



# City of Homer

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

Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

### Agenda Changes/Supplemental Packet

TO: MAYOR ZAK AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: NOVEMBER 27, 2017  
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

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#### **WORKSESSION**

**Resolution 17-074(S)(A)**, A Resolution of the City Council of Homer, Alaska, Authorizing Stantec Architecture to Prepare 10% Concept Design Including A Preliminary Cost Estimate for Construction of a New Police Station and Scheduling a Facilitated Worksession with Council.

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Memorandum Re: Police Station Fund Balance

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#### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

Mayoral Recognition of Robert Letson, CEO, South Peninsula Hospital Page 9

#### **PUBLIC HEARINGS**

**Ordinance 17-42**, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2018 for the General Fund, The Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds.

Written Public Comment

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#### **CITY MANAGER'S REPORT**

Councilmember Stroozas AML Report

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**CITY OF HOMER  
HOMER, ALASKA**

Aderhold

**RESOLUTION 17-074(S)(A)**

A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING STANTEC ARCHITECTURE TO PREPARE A 10% CONCEPTUAL DESIGN INCLUDING A PRELIMINARY COST ESTIMATE FOR CONSTRUCTION OF A NEW POLICE STATION AND SCHEDULING A FACILITATED WORKSESSION WITH COUNCIL.

WHEREAS, Council created a Public Safety Building Review Committee (PSBRC) in January 2014; and

WHEREAS, The PSBRC selected a property at the corner of the Sterling Highway and Pioneer Avenue, commonly referred to as the HERC site, because it met the PSBRC's selection criteria (e.g., lot size, property ownership, and above the tsunami zone); and

WHEREAS, The proposed new fire department was separated from the public safety building project when it became apparent the cost was too steep to simultaneously build a new police and fire station; and

WHEREAS, Council supported a bonding request to construct a reduced size public safety campus with police station only that repurposed the HERC building as non-essential space to the voters at the general election in October 2016 in an amount not to exceed twelve million dollars; and

WHEREAS, Proposition #1 that would allow the City of Homer to 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 was defeated by the voters at the October 4, 2016 regular election by 71 votes; and

WHEREAS, Council created the Police Station Building Task Force in February of 2017 to provide guidance on how to move forward on the police station including site selection, budget, operations and maintenance, and public private partnerships; and

39 WHEREAS, The Police Station Building Task Force presented recommendations to  
40 Council via Memorandum 17-082 on May 30, 2017; and

41

42 WHEREAS, The Police Station Building Task Force recommended Heath Street and  
43 Grubstake Avenue (north of the post office) as the preferred site for a new police station; and

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45 WHEREAS, The Task Force further recommended two building options for  
46 consideration by Council: option 2A an approximately 8,400 square foot building with a not to  
47 exceed budget of \$6 million and option 2B a 13,900 square foot building with a not to exceed  
48 budget of \$9 million; and

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50 WHEREAS, The Council discussed the recommendations at length at the May 30 and  
51 June 12 meetings without being able to come to a consensus on cost or site for a new police  
52 station; and

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54 WHEREAS, Council expressed an interest in keeping the HERC site as an option for the  
55 location of a new police station; and

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57 WHEREAS, The HERC gym is currently used for Community Recreation including pickle  
58 ball, toddler play group, and Zumba, among other activities; and

59

60 WHEREAS, The Parks, Arts, Recreation and Culture Needs Assessment in 2015  
61 concluded a that the most pressing recreational/cultural need in Homer was for a general-  
62 purpose gymnasium and multi-purpose space for dance, martial arts, performing arts, and  
63 community events; and

64

65 WHEREAS, The Needs Assessment further concluded that while a long-term option for  
66 a cultural and recreational center is explored, the City should investigate ways to keep the HERC  
67 open to help meet indoor space needs; and

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69 WHEREAS, Investing in the HERC to increase the life span of the building and bring the  
70 downstairs up to fire code will allow expanded public use with greater occupancy capabilities  
71 than are currently allowed; and

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73 WHEREAS, Repurposing the HERC in a way that is useful to the police department while  
74 maintaining the gym access to the public fills two very important needs in the community; and

75

76 WHEREAS, Currently the City spends \$40,000 - \$60,000 a year keeping the HERC in warm  
77 status. Repurposing the facility with improved energy efficiency, renovating the roof, and  
78 making it a useful facility will allow those operating dollars to be spent constructively on  
79 operating and maintaining a new police station; and

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81 WHEREAS, Stantec Architecture is the firm selected by the City Council in March of 2014  
82 to manage the design and construction for the public safety building under the General  
83 Contractor /Construction Manager model; and  
84

