

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
The Audience may comment on matters on the agenda not scheduled for public hearing 3 minute time limit
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
 - A. June 12, 2018 Page 3
- 6. VISITORS**
 - A. Carey Meyer, Public Works Director
- 7. STAFF REPORTS**
 - A. Julie Engebretsen, Deputy City Planner Page 11
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Task Force Scope of Work Page 19
- 10. NEW BUSINESS**
 - A. Welcome New Member Lowney
 - B. Public Outreach Ideas Page 21
 - C. New Recreation Facility – Discussion by Michael Haines Page 23
 - D. Questions about the Building Page 27
 - E. Next Steps Page 29
- 11. INFORMATIONAL ITEMS**
 - A. PARC Needs Assessment 2015 Notebook Insert
- 12. COMMENTS OF THE AUDIENCE**
The Audience may comment on any item. 3 minute time limit
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, JULY 24, 2018 at 3:00 p.m. at the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.**

Session 18-01 a Regular Meeting of the Homer Education and Recreation Complex Task Force was called to order by Acting Chair Slone at at 3:00 p.m. on June 12, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Task Force Members Derry, Haines, Knight Marks, Matthews, Reiss, Slone,

STAFF: Deputy City Planner Engebretsen
City Clerk Jacobsen Jacobsen

APPROVAL OF THE AGENDA

The Task Force agreed to amend the agenda to move election of Chair and Vice Chair to the end of New Business.

The agenda was approved as amended by consensus of the Task Force.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

The Audience may comment on matters on the agenda not scheduled for public hearing 3 minute time limit

Mike Illg, City of Homer Recreation Manager introduced himself to the group. He commented he's been involved with usage at the HERC for quite a long time and is available to answer questions from the group.

Robert Archibald, city resident and Parks Art Recreation and Culture Commissioner, commented he's been an advocate for the HERC since the college moved out of the building. He commented the building is valuable to the community and thanked the members for stepping up to work on this.

RECONSIDERATION

SYNOPSIS APPROVAL

VISITORS

STAFF REPORTS

Deputy City Planner Engebretsen introduce herself and noted typically she will have written report under staff report. She explained this is a time members when can ask questions about something not on the agenda. Moving forward when there are certain topics, a speaker, or field trip, they will be scheduled and posted on the City's website. Meetings will be an hour and a half, and the agenda deadline is the Wednesday before the meeting with meeting packets prepared on the following day.

She noted Mrs. Matthews had requested the Community Recreation budget information and that budget information will be provided at the next meeting.

During brief discussion there was a request to include current operating budget information broken down between the old high school building and HERC building.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. HERC Task Force Member and Staff Introductions

Mr. Slone is a retired airplane pilot. He attends city meetings and feels he has a certain obligation to participate in the process.

Mrs. Matthews is a Real Estate Broker, serves on the Chamber Board and the Fireweed Academy Advisory Board. She felt this was a good place to get in on the conversation about the future of the building, because it's viable and has potential. She is a business owner and her children are in school here.

Mr. Knight is a retired Borough Appraiser and has lived in Homer about 4 years. He uses the building and is interested in seeing it stay viable and put to its best use.

Mr. Derry is a semi-retired Real Estate Appraiser, doing commercial, industrial, and land appraisal work. He has heard about different opportunities for the building and thinks it can be a valuable asset for the community.

Mrs. Marks is a commercial property and business owner. In the last few years she's participated on the Economic Development Commission and Pioneer Avenue Revitalization Task Force. She'd like to see Homer continue to be an economically developed area. She hasn't used the HERC building but thinks it has great potential, and also thinks we need to look at the idea of what to do with now, rather than what's been done in the past.

Mr. Haines has a consulting business on economic development and business issues, focusing on entrepreneurial endeavors, and is an adjunct lecturer at the college on business administration issues. He has also served with the Soccer Association of Homer. He has an interest where the economy meets recreation.

Mr. Reiss was a Principal Project Manager for the State and assists people with construction claims. He can assist in the areas of engineering, construction, estimating, and things of that

nature. He noted that he wrote an editorial that was published in a local papers two years ago on his thoughts about the police station at the HERC location. He was critical of the location and some of the site specific issue he felt needed to be addressed.

Deputy City Planner Engebretsen has worked for the City for about 16 years. She looks forward to working with the group and thinks they will have a productive outcome.

City Clerk Jacobsen has worked for the City for 14 years. She here to assist with meeting process and packet information. She looks forward to working with the group.

