



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

MANAGER'S REPORT

August 26, 2013

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Gasline Progress: Enstar reports that the pipeline purge which occurred on Friday was successful. This means that the main trunk line from Anchor Point is now filled with gas all the way to the High School and the Methodist Church. The next step is to start purging the smaller main lines in the distribution system. Once that occurs, people can start hooking up. UTI reports very good progress on the distribution system. They plan on bringing in a second crew soon and will be working right up to the Holidays if weather permits. Enstar has started preliminary survey and permitting work on Phase II.
2. Coast Guard Commandant Visits Homer: The Commandant of the Coast Guard visited Homer for a few hours on Wednesday, the 21st. The Mayor, Bryan Hawkins, Katie Koester, and I had lunch with him and Senator Murkowski aboard the Hickory. We discussed City port and harbor projects that affect the Coast Guard, Coast Guard housing, and the future of the Coast Guard in Homer and the arctic.
3. Capital Projects: This agenda contains a new CP booklet and a draft resolution with the new top five project priorities. We have been discussing the top five as proposed at the workshop and it is obvious that some of these projects are not well defined or even close to "shovel ready" (especially the public safety building and the roads package). Therefore, if these projects remain on the priority list, we have some work to do between now and January when the legislature convenes. We have some suggestions about how to proceed; steps we can take between now and January to move these projects along and get them in a more "fundable" position. We hope to talk about this a little at the 4 PM workshop. Chief Painter and Chief Robl will both be at the workshop to answer questions about the public safety building and new fire department equipment.
4. New Superintendent at PW: The City has hired a new Public Works Superintendent to replace Jan Jonker who recently retired. His name is Richard Hill and his first day at work is August 27. Richard spent many years with the Nevada Department of Transportation as a superintendent for highways. His experience is well suited for this position. He recently moved to Homer. Please give him a warm welcome when you see him.
5. Proposed Code Amendment / Nonconforming uses: This agenda contains an ordinance, sponsored by the Mayor and the Manager that would amend the definition of "discontinued" when that term is applied to nonconforming uses. Right now, the code provides that if a nonconforming use is discontinued for a year, that use is no longer permitted and cannot continue. The proposed amendment essentially says that the clock stops if the owner dies and the transfer to the new owner is tied up for some legal reason, like probate court or any legal reason that would delay transfer of title or otherwise prevent the new owner from continuing the nonconforming use.

6. Capital Projects: The project ball just keeps rolling along. Give Carey a pat on the back when you see him. The new project manager, Dan Nelsen, has been a tremendous help. Contracts have recently been signed for the work on System 5 in the harbor and for demolition of the redwood tank. We recently signed an agreement with the Mental Health Trust which will allow construction of the revetment at the harbor entrance to proceed this fall. Construction of the new bathrooms is well underway, as is the new road LID project near the Ocean Shores Motel. The new port and harbor building committee is scheduled to meet soon. The design is well underway for the Skyline Fire station. This just scratches the surface. We can talk about this more at the meeting.
7. Police Department: The police have been very busy this summer. The statistical report and the number of overtime hours logged backs this up. The jail has been very busy. Problems recruiting and retaining qualified staff in dispatch continues to be a concern which we are attempting to address.
8. Library: The Library Director also reports heavy use of the library this summer. Statistics on visitation there will be available shortly. The library is a huge community asset and I wish I had a nickel for every time a visitor has told me that one of the highlights of their time in Homer was spending time at our magnificent library.
9. Planning Department / Planning Commission: Rick reports that the staff and the Commission are making good progress in knocking items off their work list. Much work has been completed. This work often flies under the radar but it is very important. Much of this work targets implementing adopted plans and working toward a healthy, safe, and attractive community which has a high quality of life and is vibrant economy. Rick asked if I or the Council had any specific new projects that we would like the staff and/or the PC to take on.
10. Finance Department: The finance department is working hard on the new budget and on implementing the new water and sewer rates. In the next few months, they will be sending out notices about the changes in the rates so no one is caught be surprise in January.

ATTACHMENTS

None