



## City of Homer

[www.cityofhomer-ak.gov](http://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: August 8, 2018  
SUBJECT: August 13<sup>th</sup> City Manager Report

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### **Jack Gist Disk Golf Park**

The City Council has been contacted by neighbors of the Jack Gist Disk Golf Park who have concerns about noise from people playing disk golf at all hours of the day and night. I have worked with a couple of you, Parks Coordinator Steffy, and the Disk Golf Association on developing a passive closure of a few of the holes nearest the neighborhood during City of Homer quiet hours, 11pm to 7am. Signs have been ordered and will be installed within the next few days. The Disk Golf Association has been very understanding and values being a good neighbor. I appreciate the noise could be coming from any number of user groups in the park, nevertheless, hopefully some clear signage will remind locals and visitors alike to respect City of Homer quiet hours.

### **Refinancing Gasline Loan**

In 2012 the City of Homer borrowed \$12 million dollars from the Kenai Peninsula Borough to finance the extension of the Natural Gas mainline. This was a unique project that did not qualify for traditional municipal financing which led the City Council to working collaboratively with the Borough on a 10 year loan at 4%. The City still owes around \$4 million. The Finance Department has spent an extensive amount of time evaluating the current Natural Gas Line loan with the Kenai Peninsula Borough. We internally discussed and explored refinancing options. Our initial thoughts were to find an option that presented the City of Homer with less hurdles and reporting requirements. However, the Borough has been very accommodating and easy to work with. Given where current rates are in the market, added costs associated with refinancing, and the current loan payoff amount, it would be more beneficial for the City to dedicate resources towards making larger loan payments, with the end goal of paying off the loan early.

### **Alaska Municipal League Summer Meeting**

As a reminder, I will be out of the office the week of August 20 for the Alaska Municipal League Summer meeting in Denali. The Alaska Municipal Management Association will be meeting the first part of the week and then the full group (elected officials and managers) will meet to discuss legislative priorities. Councilmembers Stroozas and Mayor Zak will also be attending. I will provide a full report, including how many different types of Alaskan wildlife we see, for the September meeting. I am looking forward to connecting with Alaskan managers and elected officials from around the state. It is always an energizing experience where ideas are shared unique to our Alaskan challenges. I encourage you so take advantage of attending when you can – next year it is in Soldotna, and in 2022 it is scheduled for Homer.

### **Price Reduction for Lot 2 (Old Library Lot)**

This 1.3 acre lot fronts Main Street and was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. The City has had the remaining lot, Lot 2, on-and-off the market since 2007 with multiple appraisals ranging from \$225,000 to \$228,000. The 2018 Land Allocation Plan indicates to sell the property and for the last year, it has been on the market at \$295,000 (with no offers) with the City's real estate agent, Angie Newby, of Homer Real Estate (Resl. 16-053). The listing is up for renewal, and the agent recommends reducing the price to \$275,000 and renewing the listing through 7/31/2019. I will authorize this price reduction and renewing the listing unless I hear differently from Council.

### **Janitorial Services at the Library**

At the last Council meeting, I was asked for clarification on the janitorial services provided at the Homer Public Library. Cleaning is scheduled at the Library each of the 6 days a week it is open and varies from 1.5 to 3.5 hours depending on the scheduled tasks for a total of 14 hours weekly. This is a minimal amount of cleaning for a 17,200 square foot building that gets extensive public use. In 2015 the City issued a Request for Proposal for janitorial services in the hopes that privatizing the cleaning of at least some of the buildings would generate a cost savings, but did not receive any responses that were less expensive than in house janitorial. The 2019/2010 budget will have to include increased hours/positions for building maintenance and janitorial services with the new Police Station coming on line, a logistical and budgetary challenge I am currently working on in preparation for presenting the 2019 draft budget and welcome input and guidance from Council.

### **Tsunami Maps Final – Meeting Report and Next Steps**

On June 27, 2018, the Fire Department hosted a tsunami preparedness meeting that included Alaska Emergency Management specialists from the State, Tsumai warning center and NOAA. City Manager Katie Koester and department heads, Mark Robl, Terry Kadel, Carey Meyer, Rick Abboud, Bryan Hawkins, as well as former fire chief and FEMA manager, Robert Purcell, Officer Browning and fire fighter Schmutzler all attended the meeting.

