



City of Homer

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Office of the City Manager

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 6, 2019
SUBJECT: February 11 City Manager Report

Police Station Public Meeting

The Police Station open house was held Monday, February 4th in Council Chambers. Staff had flooring and siding samples on display as well as preliminary drawings of the facility. Approximately half a dozen members of the public stopped in, including some new faces which was good to see. Thanks to all of the councilmembers who came to both listen to the public and provide additional input. Project Manager McNary assembled the attached summary of the comment cards received at the meeting. He has spoken at length with the Design Team and relayed all of these comments and responses for incorporation into the next steps.

Resilient Communities Program Grant Opportunity for Bridge Creek Watershed

An exciting grant opportunity is available through the National Fish and Wildlife Foundation in partnership with Wells Fargo. The City of Homer, Kachemak Heritage Land Trust (KHLT), and the Kachemak Bay National Estuarine Research Reserve (KBNERR) hope to partner and apply for funding that would lead to an increase in protected lands in the Bridge Creek Watershed by identifying key properties for conservation, as well as provide leading research on the carbon storage capacity of peat wetlands. The really big picture here is these wetlands have the potential to be protected through carbon credits if research can quantify carbon storage capacity. These wetlands are important to the **City's drinking water supply and further downstream to salmon. Grant awards range from \$200,000 to \$500,000**, and both the City and KHLT qualify as applicants. As of the writing of this report, KHLT is considering being the applicant; I will provide a verbal update at the meeting. Should KHLT decide against being the applicant, the City is eligible to apply for this grant independently. There is a 1:1 match requirement, which KBNERR is able to provide. This project would place the City and partner organizations in the forefront of carbon research in Alaska, and also identify which properties the City and Land Trust should focus on to protect water quality in the watershed. A short summary of the proposal is attached. If the initial letter of interest is accepted, a longer application process will follow along with a resolution for City Council to consider.

Borough Public Transportation Committee

On behalf of the City, City Planner Abboud has joined the Kenai Peninsula Borough-sponsored steering committee that will be developing a new Coordinated Transportation Plan. This plan will address **the Borough's** public transportation needs. In the past, the Central Area Rural Transit System

(CARTS) organization spearheaded the effort, but now the Borough is leading the group. The last plan was created in 2010 and was updated in 2015. A new plan is needed for the Borough prior to FY2021 in order to be eligible for Human Services grant funds through the Department of Transportation/Alaska Community Transit (ACT) <http://dot.alaska.gov/stwdplng/transit/>. Currently, the group is looking at gathering data in preparation for the plan. The group includes representatives from the Borough, cities, individuals, and agencies that benefit from the program, such as the Independent Living Center.

Staffing for Adequate Fire & Emergency Response (SAFER) Grant Extension

We have reached the end of the performance period of our FY2015 Assistance to Firefighters Grant, which provided valuable financial assistance to the City for hiring an Assistant Fire Chief. Due to a lengthy hiring process, we did not expend the entire grant award of \$248,241.00. The City applied for a grant extension **to utilize the grant's remaining** amount of \$92,407 but unfortunately FEMA is unable to offer an extension since the position is not filled at this time. We will subsequently close out the grant and I offer my thanks to FEMA for making these kinds of grants available to municipalities. It provided the City the opportunity to fill an important position at the Fire Department, one that supports our volunteers through ongoing trainings and benefits our community by bringing operational staff up to the level necessary for safe and more effective incident response. The City is currently in the process of filling the Assistant Chief position.

Personal Protective Equipment Training Update

In my January 14th, 2019 City Manager message, I shared with Council that AML-JIA's **risk analysis** identified Port & Harbor and Public Works employees as having a number of claims concerning **"Foreign Body in the Eye."** **The study** looked at data over a 10 year block and noted 6 incidents. Within the past 30 days, both departments have completed additional trainings to reinforce the importance **of personal protective equipment while upholding safety as one of the City's top priorities** for its employees.

