



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

**City Council Committee of the Whole
Monday, February 24, 2020 at 5:00 PM
City Hall Cowles Council Chambers**

CALL TO ORDER, 5:00 P.M.

Mayor Castner requests excusal

Department Heads may be called on to participate

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

CONSENT AGENDA

REGULAR MEETING AGENDA

DISCUSSION TOPIC(S)

- a. [City](#) Facilities - Old and New

COMMENTS OF THE AUDIENCE

ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, March 9, 2020 at 6:00 p.m., Worksession 4:00 p.m. Committee of the Whole at 5:00 p.m. Special Meetings February 25 and 26, 2020 at 4:00 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

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Public Works

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Memorandum

TO: Katie Koester, City Manager
FROM: Carey S. Meyer, City Engineer/Public Works Director
DATE: February 6, 2020
SUBJECT: New Public Works Facility

Public Works needs a new facility:

- 1) Our existing facility is in the Tsunami Inundation Zone (potential for a 30' wall of water moving through the site).
- 2) Current building square footage is not adequate (not enough office/operational space, Motor Pool bays too small, no room for growth).

Included in the current Capital Improvement Plan is a conceptual cost estimate for this project (see attached). The new facility could cost \$12,400,000 (including land, design and construction).

When a new facility is constructed, the existing Public Works site could be turned into a park (adjacent to the animal shelter, conservation easement property, and the Beluga Slough) with convenient access to the public. The contemplated Beluga Slough Trail would provide additional access to the park. The site could provide for overflow RV camping and snow storage during the winter months.

Public Works has evaluated potential sites for a new facility. The most practical, from our perspective, is the site shown on the attached map. It provides the necessary acreage for current and future needs and efficient access to the central business area/major City public buildings, with access onto both Heath Street and Lake Street. No off-site road or utility extensions would be required. Surrounding land uses are similar in nature to Public Works operations (HEA).

Grants (including DHS Disaster Mitigation) would help fund the design and construction of this facility. Grants are not normally available to purchase land. The purchase of land can be used as a match for grant/loan funding. The new facility would support general fund operations as well as water and sewer personnel. Potential local funding sources for land purchase, design and construction would be both general fund and water/sewer fund reserve accounts.

Purchase of land for a new Public Works facility would establish the permanent location of the Public Works Department. If, for example, the decision is made to demolish the HERC building that houses building maintenance personnel; a new maintenance facility could be built where it should be.

Recommendations: Land purchase be discussed at a City Council work session.

CIP Project – New Public Works Facility

Project Description & Benefit: The Public Works Department has outgrown its facilities (located at the bottom of Heath Street). The new Tsunami Inundation map shows the potential for a 30' high wave moving through the complex. Building maintenance (located in HERC 2) may soon need a new location. A new facility, providing room for current and future administrative/customer support personnel; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage should be planned for. The essential services provided by Public Works (before, during and after a disaster) will require a new site and associated structures/maintenance support infrastructure.

This project will most likely be completed in phases –

- Concept design, selection of a new location and property purchase (\$1,750,000)
- Design of new facilities (\$830,000)
- Construction of new facilities (\$9,775,000)

Future Public Works Footprint/Cost Estimate		
Use	SF	Const. Cost
Building - Office	3000	\$ 1,200,000
Building - Motor Pool	4500	\$ 2,250,000
Building - Water/Sewer	3000	\$ 1,275,000
Building - Building Maintenance	2500	\$ 937,500
Building - Parks	1500	\$ 562,500
Building - Heated Vehicle Storage	3000	\$ 750,000
Total Building	17500	\$ 6,975,000
Parking - Customer/Employee	30000	\$ 450,000
Large Equipment Storage	20000	\$ 400,000
Small Equipment Storage	10000	\$ 250,000
Gravel Storage	7500	\$ 10,000
Sand Barn	5000	\$ 875,000
Material Storage	7500	\$ 75,000
Access Corridors	5000	\$ 150,000
Watering Pont	1000	\$ 100,000
Total Parking/Storage/Misc.	86000	\$ 2,310,000
Construction		\$ 9,285,000
Design		\$ 928,500
Inspection		\$ 371,400
Furnishings		\$ 200,000
1% for Art		\$ 69,750
Total Design/Constrcution		\$ 10,854,650
Land Purchase	5 acres	\$ 1,500,000
Total Project		\$ 12,354,650

