



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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### MANAGER'S REPORT

April 28, 2014

TO: MAYOR WYTHER / HOMER CITY COUNCIL

FROM: WALT WREDE

#### UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Employee Health Insurance: (**Reprinted from the March 24 Report**) You will recall that we discussed bringing the employee health insurance issue back to you at around mid-year. The idea was to address the issue before we started budget preparation in the fall. Right now, we are targeting the first meeting in August for a special meeting / workshop on an off-Monday (preferable). This would be a workshop forum. Jeff Paxton, our broker would be present for a presentation. The idea would be to present the data we have for the first 8 months of the new plan to look at impacts on costs and employee utilization. We would also present you with the bids we have received from private sector insurance companies. The goal would be for Council to be able to make an informed decision going forward re: staying self insured vs. the private sector. Starting the process this early will help with budget preparation, will give us time to make all of the necessary transfers, and give employees adequate notice. Also, Andrea Petersen is planning on having a report to you on the wage scale and ways to address the job classifications that are falling behind as requested by Council. This report will be submitted at about the same time so that the Council can look at total employee compensation prior to budget time.
2. PERS: Good news here. It looks like the Governor's proposal to transfer \$3 Million into the PERS and TERS funds is going to pass. The really good news for the City is that the municipal contribution rate will not be increased, which would have been a major hit to the budget. The bad news is that termination studies have not been eliminated as hoped.
3. Capital Budget: At the time this report was written, the Capital Budget was still being debated. If it passes in its current form, I think the community did pretty well overall, considering the dire predictions about spending going into the session. Community projects include money for the Pratt Museum building project, funds for natural gas conversion at the Senior Center, and one year funding restoration for KBBR. City projects include funds for refurbishment of Fire Department apparatus, Phase I of the East-West Road Corridor, and funding for the Sheet Pile Dock in the harbor.

4. Legislature Recognizes City's 50 Year Anniversary: The Alaska Legislature adopted a proclamation "Honoring the City of Homer at the 50 Year Anniversary of City incorporation." The prime sponsors were representative Paul Seaton and Senator Peter Micciche. It looks like the entire Legislature signed on as co-sponsors. A copy will be available at the meeting and we will have it framed and placed in a prominent place.
5. Spit Project Updates: The Spit Trail extension and the new trail on the other side of the harbor are scheduled to be paved late this week. Much progress is being made on the interpretative areas and other enhancements as you may have noticed. The new restrooms are all about to be hooked up to natural gas, which will greatly reduce utility costs. The Spit Trail extension has been a long time coming and we are pleased that we will be able to get it done before the visitor season arrives in full force.
6. Paving: A quick reminder that DOT/PF is planning to execute Phase II of its paving project this summer. There will be new pavement on the Sterling Highway from the Pioneer Avenue intersection all the way to the end of the Spit. There will be delays and inconvenience but the end result should be good. The City is working with DOT/PF to incorporate some of the planned pedestrian improvements at the end of the Spit as part of this project.
7. Main Street / Sterling Intersection: DOT/PF has informed the City that it has selected an alternative for traffic control at the Main St. / Sterling intersection. It plans to install a traffic signal with right turning lanes. DOT/PF would like an endorsement or comment from the Council before it proceeds further. A resolution expressing support for the project is on the agenda to get the issue on the table.
8. Pier One Lot: As you are aware, there has been a lot of public discussion about the highest and best use of the parcel that Pier One is located on. If anyone had any questions about the need or the demand for marine industrial / marine trades activities there, you should have been there last week. As many as six vessels were hauled out and being worked on, almost entirely with local crews and labor.
9. Congratulations to Mike Illg: Community Recreation Coordinator Mike Illg ran and finished the Boston Marathon. According to the paper, he was the only person from Homer to finish the race. Mike ran to raise money for charity. Way to go Mike!
10. Trip Report: On April 2, 3, and 4 I was in Washington DC. The purpose of the visit was to attend a hearing of the Federal Maritime Commission with Holly Wells and to visit our delegation. I met with Congressman Young and a number of staff members in Senator Begich and Senator Murkowski's offices. The topics of discussion included the future of KBRR, the excise tax provision of the Affordable Health Care Act, and funding for the Deep Water Dock and the harbor expansion. We talked a lot about Homer's role in energy development and support for the expansion of Arctic shipping.

