



## Agenda

### City Council Worksession

Monday, October 09, 2023 at 4:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

#### Zoom Webinar ID: 965 8631 4135 Password: 792566

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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#### 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. Multi-Use Community Recreation Center - Mike Illg, Recreation Manager & Julie Engebretsen, Economic Development Manager

#### COMMENTS OF THE AUDIENCE (3 minutes)

#### ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, October 23, 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.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Community Recreation

HHS/600 East Fairview Avenue  
Homer, Alaska 99603

[communityrecreation@cityofhomer-ak.gov](mailto:communityrecreation@cityofhomer-ak.gov)

(p) 907-235-6090

(f) 907-235-8933

## Memorandum

TO: Mayor Castner and City Council  
FROM: Mike Illg, Recreation Manager  
THROUGH: Rob Dumouchel, City Manager  
DATE: October 7, 2023  
SUBJECT: Multi-Use Community Recreation Center

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The Multi-Use Community Recreation Center project is the #2 item on the city's 2024-2029 CIP and continues to be a high priority for the community residents, city council and mayor. While the HERC campus is a highly desirable location for indoor and outdoor recreation, 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.

Staff is providing a presentation to summarize where we have been, where are and where we could potentially go with a new recreation facility. Moving forward, we will need formal direction and participation from city council towards a path for a new Multi-Use Community Recreation Center.

### Next Steps

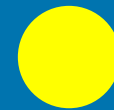
- Agree the City needs an alternative location other than the existing HERC campus due to the projected hazmat costs and timeframe.
- Pass a resolution directing administration to investigate purchasing new land or to use existing city land for a Multi-Use Community Recreation Center and report back with three alternatives and approximate costs. This would include directing and authorizing administration/staff to initiate conversations with proposed site land owners.
- Site analysis will likely require in house staff time or contracted professional services funding to determine if the sites are reasonable to pursue.
- Resolution should include proposed criteria for preferred locations and stakeholder participation.
- Assign two city council member champions for the site analysis and consideration of land purchase funding sources.

Upon compiling feedback and determining the ideal available location, city council would then need to provide direct on the financial decisions regarding if and how to purchase land.

Recommendation: Appoint two council champions for the site analysis and work with staff to draft a next steps resolution.

City of Homer  
Work Session  
October 9, 2023

# City of Homer Community Recreation Center



What's Next?





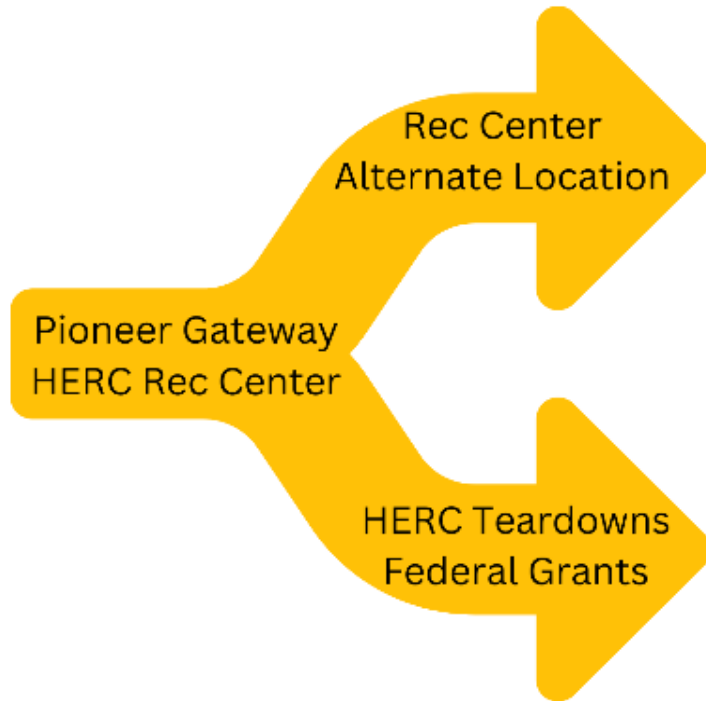
A group of approximately 15 children of various ages are posed in three rows on a wooden floor. They are holding pickleball paddles. In the background, a large banner reads "CITY OF HOMER COMMUNITY RECREATION PRESENTS: COSMIC HAMLET OPEN Pickleball Tournament". To the right, a round wall clock is visible. The entire image has a blue tint.

