



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

City Manager's Report

TO: Mayor Wythe and Homer City Council

FROM: Katie Koester, City Manager

DATE: June 15, 2015

SUBJECT: City Manager's Report

Questions from Previous Meetings:

Bridge Creek Watershed Parcels for Sale

The May 26th Manager's report discussed three parcels in the Bridge Creek Watershed that the lot owner has approached the City about selling. City Planner Abboud determined that the two eastern lots would be the most value to the watershed. The combined assessed value of the two lots is \$36,500. The seller is asking \$55,000 but understands that an appraisal would be necessary before the City can move forward with any serious intention of purchasing the land. Councilmember Lewis asked for more information on the low interest loan program through DEC that could be used to purchase these lots. More specifically, given the long lead time required to obtain a DEC loan and extensive amount of paperwork involved, he wanted to know if we could purchase the lots and then retroactively apply for the loan. The answer is no, we would have to purchase the land after applying for the loan. However, we could use the Utility Depreciation Reserve Fund for the purchase. That fund is at \$3.8 million, has been declining since 2011 and is significantly below the amount Council set for reserve accounts of 40% of depreciable capital assets in Resolution 06-100. From a financial management perspective, you could not consider the cost of that land as an expense – but rather as converting a liquid asset into a non-liquid asset. However, tying up funds in real estate makes the funds inaccessible for repairs and maintenance and takes those parcels off the tax roll. See the attached map for parcel numbers and location.

How Long Would a 35% Design of the Public Safety Building be Good for?

At the May 26th Council meeting, the question was asked how long a 35% design in a case like the Public Safety Building would be good for. According to Public Works Director Meyer, one way of establishing milestones during a design process is to create 10%, 35%, 65%, 95%, and 100% stages. At 35%, most all significant design issues are known and the costs associated with dealing with the issues are understood. No bid documents will be prepared, but all work required to begin effective and efficient bid document preparation is complete at 35% design.

In Mr. Meyer's opinion, the 35% design has the longest shelf life of the percentage completion milestones discussed above. The further into the bid document preparation effort, (65% - 100%), the shorter the shelf life. Normally, the budget for a project cannot be clearly established until 35% design is complete. We should be able to make confident decisions about bond proposition dollar

amounts after the 35% design is complete and make effective grant applications showing significant progress and “skin in the game.”

Water Levels at Reservoir

Mayor Pro Tempore Roberts asked about water levels in the reservoir. Concern was expressed over how the low snowpack may affect the City's ability to produce water during peak demand (August). Public Works Director Meyer checked the reservoir and it is currently full. When it comes to reservoir levels, snow melt has the most value to replenish groundwater and springs that discharge into the reservoir throughout the summer. Most snow melt goes over the dam in May/June. Over the past 20 years we have had to ask users to conserve water once for a few weeks in the month of August. Water levels will depend largely on how wet and warm our summer is. If there is reduced rainfall, lots of sunny days, and lots of lawns to water, we could see low levels at the reservoir come August. Mr. Meyer will keep an eye on the water levels this summer and hold back water in the reservoir in July as opportunities arise. In the past our water quality used to diminish when the water level in the reservoir was low. However, that is no longer the case with the new water treatment plant.

Update on Waddell Way

Public Works is currently focused on the public involvement portion of the project. Through public hearings at the Planning Commission, we are hoping for a consensus of opinion regarding horizontal alignment and pedestrian/bike friendly amenities. Public Works made a presentation to the Planning Commission at their last meeting on June 3rd. The design engineer is under contract (using our professional engineering term contract), the field survey and soils investigation is complete, and the value of potential land purchases have been appraised.

The Planning Commission will hold a public hearing on Waddell Way June 17th. Once the preferred alignment is selected and the amenities have been agreed upon, we will start the bid document preparation effort. Public Works Director Meyer expects to bid the project later this summer, with construction beginning in the fall. Project completion is slated for Spring of 2016. It is important that funds are encumbered on this project before the legislative session begins in January. See packet on Waddell Way from Planning Commission June 3rd meeting for more info.

For Your Information:

HERC Parking Lot

The Homer Middle School and Paul Banks Elementary are getting their roof replaced this summer. For safety reasons, patrons of the Middle School fields will not be able to access the field through the Middle School parking lot until the project is over, in August. In the meantime field users will park at the lower HERC parking lot (the former entrance to the Boys and Girls Club). This will not affect RV parking that occurs in the upper lot. Use of the lot should be minimal as most field users are dropped off in the summer months.

Assistant City Manager Position Filled

I am happy to announce that we have filled the Assistant City Manager position. Patrick Lawrence's first day will be June 15th. He will be attending the council meeting on the 15th, so you will have an opportunity to meet him then if you have not already. Patrick comes to the City from Enstar Natural

Gas. Most recently he was the Southern Division Supervisor for Enstar, before that he worked out of the Homer office. Patrick has been in Homer since 2011 and brings a strong background in marketing, economic research, public relations, and management. He is a good match for the office and the City. I will be asking him to take on a number of projects including Economic Development, the Capital Improvement Plan, and drafting and implementing a Communications Plan for the City. Thank you for welcoming Patrick to our team.

Farming on City Lot off of Shellfish

During discussion of the Land Allocation Plan, Beau Burgess and Aryn Young, City residents that live off of Shellfish Avenue, expressed a desire to enter into an agreement with the City for low profile farming on recently acquired City land off of Shellfish Avenue. The lot was acquired from the Quiet Creek Condominium Association for the eventual placement of a water tank. The lot has a deed restriction on it to protect the neighbor's viewshed. When the City installs a water tank we will have to include landscaping that hides development on the lot. After conversations with the Quiet Creek Condominium Association and Ms. Young, City staff came up with the attached agreement to allow low profile gardening to occur on the lot. The City has allowed use of public land in the past for gardening, most recently a people's garden. The letter clearly specifies that any use beyond soil preparing, planting, weeding and harvesting vegetables and a low profile fence would have to be approved by Council and involve a formal lease process. I have attached a draft copy of the agreement between the owner of the adjacent lot, Tony Burgess, and the City (which has not been signed yet by either party).

