



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: January 8, 2020
SUBJECT: January 13 City Manager Report

Informal Sister City Gathering Regarding the Town of Teshio

On Friday, December 20th, Mayor Castner assembled a small group of constituents and my assistant Rachel Friedlander to discuss and rekindle the Sister City relationship Homer has with Teshio, Japan. Constituents included Flo Larson, Terri Spigelmyer, and Megumi Beams, a Homer resident from Japan who offered to bring items from Homer and send them to the Teshio Mayor's office on behalf of the City during her vacation to Japan this December/January. The group discussed how the Sister City relationship encourages neighborliness because we share the same waters; helps with students interested in studying abroad in either City; and encourages tourism and cultural understanding. The Mayor believes rekindling this relationship is best served organically through informal citizen partnerships rather than being formerly appointed through Council. The Mayor donated personal funds to be used by Megumi in selecting gifts to bring to Mayor Hiroyuki Sasaki, and both City of Homer and State of Alaska pins were given to Megumi for distribution to Mayor Sasaki's office. As for ideas on how to rekindle and keep the Sister City relationship active, Megumi provided the attached list of ideas for future use. Mayor Castner has invited Megumi to share how her trip to Japan went and any correspondence shared with Mayor Sasaki at the February 10th City Council meeting. Included for historical reference is the 1984 oath taken between the City of Homer and Town of Teshio to establish the Sister City relationship.

AML Ferry Conversation

I participated in a teleconference organized by Alaska Municipal League (AML) that evolved into the establishment of a 'Ferry Caucus.' You have before you this evening a memo to authorize Council participation in a Ferry Caucus legislative fly-in for the first week of the Legislative Session. The focus of the original meeting was an action plan for the group. Participants noted the need to improve communication between coastal communities so that we are all aware of the advocacy efforts of our neighbors and can coordinate. There was also conversation about hiring a public relations contact to keep the group informed and organized. I imagine these will be continuing topics of conversation as the Ferry Caucus takes shape and I encourage Homer to remain engaged.

Flooding

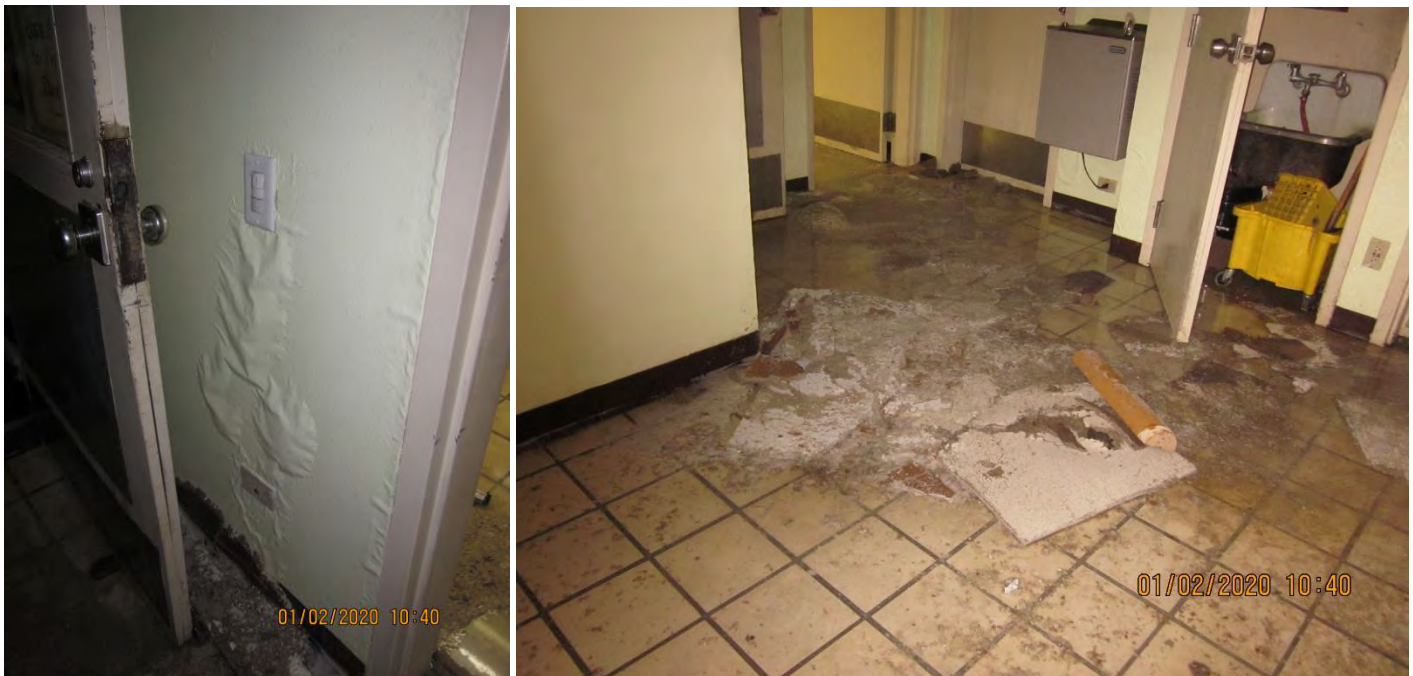
As you recall, the week of December 9th brought heavy rains that flooded area roads and threatened local transportation networks. Public Works was pleased with how well City infrastructure survived the rain storm event. A similar flooding event in 2002 caused significant damage to City roads. Staff believes significant progress on City infrastructure since 2002 contributed to the successful weathering of the storm including:

- 1) Creek/road crossing culverts have been upsized to pass the volume of water and debris that moves during this type of event (i.e. – Woodard Creek)
- 2) Grading of gravel roads and shoulder work along paved roads assured that runoff got off the road to the road side ditches.
- 3) Improving drainage along the roads by maintaining/improving/creating new road side ditches.

Unfortunately State roads did not fare as well. The minimal damage to City roads allowed Public Works to assist limited ADOT crews with protecting East End Road from further damage, repair damage caused by the East End Road flooding, and minimize East End Road traffic flow interruption.

Freezing

Fast-forward to the first of the year and winter has arrived in full force. New Year's Day, the Port and Harbor had a waterline burst in the Ice Plant and there was quite a bit of water damage done to the sheetrock in the lower restroom area. Ice plant staff have cleaned up what they could to prevent further damage, however a contractor will be brought in to repair the damage in order to keep the plant on schedule to begin producing ice again in March. The damage is estimated at under \$10,000 and can be covered under the existing budget. However, if other unanticipated maintenance is needed at the plant in 2020, Council could see a request for additional authority in the future. The exposed pipe that allowed cold air to infiltrate the building has been discovered and repaired, so the issue should not happen again.



