



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: September 20, 2017
SUBJECT: September 25 City Manager's Report

Public Comment on Statewide Health Care Authority

Many of you received an email notice from Alaska Municipal League regarding the potential to pool all government (state, local and school district) health insurance. SB 74 authorized a report on the feasibility of a Health Care Authority, which was just released and is open for public comment until the end of October. The recommendation that the State establish a Health Care Authority with three separate pools: one for retirees, one for school district employees, and one for governmental employees may very well be a step in the right direction. The HR director reviewed the report and recommends support of continuing the conversation and exploring all cost saving possibilities, but has specific concerns regarding the recommendation that all entities be required to participate in the HCA when first feasible. There is another scenario addressed in which the State develops legislation establishing an HCA but does not require mandatory participation. This would be preferred. While the information provided by the PRM Consulting group shows three other states (Washington, Oregon, and Oklahoma) have had some success after the establishment of an HCA, it is necessary to recognize that health care in Alaska presents its own set of unique challenges that are not applicable in these other states. PRM Consulting group states that, "rates for entities that decide to participate will be lower than they would be on their own, as the HCA will obtain the most favorable cost." However, there is no guarantee of this. If the Council would like to weigh in on this issue, I am happy to bring forward a resolution to submit for public comment. Unless directed otherwise, the resolution would emphasize allowing municipalities to choose to participate rather than making participation mandatory. A full copy of the report can be found at <http://doa.alaska.gov>.

Public Safety Communication Grant Awards

Homer Police Department recently received grant acceptance documents from the Alaska State Homeland Security Program for FY2017 funding for three projects related to upgrading the City's radio communication system. The projects are part of the on-going process of completing communication system upgrades required because the system is aging out of manufacturer's support and will soon be out of compliance with new FCC regulations. A staff memo and Ordinance to accept the funds are included in your packet.

Customer Feedback Quarterly Report – 3rd Quarter

Please take a moment to review the customer feedback quarterly report attached. Two-thirds of the comments were compliments (yeah for positive feedback, it really helps!); five cards contained suggestions or questions. Staff responded in a timely manner to each of these, provided the commenter left their

contact information. Public comment prompted the Communications Coordinator and Finance staff to create and publish an online utility pay “how to” article and an Intellipay FAQ article on the City’s website to assist customers and improve customer experience.

Alaska Municipal League Summer Conference

The City was notified right before the last council meeting that the City of Homer was awarded the Alaska Municipal League summer conference, which I reported in my verbal report. Unfortunately we applied for 2019 and were awarded 2022. This is a long way out and it is difficult to know what the capacity or ability will be to host in 2022. AML assured me that the City could decline the conference if circumstances change before 2022. My recommendation is that we plan on hosting in 2022 but check in 2019 to make sure we have the time and ability. The primary obligation aside from attending the conference is to host a welcome reception and offer staff support for conference planning.

Assistant Fire Chief Hired

The City is happy to welcome Terry Kadel as Assistant Fire Chief at the Homer Volunteer Fire Department. Terry has worked at the Girdwood Fire Department for the past 20 years, most recently as Deputy Chief. The Girdwood Fire Department is a combination department with paid staff and volunteers – much like our beloved HVFD. He will be a great fit as he understands and values volunteers, our largest asset. Terry is a graduate of the National Fire Academy, the Aurora North Paramedic Academy through UAA- which means he is a certified Paramedic, and holds a BA in Primary Education through UAA. He moves to Homer with his partner Tim, and their 2 chihuahuas, George & Nina. Please take a moment to welcome Terry to the community and City of Homer when you see him.

Value of City Assets

At the last Council meeting we had a great conversation regarding the value of City of Homer assets. A question also came up regarding earthquake insurance. The City has earthquake coverage with a \$50,000,000 Each Occurrence/Annual Program Aggregate Limit and a deductible of 2% per occurrence per unit of insurance subject to a \$100,000 minimum. The attached chart lists the value of buildings and contents owned by the City of Homer. It does not include vehicles such as sanders, plows, dump trucks, ambulances, etc, which have a total value of \$2,693,564. Keep in mind the value listed is not replacement value, which can be significantly more. In summary:

General Fund Property: \$25,380,043
Port Property: \$67,612,674
Water/Sewer Property: \$33,664,807
Vehicles (not itemized): \$2,693,564
Total: \$129,351,089

Enc:

Customer feedback quarterly report

Value of City Assets (table)