National Disaster Preparedness Trainings

Chief Painter has invited, at no local expense, the folks from the National Disaster Preparedness Training Center at the University of Hawaii to come to Homer do three classes of local interest. The first class will be July 27th (Monday) and will be held twice that day (only a 4-hour class). It is called Natural Disaster Awareness for Caregivers of Senior Citizens. The second and third classes (both full day courses) will be held on Tuesday, July 28th, Tsunami Awareness; and Wednesday, July 29th, Coastal Community Resilience. All classes will be held at the college. Chief hopes to be able to fill these classes with folks from around the state (who doesn't like to come to Homer in July?). See the attached flyers for additional information.

Chief Painter Earns Certified Emergency Manager Distinction

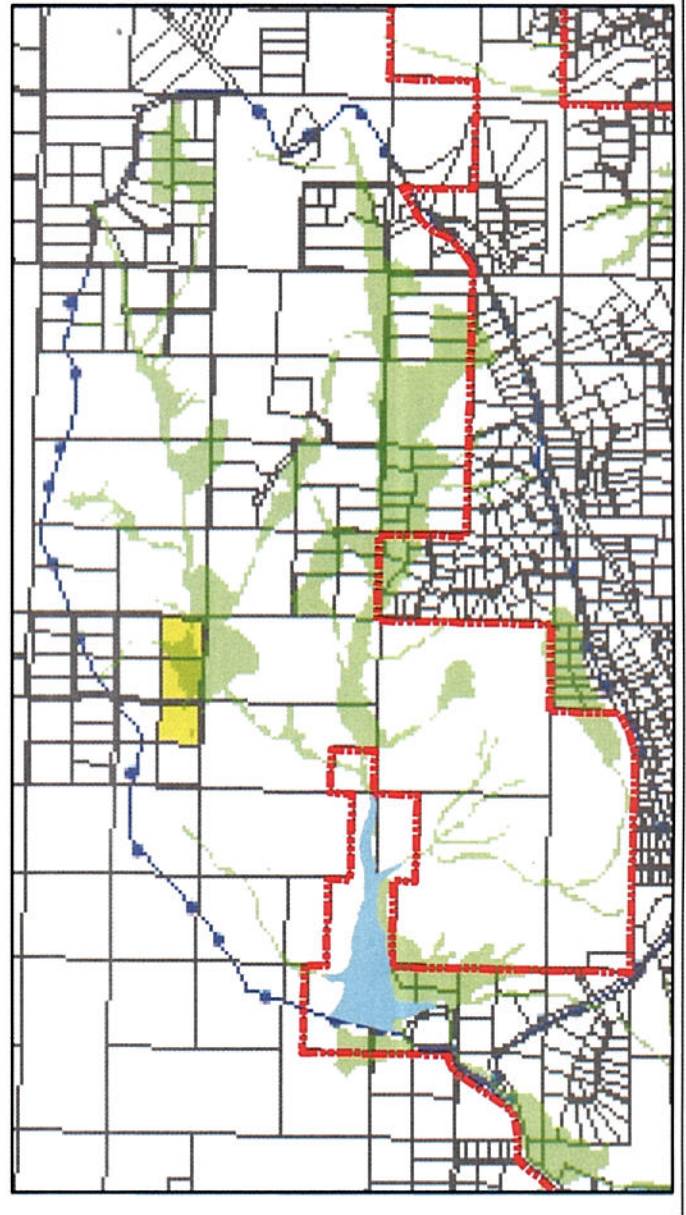
I am proud to report that the City was notified that Chief Painter has recently earned the designation of Certified Emergency Manager from the International Association of Emergency Managers. This is the highest professional achievement in the association. Chief Painter was awarded this designation based on his personal and professional achievements, a Management Essay and written exam. The City of Homer is proud of Chief Painter's accomplishments and the expertise he brings to our work force. Please take a moment to congratulate him when you see him.

Enc:

Map of Lots for Sale in Bridge Creek Watershed

Waddell Way packet information from June 3rd Planning Commission Meeting

Agreement between City and Tony Burgess on Use of Adjacent City Lot
Natural Disaster Preparedness Flyers (3)
Letter from IAEM RE: Chief Painter
Letter of Non-objection to ADOT/PF RE: Painting Woodard Creek across Pioneer Avenue
Notice of Load and Launch Ramp Closure
Thank You Letter from Hospice of Homer
Temporary Parking at the HERC



Legend

- Porcupine LLC Lands of interest
- Wetlands
- Parcels
- City Lands
- Borough Lands
- City Limits
- Bridge Creek Watershed Protection District

Bridge Creek Lands for Sale

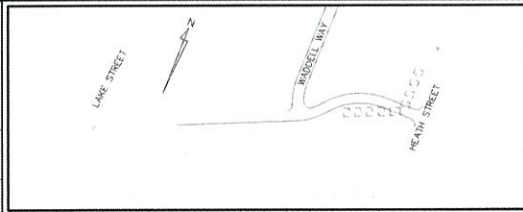
May 2015

Public Notice Exhibit Index

Proposed Waddell Way Road Improvements

- 1) Horizontal Alignment - **Option A**: This alignment extends Waddell Way from Lake Street over to the Heath Street/Grubstake Avenue intersection. It is the least expensive alignment, due to reduced utility relocation costs; lower long term right-of-way acquisition costs, and the least negative impact on the adjacent HEA operations.
- 2) Horizontal Alignment - **Option B**: This alignment extends Waddell Way from Lake Street over to the Heath Street/Bonanza Avenue intersection. It is more expensive than the Option A alignment, due to increased utility relocation costs; higher long term right-of-way acquisition costs, and has greater impacts on the adjacent HEA operations.
- 3) City Transportation Plan – **Plate 2A and 2B**: these maps are included in this notice to show that the official City Transportation Plan envisions Waddell Way to be extended to Heath Street and line up with Grubstake Avenue under either of the proposed E/W collector alignments (shown on the maps as a bold dashed pink line).
- 4) Public Works has developed five pedestrian/bike friendly road designs. These alternatives were developed in an attempt to provide adequate and reasonable pedestrian and bicycle amenities for new road projects. Public Works is recommending a **Level 4A** design – a copy of the typical cross-section is attached.