B. Task Force Scope of Work

Acting Chair Slone requested they go around the table and each member share what they think the scope of work entails. Comments included:

- The information on Resolution 18-036(A) lines 58 – 76.
- Considering of community benefits as a whole, not just the structure.
- The scope needs to be expanded from what's in the resolution.
- The need to understand the liability of the task force regarding their recommendation to council; the concept of sovereign immunity and if it extends to this group.
- Resolution 18-036(A) lines 42 is the scope of the work and the rest are tasks within that scope.
- Gaining an understanding what the requirements are of the building to be able to identify what can be done with it, then we can work through the four items in Resolution 18-036(A).
- Coming up with the highest and best use with the different goals in mind for the use so the Fire Marshall or consultant can give us feedback on specific to the use, as there are different code requirements based on the use of the building.
- Answering the four questions in Resolution 18-036(A) are the minimum, and the back up and take a broader approach to look at highest and best use. From there look at the site, building design, and consider alternatives.

Deputy City Planner Engebretsen referenced her memorandum in the packet and explained Council has outlined the four items in Resolution 18-036(A). If there are questions that come up and the group feels the scope of work should be expanded there will be opportunities to works with council through this process. In considering lines 42-44, the information and community process, it's not just about the technical aspects of the building, it's the community desire to see change or help pay for change in the structure. She'll talk more about community process at a future meeting when the website is up and running and the group is little further along in their work.

She reviewed the analysis in her memo, the three scenarios to be considered and the matrix included to use and refine as they work through the scenarios. It's important to know the occupancy before bringing questions to the consultant.

Acting Chair Slone shared that he doesn't see how the group can start reviewing various items until they know what our scope of work is going to be and until they've legally stated they agree to comply with Resolution 18-036(A) presented by the Council. This is a formative document and his opinion is they've asked them to agree to it. These questions give the group a good place to start and give a good opportunity to expand out from there.

Discussion ensued reiterating previous comments on scope of work and expressing the need to walk through the building together to understand the spaces and what they will be working with in reference to the four items called out in the resolution.

Acting Chair Slone asked for a motion to establish line 58 through 76 of Resolution 18-036(A) as the scope of work for this task force.

MATTHEWS/HAINES SO MOVED.

There was no discussion.

VOTE: YES: MARKS, DERRY, HAINES, REISS, SLONE, MATTHEWS, KNIGHT

Motion carried.

Acting Chair Slone asked where they'd like to go at this point as far as the details.

In summary, comments in response included-

- Start by looking a minimum requirements and build from there.
- Look at previous reports done on the building to get a good snapshot of items referenced in the reports.
- Confirm whether it includes both buildings and the occupancy status.
- Provide the 2007 report referenced in the packet information.
- Collate information in chronological order.
- Defining possible uses first, then address construction perspective.
- Walk through the building to answer basic question to go forward.

Deputy City Planner Engebretsen said she'd provide information from the City's Recreational Needs Assessment. At a future meeting she'd like to invite Mike Illg, Recreation Manager, to speak to them about the Community Recreation program and use of the building. She'll work with the Chair to establish a schedule to present information to work through.

C. Next Steps

There was brief discussion clarifying on June 26th there will be a worksession walk-through of the HERC site and buildings. It was requested a floor plan be provided.

D. Elect Chair and Vice Chair

Mr. Reiss and Mr. Derry were nominated as Chair, but both declined the nomination. Mr. Reiss said he'd be more comfortable serving as Vice Chair.

Acting Chair Slone shared his willingness to serve as Chair.

The group agreed by consensus that Mr. Slone serve as Chair and Mr. Reiss as Vice Chair.

11. INFORMATIONAL ITEMS

- A. 2018-2023 Capital Improvement Plan – Multi-Use Community Center, Phase 1
- B. Community Recreation Schedule
- C. HERC Worksession Packet from January 9, 2018
- D. General Meeting Rules and Process for Advisory Bodies

COMMENTS OF THE AUDIENCE

The Audience may comment on any topic. 3 minute time limit

Recreation Manager Illg, commented briefly on the various current uses of the gym including Pickle Ball, Zumba, activities moved to the HERC gym when the high school gym is closed for five weeks this summer. The City uses the upstairs area for storage, also Public Works and the Police and Fire Departments use the upstairs for training. Historically the college used leased the upstairs and Boys and Girls Club used the downstairs.

Ron Keffer, city resident, commented over time the City has made decisions about doing or not doing things in the building to improve it. In creating this task force, the City is expressing more intentionality than we've seen for a while. If the group produces a product the community can get behind and finance, the intentionality becomes a reality and we'll see a lot of impetus behind it. One of the biggest needs is some kind of after school program for kids and getting some type of program in place is something a City ought to move forward on.