Letters of Support AK State Trail Program and Maps

Customer Feedback Quarterly Report
3rd Quarter, 2017

3rd Q 2017

Date	TYPE	CUST COMMENT	Response
May-24	Compliment	Thank Public Works for painting done on street @ Ben Walters	Communications Coordinator forwarded comments on to Public Works Director
Jun-22	question	When will stop light be installed at Main Street and Sterling Highway?	Communications Coordinator returned call informing customer that the State of Alaska currently plans to work on that intersection in 2018.
Jun-22	Suggestion	Would be nice to get new gas assessment bill by end of year for the upcoming year.	Admin Asst followed up reminding customer a mid-year reminder is sent by Jan 31st. Customer satisfied with that.
Jun-22	Suggestion	Get rid of Intellipay	Finance Dept worked with customer to help understand how to use & limits of Intellipay; Communications Coord worked with Finance Dept to better present bill pay options and added a Tips/FAQ article on the City's website for using online bill pay.
Jun-28	Compliment	Thank Public Works so much of fixing the letters and gate @ Hickerson Memorial Cemetery. Its so nice and appreciated.	Communications Coordinator forwarded comments on to Public Works Director
Jul-3	Question	Why can't the City have a Fireworks display like they used to. Give something back to the people. With loads of people paying for numerous services the City can afford it. Other cities (Seward, Valdez & Anch) have them.	Admin Asst followed up to inform that this year the Elks sponsored one; other years other organizations have like the Chamber of Commerce. That is how it works in other towns (Seward and Valdez's are sponsored by their Chambers, Anchorage by AT&T. Customer satisfied with that.
Jul-17	Compliment	To Port & Harbor: very helpful and pleasant. Thank you!	No contact information provided for follow-up
Jul-17	Suggestion	Need a weekly moorage rate; would help instead of paying for a whole month when only using harbor a week or two	Card delivered to Harbormaster Office. No contact information provided for follow-up.
Jul-25	Concern	Road west of Post Office seems to have two names: one end is Snowbird the other Waddell. This could eventually be problematic.	Communications Coord. confirmed street signs on Snowbird both said Snowbird and contacted customer.
Jul-27	Compliment	To Port & Harbor: Wonderful visit; pleasant and very helpful people. Thank you.	No contact information provided for follow-up
Aug-2	Compliment	To City Manager and Mayor: Great Coffee Table today. Very clear and concise.	Communications coordinator forwarded message to City Manager and Mayor
Aug-3	Compliments	Kudos to the folks who tend the grass and grow the wonderful flower beds. Our City is neat, tidy and beautiful to gaze upon. They are truly a pleasure to see. Thank you all for your efforts, they are much appreciated.	Communicated via a printed Facebook post delivered to the City with a comment by another person agreeing.
Aug-15	Suggestion	NO BED TAX	Communications Coord forwarded comment card to City Clerk for distribution to Mayor & Council

Date	TYPE	CUST COMMENT	Response
Aug-16	Compliments	Kudos to your EMS team that rescued me and my dangling ankle last week! I think it was Jessica who lead the team to the boat and on to the ER after i took a bad fall in the rocks on Yukon island. Great IV start! And many thanks for the pain medication. I have nothing but praise and thanks for all your kindness, caring, and professionalism. You gals/guys did a great job! thank you!!!!	Communicated via Facebook post on HVFD page
Sep-6	Compliment	To Public Works: Thank you for road maintenance/grading on Cottonwood Lane	Comment card delivered to public works.
Sep-9	Compliment	To Public Works employees: Thank you so much for all of your assistance. Your advice and quick response to our questions and needs is so greatly appreciated.	Comment from Woodard Creek Trail crew, delivered in a card to Public Works.
Sep-11	Compliment	To Public Works: I pulled out onto Fireweed this morning to see that road maintenance had just taken place. We continue to be grateful for your efficient operations at the City of Homer	Customer comment delivered to public works via email.
Sep-12	Compliment	To Mike Illg from summer visitors for being "gracious and welcoming,..He was personal, professional and accommodating." Loved having access to exercise facilities through community recreation	Communications Coord. Shared compliment with Mike Illg.

Value of City Assets in 2017

<u>"General" Property Descriptions</u>	<u>Address</u>	<u>Year Built</u>	<u>Total Value</u>
Airport Terminal	3720 FAA Rd	1993/94	\$3,352,338
Animal Shelter	3577 Heath St.	2005	\$979,478
City Hall	491 East Pioneer	1980/85	\$3,927,269
Fire Department	604 East Pioneer	1980	\$2,582,339
Former Homer Middle School	Sterling & PioneerAv	1957	\$2,570,000
Library	500 Hazel Street	2006	\$7,177,792
Police Station	4060 Heath St	1979/82	\$2,063,271
Public Works Building	3575 Heath St	1970/83	\$2,383,852
Public Works Pole Shed	Main St	0	<u>\$343,705</u>
Total "General" Value			\$25,380,043