Trip Report: Anchorage with Port and Harbor Director Hawkins

On December 12th, Port and Harbor Director Hawkins and I traveled to Anchorage for a number of different meetings. The two takeaways I would like to highlight from the Port and Harbor Director's informative trip report (attached) are: 1) the conversation with HDR on advice for advance planning and owner representation on a project the magnitude of the Large Vessel Harbor (as one of our term contract engineers, HDR will be drafting a proposal on services they can provide) and 2) the very productive meeting we had with Scott Thomas, Traffic Engineer for ADOT. In addition to making recommendations for parking safety improvements on the Spit that we will work on over the winter, Scott had recommendations concerning temporary barriers and signage that could be placed along Ocean Drive to discourage vehi

from parking on the bike path. These vehicles are a hazard to cyclists and block the line of sight for pedestrians and vehicles pulling out; appropriate signage and barriers would allow HPD to enforce violations. Ocean Drive is a State road and ADOT would propose entering into a management agreement, similar to the pedestrian safety agreement we have with ADOT on the Homer Spit, to manage the parking and safety issues on Ocean Drive during the summer months. If this is an issue Council is interested in pursuing, I will work with Public Works and ADOT on flushing out details of what an agreement would look like and any associated costs.

Water Storage Distribution Improvements Grant Closeout Update

In 2012, Public Works secured a grant, the purpose of which was to design needed improvements to our water distribution/storage system (45% City/55% EPA; \$884,000 total). These projects included:

- Kachemak Drive (Phase III) Water Main Extension
- Shellfish Avenue Water Main Extension
- Redwood Tank Demolition
- A-Frame Water Tank Demolition
- New Water Tank Design
- Micro-Hydro Feasibility Study

In 2015, Public Works secured an ADEC grant, the purpose of which was to construct needed water distribution/storage improvements (30% City/70% ADEC; \$2,797,000 total). These projects included:

- Kachemak Drive (Phase III) Water Main Extension
- Shellfish Avenue Water Main Extension
- A-Frame Water Tank Rehabilitation/Demolition
- A-Frame PRV Station Replacement
- Water Main in Support of New Water Tank
- Telemetry in A-Frame, Shellfish and Kachemak Dr. PRV Stations

These improvements significantly improved the delivery of drinking water to our customers, improved the reliability of fire protection, and reduced maintenance costs.

This grant is being closed out at the end of 2019 and caps a successful effort to use available grant funding to improve the City's water distribution system and minimize the use of the City's Water Reserve/HAWSP funds.

Of particular note: ADEC grant funds that we hoped could be used to rehabilitate the A-Frame Tank could not be utilized. The cost to rehabilitate the A-Frame Tank were higher than replacement. The unused funding allowed for installation of telemetry in three existing PRV stations. These remaining grant funds would have been lost if the telemetry work had not been identified. The cost of telemetry in these stations was included in Public Work's 2020/21 budget capital request. Using the available unused grant funds eliminated the need for direct City funding in the additional amount of \$130,000. To stay within budget, City crews installed the telemetry equipment.

Next steps in the water storage distribution improvements project, which is listed on the Capital Improvement Plan, is replacement of the A-Frame Tank and constructing the proposed Shellfish Water Tank to improve drinking water and fire protection redundancy and allow for effective installation of micro-hydro facilities.

Proposed Improvements to the Skate Park

A community group, Friends of the Homer Skate Park, has approached the City about making improvements to the current park. They requested a letter of support from the City of Homer to be able to begin fundraising. I have been very clear with organizers that the future of the HERC building and grounds is uncertain and I would limit improvements to immediate safety concerns, improvements that cost very little, or structures that are removable. The attached letter outlines some of the improvements envisioned and will hopefully allow this group to begin their fundraising efforts.

Opportunity to Participate in the Governor's Conversation

AML is encouraging municipalities to respond to the questions Governor Dunleavy posed in his ADN article entitled "Time for a Conversation About the Alaska We Want." Questions include:

- Do we want to continue to grow government with little or no controls on spending, or do we want a spending limit?
- How do we want to pay for government going forward if oil revenue is not enough to pay for the government we have?
- Which programs and services do we wish to preserve?
- What should the PFD look like going forward?
- Are we committed to developing our resources to provide jobs, wealth, and revenue for Alaskans or not?
- What sacrifices are we as Alaskans willing to make in order to leave a better Alaska for our children and grandchildren?

These points should be kept in mind as Homer works to draft comments to the Governor and shared with AML for advocacy. Please let me know if there is a member who is interested in tackling any of these topics and bringing suggestions before the body.

ENC:

Ideas on How to Rekindle and Keep the Sister City Relationship by Megumi Beams

1984 Oath taken between the City of Homer and Town of Teshio to Establish the Sister City Relationship

Letter of Support to Friends of Homer Skate Park

Trip Report from Port and Harbor Director Hawkins

Governor Dunleavy's article, "Time for a Conversation About the Alaska We Want."

Homer Public Safety Building Progress Report, 12/3/19 through 1/8/20

4th Quarter 2019 Customer Feedback Log

Memo from City Clerk Jacobsen on By Mail Election Meeting with KPB Clerks

Letter from KHLT on Louie's Lagoon Conservation Easement

Exchange recipes

Exchange photos of businesses and parks in town.
Use post cards

Have school children create a scrap book of pictures
Of the town and the children here can make one to
Send to Japan. Children can make the city buildings

Use a speaker/tape/audio kind of message and
Have children sing a song and the mayor can
Give greetings and we'd do the same here and
Send to Japan.

Plant life and animal life – collect children's art
Of the plants and animals or create a booklet
Of pictures of these to send

Adult women could make a few quilt squares
To exchange between countries. It could be
One of flowers of the area

Exchange high school students (this has been done before)

Write Haiku – Japanese haiku about flowers or about city life
Or and our writer's group and also children can do
The same about items here in this city.

Choose every other month – 6 times a year – to exchange or
Call or facebook or whatever contact and present one of the
Above or any other idea...



**OATH TO ESTABLISH A SISTERSHIP AFFILIATION
BETWEEN
THE CITY OF HOMER AND THE TOWN OF TESHIO**

Since the Town of Teshio, situated in Hokkaido, Japan, and the City of Homer, situated in the State of Alaska, U.S.A. , belong to the same northern hemisphere, both regions share the similar climate and are surrounded by rich natural environment ; and these common characteristics they have are believed to be well founded to the peoples of Teshio and Homer to be united under a mutual bond of sistership affiliation.

