



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Homer, Alaska 99603

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Memorandum

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: September 7, 2016
SUBJECT: City Manager's Report - September 12, 2016

Proposition 1:

Proposition 1, authorizing the City to issue general obligation bonds in an amount not to exceed \$12 million and implementing a seasonal (April 1- September 30) .65% sales tax increase to pay the indebtedness, will be before voters on the October 4th municipal ballot. The attached 500 word informational summary was submitted (after review by the Attorney) to the Kenai Peninsula Borough Voter Pamphlet to educate voters on the proposition.

Meanwhile...the promotional campaign, Vote Yes on Prop 1 is gearing up. Staff met with the PSBRC at their August 24th meeting to help coordinate implementation of their Public Information Campaign plan in preparation for the October 4th vote on Ballot Proposition 1.

To date, staff has completed the following:

- Feature article on City of Homer's main webpage;
- Postcard (draft design attached) to send to City of Homer residences by Sept. 23;
- PSA script to air on KBBI beginning Saturday, Sept. 24;
- Arranged for PSBRC representatives to present Prop 1 information at a Homer Chamber of Commerce Forum, September 20 at noon at the Best Western Bidarka;
- Scheduled two Police Department guided tours for the public (Wednesday, September 28 from 5:00 pm to 7:00 pm and Saturday, October 1 from 1:00 pm to 3:00 pm);
- Drafted Talking Points for PSBRC.

In process:

- Production of a "virtual tour" video to feature on website/social media;
- Display ads for local newspapers.

2017 Alaska Municipal League Resolutions

October 7th is the last day to submit resolutions to the AML Office to be included in the conference packet. A 2017 AML Resolution is an action resolution to support a specific issue. To be eligible for consideration, a resolution has to be first passed by the community. That

makes the September 26th council meeting the last meeting for Council to consider resolutions to forward to AML. Resolution procedures are on the AML website. Contact me if you want to sponsor a resolution and I will get the ball rolling. As a reminder, the AML Local Government Conference is November 14-18.

Visit With Senator Dan Sullivan

As a former Board member, I was invited to attend a meeting with Senator Dan Sullivan on Economic Development issues on the Peninsula organized by Kenai Peninsula Economic Development District (KPEDD). It was a productive hour and a half meeting where the Senator spent time drilling down into the economic issues of each peninsula community. I highlighted the Large Vessel Harbor project as the next big economic development step for Homer and requested his support working with the Coast Guard on staging a rapid response cutter in Homer. The Coast Guard is currently in the planning phase for their rapid response cutters and has visited with Homer, among other communities, this summer about homeporting possibilities. I am working with Sen. Sullivan's Kenai Peninsula Regional Director, Elaina Spraker, on scheduling a trip to Homer to familiarize her with our infrastructure and community.

Sen. Sullivan has taken an active role in fighting the opioid epidemic and recently sponsored a symposium on conquering the opioid crisis that brought together high-level government officials and representatives across Alaska. I had the opportunity to update him on Homer's 'Strategic Doing' efforts and asked his office to let us know of any federally sponsored opportunities to combat this growing epidemic as a community.

Dispatch

After gathering feedback from Council at the last meeting, I have scheduled a quick work session on 911 Dispatch for Council on October 10th at 4:15 pm, directly after new members are sworn in (nothing like hitting the ground running). This will be an opportunity for me to explain the history, the research staff has done, why administration is recommending against consolidation, and collect any questions from Council to forward to the Borough before they address you. The Borough will be presenting their proposal to you during a work session on October 24th. I have also invited our ProComm consultant, Gary Peters, to present on the technical hurdles of a consolidated dispatch. I appreciate the Council's desire to learn more about this complicated topic.

Enc:

Summary on Proposition 1 for voter pamphlet

Draft Vote Yes on Prop 1 postcard

Letter of support for Homer Senior Citizen's grant to replace flooring

Letter of support for Saddle Trail Phase 3 grant

MOU between City of Homer and Homer Foundation for SPARC

CITY OF HOMER
BALLOT SUMMARY STATEMENT
Proposition No. 1

Proposition No. 1 asks the voters to authorize the City of Homer to issue up to \$12 million in general obligation bonds to build a police station, and a 0.65 percent City sales tax rate increase, from 4.5 percent to 5.15 percent, during the summer and shoulder season, April 1 through September 30, to service the debt.