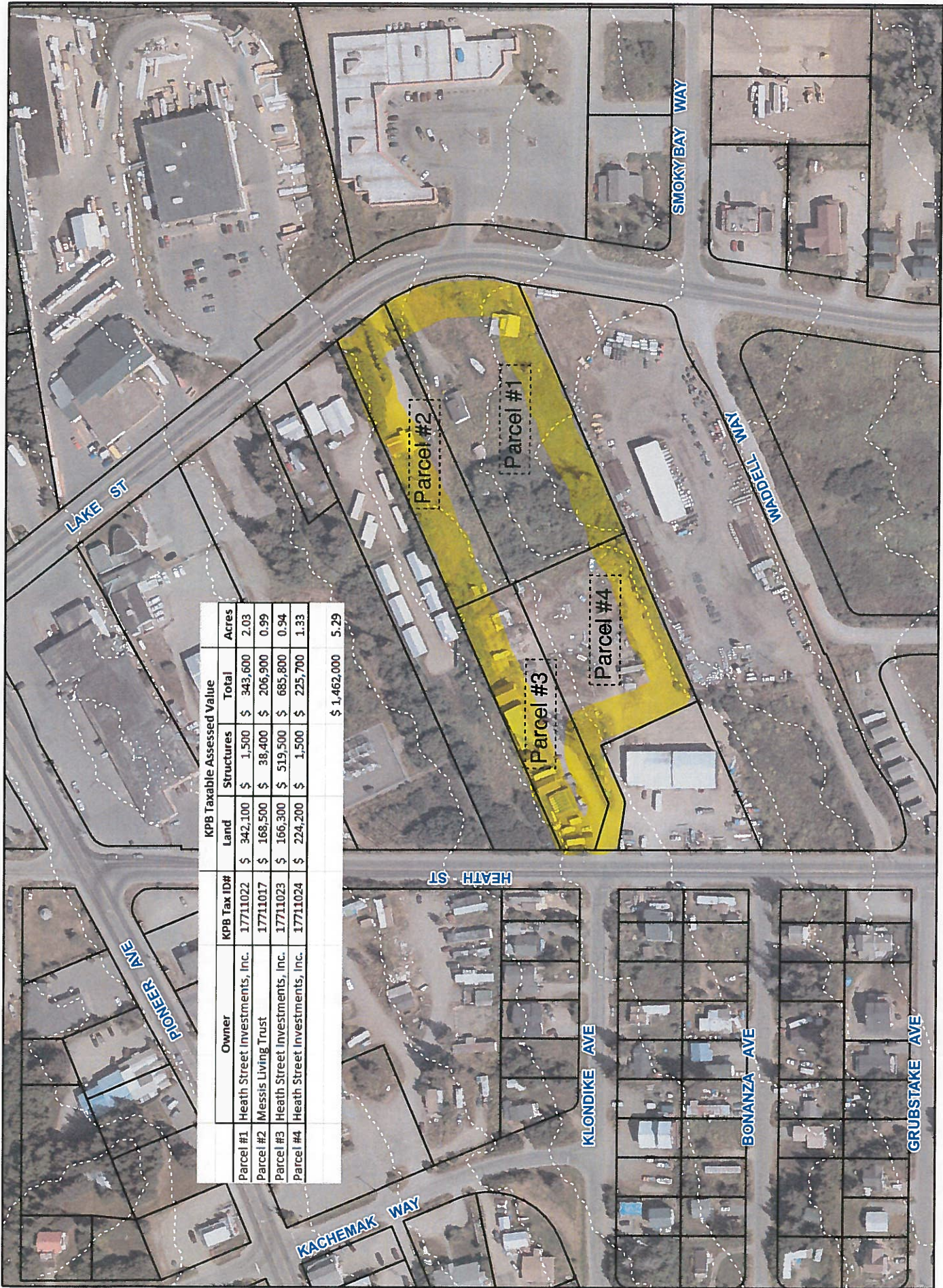
Based on an evaluation of current and future needs (see table), it is expected that a new site containing all Public Works maintenance facilities would require 4.6 acres. Ideally, this site would be located outside the tsunami inundation zone; within or close to the Central Business District; and compatible with adjacent land uses. The existing Public Works site could be converted into public summer use open



Existing Public Works building

space (adjacent to the animal shelter, Beluga Slough, and conservation land); and in the winter provide for snow storage in an environmentally sensitive manner.

