



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

City of Homer Agenda

**City Council Regular Meeting
Monday, August 23, 2021 at 6:00 PM
In Person at City Hall Cowles Council Chambers
By Zoom Webinar**

<https://cityofhomer.zoom.us/j/205093973?pwd=UmhJWEZ3ZVdvdDkxZ3Ntbld1NINXQT09>

Or Dial: +1 669 900 6833 or +1 253 215 8782 or Toll Free 877 853 5247 or 888 788 0099

Webinar ID: 205 093 973 Passcode: 610853

CALL TO ORDER, PLEDGE OF ALLEGIANCE

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Unapproved Regular Meeting Minutes of August 9, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-143 from Mayor Castner Re: Reappointment of Syverine Betz to the Planning Commission and Appointment of Christine Thorsrud to the ADA Compliance Committee. Recommend approval.
- c. Memorandum 21-144 from City Manager Re: Donation of Former Council Dais to the City of Seldovia. Recommend approval.
- d. Ordinance 21-50, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58 Boards and Commissions Regarding Teleconferencing, Attendance, Vacancies, Recording Clerk, Staff Reports and Recommendations, and Rules of Order. City Clerk. Recommended dates Introduction August 23, 2021 Public Hearing and Second Reading September 13, 2021

Memorandum 21-145 from City Clerk as backup

- e. Ordinance 21-51, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapters 6.16 Fee for Police Protection Services, 8.08 Itinerant Merchant, 8.11 Mobile Food Vendors, 11.20 Streets, Sidewalks, Driveway Construction, 13.12 Earthwork, 18.28 Tidelands, 19.08 Campgrounds, and 19.12 Excavation of Homer Spit Beach to Remove Fees and Replace with Reference to the City of Homer Fee Schedule, and Strike Outdated Language. City Clerk. Recommended dates Introduction August 23, 2021 Public Hearing and Second Reading September 13, 2021

Memorandum 21-146 from City Clerk as backup

VISITORS

- a. COVID-19 Agency Update (10 minutes)
- b. AML Conference of Young Alaskans Report - Owen Meyer, Public Works Technician (5 minutes)

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Committee of the Whole Report
- b. Mayor's Report
- c. Borough Report
- d. Planning Commission
- e. Economic Development Advisory Commission
- f. Parks Art Recreation and Culture Advisory Commission
- g. Americans with Disabilities Act Compliance Committee
- h. Public Works Campus Task Force Final Report

PUBLIC HEARING(S)

- a. Ordinance 21-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$16,000 from the Port Reserves Fund for the Purpose of Installing Cost Saving Heating Upgrades for the Old Ferry Terminal and City Water Tank Storage Building Located at 4667 Homer Spit Road. City Manager/Port Director. Introduction August 9, 2021, Public Hearing and Second Reading August 23, 2021.

Memorandum 21-135 from Port Director as backup

- b. Ordinance 21-49, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Additional \$139,502 for a Total Project Cost of \$392,695 from the Homer Accelerated Water and Sewer Program (HAWSP) to Complete the Alder Lane Water Improvement Project. City Manager/Public

Works Director. Introduction August 9, 2021, Public Hearing and Second Reading August 23, 2021

Memorandum 21-147 from Public Works Director as backup
Memorandum 21-136 from Public Works Director as backup

ORDINANCE(S)

CITY MANAGER'S REPORT

- [a.](#) City Manager's Report

PENDING BUSINESS

- [a.](#) Resolution 21-057, A Resolution of the City Council of Homer, Alaska Adopting the Recommendations of the Public Works Department Related to the Proposed Bunnell Avenue/Charles Way Special Assessment District. City Manager/Public Works Director.

Resolution 21-057(S), A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Improvement Special Assessment District and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology. City Manager/Public Works Director

Memorandum 21-148 from Public Works Director as backup
Memorandum 21-140 from Public Works Director as backup

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, September 13, 2021 at 6:00 p.m., Worksession 4:00 p.m. Committee of the Whole at 5:00 p.m. and a Worksession September 8, 2021 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-19 a Regular Meeting of the Homer City Council was called to order on August 9, 2021 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, VENUTI, LORD, SMITH, HANSEN-CAVASOS

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
PORT DIRECTOR HAWKINS
CITY PLANNER ABBOUD
CITY ATTORNEY GATTI

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

Mayor Castner announced the supplemental items to the packet- **CONSENT AGENDA** – a copy of the unapproved minutes of July 26th and Resolution 21-054 Supporting a Joint Resolution with the Kenai Peninsula Borough Spruce Bark Beetle Mitigation Funding Request a copy of the KPB Joint Resolution and backup; **VISITORS** - a copy of tonight's Power Point presentation on the Beach Policy & Management Plan update; **ANNOUNCEMENTS/REPORTS/PRESENTATIONS** a written report from the Planning Commission **PUBLIC HEARINGS** Bunnell Avenue/Charles Way Water and Sewer Special Assessment District, Notice of Objection and Ordinance 21-41 Amending City Code to include a consumption endorsement for marijuana facilities, written public comment; **CITY MANAGERS REPORT** Wayfinding and Streetscape Update, **RESOLUTIONS** Resolutions 21-056 and 057 Bunnell Avenue/Charles Way Water and Sewer Special Assessment District written public comments.

LORD/ADERHOLD MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Karin Marks, Economic Development and Advisory Commission Chair, shared an update on the Wayfinding and Streetscape Plan project. This is the public comment time and public can hear staff presentations at tomorrow night's EDC meeting and at their worksession on August 31st,

also at the Parks Art Recreation and Culture Advisory Commission August 19th and Port and Harbor Advisory Commission August 25th. Public comments on sign concepts are welcome from now until August 31st, written comments can be emailed to planning@ci.homer.ak.us and people are welcome to call and discuss the project with Deputy City Planner Engebretsen. Information is available on the City website.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Unapproved Regular Meeting Minutes for July 26, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-133 from Mayor Castner Re: Reappointment of Joyanna Geisler and Appointment of Vikki Dadrick to the ADA Compliance Committee. Recommend approval.
- c. Memorandum 21-134 from City Clerk Re: Retail Marijuana Store License Renewal for Uncle Herb's. Recommend approval.
- d. Ordinance 21-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$16,000 from the Port Reserves Fund for the Purpose of Installing Cost Saving Heating Upgrades for the Old Ferry Terminal and City Water Tank Storage Building Located at 4667 Homer Spit Road. City Manager/Port Director. Recommended dates Introduction August 9, 2021, Public Hearing and Second Reading August 23, 2021.

Memorandum 21-135 from Port Director as backup

- e. Ordinance 21-49, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Additional \$139,502 for a Total Project Cost of \$392,695 from the Homer Accelerated Water and Sewer Program (HAWSP) to Complete the Alder Lane Water Improvement Project. City Manager/Public Works Director. Recommended dates Introduction August 9, 2021, Public Hearing and Second Reading August 23, 2021

Memorandum 21-136 from Public Works Director as backup

- f. Resolution 21-054, A Resolution of the City Council of Homer, Alaska Expressing Support for a Joint Resolution with the Kenai Peninsula Borough for the Federal Request of \$35 Million to Mitigate the Spruce Bark Beetle Infestation that has Resurged on the Kenai Peninsula. City Manager. Recommend approval.

City Clerk Jacobsen read the consent agenda and recommendations.

LORD/ADERHOLD MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- a. COVID-19 Agency Update - Derotha Ferraro, South Peninsula Hospital Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

Lorne Carroll, Public Health Nurse III, reviewed the State of Alaska COVID-19 dashboard and noted it's becoming more apparent that getting vaccinated is the most important action a person can take to protect themselves and the community. Most of the state is in high alert status and the 20-29 age group continues to lead in reports of new cases. He reviewed the epidemic curve that predicts just over 1,000 per day in the near future, as close as August 18th.

Derotha Ferraro, South Peninsula Hospital (SPH) Director of Public Relations & Marketing and Public Information Officer reported the last 14 day case counts. July 31 to August 6 the hospital resulted 1036 tests with 86 positive, just over 8% positivity rate. Beginning August 6th the swabs they're collecting will be sent daily by Ravn to Beachtree Labs in Anchorage. The pace is too much for SPH internal processing, and this will result in a 1 to 2 day or more turnaround time. 97 vaccinations were given last week at the COVID Test and Vaccine Center, a significant weekly increase over June through July. As of Wednesday 68% of patient care employees and 65% of all employees are fully vaccinated. Hospitalizations in June include four COVID admissions, July had 11 COVID admissions, and so far month to date in August is 6 COVID admissions. She addressed the outpatient monoclonal antibody infusion therapies a proven effective way to treat patients outside the hospital setting, and a pop up vaccination and testing clinic in Ninilchik.

- b. City of Homer Beach Policy & Management Plan Report - Parks Art Recreation & Culture Advisory Commissioner Deb Lowney (10 minutes)

Deb Lowney, Parks Art Recreation & Culture Advisory (PARCAC) Commissioner, reported on the Commission's updates to the new Beach Policy & Management Plan. She explained the purpose and intent of the updates are to support the enforcement of existing regulations, propose new regulations as needed, provide guidance to keep all city beaches safe and

enjoyable, and protect wildlife and the natural environment. She provided history of the original beach policy completed in 2001, and updates through 2016. The goals of the policy are education, prevention and enforcement and updates include reformatting to further delineate policy and management strategy, remove outdated information, and include new regulations adopted by Council since the last update. Proposed changes include review and update every three years, provisions and budgeting for signage, public relations, annual assessment of beach health and development impacts, and support beach clean-up efforts.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

a. Worksession Report

City Manager Dumouchel reported there was a discussion on Capital Asset Repair and Maintenance Allowance (CARMA) funding mechanisms and use of subaccounts. Council provided feedback and he'll be working with staff to synthesize the information.

b. Committee of the Whole Report

Councilmember Lord reported Council discussed Ordinances 21-48 regarding funds for heating upgrades at the old ferry terminal and water tank storage and 21-49 regarding additional funding for the Alder Lane water project related to procurement and bid process. They discussed Ordinance 21-41 regarding onsite consumption of marijuana, the City Planner gave a presentation on the onsite consumption endorsement and state law regarding marijuana facilities and they had robust discussion with him and the Police Chief on that topic.

c. Mayor's Report

Mayor Castner reported on his attendance at the Conference of Mayors meeting in Fairbanks. Prior to their meeting was the Conference of Young Alaskans that produced 22 resolutions that were presented to the Mayors. It was important to hear their sincerity and for the Mayors to identify what they could do and explain about the bureaucracy that gives you a voice but doesn't know how to listen. He shared that the Mayors were heavily lobbied concerning the fiscal plans for the State moving forward and Senate President was sincere when he said it doesn't seem like anything is going to gel. There's a fiscal policy task force that's meeting that represents all the interest groups within the legislature, but they're having a hard time finding ground. The Governor is proposing a 50/50 plan to be put into the Constitution where half the available money from the permanent fund would go to the legislature and half to the dividends. The fiscal analysis is in three years that could balance, but this year we would be \$1 billion short. The Governor's proposal to solve that is to transfer some of the existing constitutional mandates to the City's towns and villages. The Mayors were adamant they aren't prepared to pick up the \$1 billion tab. The second solution is a statewide sales tax and that seems to be gathering momentum. Lastly a lot of the coastal communities have decided we need a sea-belt coalition, so they're going to try to coalesce in some way.

d. Borough Report

Kenai Peninsula Board Assembly Member Lane Chesley reported the Borough hosted a community wildfire plan information session at West Homer Elementary to gather information from Homer and southern communities to be included in the Borough-wide Community Wildfire Protection Plan that will be presented to the Assembly later in the year. Phase one of the Homer High School roof repair is underway, the lowest bid came in at \$650,000 and it was anticipated to be over \$1 million and the Borough Contracting Department is planning for the future phases for the total roof replacement. No action was taken on the letter from the Mayor to the Assembly regarding the Borough Planning Commission at the last meeting but the Deputy Borough Attorney indicated a worksession is being recommended to discuss it in more detail before their committee work begins at their August 17th meeting. Reconsideration of Resolution 2021-054 classifying certain parcels of Borough land for sale prevailed and they were able to include two parcels adjacent to the boatyard in the sale and eight were removed from the list and will be slated for 2022 land sale. He advised Public Works Director Keiser in case there's interest in working on those parcels.

e. Library Advisory Board

i. Library Advisory Board Report

f. Planning Commission

A written report from the Planning Commission was provided in the supplemental packet.

g. Port and Harbor Advisory Commission

h. Public Works Campus Task Force

Councilmember Venuti reported the task force worked to finalize their presentation that's scheduled for the August 23rd Council meeting.

PUBLIC HEARING(S)

a. Bunnell Avenue/Charles Way Water and Sewer Special Assessment District

Mayor Castner opened the public hearing.

Ruben Guetschow, property owner in the district, commented regarding his small lot with a dry cabin he rents out which he has no intention of improving by bringing water and sewer in. He noted the City owns a large parcel and encouraged recognizing that bias and his belief they should approve the benefitted area assessment methodology. A copy of his testimony was provided.

Chris Logan, property owner in the district, explained she owns three properties in the proposed district with two small cabins on Charles Way that currently have DEC approved and installed holding tanks and water tanks. The system on the wetlands is hard to maintain due to frost heaves, she knows she's not the only one in the area with this issue, and noted there are several dry cabins with outhouses contaminating the wetlands in the area. She commented in support of the benefitted area assessment methodology.

There were no further public comments.

Mayor Castner closed the public hearing and noted there are resolutions later on the agenda addressing this special assessment district.

- b. Ordinance 21-41, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.18.020, Central Business District, 21.24.020 General Commercial 1, 21.26.020 General Commercial 2, 21.27.020 East End Mixed Use, 21.62.020 Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities to Include a Consumption Endorsement as Defined by State Law. Planning Commission. Introduction June 28, 2021 **Postponed to July 26, 2021** *Public Hearing and Second Reading July 26, 2021.*

Memorandum 21-110 from City Planner as backup.

Chris Long, co-owner of Cosmic Cannabis Company, commented in support of the ordinance noting some initial confusion on the topic and an email he provided with some clarifying information. They are regulated by State mandates that are pretty stringent, so if there is any smell or smoke, it's a no-go for them. He noted benefits to their business and the tax revenue it would generate for the City. They wouldn't permit access to someone who's already inebriated and if someone isn't able to drive themselves they would provide cab service. He hopes someone will sponsor the ordinance and adopt it.

Chris Logan, co-owner of Cosmic Cannabis Company, noted she provided written comments for the record. She reviewed the history of legalizing marijuana in Alaska and the development of her business. The building that has an unfinished second story deck designed for a marijuana bar with a covered outdoor space with deck heaters and furniture, the surrounding properties are Two Sisters Bakery, lots she and her business partner own, and other vacant lots. There are three businesses in the state that have onsite consumption endorsements, one each in Fairbanks, Juneau, and Ketchikan. If permitted, smoking would be allowed outside only in a designated area with air handlers, not visible to the public, per AMCO regulations. Secondhand smoke shouldn't be a problem because it will only be allowed outside and consumption of edibles would be allowed inside. Current regulations require video monitoring and an employee observing at all times. It's not like buying and drinking liquor in a liquor store, but buying a drink at a bar and drinking it at the bar. She explained the regulatory limits on the amount that can be sold and consumed to a person in one day. Their goal is to provide a safe

and legal place for people to consume, generate tax revenue, and provide jobs for local economy.

Kristen McDonald, a city resident, volunteer with the American Cancer Society, and registered nurse, commented in opposition to the ordinance citing health and safety reasons. She noted the smoke free workplace bill that passed in 2018 and she believes workers should have healthy air to breathe. She shared about challenges she experience working in a hospital trying to have smoking areas with ventilation for patients which hasn't worked. Smoking is a personal choice and it should be done at home. She also shared concerns about the safety of people at Bishops Beach.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-41 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Smith commented in opposition to the ordinance. None of the arguments in support have been compelling enough that this is in the best interest of the community. We're in the infancy of legalized marijuana and we don't have a lot of data or information that shows it's a responsible course.

Councilmember Lord shared her opposition based on the opposition of the Planning Commission and concerns expressed by the Police Chief earlier at the Committee of the Whole.

Councilmember Aderhold expressed support based on the strict standards that are imposed by the State and on indications from the City Planner and Police Chief that the marijuana businesses have been following the rules and have been easy to work with. She gets a clear indication that smoke is the problem and she'd like to see a future ordinance that wouldn't allow indoor or outdoor smoking.

Councilmember Venuti expressed opposition. The testimony focused on tourists but we're here for the residents. She agrees second hand smoke is dangerous, it's hard to get rid of on furniture, and it's hard to develop safe place for it.

Councilmember Hansen-Cavasos commented in support of the ordinance. She doesn't believe it's just for tourists, but also for residents. She understands the strict rules the owners have to follow and if the opposition is to smoking outside, she agrees with Councilmember Aderhold's suggestion of a revised ordinance.

VOTE: YES: ADERHOLD, HANSEN-CAVASOS
NO: SMITH, LORD, VENUTI

Motion failed.

- c. Ordinance 21-44, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.91 Planning Commission and Board of Adjustment to Remove the Board of Adjustment and 21.93 Administrative Appeals Establishing that Administrative Appeals from certain final City Planning Decisions shall be filed before a Hearing Officer and Supplementing Notice Requirements. City Clerk. Introduction July 26, 2021, Public Hearing and Second Reading August 9, 2021.

Ordinance 21-44(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.91 Planning Commission and Board of Adjustment to Remove the Board of Adjustment and 21.93 Administrative Appeals Establishing that Administrative Appeals from certain final City Planning Decisions shall be filed before a Hearing Officer and Supplementing Notice Requirements. City Clerk.

Memorandum 21-137 from City Clerk as backup
Memorandum 21-131 from City Clerk as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-44 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

LORD/ADERHOLD MOVED TO SUBSTITUTE ORDINANCE 21-44(S) FOR 21-44.

There was no discussion on the motion to substitute.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

It was noted for the record there were strikeouts needed for references to the Board of Adjustment or the Board that would be done by the Clerk through revisor authority.

Councilmember Lord appreciates the ordinance and thinks it will be beneficial to all parties.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Ordinance 21-45, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for the FY 2022 in the Amount of \$7,000.00 for Books and Library Materials and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Library Director. Introduction July 26, 2021, Public Hearing and Second Reading August 9, 2021.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-45 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Mayor Castner called for a 10 minute break at 7:29 p.m. and resumed the meeting at 7:39 p.m.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel reported he attended the AML Summer Conference and Alaska Municipal Manager's Association meeting, and it was a positive experience to make connections with his colleagues throughout the state. The International City Managers Association (ICMA) Executive Board President attended their meeting and he was able to meet with him. The Manager's addressed COVID response, future of remote work, managing multiple generations in the workplace, and the ICMA Board President presented on facilitative leadership.

He commented on continued consideration of the COVID situation in Homer and that the internal working group continues to meet and discusses current COVID context.

Councilmembers Venuti, Aderhold, and Lord commented in response to the Borough tax foreclosed properties in the City and that they don't see any value in requesting conveyance of those properties.

Councilmember Lord requested a presentation from decision makers regarding earthquake and tsunami alerts and decisions. She also strongly expressed her frustration and concerns

about the City not following COVID guidelines from CDC regarding requiring masking in group settings.

PENDING BUSINESS

- a. Resolution 21-053, A Resolution of the City Council of Homer, Alaska Amending and Updating the City of Homer Beach Policy and Renaming it the City of Homer Beach Policy and Management Plan. City Clerk/Parks Art Recreation and Culture Advisory Commission.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 21-053 BY READING OF TITLE ONLY.

Councilmember Aderhold shared her appreciation of PARCAC and administrations work on the updated document.

Councilmember Venuti appreciates the incorporation of management in the document and title.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 21-055, A Resolution of the City Council of Homer, Alaska Awarding a Term Contract to Bristol Engineering, LLC, for Engineering Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum 21-138 from Public Works Director as backup

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 21-055 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Resolution 21-056, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Improvement Special

Assessment District and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology. City Clerk.

Memorandum 21-139 from City Clerk as backup

Mayor Castner requested the rules be suspended to allow Council to discuss Resolution 21-056 and 21-057 simultaneously with the Public Works Director. There was no objection by Council.

Public Works Director Keiser commented this special assessment district (SAD) is to bring water and sewer to the Bunnell Avenue/Charles Way neighborhood which includes Bishops Beach. She reviewed the process to this point and explained objections have been filed and comments have been made, but there isn't a way to revise recommendations until the public notice process is finished and there's some culmination in what the opinions are. At the neighborhood meeting there was strong interest for the project by some but others objected for a variety of reasons. One reason was that some already have water and sewer because they were connected to a spaghetti line. She's learned that the spaghetti lines in this neighborhood were permitted, inspected, installed by insured and bonded 3rd party contractors, the property owners paid a fee, and asbuilts are on file. She recommends not including properties with spaghetti lines in this district. At the neighborhood meeting they also learned there were some who did not need or want water and sewer, either they had provisions, didn't live there full time, or they hauled water, and didn't want the expense or trouble of being connected. Because they were at the end of a line, it was possible to bring the line in shorter and exclude them without detriment to the remaining neighbors in the district. Public Works recommendation is where property owners don't want the line and we're able to exclude them without detriment to other property owners we should do so.

Public Works Director Keiser also commented regarding the assessment methodologies and how former Public Works Director Meyer had determined using different methodologies in different districts for other SADs. She thought using this is a negotiation process to find the most equitable route was normal, but in the code there's a provision that says unless specified otherwise the equal shares method is used. When the City Clerk's office sent out notices they used the equal shares methodology on the preliminary assessment roll. It wasn't communicated about a different system, so there was some communication breakdown there's commitment to resolve that between Public Works and the Clerk's Office. The recommendations from Public Works Department regarding this district are:

1. Use the benefitted area methodology.
2. Do not force property owners with installed inspected and permitted spaghetti lines to join the district.
3. Where possible, exclude property owners where there's no detriment to the remaining property owners.

She suggested voting one of the resolutions tonight, either 21-056 or 21-057, and postpone the other to allow time to assess the letters and bring back a revised boundary and revised assessment roll.

Councilmember Aderhold questioned if any of the lots anticipated being excluded have outhouses and if so what will be done about that. Public Works Director Keiser explained the City received a communication from the Department of Environmental Conservation that they'd received a complaint from a property owner that someone's lot was discharging raw sewage into the environment and asked if we want to take the lead in addressing it. After discussion with the Planning Department and City Manager's office it was concluded that the City doesn't have the authority to address the issue, which is something they'll be looking into in the future. There are two properties on the end and excluding them will do nothing for the rest of the district and the one in the middle with the problem shouldn't be excluded.

Councilmember Smith noted there is something in city code about outhouses and the availability of city sewer. He sees the benefit of having a choice between the three assessment methodologies. With water and sewer, the benefit is the same for all properties, everyone gets a spigot for their water and a discharge point for their sewer. The city lot with the park is larger and gets a lot of use so he could see them taking on more, but in looking at the overall roll the only one substantially impacted is the City. Regarding the spaghetti lines, as long as it's equally applied through all projects that's fine, his property and one in the Alder Lane SAD have the same issue. He questioned if the properties with spaghetti lines paid any portion of the assessment for the main they tied into, he thinks probably not, but that main is what provided the opportunity to hook up.

Public Works Director noted there is enforcement authority to require someone with a failed septic system, which she thinks would include an outhouse, to hook up. But if there's no main, there's no authority. The authority falls under zoning as a nuisance which is difficult to prove and takes time. She hasn't followed up regarding the property on Alder Lane and the status of their spaghetti line. She discussed a late comer fee where someone hooks into a line that's already been installed and paid for, there's nothing in code to address that.

Councilmember Lord supports the flexible use of assessment methodology on a case by case basis for districts. She understands it can be challenging and that getting to yes equitably and fairly is the goal. She supports the benefitted area method here, but has concerns with excluding specific properties when we talk about city infrastructure development. The water and sewer mains aren't developed for the short term but to last over many years. The idea that it's the end of the line and shortening the mains, she can see it coming back to Council in the future when it's become a problem.

Councilmember Venuti agreed it's best to include all the properties and not exclude the ones at the end just because they don't think they need it now. Property owners come and go and this will be an investment for the property. Excluding just because they don't want it will set a precedent and she doesn't agree with that.

Mayor Castner thinks water and service are what define a city, and someplace that has outhouses is less than a city. He wouldn't want to be Mayor of a city where he's ask why there are still outhouses in the center of the city. He agrees with the Councilmembers who have spoken about not excluding properties and properties with outhouses. He also supports the notion of a fair enrollment where the city will pay an amount, spaghetti lines will pay something, and so forth, and have the City Council bless it as opposed to a specific methodology. After questioning he further explained his intent that the spaghetti lines have to be addressed somehow and it's not using methodology in code or benefitted area. It's more of a fair appraisal of what the benefit to the individual lots.

Public Works Director Keiser noted in some instances when spaghetti lines are connected they pay permit and installation fees, and are charged some contribution to the district they could have been associated with, had they been part of it at the time. There are some that haven't been charged. The City Manager has asked staff to look at how assessments are deferred and if late comer fees have or have not been assessed with a goal of getting some clarity and consistency. She also noted she's heard that people who had a spaghetti had somewhere along the line committed to not objecting to a SAD if it came to their neighborhood, but she hasn't seen it in code.

There were further comments about SAD processes.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 21-056 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NO: ADERHOLD, HANSEN-CAVASOS, LORD, VENUTI, SMITH

Motion failed.

- c. Resolution 21-057, A Resolution of the City Council of Homer, Alaska Adopting the Recommendations of the Public Works Department Related to the Proposed Bunnell Avenue/Charles Way Special Assessment District. City Manager/Public Works Director.

Memorandum 21-140 as backup

LORD/ADERHOLD MOVED TO POSTPONE RESOLUTION 21-057 TO THEIR NEXT MEETING.

Councilmember Smith asked that a metric that was used to determine benefitted area so they have a solid understanding of how its determined what's benefitted and what's not in relation to these properties.

Councilmember Lord noted Resolution 21-056 had the language that addresses sufficiency, improvement plan, and other necessary language and wants to ensure that will be included in the revised resolution.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Chris Logan thanked Council for their discussion tonight, it was very interesting. She appreciates them and how government works.

Sasha Raupp, property owner on Charles Way, commented that when they moved to their lot 16 years ago they were told it wasn't possible to move forward with city water and sewer at the time. She and others who got the spaghetti lines had agreed that they would not put in obstacles in the way of developing the main system if it were to come in. She would appreciate more information on what the project would look like when it's developed. She's basically in favor of it but has concerns for those who can't afford it.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented that generally, the idea of special assessments is that benefitted properties are include in the district and the benefit could be present or future. There are at least two Alaska Supreme Court cases that outline that principle.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented regarding the Candidate Filing period and Council Appointment application period, and that there are openings on the Library Advisory Board and the ADA Compliance Committee.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner commented regarding the recent tsunami warning, and previous ones in July and October last year. At the Conference of Mayors he met with the City Manager and others from Seward, Kodaik, and Sand Point Borough Mayor and discussed tsunami alerts. During this recent event NOAA turned off the tidal gauges and the next day published the data from the gauges. He was upset because there was a number to call to tell us if we really have to do an evacuation, that didn't get done and he's putting it on NOAA because they don't realize what it takes to evacuate the Homer Spit. It's the same in Seward where people packed up and left town. We will have discussion at a higher level than just at the Borough level on what this means and implications of continuing to do this, because there is going to be the cry wolf phenomena that's going to happen and people won't leave and it will be the time they really should.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti said there was great discussion tonight on all the topic. She thought Ms. Raupp had good comments and encouraged her to talk to Public Works Director Keiser about her questions. She appreciate the Mayor's comments about encouraging youth involvement in government and encouraged applying for the Student Representative seats on the Boards and Commissions.

