



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 24, 2017
SUBJECT: City Manager's Report – May 30

Update on Jack Gist Lot

Since the passage of Resolution 16-133 approving the City Manager to enter into negotiations on the purchase of Jack Gist Subdivision lot 3 to enhance Jack Gist Park, I have been working with the City's broker, Angie Newby of Homer Real Estate, on negotiating with the sellers to purchase the lot. After multiple offers and counters, I believe both parties are still quite a ways apart and I am looking for further guidance from Council. The parcel is 2.33 acres on the uphill side of Jack Gist Park and is listed for \$69,500. The 2017 assessed value is \$40,600, up \$3,200 from 2016. The lot has value to the City as property adjacent to Jack Gist Park, however there are no immediate plans to develop the park in that direction. According to the Capital Improvement Plan, the priority for Jack Gist Park is drainage improvements (\$50,000), concession stand and equipment storage (\$75,000) and an irrigation system (\$35,000). A private developer would face costly hurdles to development, including the cost of bringing in electricity, water and sewer. Nevertheless, this is a large parcel conveniently located near town that could be attractive to an entrepreneur to develop into cabin rentals, for example. The advice of our broker is to put this purchase on the back burner for a while as we have already offered the upper end of what her professional assessment of fair market value is. I am comfortable with that, but would like Council's feedback on how aggressively to pursue purchase of the lot.

Alaska State Chamber Welcome Reception

The Alaska State Chamber will be holding their 2017 Community Outreach Trip in Homer June 13-15. Mayor Zak and I are scheduled to speak at their breakfast meeting on the history, economy and opportunities of Homer. The Alaska Chamber would like to extend an invitation to Councilmembers to attend the welcoming reception Tuesday June 13 from 5:30-6:30pm at Land's End Quarter Deck. The Clerks will advertise the event to ensure all members are welcome to attend.

Alaska Mental Health Trust Authority (AMHTA) Land on Homer Spit

When I became City Manager, a little over 2 years ago, a project I inherited from Interim City Manager Yoder was the potential purchase of land owned by Alaska Mental Health Trust Authority (AMHTA) on the Homer Spit near the mouth of the Harbor. Currently AMHTA leases

this land to Icicle Seafoods. The City had asked AMHTA for an easement on their land to construct a trail and protect it from erosion. Over the course of those conversations, The Trust Land Office (TLO), who manages lands of behalf of the AMHTA, expressed an interest in selling the land. The Port and Harbor is interested in City control of the lands surrounding our economic engine, the Port and Harbor. Conversations regarding the land have been frustrated with questions regarding potential clouds on the title. Port and Harbor Director Hawkins and I met with Trust Land Office (TLO) staff and the City Attorney testified in front of the AMHTA Board regarding the land ownership issues at their May 3rd quarterly meeting. Since then the Port and Harbor Director and I met with Department of Natural Resources (DNR) Commissioner Andy Mack to request the assistance of DNR in researching title and municipal land transfers from incorporation.

FAA Public Meeting

What is a safe elevation for a small plane flying above a populated area? What can be done to mitigate aircraft noise? If a citizen suspects unsafe behavior from a pilot, how do they document and report it? What are the unavoidable impacts to living next to an airport that residents can expect? These questions and many more will be answered at a public meeting hosted by the Federal Aviation Administration June 8th at 6pm in Council Chambers.

Timeline for Fish Pump RFP

As directed by City Council, the Port and Harbor Advisory Commission will review the Request for Proposal for an additional fish pump at the Fish Dock on May 24th, after this packet deadline. The Commission will report at the May 30th council meeting any recommendations. Pending the green light from the Commission, the City could advertise the RFP next month.

Opioid Public Meeting

What: South Peninsula Hospital is sponsoring a community 'check-in' to learn more about opioid addiction, hear about state and local response to the opioid crisis, and honor the story of addiction and recovery. See the attached flyer or visit www.sphosp.org for more information.