Jack Cushing, city resident, commented the Fire Marshall with review engineering and architectural plans, make recommendations and approval based on those plans. The building is one of the most bomb proof in Homer made with post WWII concrete, loaded with rebar and cement. The gym has the best floor in town and many users like that. A lot of

things don't pay, like sidewalks, but we still build them. Keep that in mind with the general discussion of the building's value.

Janie Leask, city resident, is a HERC user. She agreed the building has the preferred gym floor, and SPARC is not big enough to provide for recreation in the community and can't be the end all. She encouraged looking at the whole site, the buildings and ground around them, because yards are used for a variety of purposes also. She thanked the group for their service.

Robert Archibald, city resident and Parks Art Recreation and Culture Commissioner, commented when the Commission recommended the Task Force they wanted to see some answers. He hopes they can get some tangible answers to make this thing work. He doesn't want to see this become a derelict building, so it's time to make a decision and do something with it. He hopes they come up with some good ideas we can work with as a City.

Deb Lowney, city resident and Parks Art Recreation and Culture Commissioner, provided brief history on the building was obtained and use restrictions that came with the site. There's a consequence to lifting the restriction and doing something different and encouraged taking that into consideration. It's 4.3 acres and agrees the whole site needs to be addressed. The working spaces inside are nice and the yards and outer spaces like the Skate Board Park and basketball court are used constantly. She reviewed the Commission's recommendation on representatives and noted the absence of the recreational voice and a health care community, noted they look at the MAPP information and studies.

COMMENTS OF CITY STAFF

Deputy City Planner Engebretsen commented that she's invited Derotha Ferraro, Director of Public Relations & Marketing for South Peninsula Hospital, to speak to the group about the community health document. She said there is a lot of information regarding the HERC and she will continue to provide it to the task force in segments that are cohesive and easy to digest.

COMMENTS OF THE TASK FORCE

Mr. Derry and Mrs. Marks had no comments.

Mr. Haines commented it was a productive first meeting and appreciated the audience comments.

Mr. Reiss Barry concurs with Mr. Haines.

Mrs. Matthews noted the Capital Improvement Plan information provided under informational item and asked if that's a goal of the City. Deputy City Planner Engebretsen

noted that's related to going through a scoping project to see if it's something the City can pay for and want to do.

Mr. Knight commented he's looking forward to this process and the information that's going to come out of it.

Chair Slone said he appreciates everyone's efforts. We've only just scratched the surface of the information on the building, but we're off to a good start.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 4:45 p.m. The next regular meeting is scheduled for July 10, 2018 at 3:00 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved:_____



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 5, 2018
SUBJECT: July 10th meeting

Here is a recap of HERC things that happened since the last meeting:

- Council amended the HERC TF to include Deb Lowney as a voting member to the task force. She is the current chair of the Parks, Art, Recreation and Culture Advisory Commission, and also recently served on the Public Safety Building Task Force.
- Website: Under construction!
- Karin Marks suggested that I reach out to Tim Dillion, the Executive Director of the Kenai Peninsula Economic Development District. He toured the HERC site earlier in the year. Jenny Carrol City of Homer Special Projects Coordinator spoke with Tim on his thoughts for the HERC site. The high cost of remodeling the building renders the building less attractive from an economic standpoint. He felt the value of the property was the location and amount of land. If the land were sold now, in 10 or 15 years, it would be difficult to recreate that acreage and location for a community facility. Unless the city were in financial straits and needed the cash from selling the property, it would be in the long term economic development interests of the city to retain the land for a future use. One interim option could be for artists to hold art workshops, so tourists would have another activity to do while in Homer.
- I had some follow up from Fire Marshal Fisher. You may recall that the college (B occupancy) used the classrooms upstairs in the HERC. If the City wanted to use the classrooms again in a similar fashion – i.e. adult/multi age classes or similar uses, the City would need to submit a request to reopen them to the State Fire Marshal, and show the rooms being used. Interestingly, the Gym use would remain the same. So, one recommendation the Task Force could make to Council is to have these rooms reviewed to see if FM approval can be gained so the spaces can be used. Or a question to Stantec might be, what (if any?) updates would be needed to use those spaces for a B occupancy such as Community Recreation.
- Follow up: Barry's liability question.... No answer yet, hopefully at the meeting.
- A copy of the 2015 PARC Needs Assessment has been included with your packet. I will provide a verbal overview of the document at the meeting. I don't expect every TF member to become an expert! If you have an interest in all the details about our community's recreational needs and wishes, the Needs Assessment is a comprehensive document, and included a wide swath of user groups, and public, private and nonprofit interests.