Furthermore, the citizens of both Teshio and Homer wish to progress the friendly relationship they now maintain, and intend to enhance the ties in the various areas such as in education, culture, industry and economy in order to facilitate prosperity and welfare of the respective regions, and moreover, the residents of both municipalities hope to achieve their immediate objective of closer Japan-U.S. relations through their local ties so that ultimately they can look forward to attaining their final objective of global peace and solidarity by transcending this bilateral relations. In view of this, it is quite significant and proper to the peoples of Teshio and Homer that their respective local governments establish mutual sistership relations.

With due respect to above, the Town of Teshio and the City of Homer hereby agree jointly to be affiliated as sister cities.

April 7, 1984

Mayor
Town of Teshio
Teshio, Hokkaido
Japan

Mayor
City of Homer
Homer, Alaska
U.S.A.

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Ed Coyne



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January 13th, 2020

George Overpeck

Organizer, Friends of the Homer Skate Park

Submitted electronically: geopeck@gmail.com

Mr. Overpeck,

The City of Homer supports the Friends of the Homer Skate Park's (FOHSP) efforts to rehabilitate the skate park with the understanding the future of current location of the park (HERC grounds) is uncertain. Staff have reviewed the improvements suggested, and approves of FOHSP working on the below listed projects with Public Works and Parks Division oversight; all projects must be reviewed by City staff and a Memorandum of Understanding will need to be signed before work can commence.

1. Remove the two least used elements (spine ramp and double height box) and build a wood frame, steel surface manual pad. The manual pad is a low platform (roughly 8" high, 10-14' long, 4-8' wide) that can be used at a range of skill levels.
2. Move the fun box which is currently on the south side a bit further north to a more central position. As it's currently positioned riders have to push slightly uphill to access the hip and it makes what would otherwise be the best piece of equipment there fairly tough to use.
3. The steps and handrail on that same fun box unit are almost entirely unused due to the lack of ability to carry speed into them, they could be replaced with another banked or transitioned ramp to make a great central hit from either direction. The handrail is the most challenging and dangerous piece of equipment there, even riders with high risk tolerance don't use it. Replacement with another transition changes it to a less challenging hit that opens a lot of skill building opportunities.
4. Transition plates at the base of most ramps, especially the two quarter pipes that are on each end. Transition plates are narrow sheet metal strips placed at the base of the ramp that will buffer the bump a rider meets as they are going from pavement to steel and then back. Due to the design of these particular ramps, it's a bit difficult to maintain confidence and control while doing any tricks. This fix would benefit riders of all skill levels as well as addressing a serious safety issue.
5. Other improvements as approved by the City that address immediate safety concerns, could be removed to a new skate park location if the City chose to relocate the park, or are small improvements of limited scope and cost.

I appreciate the grassroots efforts of volunteers interested in improving the park. As the future of the HERC and grounds continues to evolve, I encourage FOHSP to participate in the conversations and make sure this user group is represented.

Best,

Katie Koester
City Manager

CC:
Matt Steffy, Parks Maintenance Coordinator
Julie Engebretsen, Deputy City Planner
Mike Miller, Homer Foundation

DRAFT



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Port and Harbor

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Memorandum

TO: HOMER CITY COUNCIL

THRU: KATIE KOESTER, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: JANUARY 2 2020

SUBJECT: ANCHORAGE BUSINESS TRIP DECEMBER 12 2019

Katie Koester, City Manager and I took a whirlwind business day trip to Anchorage on Dec. 12 that had pretty much every minute accounted for, and because of good planning and fair winds I think the trip went very well. Our day was as follows:

0745 – 0845 Arrival at the Anchorage Airport, car rental, and transportation.

0845-1045 The first meeting of the morning was with HDR engineering to discuss Homer's Port/Harbor expansion project. Katie and I believe that we are at a point in this process where it would be wise to bring in a team experienced in the management of a mega marine project like the one Homer is about to undertake. We feel that if we are going to be able to keep this project moving and on track we'll need an experienced team to help keep things moving effectively. Ronny McPherson is the lead for the Coastal and Maritime infrastructure department with HDR and he has agreed to help us draft a scope of work that we could then build into a RFP for project management services.

1030-1230 Katie and I then moved over to our city attorney's at JDO and met with Michael Gatti and Cindy Cartledge. Our focus for that meeting was to discuss funding options and possibilities regarding Homer's Large Vessel Port Expansion funding packet. From our conversation we learned that the JDO team has had quite a bit of experience in helping their clients navigate the confusing world of bonding for projects like ours.

1300-1400 After leaving our attorneys we drove over to the State DOT offices located on International Airport road and met with Joselyn Biloon and David Post to discuss AK DOT partnering with the City on two very important project studies. First, we talked about our shared need to come up with a long term erosion management plan for the Homer Spit, and the Planning Assistance to

States (PAS) study that we are pushing for with the US Army Corps of Engineers (USACE). The State has expressed interest in the need to protect the highway on the Spit and we believe that this study will benefit that priority. The PAS is a 50/50 matching federal program and if the State and City were to split costs our share would likely be \$50,000. One of the chief goals for this project will be to have all the stake holders involved with a long term erosion management plan in which all stakeholders (Federal, State, and City) work cooperatively to plan for, and implement, measures to make positive changes in how the Spit weathers what nature has to throw at it. We will be pushing for a change of Authorization for the USACE's scope of work on the Spit. Currently the USACE is authorized to dredge the navigable waterway of the harbor entrance channel all the way to the Load and Launch ramp. The change to the corps' authorization needs to include erosion control and mitigation of the Homer Spit. This new authorization would include a beach re-nourishment enhancement program, possible revetment extensions to protect critical infrastructure, and a designation that their annual operations and maintenance fund include erosion mitigation as part of the Corps' mission on the Homer Spit. We know from looking at beach maintenance projects in the lower 48 that beach re-nourishment works as an alternative to, or as a way of supporting, hard facing with rock revetment walls, but it will take a major effort a significant source of material to catch up and get ahead of the curve.

Where will we get the amount of material needed to rebuild the Spit?