SHEET NO.	TOTAL SHEETS	
1A	1A	
APPENDIX NO.		
ATTACHMENT NO.		
REVISIONS		
NO.	DATE	DESCRIPTION



PLANS DEVELOPED BY:
 KINNEY ENGINEERING, LLC
 FOR
 CITY OF HOMER, ALASKA
 PUBLIC WORKS DEPARTMENT



PHONE: (907) 232-3170
 FAX: (907) 232-3145

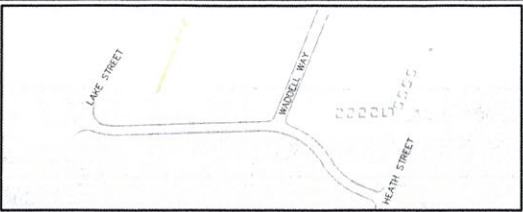


CITY OF HOMER
 WADDELL WAY ROAD AND
 WATER MAIN IMPROVEMENTS
 OPTION A



OPTION A

SHEET NO.	TOTAL SHEETS	
1B	1B	
ADDENDUM NO.		
ATTACHMENT NO.		
REVISIONS		
NO.	DATE	DESCRIPTION



PLANS DEVELOPED BY:
 KINNEY ENGINEERING, LLC
 FOR
 CITY OF HOMER, ALASKA
 PUBLIC WORKS DEPARTMENT

PHONE (907) 235-3170
 FAX (907) 235-3145



CITY OF HOMER
 WADDELL WAY ROAD AND
 WATER MAIN IMPROVEMENTS
OPTION B

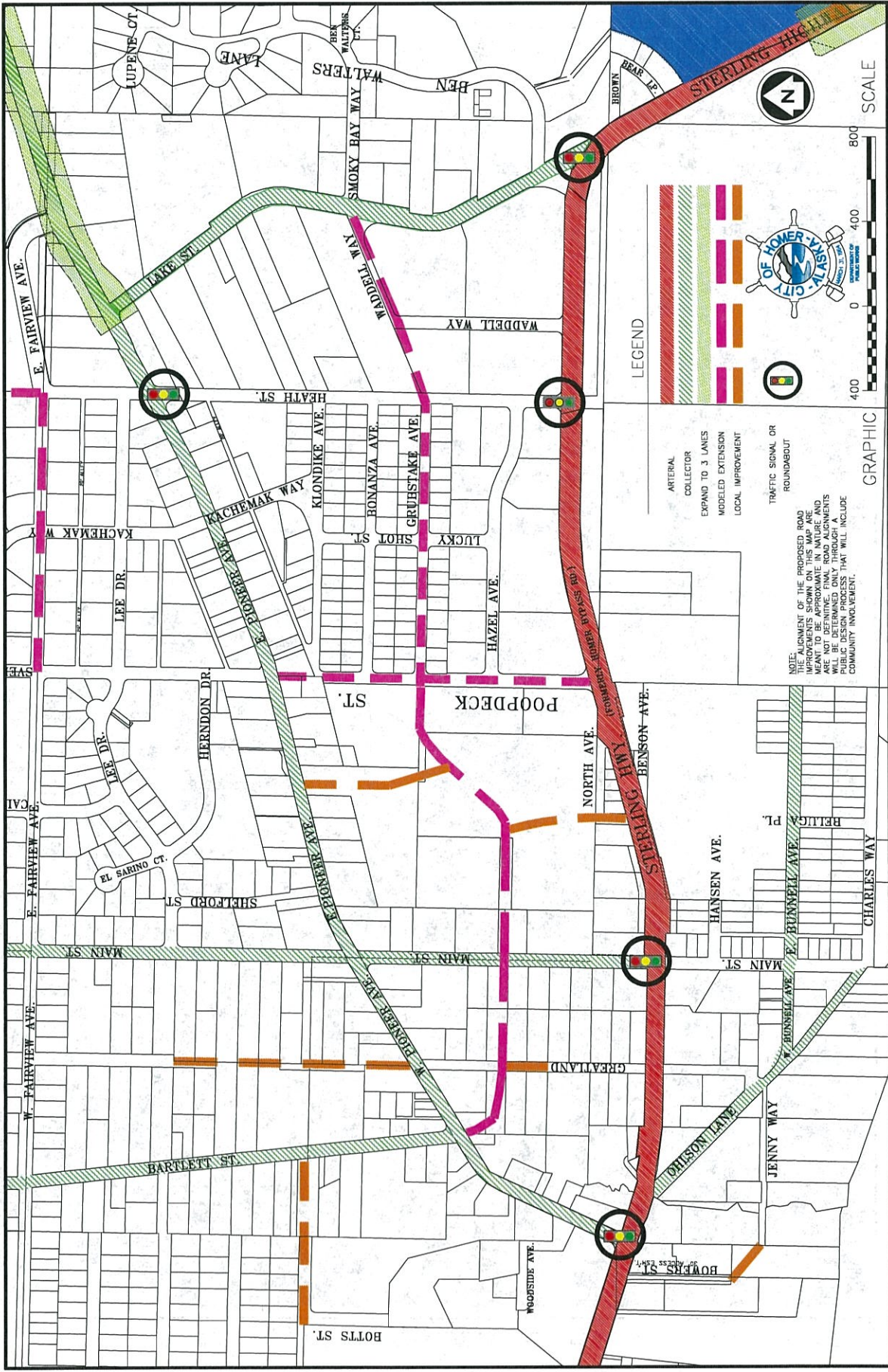


2005 HOMER AREA TRANSPORTATION PLAN
CENTRAL BUSINESS DISTRICT, ALTERNATE A



MIKE TAUTAINEN, P.E.
CONSULTING ENGINEER, INC.
TRANSPORTATION CONSULTANT
