorandum CC-23-174 from Economic Development Manager Re: Homer Education and Recreation Campus (HERC) Update and Hazardous Materials Report.

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M. Next Regular Meeting is Monday, August 28, 2023 at 6:00 p.m., Work Session at 4:00 p.m. and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CC-23-174

MEMORANDUM

HERC Update and Hazardous Materials Reports

Item Type:	Informational Memorandum
Prepared For:	Mayor Castner and Homer City Council
Date:	10 August 2023
From:	Julie Engebretsen, Economic Development Manager
Through:	Rob Dumouchel, City Manager

Summary Statement: This work session will provide a synopsis of the hazardous materials assessments, an EPA Brownfield Grant opportunity, and a potential path to a new recreation facility.

Introduction

In spring 2023, the City contracted with Hazardous Building Materials Consulting, LLC to carry out a limited Hazardous Materials Assessment of HERC 1 (big building) and a comprehensive assessment of HERC 2 (little building). The results reveal that both buildings contain hazardous materials, as expected due to their age and the prevailing construction materials utilized in the 1950s. Examples include lead paint, asbestos, and materials like paint and varnish that harbor PCBs. These test results hold significant implications for these buildings' demolition (or renovation).

I highly encourage Council to read both reports to get a sense of the extent of the hazardous materials. It is very clear from these reports that the City needs professional help from certified contractors when considering any kind of demolition or renovation, and also in understanding the implications of these reports. Staff has provided a snapshot of these reports in the following paragraphs, with the caveat that staff has nothing more than a lay understanding of the reports and implications.

Quick version HERC 1 test results: (Limited Hazardous Materials Assessment HERC 1, July 2023)

- Testing was limited in this building
- Asbestos is present. Page 8: “Any work which will disturb existing building materials that have not been shown to not contain asbestos must be performed by trained asbestos workers unless representative sampling performed by qualified persons shows otherwise.” See page 23 for a table.
- No lead testing was conducted but a prior test indicated at minimum lead-containing paints are present.
- PCB’s are present; paints such as the green trim on the south side of the building and varnishes such as the wood paneling in the classrooms, contain PCB’s.
- Further testing such as conducted in HERC 2 will be required prior to any renovation or demolition.

Quick version HERC 2 test results: (Hazardous Materials Assessment HERC 2, July 2023)

- HERC 2 is assumed to be contaminated with asbestos. Everything in the building must be disposed of as asbestos containing material, or decontaminated prior to removal. Surfaces inside the building must be remediated prior to demolition.

- There is lead present in the building; more testing would be required prior to demolition.

- PCB's are widely present in the building materials and paints. The EPA regulates PCBS when the concentration is over 50 parts per million. But the State of Alaska is regulating PCB disposal when concentrations exceed 1 part per million… and no solid waste facilities in the state are qualified to accept this waste. This affects many projects in Alaska and is a newer (last 5 years?) issue in Alaska. It presents a huge hurdle in demolishing the building.

What's Next?

1. Brownfield grant opportunity. Staff has been in contact with the Center for Creative Land Recycling (CCLR), which is an organization that helps communities apply for EPA Brownfield funding, free of charge. Staff is in the process of working with them to determine if this property would qualify for Brownfield funding. Grant funds could pay for further testing of HERC 1, cleanup planning of both buildings and potential clean up activities. Grants are in the $800,000 to $1,000,000 range and may also include work on other properties such as the old gas station on Pioneer Avenue, between Bay Realty and Captains Coffee. Staff expects the notice of funding opportunity by the end of September. Unless there is objection, staff will begin preliminary work to apply under the grant program. A resolution of support for the application will be brought forward at a future Council meeting. If awarded, the grant term can be up to five years, and it would be approximately October 2024 before funds were available to begin work.

2. New Recreation Facility. The Hazmat reports on these buildings make it clear that demolition costs will be much higher than the $153,000 budgeted for HERC 2. Renovation or demolition costs are unknown for HERC 1 without significantly more investigation. If the Council and community want to have a new recreation facility, there are a lot of hurdles outside of the City's control on the HERC site. While a new community recreation facility remains to be a high priority for the community and city council, pursuing an alternate location would likely be the most cost effective and timely route." If Council would like to explore this option, staff can present some ideas at the September 11th work session, which is already scheduled.

Full assessments are posted on the City website:
https://www.cityofhomer-ak.gov/economicdevelopment/herc-hazmat-reports