## ATTACHMENTS

1. April Employee Anniversaries
2. Public Works Director: Community Disaster Recovery Training
3. Status of EPA Funded Water Projects Design



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## Memorandum

TO: MAYOR WYTHE AND CITY COUNCIL  
FROM: Walt Wrede  
DATE: April 24, 2014  
SUBJECT: April 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>Jerry Lawver,</b>	<b>Public Works</b>	<b>23 Years</b>
<b>Chris Dabney,</b>	<b>Port &amp; Harbor</b>	<b>15 Years</b>
<b>Joe Young,</b>	<b>Public Works</b>	<b>7 Years</b>
<b>Rick Pitta,</b>	<b>Police</b>	<b>5 Years</b>
<b>Rachel Tussey,</b>	<b>Port &amp; Harbor</b>	<b>4 Years</b>
<b>Andrea Petersen,</b>	<b>Personnel</b>	<b>3 Years</b>
<b>Travis Brown,</b>	<b>Planning</b>	<b>2 Years</b>
<b>Erica Hollis,</b>	<b>Police</b>	<b>2 Years</b>



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## Public Works

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## MEMORANDUM

TO: Walt Wrede, City Manager  
FROM: Carey Meyer, Public Works Director  
DATE: April 22, 2014  
SUBJECT: **Spring 2014 Preparedness Conference  
Community Disaster Recovery**

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A major earthquake hits south central Alaska. It lasts for 5 minutes, destroys infrastructure including many bridges between Anchorage and Homer, the Spit is in ruins, and the runway at the airport in Homer is damaged. Could Homer recover this time? With no docks, ice production, or access to processing could our commercial fishing industry survive? With no tourist arriving, could our small businesses recover? With schools closed could families justify staying? Could we re-establish a healthy functioning community that would sustain itself over time?

I attended the above referenced three day conference in Anchorage and I thought I would give you a summary of what was discussed. This conference concluded what has been called the Alaska Shield Disaster Response Exercise, a state wide effort to evaluate local, state and federal disaster *response* capabilities. This conference focused on how a community might *recovery* from a disaster similar to the one described above.

The Stafford Act authorized the federal government to get money to local jurisdictions to help pay for disaster response and mitigation. As a result of the experiences responding to Katrina, the Gulf of Mexico Oil Spill, and Hurricane Sandy, additional legislation has been passed which authorizes additional resources to help communities recover from disasters. The federal government realizes that it takes more than \$'s to return to normal a community impacted by a disaster. It takes the coordination of many local, state, and federal players.

200 individuals from all corners of Alaska attended the conference, as well as representatives from dozens of state and federal emergency management agencies. The main focus of the conference was the newly created "*Community Disaster Recovery (CDR) Guide*" prepared by the Alaska Division of Homeland Security & Emergency Management (DHS&EM). This guide outlines how to develop and implement a community disaster recovery program, which is the process of re-establishing a healthy, functioning community that can sustain itself over time.

Also discussed was the "*State of Alaska Long-Term Disaster Recovery Framework*" - a set of guidelines to manage the State's long-term recovery activities following a major disaster; and the "*National Disaster Recovery Framework*" - a guide that enables effective recovery support to disaster-impacted States, Tribes and local jurisdictions.

Three real-life examples of disaster recovery were presented by the people directly involved. The Recovery & Development Director for the Village of Gay's Wells, Wisconsin, a flood ravaged town that in two years sustained massive damage from back to back 500 year floods, discussed the overall 4 year recovery effort in the context of her position and that of the various resident groups. She illustrated the challenges of fairness, funding, finance and the challenges of a political climate in flux nationally and locally after the disaster.