Large Vessel Moorage Facility Project Update

Port and Harbor Director Hawkins met with Army Corps officials on Tuesday, February 5th regarding the Planning Assistance to States (PAS) study to investigate reopening the Large Vessel Moorage Facility project. The meeting covered the progress to date, preliminary findings, and data gaps. At this time, the team plans to have a draft report ready for the City by March 15, 2019 and a final report by April 15, 2019. Preliminary findings show a .95 benefit-cost ratio (BCR). That is a significant improvement from the original .26 finding in 2008. This improvement is due to the benefits that the team was able to show. It was decided that rather than spending project money to create a new rough order of magnitude (ROM), the analysis would use construction cost estimates from the original study. This was troublesome since we know that those original estimates were one of the main reasons we had such a poor BCR the first time around. Nevertheless, it was the most cost effective option and if we could see positive results with the old numbers, updated numbers will only increase the BCR. When we re-engage with the general investigation, we will be able to challenge the old ROM with **real numbers. The team talked at length about the "data gaps"** which will be our focus for the next month. Once we have answered the rest of the questions, the draft report will be sent over to the administration for comments with the final report delivered one month later. Corps management have been watching the **project's** progress and told me that, based on these preliminary findings, they would recommend a new Letter of Intent from the City asking the Corps to resume our port expansion general investigation (GI). They are just beginning their budget planning for the 2021 budget year and would like to include this project into their proposed budget. They believe that if approved, there would be a chance they could **begin the GI in 2020 using "work plan"** budget dollars. All this is to say,

it is moving fast and the City needs to start talking about local share. The GI study will take three years to complete and will cost no more than \$3 million dollars. The cost share for the study is 50/50 and we will be able to use in kind services as part of our cost but it is still a significant investment for our community to make. There is no commitment for money with the Letter of Intent. I will move forward with drafting the letter and will include it in the next packet.

City of Homer Community Recreation-HERC Letter of Interest Posted

In order to make sure that respondents are able to understand and accommodate the needs of the City Community Recreation program and HERC building, we have posted the attached letter of interest with the notice online. In addition to being online, the notice will be advertised in the paper and we have reached out to MAPP, the Homer Foundation, and the Kachemak Bay Realtors Association to try and solicit as much interest as possible. The turnaround for potential HERC tenants submitting a letter of interest for Council consideration is February 19th. Please forward the notice to any organization or individual you think might be a good fit: <https://www.cityofhomer-ak.gov/cityclerk/interested-leasing-space-herc-letters-interest-due-feb-19>

Enc:

Police Station Comment and Responses from 2-4-19 Public Meeting

Bridge Creek Watershed Project Summary

City of Homer Community Recreation Letter of Interest

Letter of Non-Objection to Homer Soil and Water Conservation District

Project Report on Ramp 2 Restroom

HOMER POLICE STATION – PUBLIC MEETING 2-4-2019

PUBLIC COMMENTS AND RESPONSES

Public was invited to submit comment cards. Three were cards were received and are addressed here. Several general questions were discussed and addressed for information at the meeting.

Comment #1 – **“My encouragement is to explore Gypcrete and radiant floor intermittently throughout. Long term maintenance mitigation. Higher fuel use efficiency”.**

Response: - Current design calls for in-slab radiant heat in the cell blocks only, (eliminates heat registers that can be tampered with), and baseboard radiant heat in the remainder of the building, *in effect, an intermittent use as a practical component*. In-room heat registers, (baseboards) allow for environmental control of each room, with near immediate temperature response times –vs- large zone, (in-slab heat tubes), control of heat with slow temperature response times. Addition of a Gypcrete floor system in 1/3 of the building square footage in lieu of radiant baseboard units would add costs to the project, (floor structural re-design, additional heat tube configuration, cost of Gypcrete and an additional subcontractor to provide and install, Gypcrete encapsulated heat tube failure maintenance, additional manifold/zone costs, etc.). The additional cost is substantial enough to be a determinant budget factor.

Long term maintenance mitigation – City of Homer Maintenance personnel advise that individual heat baseboards are more economical to maintain –vs- potential failure of an in-slab radiant tube. Mechanical Engineers and General Contractor have advised radiant baseboard is more economical for the project budget than Gypcrete radiant heat.