<u>"Port" Property Descriptions</u>			
Deep Water Dock	Harbor	0	\$10,000,000
DWD Restroom	Harbor	0	\$215,000
Dwd Shed	Harbor	0	\$50,000
End of the Road Restroom	Harbor	0	\$215,000
Fish Grinder Building	Fish Dock Rd	0	\$64,682
Fishing Lagoon Restroom	Harbor	0	\$200,000
Harbor Ramp 5 Restroom	Harbor Ramp 5	2015	\$279,000
Harbormaster's Building and Boardwalk	4311 Freight Dock Road	2015	\$2,530,000
Ice Plant/Fish dock	812 Fish Dock Rd	1983	\$20,832,000
Load & Launch Restrooms	Homer Spit Rd	0	\$151,992
Pioneer Dock	Harbor	0	\$10,000,000
Port Maintenance	4667 Homer Spit Rd	1993	\$2,300,000
Ramp 2 Restrooms	Homer Spit Rd	0	\$225,000
Ramp 4 restroom	Harbor	0	\$200,000
Ramp 6 restroom	Harbor	0	\$200,000
Small Boat Harbor	Harbor	0	\$20,000,000
Waste oil shop	Harbor	0	<u>\$150,000</u>
Total "Port" Value			\$67,612,674

<u>"Water-Sewer" Property description</u>			
Drying Bed Structure	3575 Heath St	1989	\$461,920
Pump Station	4667 Homer Spit Rd	1983	\$679,765
New Water Treatment Plant	Diamond Ridge	2009	\$11,522,269
Raw Water Pump Station	Diamond Ridge	1974	\$757,309
Sewer Treatment Plant	3573 Heath St	1989	\$12,310,773
Sewer Treatment Plan - Operations Plant	3575 Heath St	1989	\$634,973
Water Tank	4667 Homer Spit Rd	1983	\$2,488,927
Water Tank	Diamond Ridge	1973	\$1,490,303
Water Tank .25mg	Bayview	1964	\$265,486
Water Tank 1mg	Skyline Drive	2003	\$1,858,399
Water Tank/Ct	Skyline Drive	1999	<u>\$1,194,685</u>
Total "Water-Sewer" Value			\$33,664,807



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Darcy Harris
Alaska State Trail Program
550 W. 7th Ave. Suite 380
Anchorage AK 99501

September 25, 2017

Re: Lagoon Trail Repairs

Ms. Harris,

I am writing to express the City of Homer's support for the Alaska State Trail Program proposal/application submitted by The Homer Office, Kenai Area of Alaska State Parks for Kachemak Bay State Park.

The trails in Kachemak Bay State Park are highly valued by the people of Homer. This specific project, repairs the Lagoon Trail between the Saddle Trail and Halibut Creek Flats. This project will reopen a portion of the Lagoon Trail and improve this section between the Grewingk Valley Trails and the China Poot Lake area trails. The City of Homer is glad to support these improvements.

I encourage the approval of this application which will increase access to Kachemak Bay State Park. Thank you for taking the time to consider this important project.

Sincerely,

Katie Koester

City Manager



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Darcy Harris
Alaska State Trail Program
550 W. 7th Ave. Suite 380
Anchorage AK 99501

September 25, 2017

Re: Competition of Saddle Trail reroute

Ms. Harris,

I am writing to express the City of Homer's support for the Alaska State Trail Program proposal/application submitted by The Homer Office, Kenai Area of Alaska State Parks for Kachemak Bay State Park.

The trails in Kachemak Bay State Park are highly valued by the people of Homer. This specific project, completes the Lagoon Trail between the Saddle Trail and Halibut Creek Flats. This two-year project will reopen a portion of the Lagoon Trail and improve this section between the Grewingk Valley Trails and the China Poot Lake area trails. The City of Homer is glad to support these improvements.

I encourage the approval of this application which will increase access to Kachemak Bay State Park. Thank you for taking the time to consider this important project.