To help answer that question, the second half of this meeting was to talk about re-engaging the State in Homer's Port and Harbor Expansion Study. In the original harbor expansion study with the Corps the partnership was Corps 50%, State 25%, and City 25%. We shelved that project in 2009 awaiting a time when BCR numbers (Benefit Cost Ratio) for the project were more advantageous. Now, after the completion of the PAS study last year, and the resulting higher positive BCR numbers, we feel we are ready to resume and complete our study for port expansion. We need the State to commit to getting back on board with this very important maritime infrastructure expansion project. The financial commitment for both the city and the state for the general investigation study will be \$750,000 over the next three years and there were some ideas floated as to where and how the State may be able to fund their share. FYI, one of the big cost drivers that gave us such poor BCRs in the original study had to do with the disposal of the thousands and thousands of cubic yards of dredged materials that would be generated by the Port expansion project. Can we say erosion management and beach re-nourishment?

1400-1500 The State changed out a few of its staff members and we moved straight into a meeting regarding Spit parking safety issues and concerns, as well as plans and progress with Pioneer and Lake street road improvements, crosswalks and other bike and pedestrian concerns on Ocean Drive having to do with on street parking in the summer. We also talked about Tsunami escape route signage and speed limit signage for the Spit. One of my chief concerns for the Spit has to do with vehicles parking on the roadway next to the fog line. We see this as a serious safety issue as it blocks

the driver's sight line and eliminates the pedestrian and bike paths alongside the highway. The Regional Traffic & Safety Engineers at DOT walked us through a few options for signage that we could consider. I agreed to mark up an overview of the areas of concern and keep the conversation moving ahead. It would be my goal to have any changes in place early in May before the summer crowds show up.

1500-1700 We grabbed a bite to eat before heading back to the airport for our return flight home.

1930 Arrived in Homer and called it a day.

RECOMMENDATION

For information only.

Time for a conversation about the Alaska we want

Author: [Michael J. Dunleavy](#)

<https://www.adn.com/opinions/2020/01/04/time-for-a-conversation-about-the-alaska-we-want/>

In a matter of weeks, our Legislature will begin deliberations on our state's budget for the next fiscal year. There is no doubt we have challenges. The reserve funds that once held more than \$16 billion lie nearly empty. Unlike the federal government, Alaska possesses no cash-printing machines. Any solution to our fiscal crisis must come from within the revenues we generate and the current programs and services on which we spend money.

However, we have much to look forward to as well. According to economists, our three-year recession is finally at an end. Our private sector economy is leading the way with a [4.1% increase](#) in gross domestic product — the third-highest in the nation.

Unemployment remains at [historic lows](#), and [1,600 new jobs](#) have been created over the past year. Perhaps most telling, hundreds of these jobs are in the construction industry.

On the North Slope, a renaissance is underway. Private investment has increased by \$1.1 billion, and last year was the region's busiest in more than a decade. Oil industry wages also grew at 7% — nearly double the national average. In fact, wages all across Alaska increased by [\\$355 million](#) during the first half of 2018.

Economic growth will remain a key part of our recovery in the years to come. That's why I formed the Alaska Development Team. Tasked with identifying and recruiting businesses and investment to Alaska that will result in more jobs here in our state, they are currently working with Anchorage Airport staff to develop more than \$500 million in proposed projects that will capitalize on recent air cargo growth. This includes 1.4 million square feet of new warehouse space that will create 1,000 construction jobs next summer.

Many of our future economic opportunities will complement our nation's push for a cleaner environment. Our state is rich in resources like zinc and rare earth metals — critical components in the batteries and electronics of most [electric vehicles](#). In fact, Tesla is already active in Alaska with a [testing facility](#) in Delta Junction and a battery energy storage [project](#) in Homer.

But economic growth alone will not solve our budget issues in the short term. Shared sacrifice will be required as we regain our fiscal footing. The proposed budget I have submitted to the Legislature for its review and discussion acknowledges this reality while also protecting the priorities of Alaskans — the same priorities that I promised to fight for when I was elected last November.

That means continuing our path toward a safer Alaska. After passing landmark sexual assault legislation and hiring more troopers than in any other year in the past decade, my proposed budget funds an additional 15 troopers and three prosecutors. The Department of Corrections budget will see an increase of 7%, and the judiciary will see extra funding for public defenders and guardians.

It also means fully funding K-12 education. Having spent decades as both a teacher and school administrator, it pains me to see our state consistently ranked as one of the worst for K-12 education. Funding, however, is just one piece of the education puzzle — our delivery of education services must be improved.

I recently met with federal officials to discuss how we can move forward with tribal compacting in education as well as ideas to boost reading performance. I believe that our children must be reading at grade level by the third grade and proficient in algebra by the eighth grade. We must achieve these milestones to ensure our children can pursue any career they set their sights on. We must insist proficiency in reading and algebra be a moral imperative for Alaska's children.

Finally, it means protecting the Permanent Fund as well as the Permanent Fund dividend. My budget calls for a full PFD plus complete payment for last year's partial dividend.

Until Alaskans decide otherwise, I am committed to honoring the statutes that calculate the PFD.

Alaskans have important decisions to make in the days ahead. The upcoming year represents the final time we can rely on budget reserves to make ends meet, meaning hard decisions must be made. To that end, I will be back in the air beginning this month, visiting with communities in every corner of our state, and gathering more of your critical input as to what Alaska should like look going forward. In order to build that Alaska together, we will need your thoughts on questions such as:

Do we want to continue to grow government with little or no controls on spending, or do we want a spending limit?

How do we want to pay for government going forward if oil revenue is not enough to pay for the government we have?

Which programs and services do we wish to preserve?

What should the PFD look like going forward?

Are we committed to developing our resources to provide jobs, wealth, and revenue for Alaskans or not?

What sacrifices are we as Alaskans willing to make in order to leave a better Alaska for our children and grandchildren?

In preparation for these conversations, my staff has compiled and published extensive [budget data](#). This includes an unbiased set of [scenarios](#) that could be used to balance our budget. I truly hope you spend some time reviewing this information ahead of these discussions.

Most importantly, I urge Alaskans to not lose sight of the big picture. Our present budget woes are not simply a math exercise. The long-term solutions will come from people like you — Alaskans with ingenious ideas and a commitment to delivering better government services with less resources. Alaskans who understand that the decisions we make today will shape the world we leave our children.

I'm confident that, together, we will secure for them a safer and more prosperous Alaska.

Gov. Mike Dunleavy is the 12th governor of Alaska.

The views expressed here are the writer's and are not necessarily endorsed by the Anchorage Daily News, which welcomes a broad range of viewpoints. To submit a piece for consideration, email [commentary\(at\)adn.com](mailto:commentary(at)adn.com). Send submissions shorter than 200 words to letters@adn.com or [click here to submit via any web browser](#). Read our full guidelines for letters and commentaries [here](#).