**“Don’t wait for the right opportunity:  
create it.”**

*-George Bernard Shaw*



# WHAT WE KNOW



## **Municipal Recreation is Desirable**

Surveys, statistics and regular public testimony from community reflects that recreation is a priority and there is a need for municipal indoor recreation space. Regularly on the city's top 5 CIP list.

## **HERC Site is Preferred but Not Likely**

Hazmat testing results show that the tear down or remodeling of existing HERC facilities for recreational use is cost prohibitive and unlikely in the near term.

## **Current Use at HERC is Running Out of Time**

While recreation activities are taking place there everyday, the 60 year old building is falling apart, flooding and the ability to repair and address issues is financially and logistically challenging.

## **We May Need to Consider a Different Path**

**In the last 5 years there have been many meetings, studies, surveys and discussions about various formal/informal ideas, proposals and suggestions on what to do with the HERC facilities while acknowledging the significant, existing use of facilities for daily recreation programs, maintenance staff operations and the infrastructure challenges of the aging buildings.**

**Three recent options included:**

- Remodel Existing Facility**
- Construct Basic Facility**
- Public/Private Campus**

## Concept #1



HERC site map 5/5/23

# Remodel Existing Facility

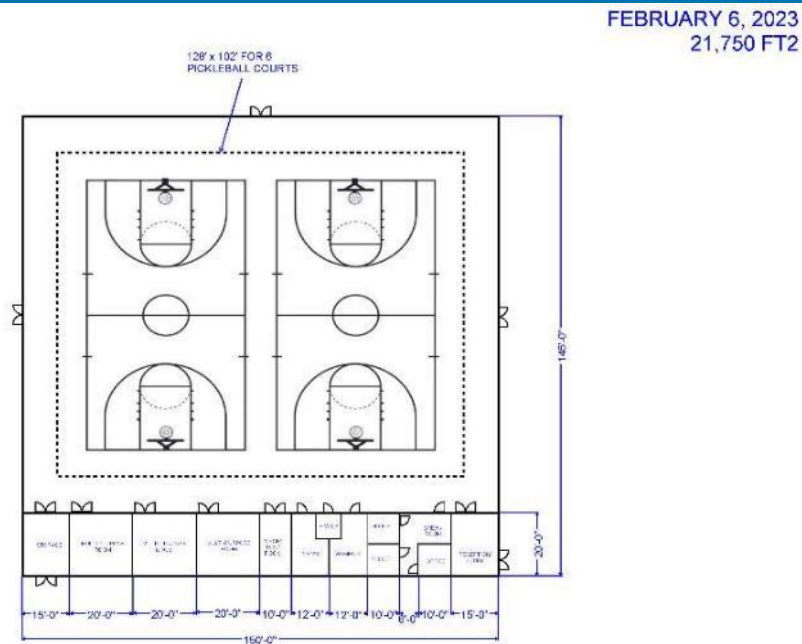
This concept was to consider the possibilities of upgrading the existing facility, use existing footprint and foundation, upgrade fire codes, accessibility while adding additional space for programs and activities.

-The 2023 HERC preliminary hazmat testing results has indicated that this option will require significant funding to upgrade or modify due to the presence of PCBs and other hazardous material.

-The 2018 HERC Taskforce recommended against this option.