Higher fuel use efficiency – Mechanical Engineer calculations did not recognize any significant cost differential with either system that would impact one over the other. The boilers will be fired by Natural Gas. A detailed cost differential exercise was not carried out, based primarily on the pros/cons and cost benefit points listed above.

Comment #2 – **“Black floors show a lot of dirt. I like the rubberized plank for all traffic and Public areas. Floor tiles for offices. Please break up roof lines for views from North, (toward mountains)”**

Response: - Flooring comments will be forwarded to Design Architect for consideration in the Finish Schedule to be detailed in the 65% design drawings. Revised North Elevation has been

proposed to break up the roof line per previously submitted similar comment from City Council meeting.

Comment #3 – 1). “Move Chief/Lieutenant offices to forward locations where they may readily **observe and/or interact with activities**”.

2). “**For physical appearance** – maintain neutral, (gray), appearance that will withstand the fickle **taste of the public**”.

Response:

1). Police Chief and personnel have reviewed office locations and chosen current plan office locations deemed best for facility use.

2). Exterior appearance considers location in the Central Business District, continuity with surrounding structures, Community Design Manual guidelines, Homer “**nature/natural**” thematic feel, Planning Commission comments and comments by the buildings end users. It **was the intent to avoid an “institutional” Police Station look. Designing a high profile public building with the intent of satisfying all public tastes is subjective beyond the scope of this project.**

Comment #4 – There was a general verbal comment that the exterior siding, (east side in particular), seems to be too “busy”. The pattern of the 2’ x 8’ panels suggests a randomness that some may find un-appealing.

Response: - Elevation drawings will be requested to show optional siding patterns with a more linear panel layout.

Comment #5 – “**RE: New Police Building. Both the red and the blue entry colors are garish. More natural tones of red and blue would look much better**”

Response: - Architect will provide more subdued color options for consideration.

Comment #6 – “very Crucial to find a way to implement renewal energy in form or wind-solar—geothermal for police station – don’t make mistake as with the library. There are ways, it’s not all about \$ 😊

Bridge Creek Watershed Conservation Project Summary

The Bridge Creek watershed encompasses 8.6 square kilometers, over half of which is comprised of forests that form the catchment for the City of Homer's sole water supply. Sixty four percent of the watershed is in private ownership, with many small sized parcels that are currently undeveloped, but are increasingly likely to be developed as the region's population grows. Some lands in the watershed are already shielded from development impacts via conservation easement and fee ownership held by Kachemak Heritage Land Trust and the Center for Alaskan Coastal Studies. Furthering protection of the remaining portions of the watershed is a priority for the City of Homer in order to maintain a clean and abundant water supply for the region.

The City's water supply is held in a reservoir. Below this reservoir, Bridge Creek flows into the headwaters of the Anchor River, which is a high-profile river recognized for supporting significant populations of Coho and Chinook salmon, steelhead and Dolly Varden, which are important to the culture and economy of the region. The Kachemak Bay National Estuarine Research Reserve (KBNERR) led a robust body of research showing connections between salmon use of headwater stream habitats, and the productivity that supports those habitats, coming from surrounding forests, peatlands and groundwater flow connections. A spatial data tool has been developed that identifies these landscape support features important to salmon habitat, both in the headwaters and downstream.

The Kachemak Heritage Land Trust, the Center for Alaskan Coastal Studies, and the Kachemak Bay National Estuarine Research Reserve and the City of Homer are proposing a project that will result in a plan for prioritizing conservation of the Bridge Creek watershed, including pilot methods for using carbon project financing for the acquisition of conservation easements and fee simple purchases of land. With support from the Resilient Communities fund, this collaborative effort will have the following outcomes:

- 1) Application of the spatial data tool developed by KBNERR to identify forests, peatlands, and groundwater flows within the Bridge Creek watershed that are important for salmon stream support. This approach will identify high priority properties that support the City's water supply and enhance downstream salmon stream productivity.
- 2) Establish monitoring methodology for evaluating carbon storage in peatlands and forests on existing conservation easements held by the Land Trust and the Center for Alaskan Coastal Studies. This approach will provide evaluation of monitoring methods for peatland and forest carbon projects that can be used as finance mechanisms for conservation easements.
- 3) Working with willing land owners, Kachemak Heritage Land Trust will establish a process for purchasing fee simple title and conservation easements restricting development and protecting water quality and habitat on parcels within the Bridge Creek Watershed.
- 4) Provide community education on watershed ecosystem services through field trips on Kachemak Heritage Land Trust and Center for Alaskan Coastal Studies properties.