A new police station has been on the Capital Improvement Plan for the City for over 10 years. The current station does not meet state and federal standards or provide a safe working environment. Built in 1977, the building lacks separation between staff and prisoner traffic, and ventilation to prevent the transfer of pathogens. It has inadequate storage for evidence, equipment, vehicles and communication systems which causes equipment failure and compromised response. The jail lacks a crisis cell and proper juvenile holding area. The building floods during heavy rains and was not built to withstand a major earthquake.

The City Council created a Public Safety Building Review Committee, which has been working on site selection and preliminary design for the last 2.5 years. The Council selected the Committee's recommended site for the public safety building, 4.3 acres on the corner of Pioneer and Sterling Highway, because it is City land, centrally located, and allows emergency vehicles quick egress. The design incorporates the existing structure on the site (Homer Education and Recreation Complex, or HERC) into the new police station. The Committee took care to relocate recreational facilities on site, such as the skateboard park. Originally envisioned as a joint police and fire building, to control cost the police station will be constructed first leaving room for a future fire station. Renovations to the existing Fire Hall to extend its useful life are underway.

If Proposition No. 1 passes, the City will issue the bonds in 2017. The April-September increase in the sales tax rate from 4.5% to 5.15% is projected to generate approximately \$800,000 annually in additional revenue. This would be enough to pay off the bonds in less than 30 years. Revenue from the 0.65% seasonal sales tax increase can only be used to pay the bonds. Once the bonds are paid off the sales tax rate automatically returns to 4.5% year round.

BALLOT LANGUAGE:

“Shall the City of Homer incur debt and issue general obligation bonds in an amount not to exceed Twelve Million Dollars (\$12,000,000) to finance the planning, design and construction of a police station and related capital improvements; and shall the rate of City sales tax be increased by sixty-five hundredths of one percent (0.65%) to five and fifteen hundredths percent (5.15%) from April 1 through September 30, for the purpose of paying debt service on the general obligation bonds, until September 30 in the year when the City has received funds from the tax that are sufficient to pay all debt service on the bonds?

The bonds shall be secured by a pledge of the full faith and credit of the City.” Ordinance 16-30 (S-2)(A-2)

NOTE: THIS INFORMATION HAS BEEN INCLUDED IN THE KENAI PENINSULA BOROUGH VOTERS' PAMPHLET AS A COURTESY TO THE VOTERS OF THE CITY OF HOMER AND HAS BEEN PRESENTED AS SUBMITTED BY THE CITY OF HOMER.

Vote YES Prop 1

Vote October 4 to build a safer community

What is Prop 1?

Prop 1 allows the City of Homer to issue general obligation bonds in an amount not to exceed \$12 million to finance construction of a new police station at the corner of Sterling Highway and Pioneer Avenue.

How will the bond debt be paid?

For the life of the bond, City sales tax will increase from 4.5% to 5.15% from April-September. Proceeds estimated at \$800,000 annually will be used exclusively to retire the bond debt. Once the bonds are paid off, sales tax rate returns to 4.5% year round.

Why do we need a new police station?

The current 40 year-old building presents safety risks for staff, victims and the public, is over-crowded with no room to grow, is inefficient and fails state and federal standards:

- No juvenile holding area or crisis cell;
- Staff has no secure separation from prisoner traffic;
- HVAC system exposes staff to communicable disease pathogens;
- Inadequate space for employees, prisoners, evidence storage, equipment, vehicles and communication system compromises response and crime solving capability and causes equipment failure;
- Does not meet ADA standards, jail floods during heavy rains and is not earthquake-resistant.

More information?

Tour Homer's Police Station. No need to RSVP. Stop by anytime during the tour times:

Wednesday, September 28 from 5:00 pm to 7:00 pm

Saturday, October 1 from 1:00 pm to 3:00 pm

Go to www.cityofhomer-ak.gov for a virtual tour or call 435-3101.

VOTE YES ON PROP 1

Support public safety • at work for our community



Please
place
stamp
here

Mailing Address

VOTE OCTOBER 4

Absentee voting begins September 19

Paid for by City of Homer
491 E. Pioneer Avenue, Homer, AK 99603



Mary (Beth) Wythe, Mayor
approves this message.