- TF members have asked questions about building occupancy categories. Please see the attachment from Wikipedia

Attachments

Summer 2017 site plan

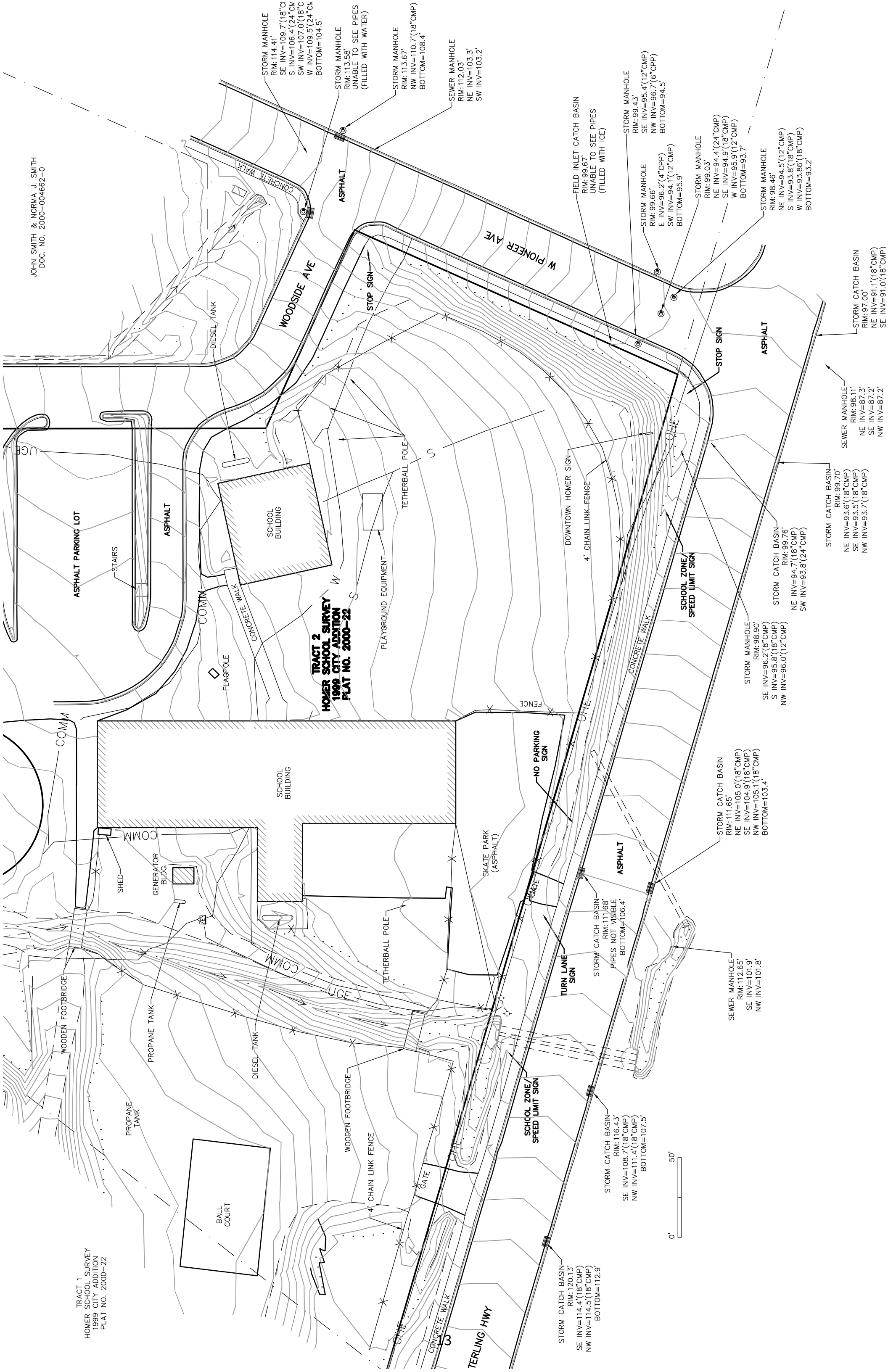
Wikipedia info on building occupancies

CR schedule the week of July 2-8

CR schedule Month of July

TRACT 1
HOMER SCHOOL SURVEY
1999 CITY ADDITION
PLAT NO. 2000-22

TRACT 2
HOMER SCHOOL SURVEY
1999 CITY ADDITION
PLAT NO. 2000-22



TRACT 1
HOMER SCHOOL SURVEY
1999 CITY ADDITION
PLAT NO. 2000-22

TRACT 2
HOMER SCHOOL SURVEY
1999 CITY ADDITION
PLAT NO. 2000-22

WIKIPEDIA

Building occupancy classifications

Building occupancy classifications refer to categorizing structures based on their usage and are primarily used for building and fire code enforcement. They are usually defined by model building codes, and vary, somewhat, among them. Often, many of them are subdivided.