The Chief of Staff to the Colorado Governor and the Director of the Colorado Division of Homeland Security and Emergency Preparedness, both instrumental in responding to flooding that occurred in Colorado this past September, discussed in particular how the Colorado Recovery Office worked in the months following the floods to continue to respond to the ongoing recovery effort.

Members of the City of Galena discussed how their community planned for and implemented a recovery plan, developed by the community to assist local citizens recover from the recent flooding. Their discussion highlighted the challenges a diverse, remote community must contend with when attempting to develop a consensus within the community and at the same time soliciting effective assistance from partnering State and Federal agencies.

Throughout the conference it was emphasized that recovery is driven by the local community; State and Federal resources are available to support that effort. The Community Disaster Recovery (CDR) Program Goals (recently developed by the Alaska Division of Homeland Security & Emergency Management focus on:

- 1) **Individual/Family Empowerment** – provide an opportunity for the community to take control of its future and facilitate its recovery.
- 2) **Leadership/Local Primacy** – coordination among local officials with support from state and federal and non-governmental agencies.
- 3) **Partnerships/Inclusiveness** – foster cooperation and coordination among federal, state and local agencies, as well as public and private organizations.
- 4) **Public Information** – public information messaging helps manage expectations throughout the recovery process and supports the development of intergovernmental communication plans.
- 5) **Unity of Effort** – attempts to incorporate all elements of the community as part of the recovery process, encourage consideration of the interrelationships of various sectors, such as commercial, environmental, etc., and forces the community to look at the long term implications of decisions.
- 6) **Timeliness & Flexibility** – upholds the values of timeliness and flexibility in coordinating and efficiently conducting recovery activities and delivering assistance, minimizing delays and loss of opportunities.
- 7) **Resilience and Sustainability** – provides an opportunity to incorporate concepts that eliminates or decreases exposure to future disasters.
- 8) **Physiological and Emotional Recovery** – addresses the full range of emotional needs of the community as it recovers from a disaster.
- 9) **Need for Pre-Disaster Recovery Planning** – taking actions that will significantly reduce disaster impacts through disaster resilient building practices.

Who would lead the recovery effort? What policies or regulations are in place now to facilitate or inhibit recovery activities? What organizational structures exist to manage recovery? Who would articulate a recovery vision for the community? How would we secure outside support? How would we engage the community? Could we achieve a consensus?

Disasters may unveil new opportunities that were not considered earlier. Community recovery provides an opportunity to put a community back together in an improved way. Each community's Disaster Recovery program would be shaped by the community itself, with outside involvement from non-governmental groups, and state and federal government agencies.

Are we prepared to not only initially respond to a disaster, but recover from one too?



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## MEMORANDUM

TO: Walt Wrede, City Manager *W. Wrede*  
FROM: Carey Meyer, Public Works Director  
DATE: April 22, 2014  
SUBJECT: **Status of EPA funded Water Projects Design**

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Public Works is coordinating the design of several water distribution improvements. The design of these projects is funded partially through an EPA grant, authorized by the City Council in 2012. The remaining funds come from the HAWSP program. No construction monies have been obtained. Once design is complete, Public Works will apply for grants and loans to cover the cost of construction. Some additional HAWSP funds may be required to complete these projects.

**New Water Tank** – A new water tank is being designed near the Shellfish Avenue/South Slope Drive intersection. The design is 65% complete. This tank will be an underground concrete tank and will require the purchase of a lot. Public Works has been negotiating the purchase with a willing land owner. Attached is the letter of intent executed recently between the City and the property owner. *Public Works will in the next few months be requesting authorization to use City funds to purchase the lot.* Public Works is currently submitting for Planning Commission approval a Conditional Use permit and a preliminary plat that creates the new lot. Included in the design of this tank is the potential for installing turbines on the transmission main coming down East Hill Road which could generate power back on to the electrical grid.

**Shellfish Avenue/South Slope Drive Water Main Extension** – The new tank will be filled by this new water main extension. The extension will also connect two isolated pressure zones, the connection of which will provide more dependable water service to much of the City. The design has been submitted to ADEC for an Approval to Construct.