Councilmember Aderhold commented as a reminder that when tsunami happens it doesn't just happen and go away, tsunami waves can happen over a period of time and there could be other extenuating circumstances like a local landslide. There are a lot of things to keep in mind and we shouldn't make generalizations. She's excited they have a new member on the ADA Compliance Committee and there's still one seat open. The committee is a great group that's doing wonderful things for our city facilities.

Councilmember Smith noted the Mayor's comments and thinks his intent was to point out that we have professionals that make a living off giving us good information, and we should be depending on them to give us good information so we don't have to unnecessarily evacuate or worry about things. He's pleased we had people in the Council Chamber testifying, we've had a lack of that over time. We value the voice of the community.

Councilmembers Lord and Hansen-Cavasos had no comments.

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:40 p.m. The next Regular Meeting is Monday, August 23, 2021 at 6:00 p.m., Special Meeting at 3:30 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

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Office of the Mayor

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Memorandum 21-143

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: AUGUST 18, 2021
SUBJECT: REAPPOINTMENT OF SYVERINE BENTZ TO THE PLANNING COMMISSION
AND CHRISTINE THORSRUD TO THE ADA COMPLIANCE COMMITTEE

Syverine Bentz is reappointed to the Planning Commission. The term expires July 1, 2022.

Christine Thorsrud is appointed to the ADA Compliance Committee to fill the seat vacated by Richard Clyne. The term expires August 31, 2022

Recommendation

Confirm the reappointment of Syverine Bentz to the Planning Commission and the appointment of Christine Thorsrud to the ADA Compliance Committee.

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

Submission information

Form: [Application for Appointment to an Advisory Body](#) ^[1]

Submitted by Visitor (not verified)

Wed, 08/04/2021 - 8:48am

146.71.65.214

Applicant Information

Full Name

Syverine Bentz

Physical Address Where you Claim Residency

36884 Ridge St, Anchor Point AK 99556

Mailing Address

PO Box 1811

Phone Number(s)

9072997769

Email

syverine@alaska.edu

Advisory Bodies

Planning Commission – Held on the first and third Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. There is no first Regular Meeting in July or second Regular Meetings in November and December

Residency

Are you a City Resident? No

How long have you been a resident of the South Peninsula Area? 37 years

Background Information

Have you ever served on a similar advisory body?

Yes, Homer Planning Commission 2016- present, Kenai Peninsula Borough Planning Commission 2016 -present

Other memberships

Please list any current memberships or organizations you belong to related to your selection(s):

American Planning Association, Awarded Alaska Chapter 2019 Planning Advocate of the Year

Homer Softball Association

Homer Hockey Association

Special Training & Education

Current knowledge of coastal management issues, natural disaster preparedness and planning. Bachelors and Masters degrees in Earth Science/Geology with experience in geographic information systems and remote sensing. Expertise in delivering information and trainings to professionals for science-based decision making. Expertise in collaborative project management, stakeholder engagement and education. Current knowledge of Municipal Planning issues.

Why are you interested in serving on the selected Advisory Body?

Developing relationships and cross boundary land management strategies with governments, agencies and private landowners. Proactive planning for diverse land uses including industry, agriculture and green infrastructure. Accounting for environmental change (water resources, fire, invasives species) in long term vision. Achieving meaningful stakeholder input in planning processes and land use strategies.

For Planning Commission Only: Have you ever developed real property other than a personal residence?

No

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/47461>

Links

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

Submission information

Form: [Application for Appointment to an Advisory Body](#) ^[1]

Submitted by Visitor (not verified)

Sat, 07/24/2021 - 12:13pm

63.140.92.138

Applicant Information

Full Name

Christine Thorsrud

Physical Address Where you Claim Residency

41645 Redoubt Ct., Homer AK

Mailing Address

PO Box 1349, Homer, AK

Phone Number(s)

707-888-8263

Email

fortymile2000@yahoo.com

Advisory Bodies

Other: Please indicate

Other - Please Describe

ADA Compliance Committee

Residency

Are you a City Resident? No

How long have you been a resident of the South Peninsula Area? Returned 1992 to present; first residency 1977-1979

Background Information

Have you ever served on a similar advisory body?

If so please list when, where, and how long:

Pratt Museum, Homer AK. Collections Committee and Board of Directors various years 1990s and 2000s.

Tok School Board, Tok, AK 1980s

Other memberships

Please list any current memberships or organizations you belong to related to your selection(s):

Current memberships do not directly relate to ADA Compliance other than awareness of noncompliance.

Special Training & Education

Please list any special training, education, or background you may have which is related to your selection(s):

Assistance to college students with physical needs for ADA compliance; exposed to public needs for access while volunteering at Pratt Museum

Personal circumstances which present physical needs for building and recreational ADA compliance

While on Tok School Board was exposed to and considered ADA compliance issues

Why are you interested in serving on the selected Advisory Body?

Please briefly state why you are interested in serving on the advisory body selected. This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process.

ADA compliance is crucial for all residents to access both public agencies, recreational opportunities, educational options and private businesses, I have always felt strongly about this issue, and I have daily personal experiences of access and lack of access due to noncompliance and disinterest. Building entrances, park and recreational access, sidewalks, railings with stairs, etc. - so much need for equitable access exists in Homer. I would like to contribute to shaping Homer into a more welcoming and accessible place. I also hope to bring to light access needs that may not be at the forefront of the City's focus.

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/47377>

Links

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>



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Memorandum 21-144

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: August 18, 2021
SUBJECT: Donation of Former Homer Council Dais to City of Seldovia

When the Council Chambers were upgraded with a new dais, the former dais was disassembled into four pieces and relocated to the HERC. The dais was listed in a recent surplus sale but received no bids. The City of Seldovia's City Manager has indicated an interest in the dais.

Under Homer City Code § 18.30.040(b) the City Manager may donate property to another municipality when the City Council deems it advantageous to do so. I am recommending that the City Council endorse my donation of the Dais to the City of Seldovia. The City of Seldovia will be responsible for the transportation of the dais.

Staff Recommendation: Approve the City Manager's donation of the former dais to the City of Seldovia.

ORDINANCE REFERENCE SHEET
2021 ORDINANCE
ORDINANCE 21-50

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58 Boards and Commissions Regarding Teleconferencing, Attendance, Vacancies, Recording Clerk, Staff Reports and Recommendations, and Rules of Order.

Sponsor: City Clerk

1. City Council Regular Meeting August 23, 2021 Introduction

Memorandum 21-145 from City Clerk as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

City Clerk

3
4 **ORDINANCE 21-50**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE 2.58 BOARDS AND COMMISSIONS
8 REGARDING TELECONFERENCING, ATTENDANCE, VACANCIES,
9 RECORDING CLERK, STAFF REPORTS AND RECOMMENDATIONS,
10 AND RULES OF ORDER.

11
12 WHEREAS, The State of Alaska Open Meetings Act allows elected officials to attend
13 meetings by teleconference; and

14
15 WHEREAS, Attendance at regular meetings, special meetings, and worksessions by
16 teleconference has been effective and efficiently employed by the board and commissions
17 since April 2020; and

18
19 WHEREAS, Allowances for the continued ability to attend meetings by teleconference
20 outside of emergency situations is beneficial to conducting the business of the City of Homer;
21 and

22 WHEREAS, Current code reference to a seat being vacated by a member missing 30% of
23 the meetings isn't equitable based on the varying schedules of the Boards and Commissions
24 and 50% requires that a member must attend at least half of their regularly scheduled
25 meetings each year; and

26
27 WHEREAS, In reviewing Homer City Code 2.58 other clarifications were made regarding
28 Recording Clerk, Staff Reports, and Rules of Order.

29
30 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

31
32 Section 1. Homer City Code Chapter 2.58.050, entitled "Required procedures" is hereby
33 amended as follows:

34
35 2.58.050 Required procedures.

36
37 Except as otherwise provided in this title, bylaws for boards and commissions shall contain:

38
39 a. Presiding Officer. The presiding officer of the board or commission shall be the chairperson.
40 In the chairperson's absence, the vice-chairperson shall be the presiding officer. In all other
41 circumstances, the most senior member shall preside. The presiding officer shall preserve

42 order and decorum at all meetings of the board or commission, while promoting discussion by
43 all members in deliberations unless otherwise prohibited by law.

44
45 b. Staff Liaison. The City Manager shall designate an employee to serve as a staff liaison to each
46 board or commission. The staff liaison shall assist the chairperson in setting meetings,
47 preparing agendas, and other documentary material, and coordinating the acquisition of
48 needed materials and training.

49
50 c. Recording Clerk. The City Clerk shall designate a recording clerk to take minutes for each
51 board and commission and that designee shall serve as the board's or commission's
52 parliamentary advisory pursuant to AS 29.20.380(10) **and HCC 2.12.010** and assist the
53 chairperson with ~~compliance with the commission's or board's bylaws~~ **the conduct of the**
54 **meeting.**

55
56 d. Quorum. Four commission or board members shall constitute a quorum of seven members;
57 and five commission or board members shall constitute a quorum of eight members.

58
59 e. Voting. Each member, including the chairperson, shall vote, and shall not abstain from
60 voting, unless such member claims a conflict of interest, **or has an excused absence,** in which
61 event the member shall be excused from voting. The member shall then state for the record
62 the basis for the abstention.

- 63
64 1. Four affirmative votes of seven members and five affirmative votes of eight members
65 are required to pass a motion.
66
67 2. Voting will be by a roll call vote, the order to be rotated; or by unanimous consent if no
68 objection is expressed.
69
70 3. Voting by proxy or absentee is prohibited.

71
72 f. Staff Reports and Recommendations. The staff liaison shall submit reports and
73 recommendations for those agenda items requiring decisions or recommendations by any
74 board or commission. Other staff having experience, education, and professional training in
75 the subject matter may provide input into the reports and recommendations, or may provide
76 supplemental ~~ones~~ **information.** The ~~material~~ **information** submitted may be oral, written or
77 graphic, or some combination of all. Except as otherwise provided in this code, the reports and
78 recommendations shall be accepted as evidence of record to the same extent as oral testimony
79 and exhibits accepted from applicants, opponents, persons who are subjects of an inquiry,
80 expert and lay witnesses, and members of the public who provide information for the record
81 of the proceedings.

82

83 g. Attendance. ~~Any commission or board member who misses three consecutive regular~~
84 ~~meetings without being excused, or 30 percent of all meetings within a calendar year, shall be~~
85 ~~removed from the board or commission.~~ **A member shall be removed from the board or**
86 **commission who has three consecutive unexcused absences, or misses half of all**
87 **meetings within an appointment year, whether excused or unexcused.** Any member who
88 is unable to attend a meeting, whether regular or special, shall contact the City ~~Clerk~~, staff
89 ~~liaison, or chairperson as soon as possible~~ **in advance no later than two hours prior to the**
90 **scheduled meeting time** for excusal.

91
92 h. Vacancies. A commission or board member's appointment is vacated under the following
93 conditions:

- 94
95 1. A member fails to qualify to take office within 30 days after their appointment;
96
97 2. A member resigns;
98
99 3. A member is physically or mentally unable to perform the duties of the office;
100
101 4. A member is convicted of a felony or of an offense involving a violation of their oath of
102 office;
103
104 5. A member misses three consecutive ~~regular meetings without being excused, or 30~~
105 ~~percent of all meetings within a calendar year~~ **unexcused absences, or misses half of**
106 **all meetings within an appointment year, whether excused or unexcused.**

107
108 i. Rules of Order. Boards and commissions shall abide by the current edition of Robert's Rules
109 of Order. ~~If Robert's Rules of Order conflict with the board or commission bylaws or other~~
110 ~~provisions of this code, the bylaws and/or code provisions shall apply.~~ **insofar as it is**
111 **consistent with the board's or commission's bylaws, other provisions of the Homer City**
112 **Code, or standing rules. In all other cases, bylaws, the code, or the standing rule shall**
113 **prevail.**

114
115 j. Training and Model Procedures.

- 116
117 1. Training sessions developed or arranged by the City Clerk and approved by the City
118 Manager shall be mandatory unless a member's absence is excused by the chairperson.
119
120 2. The City Manager and/or City Clerk, in their discretion and in consultation with the City
121 Attorney as needed, may develop model procedures to be used as a guide for boards
122 and commissions.
123

124 **k. Teleconferencing. Teleconference participation is allowed with notice to the clerk no**
125 **later than two hours prior to the scheduled meeting time.**

126
127 Section 2. Homer City Code Chapter 2.58.060, entitled “Teleconferencing” is hereby
128 enacted to read as follows:

129
130 **2.58.060 Teleconferencing.**

131
132 **a. This section governs the teleconference participation of board and commission**
133 **members at all regular meetings, special meetings, and worksessions.**

134
135 **b. “Teleconference” means remote participation by telephone or web-based format by a**
136 **member for a meeting of the board or commission which must enable the remote**
137 **member, for the duration of the meeting, to clearly hear and to be heard by the**
138 **chairperson, all other members, the staff liaison, the Clerk, and any public in attendance.**

139
140 **c. “Appointment year” means the 12 month period commencing the first day of the first**
141 **month after expiration of terms.**

142
143 **d. The preferred procedure for all meetings is that all members should make all**
144 **reasonable effort to be physically present at the designated time, date, and location**
145 **within the City for the meeting. Teleconference participation is intended for good cause**
146 **which may include, but is not limited to, absences required for work-related events,**
147 **family emergencies, medical-related issues, or other good cause. Teleconferencing is not**
148 **to be used as a regular means of attendance at meetings except temporarily during**
149 **events described in section (g). A board or commission member allowed by this section**
150 **to participate by teleconference shall, while actually on the teleconference, be deemed**
151 **present at the meeting for all purposes.**

152
153 **e. Members who cannot be physically present for a meeting shall notify the clerk in**
154 **advance no later than two hours prior to the scheduled meeting time of their intent to**
155 **appear by teleconference.**

156
157 **f. All members teleconferencing will establish a connection by telephone or web-based**
158 **format and shall make every effort to participate in the entire meeting. If teleconference**
159 **participation is interrupted due to poor connectivity and hinders the active participation**
160 **of a member in the meeting, the chairperson will request a brief recess to allow the**
161 **person to attempt to reestablish a connection. If the member cannot reestablish a**
162 **connection after a recess, the chairperson shall proceed with the meeting and the clerk**
163 **shall note in the minutes of the meeting the member’s inability to participate in the**
164 **meeting due to technical difficulties.**

165

166 **g. Section (d) does not apply to meetings held while an emergency disaster declaration is**
167 **in effect and the nature of the disaster significantly impacts a member's ability to attend**
168 **a meeting other than by teleconference or other technological means.**

169
170 Section 3. This Ordinance is of a permanent and general character and shall be included
171 in the City Code.

172
173 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____, 2021.

174
175 CITY OF HOMER

176
177 _____
178 KEN CASTNER, MAYOR

179 ATTEST:
180
181 _____
182 MELISSA JACOBSEN, MMC, CITY CLERK

183
184 YES:
185 NO:
186 ABSTAIN:
187 ABSENT:
188
189 First Reading:
190 Public Hearing:
191 Second Reading:
192 Effective Date:



City of Homer

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clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 21-145

TO: CITY OF HOMER ADVISORY BODIES
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: AUGUST 12, 2021
SUBJECT: ORDINANCE 21-50 AMENDING HOMER CITY CODE 2.58 REGARDING
TELECONFERENCING, ATTENDANCE, AND VACANCIES

With the expiration of the City's COVID-19 emergency declaration there is no longer the ability to waive teleconference restrictions for advisory body meetings, and on July 26th, Council adopted Emergency Ordinance 21-46 to temporarily suspend telephonic restrictions for 60 days to allow time to address this matter.

Ordinance 21-50 has been drafted and is being circulated among the Commissions for their input that will be provided for to the public hearing at the September 13, 2021 City Council meeting.

Recommendation: Introduce Ordinance 21-50 with public hearing date of September 13, 2021

Attachments:

- Memorandum to Commissions
- HCC 2.58



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Memorandum

TO: CITY OF HOMER ADVISORY BODIES
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: AUGUST 12, 2021
SUBJECT: ORDINANCE 21-51 AMENDING HOMER CITY CODE 2.58 REGARDING
TELECONFERENCING, ATTENDANCE, AND VACANCIES

With the expiration of the City's COVID-19 emergency declaration there is no longer the ability to waive teleconference restrictions for advisory body meetings.

There are board and commission members who are not comfortable returning to in-person meetings due to the on-going pandemic or who choose not to wear a mask when it's required in City facilities. The City has successfully conducted meetings by teleconference for over a year and the City now has the ability to conduct hybrid meetings where members can attend in person or by teleconference.

On July 26th, Council adopted Emergency Ordinance 21-46 to temporarily suspend telephonic restrictions for 60 days to allow time to address this matter.

A current issue is Homer City Code (HCC) chapter 2.58 Boards and Commissions doesn't address telephonic participation or teleconferencing, but board and commission bylaws prescribe teleconference limitations.

To resolve this matter Deputy City Clerks Krause and Tussey reviewed this chapter and drafted the attached ordinance with the following goals in mind:

1. Prioritize advanced notice to the Clerk for teleconference participation
2. Encourage attendance by removing or relaxing teleconference limitations
3. Clarify absences and vacancies

The City Attorney reviewed the draft and proposed clarifying amendments under Recording Clerk, Staff Reports and Recommendations, and Rules of Order.

In addition to this code amendment, Boards and Commissions will need to review their bylaws and consider amendments to their telephonic limitations.

Recommendation: Review, discuss, and provide comments (if any) to Council regarding the draft ordinance.

Attachments:

- Draft Ord 21-xx
- HCC 2.58

Chapter 2.58 BOARDS AND COMMISSIONS

Sections:

[2.58.010 Boards and commissions.](#)

[2.58.020 Creation of City boards and commissions.](#)

[2.58.030 Applicability.](#)

[2.58.035 Commission and board member terms.](#)

[2.58.040 Commission and board bylaws.](#)

[2.58.050 Required procedures.](#)

2.58.010 Boards and commissions.

City Council may create or abolish boards and commissions. Council shall create or abolish boards and commissions via ordinance. Council shall establish the number of members of each board or commission, their terms of office, and the purpose for which the board or commission is created via ordinance. [Ord. 18-38(S) § 2, 2018].

2.58.020 Creation of City boards and commissions.

The following commissions and boards have been created by City Council and are subject to this chapter unless otherwise provided in this title:

- a. Library Advisory Board;
- b. Parks, Art, Recreation, and Culture Advisory Commission;
- c. Port and Harbor Advisory Commission;
- d. Advisory Planning Commission;
- e. Economic Development Advisory Commission. [Ord. 18-38(S) § 2, 2018].

2.58.030 Applicability.

Except as otherwise provided within this title, this chapter applies to all boards and commissions created by City Council which exercise powers vested in the City or which serve as an advisory body of the City. This chapter does not apply to standing committees, special committees, work groups or task forces which are created jointly with other governing bodies, City staff or which do not exercise powers vested in the City. [Ord. 18-38(S) § 2, 2018].

2.58.035 Commission and board member terms.

Appointment and removal of the members of City boards and commissions shall be by recommendation of the Mayor and confirmation of such action by the Council, except as specifically provided otherwise in the Alaska Statutes and/or under other provisions of the code. In addition to the voting members of the board or commission, the Mayor may appoint honorary members of a board or commission, subject to confirmation by Council. The honorary members' terms are to be determined at the time of appointment. Honorary members of a board or commission may participate in the deliberations of the board or commission, but may not vote, nor shall they be counted in determining whether a quorum is present. [Ord. 18-38(S) § 2, 2018].

2.58.040 Commission and board bylaws.

- a. Except as otherwise provided in this title, all boards and commissions created by Council shall draft and approve proposed bylaws governing the operations of their respective areas of authority, subject to review by the City Attorney. Once approved by the board or commission, the proposed bylaws shall be submitted to Council for approval via resolution.
- b. Except as otherwise provided in this title, the City Clerk shall file the bylaws and the resolution approving them. The City Clerk shall make the bylaws available to the public upon request.
- c. A commission or board may recommend an amendment to its bylaws to Council after considering any amendments at two separate meetings. Amendments to bylaws of any City commission or board shall be effective upon approval of the amendments by Council via resolution. [Ord. 18-38(S) § 2, 2018].

2.58.050 Required procedures.

Except as otherwise provided in this title, bylaws for boards and commissions shall contain:

- a. Presiding Officer. The presiding officer of the board or commission shall be the chairperson. In the chairperson's absence, the vice-chairperson shall be the presiding officer. In all other circumstances, the most senior member shall preside. The presiding officer shall preserve order and decorum at all meetings of the board or commission, while promoting discussion by all members in deliberations unless otherwise prohibited by law.
- b. Staff Liaison. The City Manager shall designate an employee to serve as a staff liaison to each board or commission. The staff liaison shall assist the chairperson in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training.
- c. Recording Clerk. The City Clerk shall designate a recording clerk to take minutes for each board and commission and that designee shall serve as the board's or commission's parliamentary advisory pursuant to AS 29.20.380(10) and assist the chairperson with compliance with the commission's or board's bylaws.
- d. Quorum. Four commission or board members shall constitute a quorum of seven members; and five commission or board members shall constitute a quorum of eight members.

- e. Voting. Each member, including the chairperson, shall vote, and shall not abstain from voting, unless such member claims a conflict of interest, in which event the member shall be excused from voting. The member shall then state for the record the basis for the abstention.
1. Four affirmative votes of seven members and five affirmative votes of eight members are required to pass a motion.
 2. Voting will be by a roll call vote, the order to be rotated; or by unanimous consent if no objection is expressed.
 3. Voting by proxy or absentee is prohibited.
- f. Staff Reports and Recommendations. The staff liaison shall submit reports and recommendations for those agenda items requiring decisions or recommendations by any board or commission. Other staff having experience, education, and professional training in the subject matter may provide input into the reports and recommendations, or may provide supplemental ones. The material submitted may be oral, written or graphic, or some combination of all. Except as otherwise provided in this code, the reports and recommendations shall be accepted as evidence of record to the same extent as oral testimony and exhibits accepted from applicants, opponents, persons who are subjects of an inquiry, expert and lay witnesses, and members of the public who provide information for the record of the proceedings.
- g. Attendance. Any commission or board member who misses three consecutive regular meetings without being excused, or 30 percent of all meetings within a calendar year, shall be removed from the board or commission. Any member who is unable to attend a meeting, whether regular or special, shall contact the City Clerk, staff liaison, or chairperson as soon as possible for excusal.
- h. Vacancies. A commission or board member's appointment is vacated under the following conditions:
1. A member fails to qualify to take office within 30 days after their appointment;
 2. A member resigns;
 3. A member is physically or mentally unable to perform the duties of the office;
 4. A member is convicted of a felony or of an offense involving a violation of their oath of office;
 5. A member misses three consecutive regular meetings without being excused, or 30 percent of all meetings within a calendar year.
- i. Rules of Order. Boards and commissions shall abide by the current edition of Robert's Rules of Order. If Robert's Rules of Order conflict with the board or commission bylaws or other provisions of this code, the bylaws and/or code provisions shall apply.

j. Training and Model Procedures.

1. Training sessions developed or arranged by the City Clerk and approved by the City Manager shall be mandatory unless a member's absence is excused by the chairperson.
2. The City Manager and/or City Clerk, in their discretion and in consultation with the City Attorney as needed, may develop model procedures to be used as a guide for boards and commissions. [Ord. 18-38(S) § 2, 2018].

ORDINANCE REFERENCE SHEET
2021 ORDINANCE
ORDINANCE 21-51

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapters 6.16 Fee for Police Protection Services, 8.08 Itinerant Merchant, 8.11 Mobile Food Vendors, 11.20 Streets, Sidewalks, Driveway Construction, 13.12 Earthwork, 18.28 Tidelands, 19.08 Campgrounds, and 19.12 Excavation of Homer Spit Beach to Remove Fees and Replace with Reference to the City of Homer Fee Schedule, and Strike Outdated Language.

Sponsor: City Clerk

1. City Council Regular Meeting August 23, 2021 Introduction

Memorandum 21-146 from City Clerk Director as backup

43
44 c. If a residential property has more than one owner, all owners shall be jointly and severally
45 liable for any fee imposed under this section.

46
47 d. For residential property owned as a condominium, a fee based on excessive police responses
48 to a single dwelling unit shall be assessed against the owner of the dwelling unit. [Ord. 09-33(A),
49 2009].

50
51 Section 2. Homer City Code Chapter 8.08 Itinerant Merchant, Sections 8.08.030 Itinerant or
52 transient merchant license – Application, 8.08.040 Referral – Fees, and 8.11.050 License –
53 Application – Referral – Fees are hereby amended as follows:

54
55 8.08.030 Itinerant or transient merchant license – Application.
56 Applicants for an itinerant or transient merchant license, whether a person, firm, or
57 corporation, shall file a written, sworn application signed by the applicant, if an individual, by
58 all partners, if a partnership, and by the president, if a corporation, with the Homer Police
59 Department, on a form to be furnished by the Homer Police Department, which shall give the
60 following information:

61 a. Name and description of the applicant (applicant must produce valid identification with
62 photo affixed thereon);

63
64 b. Address, both legal and local;

65
66 c. A brief description of the nature of the business and the goods to be sold and, in the case of
67 products of farm or orchard, whether produced or grown by the applicant;

68
69 d. If employed, the name and address of the employer, together with credentials establishing
70 the exact relationship;

71
72 e. The length of time for which the right to do business is desired;

73
74 f. If a vehicle is to be used, a description of the same, together with the license number or other
75 means of identification;

76
77 g. A photograph of the applicant, taken within 60 days immediately prior to the date of the
78 filing of the application, showing the head and shoulders of the applicant in a clear and
79 distinguishing manner;

80
81 h. The names of at least two reliable property owners of the City, who will certify as to the
82 applicant's good character and business responsibility, or, in lieu of the names and references,
83 any other available evidence as to the good character and business responsibility of the

84 applicant as will enable an investigator to properly evaluate such character and business
85 responsibility;

86
87 i. A statement as to whether or not the applicant has been convicted of any crime,
88 misdemeanor or violation of any municipal ordinance, the nature of the offense and the
89 punishment or penalty assessed therefor and a criminal history background check supplied by
90 the State of Alaska within the preceding 30 days;

91
92 j. A copy of the applicant's business license and his certificate of registration for collection of
93 Kenai Peninsula Borough sales tax, and when applicable a health certificate, letter of approval
94 or other appropriate notification from State authorities for a food vending business;

95
96 k. At the time of filing the application, a fee of ~~\$10.00~~ **as set forth in the most current City of**
97 **Homer Fee Schedule** shall be paid to cover the cost of processing the application;

98
99 l. Waiver of objection to criminal history check. By the act of filing, applicant waives all claims
100 he may have arising under any act or principle of common law protecting individual privacy,
101 and consents to an investigation from any source or sources as to criminal history. [Ord. 01-20
102 § 1, 2001; Ord. 92-21, 1992; Ord. 89-9(A) § 1, 1989; Ord. 86-21 § 2, 1986; Ord. 83-2 § 1, 1983].

