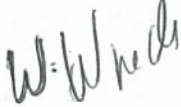


MANAGERS REPORT

April 9, 2012

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE



UPDATES / FOLLOW-UP

1. Land Allocation Plan: The Council reviewed the Land Allocation Plan during a Special Meeting on March 26th. During the discussion, Council expressed some dissatisfaction with the process. One of the issues that came up was whether the Council needed to do this every year and to what extent the Commissions need to be involved. Since the meeting, the Clerk's office took another look at this. There are no requirements regarding the Land Allocation Plan that could be found in the City Code. It appears that the process we have been using is mostly tradition. The adopted Lease Policies do address the issue at 3.2 (B), a copy of which is attached. So, it looks as though the Council could change the process by adopting a resolution amending the Lease Policies. That would be the easiest approach. An ordinance inserting language into the code is another option.
2. Future Council Workshops: Based upon the discussion last week, we have scheduled workshops from 5-7 PM on Monday April 16 and Monday April 30. The workshop on the 16th will be focused on Council e-mails and records retention. Amending the City code regarding e-mail records retention may also be on the agenda. On April 30th, the Council is scheduled to discuss both the Community Recreation Program and the CEDS. At the time this report was written, we were waiting on confirmation from Holly Wells that she will be available on the 16th. Holly has been out of the office but was expected back on the 4th.
3. Presentation by AML/JIA: As you know, the Karen Hornaday Park Playground Project is moving ahead and we expect to see construction this spring during build week in May. HoPP has recruited an impressive number of volunteers and has consulted regularly with the City. City staff is providing guidance and general oversight. Carey, Angie, and Mike have been especially involved. Several Council members have expressed concern about the liability associated with have a large group of volunteers doing work within a City park. We have been taking that issue very seriously and are looking for ways to minimize the risk, from developing release forms, to training and oversight, to site control. Mike Illg has been heading up this effort and has acted as a liaison between HoPP and the City insurance carrier AML/JIA. Kevin Smith the AML/JIA Executive Director and Sean Dewalt, a risk manager will be at the meeting to provide a short briefing on this topic.
4. Presentation by Port Bond Committee: At the Committee of the Whole, the Port Improvement Bond Committee will give an overview of its activities to date and its recommendations going forward. The Committee is recommending fee

increases phased in over two years in order to repay about \$ 6 Million in revenue bonds. The bond proceeds would be used to leverage a like amount of funds through the State Municipal Harbor Matching Grant Program. The Committee has embarked on a public education and information campaign which includes numerous strategies to get the work out about this topic. This presentation is part of the process.

5. Health Insurance Consultant Presentation: At the last meeting, the Council heard a presentation from the City's health insurance broker / consultant. To my knowledge, this is the first time the Council has ever received a briefing on the City's self insured plan in that amount of detail. I hope you found it to be helpful. We would be interested in any comments you might have and suggestions about future briefings.
6. Damaged Piles / Emergency Appropriation: There are three piles supporting floats in the harbor that are severely damaged. I believe you will see pictures of them at the meeting. Replacing these piles is part of the Port Improvement Bond Committee discussion however, we cannot wait for two years to conduct the work. This is a big safety and liability issue for the City right now. If the condition of the piles worsen, we might have to shut down an entire float(s). I bring this up now because we may have a unique opportunity to address this quickly. This agenda contains a resolution approving a contract for a company to do repair work on the Deep Water Dock. This company has barge and crane in the vicinity and if the contract is approved by Council, we could enter into a change order and use that equipment to replace the damaged piles as well. It is rare that we have this type of equipment available and we could do the work without paying the mobilization costs since the equipment will already be here. I would like to discuss this some because I believe an emergency procurement is justified.

ATTACHMENTS

1. April Employee Anniversaries
2. Chapter 3.2 (B) of Lease Policies re: land Allocation Plan