TRAVEL DESIGNER
LAND DEVELOPMENT
PLANNING & DEVELOPMENT
DESIGN, PLANNING & DEVELOPMENT
IN ACCORDANCE WITH
ALASKA STATUTES

DATE	DESCRIPTION
11/11/04	ISSUED FOR REVIEW
11/11/04	ISSUED FOR REVIEW
11/11/04	ISSUED FOR REVIEW
11/11/04	ISSUED FOR REVIEW
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11/11/04	ISSUED FOR REVIEW



LEGEND



NOTE: (UNLESS OTHERWISE NOTED) THE IMPROVEMENTS SHOWN ON THIS MAP ARE MEANT TO BE APPROXIMATE IN NATURE AND ARE NOT DEFINITIVE FINALLY ROAD AGREEMENTS. THIS MAP IS THE RESULT OF A PUBLIC DESIGN PROCESS THAT WILL INCLUDE COMMUNITY INVOLVEMENT.

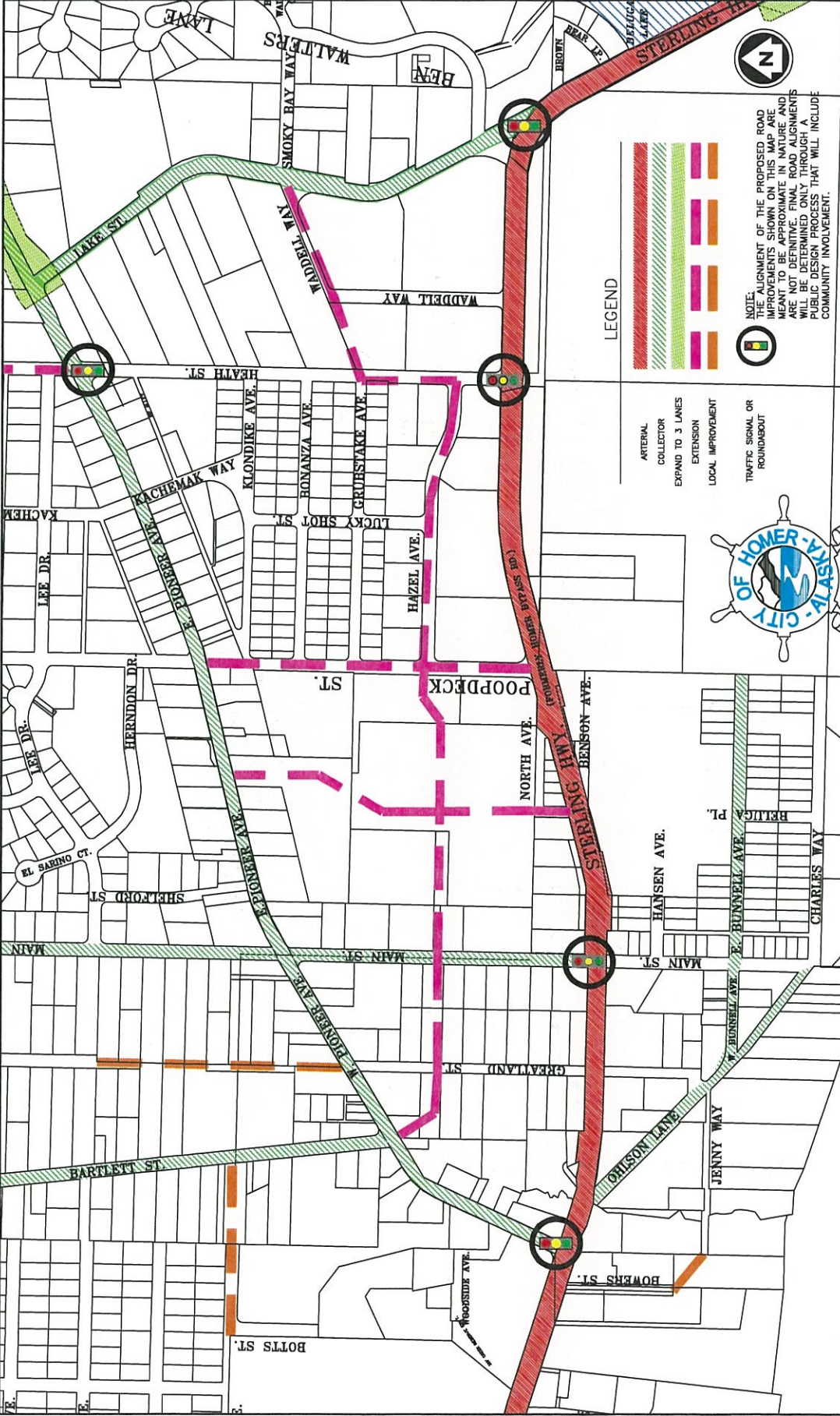


2005 HOMER AREA TRANSPORTATION PLAN
CENTRAL BUSINESS DISTRICT, ALTERNATE B



Mike Tauratoin, P.E.
CONSULTING ENGINEER, INC.
1000 W. WILSON BLVD.
SUITE 100
ANCHORAGE, ALASKA 99503
TELEPHONE: 907-562-1111
FAX: 907-562-1112
E-MAIL: MIKE@TAURATOIN.COM