103
104 8.08.040 Referral – Fees.

105 a. Upon receipt of the application described in HCC 8.08.030, the original shall be referred to
106 the Chief of Police or designee who shall cause an investigation of the applicant's business
107 responsibility and moral character to be made. The application shall be approved or denied by
108 the Chief of Police or his designee within 48 hours of its receipt.

109
110 b. The Chief of Police shall find that an application's background is unsatisfactory if:
111 1. The applicant has been convicted of a felony within the three-year period
112 immediately preceding the date of his application;
113 2. The applicant has been convicted of a misdemeanor or violation of a municipal
114 ordinance involving a monetary consideration within the same three-year period;
115 3. The applicant does not have proper business license, certificate of registration for
116 collection of sales tax or health certificate when applicable.

117
118 c. If, as a result of such investigation, the applicant's character or business responsibility is
119 found to be unsatisfactory, the Chief of Police shall endorse on such application his
120 disapproval and his reasons for the same and shall notify the applicant that his application is
121 disapproved and that no permit and license will be issued.

122
123 d. If, as a result of such investigation, the character and business responsibility of the applicant
124 are found to be satisfactory, the Chief of Police or designee shall endorse on the application
125 his approval. The Homer Police Department shall, upon payment of the prescribed fee, deliver

126 to the applicant his license. Such license shall contain the signature and seal of the Chief of
127 Police or designee and shall show the name and photograph of the licensee, the class of license
128 issued and the kinds of goods to be sold thereunder, the amount of fee paid, the operative, as
129 well as the license number and other identifying description of any vehicle used in the
130 business. The Homer Police Department shall keep a permanent record of all licenses issued.

131
132 e. For each license issued hereunder, the fee shall be ~~\$330.00~~ **the amount as set forth in the**
133 **most current City of Homer Fee Schedule** for a 60-day license. For each assistant or
134 sublicense associated with the principal license the fee shall be \$10.00 each. [Ord. 10-51(A),
135 2011; Ord. 01-20 § 1, 2001; Ord. 92-21, 1992; Ord. 89-9(A) § 1, 1989; Ord. 86-21 § 3, 1986; Ord. 83-
136 2 § 1, 1983].

137
138 Section 3. Homer City Code Chapter 8.11 Mobile Food Service, Section 8.11.050 License –
139 Application – Referral – Fees is hereby amended as follows:

140
141 8.11.050 License – Application – Referral – Fees.

142 a. Upon receipt of the application described in HCC 8.11.040, the original shall be referred to
143 the Chief of Police or designee who shall carry out an investigation, and approve or disapprove
144 such application under the procedures set forth in HCC 8.08.040.

145
146 b. For each license issued under this chapter, the fee shall be ~~\$390.00~~ **the amount as set forth**
147 **in the most current City of Homer Fee Schedule** annually. A ~~\$12.00 per month discount for~~
148 ~~the unused portion (counting from the beginning of the year) shall be granted.~~ All licenses
149 expire on December 31st of the year issued. [Ord. 10-51(A), 2011; Ord. 01-20 § 2, 2001; Ord. 83-
150 10(S) § 1, 1983].

151
152 Section 4. Homer City Code Chapter 11.20 Streets, Sidewalks, Driveway Construction,
153 Section 11.20.070 Preconstruction requirements is hereby amended as follows:

154
155 11.20.070 Preconstruction requirements.

156 Following receipt of the notice of design approval, the developer shall submit the following to
157 the City:

158 a. A construction schedule;

159
160 b. Erosion control plan and traffic control plan for the area of the development project, if
161 determined necessary by the Public Works Engineer;

162
163 c. Identification of the following personnel, who shall be required to perform their respective
164 duties during the construction of the project:

- 165 1. Contractor;
- 166 2. Project engineer;
- 167 3. Inspector;

- 168 4. Surveyor;
169 5. Testing firm (a firm employed by the developer to perform soils, compaction, and
170 other tests deemed necessary by the project engineer to ensure conformance of work
171 to plans and specifications);

172
173 d. A development fee is required for private projects to cover costs of inspection and
174 administration of the project. The fee shall be generally in relation to the design engineer's
175 construction cost estimate, according to the following schedule below: **amount set forth in**
176 **the most current City of Homer Fee Schedule**

Cost Estimate	Development Fee
Less than \$100,000	1.0% of cost estimate, but not less than \$250.00
\$100,000 to \$500,000	0.75% of cost estimate, but not less than \$1,000
Above \$500,000	0.50% of cost estimate, but not less than \$3,750

Municipal projects shall include an appropriate
project overhead for project administration
and inspection.

177
178 e. Design Engineer's Construction Cost Estimate. This cost estimate shall be accompanied by
179 the calculations upon which the cost estimate is based. The estimate and calculations are
180 subject to verification and concurrence by the City Public Works Engineer;

181
182 f. A performance bond or other acceptable guarantee in the amount of 100 percent of the
183 project cost, which bond shall be waived in the case of new subdivisions, in which right-of-way
184 dedication, via plat filing or recordation, cannot occur until improvements are installed and
185 accepted;

186
187 g. Proof of liability insurance listing the City as additional insured in accordance with the
188 requirements of HCC 11.20.075. The insurance may be purchased and maintained either by the
189 developer or the contractor;

190
191 h. A notarized statement that the developer shall hold the City harmless from any claims
192 arising from construction including, but not necessarily limited to, liability or nonpayment of
193 subcontractors or suppliers;

194

195 i. The developer shall submit to the City, in accordance with the form specified by the City, a
196 quality control program for the construction of the improvements. The quality control program
197 shall provide sufficient inspection and test procedures to determine compliance with all
198 applicable plans, specifications, and safety requirements. The program shall include at least
199 the following:

- 200 1. The frequency and type of all tests to be performed;
- 201 2. A list of all firms or persons who will perform tests and inspections;
- 202 3. Procedures for coordinating testing and inspections with the City, and for providing
203 advance notice to the City of all inspections and tests which the City may opt to witness;
- 204 4. Procedures for reporting quality control activities, including discoveries of
205 deficiencies in the work.

206
207 In addition, the developer must sign a performance agreement with the City that work shall be
208 completed according to the plans and specifications, and allowing the City the right to enter
209 upon and inspect the project, and to order work stoppage, tests, and field changes in
210 accordance with HCC 11.20.080.

211
212 Upon completion of the requirements set out in this section to the satisfaction of the City, the
213 City shall issue a notice to proceed with construction. [Ord. 87-6(S) § 1, 1987].

214
215 Section 5. Homer City Code Chapter 13.12 Earthwork, Section 13.12.040 Frost
216 protection insulation is hereby amended as follows:

217
218 13.12.040 Frost-protection insulation.

219 For frost-protection insulation, use only rigid board Styrofoam insulation material, Dow H.I. 40
220 or equal.

221 a. Generally, one inch insulation thickness equals one foot earth cover.

222 b. Styrofoam physical properties:

Density	2 pcf. minimum
Compressive strength (ASTM D1621-59T)	35 psi. minimum at 5% deflection or yield
Water absorption (ASTM C177-53)	0.125% by vol. max.
Thermal conductivity (ASTM C177-63)	Max. 0.23 BTU/hr.ft. 2° F./in. thickness

223
224 ~~c. Patent royalties of \$0.005 per board foot must be paid to Dow Chemical Company for any~~
225 ~~insulation used for this purpose if not manufactured by Dow. “Royalties” are required because~~
226 ~~of a Dow Chemical Company patent on the specific product “Styrofoam” physical properties~~

227 ~~as originated and marketed for use specifically as a frost protection barrier. The burden of~~
228 ~~proof and payment rest with the contractor or supplier that chooses to do otherwise. The City~~
229 ~~is concerned only that proper insulation materials are used, “Dow Styrofoam” specifically or~~
230 ~~an “equal” in performance. In some cases “Dow Styrofoam” may be specifically called out in~~
231 ~~the project specifications. If so, the City would not allow an equal. [Ord. 85-25(A) Art. 20.1.2(c),~~
232 ~~1985].~~

233

234 Section 6. Homer City Code Chapter 18.28 Tidelands, Section 18.28.310 Appraisal
235 deposit is hereby amended as follows:

236

237 18.28.310 Appraisal deposit.

238 Each Class III preference right claimant shall deposit with the City Clerk the sum ~~of \$50.00~~ **in**
239 **the amount as set forth in the most current City of Homer Fee Schedule** to cover the cost
240 of appraisal. Any amount exceeding this shall be charged to the applicant and any surplus shall
241 be returned to him. [Code 1967 § 21-100.30].

242

243 Section 7. Homer City Code Chapter 19.08 Campgrounds, Section 19.08.070 Certain
244 acts prohibited, 19.08.090 Unattended camps, and 19.08.090 Unattended camps is hereby
245 amended as follows:

246

247 19.08.070 Certain acts prohibited.

248

249 It shall be unlawful for any person to:

250 a. Dispose of or deposit human body wastes or any other waste on City-owned or City-
251 controlled land other than in authorized or designated receptacles;

252

253 b. Make or cause to be made any unnecessary or unusual noise which annoys, injures or
254 endangers the comfort, repose, health or safety of the public, or any individual member of the
255 public on City-owned or City-controlled land;

256

257 c. Erect, occupy, or otherwise utilize any temporary or permanent structure or shelter on City-
258 owned or City-controlled lands.

259 1. Exception. Unless otherwise prohibited, tents of standard commercial manufacture
260 or constructed in whole or in part from canvas, nylon or other tenting material may be
261 erected and occupied in designated camping areas. Structures so exempted may not
262 be modified, extended, or sheltered by the addition of any material not a commercially
263 manufactured component of said tent or other than a recognized tenting material.

264 2. Exception. Unless otherwise prohibited, self-contained camper units may be parked
265 and occupied in designated camping areas so long as they remain immediately mobile;

266

267 d. Park, leave, maintain, or utilize any vehicle, camper unit, or camp in violation of any
268 provision of any section of this chapter. All vehicles, camper units, or other camps in violation

269 shall be subject to impoundment by any peace officer. All costs of impoundment and storage
270 of any property so impounded shall be paid before said property shall be released. Property so
271 impounded shall additionally be subject to an ~~\$20.00~~ impound fee **in the amount as set forth**
272 **in the most current City of Homer Fee Schedule**, which shall be paid before said property is
273 released. All permanent structures shall be impounded pursuant to HCC 19.08.100;

274
275 e. Deface, destroy, alter, remove, or otherwise disfigure any equipment, sign, utility services,
276 or other facility owned or provided by the City at any City-owned campground or campsite, or
277 parking area adjacent thereto;

278
279 f. Allow any dog owned, harbored, or controlled by himself to be at large in any City-owned or
280 City-controlled campground. All fecal wastes of any dog discharged or deposited on any lands
281 within a City-owned or City-controlled campground shall be immediately removed by the
282 person owning, harboring, or controlling said animal and shall be deposited in trash
283 receptacles or otherwise stored in containers pursuant to HCC 19.08.080;

284
285 g. Leave any campsite in a disorderly or unsightly condition upon termination of use. [Ord. 81-
286 1(S), 1981. Code 1967 § 5-700.6].

287
288 19.08.090 Unattended camps.
289 A campsite shall be occupied on the first night after equipment, vehicles, or tents have been
290 set up. Equipment left unattended for a period of 72 hours at any campsite on City-owned or
291 City-controlled property may be impounded unless prior permission for a longer storage
292 period has been obtained from an authorized City representative. An ~~\$20.00~~ impound fee **in**
293 **the amount as set forth in the most current City of Homer Fee Schedule**, and all costs of
294 impoundment and storage shall be paid before said property may be released. [Ord. 81-1(S),
295 1981. Code 1967 § 5-700.8].

296
297 19.08.100 Unauthorized structures.
298 Any structure erected, maintained, occupied, or utilized on City-owned or City-controlled land
299 without written permission from the City Manager or otherwise permitted under this chapter
300 shall be unlawful and shall be subject to impoundment or disposal by any peace officer. If said
301 structure is impounded pursuant to this section, all costs of impoundment and storage shall
302 be paid in addition to the impound fee ~~of \$20.00~~ **in the amount as set forth in the most**
303 **current City of Homer Fee Schedule**, before said structure may be released. All costs of
304 recovery shall be borne by the person claiming said structure. [Ord. 81-1(S), 1981. Code 1967 §
305 5-700.9].

306
307 Section 8. Homer City Code Chapter 19.12 Excavation of Homer Spit Beach, Section
308 19.12.040 Guidelines is hereby amended as follows:

309
310 19.12.040 Guidelines.

311 Any applicant for a permit shall comply with the following:

312

313 a. Permits shall be issued pursuant to guidelines formulated by the State Division of Lands and
314 the U.S. Corps of Engineers, as referred to by the above-mentioned materials plat. Such
315 guidelines may be altered from time to time by the Division of Lands and the Corps of Engineers
316 as additional data is received by these agencies.

317

318 b. No permits shall be issued for excavation or removal of gravel or fill materials from area “A”
319 as designated on the above-mentioned plat prior to review and approval of the permit
320 application by the Corps of Engineers and the Division of Lands.

321

322 c. Permits may be issued by the City for such excavation or removal from areas “B” and “C” as
323 designated on the plat, without review and approval of the permit application by the Corps of
324 Engineers or the Division of Lands.

325 d. No permit will be issued by the City for such excavation or removal of gravel, gravel fill or
326 other fill materials from any area other than areas “A,” “B” and “C” as designated on the
327 materials plat.

328

329 e. All permit applications required under this chapter shall be accompanied by a site plan
330 showing the precise location and dimensions of the proposed excavation or removal in
331 reasonably sufficient detail, including depth, and stating the amount of material to be
332 excavated or removed.

333

334 f. All applications required under this chapter shall be submitted to the City Clerk, together
335 with the request accompanying instruments, and a permit fee of ~~\$5.00~~ fee **in the amount as**
336 **set forth in the most current City of Homer Fee Schedule.**

337

338 g. No permit shall be issued that will allow gravel, gravel fill, or other fill materials to be taken
339 off the Homer Spit. Any such materials excavated or removed anywhere on the Homer Spit
340 shall be used only at another location on the Homer Spit.

341

342 h. Gravel for Transshipment. Nonnative gravel or other earthen commodities may be shipped
343 to the Homer Spit, stored on the Spit, and exported from the Spit. Gravel for transshipment
344 must be permitted by the City of Homer. The permit shall describe the terms and timelines of
345 the transshipment and the volumes of materials involved. [Ord. 98-2(A)(S)(A) § 2, 1998. Code
346 1967 § 1-100.3].

347

348 Section 9. This ordinance is of a permanent and general character and shall be included
349 in Homer City Code.

350

351 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of ____, 2021.

352

CITY OF HOMER

KEN CASTNER, MAYOR

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ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



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 21-146

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: AUGUST 13, 2021

SUBJECT: REMOVING FEES FROM THE CITY CODE AND INCLUDING THEM IN THE CITY FEE SCHEDULE

Mayor Castner requested the Clerk's Office review City Code and amend it to remove fees and add them to the fee schedule.

A Resolution to amend the fee schedule to add these fees will be provided the September 13th meeting.

Recommendation: Introduce Ordinance 21-51 with public hearing date of September 13, 2021



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

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(f) 907-235-3143

MEMORANDUM

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: PUBLIC WORKS CAMPUS TASK FORCE

THRU: RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

DATE: AUGUST 23, 2021

SUBJECT: EXECUTIVE SUMMARY – FINAL REPORT AND RECOMMENDATIONS ON TSUNAMI RISK TO THE PUBLIC WORKS CAMPUS

INTRODUCTION & BACKGROUND

The Alaska Division of Geological and Geophysical Surveys (ADGGS) published updated tsunami and inundation maps for communities in Kachemak Bay, including Homer in 2019. Based on modeling a wide variety of earthquake generating tsunami scenarios, ADGGS concluded that a worst case scenario for Homer would be a tsunami of 50 feet above Mean Higher High Water (MHHW). In the event of the worst case scenario, the Homer Public Works Campus, along with the Homer Spit and other low lying areas of the city, would be inundated.

A tsunami that inundates the Public Works Campus (Campus) would preclude Public Works staff from accessing the Campus until tsunami waters recede. Equipment and materials needed to respond to tsunami and earthquake damage would likely be damaged or destroyed by tsunami waves. To preclude such potential damage, when a tsunami warning sounds, Public Works staff immediately begin evacuating major pieces of heavy machinery and other mobile equipment from its campus to higher ground. Materials, equipment, and supplies that are not easy to move are left behind during these evacuations. If a worst case tsunami occurred, these assets could be damaged or lost, severely restricting the Public Works Department's ability to respond to damage that would inevitably occur around the City.

In response to the ADGGS inundation maps, the Homer City Council in 2020 included a new Public Works Facility in its Capital Improvement Plan as a high priority with a preliminary estimated cost of approximately \$12 million. However, this was done before an assessment of the risk to the existing Campus from a worst-case scenario tsunami was made. To remedy this oversight, the City Manager and Public Works Director sponsored Resolution 20-125 asking Homer City Council to form a Public Works Campus Task Force for the purpose of evaluating this risk and providing recommendations back to the City Council. The resolution passed unanimously on November 23, 2020 and the Public Works Campus Task Force (Task Force) was formed. The enabling resolution identified specific goals and objectives for the Task Force. Members were approved by City Council on January 11, 2021.

TASK FORCE EVALUATION & RECOMMENDATIONS

Goal 1

The first goal of the Task Force was to evaluate the risks of personal injury, property damage and loss of life in the event of a tsunami impacting the Campus. The Task Force reviewed the ADGGS tsunami inundation maps and methodology report, interviewed authors of the maps and report and discussed the potential risks of a tsunami to the environment, workers, City operations, and City equipment.

Based on the ADGGS maps, report, and author interviews, the Task Force determined that, while the risk cannot be quantified because of limitations in the available data for Alaska, the current location of the Campus is vulnerable to a worst case tsunami. Based on the assessment evaluation and possible mitigation options, the Task Force determined that the greatest risk of a tsunami inundating the Public Works Campus would be the damage and loss of buildings, equipment, and materials, particularly equipment and materials that would be needed to help the City rebuild and recover from the earthquake/tsunami event.

The Task Force discussed possible mitigation strategies that could protect buildings, equipment and materials from tsunami inundation. The strategies and their potential pros and cons are summarized as follows:

- Create tsunami resistant seawalls or mounds on the perimeter of the Campus
 - This solution was tried in Japan and failed during the 2011 Tohoku earthquake and tsunami because of the unanticipated magnitude of the tsunami's potential. The structures were designed for a smaller event than occurred, and because the structures were too small, they merely delayed and thus accentuated the wave build-up resulting, in some instances, in damage greater than may have occurred without the structures in place.
 - Seawalls or mounds placed around the current location of the Public Works Campus would likely not be practicable because of the size of the infrastructure that would be needed and because the underlying fill material has not been designed to resist the type of inundation that could occur, it could thereby fail.
- Construct tsunami resistant buildings and infrastructure in the same location
 - This type of solution is typically used for port facilities, roads and bridges that cannot be moved outside of a tsunami zone.
 - The option does not take into account the potential damage to valuable equipment and materials unless tsunami resistant buildings were constructed to house all of it.
- Relocate the Mission Critical Portions of the Campus
 - Important resources such as the City fueling station, rolling stock, piping, culverts, Mechanics Shop, Motor Pool Shop, and other essential equipment and materials would no longer be vulnerable to loss or damage during a tsunami.

- Relocating these portions of the Campus outside the tsunami zone, would allow Public Works Staff to focus on supporting earthquake/tsunami response and recovery efforts rather than focusing on lost/damaged equipment and materials needed in the response.

Goal 1 Recommendation: The Public Works Campus and the critical equipment housed there should be relocated to the extent practicable. (Note: The Sewer Treatment Plant cannot be relocated).

Goals 2 and 3

The second goal of the Task Force was to develop strategies of mitigating the identified risks including the projected costs. Based on the Goal 1 recommendation to move the Public Works Campus outside the tsunami zone, the Task Force focused on strategies to address that recommendation. The third goal of the Task Force entailed developing a system for evaluating the strategies. Because these goals were interdependent, the Task Force is presenting them together.

Tsunami Mitigation Strategies (Goal 2)

Strategy #1 – Limp Along. This is the “do nothing” strategy. The City continues to operate how they have been operating, evacuating the equipment when a tsunami warning sounds and hoping for the best. In the event of a worst case scenario the consequences of the “Do Nothing” strategy would be catastrophic and the costs would be incalculable.

Strategy #2 – Lock, Stock & Barrel. With this strategy, plans would be put into motion to relocate the Campus as a priority. Please refer to Exhibit A in the Final Report for associated costs.

Strategy #3 – Long Term Incremental. With this strategy, the risk to the Campus is acknowledged and a long term plan is put in place to relocate the campus incrementally; that is, property is purchased, a campus layout is designed, and the City seeks funding for the project costs, possibly, building features of the facility a step at a time. Please refer to Exhibit G in the Final Report for associated costs.

Evaluation Criteria (Goal 3)

Criteria should be (a) measurable and (b) easy to define. The Task Force developed the following criteria to evaluate the strategies:

Criterion #1 – Cost/Benefit Analysis. It is not enough to compute the expected costs of a particular strategy. The expected benefits must be quantified because in some situations the costs may be high but the benefits are higher. The Task Force did not compute a finite numerical Cost/Benefit Ratio. Rather, we discussed and deliberated on the perceived merits of the benefits in comparison with the perceived costs. A high score means the perceived benefits are more valuable than the perceived costs.

Criterion #2 – Public Works’ Mission. This criterion considers the extent to which the strategy (a) preserves the ability of the Public Works Department to perform its essential mission(s) in emergencies, (b) supports the Department’s ability to support the City’s maintenance needs over the

long term, and (c) enables the Department to continue to serve as an integrated system (that is, the various functional units are housed on a single campus). A high score means the strategy allows the Department to efficiently and cost effectively fulfill its mission over the long term.

Criterion #3 – Funding. This criterion considers the extent to which funding strategies are available to support a particular mitigation strategy. A high score means a reasonable source of funding is probably available.

Criterion #4 – Phasing. This criterion considers the extent to which the implementation of the mitigation strategy can be phased over time. A high score means the strategy can be phased in a feasible and affordable manner.

Criterion #5 – Timeliness. This criterion considers the extent to which taking action sooner rather than later would add value by generating benefits or avoid lost opportunity. A high score means taking action in a timely manner is important.

Criterion #6 – Public perception. This criterion involves the strategy’s ability to generate favorable public perception and support. A high score means the strategy can probably be designed to generate public support.

Ranking Scale for Tsunami Mitigation Strategies

The Task Force ranked the criteria according to the degree to which the mitigation strategy adds value to the Public Works Department and the Community.

Low – The mitigation strategy scores low for the criterion, meaning the strategy adds little value to the Department or the Community. This yields 0 points.

Medium – The mitigation strategy scores in the middle of the range for the criterion, meaning while strategy may value to either the Department or the Community, it does not add value to both. This yields 50 points.

High – The mitigation strategy scores high in the criterion, meaning the strategy adds high value to the Department and the Community. This yields 100 points.

Of the three mitigation strategies, the Long Term Incremental Plan has the highest beneficial score.

Goal 2 and 3 Recommendation: Move forward with the Long Term Incremental strategy which includes developing a long term plan to move the Campus, identifying and acquiring a relocation site outside the tsunami zone, designing the new Campus, and moving facilities and equipment as funding and requirements allow. The Task Force evaluated the requirements for a relocated Public Works Campus. Refer to Exhibit F in the Final Report for detailed infor,

ADDITIONAL CONSIDERATIONS – OBSOLESCENCE

The Task Force identified functional inefficiencies of the existing Public Works Campus. They discussed and considered this factor, which they considered to be a problem of obsolescence, in the evaluation and development of their final recommendations to the City Council. The functional inefficiencies were identified as follows:

1. The existing bays in the Mechanics Shop are too small to accommodate the larger pieces of the City's rolling stock and will not accommodate newer equipment in the future.
2. There are not enough working bays in the Mechanics Shop to allow for efficient working space. Industry standard is 1.5 bays per mechanic. The City has less than one bay for each mechanic.
3. The Motor Pool Shop, used as a dry temperate working and storage space for heavy equipment in winter is too small for the diversity of required activity.
4. The existing Public Works facility houses the Water/Sewer crew's shop in a very limited space, even though the City's water/sewer infrastructure has expanded due to private development and Special Assessment Districts.
5. Several Public Works functions are currently housed in both of the Homer Education and Recreation Complex (HERC) buildings because there is no room for them at the Public Works Campus. When the HERC building is finally demolished, these functions will have no place to go.
6. The existing fueling depot serves all of the City's rolling stock with gasoline and diesel fuel.

CONCLUSION

Findings

1. There is risk to the Public Works campus under the worst case scenario in the event of an inundating tsunami.
2. The Public Works campus is suffering from obsolescence due to growth and technological changes, triggering the need for facilities planning and subsequent implementation.

Final Recommendation: The Task Force recommends the Long term Incremental Plan be adopted as best suited to address the findings above and serve the needs of Homer.



1

Homer Spit, March 1964 Photo by the Bureau of Land Management

2

City of Homer Public Works Campus Tsunami Hazard Report

3

4

RISKS, MITIGATION STRATEGIES, AND RECOMMENDATIONS

5

Public Works Campus Task Force | Resolution 20-125 | August 2021

6

Recommendations from the Task Force submitted August 23, 2021

7 **INTRODUCTION & BACKGROUND**

8
9 The Alaska Division of Geological and Geophysical Surveys (ADGGS) published updated tsunami and
10 inundation maps for communities in Kachemak Bay, including Homer, in 2019. Based on modeling a wide
11 variety of earthquake generating tsunami scenarios, ADGGS concluded that a worst case scenario for Homer
12 would be a tsunami of 50 feet above Mean Higher High Water (MHHW)¹ elevation. In the event of the worst
13 case scenario, the Homer Public Works Campus located at 35 feet above MHHW, along with the Homer Spit
14 and other low lying areas of the city, would be inundated.