Plans & Progress: Proposed plan is to prepare a concept design in 2020/2021; purchase property in 2025; design facility in 2026/2027; begin construction in 2029, with a new facility ready in 2030. Availability of funding would change these time periods.



1 inch = 200 feet



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 19, 2020
SUBJECT: Proposed Improvements to Old Ferry Terminal Building

In 1999, the new AMHS ferry terminal building was built and the old ferry terminal improvements on Lot 48 were no longer needed for active ferry terminal use, however Kachemak Port Services (KPS) dba Alaska Ferry Adventures wished to use the existing improvements to make ferry ticket reservations and sales only. They entered into a 10 year lease for the ground floor ticket office (a smaller, separate building totaling 336 sf originally built by KPS) as well as 1800 sf of land around the building for 10 parking spaces. Additionally, KPS leased out the second floor of the adjacent old ferry building, built by the City, to be used as an office (960sf). The first floor of this building was, and still is, used to house City equipment including a large storage tank and pump system. The pump system supports the fire suppression pump connected to the water reservoir tank behind the building. This provides the City with the ability to supply additional water flow on the Spit in the event of an emergency. Lot 48 also includes other portions that are currently leased to AMHS, ACS, and areas that include City facilities like the Port maintenance Shop, a large reserve water tank and other accessory City structures. Please see the attached historic site plan of the lot for a general sense of the improvements' footprint. An updated photograph is also included as an attachment.

The original KPS lease expired in 2009, at which time the City issued an RFP. KPS was the only respondent and a new lease was granted to them for the same proposed use. KPS continued to act as a ferry agent for the State of Alaska until 2013 when AMHS announced they would no longer pay commissions on in-state ferry travel. KPS subsequently requested and was granted termination of their lease. The buildings have remained vacant since that time.

At their January 22, 2020 meeting, the Port and Harbor Advisory Commission unanimously moved to make the smaller separate building and the top floor of the old ferry building available for lease as one unit in the 2020 Land Allocation Plan (LAP) under "Section A: Lands Available for Lease." The addition of the buildings and underlying land square footage to the LAP would allow the City to issue a request for proposals and/or lease the property to an interested party, making better use of the property and otherwise vacant buildings. Rental income generated from a lease could offset, in part, what are already mandatory operation and repair costs, required due to the fact that the bottom story of the building is currently used to house City facilities.

Regardless of securing a tenant, at minimum the 30 year old roof of the old ferry terminal building must be replaced (\$21,000) and the exterior walls painted to prevent rot (\$9,100) in order to protect

the large storage stank and pump system housed in the 1st floor of the building. As Council moves forward with discussions concerning derelict facilities, please consider and plan for the \$30,100 expenditure associated with the old ferry terminal building with a possible revenue source being the Port and Harbor Depreciation Reserve (456-0380).