DATE	11/20/04
BY	MT
CHECKED BY	MT
IN CHARGE	MT
SCALE	AS SHOWN
PROJECT	2005 HOMER AREA TRANSPORTATION PLAN
SHEET NO.	2B
TOTAL SHEETS	2



LEGEND

- ARTERIAL
- COLLECTOR
- EXPAND TO 3 LANES
- EXTENSION
- LOCAL IMPROVEMENT
- TRAFFIC SIGNAL OR ROUNDABOUT

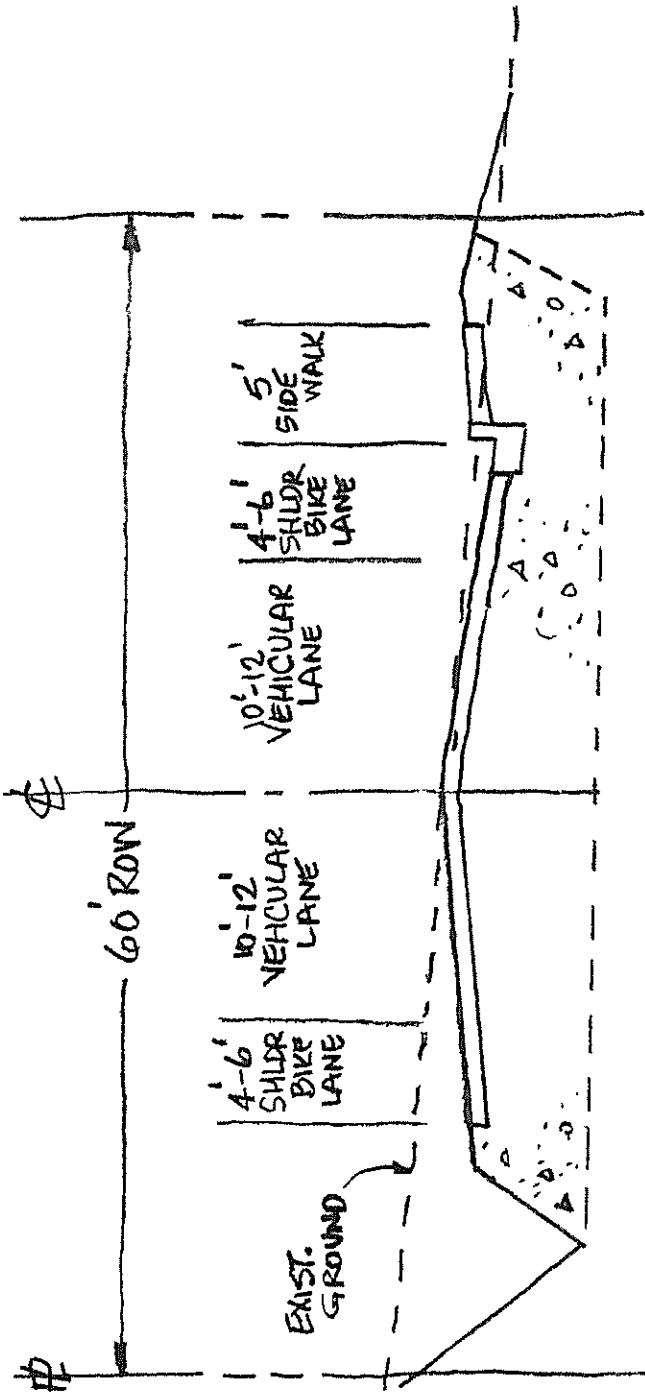
NOTE:
THE ALIGNMENT OF THE PROPOSED ROAD IMPROVEMENTS SHOWN ON THIS MAP ARE MEANT TO BE APPROXIMATE IN NATURE AND ARE NOT DEFINITIVE. FINAL ROAD ALIGNMENTS WILL BE DETERMINED ONLY THROUGH A PUBLIC DESIGN PROCESS THAT WILL INCLUDE COMMUNITY INVOLVEMENT.