15 A tsunami that inundates the Public Works Campus would preclude Public Works staff from accessing the
16 Campus until tsunami waters recede. Equipment and materials needed to respond to tsunami and
17 earthquake damage would likely be damaged or destroyed by tsunami waves. Thus, when a tsunami
18 warning sounds, Public Works staff immediately begin evacuating major pieces of heavy machinery and
19 other mobile equipment from its campus to higher ground. Materials, equipment, and supplies that are not
20 easy to move are left behind during these evacuations. If a tsunami occurred, these assets could be damaged
21 or lost, severely restricting the Public Works Department’s ability to respond to damage that would
22 inevitably occur around the City.

23 In response to the ADGGS inundation maps, the Homer City Council included a new Public Works Facility on
24 its Capital Improvement Plan as a high priority with a preliminary estimated cost of approximately \$12
25 million (see Exhibit A *Capital Improvement Plan Project Page*). However, the new facility was added without
26 a risk assessment to the existing Public Works Campus from a worst-case scenario tsunami. To remedy this
27 the City Manager and Public Works Director sponsored Resolution 20-125 (see Exhibit B *Resolution 20-125*
28 *Exhibit C Memorandum 20-194 from the Public Works Director re: Public Works Campus Task Force*) requesting
29 Homer City Council form a Public Works Campus Task Force to evaluate the risk and provide
30 recommendations back to the City Council. The resolution passed unanimously on November 23, 2020 and
31 the task force was formed and members were approved by City Council on January 11, 2021.

32 **PURPOSE & SCOPE**

33
34 City Council created the Public Works Campus Task Force through Resolution 20-125 for the following:

- 35
36 1. Evaluate the risks of personal injury, property damage, and loss of life in the event of a tsunami
37 impacting the Public Works Campus.
38 2. Develop a system for evaluating and cataloguing risks.
39 3. Develop strategies for mitigating the identified risks.
40 4. Estimate short and long term costs for mitigation of the risks.

¹ This is defined as the average of the higher high water height if each tidal day observed over the national tidal datum.

- 41 5. Submit a report on recommendations to include a summary of the evaluation process and
42 preferred options.

43 44 **CONTRIBUTING MEMBERS**

45 Donna Aderhold, City Council Member, Chair
46 Caroline Venuti, City Council Member, Task Force Member
47 Janette Keiser, PE, Director of Public Works, Task Force Member
48 Julie Engebretsen, Deputy City Planner, Task Force Member
49 Jacob Argueta, City Resident, Task Force Member
50 Larry Slone, City Resident, Task Force Member
51 Charles Barnwell, City Resident, Task Force Member
52 Renee Krause, Deputy City Clerk II, Task Force Staff Support
53

54 55 **RESOURCES**

- 56
- 57 • Report of Investigation 2018 -5 v.2 Updated Tsunami Inundation Maps for Homer and Seldovia,
58 Alaska
 - 59 • Maps created by Charles Barnwell, GIS Manager, Kinney Engineering, LLC using the LiDAR
60 information provided in the report
 - 61 • A presentation and discussion roundtable with two of the authors of the 2018 report, Drs. Elena N.
62 Suleimani and J. Barrett Salisbury was hosted.
 - 63 • Studied the City of Homer 2018 All Hazards Mitigation Plan
 - 64 • Community Tsunami Preparedness 2011 by the COMET Program -
65 <http://kejian1.cmatc.cn/vod/comet/emgmt/community/navmenu.php.htm>
66

67 **RISK ANALYSIS**

68
69 Risk is made up of two parts: the probability of something going wrong and the negative consequences if it
70 does. Risks can be hard to identify let alone prepare for and manage. If Homer is struck by an unexpected
71 geological event, the City could incur significant long-term costs in terms of private and municipal property
72 damage, as well as potential loss of life.

73
74 Similarly, overestimating or overreacting to risk can create panic and do more harm than good. By
75 approaching risks in a logical manner, the City of Homer can identify what can and cannot be controlled,
76 tackling potential problems with measured and appropriate action.

77
78 Assessing tsunami threats at a specific location in Alaska is difficult. Some of the uncertainties include the
79 following:

- 80
- 81 • Incomplete knowledge about past tsunamis, including their sources, characteristics, and frequencies.

- 82 • Poorly understood details about near-field and far-field hazards that affect coastal communities.
83 • Among the factors affecting tsunamis are the geology/geography of the area such as bathymetry,
84 topography, potential for earthquakes, and/or landslides and submarine slumps.
85 • Uncertainty about future tsunami events.
86

87 Just as earthquakes or landslides cannot be predicted with any accuracy, in the same manner a tsunami can
88 be predicted. Once an earthquake occurs, the ability to detect and monitor tsunamis is still somewhat
89 limited due to the scarcity of deep ocean sensors and tide gauges. Additionally, how high the waves will be
90 once the tsunami hits the shore and what effects they will have are complicated questions influenced by a
91 number of factors. The Task Force can confidently state that while the probability may appear low, the
92 consequences and ramifications would be catastrophic should a tsunami event occur in Homer. For
93 example, the entire Spit and elevations up to 50 feet above MHHW along the City shoreline would be flooded
94 in certain tsunami scenarios.
95

96 **PRIMARY TSUNAMI IMPACTS**

97 A main concern regarding tsunami impact is damage to structures and infrastructure from wave force,
98 flooding, and floating debris. Anything in the path of a tsunami such as docks, structures, vehicles, and utility
99 poles has the potential to become a battering ram as the water repeatedly surges and retreats. The damage
100 potential increases if the tsunami arrives during conditions that are already producing high water such as a
101 high tide.
102

103 Even small tsunamis can induce strong currents in harbors and bays, alter channel depths, or cause water
104 to be more turbulent, which can compound an already dangerous situation. The landscape and fresh
105 (potable) water supplies can be degraded due to salt water intrusion.
106
107

108 **SECONDARY TSUNAMI IMPACTS**

109 Secondary impacts of tsunamis may include the following:
110

- 111
- 112 • Hazardous spills
 - 113 • Fires
 - 114 • Large amounts of debris, which, in addition to blocking access and being expensive to clean up, can
115 cause injuries during response and recovery
 - 116 • Disease outbreaks
 - 117 • Post-traumatic stress disorder (both short-term and long-term)
 - 118 • Damage to the local economy (e.g., tourism, agriculture, fishing)
 - 119 • Loss of equipment and supplies
 - 120 • Shortage of personnel
 - 121 • Destruction of critical infrastructure
 - 122 • Loss of critical infrastructure such as water/sewer utilities and roads

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PUBLIC WORKS DEPARTMENT MISSION CRITICAL OPERATIONS

The Public Works Department performs the following mission critical operations for the City:

- Maintains and repairs the City's roads, drainage, water distribution, wastewater collection, buildings, facilities, parks, and motor vehicles.
- Places utilities in street rights-of-way
- Works with developers in conjunction with the Planning Department on proposed subdivisions, land use variances, right-of-way vacations, zoning changes, and building site plans
- Maintains records on all City facilities and issues all right-of-way permits, including utility, driveway, and water/sewer permits
- Reviews all plats and storm water plans and oversees the construction of new subdivisions
- Manages the planning, design, permitting, and construction inspection of the City's capital projects
- Operates and maintains the City's Water Supply and Waste Water Treatment Plant

If the Public Works Department's ability to continue mission critical operations is impaired by a tsunami, the City's ability to recover will be impaired.

TASK FORCE EVALUATION & RECOMMENDATIONS – PART A OF THE MITIGATION STRATEGY REPORT

Goal 1

The first goal of the Task Force was to evaluate the risks of personal injury, property damage, and loss of life in the event of a tsunami impacting the Public Works Campus. The Task Force reviewed the ADGGS tsunami inundation maps and methodology report, interviewed authors of the maps and report, and discussed the potential risks of a tsunami to the environment, workers, City operations, and City equipment. (See Exhibit D *Memorandum from the Public Works Task Force RE: Risk Catalog and Evaluation, including Spreadsheet* presents the Task Force's tsunami impact evaluation.)

Based on the ADGGS maps (see Exhibit E *Inundation Map*), report, and author interviews, the Task Force determined that, while the risk cannot be quantified because of limitations in available data for Alaska, the current location of the Public Works Campus is vulnerable to a worst-case tsunami. Based on the assessment evaluation and possible mitigation options, the Task Force determined that the greatest risk of a tsunami inundating the Public Works Campus would be the damage and loss of buildings, equipment, and materials, particularly equipment and materials that would be needed to help the city recover following the earthquake/tsunami event.

The Task Force discussed possible solutions to protect buildings, equipment, and materials from tsunami inundation. The solutions and their potential pros and cons are summarized as follows:

- 164 • Create tsunami resistant seawalls or mounds on the perimeter of the Campus
 - 165 ○ This solution was tried in Japan and failed during the 2011 Tohoku earthquake and tsunami
 - 166 because of the unanticipated magnitude of the tsunami’s potential. The structures were
 - 167 designed for a smaller event than occurred, and because the structures were too small, they
 - 168 merely delayed and thus accentuated the wave build-up resulting, in some instances, in damage
 - 169 greater than may have occurred without the structures in place.
 - 170 ○ Seawalls or mounds placed around the current location of the Public Works Campus would likely
 - 171 not be practicable because of the size of the infrastructure that would be needed and because
 - 172 the underlying fill material is not designed to resist the type of inundation that could occur and
 - 173 could fail.
 - 174
- 175 • Construct tsunami resistant buildings and infrastructure in the same location
 - 176 ○ This type of solution is typically used for port facilities and roads and bridges that cannot be
 - 177 moved outside of a tsunami zone.
 - 178 ○ The option does not take into account the potential damage to equipment and materials unless
 - 179 tsunami resistant buildings were constructed to house all of it.
 - 180
- 181 • Relocate the Mission Critical Portions of the Campus
 - 182 ○ Important resources such as the city fueling station, rolling stock, piping, culverts, Mechanic’s
 - 183 Shop, Motor Pool Shop and equipment, and other essential equipment and materials would no
 - 184 longer be vulnerable to loss or damage during a tsunami.
 - 185 ○ Relocating these portions of the Campus outside the tsunami zone, would allow Public Works
 - 186 Staff to focus on supporting earthquake/tsunami response and recovery efforts rather than
 - 187 focusing on lost and damage equipment and materials needed in the response.
 - 188

189 **Goal 1 Recommendation:** The Public Works Campus and the critical nature of the equipment stored there
190 should be relocated to the extent practicable (the sewer treatment plant cannot be relocated).

191
192 **Goals 2 and 3**

193 The second goal of the Task Force was to develop strategies for mitigating the identified risks including the
194 projected costs. Based on the goal 1 recommendation to move the Public Works Campus outside the
195 tsunami zone, the Task Force focused on strategies to address that recommendation. The third goal of the
196 Task Force entailed developing a system for evaluating the strategies. Because these goals were
197 interdependent the Task Force is presenting them together.

198
199 Tsunami Mitigation Strategies (Goal 2)

200
201 **Strategy #1 – Limp Along.** This is the “do nothing” strategy. The City continues to operate how they
202 have been operating, evacuating the equipment when a tsunami warning sounds and hoping for the
203 best. In the event of a worst case scenario the consequences of the “Do Nothing” strategy would be
204 catastrophic and the costs would be incalculable.

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Strategy #2 – Lock, Stock & Barrel. With this strategy, plans are put into motion to relocate the Public Works Campus as a priority. (Refer to Exhibit A for associated costs.)

Strategy #3 – Long Term Incremental. With this strategy, the risk to the Public Works Campus is acknowledged and a long-term plan is put in place to relocate the campus incrementally; that is, property is purchased, a campus layout is designed, and the City seeks funding for the project costs; possibly building features of the facility a step at a time. (Refer to Exhibit G for associated costs.)

Evaluation Criteria (Goal 3)

Criteria should be (a) measurable and (b) easy to define. The Task Force developed the following criteria to evaluate the strategies:

Criterion #1 – Cost/Benefit Analysis. It is not enough to compute the expected costs of a particular strategy. The expected benefits must be quantified because in some situations the costs may be high but the benefits are higher. The Task Force did not compute a finite numerical Cost/Benefit Ratio. Rather, the Task Force discussed and deliberated on the perceived merits of the benefits in comparison with the perceived costs. A high score means the perceived benefits are more valuable than the perceived costs.

Criterion #2 – Public Works’ Mission. This criterion considers the extent to which the strategy (a) preserves the ability of the Public Works Department to perform its essential mission(s) in emergencies, (b) supports the Department’s ability to support the City’s maintenance needs over the long term, and (c) enables the Department to continue to serve as an integrated system (that is, the various functional units are housed on a single campus). A high score means the strategy allows the Department to efficiently and cost effectively fulfill its mission over the long term.

Criterion #3 – Funding. This criterion considers the extent to which funding strategies are available to support a particular mitigation strategy. A high score means a reasonable source of funding is probably available.

Criterion #4 – Phasing. This criterion considers the extent to which the implementation of the mitigation strategy can be phased over time. A high score means the strategy can be phased in a feasible and affordable manner.

Criterion #5 – Timeliness. This criterion considers the extent to which taking action sooner rather than later would add value by generating benefits or avoid lost opportunity. A high score means taking action in a timely manner is important.

245 **Criterion #6 – Public perception.** This criterion involves the strategy’s ability to generate favorable
 246 public perception and support. A high score means the strategy can probably be designed to generate
 247 public support.

248

249 Ranking Scale for Tsunami Mitigation Strategies

250

251 The Task Force ranked the criteria according to the degree to which the mitigation strategy adds value to
 252 the Public Works Department and the Community.

253

254 **Low** – The mitigation strategy scores low for the criterion, meaning the strategy adds little value to the
 255 Department or the Community. This yields 0 points.

256

257 **Medium** – The mitigation strategy scores in the middle of the range for the criterion, meaning while
 258 strategy may value to either the Department or the Community, it does not add value to both. This yields
 259 50 points.

260

261 **High** – The mitigation strategy scores high in the criterion, meaning the strategy adds high value to the
 262 Department and the Community. This yields 100 points.

263

Strategy Ranking				
Criterion		Limp Along	Lock, Stock, & Barrel	Long Term Incremental
#1	Cost Benefit Analysis	Low/0	Medium/50	High/100
#2	Supports PW Mission	Low/0	High/100	High/100
#3	Funding Available	High/100	Low/0	Medium/50
#4	Can be Phased	Low/0	Low/0	High/100
#5	Timeliness	Low/0	High/100	High/100
#6	Would general favorable public perception & support	Medium/50	Low/0	High/100
Total Score:		150	250	550

264

265 Of the three mitigation strategies, the Long Term Incremental Plan has the highest beneficial score.

266

267 **Goal 2 and 3 Recommendation:** Move forward with the Long Term Incremental strategy which includes
 268 developing a long term plan to move the Public Works Campus, identifying and acquiring a relocation site
 269 outside the tsunami zone, designing the new Campus, and moving facilities and equipment as funding and
 270 requirements allow. The Task Force evaluated the acreage, slope, and general location requirements for a
 271 relocated Public Works Campus which is summarized in Exhibit F *Memorandum to the Public Works Task*
 272 *Force RE: Site Selection Review.*

273

274 **ADDITIONAL CONSIDERATIONS: OBSOLESCENCE – PART B OF THE MITIGATION**
275 **STRATEGY REPORT**
276

277 The Task Force identified obsolescence as an additional issue critical to the functionality of the Public Works
278 Campus.. For context, consider the City’s infrastructure has increased over time – every new subdivision
279 adds roads, ditches, water/sewer lines, hydrants, manholes, and other appurtenances, all of which need
280 testing, preventive maintenance, and repair. In 2020, the City had the following infrastructure:

- 281
- 282 • 59 miles of water line, an increase of 12 miles since 2016
 - 283 • 63.5 miles of sewer line, an increase of 7.5 miles since 2016
 - 284 • 435 fire hydrants, an increase of 66 hydrants since 2016
 - 285 • 30 pressure reducing stations, an increase of 6 stations since 2016
 - 286 • 829 manholes
 - 287 • 17.62 miles of gravel roads
 - 288 • 29.02 miles of paved roads

289

290 Further, there have been over 100 new water/sewer connection permits and over 100 new driveway permits
291 issued in the past two years. All of these new services require resources to support – staff time and supplies.

292

293 Many facilities located at the Public Works Campus are too small for the size and abundance of modern
294 vehicles and equipment, described as follows:

- 295
- 296 1. The existing bays in the Mechanic’s Shop are too small to accommodate the larger pieces of
297 the City’s rolling stock that they already own. For example, one of the Homer Volunteer Fire
298 Department fire trucks cannot fit in the Shop and allow the door to close. Further, there is
299 barely enough headroom for this vehicle. Fire trucks are getting larger and as they do,
300 working on them in the existing Shop becomes problematic. Also, while the Public Works
301 Department’s Vactor Truck² fits in the Shop, there is not enough room to walk around the
302 vehicle to efficiently work on it. When two of the City’s larger vehicles are in the Shop, the
303 working space around them is so limited the working environmental is inefficient and
304 cumbersome, which can create safety hazards.

305

306 This problem will be exacerbated as the City retires obsolete equipment and acquires
307 replacements. This is because the modern equipment is simply larger than the older models.
308 For example, the City will be purchasing a new grader in 2021. The smallest new grader
309 available on the market is larger than the largest grader the City currently has. If the City

² A Vactor Truck is like a wet-dry vacuum cleaner on wheels and steroids. It has a large on-board water reservoir and a pump, which allows it to either flush out sediments in a storm drain manhole or suck out waste water from a sewage lift station. It is the workhorse of the Department’s Fleet, heavily used by the road crew and the water/sewer crew.

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acquires a new grader model that is comparable in power and capability to the one that is retiring, which is needed, the new model will not fit in the shop.

2. There are not enough working bays in the Mechanic’s Shop, which is where the actual repair and rebuilding of equipment and rolling stock takes place. The industry standard is to have 1 ½ bays for every mechanic for safe, efficient working space. The City employs three mechanics, which, by this standard, means 4½ bays are required. The Mechanic’s Shop has two. A typical day sees both bays occupied by equipment under repair. A complete repair could easily take multiple shifts, while the mechanics wait for parts or a diagnosis. This means the damaged vehicle is stuck in the shop taking up space, which adversely impacts efficiency. An extra bay would allow the mechanics to start working on other equipment, while they are waiting to finish the repairs on the one stuck in the shop.

3. The Motor Pool Shop is another area in the Public Work Building that gets overcrowded. This space is used by the Operators as a dry, temperate working space, for example, to install or repair tire chains for the graders. The space is also used for dry, temperate storage of equipment and supplies that can’t freeze. For example, some of the heavy equipment, which is crucial for winter road and utility maintenance, needs to be stored where it does not freeze – such as the sand trucks and the Vactor Truck. If these units are left in the open, the sand on the sand trucks and the water in the Vactor truck freezes, making the equipment useless. The existing Motor Pool Shop is too small to hold all of the equipment that needs warm storage, so the Mechanic’s Shop is often used for this purpose as well, which means a piece of equipment needing repair must be hauled out of the Mechanic Shop so a sanding truck can be stored there overnight. This is extremely inefficient and creates safety hazards.

4. The existing Public Works facility houses the Water/Sewer crew’s shop. The Water/Sewer Technicians repair pumps, valves, and other appurtenances in this space. This ability to make in-house repairs is critical to maintaining fully functioning systems. This space contains spare parts, work tables, and tools. The City’s water/sewer system has grown with new main extensions and new services, which has increased the need for inventory and work space. This is particularly true because much of Homer’s water/sewer infrastructure has aged and needs regular maintenance and repair to keep it functional.

If the Mechanic’s Shop, Motor Pool Shop, and rolling stock were relocated to a higher elevation, the Public Works Department could expand the water/sewer shop space at the existing campus. The City would keep an inventory of spare parts and critical materials at the higher elevation so they would have something to work with in the event of an emergency but leave the lower value or more portable stuff at the existing campus. This would mitigate the risk of loss to our utility system, while still making beneficial use of our existing space.

351 5. Several Public Works functions are currently housed in both of the Homer Education &
352 Recreation Complex (HERC) buildings because there is no room for them at the Public Works
353 Campus. Both Building Maintenance and Parks use space at the HERC buildings for office,
354 workshop, and storage space. At some point, the HERC buildings will be demolished and
355 replaced with a Community Recreation Center. Public Works currently has no alternative
356 location for these functions.

357
358 One option is to shift them to the existing Public Works Campus, once the Mechanic Shops
359 and rolling stock are relocated. The City could use the existing space to store wood for picnic
360 table repairs, landscaping materials, janitorial supplies, and the other materials Building
361 Maintenance and Parks need to do their work. While this equipment and materials cost
362 money, it does not have the same degree of high-value criticality as the tools and equipment
363 in the Mechanics Shops and is more portable.

364
365 6. The existing fueling depot serves all of the City's rolling stock with gasoline and diesel fuel.
366 The depot consists of underground fuel storage tanks, which are equipped with cathodic
367 protection; that is, anodes to slow down the rate of corrosion on the tanks. The facility is
368 regulated by the Alaska Department of Environmental Conservation (ADEC) and one of the
369 permit conditions is that the anodes must be inspected every three years by a 3rd party
370 inspector. The inspector conducts a test to determine if the anodes are still working. If the
371 City does not pass the test, ADEC will void the City's permit.

372
373 The test was last performed June 24, 2021, and our anodes barely passed. The inspector did
374 not recommend replacing the anodes because he believes the tanks are probably already
375 corroded. He opined that the fueling system needed to be replaced. Not only is corrosion
376 probably present, but the software system is no longer supported by any vendor. When it
377 goes down, the system will not dispense fuel. The Public Works Department is increasingly
378 challenged to keep it operating. When it does dispense fuel, they are not always sure whose
379 account is being charged.

380
381 Funds, in the amount of \$185,000, have been appropriated to design/construct a
382 replacement fueling depot. The Fuel Island Replacement Project would involve above-
383 ground fuel storage tanks, which would eliminate the potential for corrosion and soils
384 contamination as well as enable the system to be relocated, in the event the Public Works
385 Campus was relocated outside the Tsunami Inundation Zone. Because the cost of the
386 replacement fueling depot would be funded separately, the estimated cost of the new Public
387 Works Facility does not include the cost of the fuel depot.

388

389 **CONCLUSION**

390

391 Findings

- 392 1. There is risk to the Public Works campus under the worst case scenario in the event of an inundating
393 tsunami.
- 394 2. The Public Works campus is suffering from obsolescence due to growth and technological changes,
395 triggering the need for facilities planning and subsequent implementation.
396

397 Final Recommendation: The Task Force recommends the Long Term Incremental Plan be adopted as best
398 suited to address the findings above and serve the needs of Homer.

399 **EXHIBITS**

- 400 A. Capital Improvement Plan Project Page 2021-2026 (Updated)
- 401 B. Resolution 20-125, Creating a Public Works Campus Task Force and Establishing Scope of Work
- 402 C. Memorandum 20-194 from Public Works Director re: Public Works Campus Task Force
- 403 D. Memorandum from Public Works Campus Task Force re: Risk Catalog and Evaluation, including
404 Spreadsheet
- 405 E. Inundation Map
- 406 F. Memorandum to the Public Works Task Force re: Site Selection Review
- 407 G. Estimated Costs for Long Term Incremental Plan
- 408
- 409

Exhibit A

City of Homer Capital Improvement Plan • 2022-2027



New Public Works Facility

FY 2023 - DRAFT Document

Project Description & Benefit: The Public Works Department, located at the bottom of Heath Street, has outgrown its facilities. Additionally, the new Tsunami Inundation map shows the potential for a 30' high wave moving through the complex. The Public Works facility and associated heavy equipment is critical infrastructure for response and recovery activities before, during and after a disaster.

To be best prepared to safeguard public health and safety, Homer City Council in 2020 appointed a Public Works Campus Task Force to help evaluate the risks of personal injury, property damage and loss of life after a tsunami, develop strategies for mitigating identified risks and make recommendations to Council on possible mitigation options.

a new site and administrative/maintenance support infrastructure for Public Works should be developed. Building maintenance (located in HERC 2) may soon need a new location as well.

Based on an evaluation of current and future needs, it is expected that a new site containing all Public Works maintenance facilities would require 4.6 acres. Ideally, this site would be located outside the tsunami inundation zone, within or close to the Central Business District, and compatible with adjacent land uses. The facility will be sized to provide for current and future administrative and customer support personnel; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage

To be updated after Public Works Campus Task Force report to Council.

The existing Public Works site could be converted into public summer use open space (adjacent to the animal shelter, Beluga Slough, and conservation land) and provide space for environmentally sensitive snow storage in the winter.

Plans & Progress: This project will most likely be completed in three phases consisting of concept design and property acquisition, full design and construction. The proposed timeframe is to prepare a concept design in 2022/2023; purchase property in 2025; design facility in 2026/2027; begin construction in 2029, with a new facility ready in 2030. Availability of funding would change these time periods.

Total Project Cost: \$12,050,000

2021-2022 (Concept Design):	\$ 50,000
2022-2025 (Property Acquisition, Facility Design & Construction)	\$12,000,000

Priority Level: 2



City of Homer existing Public Works facility.

Exhibit B

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 20-125

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
CREATING A PUBLIC WORKS CAMPUS TASK FORCE AND
ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
WHICH THE TASK FORCE WILL CONDUCT ITS WORK.

WHEREAS, In 2019, the Alaska Division of Geological and Geophysical Surveys published updated Tsunami Inundation Maps for Homer; and

WHEREAS, The information for these maps was derived by numerically modeling worst-case scenarios of inundation from tsunami waves generated by earthquakes and submarine landslides, including local underwater slope failure scenarios for Kachemak Bay; and

WHEREAS, The maximum landslide-generated tsunami, as modeled, shows the existing Heath Street campus of the City's Public Works Department could be flooded by as much as 16.4 – 32.8 feet; and

WHEREAS, Under some scenarios, the first wave could appear within one hour after the earthquake and further, landslide-generated waves could hit low-lying areas while the ground was still shaking from an earthquake; and

WHEREAS, Currently, when a Tsunami Warning is issued, Public Works personnel immediately begin evacuating major pieces of heavy machinery and other mobile equipment from its campus to higher ground and the evacuation process takes at least forty-five minutes; and

WHEREAS, The Department does not currently evacuate materials and supplies, which would be needed in the event an earthquake or tsunami causes damage to the City's water, sewer or road infrastructure; and

WHEREAS, The estimated costs to properly prepare for such recovery, by creating stockpiles of necessary materials, supplies and equipment, would be substantial; and

WHEREAS, For these reasons, risks of personal injury, property damage and even loss of life could be high, either during the tsunami event itself or during recovery.