Classifications by Group

The following is based on the International Building Code, the most commonly used building code in the United States:

- **Assembly (Group A)** - places used for people gathering for entertainment, worship, and eating or drinking. Examples: churches, restaurants (with 50 or more possible occupants), theaters, and stadiums. Group A is divided into five sub groups:

A-1 Buildings intended for the production and viewing of performing arts or motion pictures (theaters, concert halls).

A-2 Buildings intended for food and/or drink consumption (restaurants).

Herc Gym → A-3 Buildings intended for worship, recreation or amusement and other assembly uses not otherwise classified.

A-4 Buildings intended for viewing of indoor sporting events and activities with spectator seating (arenas).

A-5 Buildings intended for participation in or viewing outdoor activities (stadiums).

- **Business (Group B)** - places where *services* are provided (not to be confused with mercantile, below). Examples: banks, insurance agencies, government buildings (including police and fire stations), and doctor's offices. *College, City Offices are a "B"*

- **Educational (Group E)** - schools and day care centers up to the 12th grade.

- **Factory (Group F)** - places where goods are manufactured or repaired (unless considered "High-Hazard" (below)). Examples: factories and dry cleaners.

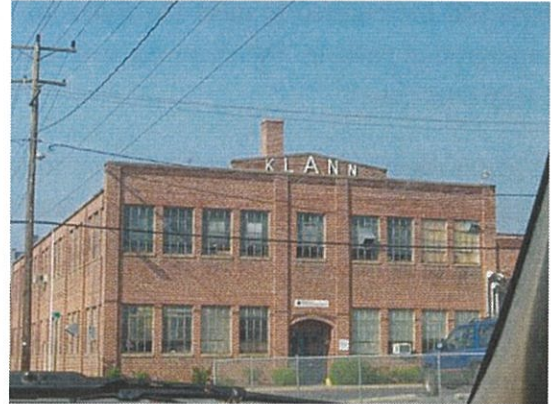
- **High-Hazard (Group H)** - places involving production or storage of very flammable or toxic materials. Includes places handling explosives and/or highly toxic materials (such as fireworks, hydrogen peroxide, and cyanide).

- **Institutional (Group I)** - places where people are physically unable to leave without assistance. Examples: hospitals, nursing homes, and prisons. In some jurisdictions, Group I may be used to designate Industrial.

- **Mercantile (Group M)** - places where goods are displayed and sold. Examples: grocery stores, department stores, and gas stations.

- **Residential (Group R)** - places providing accommodations for overnight stay (excluding Institutional). Examples: houses, apartment buildings, hotels, and motels.

- **Storage (Group S)** - places where items are stored (unless considered High-Hazard). Examples: warehouses and parking garages.



Example of Group F structure, the Klann Organ Company, located in Waynesboro, Virginia.

- Utility and Miscellaneous (Group U) - others. Examples: water towers, barns, towers.

Other Considerations

Many buildings may have multiple occupancies. These are referred to as "mixed occupancies" and the different parts will be required to meet the codes for those specific areas. An example of this is a shopping mall with underground parking. The shopping area itself is Group M (mercantile), while the parking area would qualify as Group S (storage).

In places where more than one occupancy may apply, the stricter code is usually enforced. An example of this is a restaurant with seating under 50 which is not addressed in the code as either mercantile or business (this is a technical issue, but could be viewed as either or neither). Code enforcement officials will usually enforce the stricter side of the code.

References

- *International Building Code*. International Code Council. 2006. ISBN 1-58001-251-5.
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Retrieved from "https://en.wikipedia.org/w/index.php?title=Building_occupancy_classifications&oldid=816343305"

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City of Homer Community Recreation Schedule: *July 2-8*

Monday, July 2

6:00-7AM Morning Basketball
7-9AM Morning Weight Room
5-8PM Pickle Ball
5:30-6:30PM Zumba
5:30-6:30PM Popeye Wrestling Open
5:30-8PM Weight Room
7-9PM Ultimate Frisbee

<u>Location/Color Key</u>	
PURPLE-	HERC Gym (near skateboard park)
BLACK-	Homer High School
BLUE-	Homer Middle School
RED-	Cancellation

HERC Gym
HHS Weight Room
HERC Gym
HHS Green Room
HHS Mat Room
HHS Weight Room
HHS Turf

Tuesday, July 3

7-9AM Morning Weight Room
10AM-12PM Pickle Ball Skills & Drills
5:30-8PM Weight Room
5:30-6:30PM Popeye Wrestling Open Mat
6-8PM Pickle Ball

HHS Weight Room
HERC Gym
HHS Weight Room
HHS Mat Room
HERC Gym

Wednesday, July 4

5-8PM Pickle Ball
6:30-8:30PM Pick Up Soccer?

