



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

City Manager's Report

TO: Honorable Mayor Wythe and Homer City Council

FROM: Katie Koester, City Manager

DATE: January 25, 2016

SUBJECT: City Manager's Report

Council Lunch Hour at Library

Thanks for embracing Lunch Hour with Council with such enthusiasm. First lunch hour will be February 8 at noon with Councilmembers Reynolds and Lewis.

Hickerson Cemetery

A reminder that the Hickerson Cemetery neighborhood meeting is scheduled for February 10 at 5:30 p.m. in Council Chambers. The Planning Department and Clerk's Office are helping spread the word and sending the attached notice out to the neighborhood. Site plans and frequently asked questions are posted on the website. Please let anyone you know who may be interested in the project – including the need for a municipal cemetery, of the upcoming meeting.

TORA with DOT for Maintenance of Pioneer Avenue

The City signed an agreement with ADOT for continued maintenance of Pioneer Avenue. Given the hit the ADOT maintenance and operations budget has taken, I am thankful the maintenance responsibilities and compensation remained static – \$34,000 a year. However, this amount has not increased since 2000. Depending on the snow load, it costs the City about 30% more than DOT's contract to provide services on Pioneer. As our main business corridor, Pioneer Avenue gets a higher level of service through the City. The more responsive service is critical for businesses along Pioneer and residents trying to get around town on foot, car, or bicycle.

City Applied for AFG Grant for Harbor Fire Carts and Ventilation System at Fire Hall

Chief Painter has applied for a grant for refurbishing fire carts in the Homer Harbor (\$170,000) and installing a ventilation system for vehicle exhaust at the Fire Hall (\$40,000). The fire cart replacement project has been on the City's CIP for years and in the last budget cycle it was included in the top 5. This project would purchase new pumps and motors for the Port and Harbor Maintenance to refurbish existing fire carts with. The fire hall needs a proper ventilation system to transfer toxic vehicle exhaust gases from the vehicle bays to outside (instead of up through the stairwell and into office and living quarters, like it does now).

Boathouse Pavilion

Organizers of the Boathouse Pavilion project, a timber frame pavilion planned for the old harbormaster's office lot on the Spit, had a successful kick off to the project Wednesday January 13. About 140 people attended the Open House and organizers have already raised 1/3 of the \$210,000 goal. The following morning the Public Works Director, Harbormaster and I met with organizers and about a dozen local builders/professionals in the construction trades at a work session. The Boathouse supporters are currently working with the architects to compile community input. Next steps for the group are to continue the local and statewide fundraising efforts and work with the City on a revised site plan.

Surplus Items Up for Grabs

Public Works will man the upstairs at the HERC Friday January 29th from 11 a.m. to 1 p.m. for interested nonprofits to come by and pick up free of charge an assortment of surplus office related equipment (see attached table). Items will be given away on a first come first serve basis. Any equipment that is not picked up will be brought to the transfer site or recycled. Thanks to Public Works for taking on this spring cleaning project.

Insurance

Alaska Municipal League Joint Insurance Agency (AMLJIA) has provided insurance for the City of Homer for many years. They have provided an excellent level of service. They are incredibly responsive, have many professionals that the City can call on for advice, a workplace safety program that we have benefited from, and provide top notch legal representation when needed. However, their contract expires in June and I have given notice to AMLJIA, as is required, that we will be requesting competitive bids for 2017. There are two public providers of insurance in Alaska: AMLJIA and Alaska Public Entity Insurance (APEI). A number of municipalities have switched to APEI at significant cost savings. A very important variable for the Council to consider will include the quality and level of service. AMLJIA has requested the March 14 work session to update Council on current policy and services.

Why What Happened to the Drinking water in Flint, Michigan would not Happen in Homer

Homer Public Works staff works hard making sure that Homer drinking water meets EPA standards and is not contaminated with lead – as appears to be the case in Flint, Michigan.

The problems in Flint were first brought to the attention of the public when residents were found to have elevated levels of lead in their blood stream. The corrosive Flint River water may have caused lead from aging pipes to leach into the water supply, causing extremely elevated lead levels.

The City of Homer's drinking water source is not highly corrosive and our water distribution system has no lead components. There are some homes that may have some aging plumbing that do. Public Works does three things to make sure what happened in Flint does not happen in Homer:

- 1) At the treatment plant, small amounts of sodium hydroxide are added to the water for pH adjustment. This increases the pH of the water, minimizing the potential for the water to be aggressive, and reduces the opportunity for lead and copper to leach into the water.
- 2) Orthophosphate, a corrosion inhibitor, is added which creates a thin coating on the inside walls of the pipes in your home, creating a protective barrier between the water and the copper pipes/lead solder.
- 3) In homes constructed prior to 1986 (when lead was routinely used in building plumbing work), the City randomly completes testing at the tap to verify that lead and copper levels in the water meet EPA drinking water standards. Based on the encouraging results of these tests in Homer, EPA has approved reduced monitoring of this potential problem, but testing continues.

Public Works completes extensive testing - at the treatment plant, in the distribution system and in the homes of our customers to assure that your drinking water is safe – and that what is happening in Flint does not happen in Homer.