These outcomes will result in advancing protection of the City's only water source, in the downstream protection of important salmon bearing streams, and will further the development of a carbon project for the region. The City, as well as the surrounding region, has abundant peatlands, which could be promoted as a carbon project on the world carbon markets, which could provide financing for the City's watershed conservation easements.



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Memorandum

TO: Potential tenants of HERC 1
FROM: Katie Koester, City Manager
DATE: February 2, 2019
SUBJECT: City of Homer Community Recreation Letter of Interest for HERC 1

Per Resolution 19-006(A), attached is a letter of interest that details the current space needs and activities of City of Homer Community Recreation at HERC 1. It is important to note that this letter of interest details current activity in the facility; with improvements to the building that allow for expanded occupancy (such as sprinkler systems and ADA accessibility), the ability of the space to house more activities and participants will grow.

Resolution 19-006(A) included a requirement that potential tenants of the facility take into consideration the recreation needs of the City, and this letter is meant to help prospective tenants **understand that landscape. Please feel free to call the City Manager's office with any questions** regarding current or future anticipated municipal use of HERC 1.

Enc:
City of Homer Community Recreation Letter of Interest for HERC 1
Sample Community Recreation Calendar, February 2019

The space needs of the tenant:

The City of Homer Community Recreation (CR) program currently uses the gymnasium, activity room and downstairs rest rooms (that also serve as equipment storage space) in the lower portion of HERC 1. We also use the kitchen as a place to store cleaning supplies, towels, broom and mop. The City of Homer Community Recreation mission statement is:

“The City of Homer Community Recreation will promote community involvement and life-long learning through educational and recreational opportunities for people of all ages. This will be accomplished through maximizing usage of all community facilities and resources, while utilizing, expanding and uniting local business and school resources and expertise. Our program shall be designed to recognize cultural diversity and to address social and community concerns.”

We currently offer pickleball, gymnastics, Zumba dancing, Native Youth Olympics, youth basketball and adult basketball at HERC 1 (see attached February 2019 calendar for reference). The CR relies exclusively on volunteers and contracted instructors to offer programs and activities therefore having the flexibility and accessibility for scheduling is paramount in responding and determining what activities will take place based upon the community interests and people willing to volunteer, lead or instruct each designated program. While we know today what programs we offer are popular, there is always the possibility of either a new program on the horizon or existing programs losing participation and interest.

How the space will be used by the tenant including time of day:

The primary needs for City of Homer Community Recreation at HERC 1 is for municipal recreational, educational and physical activities. The programs are a combination of ongoing drop in activities such as pickleball, basketball and dance as well as instructional classes with a flat fee and a designated start/end date, such as youth basketball. We recognize that weekdays after school and evening has the highest demand.

We would need the gymnasium, activity room and downstairs restroom areas Monday–Friday 3-9pm. Ideally, we would have youth activities from 3-5pm and from 5-9pm teens/ adults during the weekday. These times are subject to change based upon the request and demand of programs. The weekend hours are somewhat intermittent with current usage being 11am-1pm and 5-7pm on Saturday and 10am-1pm on Sundays in the gym. It should be noted that we do see a decrease of indoor activity participation for youth programs during the summer months due to the lack of staffing, volunteers or contracted instructors willing to offer programs in the summer. It is also helpful to have the ability to use the gymnasium for random days and times during the summer months as a backup location for City of Homer Community Recreation activities if and when the local high school gym is closed due to maintenance.

