



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 8, 2017
SUBJECT: City Manager's Report – March 13, 2017

Water Response Symposium

Chief Painter is working to set up a meeting between the multiple agencies that have a role in water response, the community and City Council. With growth in marine industry and water-based recreation, we are likely to see an increased demand for response to fires, emergencies, and rescues in Kachemak Bay. Chief Painter will invite local responders including Troopers, State Parks, Anchor Point Fire, Seldovia Fire/Rescue, Cook Inlet Marine Safety Group, Coast Guard, Coast Guard Auxiliary, Homer Police Department, Homer Volunteer Fire Department, Kachemak Emergency Services, and Homer Port and Harbor. This meeting will provide an opportunity for the agencies and the public to better understand what role each agency plays in water response and what opportunities there are for increased partnership. At this time, Chief Painter is aiming for a meeting in late May after the Tsunami Operations Workshop (April 18-20) and Marine Fire Fighting Conference (May 12-14).

Worksession on Emergency Management

Today's worksession was originally scheduled to be an emergency management training for Council and Mayor. However, the State director, who would be facilitating the training, was unable to make it. He also would like more than 50 minutes of your time to do a proper overview of Council and Mayor's role in the event of an emergency and provide ample time for questions and answer (2-3 hours). If Council is agreeable to a longer session on a day you do not have city council, Chief Painter will work with the State director on a time in May that he could come down. Please let me know if there are any dates that work better than others or times you are not available. That information will be helpful for scheduling the Water Response Symposium mentioned above as well.

Alaska LNG Reception Travel Report

Last Saturday, March 4, I traveled with Mayor Zak, Chamber Director Zak, and Councilmember Erickson to Kenai for an Alaska Natural Gas reception hosted by the State of Alaska. The purpose of the reception was to give potential buyers of Alaska Natural gas from Asian markets an opportunity to get to know the communities on the peninsula. The 2-hour reception was the culmination of a multi-day business trip where visitors toured the North Slope, met with important government and business leaders in Alaska, and toured the liquid natural gas facilities on the Kenai Peninsula. It was a great opportunity to visit with business people from

Japan and Korea, Governor Walker, Lt. Governor Mallot, Peninsula legislators and members of Governor Walker's cabinet. I was pleased to see a number of people from Homer representing our community at the reception. If this project is fruitful and a natural gas line terminates on the Kenai Peninsula, our Port would provide important support for the vessels servicing the industry and some employees of the project would choose to live in Homer. Homer is in a great position to benefit from the project without being overwhelmed by its scale.

STIP Comments Submitted

The State of Alaska Department of Transportation & Public Facilities is asking for comments on the State Transportation Improvement Project (STIP) 2016-2019 Amendment 2. Homer has interest in three projects that are being modified. The City Planner submitted the attached comments on behalf of the City of Homer. In summary, Lake Street Rehabilitation has removed \$331,010 from the FY 2017 budget. These were the only funds appropriated prior to the 'After 2019' category. The City has been assured that this project is progressing on schedule and work should commence in 2019. Rehabilitation – Anchor Point to Baycrest Hill has moved \$500,000 budgeted for FY 2017 and added \$650,000 to FY 2018. Project 18924, Pavement and Bridge Rehabilitation (which includes Pioneer Ave.) is shuffling funds. They add approximately \$11 million to FY 2017 and lower the amount budgeted for 'After 2017' from \$240 million to \$80 million. The timeline for Pioneer Avenue Rehabilitation to commence construction is 2019.

Bridge Creek Lot for Sale

The property owners of Lot 8 Block 1 of Kelly Ranch Estates Subdivision contacted the City of Homer about their property. They initially contacted Planning and Zoning with questions regarding the Bridge Creek Watershed Protection District, because they were interested in selling the lot. Staff mentioned the City may be interested in purchasing the property, and the property owners expressed interest.

The lot is 2.86 acres and overlooks Bridge Creek. The creek does not appear to flow through this lot, but there is about 650 feet of creek bottom along one lot line, the lot is all wetlands. It is in the City's interest to acquire this lot for long-term preservation of city water quality. The lot currently does not have constructed access or utilities. The land is developable for a single-family residence, although the area for a septic system is regulated by the required 200-foot distance from the creek itself.

The Council has expressed an interest in purchasing properties in the watershed as they become available to preserve the quality of our water source and protect landowner rights. If there is an interest from Council, I can follow up with legislation authorizing negotiations on this piece of property.