## Concept #2

# Construct Basic Facility



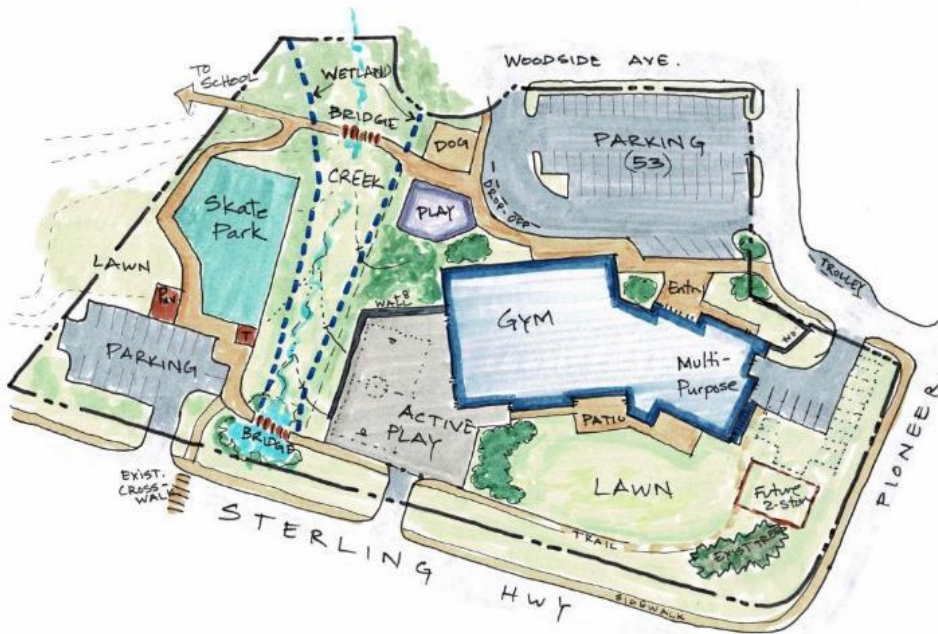
This concept was to consider constructing a one level pre-fab metal facility on the HERC site.

-The 2023 HERC hazmat testing results has indicated that this option will require significant funding to tear down and remove due to the presence of PCBs and other hazardous material thus compounding the potential cost of new construction.



## Concept #3

# Public/Private Campus



This concept was to consider constructing a multi-level facility with partners/tenets on the HERC site pending removal of both HERC buildings.

- The 2023 HERC hazmat testing results has indicated that this option will require significant funding to address.
- The estimated cost of construction was very substantial and had little public support.
- There were was little interest from potential paying tenants or partners.

# Recalibration

Considering the **strong support and interest** in the Pioneer Gateway Redevelopment Project/Community Recreation Center on the HERC property, it is clear that the high cost to mitigate or remove the existing buildings will make this location unrealistic.

What can we do? Consider a *new location*.

To build a Community Recreation Center, we will need a **location**.

Here are the **5 variables** to consider:

**1**

What do we need:

Adequate lot size

**2**

Location:

In town &  
accessible

Walkable

**3**

Infrastructure:

Does it have  
existing  
Water/Sewer  
Sidewalk/Trails

**4**

Budget:

What is the cost

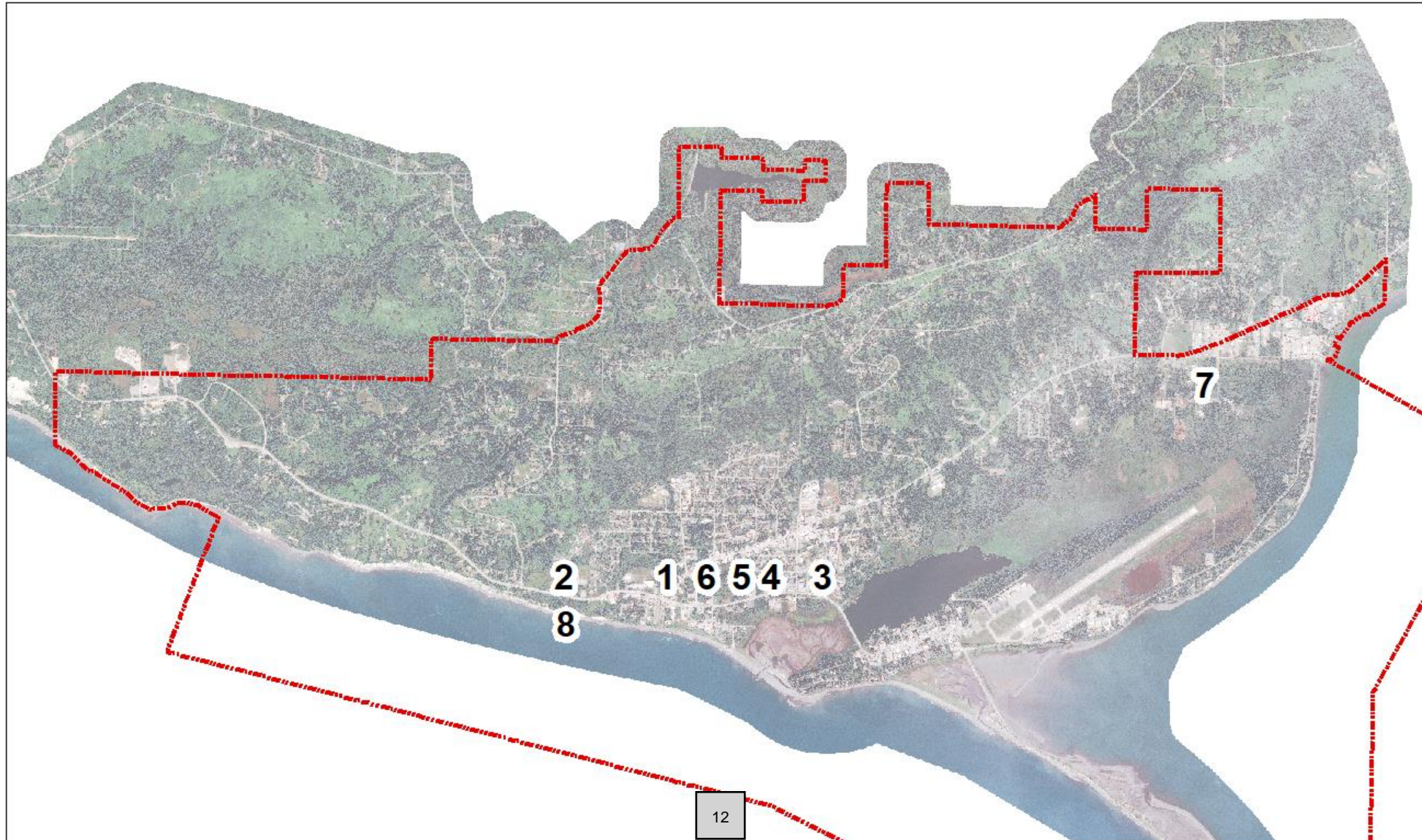
**5**

How to  
Purchase:

Land Allocation  
Fund  
Bonding



# Identified Possible Locations







1. Current HERC Site
2. West Homer Site
3. Lake & Grubstake Site
4. North of Petro Site
5. Town Center Site
6. Main Street Site
7. New Public Works Site
8. Marley Site

	Location	Lot Size	Close to Downtown?	Notes	Parcel ID	KPB Assessed Value	
1	450 Sterling Hwy	4.3	Yes	HERC site	17510070	\$758,000	(land only)
2	1011 Soundview Ave	1.28	Moderate	Adjacent to W Homer El. Shared parking?	17510251	\$132,000	(low)
3	3977 Lake Street	3.7	Yes	HEA property	17712033	\$650,000	
4	3681 Poopdeck	2.6	Yes	Needs infrastructure, traffic flow is not ideal	17708019	\$141,000	
5	3680 Main St	1.48 (Replat)	Yes	No sidewalks, may need a road	17708005	\$104,100	
6	3713 Main Street	1.31	Yes	No sidewalk but close to Pioneer. May be too small, City owned	17514416	\$74,000	
7	Ternview Place	8.63	No	City owned for future PW site	17928006	\$525,000	
8	955 Sterling Hwy	13.5 (replat)	Moderate	South side of highway (barrier for children)	17510053	\$466,000	

# Staff Recommendations

Provide direction to:

- Review potential sites & report back with relevant information.
- Solicit community input.
- Designate council champions.
- Consider funding sources for possible land purchase.





# The Path Forward



1. Site Selection
2. Construction Budget
3. Bond Measure
4. Build a New Recreation Center

# Questions or Comments?

THANK YOU

Mike Illg, Recreation Manager  
Julie Engbretsen, Economic Development Manager