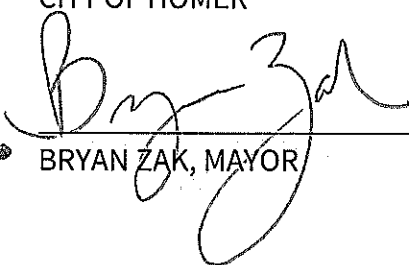
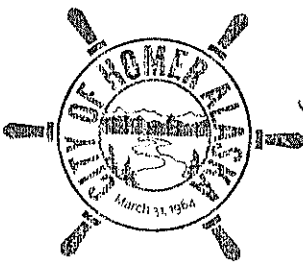
85 WHEREAS, The Council has been working on meeting the need for a new police station  
86 for over 3 years and is still struggling with major variables such as site and cost; and  
87

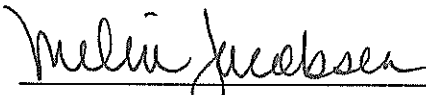
88 WHEREAS, Given the importance of the project and the differing opinions, it would be  
89 useful to have a professional facilitator guide Council through an extended worksession  
90 evaluating the pros and cons of different options with the goal of coming to consensus on an  
91 option that can be brought to the public for their feedback.  
92

93 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes  
94 Stantec Architecture to prepare a 10% concept design for the new police station for  
95 consideration by Council for a 6 million dollar facility the corner of Heath Street and Grubstake  
96 Avenue.  
97

98 BE IT FURTHER RESOLVED that the City will contract with a local skilled facilitator to  
99 conduct an extended worksession scheduled after the general election in October to discuss  
100 the available options with the intent of gaining city council agreement on one site and building  
101 concept.

102 PASSED AND ADOPTED by the Homer City Council on this 14<sup>th</sup> day of August, 2017.  
103

104 CITY OF HOMER  
105   
106 \_\_\_\_\_  
107 BRYAN ZAK, MAYOR  
108 The seal of the City of Homer, Alaska, is circular with a ship's wheel in the center. The text "CITY OF HOMER ALASKA" is written around the perimeter of the seal, and "March 31, 1964" is written at the bottom.

109 ATTEST:  
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112 \_\_\_\_\_  
113 MELISSA JACOBSEN, MMC, CITY CLERK  
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115  
116

117 Fiscal Note: Approximately \$12,500 for 10% preliminary design; \$2,000 for skilled local  
118 facilitator from Police Station Building Fund, account balance \$88,000





# City of Homer

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[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Zak and Homer City Council  
 FROM: Katie Koester, City Manager  
 DATE: 11/27/2017  
 SUBJECT: Police Station Fund Balance

Councilmember Erickson requested information on the balance of the Police Station fund and other revenue streams the City receives from the State.

<b>Funds Appropriated for New Police Station</b>	<b>Amount</b>
From Public Safety Building Fund (after expenses for conceptual design)	\$103,100
Transfer from Permanent Fund	\$1,123,369
Midyear budget amendment	\$448,422
<b>Police Station Fund Total</b>	<b>\$1,674,891</b>
Smith Amendment	\$660,000
<b>Police Station Fund Total if Smith Amendment Approved</b>	<b>\$2,334,891</b>

<b>Related Funds City Receives from State</b>	<b>Amount</b>	<b>Note</b>
FY 2019 Anticipated Community Assistance Payment	\$145,735	Annual amt is declining
Operating dollars for Community Jail	\$440,000	Included in operating budget
Special Service Contract with State Troopers	\$36,000	Included in operating budget





**Mayoral Recognition  
City of Homer  
Robert Letson, CEO, South Peninsula Hospital  
2008 – 2018**

WHEREAS, Robert Letson served as CEO of South Peninsula Hospital from February, 2008 until January, 2018; and

WHEREAS, He successfully improved financial performance and recruited dozens of medical providers and specialists; and

WHEREAS, Long Term Care expanded to provide care for additional residents, and is rated five-stars by the Centers for Medicare and Medicaid Services Quality Compare Program based on quality measures, staffing and health inspections; and

WHEREAS, South Peninsula Hospital achieved state and federal designations of critical access hospital, Trauma Level IV, and certified Patient Centered Medical Home Level II; and

WHEREAS, South Peninsula Hospital was three times named a Top 100 Critical Access Hospital, outperforming 1,300 critical access hospitals nationwide in quality, outcomes, patient perspective, affordability and financial growth; and

WHEREAS, Letson lead the expansion or addition of orthopedics, interventional radiology, oncology, ob/gyn, infusion clinic, cholesterol and diabetes care, neurology, functional medicine, sleep medicine, V.A. clinic, addiction medicine, behavioral health, pediatric therapy, and numerous visiting specialty clinics; and

WHEREAS, Under his leadership, expanding technology and facilities for improved care was a priority, including e-ICU, tele-stroke, 3D breast mammography, 1.5 Tesla MRI and expanded primary care and operating room improvements; and