Enc:

Memo from Public Works Director RE: Closure of Downtown Restrooms

Memo from Public Works Director RE: Alaska Bible Institute – Request to Connect to City Water

Letter to ADOT&PF from City Planner RE: STIP 2016-2019

Homer Foundation Quarterly Report

Photos of Graffiti in Restrooms



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Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum

TO: Katie Koester – City Manager
FROM: Carey Meyer – Public Works Director
DATE: March 7, 2017
SUBJECT: **Vandalism of City Restrooms
Recommendations**

The City restrooms have been vandalized much more frequently this winter. Maintenance personnel report that they are routinely used by homeless individuals, who lock the door and sleep in both the downtown and Spit restrooms. The Downtown restrooms are abused more than the Spit restrooms.

Vandalism in all City restrooms consists of spray paint, spreading of feces, damage to interior appurtenances (hand dryers, toilet paper dispensers, etc.). Parks maintenance employees spend considerable time removing spray paint and fixing damage.

Homeless individuals cook food on the heaters, leave cigarette butts and trash, and do not allow use of the restroom when they occupy the facility.

Public Works recommends that one of the two restroom stalls at each downtown restroom be locked permanently in the winter (one stall left open during the daytime at the WKFL Park and at the Bartlett/Pioneer facility). All downtown restrooms should be locked at night. All downtown restrooms should be locked over the weekends (unless the Police Department would be willing to open them during the day).

The Police Department has volunteered to lock the two downtown restrooms at 8:00 PM each week day. Parks personnel will unlock them at 8:30 AM each week day morning.

Unless there are objections, Public Works will implement this policy starting immediately.









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Public Works

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Memorandum

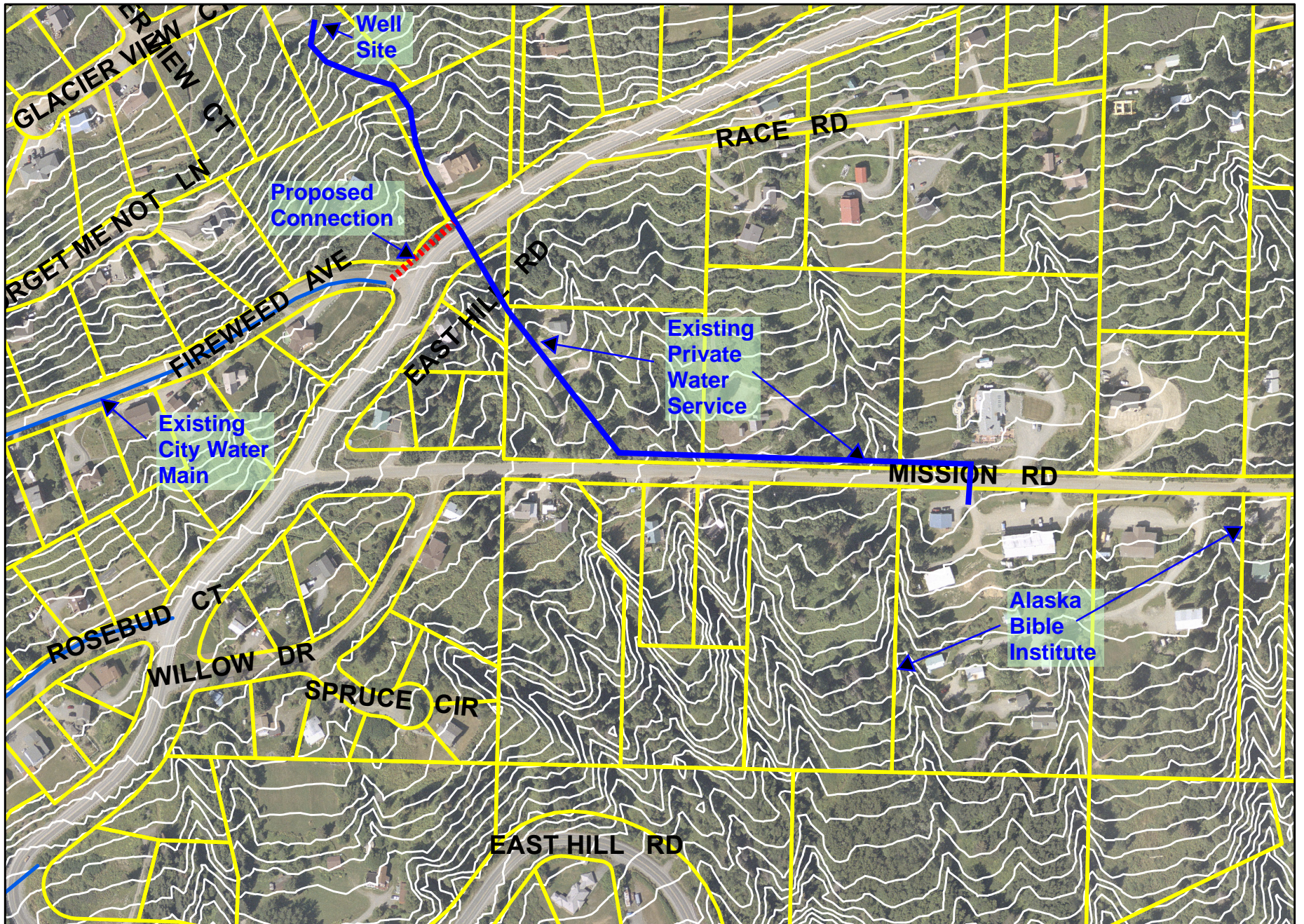
TO: Katie Koester – City Manager
FROM: Carey Meyer – Public Works Director
DATE: March 8, 2017
SUBJECT: Alaska Bible Institute – Request to Connect to City Water