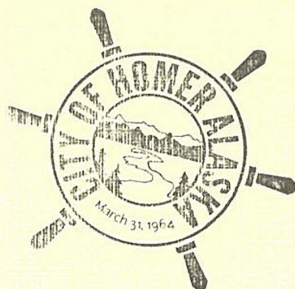
42 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
43 creates the Public Works Campus Task Force for the following purposes:

- 44 1. Goal #1 – Evaluate the risks of personal injury, property damage and loss of life in
45 the event a tsunami floods the Public Works Campus.
46 a. Scope of Work –
47 i. Review the findings of the 2019 Updated Maximum Estimated
48 Tsunami Inundation report published by the Alaska Division of
49 Geological & Geophysical Surveys
50 ii. Develop system for evaluating risks
51 iii. Catalog and evaluate risks
52 b. Deliverables – Report of Findings of probable risks
53 c. Timeframe – Report to be submitted by January 31, 2021
54 2. Goal #2 – Develop strategies for mitigating identified risks
55 a. Scope of Work –
56 i. For each risk identified under Goal #1, identify strategies for
57 mitigation, including estimated short term and long term costs
58 b. Deliverables – Report summarizing strategies and cost estimates
59 c. Timeframe – Report to be submitted by February 28, 2021
60 3. Goal #3 – Make recommendations.
61 a. Scope of Work –
62 i. Develop system for evaluating strategies
63 ii. Evaluate strategies
64 b. Deliverables – Report summarizing evaluation process and identifying
65 preferred options
66 c. Timeframe – Report to be submitted by March 31, 2021
67

68 BE IT FURTHER RESOLVED the Public Works Campus Task Force will be made up of 7
69 members, with 3 City Residents, 2 Councilmembers, and 2 City Staff.
70

71 BE IT FURTHER RESOLVED, The Mayor will nominate appointees to the Task Force from
72 a list of applicants; nominees must be approved by City Council. All appointees shall serve at
73 the pleasure of the Council and may be removed from their position by a majority of the
74 Council at any time without cause.
75

76 PASSED AND ADOPTED by the Homer City Council on this 23rd day of November, 2020.
77



CITY OF HOMER

KEN CASTNER, MAYOR

85 ATTEST:

86

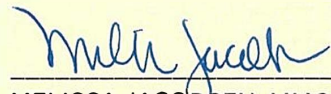
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91



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Staff time and advertising.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 20-194

TO: City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: November 16, 2020
SUBJECT: Public Works Campus Task Force

Issue: In 2019, the Alaska Division of Geological and Geophysical Surveys (“AK DGGs”) published updated Tsunami Inundation Maps for Homer, showing that a landslide-generated tsunami could flood the existing Heath Street campus of the City’s Public Works Department by as much as 16.4 – 32.8 feet. If this is true, risks of personal injury, property damage and even death are high. We are requesting that a Task Force be convened to deliberate on the risks, develop mitigation strategies and make recommendations for action.

Background: The DGGs updated its Tsunami Inundation Maps for Homer by numerically modeling worst-case scenarios of inundation from tsunami waves generated by earthquakes and submarine landslides, including local underwater slope failure scenarios for Kachemak Bay. The model computes not only the projected height of an earthquake- or landslide-triggered tsunami, but also the time of arrival. The DGGs studied multiple scenarios, using different variables such as distance of the earthquake/landslide from Homer, possible volume of rock/earth displacement, tides, etc. Under some scenarios, the first wave could appear within one hour after the earthquake. Further, waves generated from earthquake-induced landslides could hit low-lying areas while the ground was still shaking from the earthquake. The model projects the maximum landslide-generated tsunami could flood the existing Heath Street campus of the City’s Public Works Department by as much as 16.4 – 32.8 feet.

Such flooding could heavily damage millions of dollars of buildings, heavy equipment, materials and supplies on the Public Works campus. Worse, substantial damage would undermine our ability to help the City recover after a tsunami event. Our heavy equipment could be ruined from salt water intrusion, stockpiled materials could be washed away, and our buildings could be rendered uninhabitable. Because of these risks, Public Works employees have a standard protocol when a Tsunami Warning is issued. All available personnel immediately deploy to the campus and begin evacuating major pieces of heavy machinery and other mobile equipment to higher ground. Currently, our evacuation site is on the west end of Heath Ave, behind Safeway. This site is above the Inundation Zone. The evacuation process takes at least forty-five minutes for the equipment alone.

Currently, we do not try to evacuate anything from the buildings – no tools, spare parts or anything from our extensive inventory of pipe, water meters, culverts, etc. Our fuel depot, which services all City rolling stock, consists of underground storage tanks with above-ground pumps and controls. This The fuel could become contaminated and the electronic elements could become inoperable. This means we would have little to work with in the event we would be called up to repair water line breaks, fix roads, or otherwise help the City recover from earthquake-induced damage.

We recently conducted an in-house round table to talk about this. We looked at what we would need to stay functional. We considered these questions:

- What would most likely happen in the way of damaged infrastructure?
- What would we need to do to restore functionality of damaged infrastructure?
- What would we need?

Our goal was to identify equipment, materials and supplies we could stash in some location off the Public Works Campus so we would have something to work with, in the event the worst-case scenario occurred. We concluded that it would cost hundreds of thousands, if not millions, of dollars to be properly prepared. And, worse, even if we created such stock piles, we would have no base of operations. We are the arms, legs and muscles of the City’s emergency recovery response team and we would be, for all practical purposes, unable to function. We concluded that if the Inundation Maps are right, the risks of personal injury, property damage and even loss of life could be high, either during the tsunami event itself or during recovery. We need a better plan!

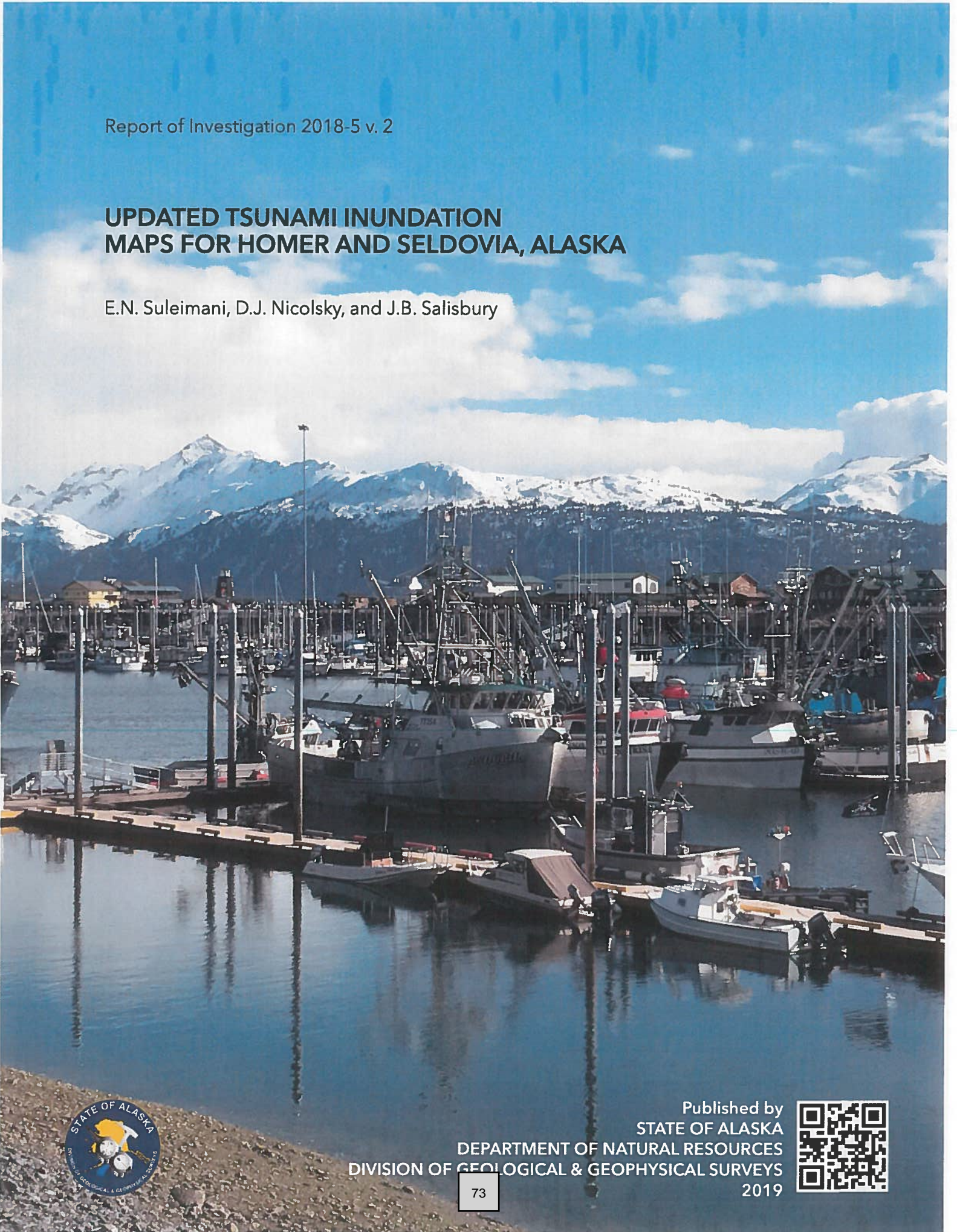
Action Recommended:

We propose that a Task Force be created to evaluate the risks, deliberate about mitigation strategies and make an action plan for addressing the risks of maintaining the status quo.

Report of Investigation 2018-5 v. 2

UPDATED TSUNAMI INUNDATION MAPS FOR HOMER AND SELDOVIA, ALASKA

E.N. Suleimani, D.J. Nicolsky, and J.B. Salisbury



Published by
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF GEOLOGICAL & GEOPHYSICAL SURVEYS
2019



to develop maps of composite flow depths. We superpose all scenarios by selecting the maximum computed flow depth value at each grid point. Figures 26 and 27 show the composite tectonic flow depths over dry land for the town of Homer and for Homer Spit, respectively. The residential areas north and south of the tidal flats, areas north of Beluga Lake, some airport facilities, and a section of Kachemak Drive are all inside the inundation zone, with flow depths ranging from 3 to 5 m (10 to 16 ft). Composite tectonic flow depths on Homer Spit reach 5 m (16 ft). Figure 28 shows the composite tectonic flow depths over dry land in Seldovia. A significant part of the waterfront and the airport area are inside the inundation zone, with flow depths ranging from 1 to 5 m (3.3 to 16 ft).

The numerical simulations reveal that, for some scenarios, the first wave could arrive at

Homer and Seldovia within one hour after the earthquake. As demonstrated by the time series data shown in appendix figures A3 and B3, significant wave activity could continue in the area for at least 12 hours after the earthquake, and the predicted average time interval between successive waves is 45 minutes to 1.5 hours.

Landslide Scenarios

While tectonically generated waves may not inundate the coast of Kachemak Bay for up to an hour after an earthquake, landslide-generated waves could hit low-lying areas while the ground is still shaking (Coulter and Migliaccio, 1966; Wilson and Tørum, 1968). Additionally, some landslide-generated waves can occur without an earthquake and therefore without any warning. We assume that slide-prone unconsolidated deposits are initially at rest, and ground shaking triggers

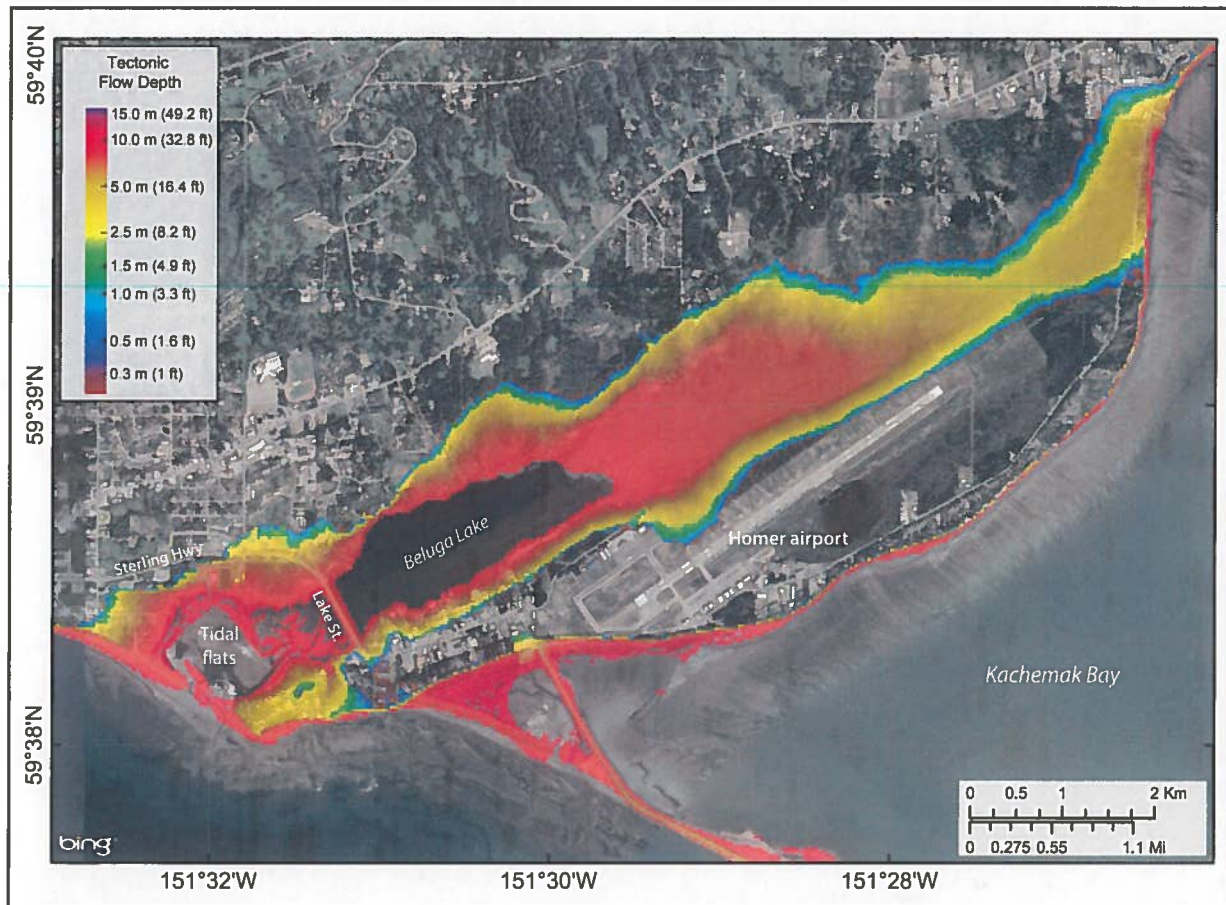


Figure 26. Modeled maximum composite flow depth over dry land for all tectonic scenarios for the town of Homer.



Exhibit D



City of Homer

www.cityofhomer-ak.gov

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Homer, Alaska 99603

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MEMORANDUM

To: Mayor Castner and the Homer City Council
From: Public Works Campus Task Force
RE: Risk Catalogue and Evaluation
Date: April 30, 2021

Introduction

Resolution 20-125 set out three goals for the task force to address and make recommendations to Council. To date, the group has held eight meetings. The purpose of this memo is to provide a report of our activities so far.

Goal #1: Evaluate the risks of personal injury, property damage and loss of life in the event a tsunami floods the Public Works Campus.

a. Scope of work:

- i. Review the findings of the 2019 Updated Maximum Estimates Tsunami Inundation report published by the Alaska Division of Geological and Geophysical Surveys**
- ii. Develop a system for evaluating risks**
- iii. Catalogue and evaluate risks**

b. Deliverable: Report of findings of probable Risks

Tsunami Report Evaluation

The Task Force reviewed the Tsunami report, and then heard a presentation by Drs. Suleimani¹ and Salisbury, two of the report authors. The Task Force learned that even a low level of water can cause extreme damage. Unlike a typical wave, a Tsunami is like a fast flooding tide that continues for hours and hours. It carries an immense amount of debris, so between the strong flood and the amount of debris, it's very damaging. The report determined a number of tsunami scenarios that would cause catastrophic damage to coastal areas of Homer.

We quizzed Drs. Suleimani and Salisbury about the probability of the “worst case scenario” happening. They said it was impossible to say because the data in Alaska are not well enough developed to determine the probability of occurrence. This is why they use the “worst case scenario”

¹ Elena Suleimani, Ph.D.
Research Analyst & Tsunami Modeler
Alaska Earthquake Center, University of Alaska Fairbanks

Barrett Salisbury, Ph.D.
Neotectonic Geologist, Engineering Section
Division of Geological & Geophysical Surveys

approach. Dr. Suleimani said it's up to the communities to decide what to do with this information; that is, to decide (a) what would be at risk if the worst case scenario occurred and (b) what the community wanted to do to address the risks. For this reason, we focused on identifying the risks that may be suffered if the worst case scenario happened at the Public Works Campus.

The elevation of the Public Works parking lot is 30 feet. In the worst case scenario, the water could reach 50 feet high, leaving the campus inundated with 20 feet of water. In lesser scenarios, hours long fast moving flood waters could erode the fill that Public Works sits on, causing the loss of the parking lot and potentially threatening the structural stability of the buildings. Additional potential outcomes are discussed in the attached Risk Table.

Catalogue and Evaluate Risks

The Task Force developed a spreadsheet of risks by type of risk – environmental, harm to workers, harm to Public Works operations, and overall negative impacts to city services, in the event a tsunami flooded the Public Works Campus. The draft table is attached here. In addition to gathering input from task force members, we used the All Hazard Mitigation Plan to further consider risks to the facility. The risks evaluated are specific to the Public Works campus in case of tsunami - a regional earthquake will be felt city wide and the impacts are not specific to Public Works.

Another issue this process raised is opportunity cost. If Public Works personnel were not moving equipment during every tsunami warning, workers could be helping with the evacuation of people from low lying areas. In the event of a tsunami and damage to the campus, Public Works staff would be needed to respond to that facility, rather than taking part in the city wide response that will surely be needed. Rather than having the resources to participate in the city emergency response and recovery, the facility will require those resources and personnel to stabilize operations.

Conclusion of Goal 1 work:

The Public Works Campus is critical City infrastructure and lies within the maximum tsunami inundation zone. At an elevation of 30 feet, the campus is in a vulnerable location. Planning for the mitigation of a tsunami event can include short and long term strategies. The Task Force recommends, among other solutions, the long term replacement of the Public Works Campus at a higher elevation.

Next Steps

The Task Force will continue its work as outlined in Resolution 20-125. Risk mitigation strategies for short and long term implementation will be provided, with associated costs. The group intends to have the strategies and costs, a report on Goal 2 and deliverables, for a future Council meeting.

Attachments

- 1. Map**
- 2. Risks Spreadsheet**
- 3. Resolution 20-125**

A		B	C	D
Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options	
1	<p>Environment</p> <p>Calcium Chloride storage</p> <p>Fueling depot for all city vehicles</p> <p>Toxicity to people and the environment from chemicals stored at PW, and potential impact on salmon, shorebirds and nearby area</p> <p>RV holding tank storage</p> <p>Sewer treatment plant flooding and raw sewage escapement</p>	<p>Flooding would have localized impact for 1 week to one month. CC Causes acute toxicity but would be quickly dispersed by a Tsunami</p>	<p>Store at a higher elevation (easy to replenish in a new location over time). Alternately, accept the loss of sand pile and lose the ability to provide sanding services.</p>	
2		<p>Could cause a fuel spill</p>	<p>Move fuel depot</p>	
3		<p>Some oil and hydraulic fluids are stored at PW, but in relatively low quantities (its not a tank farm). Could have short term affect but not expected to cause long term damage. Tsunami would dissipate quickly.</p>	<p>None needed</p>	
4		<p>Loss of service</p>	<p>Create a new higher elevation RV dump location</p>	
5		<p>Sewage spills, but cleanup of facility is possible</p>	<p>Facility can not be reasonably moved.</p>	
6		<p>All administrative support and operations for PW would immediately need a new location, along with work stations, phones and IT capabilities</p>	<p>Remote work, or re-home administrative functions in other city facilities. Disruptive to PW and citywide operations.</p>	
7		<p>Potential loss of life</p>	<p>Early Warning System provides warning, would take time for water to reach PW, and reach a flood elevation.</p>	<p>PW emergency operations protocol could better track who is on site or do a final sweep at evac. Threat is from the evacuation process, injury or accident during evacuation</p>
8	<p>Workers</p> <p>All PW administration and mechanics are located on site</p>	<p>Staff could be helping with the effort to evacuate the public, freeing up other emergency responders.</p>	<p>In an emergency, injuries are likely and would pull emergency responders away from traffic control and evacuation efforts.</p>	
9		<p>All employees and rolling stock is evacuated during every Tsunami event warning. Takes about 45 minutes.</p>		
10				

4/21/21 WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
1	Workers	Traffic risk for workers and the public as all the rolling stock is evacuated	PW is able to provide its own flagger and traffic control if needed. This is not a pinch point for evacuation operations for staff or the public.	Evacuation goes pretty well because we do it fairly often. Can provide a flagger if needed. Equipment evacuation is smooth; it's the pipes valves tools that cant be evacuated, along with frozen in equipment such as summer parks items. Have started some stashes of water valves etc. but don't have pipe storage, etc.
11		Opportunity Cost. How could PW staff be helping if they were not moving equipment? How could they be helping with response?	Could be providing traffic control! Monitoring water/sewer infrastructure, could be helping dispatch and other emergency responders. Could help evacuate low lying areas, or spit equipment. Could revise emergency management plan so PW is a resource, and better plan for utilities	
12				
13	City operations			
14		Loss of fueling depot	Immediate need to switch to local service stations. Likely to have fuel shortages for our rolling stock, including ambulances and fire trucks.	Backup fuel storage in another location, move fuel island. Needed for all disasters and in case of supply chain disruptions
15		Loss of PW mechanic services due to loss of personal and city tools, parts, materials and shop space	There is substantial investment in the mechanic shop that would be difficult to replace on short notice	Hire out repair services (light vehicles only). Services may not be available or have the expertise needed for emergency vehicles. Short term solution only? No solution?
16		Disruption to sewer treatment operations	Cleanup would be required, but the facility could be repaired	Not looking to relocate because the alternatives are not feasible. The deep shafts would remain... may need repair/electric etc. but the concrete shafts are stable.

	A	B	C	D
	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
1	City operations	Loss of all PW administrative offices	Loss of historical files, including all city projects, paper plans are not replaceable... decades of projects.....	Scan plan sheets and institute electronic records management.
17		Radio and communication systems would be impacted	PRV stations/water system impacted. Reduction in city phone service redundancy which could affect non-emergency phone calls to dispatch	Losing electronics for PRV and lift stations means losing the ability to identify leaks, water breaks, and pump water and pump sewers. Would require people on the ground to do it manually.
18		Ability to supply bulk water at Public Works would be reduced	There are currently two private bulk water providers who could supply water trucks if the water system was functional.	If needed, water can be provided via fire hydrants or at the Water Treatment Plant, depending on the nature of the service disruption.
19		Loss of rolling stock	Higher value stock rolls first during an evacuation. Lower value stock does not move - stuff on a trailer, or harder to move like the asphalt machine. Easy to move stuff goes, equipment that does not move does not get evacuated.	Quantify what is not rolling: 20-25% of equipment might not be moveable (repairs, etc.) A few supplies would be frozen in although most are under sheds
20		Parks equipment doesn't move in an evacuation. Loss of lawnmowers, brush cutters, snow blowers, bobcat, traffic signs etc.	We have learned from doing the vaccine events that having enough traffic control people and cones, signs etc. is critical to safe large scale operations.	Mobilize the cone and sign trailer as part of an evacuation. Consider storing some supplies off site.
21		Loss of sand pile	Would not be able to sand roads. Use stockpile for road and water and sewer repairs, especially in winter. Would hinder repair capability.	Store sand pile in a different location
22	Equipment	Loss of other equipment and materials	Loss of culverts and other materials used for repairs	Consider storing some items (say in a connex) on higher ground.
23				

4/21/21 WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
1				
24		Loss of motor pool equipment shop	Elimination of capacity to fix police and fire vehicles, could lose whatever apparatus is currently under repair such as an ambulance	
25		Leaving equipment in an unsecured area after evacuation leaves it vulnerable to vandalism	Currently there are people at PW most of the time, but the site is unsecured. Pipes etc. are more secured (connexes)	Currently the equipment is out of sight, out of mind, so people don't see the equipment. If its moved to Hazel, its much more visible to people. Emergencies bring out the best and worst in people.
26		After initial phase, could equipment go someplace else (mitigation) can we re-house it around the city? Effect on operations?	Fragmenting affect on operations during the response/recovery timeframe, until a new PW facility could be established.	
27				



EXHIBIT E



MEMORANDUM

To: Public Works Task Force
From: Julie Engebretsen, TF member
RE: Site Selection Review
Date: May 12, 2021

Resolution Task Goal #3: Make Recommendations

- Develop system for evaluating strategies
- Evaluate strategies
- Deliverables: Report summarizing evaluation process and identifying preferred options

RECAP: At the last meeting, the task force moved that Public Works Director Kaiser and myself would provide an outline of what the requirements are for a suitable public works property, to be further supplemented by a GIS report.

Process

I began by researching properties for sale in Homer, and also used my knowledge of Homer properties to identify vacant lots or areas that could be re-developed. I based decisions on lot size, zoning, and if there property was or had been recently for sale. Attached is a map of preliminary potential sites.

Upon further analysis, some were too steep to be reasonably developed for a public works building. For example, there is a lot of vacant land on Greatland Street, but the slope would require a lot of dirt work and expense and the shape of the lots and the presence of a creek doesn't lend itself to easy development for our purposes. I walked parts of the CBD to look at property and determine which merited a field visit with Director Kaiser. I also visited property in the Commercial Park Subdivision, basically south of the Down East/Bayweld area out East End. While there is acreage with full utilities available, the roads are not paved, and it's a long way for equipment to travel to reach 'headquarters.' Seems like a lot of machine and employee time would be wasted if this location was used.

Meanwhile, Jan had an architect make a scale map of the site on Lake Street, and put the existing PW building on it. For reference, the existing PW administration building and mechanics area is about 17,000 square feet, similar to the Homer Public Library. Pole barns and equipment storage will take additional space, but it gave her a rough idea of what property is needed as a starting point for lot analysis. From the architect's analysis, the area of the current building would fit. She is now working on fitting the fuel island and equipment storage on that site.

Field Trip

Jan and I met on Thursday May 6th to conduct a field visit. During that time we determined the following site selection factors:

- Location outside the Tsunami Zone
- Location with good street access and not using Pioneer Ave as a main thoroughfare for all heavy equipment
- Centrally located in Homer/Central Business District zoning.
- Location with adjacent land uses that would not be unreasonably affected by having Public Works as a neighbor.
- Relatively flat land. All sites have some slope, some more than others.

We visited three locations.

1. "Waddell property" at the intersections of Snowbird, Grubstake and Lake Street. Con: The property is right on the edge of the Tsunami Zone... It does not seem reasonable to move the campus for so little elevation gain.

2. "Lake Street Lot". This is the property proposed by Carey Meyer. The pros include most of the land is for sale, and it is big enough for a scaled down PW facility. To the south, the neighboring land use is Homer Electric Association's storage yard.

3. "Town Center North." This lot would have heavy equipment accessing Pioneer Avenue, which is not desirable, and would require purchasing additional land for a Main Street access. Additionally, the property has a fair amount of slope. It would be better suited to a land use that didn't require such a large, flat footprint. Last, this property is zoned Town Center, which does not allow a public works campus use. Changing the zoning would also entail changing the Comprehensive Plan. These are possible, but would likely meet public resistance.