WHEREAS, He extended the scope of services of South Peninsula Hospital to be a comprehensive health system, with the partnership with Homer Medical Center and additional specialists; and

WHEREAS, Letson received the American Hospital Association’s Grassroots Champion Award in 2013, and named in the inaugural list of “50 Rural Hospital CEOs to Know” by Becker’s Hospital Review in 2012; and

WHEREAS, Letson contributes to the local and state community by serving on the Homer Chamber of Commerce board of directors for seven years where he is currently president; the Kenai Peninsula Borough Healthcare Task Force, the Alaska State Hospital and Nursing Home Association’s leadership team and Workforce Development Committee, and was Alaska’s alternate state delegate to the American Hospital Association; and

WHEREAS, During his tenure, South Peninsula Hospital provided more than forty million dollars’ worth of financial assistance, charity care and uncompensated care for residents in the local community.

NOW, THEREFORE, I, Donna Aderhold, Mayor Pro Tempore of Homer, Alaska, do hereby recognize Robert Letson’s decade of leadership and commitment to South Peninsula Hospital and the community, and thank him for his contributions to improved quality of life for the residents in and around Homer, Alaska.

CITY OF HOMER

ATTEST:

\_\_\_\_\_  
DONNA ADERHOLD, MAYOR PRO TEMPORE

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK



**From:** Nina Faust  
**To:** [Department Clerk](#)  
**Subject:** Library funding  
**Date:** Sunday, November 26, 2017 3:29:54 PM

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Please provide this to the city council and Mayor. Thanks much.

P. O. Box 2994  
Homer AK 99603

November 26, 2017

Homer City Council  
Homer AK 99603

Dear Council Members:

I am writing to support an increase in Library funding so that we are adequately funding this very important part of the Homer Community. We must not underestimate the importance of our library to our community in terms of services, education, cutting edge technology, and community. Our library is a community builder, a community educator, a place for youth, an inspiration for self-betterment and so much more.

Homer is fortunate to have such an inspiring library that is working to bring the community together to celebrate our life-long learners and hopefully inspire others, especially our youth, to read, explore our world, learn technology, and become lifelong learners themselves.

Their community reading programs for children, wonderful lists of books of excellence for residents to read which promotes the exploration of new ideas and gives us common grounds for discussions, story hour for little preschoolers, and a strong summer reading program, all of which help promote community literacy.

Our library is not just a building warehousing books. Our library is on the cutting edge of providing new services to educate residents and help those who do not have access to the resources at home that a library has.

A first-class library like ours is an economic asset. One of the first places I visit when in a new community is their library. It tells me a great deal about the community, particularly whether they value the education of their residents and especially their children. There are many community partnerships that libraries can make within a community to enrich everyone. Within our Homer library, this is an area that has great potential to expand since the library is truly a beautiful public space for events.

Our library specializes in lending books, dvds, records, magazines, digital readers, and perhaps some other things. However, that does not mean they have to be limited to just these things. It is conceivable that there might be something very specialized that the community needs and that collection could be stored at our library.

Libraries function as meeting places as well. Our library has a wonderful set of small meeting rooms that facilitate tutoring, technology repair meetings, a book club, computer club, interview locations for non-profits, and so much more. With no Boys and Girls Club currently in Homer, more small group activities could be centered at the library for youth.

Some libraries outside have focused on programs to help small businesses by providing business resources, a state-of-the-art video conferencing room, and more. Our library could partner with our Economic Development Council to brainstorm ways to provide services that would help our budding entrepreneurial community.

With so many non-profits in Homer, a strong arts community, and a local college, rather than looking for ways to cut back this wonderful facility, I think we should think creatively about ways to more effectively use our library to

enhance and partner with the community to make it the best possible resource to aid the growth of interaction between these groups and the library.

Part of the overall discussion about our library should include an exploration of ways to add funding through some small service charges. As an out-of-town limits resident, I would not object to a small library card fee.

Libraries belong to the people. A citizen group made this wonderful facility possible. It is a very valuable economic, cultural, and educational asset that for too long we have mostly thought about in traditional ways. Time to change that thinking. Rather than cutting the library budget and letting a valuable resource sit idle or be cut back, let's figure out how to make the library more vibrant, active, and vital to all parts of our community. Provide an adequate budget and then move on to innovate and fully utilize our library's potential.

Sincerely,

Nina Faust

**From:** [Katie Koester](#)  
**To:** [Melissa Jacobsen](#)  
**Subject:** FW: ATR and HERC  
**Date:** Monday, November 27, 2017 9:41:08 AM

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Melissa – for the supplemental.