PROGRESS STATUS REPORT
New Homer Police Station
December 3, 2019 through January 8, 2020

Work Completed this Period:

PVC roofing completed. Blocking and interior walls completed. Interior door frames installed. Interior dried out, prepped for insulation. Base flashings installed. Rooftop AHU installed. Exterior walls insulation and vapor barrier. Interior sound insulation begun. GWB installation begun.

Work to be Performed Next Period:

Complete GWB. Complete insulation. Mechanical and Electrical rough in continues. Exterior CMU insulation, south. Elevator installation. HEA transformer and service entry underground to A line wall, (Tentatively. See below.)

Schedule Status: Below are milestone start dates for this period:

Milestone Task	Original Start	Actual Start
Insulation/VB	12/17/2019	12/11/2019
Gypsum Wall Board	12/23/2019	12/23/2019

Anticipated Problems: HEA has delayed installation of permanent power by two months for reasons unrelated to this project. Delay of permanent power installation may delay installation of the elevator and boilers. Despite repeated inquiries, HEA has yet to give us a date for this work.

End of week, (Friday and/or Saturday), Daily Reports with site photos attached for information.

Prepared by: Pat McNary
Project Manager

Homer Public Safety Building

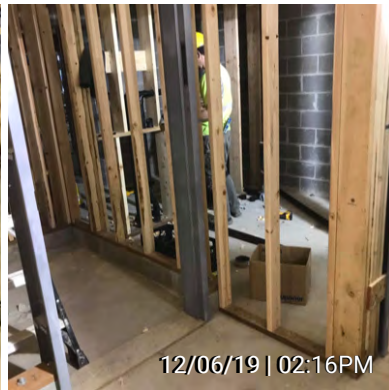
Grubstake Avenue Homer, Alaska 99603



Date Fri 12/06/2019

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

27°

Overcast

Wind: 8 MPH | Precipitation: .0" | Humidity: 75%

12:00 PM

30°

Mostly Cloudy

Wind: 9 MPH | Precipitation: .01" | Humidity: 77%

4:00 PM

34°

Mostly Cloudy

Wind: 10 MPH | Precipitation: .01" | Humidity: 79%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Consolidated Roofing		0	0	477
Duct or Sheet Metal		0	0	12
East Road Services		0	0	944
Eayrs Plumbing	Onsite continuing domestic water rough in. Carl Brinkerhoff 12/06/19 03:17PM	2	8	520
Matt Hanson, Ron Frazier, Tanner Stengel, Chad Albertsons, Ryan Fox, Jim	Supervision, coordination and documentation. Crew continued setting upper level interior door frames. Continued blocking at walls for bath accessories and other devices. Continued framing at dented on area. Misc. framing for electrical panel in dispatch, fur out walls at rain leaders in dispatch and polygraph. Grinding fins and imperfections at lower level exposed concrete walls. Carl Brinkerhoff 12/06/19 03:22PM	7	8	5235.5
Puffin Electric	2 journeyman and an apprentice onsite continuing electrical rough in mainly upper level. Roughed in power to door frames as required. Carl Brinkerhoff 12/06/19 03:24PM	3	0	905.5
Total		12	72	10737

Time Cards

No entry

393

Materials

No entry

General Notes

No entry

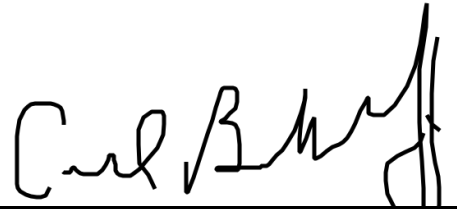
Site Safety Observations

1. Site safety protocols were observed onsite today.
Carl Brinkerhoff | 12/06/19 | 03:26PM

Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 12/06/19 | 03:26PM

Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pat McNary was onsite to layout control room. Person from dispatch and officer Brown were onsite to coordinate control room layout. Gentleman from ProCom was onsite this afternoon. <small>Carl Brinkerhoff 12/06/19 03:29PM</small>
5. Any areas that can't be worked on?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No exterior door frames onsite yet. <small>Carl Brinkerhoff 12/06/19 03:29PM</small>
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. <small>Carl Brinkerhoff 12/06/19 03:29PM</small>



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 12/06/19 | 03:29PM

SUBCONTRACTOR REPORTS



Fri 12/06/2019

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	32.0
Subtotal		0	0	32.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		12	72	10769.0