HERC Gym
HHS Turf

Thursday, July 5

7-9AM Morning Weight Room
10AM-12PM Pickle Ball Skills & Drills
7-9PM Pick Up Basketball
5:30-8PM Weight Room
6-8PM Pickle Ball
7-9PM Ultimate Frisbee

Schedule is subjected to change with limited notice.

HHS Weight Room
HERC Gym
HERC Gym
HHS Weight Room
HERC Gym
HHS Turf

Friday, July 6

6:00-7AM Morning Basketball
7-9AM Morning Weight Room
5-8PM Pickle Ball
6:30-8:30PM Pick Up Soccer

HERC Gym
HHS Weight Room
HERC Gym
HHS Turf

Saturday, July 7

11AM-1PM Zumba
5-7PM Pickle Ball

HERC Gym
HERC Gym

Sunday, July 8

10AM-1PM Pickle Ball
2-6PM Board Game Activity
4-6:30PM Women's Pick Up Soccer
6:30-8:30PM Pick Up Soccer

HERC Gym
HHS Commons
HMS Field
HHS Turf



July 2018 Homer Community Recreation						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 10am-1pm PICKLEBALL at HERC 2-4pm BOARD GAME ACTIVITY at HHS 4-6:30pm WOMENS SOCCER at HHS 6:30-9:30pm PICK UP SOCCER at HHS	2 6-7am MORNING BB at HERC 5-8pm PICKLEBALL at HERC 5-8pm POPEYE WRESTLING OPEN MAT at HHS 5:30-6:30pm ZUMBA at HHS 6-8pm WEIGHT ROOM at HHS 7-9pm ULTIMATE FRISBEE at HHS	3 4:30-7pm PICKLEBALL at HERC 6-8pm WEIGHT ROOM at HHS 7-9pm BASKETBALL at HERC	4 6-7am MORNING BB at HERC 5-8pm PICKLEBALL at HERC 5-8pm POPEYE WRESTLING OPEN MAT at HHS 5:30-6:30pm ZUMBA at HHS 6-8pm WEIGHT ROOM at HHS 6:30-9:30pm PICK UP SOCCER at HHS	5 6-8pm WEIGHT ROOM at HHS 4:30-7pm PICKLEBALL at HERC 7-9pm ULTIMATE FRISBEE at HHS	6 6-7am MORNING BB at HERC 5-8pm PICKLEBALL at HERC 6:30-9:30pm PICK UP SOCCER at HHS	7 11am-1pm ZUMBA at HERC 4-5pm PICKLEBALL SKILLS & DRILLS at HERC 5-7pm PICKLEBALL at HERC
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29 10am-1pm PICKLEBALL at HERC 2-4pm BOARD GAME ACTIVITY at HHS 4-6:30pm WOMENS SOCCER at HHS 6:30-9:30pm PICK UP SOCCER at HHS	30 6-7am MORNING BB at HERC 5-8pm PICKLEBALL at HERC 5-8pm POPEYE WRESTLING OPEN MAT at HHS 5:30-6:30pm ZUMBA at HHS 6-8pm WEIGHT ROOM at HHS 7-9pm ULTIMATE FRISBEE at HHS	31 4:30-7pm PICKLEBALL at HERC 6-8pm WEIGHT ROOM at HHS 7-9pm BASKETBALL at HHS	Color Key BLACK=Homer High BLUE=Homer Middle PURPLE=HERC RED=Cancellation GREEN= West Homer			
				DISCLAIMER: ALL ACTIVITIES ARE SUBJECTED TO CHANGE OR BEING CANCELLED WITH LIMITED NOTIFICATION.		



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 5, 2018
SUBJECT: Scope of work

This topic has two parts:

1. Asking Council to clarify if the TF duties cover both buildings, HERC 1 (big building) and HERC 2 (smaller building)

Requested Action: *Make a motion to ask Council if they intended for the HERC TF to address the HERC 1 building, or to also address HERC 2, the smaller building on site.*

Discuss briefly if needed. Staff will draft a memo for the next Council meeting packet. At that Council meeting, Chair Slone will provide a brief report to Council, and they can provide feedback to the Task Force.

