



## City of Homer

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

## Office of the City Manager

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## City Manager's Report

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: May 18, 2016  
SUBJECT: City Manager's Report - May 23, 2016

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### **Staff changes in the CM office**

The executive assistant in the City Manager's office, Misty Worland, is moving to Anchorage. Misty is the voice that answers the phone when you call my office, the one who complies and organizes the monthly statistics and helps me research and respond to requests from Council. She has been a great help and we wish her well on her next adventure.

City Hall has come up with a creative solution to help cover the office that will increase collaboration. Dotti Harness in Planning will be spending M-W in the Office of the City Manager and Th-F in Planning. Planning will hire a temporary to help with clerical and coverage while we figure out the best long term solution for the department. I am looking forward to being more educated and in the know on planning issues with the job share. I want to thank the Planning Department staff for their flexibility and creativity. I suspect this arrangement will take some time to get used to, but I think it will provide good cross training and converge.

### **Final audited numbers for 2015 behind schedule**

Final numbers for 2015 will be later than usual this year due to delays from the State. The audit cannot be finalized until the audit firm we contract with, BDO, receives a statement from the State of Alaska necessary to record City of Homer's PERS liability. This information has not yet been released. The PERS office has indicated that the final audited numbers should be made available approximately mid-June. Once we have final numbers, we will present them to Council along with midyear budget adjustments, hopefully at the July meeting.

### **Sod leveling on Pioneer**

This week and next Public Works will be leveling sod that has grown up along Pioneer Avenue for safety and beautification. Over the years (many!) the grass has grown above the curb so there is sometimes a steep drop off between the grass and the pavement. This is a tripping hazard and is unsightly. Public Works will level those areas out and reseed them, bringing in extra topsoil when needed. Where they are sloping, they will slope the grade so there is no steep drop off. The second item they would like to accomplish is to remove boulders and other items that are within the reach of the snow plow blade. This is only 18-24 inches, even though the Right of Way where these items are is a full 4 feet. At 4 a.m. on a snowy and blustery dark

day, the plow blades can clip a frozen boulder and this is dangerous for our crew, hard on our equipment, and can damage what is in its path. A few dead bushes of mountain ash will also be removed in this process. Public Works has offered to move the boulders for land owners when they come through, but of course they would not do so without first talking with the lot owner. I would like to commend Public Works staff for reaching out to each one of the businesses along Pioneer to let them know about the improvements and what to expect. In turn, businesses have been great about agreeing to move obstructions. It will be nice to see Pioneer Avenue spruced up with the improvements. See the attached pictures.

Enc:

Pictures of sod along Pioneer Ave.

Memorandum 16-088 from Port and Harbor Director, RE: Emergency Expenditure

Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

View of raised sod  
At Wildberry Products  
Before sod removal

Pic taken March 2016



Pic of Wildberry Products  
After sod removal

Still needs seeding



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016



Pics of raised sod between curb and sidewalk on north side of Pioneer in front of Borough office (206 E. Pioneer)





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Pics of raised sod between  
Curb and sidewalk in front  
of 7th Day Adventist  
Church at 210 E. Pioneer





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Timber encroachment  
behind sidewalk at  
190 E. Pioneer

Edge of ROW is 4'  
behind sidewalk



Raised sod at Alice's to be removed

195 E. Pioneer



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

178 E. Pioneer Ave.

This wall is well into the ROW but is probably far enough away from sidewalk and tall enough to be seen and not hit. But, it does not allow for snow storage coming off the blade.



Large rocks in the ROW and out to edge of sidewalk and actually overlapping the sidewalk in places. This is in front of the Homer Theater.

I have spoken with the owner who will be in town in August and is very supportive about moving them as necessary.

The green paint marks represent the edge of the ROW / Property line





Pioneer Ave. Encroachment & Maintenance Pics



Pics of rock along the sidewalk in front of the Homer Theater





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Pics of rock adjacent to sidewalk at The Hair Gallery at the intersection of Main and Pioneer.





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Raised sod in front of and west of Cups restaurant





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Raised sod to the west of  
Cups Restaurant and east of  
Frame Gallery

Edge of ROW  
At stake



Raised sod in front of  
Northwind

173 W. Pioneer



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016



Pics of raised sod at lot  
west of Cups and east of  
Frame Gallery

Stake in lower pic is edge  
of ROW / Property Line





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Raised sod west of Cups  
Restaurant



View looking west on north  
side of Pioneer at VBS  
Heating

Stake is edge of ROW



Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Rocks at edge of sidewalk  
At VBS Heating

Intersection of Bartlett  
And Pioneer

Recommend moving rocks  
back 18" to 24"





Pioneer Ave. Encroachment & Maintenance Pics  
May 6, 2016

Raised sod in front of  
Homer Insurance

270 W. Pioneer



Raised sod between  
Espresso Express  
And Pratt House





# City of Homer

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Port and Harbor

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## Memorandum 16-088

TO: KATIE KOESTER, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: MAY 17, 2016

SUBJECT: MID-YEAR BUDGET ADJUSTMENT FOR EMERGENCY DEEP WATER DOCK REPAIRS

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A condition study was conducted on the City of Homer's two mooring buoys at the Deep Water Dock while R&M Consulting was conducting the Deep Water Dock Expansion Study. In this inspection it was found that the buoy to the NW of the dock had connecting hardware that must be replaced before we can allow a ship to use it for mooring.

Replacement of mooring buoys and anchor chain is part of the Cruise Ship Head Tax Grant Program, which also included the new dock fendering, new cleats on the dock, etc. Staff worked with our engineers from R&M Consulting to spec out exactly what is needed to completely upgrade the mooring buoy systems; the new equipment has been ordered but we do not expect it to arrive in Homer until the end of August.

The NW mooring buoy is used during every Homer Port visit by the cruise ships. After communicating with the Ships' Pilots responsible for bringing these ships to the dock, we are left with no choice but to do a stopgap repair to the chain so we can put the buoy back into service for the 2016 season. The dockage fees for a ship over 800' is \$7,459.00 per calendar day and we have nine cruise ships scheduled for the 2016 season.

We cannot have this buoy out of commission for the summer until the new equipment arrives in August; an emergency procurement is necessary for the purposes of repairing this essential piece of Port and Harbor equipment prior to the arrival of the cruise ship Maasdam scheduled for May 31, 2016.

### **Recommendation:**

Backup information regarding the emergency procurement, mid-year budget adjustment to the Port and Harbor's Deep Water Dock Maintenance Account #400-0614-5209 budget for the purpose of an emergency repair to the Deep Water Dock's northwest mooring buoy before May 31, 2016.