SCALE
0 400 800
GRAPHIC SCALE

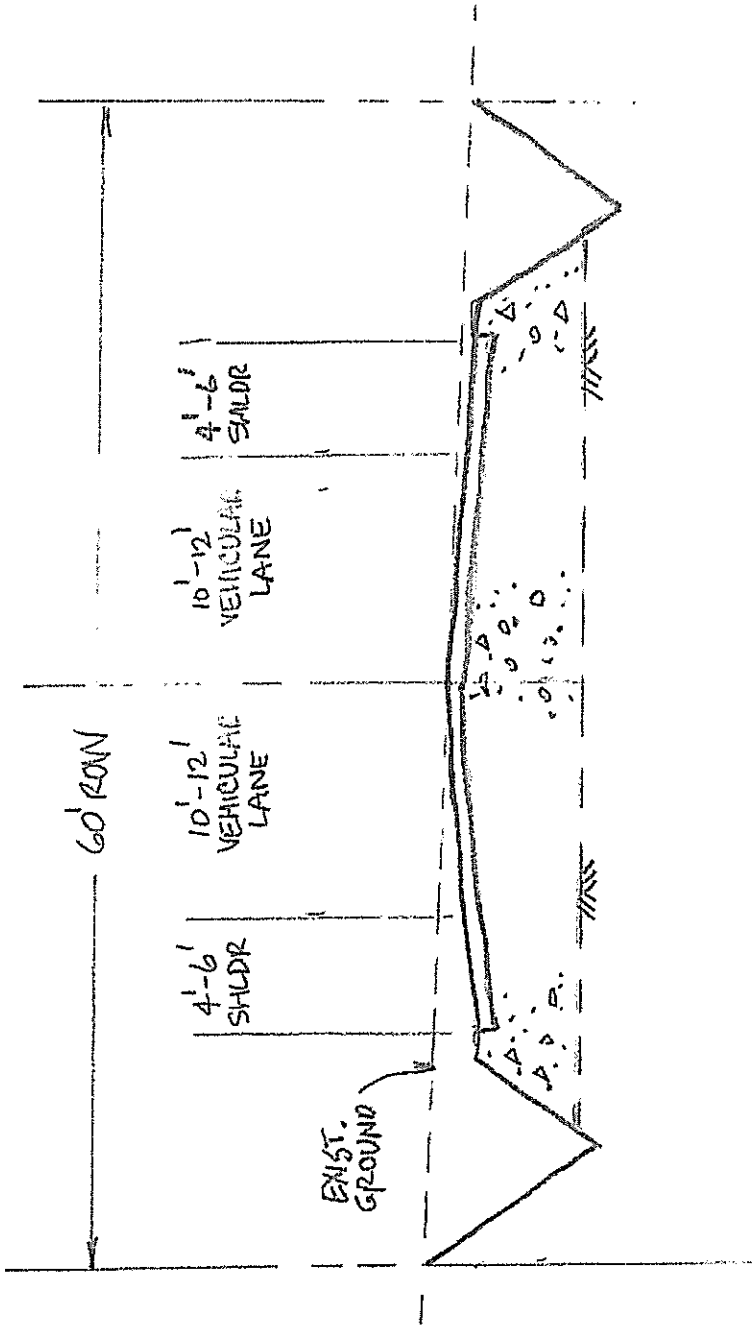
SCALE
0 400 800



SCALE
0 400 800
GRAPHIC SCALE



LEVEL 4A
SIDENWALK/WIDENED PAVEMENT







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(f) 907-235-3148

May 28, 2015

Tony Burgess
834 Shellfish Avenue
Homer, Alaska 99603

RE: Use of Adjacent City Lot

Ms. Young,

Please consider this as approval to utilize a portion of the City-owned lot to the west of your residence (see attached map) for the following purposes:

- Soil preparation, planting, weeding, and harvesting vegetables.
- Construction of a low profile electric fence to protect crop.

You can clear and grub trees within this area. Leave a 50 foot wide undisturbed buffer to the north and a 20 foot wide buffer to the south. Access to the area should be directly from your lot.

No vehicles shall be stored on the site and no structures shall be built.

This approval is good for a two year period. Any additional uses shall be approved by the City Council.

In purchasing the lot adjacent, the City agreed to terms that put a high priority on visual buffering between activities/proposed improvements on the City lot and the neighborhood to the north. Please respect the City's agreements and keep your activities low profile.

With the acceptance of this agreement, you agree to hold the City harmless for any claims arising out of your use of City property as allowed by law.

Yours Very Truly;

Concur:

CITY OF HOMER

Tony Burgess

Mary K. Koester
City Manager

Owner – Lot 5, Block 4, Barnett's South Slope Subdivision
834 Shellfish Avenue



1 inch = 50 feet

NATURAL DISASTER AWARENESS FOR SENIOR CAREGIVERS



This 4-hour course is designed to enhance the caregiver's awareness of vulnerability factors associated with senior citizens. Senior citizens are particularly vulnerable to natural hazards. Factors such as physical limitations, mental ailments, and medication requirements are issues of concern for caregivers of senior citizens. These specific needs, amongst other considerations for natural hazards, must be addressed in preparedness plans for these at-risk citizens. Participants will learn how to identify, prepare, and perform a number of support activities that will ensure the safety and security of senior citizens when a natural hazard event occurs. Particular attention is directed toward developing an awareness of the preparedness and response needs of all senior citizens, inclusive of economic, medical, cognitive and mobility determinants.

MODULES

- ✓ Resilience Concepts
- ✓ Understanding Risks from Natural Hazards
- ✓ Building Resilience
- ✓ Going Forward

COURSE DELIVERY:

July 27, 2015 *2 Training Opportunities*

1st - 8:00 am - 12:00 pm

2nd - 1:00 pm - 5:00 pm

Homer, AK

LOCATION AND DETAILS:

Kenai Peninsula College

533 E. Pioneer Avenue

Homer, AK 99603

REGISTER AT:

<https://ndptc.hawaii.edu/training>

FOR REGISTRATION ASSISTANCE CONTACT:

Robert L. Painter • rpainter@ci.homer.ak.us

907-235-3155

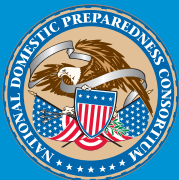


NATIONAL DISASTER
PREPAREDNESS
TRAINING CENTER
at the UNIVERSITY of HAWAII*

828 Fort Street Mall • Suite 320 • Honolulu, Hawaii 96813

Phone: 808.956.0600 • Fax: 808.536.9110

website: ndptc.hawaii.edu



As a member of the National Domestic Preparedness Consortium, the NDPTC is a DHS/ FEMA training partner dedicated to providing critical all-hazards training throughout the United States and its territories with an emphasis on natural hazards and island and coastal communities



FEMA

TSUNAMI AWARENESS

AWR-217



This awareness-level course provides a basic understanding of tsunamis, hazard assessment, warning and dissemination, and community response strategies to effectively reduce tsunami risk. No advanced knowledge and experience of tsunamis is required. The goal of this course is to enhance participants' abilities to support their organizational preparedness and response efforts.

Course modules cover science and assessment tools used to build tsunami resilient communities, the tsunami detection and warning process, and the products and methods used to warn all levels of government and coastal communities. Effective response requires pre-event planning and preparation to ensure that the public knows what to do and where to evacuate to before destructive waves arrive, and that afterward, knows when it is all-clear and safe to return.