We discussed and reviewed the new tsunami inundation zone draft maps which are scheduled to be released by the end of August as well as the needs of the city with regards to public education and means to effectively evacuate citizens to areas of safety.

Ideas to improve tsunami preparedness include additional signage to allow the city to better mark routes to safe zones, resources for our incident management teams to include up to date meteorology information and access to the Kenai Peninsula Borough's digital information system for sending out messages on both social media and "Nixle" style formats.

### **What to do with the Old Police Station?**

The 2019 proposed budget will need to include additional operational budget as we both bring the new police station on line and phase out the old police station. In an effort to minimize the time spent paying both bills, I would like to initiate the conversation on *what to do with the old police station*. The purpose of this report is to get the wheels turning and generate questions Council may have in anticipation of a worksession on the topic. After much conversation internally with staff, options for the property include:

### Sell the property

Pro	Con
Consistent with Resolution 13-091(A), Dedicating any Potential Future Sale of the Fire Hall and Police Station Property to a Special Fund Earmarked for Financing and Construction of the Proposed New Public Safety Building	Property is valuable for a public building given its central location
If sold to an organization that is not tax exempt, would put the property back on the property tax roles	Currently HVFD and HPD are on the same lot and share utilities. Any sale would require subdividing the lot and installing new utilities
City would not have to maintain and decide what to do with a derelict building	It could take years to sell the building, which would require budgeting to maintain it in warm status in the interim
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### Convert the building into a home for PW Building Maintenance

Pro	Con
Solves a future problem of what to do with Building Maintenance, depending on what happens with the HERC property	There is more building there than Building Maintenance needs and retrofitting it to a maintenance shop would require significant expense
	A prefabricated metal shop structure would be a better fit for the needs of Building Maintenance and likely cost less than a retro fit
	It does not remove the expense of maintaining an old and inefficient building from the City operating budget

### Put the Building in 'Cold Status' and allow HVFD to use it

Pro	Con
Minimal expense is incurred if heat is turned off (or greatly reduced) and grounds maintenance is done by HVFD volunteers (which is the case at the current station)	Putting it in cold status means demolition is likely the only option in the future
HVFD could use the building for training. The lot could be used for much needed parking at the Fire Hall	There will be an eventual capital expense in the future to make the property useful to the City
Preserving the property in City ownership allows for the future expansion of HVFD facilities (an equipment bay for a ladder truck, for example) without the need for a new Fire Hall	Committing to keeping the space limits the future growth options of the Fire Hall to that particular lot, which may not be ideal
	Unless clearly designated for a specific future use with a plan to get there, will be open to lots of

	speculation about potential uses, which could complicate things
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### **Preserve for a community use**

<b>Pro</b>	<b>Con</b>
Ideas abound on how the building could meet a number of community needs including a homeless shelter, teen center, etc.	A Pandora's box of questions regarding operational costs, reasonability and programing would need to be ironed out

In conclusion, I welcome questions councilmembers have on any of these options, additional potential uses and pros and cons for a future worksession. It would be helpful for me to have an idea of where we are going in advance of presenting the 2019 draft budget so I know how far into the future I need to plan for operational expenses at the current police station and to what extent. The next available worksession date is September 10<sup>th</sup>.

### **USCGC Hickory Changing of the Guard**

July 18 United States Coast Guard held a change of command ceremony for USCGC Hickory. Port and Harbor Director Hawkins, Service members, their families and the public thanked CDR C. Andrew Passic for his service and welcomed incoming command Adam G. Leggett to the Hickory and Homer. The ceremony was held at the new boat house pavilion at the top of Ramp 2. The sunshine and great company ensured a memorable event and although the crowd did not have to seek shelter from the elements, it was wonderful to have a public space large enough to do so comfortably should the need arise.