2016 Capital Project Update from Public Works Director Meyer

2016 promises to be another busy year for the City and Public Works. Public Works Director Meyer has compiled the following list of project updates:

- **Deep Water Dock Uplands Improvements** – This project consists of paving Outer Dock Road from Homer Spit Road to the Dock, removal of the “Walls” around the “Chip Pad”, installing chain link fence around the Chip pad (designated as a storage area for cargo coming off the dock), installing chain link fence around the gravel area between the Chip pad and the dock approach (designated as a laydown area for cargo staged for loading on to the dock), installation of security lighting and cameras, and miscellaneous drainage/paving improvements.
This project is completely funded by a legislative grant (in support of the expansion/upgrade of the Deep Water Dock). The project bids in January, will be awarded in February, work starts in April, and is to be completed by the end of June.
- **Waddell Way Road Improvements** – This project consists of the construction of a road and water line between Lake Street and Heath Street (just north of the Post Office) and a road connection south toward the Post Office. The road will include a sidewalk on one side, bike lanes on both sides, LED street lighting, and adjustments to the driveway off Heath Street to the HEA storage yard to the north.
This project is in large part funded by a legislative grant in support of the development of an east/west transportation corridor through the center of town. The project bids in January, will be awarded in March, work starts in May, and is to be completed in August.
- **Shellfish Avenue/South Slope Drive Water Main Improvements** – This project consists of the extension of a water main and installation of a pressure reducing vault from east Hill Road across to the eastern end of Mountain View Drive.

This project is in large part funded by an ADEC grant in support of interconnecting two isolated water pressure zones; increasing water service dependability City wide; providing more dependable domestic water service and fire flows to the South Peninsula Hospital, water and fire service to the adjacent properties, and water to the future Shellfish Avenue water storage tank site. The project bids in February, will be awarded in April, work starts in May, and is to be completed in September.

- **Other Significant Projects Anticipated:**

- Kachemak Drive Water and Sewer Improvements (Phase III)
- Backup Generator at the Library
- Kramer Avenue Neighborhood Paving SAD
- Lillian Walli Subdivision – Eric Lane Road and Sewer SAD
- Road Repaving – Various local residential roads
- Finishing Old Town Pedestrian Improvements
- Hickerson Cemetery Expansion (Phase I)
- West Homer Elementary Soundview Safety Improvements
- Calhoun Trail Work
- Soundview Sidewalk and Safety Improvements
- Deep Water Dock Feasibility Study
- Deep Water Dock Bird Deterrent Project
- Roger Loop Trailhead Acquisition

Enc:

Notice for Hickerson Cemetery Neighborhood Meeting
TORA with DOT for Maintenance of Pioneer
Surplus Items Available
Homer Public Library Infographic



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

NOTICE

January 20, 2016

Re: Hickerson Cemetery Neighborhood Meeting Wednesday, February 10, 2016 at 5:30 p.m.
Council Chambers

Dear Landowner/Interested Party,

The City of Homer will hold a neighborhood meeting Wednesday, February 10th at 5:30 p.m. at City Hall Cowles Council Chambers to discuss the proposed expansion of Hickerson Cemetery.

The existing Hickerson Cemetery has only 11 plots left for sale, and those are spread out unable to accommodate family groups that often purchase plots together. To address the need for additional space for area residents to bury their loved ones, the Homer City Council approved a capital project in the 2016 budget cycle to expand Hickerson Cemetery by developing the first 325 plots. The original project, initiated with the purchase of land adjacent to the cemetery in 2010, is for 700 plots. Due to budget constraints, Council decided to move forward with a phased approach.

Additional information, including a copy of the design, can be found on the City's webpage.

The City Manager and Public Works Director will be available at the neighborhood meeting to answer questions and address concerns the public has with the development of the Cemetery and/or the availability of this service to area residents. Additional questions regarding the neighborhood meeting can be directed to the City Manager's office, 235-8121x6.

Sincerely,

Katie Koester
City Manager



**TRANSFER OF RESPONSIBILITIES AGREEMENT
BETWEEN
THE STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES
AND
CITY OF Homer**

This Agreement is effective upon execution by the State of Alaska, Department of Transportation and Public Facilities (hereinafter called the State) and the **City of Homer** (hereinafter called the City).

Section 1. Purpose

The City and Department have entered into a maintenance agreement (Exchange of Responsibilities Agreement for Pioneer Avenue) concerning the maintenance of Department owned road facilities located within Homer, Alaska.

Section 2. Transfer of Responsibility

The Department hereby transfers to the City all its right and obligation to perform maintenance work on the state route, Pioneer Avenue. The Department retains responsibility for the cost of operating and maintaining the existing street lighting system. The Department will continue to accomplish pavement marking in conjunction with the striping of other Department owned roads in the Homer area. The city agrees to maintain this roadway to a standard that is acceptable to the Department.

The Department shall retain full title and ownership of the specified state route and shall retain all rights incident to such ownership interest that are not expressly transferred to the City under this agreement.