We further discussed the land on Greatland Street (too sloped) and the HERC site. The HERC site was studied by the HERC Task Force. While it is a larger flat site, there are higher and better uses for this property. The pros and cons of the HERC site could be further discussed by the full Task Force.

Conclusions

- The sand pile at public works is a source of a lot of equipment noise, and takes a large flat area. Leaving the pile where it is may be a reasonable solution. Similarly, snow storage would remain at its current location. This would allow a new Public Works facility to be on a smaller lot, and have less impact on adjoining properties.
- If the old Public Works building remains in place, all the heavy equipment, repair shop, materials storage and offices could move 'up town.' Parks maintenance and building maintenance could remain or be re-located to the existing building. This would allow the City of move out of the HERC 2 building.
- The lot on Lake Street is for sale, and is the best fit for PW at this point. There are additional lots that are not for sale, but are not heavily developed. Perhaps the City could pursue a first right of refusal agreement on those lands.

Requested Action: What are the next steps the Task Force would like to take?

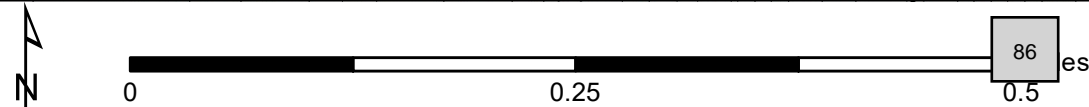
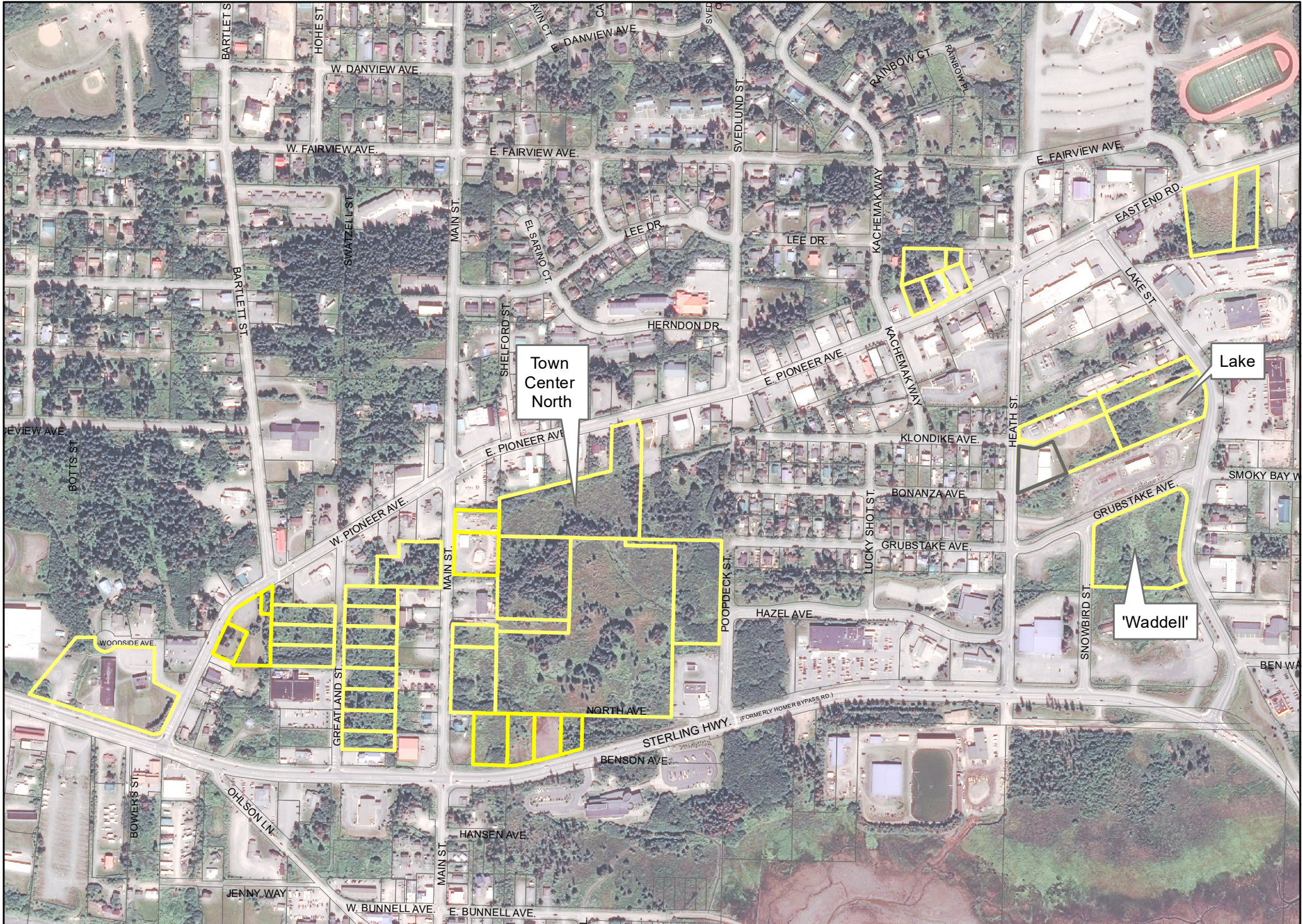
~Task Force members could visit these sites

~We can share observations at the next meeting.

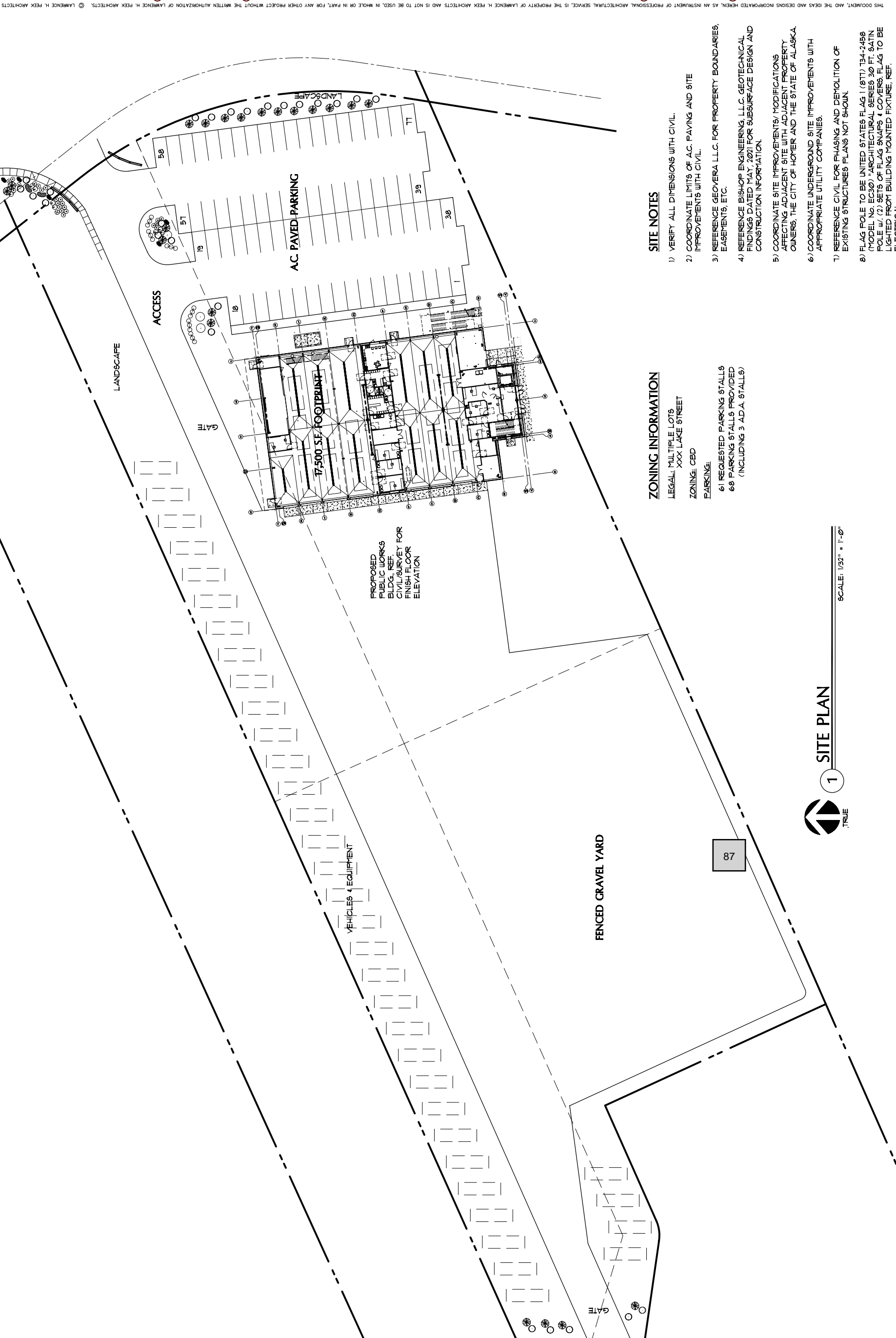
~I can write a more fleshed out 'report' based on your observations and this memo, for a June agenda.

Attachments

1. Potential Sites Map
2. 5/3/21 Draft site plan/very basic space planning
3. Real Estate Listings



Potential Site Selection 5/6/2021



PROPOSED
 PUBLIC WORKS
 BLDG. REF.
 CIVIL/SURVEY FOR
 FINISH FLOOR
 ELEVATION

ZONING INFORMATION

LEGAL: MULTIPLE LOTS
 XXX LAKE STREET
 ZONING: CBD
 PARKING:
 61 REQUESTED PARKING STALLS
 68 PARKING STALLS PROVIDED
 (INCLUDING 3 ADA STALLS)

SITE NOTES



- 1) VERIFY ALL DIMENSIONS WITH CIVIL.
- 2) COORDINATE LIMITS OF AC. PAVING AND SITE IMPROVEMENTS WITH CIVIL.
- 3) REFERENCE GEOVERA L.L.C. FOR PROPERTY BOUNDARIES, EASEMENTS, ETC.
- 4) REFERENCE BISHOP ENGINEERING, L.L.C. GEOTECHNICAL FINDINGS DATED MAY, 2021 FOR SUBSURFACE DESIGN AND CONSTRUCTION INFORMATION.
- 5) COORDINATE SITE IMPROVEMENTS/ MODIFICATIONS AFFECTING ADJACENT SITE WITH ADJACENT PROPERTY OWNERS, THE CITY OF HOMER AND THE STATE OF ALASKA.
- 6) COORDINATE UNDERGROUND SITE IMPROVEMENTS WITH APPROPRIATE UTILITY COMPANIES.
- 7) REFERENCE CIVIL FOR PHASING AND DEMOLITION OF EXISTING STRUCTURES PLANS NOT SHOWN.
- 8) FLAG POLE TO BE UNITED STATES FLAG 1 (8TT) T34-2458 (MODEL NO. EC30), ARCHITECTURAL SERIES 30 FT. SATIN POLE W/ (2) SETS OF FLAG SNAPS & COVERS, FLAG TO BE LIGHTED FROM BUILDING MOUNTED FIXTURE, REF. ELECTRICAL.



1 SITE PLAN


SCALE: 1/32" = 1'-0"

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		Price / Status / MLS #	Area	Current Price	Beds	Baths	SF-Res	Garage #	List/Sold Price	Sold Sqft	Listing Member	Listing Office	Building Area Source
1		\$547,000 279 W Pioneer Avenue 255 & 305 Homer, AK 99603 Active / 20-7490	490	547,000					NA / NA			Kachemak Group Real Estate	
2		\$575,000 3877 Lake Street Homer, AK 99603 Active / 20-12259	490	575,000					NA / NA			Kachemak Group Real Estate	

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 [MLS](#) and [FBS](#). Prepared by Allen R Jantzi on Thursday, May 06, 2021 4:28 PM.

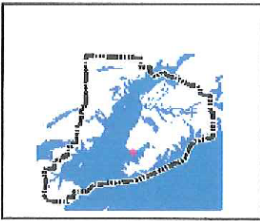
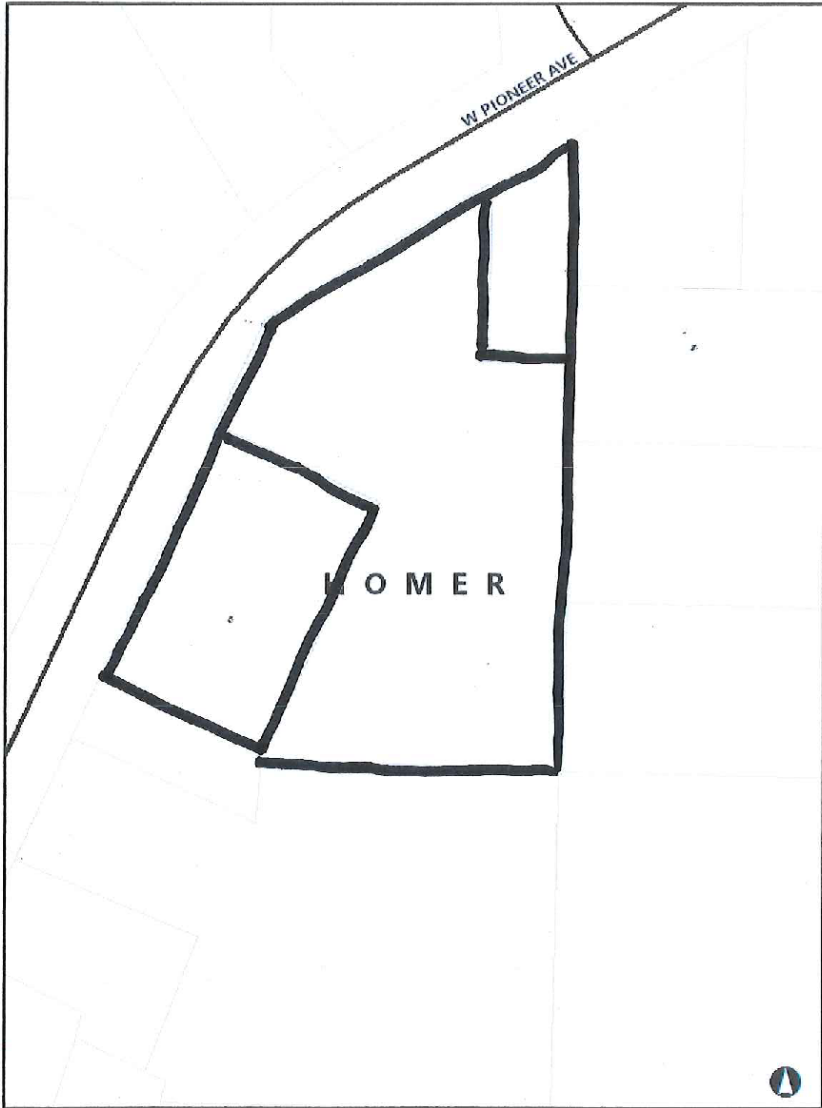
Address: 279 W Pioneer Avenue 255 & 305

 <p>©2020 COPYRIGHT</p>		Listing # 20-7490 Status Active Zip Code 99603 Acres 1.57 Assessed Value \$ Grid # (Muni Anch) N/A Longitude -151.547532	Price-List \$ 547,000 Near Homer Type Land Subdivision Plat Type Fee Simple Down Payment Latitude 59.643928
		Area: 490 - Homer Borough/Census Area: 1B - Kenai Peninsula Borough Region: 1 - Southcentral Alaska Region Zoning: CBD - Central Business District	
School-Elementary Paul Banks/Homer SF-Lot 68,390 Grid # (Muni Anch) N/A Taxes (Estimated) \$ 2,475	School-Middle Homer Acres 1.57 Tax Map #-Mat-Su N/A Tax Year 2019	School-High Homer Remote Description Tax ID 17515216, 17515217, 17515218 Foreclosure/Bank Own No	
Directions: From the Sterling Hwy. turn onto Pioneer Ave. The property is on the right			
Legal: Bunnells L68S Portion, Bunnells L67 the Nly160ft of the Sly 235ft thereof & Bunnells L68 The North PO			
Public Remarks: Large rare high traffic parcel on Pioneer Ave. with over 400 FT. of road frontage CBD zoning, large gravel pad and views of Kachemak Bay. The possibilities are endless.			
Vacant Land Type: Commercial; Residential		Topography: Level; Gently Rolling View Type: Bay; Mountains Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Elec - On Site; Nat Gas - On Site; Sewer - On Site; Pub Wtr - On Site; Electric-Overhead	Access: Government Road Maintenance: Road Mntd All Year Mortgage Info: Min EM Deposit: 10,000 Documents: Docs Posted on MLS
Land Features: In City Limits; DSL/Cable Available; Curb & Gutters; Gravel Pad; Highway Frontage; Southern Exposure; Stub Out - Sewer; Stub Out - Water; View; Trees - Sparse			
Agent Days On Market 343	Commission Type %	Commission to SO 4.00	
LO: Kachemak Group Real Estate(907) 235-7733			
<i>Provided as a courtesy of</i> Allen R Jantzi Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			

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Map title goes here.



Legend

- Census Designated Places
- City Limits
- Air Photos
- PlaceNames**
 - Towns and Villages
 - City
- Mileposts
- Highways
- Major Roads**
- Roads**
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.



Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

DATE PRINTED: 5/26/2020

Notes
Type any notes here.



Geographic Information Systems
144 North Barkley Street, Seldovia, Alaska 99669

Map Title



Map title goes here
0.0 Miles
Coordinates System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

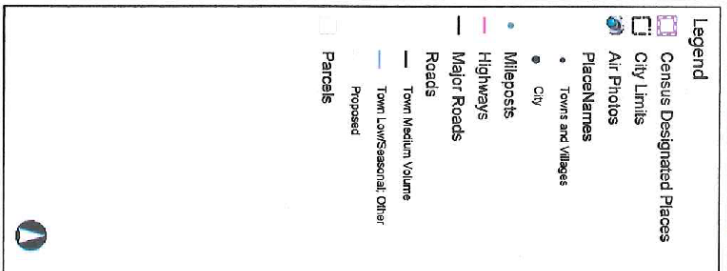
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DATE PRINTED: 5/26/2020



Legend

- Census Designated Places
- City Limits
- Air Photos
- PlaceNames**
 - Towns and Villages
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- Major Roads
- Roads
- Town Medium Volume
- Town Low/Seasonal Other
- Proposed
- Parcels



Notes
Type any notes here.

IMG_0871



IMG_0874



IMG_0873



IMG_0872



IMG_0870



Address: 3877 Lake Street

Listing #	20-12259	Price-List	\$ 575,000
Status	Active	Near	Homer
Zip Code	99603	Type	Land
Acres	2.03	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	N/A	Latitude	59.646604
Longitude	-151.523709		

Area: 490 - Homer
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Zoning: CBD - Central Business District

School-Elementary	Paul Banks/Homer	School-Middle	Homer	School-High	Homer
SF-Lot	88,426	Acres	2.03	Remote Description	
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A	Tax ID	17711022
Taxes (Estimated)	\$ 3,936	Tax Year	2020	Foreclosure/Bank Own	No

Directions: Sterling Hwy. to Lake St. Turn North on Lake St. Property is on the left.

Legal: T 6S R 13W SEC 20 Seward Meridian HM That PTN OF W1/2 NE1/4 Lying East Of Carl Sholin #5

Public Remarks: Large commercial parcel located on a high traffic street. Retail, office, condos. The possibilities are endless. Buyer to verify CBD Zoning.

Vacant Land Type: Commercial

Topography: Level
View Type: Mountains
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None
Utilities: Nat Gas - Adj Site; Elec - On Site; Sewer - On Site; Telephone - On Site; Pub Wtr - On Site

Access: Maintained; Government; Paved
Road Maintenance: Road Mntd All Year
Mortgage Info: Min EM Deposit: 10,000
Documents: Docs Posted on MLS

Land Features: In City Limits; DSL/Cable Available; Highway Frontage; Multi-Family Ok; Road Service Area; Southern Exposure

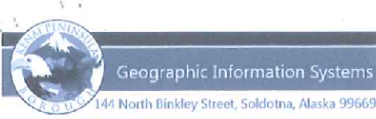
Agent Days On Market	275	Commission Type	%	Commission to SO	3.00
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LO: Kachemak Group Real Estate(907) 235-7733

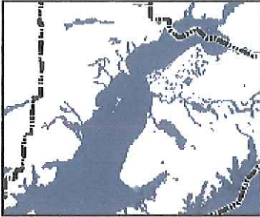
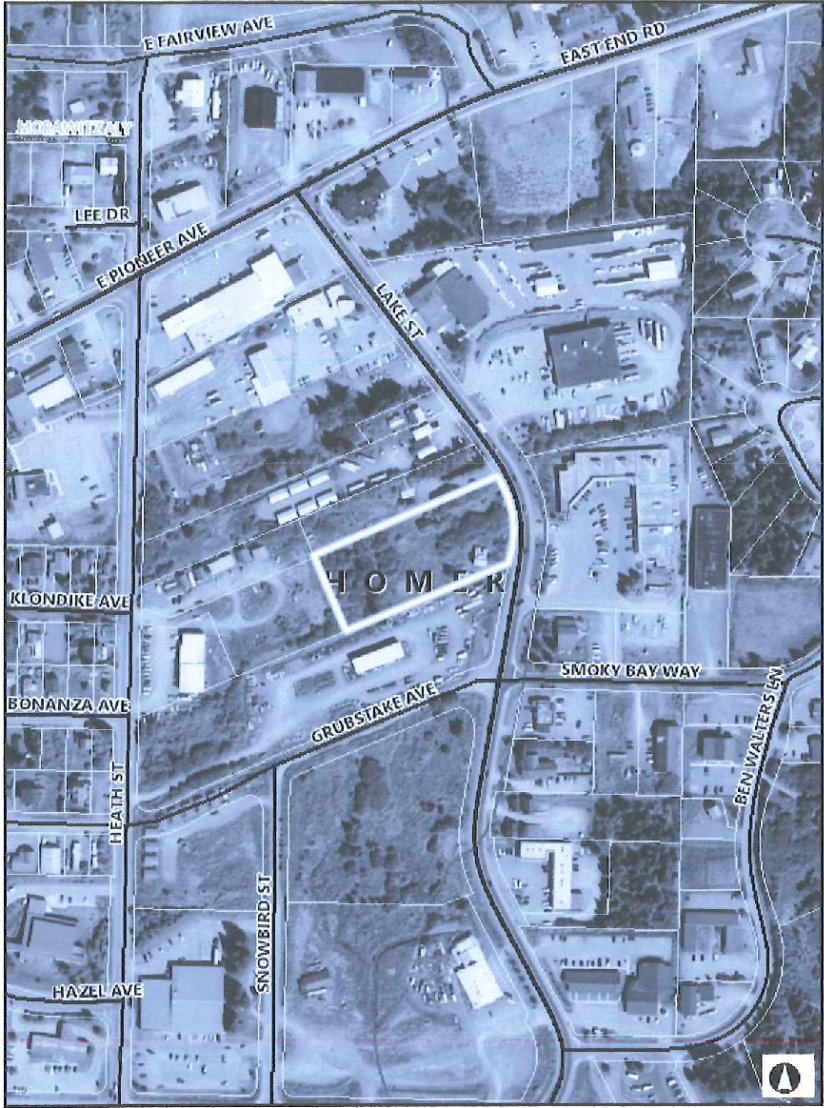
Provided as a courtesy of
Allen R Jantzi
 Kachemak Group Real Estate
 320 W Pioneer Ave #100
 Homer, AK 99603

Mobile - (907) 399-8080
 Direct - (907) 399-8080
 Office - (907) 235-7733
allen@kachemakgroup.com

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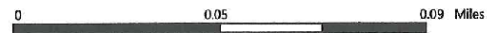
Map title goes here.



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads**
- Town Medium Volume
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- Parcels

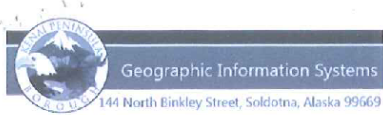
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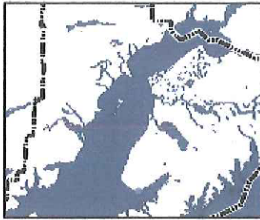
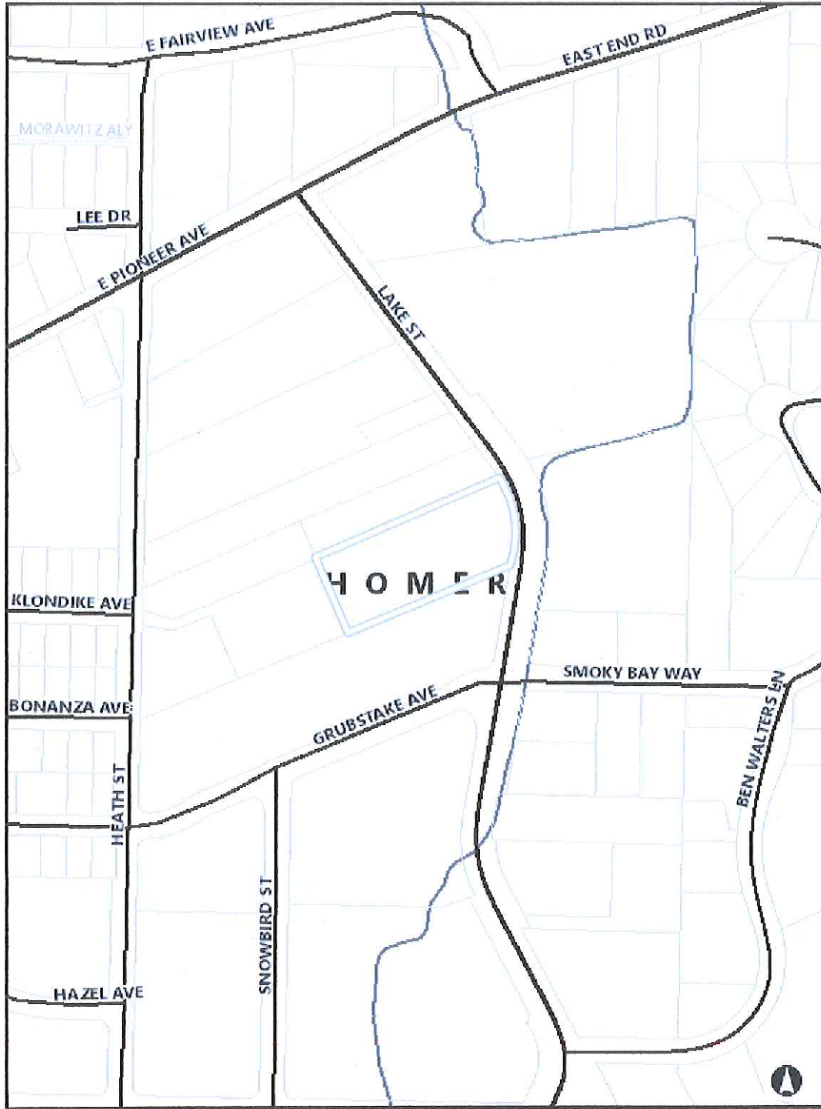
Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

DATE PRINTED: 7/19/2020

Notes
Type any notes here.