Homer Public Safety Building

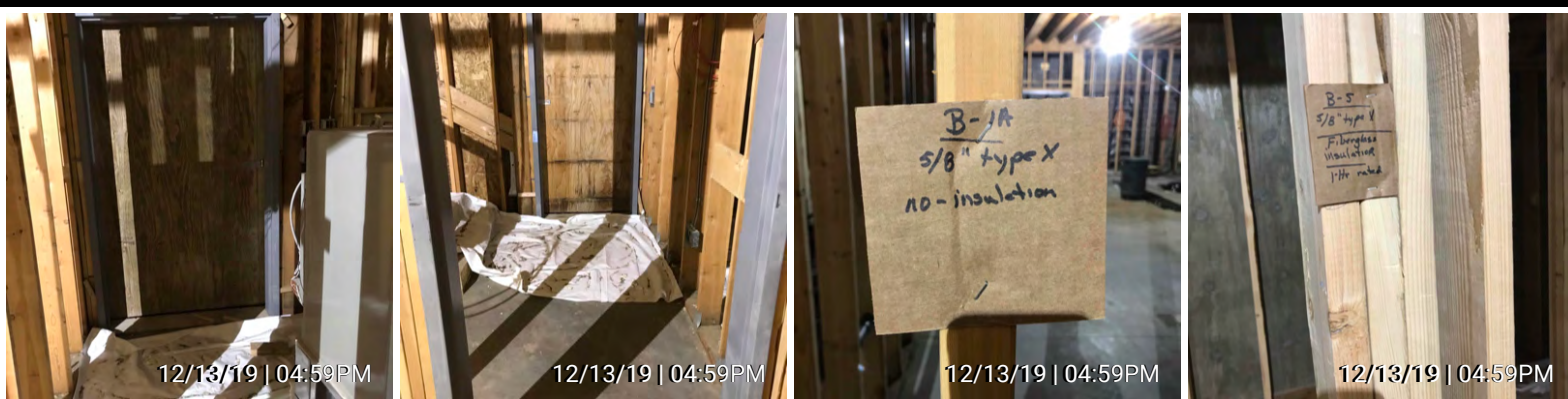
Grubstake Avenue Homer, Alaska 99603



Date Fri 12/13/2019

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

41°

Possible Drizzle

Wind: 12 MPH | Precipitation: .08" | Humidity: 87%

12:00 PM

42°

Overcast

Wind: 10 MPH | Precipitation: .14" | Humidity: 79%

4:00 PM

42°

Mostly Cloudy

Wind: 11 MPH | Precipitation: .15" | Humidity: 73%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	14
Alasco Insulation		0	0	11
Consolidated Roofing		0	0	477
Duct or Sheet Metal	Onsite laying out duct work. More changes in framing to accommodate. Coordinated RTU-1 hoisting. Carl Brinkerhoff 12/14/19 09:55AM	2	4	36
East Road Services		0	0	944
Eayrs Plumbing	Onsite working at upper level domestic water. Showers are not in town and it's doubtful they will be here prior to new year without air freight. This will prohibit. Last exterior door frame to be installed at lower level and will delay Sheetrock at walls in locker room. Carl Brinkerhoff 12/14/19 09:59AM	2	6	580
Matt Hanson, Ron Frazier, Tanner Stengel, Chad Albertsons, Ryan Fox, Jim Pollack, Tod Shar	Supervision, coordination and documentation. Began installing exterior door frames at lower level. Continued interior blocking. Completed grinding fins at lower level exposed concrete walls. Marked all framed walls for type of insulation and Sheetrock. Carl Brinkerhoff 12/14/19 10:03AM	6	0	0
Puffin Electric	2 journeyman and an apprentice onsite continuing com. Electrical and data rough in at upper level and lower level exterior door frames Carl Brinkerhoff 12/14/19 10:05AM	3	8	1025.5
Total		13	44	11190

397

Time Cards

No entry

Materials

No entry

General Notes

1. Crane moved up to next Wednesday 12/18/19.
Solo tube arrived onsite at end of shift today.

Carl Brinkerhoff | 12/14/19 | 10:12AM

Site Safety Observations

No entry

Quality Control Observations

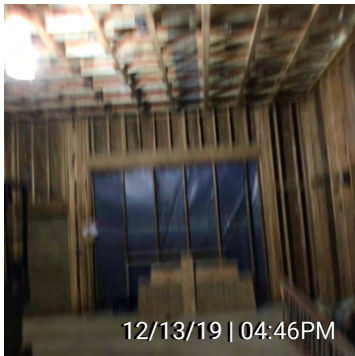
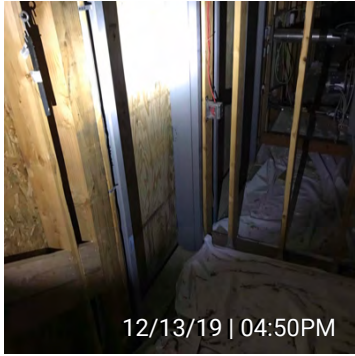
1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 12/14/19 | 10:12AM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Showers for lower level locker rooms not ordered by mechanical sub in time to be onsite prior to framing and now are preventing exterior door frame completion and sheet rock installation Carl Brinkerhoff 12/14/19 10:10AM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jacko the crane opperator was onsite today. Went with him to Eyres storage to determine rigging needs. Carl Brinkerhoff 12/14/19 10:18AM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Showers at locker room not onsite. Exterior doors and hard ware not on site. Neither type of siding on site. Bat type insulation not onsite. Carl Brinkerhoff 12/14/19 10:18AM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. Carl Brinkerhoff 12/14/19 10:18AM

Attachments



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 12/14/19 | 10:18AM

SUBCONTRACTOR REPORTS



Fri 12/13/2019

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	136.0
Subtotal		0	0	136.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		13	44	11326.0

Homer Public Safety Building

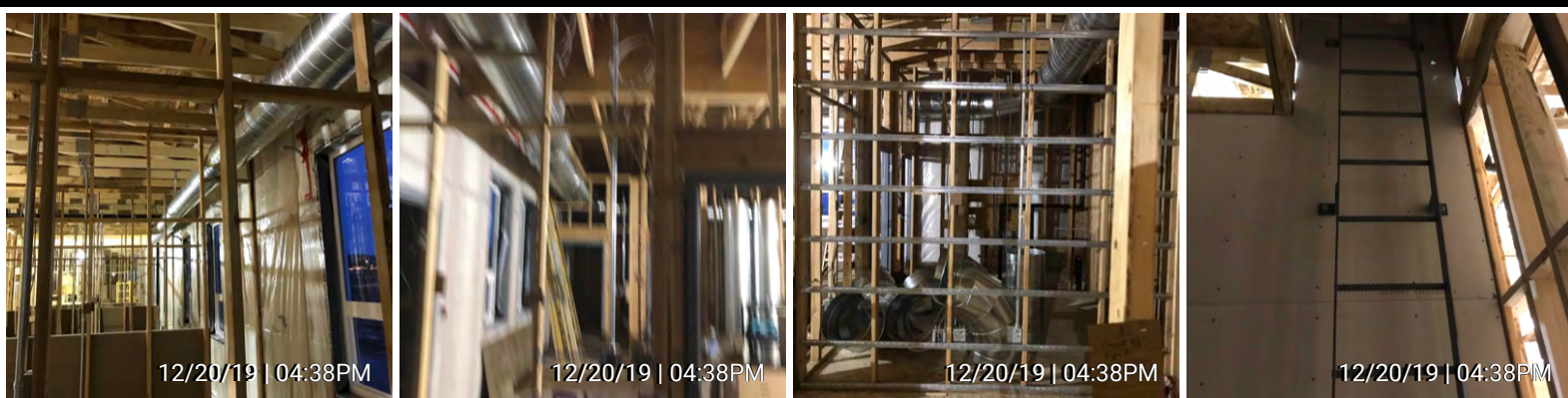
Grubstake Avenue Homer, Alaska 99603



Date Fri 12/20/2019

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

25° 

Clear

Wind: 9 MPH | Precipitation: .0" | Humidity: 64%

12:00 PM

24° 

Clear

Wind: 7 MPH | Precipitation: .0" | Humidity: 64%

4:00 PM

24° 

Mostly Cloudy

Wind: 6 MPH | Precipitation: .0" | Humidity: 60%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	38
Alasco Insulation		0	0	91
Consolidated Roofing		0	0	477
Duct or Sheet Metal	Three workers onsite installing ducting mains at upper level in squad room and detectives offices. Carl Brinkerhoff 12/20/19 06:53PM	3	8	91
East Road Services		0	0	944
Eayrs Plumbing	Onsite working at upper level continuing domestic water rough in. Carl Brinkerhoff 12/20/19 06:54PM	1	8	633
Matt Hanson, Ron Frazier, Tanner Stengel, Chad Albertsons, Ryan Fox, Jim Pollack, Tod Sharp	Supervision, coordination and documentation. Completed interior shear diaphragm sheeting at upper level. Installed Sheetrock at janitors closet behind roof access ladder, installed ladder. Used Dimond blade on grinder to provide caulk joint space around detention frames and control joints for pick proof caulk. Framed additional openings for duct work through partition walls not previously lay out. Furred down women's detention ceilings Carl Brinkerhoff 12/20/19 07:07PM	7	8	392
Puffin Electric	2 journeyman and an apprentice onsite continuing rough in at upper level. Met with Pat McNary to discuss work at existing police station regarding generator move. Also discussed work required to get permanent power here at this site.	3	8	1145.5