Where: Homer High School Commons

When: Doors open 5:30pm; Presentations begin at 6pm

Who: Open to the public. Featuring Dr. Jay Butler, Chief Medical Officer, State of Alaska, and Dr. Sarah Spencer, Addiction Medicine Specialist; Includes panel discussion and conversation. Hosted by MAPP of the Southern Kenai Peninsula

Natural Gas Bills

I am pleased to report that the majority of the statements for the gas line assessment were mailed by May 16, well in advance of the July 1 payment deadline. The mailing of thousands of bills was challenging for the Finance Department as the financial management software, Caselle, the City uses is not set up to handle the specific parameters of the gas line assessment that Council put in place. The frustrations with Caselle are ongoing and extend beyond assessment districts. Though likely not a project for 2017, I foresee issuing a request for proposals for a new financial management software in our future.

Meeting with Coast Guard Admirals

United States Coast Guard scheduled an impromptu meeting with Mayor Zak and myself on Monday May 22. The team, consisting of Admirals from Juneau, San Francisco and Washington DC, appeared to be the decision makers regarding the placement of fast response cutters the Coast Guard is deploying in Alaska on a quick reconnaissance mission to each of the ports in question. Two of the scheduled 6 vessels are already slotted for Ketchikan, the John McCormick having arrived April to the port of Ketchikan. Seward, Valdez, Cordova, Sitka and Kodiak are competing to homeport the remaining 4 vessels. The City of Homer has reached out multiple times to the Coast Guard, including a visit between councilmembers and District 17 Chief of Staff regarding the placement of the vessels in the new large vessel harbor. The partnership with USCG will be key to launching the Large Vessel Harbor project. Not only would this harbor provide customized moorage for the new fast response cutters, it would also provide a secure home for the Hickory. I have no timeline for when the Coast Guard will make their decision, but was encouraged by the visit and detailed questions they asked about quality of life in Homer, which we have in spades.

Helping SPARC

SPARC has requested assistance from Public Works to help connect the building to water and sewer. I am hesitant to commit resources since the crew is gearing up for a busy summer and any extra work they do will pull them away from other projects. However, the request is for in-kind contributions only and the project will be limited to approximately 18 hours of staff time and 10 hours of equipment time. SPARC has hired a contractor to install the service line. Public Works is being asked to complete the last step in the installation - to physically connect to the main. City crews would fit the work in on an as available basis, but it should be complete sometime in June. Running water will greatly expand the capacity at SPARC and let the facility be used for a host of community events. I am interested to hear Council feedback on this non-standard request.

Firewood for Sale at City Campgrounds

Just in time for the busy summer season, the City has entered into a short-term agreement with Woody's Alaskan Firewood Company to sell firewood in three city campgrounds: Mariner Park, Pier One, and Karen Hornaday Park. The permit issued by the City allows Woody's Alaskan Firewood Company to drive through each of the three campgrounds two times per day with additional drive throughs permitted on holiday weekends during daytime hours. In addition, Woody's Alaskan Firewood Company may park a "manned" vehicle near the entrance of each park, to be removed at night. I appreciate the work of Woody's in jumping through the hoops the City of Homer requires such as adequate insurance and signage restrictions to provide this service to our visitors. Readily available firewood will cut down on the use of driftwood that protects our berms and provide a more enjoyable experience for visitors.

Enc:

Jack Gist CIP Project Page

Invite from Alaska State Chamber to Welcome Reception

FAA Public Meeting Flyer

Responding to Opioid Addiction Flyer
Homer Foundation Quarterly Report



Jack Gist Park Improvements, Phase 2

Project Description & Benefit: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel has been developed primarily for softball fields. It also features a disc golf course.

The proposed project will complete Phase 2 by improving drainage around the upper ball field, constructing a concession stand/equipment storage building adjacent to the softball fields, and developing an irrigation system utilizing a stream on the property in conjunction with a cistern. Phase 3 will provide potable water (water main extension), construct a plumbed restroom, and acquire land for soccer fields.