Sincerely,

Katie Koester

City Manager

Lat/Lon hddd°mm.mmm' WGS 84 W151° 09.600' W151° 09.400' W151° 09.200' W151° 09.000'

Saddle Trail

SADTH



Alpine Ridge Trail

900

N59° 36.000'

N59° 36.000'

N59° 35.800'

N59° 35.800'

N59° 35.600'

N59° 35.600'

N59° 35.400'

N59° 35.400'

N59° 35.200'

Gulf of Alaska

Kachemak Bay State Park & Wild

300

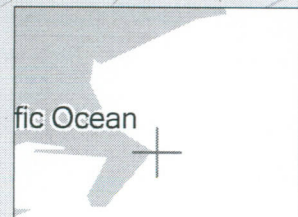
600

Lagoon Trail

N59° 35.400'

State Park & Wild

W151° 10.000' W151° 09.800' W151° 09.600' W151° 09.400' W151° 09.200'



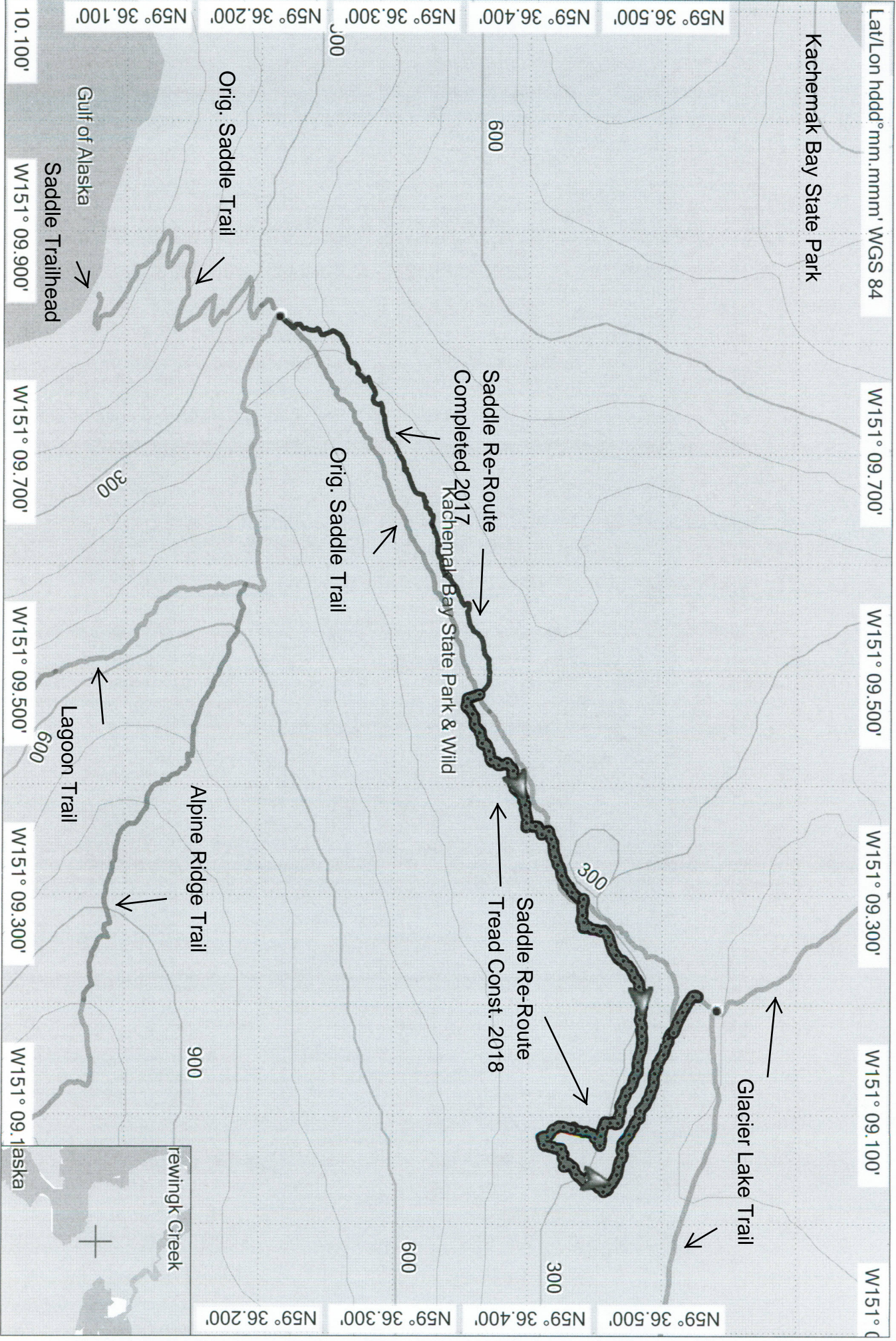
TOPO U.S. 100K

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Bold Line with Arrows = Lagoon Trail Repair

Seward Meridian, Township 7S; Range 11W; Sections 4&9
New List (4)





TOPO U.S. 100K Seward Meridian; Township 6S; Range 11W Sec. 33 and Township 7S; Range 11W Sec. 4
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Bold Line with Arrows: Proposed Tread Const. Saddle Re-Route 2018
Pub. Notice 2018