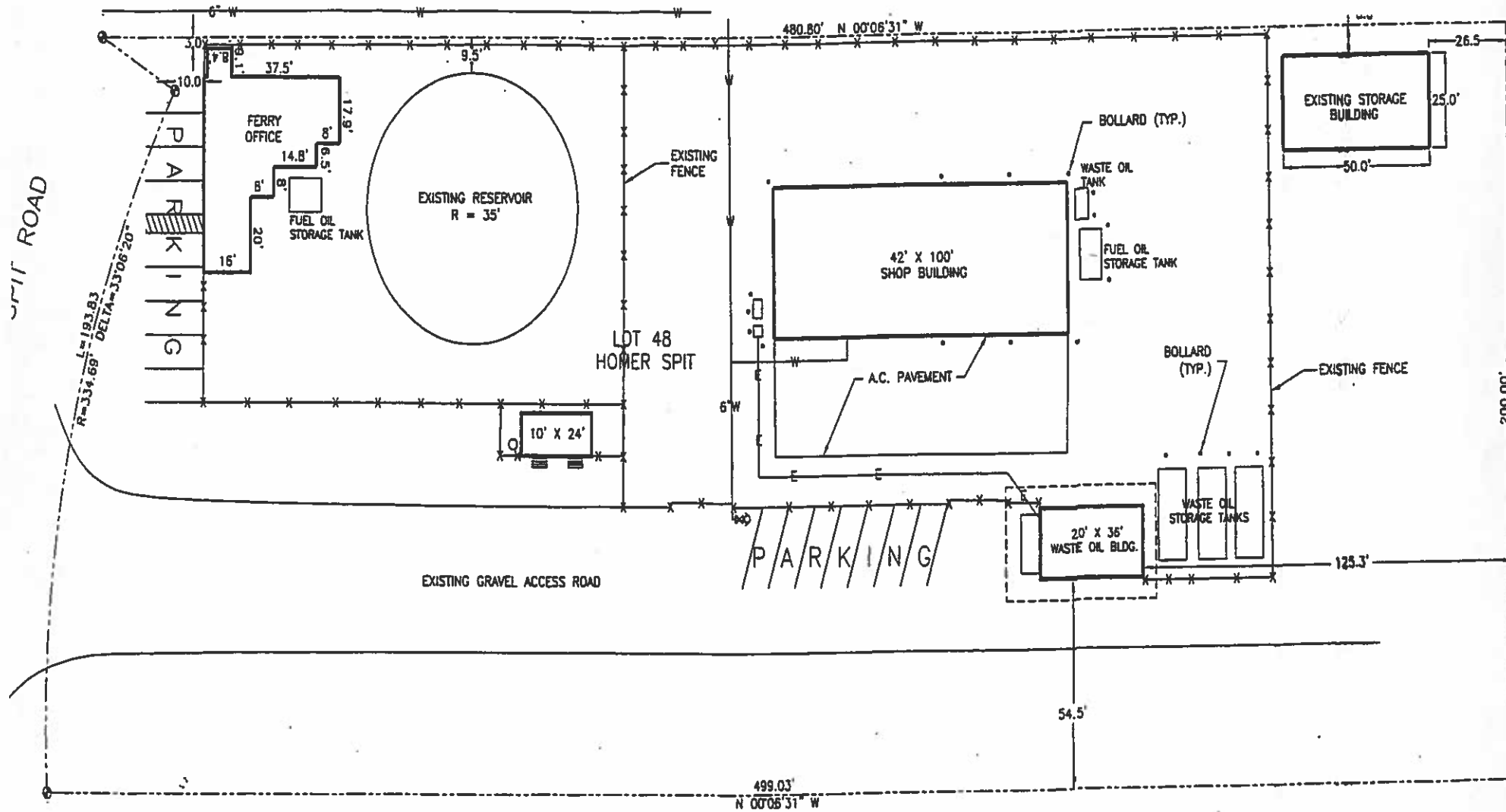
Enc:

Historic site plan of Lot 48

Recent aerial imagery of Lot 48



Recent aerial imagery of Lot 48





City of Homer

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Volunteer Fire Department

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Memorandum

TO: Katie Koester, City Manager

FROM: Mark Kirko, Fire Chief

DATE: 01/30/2020

SUBJECT: Old Police station use

I would like to provide my thoughts for consideration of the use of the Police Station after they move in to their new facility later this year.

To start, I reviewed the proposals that were submitted back in September of 2018 and feel that the Fire Department continues to have a very valid need to ensure that the property remain in the control of the City for department use. Previous assessments of the current fire department facility have determined that the over 60 year old structure can no longer meet the operational needs of the community. The fire station has many inadequacies with regard to useable space. Additionally, it has been determined that adding on to the station is not an option due to the existing construction deficits and the prohibitive costs of construction to make it compliant with an addition.

I believe that the Council and Community Leaders have recognized this to be the case in the past which in part is why the City conducting a Space Needs Assessment in 2014. The Assessment identified several areas that show that the current fire station does not meet the required standards.

I have spoken with the State fire Marshal about what would need to happen after the police vacate the use of the building before it can be used by anyone, be it City or public and their determination is clear. If the City were to repurpose the use of the building for office space or storage, a change of occupancy permit would need to be filed and a State inspection would need to be completed. If the City or any other entity wanted to remodel or make any changes to how it's used such as (restaurant, day care center, or retail space) or if the existing floor plan or footprint are changed it would require architectural designs to be submitted and approved by the State. The timeline for occupancy would be greatly extended.

The building cannot be used in a 24-hour capacity (sleeping quarters) without the installation of a sprinkler system.

Given that we know that the department will need to be replaced sometime soon and that there are not many options for adequate property that would be suitable for a new fire station. We should consider the existing police department property as a significant option for that purpose.

The department could make great use of the property in the meantime in the following ways.