Plans & Progress: Phase 1 of this project was completed in 2011 after a five year period of incremental improvements. In 2005-2006, a road was constructed to Jack Gist Park from East End Road, a 70-space gravel parking area was created, and three softball fields were constructed including fencing, dugouts, and backstops. In 2008, bleachers were installed at all three softball fields. In 2009, three infields were resurfaced. In 2010, with volunteer help, topsoil was spread and seeded on two of the three fields and the parking area was improved and expanded. 2011 saw improvements to the third ball field: drainage improvements on the outside perimeter (right and left field lines), imported material to improve the infield and topsoil and seeding to improve the outfield.

Total Project Cost: \$160,000

Drainage: \$50,000

Concession Stand and Equipment Storage: \$75,000

Irrigation System: \$35,000

Schedule: 2018-2019

Priority Level: 2



One of the new softball fields at Jack Gist Park

Welcome Reception

Land's End Resort, Quarter Deck

4786 Homer Spit Road

Homer, AK 99603

Tuesday, June 13

5:30-6:30 p.m.

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You are cordially invited to a reception with Alaska Chamber members who will be in Homer June 13-15 for their 2017 Community Outreach Trip.

During their visit, Alaska Chamber members are eager to learn about the issues, challenges, and successes unique to the Homer business community; as well as explore the sights and sounds, and delicious tastes of Kachemak Bay!

RSVP

Please RSVP by Friday, June 2 to Crystal Norman at cnorman@alaskachamber.com or (907) 278-2732.



Aviation Safety in the Flight Patterns around Homer Alaska

This is an aviation safety event designed to be informative to the general public on safe operating practices for aircraft in the Homer area.

The presentation will consider airman responsibilities and normal flight patterns at airports as well as rising terrain and populated areas.

Directions: Cowles Council Chambers, City Hall, 491 E. Pioneer Avenue

Event Details

Thu, Jun 8, 2017 - 18:00 AKDT

**Homer City Hall Council
Chambers**

491 E. Pioneer Avenue
Homer, AK 99603



Contact: KENNETH ALLEN THOMAS
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ken.a.thomas@faa.gov

Select #: AL0076443

POC KENNETH ALLEN THOMAS

A message from the National FAASTeam Manager

Invite a fellow pilot to the next WINGS Safety Seminar in your area.

Sign up for the FAA's safety services at www.FAASafety.gov!

The FAA Safety Team (FAASTeam) is committed to providing equal access to this meeting/event for all participants. If you need alternative formats or services because of a disability, please communicate your request as soon as possible with the person in the "Contact Information" area of the meeting/event notice. Note that two weeks is usually required to arrange services.



Responding to Opioid Addiction in the Community

A community presentation and conversation

— Wednesday, May 31 —

Doors open 5:30pm | Presentations begin at 6pm

Homer High School Commons

A community check-in to learn more about opioid addiction, hear about state and local response to the opioid crisis, and honor the story of addiction and recovery

Featuring Dr. Jay Butler, Chief Medical Officer, State of Alaska,
and Dr. Sarah Spencer, Addiction Medicine Specialist;

Includes panel discussion and conversation. Hosted by MAPP of
the Southern Kenai Peninsula

More info at www.sphosp.org



South
Peninsula
Hospital



HOMER FOUNDATION
Quarterly Report to Fund Holders
Jan - Mar 2017

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

Fund Type: Field of Interest
Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	191,469.52
Contributions	-
Withdrawals	-
Portfolio Market Change	4,151.14
Ending Balance	195,620.66

AVAILABLE FOR DISTRIBUTION (Earnings)

Beginning Balance	27,336.15
Earnings Allocation	1,485.61
Grants Awarded:	
none this quarter	-
	-
	-
Grants Total	-
Transfers to Restricted Fund	-
Ending Balance	28,821.76