### **Seafarers Memorial Parking Lot Expansion Update**

This project was first approved as a Capital Improvement Project on October 13 2014. Funding was approved for the engineering and design of the project. Engineering and design was completed to 95% on Jan 22<sup>nd</sup> 2016.

The need for parking in this area of the port is increasing every year. It has become extremely difficult for harbor patrons accessing their vessels to find parking during the peak use season. Also, many of the South side Bay residents using ramps 1 through 3 purchase long term parking passes but are unable to find parking in that area due to the lack of available space. Moreover, the additional parking will create more business opportunity for shop owners in the surrounding area, which will have the benefit of an increase in sales tax revenue for both the City and Borough.

Next steps include the City applying for a CUP this summer in hopes of being able to start moving dredged material to the area by fall. This allows the project to take advantage of mobilizing fill at no cost (currently the dredged materials from the Harbor are moved to the storage lot behind Bob Trophy Charters). The project will have to be done in phases. Port and Harbor Director Hawkins estimates that it will take approximately 3 years to build the lot up to the finished elevation. Additional funding will be needed to pave and stripe the parking lot, however it is possible that some additional gravel parking spaces will become available for parking by next summer.

Enc:

August Employee Anniversaries

Thank you letter from KHLT

Seafarers Memorial Parking Lot Expansion CIP Project



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## Memorandum

TO: MAYOR ZAK AND CITY COUNCIL  
FROM: Katie Koester  
DATE: August 13, 2018  
SUBJECT: August Employee Anniversaries

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I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

<b>Dan Gardner,</b>	<b>Public Works</b>	<b>27</b>	<b>Years</b>
<b>Carey Meyer,</b>	<b>Public Works</b>	<b>19</b>	<b>Years</b>
<b>Dotti Harness,</b>	<b>Admin</b>	<b>13</b>	<b>Years</b>
<b>Joe Inglis,</b>	<b>Public Works</b>	<b>7</b>	<b>Years</b>
<b>Eve Dickmann,</b>	<b>Police</b>	<b>6</b>	<b>Years</b>
<b>Staci LaPlante,</b>	<b>Public Works</b>	<b>4</b>	<b>Years</b>



We are all  
very excited  
about this  
Project.  
Thank you!  
-Courtney

Thanks for the help  
Tom Means

*[Signature]*

Thanks Mayor Zick,  
and City Council!  
This is a great project!  
Jul

Wow! Amazing!  
Trust so much.  
Thank you!  
for everything!  
Thank you!  
for everything!

So exciting!  
-Thanks!  
Mallory

Dear City Council,

Thank you very much for your  
recent approval of Ordinance 18-29,  
appropriating up to \$5200 for the  
design of the Poopdeck Trail.

Sincerely,  
Kachemak Heritage Land Trust

Thank you!!  
So much!  
Marie

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Homer City Council  
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Homer, AK 99603









## Seafarers Memorial Parking Expansion

FY 2020 - DRAFT Document

**Project Description & Benefit:** This project would use materials from dredging the harbor to build up a parking lot between Seafarers Memorial and the east end of the nearby boardwalk complex. The additional parking will be a welcome improvement as it is often hard to find parking during peak summer months on this section of the Spit. The project has the added benefit of replenishing the beaches on the east side of the Spit and protecting infrastructure from erosion. The material will be placed on the beaches as part of the Army Corps of Engineers' dredging/disposal operations. Funding is needed to supplement hauling costs, compact material, cap with gravel and pave the lot. A Corps permit will be needed to accomplish this work.

**Plans & Progress:** The City has appropriated \$15,000 for the Homer Area Roads and Trails (HART) fund for preliminary engineering design and permitting. 95% of engineering design work was completed in 2015. A phased approach to construction will be used.

**Total Project Cost:** \$635,000

**Schedule:**

2017: Design and Permitting at 95% complete: \$8,000

2019: Dredged Material Placement by Corps: In kind

2020: Install drainage, riprap protection, paving/stripping and all parking lot delineation: \$627,000

**Priority Level:** 1



This project would fill in, level and pave the grassy area pictured above between the Seafarer's Memorial and the nearby boardwalk.