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**From:** Mary Jo Campbell Cambridge [mailto:mjcatr@gmail.com]  
**Sent:** Thursday, November 23, 2017 8:41 AM  
**To:** Katie Koester <kkoester@ci.homer.ak.us>; Bryan Zak <bryanzak@ci.homer.ak.us>  
**Cc:** Mike Illg <Mlllg@ci.homer.ak.us>  
**Subject:** ATR and HERC

Dear Ms. Koester and Mayor Zak,

Allow me to introduce myself and the Alaska Training Room. For the past five years, my business and I have been an integral part of the Homer health, athletics and wellness community. I have coached softball with Bill Bell and presently volunteer to coordinate girls softball in the Homer Little League Association.

As the only Certified Athletic Trainer and Certified Strength and Conditioning Coach in Homer, I am in a unique position to affect health and wellness like no other. My 30 years of world-class experience have helped me to provide Homer with the finest, research-based training in the state of Alaska. I have raised the bar for the teams at the high school and have influenced hundreds of athletes to reach for and expect excellence. I love these kids and feel that I have played a part in their physiological development.

I donate thousands of dollars, annually, to Mariner athletics, non- profits of all types, and also donate my time to individual teams and clubs. The Alaska Training Room offers functional circuit training classes at an incredible value so that all Homer residents can afford to take care of themselves. I am incredibly proud of the service which I provide and the impact I have on Homer, Alaska.

I am writing this letter to formally open the conversation that ATR become a tenant in the HERC building. The extra space to expand my programs, the central location in town to allow easier access and the ability to assist in solving the HERC building dilemma as a strong anchor tenant add up to a win-win for all of us. I would not interfere in any way with Homer Recreation and have the full support of Homer Recreation Director, Mike Illg. I would offset the cost of running the building and assist in the care taking of all downstairs areas. I believe that this would allow the vast array of community rec programs that rely on this facility to continue to thrive.

Please advise me of the steps that I would need to take to further explore this option. I am interested in transitioning from Kachemak Drive as soon as possible.

Thank you for your time and partnership in this endeavor!

My very best,

Mary Jo "MJ"

Mary Jo Cambridge, MEd, ATC, CSCS

Owner,

Alaska Training Room

907-299-8505

o

Mary Jo Cambridge, MEd, CSCS

Owner, Alaska Training Room

907-299-8505

'Finish Strong'







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## Homer City Council

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Date: November 23, 2017  
To: City of Homer Clerk – Melissa Jacobsen  
From: Tom Stroozas – City Council Member  
Subject: Alaska Municipal League Conference, Nov. 15-17, 2017

As an attendee of the recent AML Conference in Anchorage, I offer this brief executive summary regarding the various workshops I attended and knowledge gained by participating in this three-day conference of Alaska municipal officials.

### Wednesday, November 15

- **Getting the Best Deal for Your Citizens: The Keys to Negotiating with Multi-National Resource Companies** – this session provided a good overview of a recent negotiation on behalf of Northwest Arctic Borough to establish a payment in lieu of taxes (PILT) with Teck, Alaska. The session focused on the importance of understanding municipal taxing authority and the challenge and opportunities presented by third parties. The PILT agreement with Red Dog Mine provided the necessary funding for necessary borough services to its citizens.
- **Replicating Successes in Opioid Recovery** - a great panel discussion highlighting the successes achieved by the Mat-Su Opioid Task Force. A strong discussion regarding the problems and issues involved with opioid addictions in our communities and how communities may take action to replicate the programs that have helped Alaskans break the addiction cycle through a supportive local system of care.

### Thursday, November 16

- **How the Alaska LNG is Needed, Competitive and Achievable** – this session expanded on Governor Walker's recent trip to China where an agreement was executed that will pave the way for Alaska's stranded North Slope gas to be brought to market. The Alaska Gasline Development Corporation's (AGDC) commercial and marketing team presented the details of this plan to build a pipeline from the north slope to Nikiski where LNG will be loaded and sold to China and other markets. The focus was to discuss the magnitude of the project and the massive economic impact to Alaska.
- **Alaska Council on the Homeless** – this session provided an update to the work of the Alaska Council on the Homeless and discussed ways that the council could be a resource for our community. The current Council membership includes AHFC, the Alaska Mental Health Trust Authority (AMHTA), the Alaska State Departments of Education, Public Safety, Corrections and Health and Social Services and six public members from the homeless provider community, rural housing authorities, local government and the real estate industry. The role of the Council continues as a public policy forum for recommendations on the use of state and federal resources to address homelessness. A timely Homer Ordinance 17-41(s) calls for AMHTA to utilize the proceeds from the sale of Homer Spit lot 42 for the purpose of improving the lives of beneficiaries in the City of Homer.

- **Come Meet the Elephant in the Room** – this session was composed of a panel of AK state legislators who offered up suggestions to mitigate Alaska’s current budget dilemma.

**Friday, November 17**

- **AML Annual Business Meeting** – attended the annual meeting to elect 2018 Board of Directors. Mayor Zak was elected to serve as an at-large member of the board.

- end of report -