City of Homer

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Homer, Alaska 99603

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(f) 907-235-3140

Rasmuson Foundation
301 West Northern Lights Blvd. Suite 601
Anchorage, AK 99503

August 8, 2016

To Whom It May Concern,

I am writing to express the City of Homer's support for Homer Senior Citizen's grant to replace the flooring in the dining room and assisted living at the Homer Senior Center.

Homer Senior Citizens, Inc. provides services that are vital to the health of our community including meals, adult day services, independent housing, transportation, and assisted living. The senior center dining room and Assisted Living flooring are in dire need of replacement. Not only are they unsafe, but the carpet is tattered and worn. This provides a place for germs to hide and a health risk.

The City of Homer supports Homer Senior Citizens grant application for funding to install safe and sanitary flooring that will help the Homer Senior Citizen's Inc. serve the seniors in the community.

Sincerely,

Katie Koester
City Manager



City of Homer

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Homer, Alaska 99603

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(f) 907-235-3140

Darcy Harris
Alaska State Trail Program
550 W. 7th Ave. Ste1380
Anchorage AK 99501

September 13, 2016

Ms. Harris,

I am writing to express the City of Homer's support for the Alaska State Trail Program proposal/application submitted by The Homer Office, Kenai Area of Alaska State Parks for Kachemak Bay State Park.

The Trails in Kachemak Bay State Park are highly valued by the people of Homer. This specific project, phase 3 of Saddle Trail re-route, includes constructing trail tread for 1/3 of a mile of the re-routed Saddle Trail. Improving this section of trail will increase access to our local State Park for user groups of all ages and abilities. The City of Homer supported Phase 1 and 2 of the Saddle Trail Re-route, which have both been successfully completed.

I encourage the approval of this application to improve the Saddle Trail and increase access to Kachemak Bay State Park. Thank you for taking the time to consider this important project.

Sincerely,

Katie Koester
City Manager

South Peninsula Athletic and Recreation Center

Facilities Acquisition and Operations

Memorandum of Understanding

City of Homer – The Homer Foundation

1) Statement of Intent:

This memorandum establishes the parties and the obligations and limitations of some parties in the acquisition and operation of the South Peninsula Athletic and Recreation Center (hereinafter referred to as the "SPARC").

2) Description of Project:

The SPARC is an approximately 12,000 ft.² pre-manufactured enclosure covering a multipurpose athletic surface. Other elements include bathroom facilities, heating, ventilation, and lighting. The SPARC will be located on a parcel of land leased from the Kenai Peninsula Borough.

3) Parties:

Parties to this agreement are:

A) The City of Homer (hereinafter "City"), and

B) The Homer Foundation (hereinafter "Foundation")

Other referenced parties are:

A) SAH Soccer d.b.a. Soccer Association of Homer (hereinafter "SAH").

4) Duties, Obligations and Limitations:

A) The City has promised financial assistance to be administered and accounted for, in accordance with the authorizing Ordinance [Ordinance 16-21 (S), attached as Exhibit 1] through the Foundation to accomplish recreational goals that benefit the local citizens. City funding is limited to the maximum amount disburseable (\$189,000) and nothing within the funding mechanism obligates the City to provide any service, additional funding or on-going support for the SPARC.

B) The Foundation will act as the disbursing agent for the City. The Foundation will use the funds provided by the City to match cash expended

by SAH upon production by SAH of paid invoices or vendor deposit receipts. The Foundation will not credit an additional contribution to those items paid for by previous City funds. The Foundation will disburse funds for in-kind contributions only following the approval of the City Manager. Nothing within this agreement obligates the Foundation from providing any additional service or funding to the project.

5) Fees:

The Foundation is providing this service to the City and SAH free of fees as a contribution to the combined community effort of all parties.

6) Complete Agreement:

This agreement is the complete agreement. No other agreements, either in writing or verbal, exist. This agreement is valid for the duration of the construction of the facility, at which time any remaining, unmatched, money will be returned to the City, or until the entire amount of the City contribution has been disbursed.

Modifications of this agreement may only be made in writing and signed authorization of the City and the Foundation.

Dated this 2 day of September, 2016.



For the City of Homer



For The Homer Foundation