2. Group discussion of topics you would like to address; this will be a time to suspend the Roberts Rules and Julie will facilitate, writing ideas big paper. As themes emerge, we can make a work plan to address them.

Requested Action: *Make a motion to “suspend the rules.”*

Questions to discuss:

1. What topics or further information do you want to address as a task force, or as an individual and bring back to the full group?
2. Anything else as an individual you wanted to bring up?
3. What does the TF think about pursuing three options for the HERC:
 - A. Use the building as is for the next 10 years (Gym, Zumba room)
 - B. Use the building as is and expand into the upstairs (where the college was) for 10 yrs. Expanded use only occurs if major improvements are not needed – i.e. sprinklers, electrical and other major upgrades.
 - C. Full upgrade for CR or lease use. Requires sprinklers, electrical, ADA, etc., and results more than 10 yr use of the building.



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 5, 2018
SUBJECT: Public Outreach

Requested Action: be aware of outreach opportunities, how you might become involved, and bring any other ideas to the meeting. Generally free is best, although the City does have some funds for advertising.

Public Outreach Ideas:

1. Brown Bag lunch at the library
2. Task Force Report at Council Meetings
3. Possible KBBI Coffee table or other radio programs (well into the fall)
4. City web page
5. Your ideas? Point of view article in newspaper?

1. I have three tentative dates for a “Brown Bag at the Library”. These are an informal 12-1:00 timeslot by the fireplace in the library, where citizens can come and speak to one or more task force members. They are an opportunity for the task force member to listen, and for dialog. I will also attend. The City Council has been using this format with some success. I’d like to confirm these dates with the library if the TF would like to do this.

Dates: ALL MONDAY’S

July 16 (Larry)

August 6th

August 20th

2. City Council Task Force Reports – these reports are typically given by the or vice chair. They allow for a verbal report of what the task force has been working on, what’s happening next, and for Council to ask questions. Its also great to have airtime for the listening public, and other media outlets. Presentations are short (5 minutes or less is good) and should be guided by what the whole task force has agreed upon. If you are unsure of what to say, I or Melissa can help you prepare.
3. I will arrange for a coffee table on KBBI later in the fall. If you listen to another local radio program and are interested in being on the program, let me know.
4. City web site is under construction; we hope to make it a long term clearing house for all things HERC related.
5. Your ideas? Are we missing anything right now?

A “New HERC” Project Work Plan Overview

Michael Haines

HERC Task Force

June 2018

Part of the Homer City Council requirements for the HERC Task Force (Resolution 18-036(A)) dictated that “What would it cost to demo the HERC and build a new facility that meets the recreation needs of the community on the existing site”.

This Project Work Plan (PWP) lays out the process for achieving the **“build a new facility”** part of the requirement. The work plan comprises three primary goals, and eight (8) specific steps to achieve those goals.

As a reference point, the following general definition for a cultural and recreational center was used in this PWP. “A cultural and recreational center is a meeting place, one or a complex of buildings, where the people of a community may carry on cultural, recreational, or social activities.”

The Goals

The overall goal is to insure any “New HERC” building would meet the needs of the community while being financially sustainable over the long-term.

Goal A: Assess the specific needs for a “New HERC” facility (complete a “needs analysis”).

Goal B: Provide a construction estimate for a new structure to be built within the same physical acreage as the current HERC building (Assumes the current HERC building will be razed).

Goal C: Develop a business case (plan) to support the “New HERC” facility (Can the “New HERC” be constructed/implemented/operated to insure long-term financial stability?).

Community involvement will be one of the keys for success for this PWP, and (where practical) community input will be solicited and integrated into the overall final solution.

The Steps

Step 1: Complete a Needs-Assessment.

The primary assumption with this project is that a new facility will require significant investment. That investment has to be supported by a reasonable demand for the space and facilities available. This Step 1 needs-assessment will use two primary data/information sources:

- (a) The 2014 report titled “Park, Art, Recreation and Culture Needs Assessment PARC”, and modified/updated per the City of Homer Planning Department.

- (b) Information gathered from potential users of the new facility located within the geographic boundaries served by any “New HERC” through interviews, public forum meetings, focus groups, and presentations to groups with a vested interest in the “New HERC” facility (“who needs/wants what”).

Step 2: Create a Database of Existing/Available Community/Recreational Facilities in the Area to be Served by the “New HERC”.

Homer hosts a number of indoor and outdoor locations created directly or indirectly for community and recreational use. It is important that any “New HERC” facility complement the facilities and services currently available, or consolidates them into a better environment. This Step 2 will compile a database from:

- (a) The 2014 report titled “*Park, Art, Recreation and Culture Needs Assessment PARC*”, and modified/updated per the City of Homer Planning Department.
- (b) A comprehensive local review/survey (including the current HERC facility)..