WHO SHOULD TAKE THIS COURSE

This course is targeted for a broad cross section of professionals involved in emergency management, fire services, coastal zone managers, planners, developers, and municipal services.

MODULES

- ✓ Hazard Assessment
- ✓ Warning
- ✓ Preparedness, Mitigation, and Response
- ✓ Exercise Scenario
- ✓ End to End Tsunami Warning

COURSE DELIVERY:

July 28, 2015

8:00 am - 5:00 pm

Homer, AK

LOCATION AND DETAILS:

Kenai Peninsula College

533 E. Pioneer Avenue

Homer, AK 99603

REGISTER AT:

<https://ndptc.hawaii.edu/training>

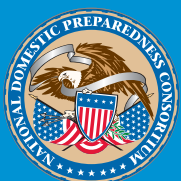
FOR REGISTRATION ASSISTANCE CONTACT:

Robert L. Painter • rpainter@ci.homer.ak.us

907-235-3155



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Phone: 808.956-0600 Fax: 808.536-9110
website: ndptc.hawaii.edu



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FEMA



This one-day awareness level course will provide participants with an understanding of the concept of resilience as it applies to coastal communities with a focus on resilience as a unifying framework for community-based planning, preparedness, response and recovery. The course will emphasize target capabilities to enhance preparedness and response to natural disasters, including chronic, as well as extreme events affecting coastal communities. It will demonstrate how to integrate risk-based, community-based, and collaborative strategies into plans and programs.

The goal of the course is to enhance the participant's ability to support preparedness and response efforts by developing and sustaining resilient coastal communities.

WHO SHOULD TAKE THIS COURSE

This course is targeted for a broad cross section of professionals involved in emergency management, fire services, coastal zone managers, planners, developers, and municipal services.

MODULES

- ✓ Resilience Concepts
- ✓ Understanding Risks from Natural Hazards
- ✓ Building Resilience
- ✓ Going Forward

PRE-REQUISITE

- ✓ Disaster Related Training or Experience

COURSE DELIVERY:

July 29, 2015

8:00 am - 5:00 pm

Homer, AK

LOCATION AND DETAILS:

Kenai Peninsula College

533 E. Pioneer Avenue

Homer, AK 99603

REGISTER AT:

<https://ndptc.hawaii.edu/training>

FOR REGISTRATION ASSISTANCE CONTACT:

Robert L. Painter • rpainter@ci.homer.ak.us

907-235-3155

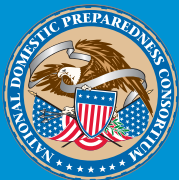


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FEMA

May 28, 2015



Katie Koester
City Manager
City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Ms Koester:

Congratulations! Robert Painter, CEM[®], has this year earned recognition from the International Association of Emergency Managers by being among the group of professionals designated Certified Emergency Manager (CEM[®]). This is the highest honor of professional achievement available from the Association which has in its membership more than 9,000 emergency managers representing professionals whose goals are saving lives and protecting property and the environment during emergencies and disasters.

Robert qualified as a CEM[®] by submitting an extensive credentials package giving personal and professional background achievements and successfully completing a Management Essay and a written examination. In order to maintain certification, he must continue a program of professional development over successive five-year periods in the future. Thus, this is an honor neither easily earned nor maintained.

The CEM[®] designation presently is held by 2,346 men and women in the emergency management profession. As a CEM[®], Robert Painter demonstrated a high level of competence and ethical fitness for emergency management. Your organization is to be commended for having a professional of this caliber on staff.

I hope that you will find an opportunity to share with your officials this singularly high achievement that Robert Painter, CEM[®] has attained for it reflects credit upon both your organization and Robert.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sligh", written over a light blue horizontal line.

Kevin Sligh, CEM[®]
CEM[®] Commission Chair

cc: Robert Painter, CEM[®]



City of Homer

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Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

June 9, 2015

Asia Freeman
Bunnell Street Gallery
Executive/Artistic Director
Bunnell Street Arts Center
106 West Bunnell, Suite A
Homer, AK 99603

delivered electronically

Ms. Freeman,

This letter is in response to your request to paint a small portion of Pioneer Avenue where Woodard Creek runs underneath the road in the artistic likeness of the creek. As you are aware, Pioneer Avenue is owned by the State who has jurisdiction over the road. The City of Homer has no objection to this proposal. It is a great way to bring awareness to the creek that runs through town and further showcase the unique, diverse and community minded artistic talent in Homer.

I look forward to seeing the creek running across Pioneer Avenue.

Sincerely,

Katie Koester
City Manager

Cc:

Danika Simpson, Right of Way Agent, Alaska Department of Transportation and Public Facilities

NOTICE

Attention Patrons of the Harbor:

The Homer Load and Launch Ramp will be closed September 15th through December 15th 2015 for construction.

Much needed improvements to the facility will include a complete refurbishment of the ramp and docks. Because of the expansive scope of work and limited number of minus tides for lower-ramp access, the entire ramp will be closed to ensure contractors can conduct improvements safely and without interruption.

Although the Port and Harbor has a secondary ramp used for barge activity, it is not suitable for regular launching/loading vessels from trailers because:

1. It is a commercial ramp for heavy equipment;
2. The ramp does not extend into the water as far as the Load and Launch's ramp and has an abrupt drop-off at the end;
3. The staging area above the Barge Ramp is set aside for heavy equipment and laydown yard for the Deep Water Dock, not boat trailers;
4. There is no float system to tie off of before/after launching; and
5. The Barge Ramp is actively being used for its intended purpose as a commercial barge loading facility.

Vessel owners who plan to utilize their vessel during construction September 15 – December 15, 2015, should contract the Harbor Office about mooring their vessel in the harbor prior to the beginning of the construction project.