**A-Frame Tank Demolition** – The construction of the new tank will allow for the removal of the existing A-Frame tank which was constructed in 1965.

**A-Frame PRV Station Replacement** – This facility, constructed in 1965, would be replaced.

**Kachemak Drive (Phase III) Water Main Extension** – This design is 95% complete.

**Homer Spit Old Cast Iron Main Replacement** – This design is 95% complete



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April 21, 2014

Home Owners - Quiet Creek Community

**RE: Letter of Intent  
Proposed Property Purchase for Water Tank**

The City is in the process of designing a new water tank that would require purchasing a strip of property along Shellfish Avenue from the Quiet Creek Community property. The tank will improve fire protection and the delivery of water to the core area of Homer. The attached map shows the location being considered.

The tank will be an underground tank (approximately 1.0 million gallons in size; 75' in diameter) that will extend anywhere between 5 and 10 feet above the ground surface (see attached drawing). Public Works will strive to design this new tank to minimize any negative visual impacts to your property. The tank will have less impact visually than a house.

If the Quiet Creek Community Homeowners (QCCH or Seller) are willing to consider selling the required property, the City's intention would be as follows:

- The City would coordinate and pay for the subdivision of the property to create the lot proposed to be purchased (Lot A-2; 1.157 acres) and the remaining property (Lot A-1; 15.780 acres) would be retained by QCCH. Attached is a draft preliminary plat.
- The City would coordinate and pay for the appraisal of the lot to be purchased (utilizing a firm approved by QCCH). The appraisal sales price subject to QCCH approval and acceptance.
- The City will prepare a purchase agreement (draft attached) formally defining the sale conditions.
- In previous attempts to create property lines on your property, the Borough has suggested that a road right-of-way across the property could be required. The City understands that should that be required by the Borough during the platting effort, it would be grounds for terminating any purchase.
- The City would create a vegetative buffer on Quiet Creek Community property between the tank site and the remaining property. See attached preliminary buffering plan.
- Since the sale of Lot A-2 would eliminate the Seller's frontage on Shellfish Avenue, the Seller will be exempt from any and all future assessments related to water main, sewer main, or road construction improvements related to Shellfish Avenue.
- The sale of Lot A-2 will not in itself affect the potential for future assessments on Lot A-1 resulting from South Slope Drive road, water and sewer improvements. Deferred assessments will be considered by the City Council regarding any future road, water and sewer assessments resulting from improvements made to South Slope Drive. Only future City Councils can make this decision.
- The City would cover all closing costs (including title insurance).
- Purchaser agrees to return property to its original pristine condition in the event of failure to close.



Schedule:	Purchase Agreement Executed	May 2014
	Plat Finalized	June 2014
	Appraisal Completed	May 2014
	Buffering Plan Approved	May 2014
	Purchase Closing	July 2014

The conditions of sale described above will be incorporated into the final purchase agreement, and the final landscaping/buffering plan and final preliminary plat will be made a part of the final purchase agreement.

Should you have any questions or concerns, you can call me at 399-7232.

Yours Very Truly;

Concurrence;

**CITY OF HOMER**



Carey Meyer, P.E.  
Public Works Director

**QUIET CREEK COMMUNITY HOMEOWNERS**

(by and through the Quiet Creek Homeowners Association, Inc.)



Karen Berg Forrester, Vice President  
Quiet Creek Homeowners Association, Inc.

LOT "B5"

464.49'

I hereby certify that the collective homeowners of the Quiet Creek Community by and through the Quiet Creek Homeowner's Association are the owners of the real property shown and described hereon, and that the collective homeowners of the Quiet Creek Community by and through the Quiet Creek Community Association hereby adopts this plan of subdivision, and by their free consent dedicate all public rights-of-way and public areas and grant all easements to the use shown.

Notary public for Alaska My Commission Expires

GARY NELSON, PLS  
(907) 235-8440  
152 DEHEL AVE., HOMER ALASKA 99603