The Alaska Bible Institute (ABI) is located at 1295 Mission Road. Currently it is served by a private well. See attached map showing well site and private water service line. The well does not have the capacity to provide enough water to meet the current needs of the Institute. They have requested permission to connect to City water.

City policy is not to allow a property to connect to the water system unless a main fronts the entire property. In this case, because:

- 1) The property owner has requested the initiation of a water special assessment district to extend a main across the front of the property, but cannot proceed with the project because the Council has placed a moratorium on any new projects funded from the Homer Accelerated Water/Sewer Program (HAWSP);
- 2) Connection of this new customer would increase significantly revenue to the Water Department without increasing fixed costs and reduce costs to all current customers;
- 3) The property has an on-site septic system approved by the ADEC;
- 4) The property owner has agreed to execute an agreement that would require them to aggressively pursue creation of a water SAD when funds are available and not object to the creation of a future SAD;

Public Works finds that in this specific instance, it would be in the best interest of the City to allow connection of the service line serving this facility to the City water distribution system. Unless there are objections to this waiver in policy, Public Works intends to issue a permit to allow connection to the system (based on conditions listed above) on March 31, 2017.



1 inch = 300 feet





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Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

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February 14, 2017

State of Alaska Department of Transportation & Public Facilities
Division of Program Development, ATTN: STIP
PO BOX 112500
Juneau, AK 99811-2500

RE: STIP 2016-2019 Amendment 2

The City of Homer would like to express its support for several projects in the 2016-2019 Draft Amendment 2.

Need ID 23197, Lake Street Rehabilitation

Lake Street is an essential route through Homer that supports auto-oriented businesses while functioning as one of the few roads that connect the two main East-West transportation options in town. Lake Street has not undergone a major rehabilitation project since 1997. The pavement routinely experiences major failures. The thin asphalt overlays applied to sections of the street in 2011 and 2013 are not expected to offer any structural correction of the deficiencies that will inevitably lead to recurrence of the annual failures. Several public meetings have been held and a design has been produced that has been found to have the support of the city and residents. We urge the state to keep the project on schedule and not introduce any additional delays.

Need ID: 2670, MP 157-169 Rehabilitation – Anchor Point to Baycrest Hill

The Sterling Highway is the only land connection Homer has to the Alaska Highway System. This road is imperative to the livelihood of the City of Homer. The consistent serious and fatal crashes along the highway necessitate improvements. The proposed improvements should not only improve safety but will allow for some relief of congestion that is only predicted to worsen in years to come. The completion of this project demonstrates assurance that the route will remain viable well into the future. While we are pleased with the phases that have been completed, we believe that safety enhancements should be completed in a reasonable time frame without undue delays. Additionally, we request that the state continue to monitor and make plans to address areas where the eroding bluff will eventually impact the Sterling Highway.

Need ID: 18924, Pavement and Bridge Rehabilitation

The City of Homer wishes to express support for this program as the State of Alaska finds itself unable to proceed and continues to cut back on the more extensive restoration projects. It is of utmost importance to keep our surface transportation infrastructure from deteriorating to conditions that endanger the welfare and even the lives of those that depend upon them. We specifically encourage the expedient completion of Pioneer Avenue in Homer as part of this project.

Sincerely,

Rick Abboud, AICP
Homer Alaska City Planner

HOMER FOUNDATION
Quarterly Report to Fund Holders
July-September 2016

Fund Holder City of Homer
Fund **City of Homer Fund**

Fund Type: Field of Interest
Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	240,158.88
Contributions	-
Withdrawals	-
Portfolio Market Change	(20,430.06)
Ending Balance	219,728.82

AVAILABLE FOR DISTRIBUTION (Earnings)

Beginning Balance	16,108.36
Earnings Allocation	10,902.05
Grants Awarded:	
none this quarter	-
	-
	-
Grants Total	-
Transfers to Restricted Fund	-
Ending Balance	27,010.41