401

Total	14	112	11802
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Time Cards

No entry

Materials

No entry

General Notes

1. Went over for hardware inconsistencies between electrical drawings/ Siemens drawings and hardware schedule with Puffin.

Ordered materials for suspended gyp ceilings.

Carl Brinkerhoff | 12/20/19 | 07:10PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 12/20/19 | 07:10PM

Quality Control Observations

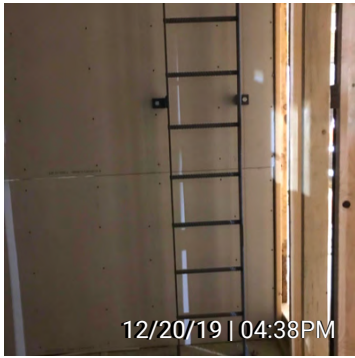
1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 12/20/19 | 07:10PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pat McNary was on site today. Carl Brinkerhoff 12/20/19 07:13PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door 100A & 100B. Both types of exterior siding. Permanent electrical power to building which will delay elevator installation Carl Brinkerhoff 12/20/19 07:13PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 12/20/19 07:13PM

Attachments



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 12/20/19 | 07:13PM

Fri 12/20/2019

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	Door access control for doors 105, 107, 114A, and 126 was in question today for us because	3	24.0	160.0
Subtotal		3	24	160.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		17	136	11962.0

Homer Public Safety Building

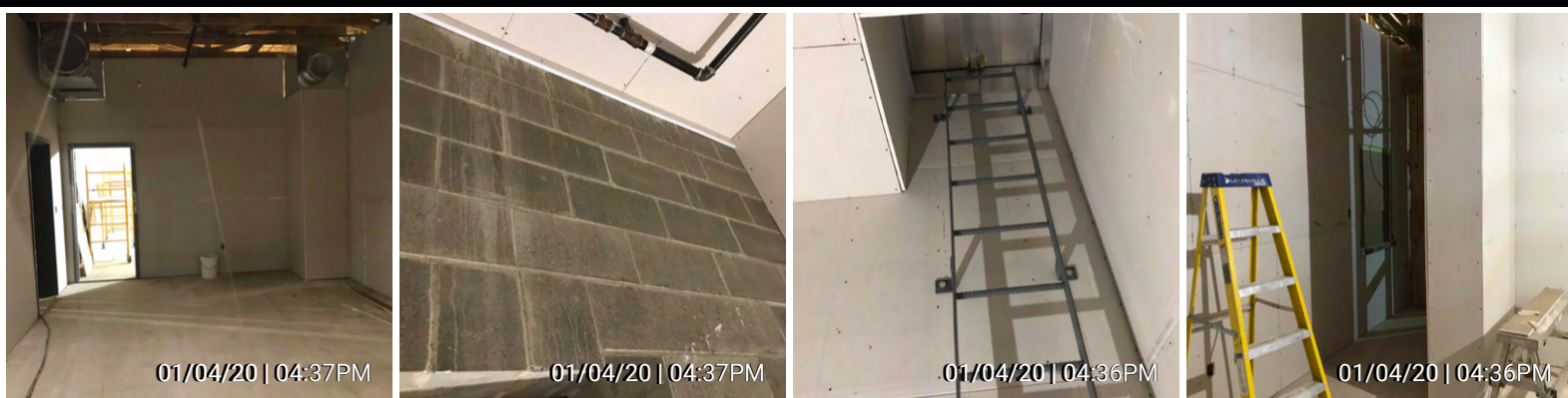
Grubstake Avenue Homer, Alaska 99603



Date Sat 01/04/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

12°

Clear

Wind: 8 MPH | Precipitation: .01" | Humidity: 72%

12:00 PM

14°

Clear

Wind: 7 MPH | Precipitation: .01" | Humidity: 69%

4:00 PM

13°

Clear

Wind: 7 MPH | Precipitation: .01" | Humidity: 71%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	70
Alasco Insulation		0	0	91
Carl's Drywall & Paint	Finish hanging Sheetrock at janitors, mail copy room. Hung Sheetrock at walls control room. <small>Carl Brinkerhoff 01/04/20 04:55PM</small>	2	8	72
Consolidated Roofing		0	0	477
Duct or Sheet Metal		0	0	107
East Road Services		0	0	944
Eayrs Plumbing		0	0	689
Puffin Electric	Onsite working mainly lower level walls. <small>Carl Brinkerhoff 01/04/20 04:56PM</small>	1	7	1176.5
Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Continued framing walls on top of CMU at cells. Continued work associated with door frame repair. Stocked additional Sheetrock in rooms for hangers. Installed new oil pressure sensor in fork lift. Installed new pump in Cornerstone dehumidifier. Clean up. <small>Carl Brinkerhoff 01/04/20 04:59PM</small>	4	8	112
Total		7	55	12177

Time Cards

No entry

405

General Notes

1. Confirmed abuse rock is in town at Spenard. Set up Monday delivery

Carl Brinkerhoff | 01/04/20 | 05:02PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 01/04/20 | 05:03PM