Map title goes here.

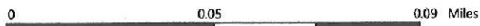


Legend

- Mileposts
- City Limits
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- Roads**
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Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

DATE PRINTED: 7/19/2020

IMG_4672



IMG_4673



IMG_4674



PHASE	
Acquire Property	\$ 1,200,000

Create Development Plan		
Survey	\$ 15,000	
Geotechnical exploration	\$ 20,000	
Conceptual Design	\$ 50,000	
Phasing Approach	\$ 2,500	
Funding Strategy	\$ 2,500	
Total - Development Plan		\$ 90,000

Develop New Fuel Depot

Design new Fuel Depot	\$ 15,000	
Install new Fuel Depot	\$ 185,000	
Total - New Fuel Depot		\$ 200,000

Relocate Rolling Stock & Support Services to new location

Design new Mechanics' Shop	\$ 375,000	
Construct new Mechanics' Shop	\$ 3,750,000	
Design new Equipment Barns	\$ 75,000	
Construct new Equipment Barns	\$ 750,000	
Total - Mechanics' Shop & Rolling Stock		\$ 4,950,000

Develop offices at new location

Design new admin & engineering space	\$ 135,000	
--------------------------------------	------------	--

Construct new admin & engineering space	\$ 1,350,000
Total - Develop new office space	\$ 1,485,000

TOTAL - NEW CAMPUS	\$ 7,925,000
---------------------------	---------------------

Move out of HERC

Relocate Building Maintenance & Parks to old PW Campus	\$ 50,000
Expand W/S Maintenance in old PW Campus	\$ 50,000
Total Move out of HERC	\$ 100,000
Total PW Campus	\$ 8,025,000

FINAL REPORT

PUBLIC WORKS CAMPUS TASK FORCE

RECOMMENDATIONS

- Donna Aderhold
- Jacob Argueta
- Charles Barnwell
- Julie Engebretsen
- Jan Keiser
- Larry Slone
- Caroline Venuti
- *Renee Krause, Staff support*

RECOMMENDATION


- Use a **phased approach** to address short term safety and long term space needs
 - Purchase land for sale on Lake Street
 - Build mechanic shop, motor pool for heavy equipment, equipment barns and fuel depot
 - Light equipment, offices, sewer plant and sand pile remain at Public Works
 - **BONUS:** Freeing up space at the current campus would make room for building maintenance and parks, so they can **move out of the HERC buildings**

BACKGROUND

- PW added to the CIP
- Tsunami Hazard Report
- Task Force formation

City of Homer Capital Improvement Plan • 2022-2027

New Public Works Facility



Project Description & Benefit: The Public Works Department, located at the bottom of Heath Street, has a new Tsunami inundation map shows the potential for a 30' high wave moving through the facility and associated heavy equipment is critical infrastructure for response and recovery after a disaster.

To be best prepared to safeguard public health and safety, Homer City Council in 2020 appointed a Task Force to help evaluate the risks of personal injury, property damage and loss of life after a tsunami after a disaster.

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Plans & Progress: This project will most likely be completed in three phases: acquisition, full design and construction. The proposed timeframe is to prepare property in 2025; design facility in 2026/2027; begin construction in 2029, well slough, and conservation lands and provide space for environmentally sensitive equipment, materials storage.

Total Project Cost: \$12,050,000

2021-2022 (Concept Design):	\$ 50,000
2022-2025 (Property Acquisition, Facility Design & Construction)	\$12,000,000

Priority Level: 2



City of Homer

FY 2023 - DRAFT Document

to be updated after Public Works

CITY OF HOMER
HOMER, ALASKA

RESOLUTION 20-125

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, CREATING A PUBLIC WORKS CAMPUS TASK FORCE TO ESTABLISH THE SCOPE OF WORK AND PARAMETERS WHICH THE TASK FORCE WILL CONDUCT ITS WORK.

WHEREAS, In 2019, the Alaska Division of Geological and Geophysical Investigation updated Tsunami Inundation Maps for Homer; and

WHEREAS, The information for these maps was derived by numerous case scenarios of inundation from tsunami waves generated by earthquakes and landslides, including local underwater slope failure scenarios for Kachemak Bay;

WHEREAS, The maximum landslide-generated tsunami, as shown on the updated maps, would inundate the Heath Street campus of the City's Public Works Department to a depth of 16.4 – 32.8 feet; and

WHEREAS, Under some scenarios, the first wave could be generated by an earthquake and further, landslide-generated waves could hit the campus while it was still shaking from an earthquake; and

WHEREAS, Currently, when a Tsunami Warning is issued, the City would immediately begin evacuating major pieces of heavy machinery and equipment from its campus to higher ground and the evacuation process would be completed and

WHEREAS, The Department does not currently have a dedicated area for stockpiles of necessary materials, supplies and equipment that would be needed in the event an earthquake or tsunami occurred that would sever sewer or road infrastructure; and

WHEREAS, The estimated costs to properly maintain and manage stockpiles of necessary materials, supplies and equipment are

WHEREAS, For these reasons, risks of personal injury, property damage and loss of life could be high, either during the tsunami event itself or during recovery.

UPDATED TSUNAMI INUNDATION MAPS FOR HOMER AND SELDOVIA, ALASKA



RESEARCH

- Tsunami Hazards Study
- Reviewed potential threats PW facilities and services and mitigation options
- What else to consider?



Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
Environment	Fueling depot for all city vehicles	Could cause a fuel spill	Move fuel depot
	Toxicity to people and the environment from chemicals stored at PW, and potential impact on salmon, shorebirds and nearby area	Some oil and hydraulic fluids are stored at PW, but in relatively low quantities (its not a tank farm). Could have short term affect but not expected to cause long term damage. Tsunami would dissipate quickly.	None needed
	RV holding tank storage	Loss of service	Create a new higher elevation RV dump location
	Sewer treatment plant flooding and raw sewage escapement	Sewage spills, but cleanup of facility is possible	Facility can not be reasonably moved.

Workers	All PW administration and mechanics are located on site	All administrative support and operations for PW would immediately need a new location, along with work stations, phones and IT capabilities	Remote work, or re-home administrative functions in other city facilities. Disruptive to PW and citywide operations.
	Potential loss of life	Early Warning System provides warning, would take time for water to reach PW, and reach a flood elevation.	PW emergency operations protocol could better track who is on site or do a final sweep at evac. Threat is from the evacuation process, injury or accident during evacuation
	All employees and rolling stock is evacuated during every Tsunami event warning. Takes about 45 minutes.	Staff could be helping with the effort to evacuate the public, freeing up other emergency responders.	In an emergency, injuries are likely and would pull emergency responders away from traffic control and evacuation efforts.



- Public Works staff on the HERC site need space, as those buildings also need a long term plan.

\$362,970 VACTOR TRUCK

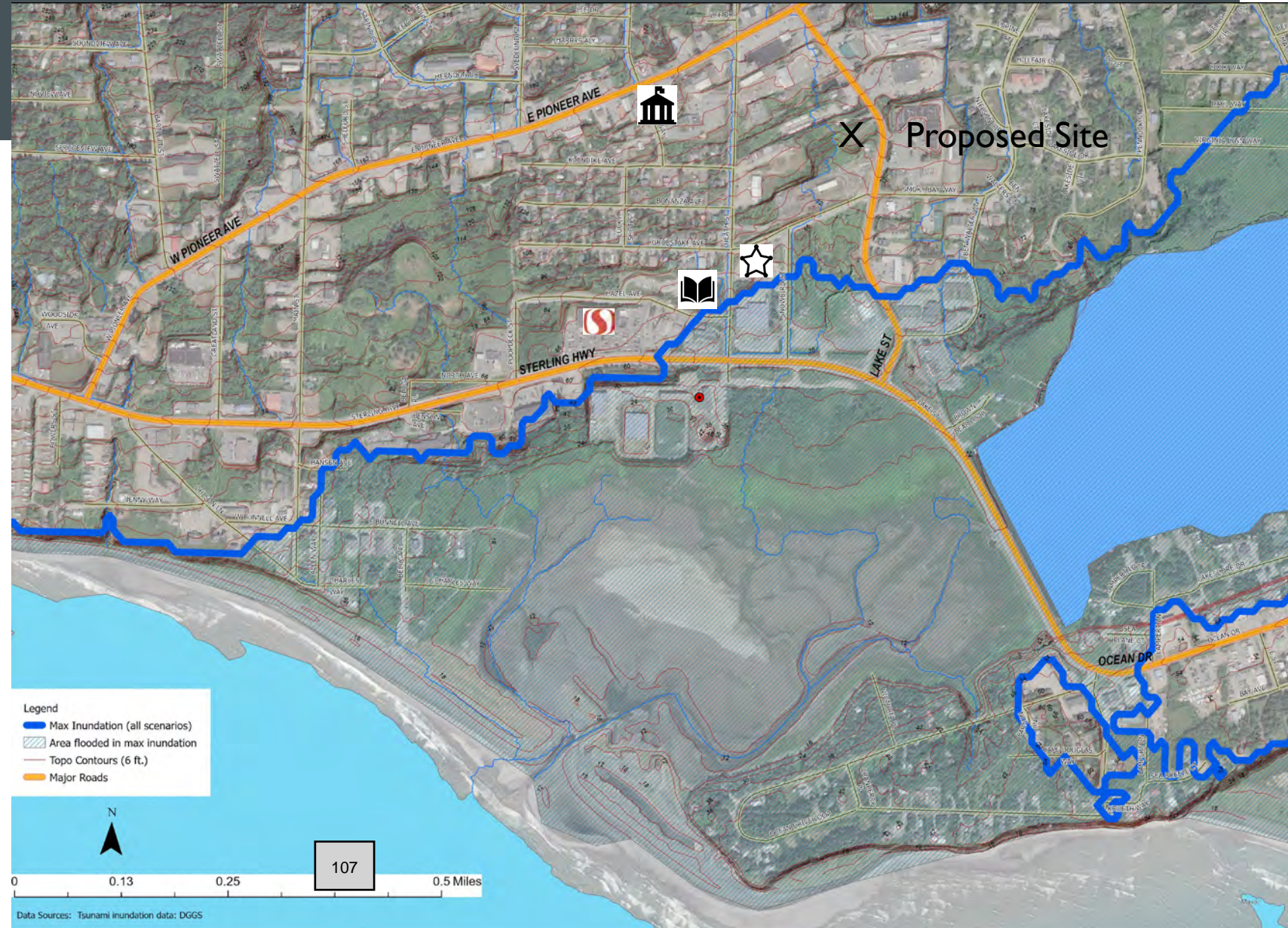






WHAT TO DO? 3 OPTIONS

- Do nothing/Limp Along
- Move everything at once – Lock Stock and Barrel
- Long Term Incremental Plan



CONCLUSIONS

- Can't move all of Public Works; too expensive, and not necessary!
- Some of the Campus can't move—sewer plant and sand pile will remain.
- CAN make long term plans for future facilities, AND near term plans for needed mechanic and motor pool spaces.



Sewer Treatment Plant, 1990

CONCLUSIONS

- **There is risk** to the Public Works campus under the worst case scenario in the event of an inundating tsunami.
- The Public Works campus is suffering from obsolescence due to growth and technological changes, triggering the **need for facilities planning and subsequent implementation.**
- The Task Force **recommends the Long Term Incremental Plan** be adopted as best suited serve the needs of Homer.
- Full report and Task Force research is available on the [City Website](#).

ORDINANCE REFERENCE SHEET
2021 ORDINANCE
ORDINANCE 21-48

An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$16,000 from the Port Reserves Fund for the Purpose of Installing Cost Saving Heating Upgrades for the Old Ferry Terminal and City Water Tank Storage Building Located at 4667 Homer Spit Road.

Sponsor: City Manager/Port Director

1. City Council Regular Meeting August 9, 2021 Introduction
Memorandum 21-135 from Port Director as backup
2. City Council Regular Meeting August 23, 2021 Public Hearing and Second Reading

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/Port Director

4 **ORDINANCE 21-48**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING
8 FUNDS IN THE AMOUNT OF \$16,000 FROM THE PORT RESERVES
9 FUND FOR THE PURPOSE OF INSTALLING COST SAVING HEATING
10 UPGRADES FOR THE OLD FERRY TERMINAL AND CITY WATER
11 TANK STORAGE BUILDING LOCATED AT 4667 HOMER SPIT RD.
12

13 WHEREAS, The old ferry terminal building located at 4667 Homer Spit Rd was built in
14 1999 and is currently fitted with now outdated and inefficient electric heaters in need of
15 replacement; and
16

17 WHEREAS, The second floor of this building and adjacent office is currently leased to
18 resident tenants, while the first floor is used to house city equipment including a large water
19 storage tank pump system that are part of the City's reserve water system; and
20

21 WHEREAS, The proposed natural gas replacements would not only upgrade the
22 building's heating to modern efficiency and safety standards but would provide significant
23 anticipated cost savings over the current electrical usage; and
24

25 WHEREAS, Eayrs Plumbing & Heating has provided a responsive quote for the parts,
26 equipment, and labor needed to install the natural gas heating appliances totaling \$14,723;
27 and
28

29 WHEREAS, Due to current market conditions and unstable price fluctuations in material
30 and shipping costs a contingency has been added to the \$14,723 quote, bringing the total
31 requested allocation to \$16,000.
32

33 NOW, THEREFORE, The City of Homer Ordains:
34

35 Section 1: The FY22 Capital Budget is hereby amended by appropriating funds in the
36 amount of \$16,000 from the Port Reserve Fund for the purpose of installing cost saving heating
37 upgrades for the old ferry terminal and city water tank storage building located at 4667 Homer
38 Spit Rd., as follows:
39

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
40 456-0380	Natural Gas Heating Retrofit	\$16,000

41
42



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 21-135

TO: HOMER CITY COUNCIL

THRU: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: JULY 28, 2021

SUBJECT: ORDINANCE 21-48 HEATING UNIT RETROFIT FOR OLD FERRY TERMINAL/ CITY WATER TANK STORAGE BUILDING

The old ferry terminal building located at 4667 STE #1 and STE #2 Homer Spit Rd. was built in 1999 and is currently fitted with now outdated and inefficient electric heaters in need of replacement.

The second floor of this building and adjacent office is currently leased to resident tenants, while the first floor is used to house city equipment including a large storage tank pump system. As the building is part of the city's water storage reserve system, it has mandatory operation and repair costs, and Public Works and the Port are partnering on these needed heating upgrades and the conversion to natural gas. The proposed natural gas replacements would not only upgrade the building's heat to more reliable units with modern efficiency and safety standards, but would provide significant anticipated cost savings over the current electrical usage costs.

We have received a quote from Eayrs Plumbing for the parts, equipment and labor to install the natural gas heating appliances in the building in the amount of \$14,723.00 (Port portion \$11,162/ Public Works portion \$3,561). I'm requesting that this installation be approved for a sole source contract through Eayrs for the following justification reasons:

- ✓ Eayrs has worked with Public Works on other past city projects, including similar natural gas installation and retrofits of City buildings, most recently the old Police Department building conversion to NG heating. Their service has been excellent.
- ✓ As responsive landlords to our current tenants and to maximize cost savings I would like to have the natural gas retrofit completed by the fall so that winter heating will be uninterrupted. The soonest Enstar will be able to install the main service line to the lot is the second week of August. Eayrs is

intimately familiar with our city processes and what is needed to successfully complete this project before the fall.

- ✓ The quote includes the purchase of and installation of the appliances by a certified plumbing and heating contractor. Based on Public Works Buildings and Grounds department experience these costs are within known expectations.

Due to current market conditions and unstable price fluctuations in materials and shipping, a contingency has been added to the \$14,723 bid to bring the total requested allocation to the \$16,000 listed in Ordinance 21-48. This insures that the project will be completed within the timeline and with the greatest efficiency.

RECOMMENDATION

Approval of a sole source contract with Eayrs Plumbing & Heating for the retrofit of the Port pump house and attached apartment to natural gas and the installation of modern efficient heating devices, and additionally, City Council approval of Ordinance 21-48

Attached Eayrs Plumbing quote for Natural Gas installation at 4667 Ste #1 and Ste #2 Homer Spit Rd

EAYRS PLUMBING & HEATING

1208 LAKESHORE DR. HOMER, AK 99603

PH: 907-235-2333 FAX: 907-235-3866

07/21/21

Bid for the City of Homer old ferry terminal building

Project-**Natural gas heat and hot water retro**

Upper apartment/Sea tow office (provide and install all material and equipment detailed below)

- 1 -AO Smith natural gas on-demand water heater/remove existing electric water heater
 - 2 -Modine unit heater in stairwell
 - 3 -32,000 BTU Rinnai wall heater in living room
 - 4 -install range hood fan
 - 5 -22,000 BTU wall heater in sea tow office
 - 6 -one-year parts and labor warranty on all equipment provided and installed by EPH
 - 7 -route natural gas piping from Enstar meter base to 5 appliances
- | | |
|-------------------------|----------------|
| -range | 65,000 |
| -upper wall heater | 38,000 |
| -on demand water heater | 199,000 |
| -stairwell unit heater | 30,000 |
| -Sea Tow office heater | 22,000 |
| BTU total | 332,000 |

Total upper apt/Sea tow office cost **\$11,162.00**

Pump room (provide and install all material and equipment detailed below)

- 1 -Modine unit heater in pump room
 - 2 -route natural gas piping from Enstar meter base to unit heater
 - 3 -one-year parts and labor warranty on all equipment provided and installed by EPH
- | | |
|-----------------------|---------------|
| -pumproom unit heater | 30,000 |
| BTU total | 30,000 |

Total pump room cost **\$3,561.00**

Natural gas piping will be routed in schedule 40 steel pipe and fittings from meter base to fixtures and will terminate with valves and flexible supply hoses, gas line will be installed on the outside of the building and in the pump room. On-demand water heater will hang from the South wall in the pump room with PVC exhaust and combustion flue venting horizontally through South wall.

Please let us know with any questions or changes to the above bid. Due to unstable market conditions and volatile price changes from our suppliers Eayrs Plumbing will honor bid pricing for 15 days. If your project is projected to be more than 15 days out we can order in parts and equipment at this price level. thanks!!

Nate Ellington
Eayrs Plumbing and Heating
907-235-2333

ORDINANCE REFERENCE SHEET
2021 ORDINANCE
ORDINANCE 21-49

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Additional \$139,502 for a Total Project Cost of \$392,695 from the Homer Accelerated Water and Sewer Program (HAWSP) to Complete the Alder Lane Water Improvement Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting August 9, 2021 Introduction
Memorandum 21-136 from Port Director as backup
2. City Council Regular Meeting August 23, 2021 Public Hearing and Second Reading
Memorandum 21-147 from Public Works Director as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 21-49**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY22 CAPITAL BUDGET AND AUTHORIZING THE
9 EXPENDITURE OF AN ADDITIONAL \$139,502 FOR A TOTAL
10 PROJECT COST OF \$392,695 FROM HAWSP TO COMPLETE THE
11 ALDER LANE WATER IMPROVEMENT PROJECT.
12

13 WHEREAS, The City Council created the Alder Lane Water Improvement Special
14 Assessment District (SAD) with the passage of Ordinance 20-095; and
15

16 WHEREAS, The properties within this district will be assessed 75% of the costs of the
17 project and the Homer Accelerated Water and Sewer Program (HAWSP) will pay 25%; and
18

19 WHEREAS, The Property Owner's share of the costs will be financed through the ADEC/EPA
20 Revolving Loan Program; and
21

22 WHEREAS, The City was awarded a Principal Forgiveness subsidy from the ADEC/EPA,
23 of which \$112,229 was allocated to the Alder Lane Water Project in Resolution 21-023; and
24

25 WHEREAS, the projected Total Project Cost was originally authorized at \$253,193; and
26

27 WHEREAS, \$57,395 has already been expended on the Project for design, survey and the
28 procurement of HDPE pipe and other materials; and
29

30 WHEREAS, Bids for the construction phase of the project were opened on July 12, 2021
31 and the lowest responsive and responsible bid was \$329,300; and
32

33 WHEREAS, inspection is expected to cost \$6,000, bringing the adjusted Total Project
34 Cost to \$392,695 (\$57,395 + 329,300 + \$6,000), which is \$139,502 more than the original
35 estimate; and
36

37 WHEREAS, The Property Owners have been notified of the cost increase and provided
38 with an opportunity to object; and
39

40 WHEREAS, The deadline for filing objections is August 18, 2021; and
41

42 WHEREAS, In the event the City Clerk’s office receives sufficient objections to overturn
43 the project by that date, there is still time for this ordinance to be rejected.

44
45 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

46
47 Section 1. The Homer City Council hereby amends the FY22 Capital Budget by
48 appropriating an additional \$139,502 from HAWSP for the construction of the Alder Lane Water
49 Improvements.

50

<u>Account</u>	<u>Description</u>	<u>Amount</u>
51 215-0007	Alder Lane Water Improvements	\$139,502

52
53

54 Section 2. The Homer City Council authorizes the City Manager to amend the ADEC
55 Loan Application documentation, as necessary, to reflect the higher project costs and make
56 the project eligible for a Principal Forgiveness Subsidy of \$112,229.

57
58 Section 3. This is a budget amendment ordinance only, is not permanent in nature, and
59 shall not be codified.

60
61 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of August, 2021.

62
63 CITY OF HOMER
64
65 _____
66 KEN CASTNER, MAYOR
67

68 ATTEST:
69
70 _____
71 MELISSA JACOBSEN, MMC, CITY CLERK
72

73 YES:
74 NO:
75 ABSTAIN:
76 ABSENT:
77
78 First Reading:
79 Public Reading:
80 Second Reading:
81 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street

Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

MEMORANDUM 21-147

To: Mayor Castner and City Council
Through: Rob Dumouchel, City Manager
From: Janette Keiser, PE, Public Works Director
Date: August 12, 2021
Subject: **Alder Lane Water Main Extension Project**

Issue:

The purpose of this memorandum is to advise Council of the City's intent to reject all bids for the Alder Lane Water Main Extension Project and rebid the project at a later date (HCC 3.16.050(c)&(d)).

The Construction Bids:

On July 12, bids were received for the above referenced project. Competitive bidding was completed in accordance with the City's procurement regulations.

Three responsive bids were received:

Scott's Heating & Plumbing, Inc.	\$329,300
Qayaq Construction, LLC	\$348,940
DirtWorks, Inc.	\$363,848

All three bids significantly exceed the project budget. We have sent notice to the property owners about the cost increase and advised them of their right to object. The deadline for objections is August 18. Some property owners have already commented that the prices are too high and that they are concerned about the affordability of the assessments. We believe the prices are higher than expected because the construction market conditions in the local area are not conducive to an affordable bid. We also believe it's possible we could value engineer some savings in the project costs.

Recommendations:

We recommend that the City Council vote down Ordinance 21-49 requesting additional funding for the Alder Lane Water Extension Project.

Cost/Budget Analysis:

Original Council Appropriation ¹		\$253,193	
Less: Design Survey	\$ 2,520		
Design	\$ 8,700		
HDPE Pipe Materials	<u>\$ 46,175</u>		
Total Cash Expended to Date		\$ 57,395	
Current Cash Available		\$195,798	
Projected Cost to Complete:			
Construction Bid	\$329,300		
Inspection	<u>\$ 6,000</u>		
Total Cost to Complete		\$335,300	
Total Adjusted Project Cost (\$57,395 + \$335,300)		\$392,695	
Net Increase in Project Cost (\$392,695 - \$253,193)		\$139,502	(55% increase)
Additional Cash Required to Finish Project (\$335,300 - \$195,798)		\$ 139,502	
Project Cost less Loan Subsidy of \$112,229 ²		\$280,466	
City Share	25% of \$280,466	\$ 70,117	
Property Owner Share	75% of \$280,466	\$210,349	
Authorized ADEC loan amount ³		\$253,193	

¹ Resolution 20-105 authorizing ADEC Loan and Ordinance 121 authorizing HAWSP funding for SAD

² Principal Forgiveness Subsidy accepted by City Council in Ordinance 21-023.

³ ADEC Loan Amount is sufficient to cover Property Owner Share. The City's Share will be paid out of HAWSP.



MEMORANDUM 21-136

To: City Council
Through: Rob Dumouchel, City Manager
From: Janette Keiser, PE, Public Works Director
Date: August 3, 2021
Subject: **Additional Appropriation for
Alder Lane Water Main Extension Project**

Issue: The purpose of this memorandum is to seek an additional appropriation for the Alder Lane Water Main Extension Project.

The Construction Bids: On July 12, bids were received for the above referenced project. Competitive bidding was completed in accordance with the City's procurement regulations. The project was advertised the Homer News on June 10 and 17, 2021 and sent to two in-state plan rooms and posted on the City of Homer website.

Three responsive bids were received:

Scott's Heating & Plumbing, Inc.	\$329,300
Qayaq Construction, LLC	\$348,940
DirtWorks, Inc.	\$363,848

We reviewed the experience and qualifications of Scott's Heating & Plumbing, Inc. and find the firm has the experience and resources to satisfactorily complete the work. In particular, we found:

- **Company History:** Scott's Plumbing & Heating, Inc., is a second-generation family company, which has been in business for 22 years, starting with plumbing services and then, expanding to heavy civil construction. Steven Pillans, the founder's son, has been working with his dad's company since he was very young and has been running jobs for the past ten years. Steven has been instrumental in growing the company and expanding its presence in government contracting. The company has successfully completed projects for the City of Cordova, City of Kodiak, and the U.S. Coast Guard as well as a variety of commercial and industrial clients.
- **Capacity for HDPE pipe installation:** Installing HDPE pipe is one of the company's core competencies. It has three of its own HDPE pipe fusion machines and certified HDEP installers on the crew. The company has successfully completed HDPE water pipe projects in Kodiak, Gambell, Cordova, and Unalaska.

Funding Analysis:

The construction bid takes the project at least 30% over the original projected costs. We have sent notice to the property owners about the cost increase and advised them of their right to object. The deadline for objections is August 18. In the event there are sufficient objections to abort the project, the City Council has the opportunity to reject all bids and terminate the project. In the event there are not sufficient objections, the City Council has the opportunity to continue processing the proposed ordinance as well pass a resolution awarding the contract to Scott's Plumbing & Heating at the August 26 regular Council meeting and continue moving the project forward.