- Additional storage for supplies and emergency response equipment.
- To be used for training space and class room space.
- An area for physical fitness training of our members.
- Would assist in work space during disaster management.
- Could potentially rent out space to Air Ambulance Service.
- Provide overflow parking for Fire Department staff and events.
- Alternate temporary office space should the fire department need vacate current location.
- Would allow us a location for public education opportunities without disrupting the daily FD operations.
- Additional covered vehicle storage.
- It would greatly enhance the operational value of the fire department.
- Auxiliary dispatch station during EOC operations

All of the above mentioned uses are in the best interest of public safety and community resiliency.

I would be happy to provide further information on how preserving the integrity of the building for future fire department use could only improve our ability to provide a better service to the community.

I look forward to further discussion on the topic.

Enc:

Pro/con list from September 5, 2018 “What to do with old police station” Worksession
Old Police Station Costs Spreadsheet

What to do with the Old Police Station?

Sell the property

Pro	Con
Consistent with Resolution 13-091(A), Dedicating any Potential Future Sale of the Fire Hall and Police Station Property to a Special Fund Earmarked for Financing and Construction of the Proposed New Public Safety Building	Property is valuable for a public building given its central location Reso 13-091(A) was passed when it was envisioned that the entire public safety campus would be relocated
If sold to an organization that is not tax exempt, would put the property back on the property tax rolls	Currently HVFD and HPD are on the same lot and share utilities. Any sale would require subdividing the lot and installing new utilities
City would not have to maintain and decide what to do with a derelict building	It could take years to sell the building, which would require budgeting to maintain it in warm status in the interim
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Convert the building into a home for PW Building Maintenance

Pro	Con
With enough investment, it could solve a future problem of what to do with Building Maintenance, depending on what happens with the HERC property	There is more building there than Building Maintenance needs and retrofitting it to a maintenance shop would require significant expense
	A prefabricated metal shop structure would be a better fit for the needs of Building Maintenance and likely cost less than a retro fit
	It does not remove the expense of maintaining an old and inefficient building from the City operating budget

Preserve for a community use

Pro	Con
Ideas abound on how the building could meet a number of community needs including a homeless shelter, teen center, etc.	A Pandora's box of questions regarding operational costs, reasonability and programing would need to be ironed out

	The cost of bringing the building up to code or retrofiting it could be prohibitively expensive
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Demo the facility ASAP

Pro	Con
Eliminates the need to appropriate any operational dollars to keeping a facility with an unknown future	Cost of demolition
Keeps options open for the land, including but not limited to future fire hall expansion	Any existing asset in the facility would be no more
Landscaping and parking at this lot could be an easy short term use that would keep the area aesthetically pleasing	

Put the Building in 'Cold Status' and allow HVFD to use it

Pro	Con
Minimal expense is incurred if heat is turned off (or greatly reduced) and grounds maintenance is done by HVFD volunteers (which is the case at the current station)	Putting it in cold status means demolition is likely the only option in the future
HVFD could use the building for scenario based fire and EMS trainings such as search and recovery, laddering, ventilation and fire attack for the fire aspects and patient scenarios with extrication for EMS. The lot could be used for much needed parking at the Fire Hall	There will be an eventual capital expense in the future to make the property useful to the City
Preserving the property in City ownership allows for the future expansion of HVFD facilities (an equipment bay for a ladder truck, for example) without the need for a new Fire Hall	Committing to keeping the space limits the future growth options of the Fire Hall to that particular lot, which may not be ideal
	Unless clearly designated for a specific future use with a plan to get there, will be open to lots of speculation about potential uses, which could complicate things
	What is the liability associated with keeping a vacant building unused? (an eyesore and potential attractive nuisance, for example)

Old Police Station Operating Costs

	Account	2019 Budget	2020 Adopted	Future Costs
Fuel and Lube (includes vehicle gas)	5203	\$43,200	\$43,200	\$3,875
Building and Ground Maintenance	5209	\$13,500	\$13,500	\$9,500
Communications	5215	\$37,200	\$37,200	\$13,000
Electricity	5217	\$44,315	\$43,657	\$40,000
Water	5218	\$2,463	\$1,886	\$1,600
Sewer	5219	\$2,299	\$1,747	\$1,500
Refuse and Disposal	5220	\$2,100	\$2,100	\$1,100
Property Insurance	5221	\$1,777	\$2,459	\$2,459
Janitorial	5242	\$600	\$600	\$600
Snow Removal	5244	\$9,000	\$9,000	\$9,000
		\$156,454	\$155,349	\$82,634

Comments
Future costs include only fuel oil for heating
Reduced level of service
Fire Department could do in-house