Quality Control Observations

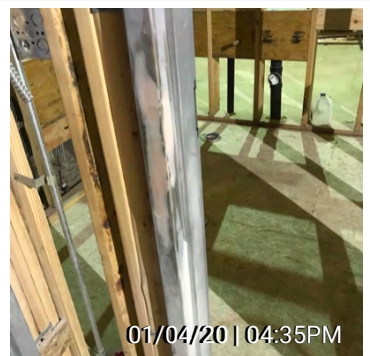
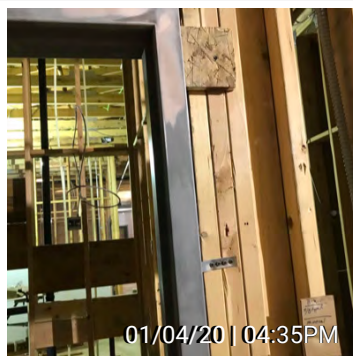
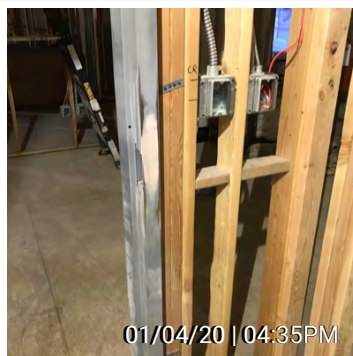
1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 01/04/20 | 05:03PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior door frames, exterior doors and hardware, both types siding. Lower level walls waiting on plumbers to rough in and get showers in locker rooms. Carl Brinkerhoff 01/04/20 05:01PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. Carl Brinkerhoff 01/04/20 05:01PM

Attachments





Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 01/04/20 | 05:03PM

SUBCONTRACTOR REPORTS



Sat 01/04/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	280.0
Subtotal		0	0	280.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		7	55	12457.0

Customer Feedback Quarterly Report
4th Quarter, 2019

Customer Feedback Quarterly Report
4th Q 2019

DATE	TYPE	CUST COMMENT	Response
Oct-11	Concern	Online anonymous customer comment card alerting the City that the City's "black Jeep Wrangler makes frequent trips around town for no apparent reason, up to five times a day or more around town, out to the Spit and out Kachemak Drive."	Communications Coordinator forwarded message to Human Resources who contacted Public Works Department about observation and follow up with specific employee. Supervisor followed up and assured that the employee is on official business.
Dec-19	Concern	Stop hemoraging books	Library Director followed up with regular patron who objects to removing materials from circulation even when they are old or in bad condition.
Dec-30	Compliment	The ladies were very helpful and friendly! Thank you!	



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: Katie Koester, City Manager

FROM: Melissa Jacobsen, City Clerk

DATE: January 7, 2020

SUBJECT: By Mail Election Meeting with Kenai Peninsula Borough Clerks

In response to Kenai Peninsula Borough Resolution 2019-047 and supporting Resolutions from the cities of Homer, Kachemak, Kenai, Seldovia, Seward, and Soldotna, the Borough and City Clerks will be working together to explore the implementation of the recommendations of the KPB Election Stakeholders Group.

We held our first meeting on December 13, 2019 and a list of our discussion points (prepared by Seward City Clerk, Brenda Ballou) is included below. We will meet again on January 24th to review Dennis Wheeler's proposal for by mail options for the Borough and Cities.

December 13th:

Dennis Wheeler, project manager for Municipality of Anchorage's Vote by Mail initiative

- *Is putting together a proposal for by mail options for the borough/city clerks*
- *KPB is contracting with him; no cost to cities*

Hurdles & Concerns to Overcome

- *Low voter turnout/engagement*
- *Voter intimidation/influence*
- *Security/fraud*
- *Cost/cost-sharing (based on number of registered voters vs. population)*
- *Ballot adjudication*
- *ADA compliance*

Things to Promote

- *Convenience voting*
- *Use social media, videos, etc. (one town did a parade)*
- *FAQs*
- *Voter verification process*
- *ADA compliance*
- *Know your district/jurisdiction*
- *SWAG (stuff we all get) like pins, stickers, etc.*

By Mail Ballots for KPB

- *Combine borough and city ballots into one "package" to be sent to voters*
- *Color code the borough ballot and envelope differently from the city ballot and envelope*
- *Voters turn in both envelopes to the same location; clerks separate and courier to the appropriate location*

- *Who and how do the envelopes get verified?*

Centralized Canvass at KPB vs Canvass at City

- *KPB would be willing to centralize canvassing of all ballots*
- *Cities are not in favor of centralizing canvass (will likely have to re-verify anyway; voter concerns about lost ballots or security issues)*
- *KPB is using state's "Review Board" concept to pay their Canvass workers \$25/hour rather than \$10/hour for Canvass Board*

Signature Verification

- *KPB will be asking for signature verification software because they have 50,000 voters to verify*

"Vote Centers" vs AVO

- *By Mail ballots mailed out three weeks in advance of election day, as usual*
- *Voters turn in voted ballots at drop boxes or at Vote Centers*
- *Voters can vote in person at Vote Centers (i.e., Absentee In Person)*
- *There is NO election day location anymore – just an extra day for the Vote Centers*

Election Equipment

- *KPB will take on the costs for election equipment; equipment would belong to KPB*
- *KPB will establish a Mutual Aid Agreement (MAA) with cities*
- *MAA will dictate cost of equipment rental, mailing, etc.*

Voter Pamphlets

- *KPB will customize the pamphlets to regions/districts*

2020 Census

- *Data will be received in 2021*
- *State/municipalities will then have the options to request redistricting*
- *Final decisions on redistricting will be made by Division of Elections*



KACHEMAK HERITAGE LAND TRUST



December 31, 2019

City of Homer
Attn: Katie Koester, City Manager
491 East Pioneer Avenue
Homer, AK 99603

RECEIVED

JAN 6 7 2020

Dear Katie,

As you know, every year, KHLT staff and volunteers carefully monitor all conservation easements by physically walking, inspecting and photographing each property. This information becomes part of our permanent files to document the condition of the property over time.

Volunteer monitor Cathi Purington and I completed the annual monitoring of your property (KPB PIN# 18102019) on August 23, 2019. No threats to the conservation values of the property or inconsistencies with the KHLT conservation easement were observed by the field monitors during this visit. This year we did find a large driftwood fort again (in a similar location as years previous). There was a firepit and trash debris around it, which we cleaned up the best to our ability, but we did not attempt to dismantle the fort. They are the black points on the enclosed map.

As a general reminder, if the City plans to engage in any activities on the property that might require prior notification, please contact KHLT in a timely manner. If you have any general concerns or questions about the property and the easement, we are happy to address those with you as well.

Sincerely,

Courtney Dodge
Stewardship Coordinator
Enclosure (1)



315 Klondike Ave., Homer, AK 99603
(907) 235-5263, www.KachemakLandTrust.org

Legend

- 2019 New Temporary Photopoints
- BDR and Temporary Photopoints
- Louie's Lagoon Boundary
- KPB Parcels

Louie's Lagoon Easement 2019 Photopoint Map

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet,
Transverse Mercator. KPB 2016 Aerial Imagery Created 10/20/2016.
The information depicted
on this map is a graphical representation of best available
KHLT assumes no responsibility for any errors on the