How much a tenant is able to pay for space on a monthly basis

The City of Homer Community Recreation program currently generates \$9,000-\$12,000 per year with existing activities in the HERC. I would conservatively estimate approximately \$850-\$950 per month. Relevant to the issue of paying for space for municipal programming, the City of Homer Community Recreation program pays \$6,000 a year for combined use of both Homer High School and Homer Middle School that includes office space, free use of equipment, office supplies and some photo copying.

What improvements to the space would be necessary for tenant to occupy the space

At the present time, per State Fire Marshall approval, the City of Homer Community Recreation program can operate in the facility "as is" with no upgrades needed for the short term. The ideal improvements for long term use would include: improving facility accessibility, upgrades to the rest rooms, hot mopping of the gymnasium and activity room roofs and a floor refinishing and repainting of floor lines. It would be helpful to have a small office space for staff and volunteers for registration, record keeping, computer/internet access, equipment storage but the programs can do without these as space for activities is the priority.


If/how much tenant would be willing to contribute in capital costs to improvements

This is up to the Homer City Council.

How long of a lease tenant would be willing to commit to

Indefinitely.

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 5-8pm PICKLEBALL at HERC GYM	2 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
3 10am-1pm PICKLEBALL at HERC GYM	4 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	5 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	6 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	7 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	8 5-8pm PICKLEBALL at HERC GYM	9 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
10 10am-1pm PICKLEBALL at HERC GYM	11 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	12 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	13 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	14 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	15 5-8pm PICKLEBALL at HERC GYM	16 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
17 10am-1pm PICKLEBALL at HERC GYM	18 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	19 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	20 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	21 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	22 5-8pm PICKLEBALL at HERC GYM	23 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
24 10am-1pm PICKLEBALL at HERC GYM	25 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	26 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	27 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	28 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM		



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February 6, 2019

Katherine Schake
Natural Resource Specialist
Homer Soil & Water Conservation District
4014 Lake Street, Suite 201A

Dear Ms. Schake,

The City of Homer is in support of Homer Soil & Water Conservation District's efforts to treat invasive species in the state right-of-way. The City of Homer appreciates that Homer Soil and Water will make every effort to limit the adverse effect of herbicides to the environment by working in conjunction with DOT and DEC utilizing the DOT Integrated Vegetation Management Plan.

The City of Homer does not object to Homer Soil and Water applying a systemic broad-leaf selective herbicide to an area of less than 0.4 acres at the intersection of Skyline Drive and Katie Jean Circle. The target invasive is the plant *Vicia cracca* (bird vetch.)

The City of Homer appreciates that this process will follow the proper guidelines including a 30 days public notice period, appropriate signage on site, and supervision by DEC and DOT staff.

Sincerely,

Katie Koester
City Manager

New Ramp 2 Restroom Opens February 2, 2019

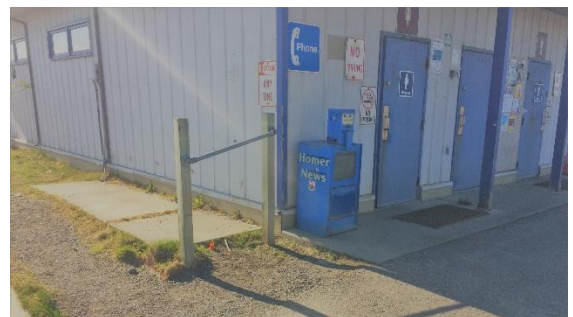
Public Works completed the final inspection of the new restroom on January 24, 2019. A punch list of work items was developed; these items will be completed in the next week. The restroom will be opened for public use early in February. Construction was completed by Beachy Construction, Homer, Alaska.



The City of Homer provided funding for the design. The construction of this project was funded by the Land and Water Conservation Fund grant (50%) and the City of Homer/Kenai Peninsula Borough Commercial Passenger Vessel (CPV) Tax Program grant funds (50%). The \$526,680 budget for the construction project was established by the City Council, actual construction costs totaled \$473,405.



The existing restroom was built in 1974 and was 45 years old when demolished in August 2018. The new restroom utilizes the existing



foundation and utility connections; and is designed to reduce energy usage and maintenance costs.

Old Ramp 2 Restroom