Step 3: Identify Sample Community and Recreational Facilities Serving Similar Populations as that Targeted by the “New HERC” Facility.

There are a number of successful (and less successful) community and recreational centers/facilities within in the United States and within Alaska. This Step 3 will investigate the success factors that drive community and recreational centers, with a goal to incorporate these success factors into the design of a “New HERC” facility.

Step 4: Create a Sample Design for a “New HERC” Facility.

Using data obtained from Steps 1 through 3, a sample/preliminary “New HERC” facility design will be completed. Interested parties will be given the opportunity to review and comment on this sample design. Following this review process, a final design will be used for the cost estimate purposes in Step 5.

The output of this Step 4 will be a ‘concept’ design, NOT a complete architectural design. Creating a true architectural design requires significant time and expenditures, which are not available at this juncture of the PWP.

Step 5: Estimate the Cost of a “New HERC” Facility.

Step 5 takes the design concept developed in Step 4 and provides an estimate of the costs to construct a “New HERC” facility. This will truly be a best efforts “estimate’, since it is difficult to define precise construction costs without a complete architectural design.

Step 6: Develop a Business and Operating Case/Plan for a “New HERC” Facility.

Operational sustainability is the key to a successful project such as this. Step 6 will provide a condensed 5-year business and operating plan for the “New HERC” facility. This Step 6 will also provide ideas on how to “sell” the “New HERC” facility to the community and entities with a vested interest in a successful completion of the project.

Step 7: Identify Sources of Construction Funding.

A new facility will require new-construction funding/financing. This Step 7 will provide examples of funding sources.. It is assumed in this Step 7 that the “New HERC” building will be self-sustainable on a day-to-day operating basis (as developed in Step 6).

Step 8: Create a ‘Next Steps’ Plan.

The ‘next steps’ plan will aid City Council, City Government and other interested parties to:

- (a) Plan for a “New HERC” facility, and
- (b) Integrate any “New HERC” facility into future City planning processes.



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 5, 2018
SUBJECT: Building Questions

Requested Action: Email staff ahead, or bring your questions about the building to the meeting.

Questions from TF Lowney: *(Staff responses in italics)*

Possible questions to be discussed with Stantec.

1. Clarify contradictions in HERC overview performed in 2007 by Hyer Inc., and Stantec Summary completed in 2016. *(PW director to address 7/10/18)*
2. Cost of solar and/or gas hookup, potential savings? *(PW director to address 7/10/18)*
3. For occupancy in gym plus upstairs it states that we would need a firewall or sprinklers. Clarify?
4. Are there any codes that in essence would be grandfathered in with certain user groups?
5. On pg 70 of Stantec report regarding the costs to remodel or abate, can we tease out the necessities and then apply those items to the HERC as a “used safely” facility? And a “full potential” recreation facility?
6. What are the upgrades (Stantec Architectural, Mechanical and Electrical Assessments) that were going to be addressed and budgeted for in regard to the PS building construction, that would also need to be provided for in the HERC renovation as a “used safely facility? And a “full potential” recreation facility?
7. Asbestos- containment vs abatement? What asbestos needs to be contained or abated for “safe use”? “Full potential”?
8. Water supply line safe and adequate for “safe use”? “Full potential”? *(If the “safe use” or “full use” is something that requires a sprinkler system, then no, the water supply line is not adequate according to Section 3.2 of the 2016 Stantec Report, pg 21 of the January 8 CC work session packet – see TF binder. The new sprinkler system was going to be fed by the new structure and its plumbing).*
9. ADA restroom downstairs? Necessary? Stand alone? Modify both locker rooms? *(City Clerk Jacobsen can provide some ADA info at a future meeting)*
10. Heating, ventilation, electric for “safe use” vs “full potential”?
11. What are ADA accessibility needs between levels? “Safe use”, “full potential”? *(See #9)*
12. What is available for funding new construction projects vs community renovation projects? *(Excellent question, staff will research with the Administration as this topic may have been covered under the public safety building/police station conversation.)*



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 5, 2018
SUBJECT: July 10th meeting

Next steps:

- Brown Bag a the library on Monday the 16th
- Chair Slone will speak at the Council meeting of July 23rd
- Next meeting July 24th: I will be gone but a staff member will fill in to answer any process questions. (Out of the office Friday, July 20 through Monday, July 30th)

Invited speakers: Mike Illg, Community Recreation Presentation, Derotha Ferraro, CHIP, MAPP

Agenda items: continued conversation on Mike Haines new facility work proposal