Section 3. Consideration

In consideration of the receipt of the facilities, the city agrees to be responsible for the maintenance, operation, and repair described in Attachment "B" for the facilities after the effective date of this agreement.

In consideration of the receipt of the facilities, the Department agrees to reimburse the City for the maintenance, operation, and repair of facilities described in Attachment "A". The Department agrees to pay a total amount of \$34,000.00 to the City for the cost of roadway maintenance for the period from July 1 through June 30. Upon execution of this agreement, payment will be remitted to the city within sixty (60) days.

Section 4. Term of Agreement

- (A) This agreement shall become effective upon the date and time of final signatures and shall remain in full force and effect until amended or terminated.
- (B) This agreement may be amended, in writing, any time upon mutual consent of the parties thereto and this agreement may be terminated for cause by either party where the other party fails in any material way to perform its obligations under this agreement. Termination under this subsection is subject to the condition that the terminating party notify the other party of its intent to terminate, stating with reasonable specificity the grounds thereof, and the other party fails to cure the default within thirty (30) days after receiving this notice.

Section 5. Integration

This agreement and any writings incorporated by reference herein embody the entire agreement of the parties. This agreement shall supersede all previous communications, representations, or agreements, whether oral or written, between the parties hereto.

Section 6. Notices

Any notice provided for herein shall be given in writing and transmitted by personal delivery or prepaid first class registered or certified mail addressed as follows:

Katie Koester, Manager
City of Homer
Soldotna District
Homer, Alaska 995

Randy Vanderwood, P.E.
M&O Chief
Central Region
P.O. Box 196900
Anchorage, Alaska 99519

or to such other persons or addresses as the City or Department may from time to time designate in writing.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first, here written

CITY OF HOMER

STATE OF ALASKA, DEPARTMENT
OF TRANSPORTATION & PUBLIC
FACILITIES

By: Katie Koester 1.14.16
Katie Koester
City Manager
Homer, Alaska

Date

By: _____
Randy Vanderwood, P.E.
M&O Chief
Central Region

Date

Attachment "A"

STATE ROAD FACILITIES TO BE EXCHANGED

(1) Pioneer Avenue - from Lake Street to Homer Bypass (.988 miles).

Any work that goes beyond the scope of limited maintenance must be approved by both parties prior to starting work.

Attachment "B"

CITY OF HOMER ACTIVITY LIST

Winter Activities

Snow Plowing / Removal
Ice Grading
Slush Removal
Glacier Control
Wing Back
Steam Thawing
Sanding

Summer Activities

Sweeping
Ditching

	NAME	DESCRIPTION		
	Chairs	Assorted styles of desk chairs and office chairs		
	Keyboard Trays	Pullout style attachable under a desktop		
	Desks	Assorted sizes and styles		
	Tables	Assorted sizes and styles		
	Digital Camera	Sony Digital Maciva Camera with Case		
	TV's	Various sizes, some with built in VCR		
	VCR	Zenith with Remote		
	Printer/Copy Cartridges	Assorted Dell, HP, and Xerox Printer/Copier Cartridges		
	Cassette Tape Reformatter	Cassette Tape Reformatter		
	Kiosks	Metal Kiosk Brochure Holder		
	Partitions	Wall Partitions - assorted sizes and colors		
	Typewriters	IBM and Brother		

HOMER PUBLIC LIBRARY YEAR IN REVIEW

2015

up
9%
over
2014

142,178



CHECKOUTS

135,957



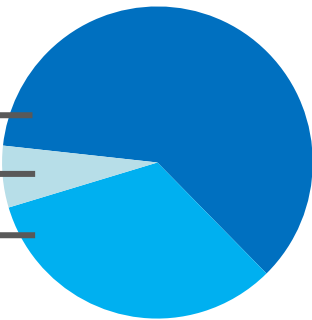
VISITS TO THE LIBRARY

49,406



COMPUTER SESSIONS

BOOKS
OTHER
VIDEOS



NOTABLE NUMBERS

115,198



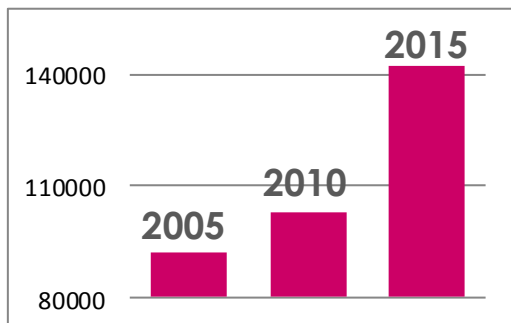
LIBRARY WEBSITE
PAGE VIEWS

4,222



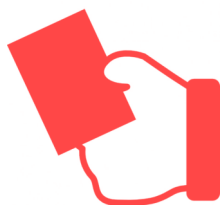
PEOPLE USED
STUDY ROOMS

AND WE'RE STILL GROWING!



ANNUAL CHECKOUTS

853



NEW LIBRARY CARDS

306



HOMEBOUND VISITS

up 26%
over 2014

2,375



VOLUNTEER HOURS