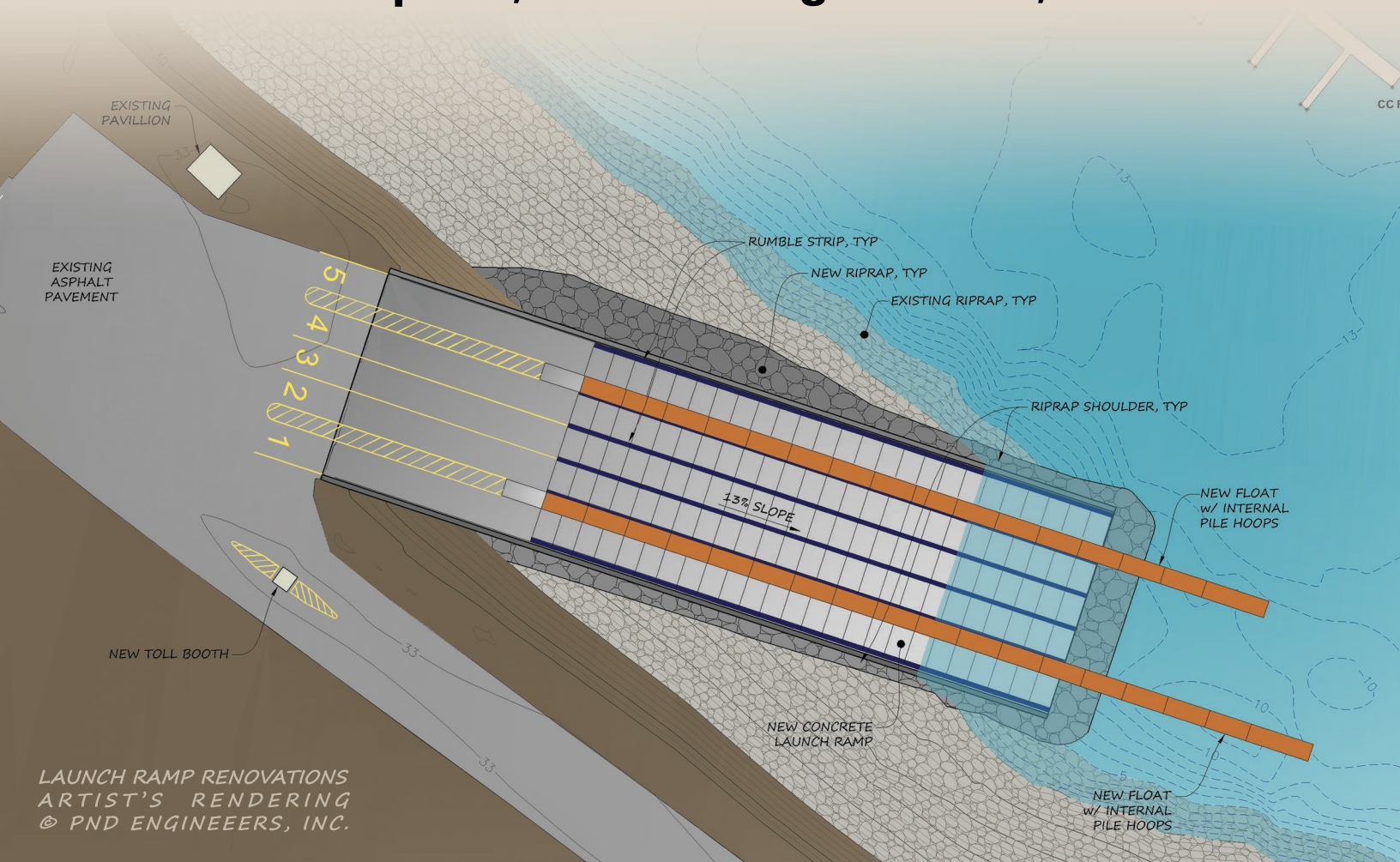
Vessel owners who plan to haul their boats out during the load and launch ramp construction period may contact the Port and Harbor Office to schedule vessel **removal** at the Commercial Barge Ramp. Vessel haul-out activity will be scheduled around normal barge landings/load-outs.



NOTICE

City of Homer Boat Launch Ramp WILL BE CLOSED

for renovations
from Sept 15, 2015 through Dec 15, 2015



NOTICE

HOSPICE OF HOMER



COMPASSION
IN ACTION

Post Office Box 4174
Homer, Alaska 99603-4174
(907) 235-6899
hospiceofhomer.org

June 1, 2015

MS Katie Koester
City Manager
The City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

Dear MS Koester:

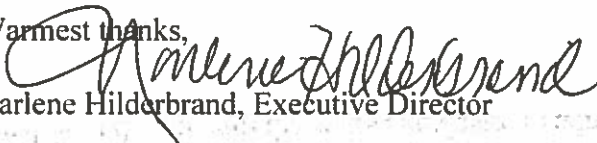
It is a pleasure to have the opportunity to thank the City of Homer and The Homer Foundation for the recent City grant Hospice of Homer received. As a small non-profit, Hospice feels very fortunate to have a City that recognizes the value of such organizations and backs up that belief with financial support, and for having a strong local Foundation with the skills and desire to administer the City Grants Program.

Hospice will use the grant monies to offset increasing general operating costs. Funds that can be used for these types of expenses are mandatory in order for HOH to keep our doors open yet are especially difficult to secure.

Hospice of Homer is proud of the free of charge, quality of care we provide to community members. In order for Hospice to maintain our unique and special approach, City of Homer grants are essential. Hospice is requesting community to let the City know how important these grants are for all of us.

Working together we make this town a kinder place in which to live.

Warmest thanks,


Darlene Hilderbrand, Executive Director

Cc: The Homer Foundation

SOCCER PARKING

SOCCER FIELDS

**BOYS AND GIRLS
CLUB PARKING**

Woodside Ave



300 ft