Here are how the numbers break down:

Original Council Appropriation ¹		\$253,193	
Less: Design Survey	\$ 2,520		
Design	\$ 8,700		
HDPE Pipe Materials	<u>\$ 46,175</u>		
Total Cash Expended to Date		\$ 57,395	
Current Cash Available		\$195,798	
Projected Cost to Complete:			
Construction Bid	\$329,300		
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Total Cost to Complete		\$335,300	
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Net Increase in Project Cost (\$392,695 - \$253,193)		\$139,502	(55% increase)
Additional Cash Required to Finish Project (\$335,300 - \$195,798)		\$ 139,502	
Project Cost less Loan Subsidy of \$112,229 ²		\$280,466	
City Share	25% of \$280,466	\$ 70,117	
Property Owner Share	75% of \$280,466	\$210,349	
Authorized ADEC loan amount ³		\$253,193	

Recommendations:

¹ Resolution 20-105 authorizing ADEC Loan and Ordinance 123 authorizing HAWSP funding for SAD

² Principal Forgiveness Subsidy accepted by City Council in Ordinance 21-023.

³ ADEC Loan Amount is sufficient to cover Property Owner Share. The City's Share will be paid out of HAWSP.

1. That the City Council introduce the first reading of the proposed ordinance increasing the appropriation by \$139,502, for a total appropriation of \$392,695.

Of this, \$112,229 will be subject to the Loan Subsidy and \$210,349 will be subject to the property owner assessments, leaving the City with a net cash outlay of \$70,117.

2. Authorize the City Manager to amend the ADEC Loan Application so that the Project is eligible for the Loan Subsidy of \$112,229.

ALDER LN BID TABULATION

CONTRACT ITEMS	UNIT	QUANTITY	ENGINEER'S UNIT	ENGINEER'S	QAYAK UNIT		DIRTWORKS UNIT	DIRTWORKS	SCOTT'S UNIT	
			PRICE	ESTIMATE	PRICE	QAYAK BID	PRICE	BID	PRICE	SCOTT'S BID
1 Mobilization and Demobilization	LS	1	\$ 18,881.00	\$ 18,881.00	\$ 12,500.00	\$ 12,500.00	\$ 55,000.00	\$ 55,000.00	\$ 91,200.00	\$ 91,200.00
2 8" HDPE SDR11 Pipe, Furnish and Install	LF	1,216	\$ 70.00	\$ 85,120.00	\$ 140.00	\$ 170,240.00	\$ 103.00	\$ 125,248.00	\$ 75.00	\$ 91,200.00
3 Single Pumper Hydrant	EA	3	\$ 7,000.00	\$ 21,000.00	\$ 11,500.00	\$ 34,500.00	\$ 12,000.00	\$ 36,000.00	\$ 10,000.00	\$ 30,000.00
4 8" Fire Service Stubout	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 4,500.00	\$ 9,000.00	\$ 6,500.00	\$ 13,000.00	\$ 10,000.00	\$ 20,000.00
5 8" Gate Valve	EA	3	\$ 1,000.00	\$ 3,000.00	\$ 3,250.00	\$ 9,750.00	\$ 3,000.00	\$ 9,000.00	\$ 2,000.00	\$ 6,000.00
6 6" Gate Valve	EA	3	\$ 600.00	\$ 1,800.00	\$ 3,250.00	\$ 9,750.00	\$ 2,000.00	\$ 6,000.00	\$ 500.00	\$ 1,500.00
7 1" Water Service Connection	EA	8	\$ 3,500.00	\$ 28,000.00	\$ 5,000.00	\$ 40,000.00	\$ 3,950.00	\$ 31,600.00	\$ 3,000.00	\$ 24,000.00
8 SWPPP Implementation (BMPs and Seeding)	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 16,500.00	\$ 16,500.00	\$ 9,000.00	\$ 9,000.00	\$ 2,000.00	\$ 2,000.00
9 Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
10 Excavate & Backfill Structural Trench Section	LF	450			\$ 52.00	\$ 23,400.00	\$ 60.00	\$ 27,000.00	\$ 75.00	\$ 33,750.00
11 Excavate & Backfill Non-Structural Trench Section	LF	900			\$ 22.00	\$ 19,800.00	\$ 50.00	\$ 45,000.00	\$ 30.00	\$ 27,000.00
12 Flanged 6"x8" Reducer	EA	1			\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 650.00	\$ 650.00

ENGINEER'S TOTAL ESTIMATE	\$	<u>207,700.00</u>	*
QAYAK'S TOTAL BID	\$	<u>348,940.00</u>	
DIRTWORKS' TOTAL BID	\$	<u>363,848.00</u>	
SCOTT'S TOTAL BID	\$	<u>329,300.00</u>	

The engineer's estimate does not have the same line items as the bid form used. I have only included those line items with the same title and unit as in the bid form in the above comparison. However, the engineer's total estimate shown at the the bottom of the page reflects the entire engineer's estimate.



City of Homer

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(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: August 18, 2021
SUBJECT: City Manager's Report for August 23, 2021 Council Meeting

FAA Outreach

In my July 26th report, I discussed outreach I had initiated with the Federal Aviation Administration (FAA) to address aircraft nuisance issues experienced by City residents. Since that time, Harbormaster Hawkins and his staff have continued to perform outreach with both the FAA and the Alaska Department of Transportation (AKDOT). We have learned that the FAA will be updating the Homer Airport Master Plan in 2022 and that they will only perform a noise impact study if requested. Attached to this report are a memo and a draft letter that I will be signing and sending to AKDOT which specifically requests an FAA Part 150 Noise Compatibility Study that included both the airport and the Beluga Lake Float Plane Facility.

Self-Check Out Machines at the Library



Update provided by Library Director Berry:
Over the past year, the Library has used CARES Act funds to upgrade remote services and streamline operations. Patrons have already seen outdoor wi-fi added in September 2020 and will shortly have the ability to submit print jobs over the internet from their personal phones and laptops. Another part of this project went live on August 3rd, when we switched on three new self-checkout machines! Checking out with the self-service stations is easy: all you need is your library card, PIN and the items to be checked out. If you've forgotten your PIN or need a new card, staff will be happy to help. And, of course, you can still

check out at the front desk as always.

COVID Testing at Library Parking Lot

The City, in partnership with South Peninsula Hospital and Public Health, hosted Capstone Clinic from August 15-August 20 to provide walk up, same day results COVID-19 testing in the library parking lot. The hospital initiated the testing contractor coming to Homer, as demand for testing has been high. At the time of this report, approximately 200 people per day were tested at the library, far exceeding expectations (and temporarily exceeding supplies!). As of Wednesday morning, the testing had identified over 60 positive cases,

which hopefully helps prevent about 70 additional cases in the community at a minimum (using the current Statewide Rt number of 1.164.) Services to library patrons were uninterrupted, beyond the additional cars parked on Hazel and in the library parking lot. The City appreciates our community partners and citizens for their patience and teamwork to provide additional testing during this time of high transmission.

COVID Mitigation

On August 12th I made a series of changes to the COVID mitigation measures implemented at City facilities. We are now requiring all visitors to wear a mask when visiting a City facility, regardless of vaccination status. The trends related to the highly transmissible delta variant and the impacts it's having on the State of Alaska's medical resources are a large driver in this decision to return to masking in all City facilities.

Special Projects Coordinator Jenny Carroll created a poster for staff that helps clarify what to do in different COVID-related situations. The poster (attached to this report) has been distributed to all City facilities. We are also including a version of this document in all paychecks this week to ensure all employees get the message.

Library Director Dave Berry and I worked together to update the COVID Risk Assessment Framework. Much has changed since it was originally written and introduced in October 2020. This updated version (attached to this report) will help guide the organization's ongoing review of the COVID context in Homer as it relates to City operations.

Finance Improvements Internal Stakeholder Group

On August 11th I convened an internal stakeholder group for a finance-related improvement scoping session. This was one of my major post-budget adoption priorities. This kick-off meeting included staff from Finance, Public Works, Harbor, and Administration. We zeroed in on some themes that had broad appeal to the group and are preparing a plan to begin developing updated policies for internal finance operations. I'll also be creating a broader finance stakeholder group with representation from all departments that will meet on a regular basis to discuss ongoing issues and develop training for Citywide consumption. I will provide updates as this project progresses.

Facebook and Email Newsletter

In December 2020 I initiated a conversation with staff regarding official social media accounts and general promotion of City activities. We came to a consensus that the existing social media policy was still relevant and effective for today's context, however, there were some opportunities identified which could improve our connection to the public. Included in that were a general City of Homer Facebook page (we currently have a small collection of department pages) and a City newsletter. Christine Drais, assistant to the City Manager, has been working to set up templates and develop content to get these new communication opportunities on track. The Facebook page is live at <https://www.facebook.com/cityofhomerak> and the goal is to launch the first edition of the newsletter on September 1st. Email Christine at cdrais@ci.homer.ak.us or visit: <https://www.cityofhomer-ak.gov/newsletter/subscriptions> to get signed up for the newsletter.

Personnel Updates

Port & Harbor: *Peter Alfiche will retire August 20th after 10 years with the City. Peter started as the Fish Dock Temp and was promoted to Operator in 2017. In addition to strong mechanical skills, Peter also has a background in carpentry and he would often think up useful things to build for the plant—such as stools and toolboxes. He also did a few larger projects, such as remodeling the bathroom lobby after a waterline broke in January 2020. Peter is well liked, respected, and his constant smile will be missed by everyone on the Dock. – Burt Gregory, Fish Dock Supervisor*

Dave Berry – Enterprise Cybersecurity Leadership Certification Finance

The City’s digital infrastructure is vitally important to the success of our organization and it is important to me as City Manager that we continually invest in cybersecurity skillsets and solutions. Our Library Director and IT supervisor, Dave Berry, successfully completed the National Association of Counties’ (NACo) Enterprise Cybersecurity Leadership Academy in July. The academy, led by industry experts, delivers a proven framework and insights on leading and securing a network and an organization.

Police Department: *Eve Dickmann resigned from the Police Department after a successful 10 year career as a 911 dispatcher. Eve was energetic, hard-working and knowledgeable. She’s heading off to Glennallen Alaska for new adventures. Eve will be missed.* – Chief Robl



Public Works: With a series of planned retirements happening this year in the Public Works Department, there are some big departures and new opportunities. See below for updates from the Public Works Director:

John Wythe retired, effective July 30, 2021, after 30 years of dedicated service to the Public Works Department. John was the Lead Operator for the Department responsible for, in addition to operating heavy equipment, training, coaching, and scheduling the other operators. John’s passions, which he’ll

be pursuing in his retirement, are playing with his brand-new tractor, his grandchild, and his cabin on Tutka Bay, but not necessarily in that order.

Paul Raymond, who has been with the Public Works Department for 7 1/2 years as an operator, was promoted to Lead Operator upon John's retirement. Paul has lived in Homer since 1977. Before starting work with the City, he worked as an operator for various construction companies in and around Homer and at the KPB Transfer Station. When asked what his hobbies were, Paul said enthusiastically, "BBQ!"



Left: John Wythe, Right: Paul Raymond

Owen Meyer joined the Public Works Department as the fulltime Project Technician. Owen will also serve as the ADA Coordinator for PW, working closely with the City's ADA Coordinator, Renée Krause. Owen was selected by the AML to be part of its Conference of Young Alaskans (COYA), which this year, focused on critical issues facing municipal governments. Owen is an accomplished guitarist and member of Toastmasters International.

Glenn Rauh, PW Custodian, left fulltime City Employment to work for Petro Marine as Fuel Dock Manager. Glenn had been with the City for just over a year and proved himself to be a capable and congenial employee in one of the City's most challenging positions – working nights cleaning other people's toilets. We wish him well!

One strategy noted during the Public Works section of the Council Budget Work Sessions was a plan to expand the skillsets of existing employees to bring certain tasks in-house more often. To that effect, Joe Inglis, PW Operator, is being cross-trained to manage the construction of, and inspect, some of the City's construction projects administered by the PW Department. Not only will this be more cost effective than using third party inspectors, it will provide in-house expertise when we need it. Aaron Yeaton, GIS Technician, is being cross-trained to produce Army Corps of Engineers permits, storm water plans, wet land delineations, ground water reports and other environmental protection-related documents, which will help the PW Department achieve its sustainability goals.

Enclosures:

1. Memo Re: Letter Requesting FAA Regulation Part 150 Noise Compatibility Study of the Homer Airport
2. Letter to AKDOT Chief of Planning Re: City of Homer Airport 2022 Master Plan
3. COVID Poster
4. COVID Risk Assessment Framework Update



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Port and Harbor

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Homer, AK 99603

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(p) 907-235-3160

(f) 907-235-3152

Memorandum

TO: HOMER CITY COUNCIL

THRU: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: AUGUST 6, 2021

SUBJECT: LETTER REQUESTING FAA REGULATION PART 150 NOISE COMPATIBILITY
STUDY OF THE HOMER AIRPORT

City Manager Rob Dumouchel asked me to follow up with Alaska Dept. of Transportation (AKDOT) on complaints and concerns over Airport noise and traffic at the Homer Airport and Beluga Lake float plane facilities. I worked through the list of contacts for FAA that Rob passed along to me and asked them if there was a list of published rules for pilots using the Homer Airport. I was told that I should contact the "Airport Manager" and ask for the noise plan.

I have reviewed the Homer Airport Master Plan and found a small notation on noise complaints with no direct actions to such listed.

Through a circuitous route I've spoken with the Airport supervisor's office and the DOT Planners office. These offices advise that if residents wish to file an official complaint with the Airport supervisor they need to have a time, date, and tail number of the offending plane. I've also learned that FAA will be updating the Homer Airport Master Plan in 2022 and that normally a noise impact study analysis is not included in these studies unless requested. If Homer would like AKDOT to conduct a noise impact study analysis we need to address a letter to Todd VanHove, Area Planning Chief at Central Region AKDOT. We should ask them to:

- ✓ Include an FAA Regulation Part 150 Noise compatibility Study as part of the Noise Compatibility Planning section of the FAA & AKDOT jointly drafted new Homer Airport Master Plan (set to commence in 2022)
- ✓ Include the Beluga lake float plane facility in the study

The Airport Master Plan is the tool for what our Airport can become, so any concerns we have should be addressed and forwarded to the DOT offices as an active partner in developing our future goals.

RECOMMENDATION

Draft a letter from the City to the Alaska Dept. of Transportation Central Region Office and request that an FAA Regulation Part 150 Noise Compatibility Study for both the Homer Airport and the Beluga Float Plane Lake be part of the Homer Airport Master Plan being developed by DOT in 2022.

Attached: Draft Letter to AKDOT



City of Homer

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August 11 2021

Alaska Dept. of Transportation, Central Region- Planning
Attn: Todd Vanhove, Chief of Planning
4111 Aviation Ave
Anchorage, AK 99502
Todd.vanhove@alaska.gov

Re: City of Homer Airport 2022 Master Plan

Dear Mr. Vanhove,

The City of Homer is writing to request that a Federal Aviation Regulation Part 150 Noise Compatibility Study for both the Homer Airport and the Beluga Lake Float Plane facility be included and incorporated into the noise compatibility planning section of the new Homer Airport master plan scheduled to be developed by the Dept. of Transportation in 2022.

We are interested in the technical assistance such a study would provide to help prepare and execute appropriate noise compatibility planning and any recommended implementation programs as we work to plan our future community. The City believes this study would provide a balanced approach for mitigating the noise impacts of both facilities upon their neighbors while protecting or increasing both airport access and capacity moving toward the future.

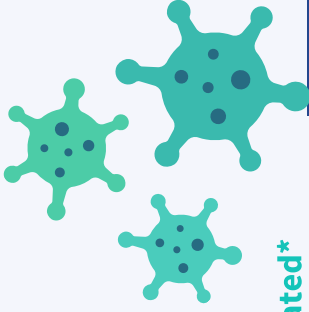
An FAA Part 150 Noise Compatibility Study is also a primary vehicle for gaining approval of applications for Federal grants for noise abatement projects, should those be found necessary.

We look forward to working with the Alaska Department of Transportation on this important project. Thank you for your consideration of this request.

Sincerely,

CITY OF HOMER

Feeling Sick or Exposed to COVID-19? Now what?



This guidance applies to the general public. But if you live or work in a high-risk setting such as a correctional institution, health care facility, assisted living facility or a fish processing plant, other guidance may apply.

Unvaccinated Vaccinated*

If you have ANY symptoms of COVID-19 and no known exposure

**DO NOT COME IN TO WORK
GET TESTED, STAY HOME**

- If positive, isolate for 10 days, monitor your symptoms and contact your health care provider if symptoms become worrisome.
- If negative, stay home while you have symptoms. Talk to health provider and consider testing again.

If you are exposed to COVID-19 and have ANY symptoms

GET TESTED and ISOLATE

- If positive, keep isolating.
- If negative, stay home while you have symptoms or are finished with QUARANTINE, which ever is longer. Consult health provider and consider testing again.

GET TESTED and ISOLATE

- If positive, keep isolating.
- If negative, stay home while you have symptoms. Consult health provider and consider testing again.

If you are exposed to COVID-19 and have no symptoms

GET TESTED and STAY HOME

- Get tested.
- Quarantine until cleared by public health (7-14 days).
- Testing again 5-7 days after initial exposure can reduce quarantine time.

GET TESTED and WEAR A MASK

- Seek testing 3-5 days after initial exposure.
- Quarantine is not required, but wear a mask and monitor for symptoms for 14 days.

If you test positive for COVID-19

ISOLATE

- Until cleared by public health (usually about 10 days, but may vary).
- Notify your close contacts. Ask them to get tested and, if they are unvaccinated, to quarantine.
- Follow contact tracer guidance.
- If not contacted by tracer, you can call 907-531-3329 for education, resources and a contact tracing interview.

Symptoms include ANY of the following:

- Cough Fatigue Fever Chills Sore Throat
- Rash Nausea Muscle ache Headache
- Decreased smell or taste Runny nose

WHERE TO GET TESTED

SPH COVID Vax & Test Site

4201 Bartlett Street

9 am -6 pm, 7 days a week

235-0235

No appt needed. Walk-ins welcome.

SVT Health & Wellness

880 East End Road, Homer

or

72351 Milo Fritz Ave, Anchor Point

or

206 Main Street, Seldovia

By appt only. Call 226-2228.

NTC Community Clinic

15765 Kingsley Road

9 am -3 pm, Wednesdays through Fridays

907-420-4713

Call your doctor or health care provider.

*A person is fully vaccinated if two weeks have passed since receiving the second dose of the Pfizer or Moderna vaccines or a single dose of Johnson & Johnson.



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Memorandum

TO: Mayor Castner and Homer City Council
 FROM: Rob Dumouchel, City Manager
 DATE: August 17, 2021
 SUBJECT: City Organizational Framework for COVID Risk Assessment

In October of 2020, I presented a COVID risk assessment framework for the City organization to the City Council. As the COVID context has evolved over time, our use and implementation of the framework has evolved as well. This memo serves to update the framework for the current context.

COVID Triggers Potentially Impacting Homer/Southern Kenai Peninsula

GEOGRAPHIC SYSTEM POTENTIAL RISK IMPACT FACTORS

HOMER/SOUTHERN KENAI PENINSULA	<ul style="list-style-type: none"> • Rolling average of active COVID cases in Homer/SKP • Local vaccination rates and vaccine availability • City organization vaccination rates • Number of COVID cases in City organization & known exposure of City staff • Available COVID beds in Homer and Health worker staffing levels • Access to local testing • Unrelated local emergency (i.e. earthquake, tsunami, fire, etc.) • Spread of influenza
KENAI PENINSULA	<ul style="list-style-type: none"> • Rolling average of active COVID cases as reported by Kenai Peninsula Borough • Community transmission connected to popular regional events or shopping destinations for Homer residents (i.e. Fred Meyer in Soldotna) • Borough vaccination rates and vaccine availability • Unrelated regional emergency (i.e. earthquake, tsunami, fire, etc.)
STATE OF ALASKA	<ul style="list-style-type: none"> • State public health orders • Number of COVID cases as reported by the State • Available COVID beds in Anchorage and health worker staffing levels • Statewide vaccination rates and vaccine availability • Statewide ability to process COVID tests • Unrelated emergency with significant impact on Statewide systems
NATIONAL/GLOBAL	<ul style="list-style-type: none"> • National public health orders • Vaccine availability • Availability of influenza vaccines • Spread of new COVID variants

Homer Stoplight Risk Assessment Framework

RISK LEVEL* GENERAL DESCRIPTION**

GREEN	<ul style="list-style-type: none"> No COVID Emergency exists
YELLOW	<ul style="list-style-type: none"> Regular operations Masks are optional for staff areas but required for interactions with the public Most City doors can be opened to the public Staff meetings can be held in person in spaces that can accommodate social distancing or other COVID precautions Public meetings can be held in person with similar precautions, hybrid meetings encouraged Recreation can be held outdoors with masks optional, or indoors with masks and social distancing
ORANGE	<ul style="list-style-type: none"> City closes majority of facilities to the public, but continues normal operations inside When practical, encourage modifications to shifts/working hours that reduce opportunities for exposure/transmission of COVID at work sites Masks are required in close working conditions Staff meetings should be limited to small numbers of participants within large open spaces (i.e. garages, Council Chambers, etc.), held outdoors, or online Council meetings are hybrid, online participation is encouraged Recreation can be held outdoors with masks
RED	<ul style="list-style-type: none"> City closes facilities to public and reverts to a distributed (remote) work model as much as possible Masks are required in all interpersonal settings Staff meetings should be held by Zoom, phone, or in small numbers outdoors with masks and social distancing Public meetings are exclusively online Recreation is limited to individual or socially-distanced activities

*No risk tier restricts access to voting in an election. Voters are asked to mask during yellow, orange, and red, however, they will not be turned away from the polls for failing to comply. Those not wearing masks will not be allowed anywhere else within City Hall or other City facilities.

**The City Manager, or individual department heads, may enact stricter mitigation measures for teams/facilities than set by the framework as necessary/appropriate.

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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 21-057

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ADOPTING THE RECOMMENDATIONS OF THE PUBLIC WORKS
DEPARTMENT RELATED TO THE PROPOSED BUNNELL
AVENUE/CHARLES WAY SPECIAL ASSESSMENT DISTRICTS.

WHEREAS, On May 10, 2021, the City Council adopted Resolution 21-030 initiating the process for creating special assessment districts to bring City water and sewer to the Bunnell Avenue/Charles Way neighborhood; and

WHEREAS, A packet of information, containing proposed alignments for the water/sewer main extensions and a preliminary assessment roll were sent to property owners in the neighborhood; and

WHEREAS, On May 27, 2021, a Neighborhood Meeting was held, with seven property owners participating, who made the following comments::

- Several property owners said they already had City water & sewer service and would not benefit from the proposed main extensions. Subsequent research showed these properties were served by “spaghetti lines”, which had been installed 10+ years ago with the City’s approval, inspection and permitting.
- One property owner said they didn’t live at their property fulltime so hauling water was not a problem and thus, they would not receive any benefit from the proposed main extensions.
- Almost all of the property owners opined that Bishop’s Beach Park would be a substantial beneficiary and the City’s assessment share should reflect this reality; that is, the benefitted area method of assessment should be used, rather than the Equal Share method.

WHEREAS, In response to these comments, the Public Works Department recommends the following adjustments be made to the proposed assessment district boundaries and the proposed assessment roll:

- **Re: Assessment Computation Methodology.** That the Benefitted Area method of assessment computation be used as the most equitable method because it would account for the benefit to Bishop’s Beach, one of the City’s most popular parks.
- **Re: Properties that would not benefit from the water/sewer main extensions.** That properties already served with connections to City water and sewer that were permitted, approved and inspected by the City, be deleted from the proposed district

44 boundaries because they would receive no new benefits from being connected to the
45 new water/sewer main connections.

- 46
- 47 • **Re: Properties that would be at the “end of the line” who didn’t want to be served**
48 **with City water/sewer.** That properties located at the end of the proposed
49 water/sewer line who did not want City water/sewer service would be deleted from the
50 proposed district boundaries because they would receive no perceived benefit.

51

52 NOW THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, does hereby adopt
53 the recommendations of the Public Works Department set forth above.

54

55

56 PASSED AND ADOPTED by the Homer City Council this 9th day of August, 2021.

57

58 CITY OF HOMER

59

60

61 _____

62 KEN KASTNER, MAYOR

63 ATTEST:

64

65 _____

66 MELISSA JACOBSEN, MMC, CITY CLERK

67

68

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 21-057(S)**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 ACKNOWLEDGING THE SUFFICIENCY OF THE BUNNELL
9 AVENUE/CHARLES WAY WATER AND SEWER IMPROVEMENT
10 SPECIAL ASSESSMENT DISTRICT AND APPROVING THE
11 IMPROVEMENT PLAN, ESTIMATED COST OF IMPROVEMENT AND
12 ASSESSMENT METHODOLOGY.

13
14 WHEREAS, City Council initiated a Special Assessment District for Bunnell
15 Avenue/Charles Way by Resolution 21-030; and

16
17 WHEREAS, The Bunnell Avenue/Charles Way Water and Sewer Special Assessment
18 District boundary includes property fronting Bunnell Avenue and Charles Way; and

19
20 WHEREAS, A neighborhood meeting was held on May 27, 2021 where property owners
21 were provided conceptual cost estimates for water and sewer, proposed district maps, and
22 property owner assessment projections; and

23
24 WHEREAS, A Notice of Public Hearing for August 9, 2021 and Notice of Right to Object
25 and was mailed to property owners on June 4, 2021 in accordance with Homer City Code
26 17.02.050; and

27
28 WHEREAS, The deadline to receive written objections was August 8, 2021 and two
29 written objections were received, with one additional object coming in after the deadline; and

30
31 WHEREAS, Pursuant to HCC 17.02.050 (b) if owners of real property that would bear 50
32 percent or more of the assessed cost of the improvement file timely written objections, the
33 Council may not proceed with the improvement unless it revises the improvement plan to
34 reduce the assessed cost to less than 50% of the assessed cost of the improvement; and

35
36 WHEREAS, At the August 9, 2021 public hearing two property owners provided written
37 and verbal comments in support of using a befitted methodology of assessment and Public
38 Works recommended using the befitted area methodology for assessing properties with
39 proposed Resolution 21-057; and
40

41 WHEREAS, One property owner in the area of the district requested their parcel be
42 included after review of the proposed assessment boundary Public Works determined the
43 property is substantially removed from the propose boundary; and
44

45 WHEREAS, Council finds the petition bears sufficient support and that the water
46 improvement is necessary and to the benefit the properties included in Attachment "A"; and
47

48 WHEREAS, The properties will be assessed using the benefitted area methodology.
49

50 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska
51 acknowledges the sufficiency of the Bunnell Avenue/Charles Way Improvement Special
52 Assessment and approves the improvement plan, estimated cost of improvement, and
53 assessment methodology.
54

55 PASSED AND ADOPTED by the Homer City Council this 23rd day of August, 2021.
56

57
58 CITY OF HOMER

59
60 _____
61 KEN CASTNER, MAYOR
62

63 ATTEST:

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65 _____
66 MELISSA JACOBSEN, MMC, CITY CLERK
67

68 Fiscal Note: HAWSP

AMENDED PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **August 19, 2021**

TOTAL ESTIMATED PROJECT WATER: **\$158,126** TOTAL ESTIMATED PROJECT SEWER: **\$582,099**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District:

WATER: **\$118,594** SEWER: **\$436,574**

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER **\$39,531** SEWER: **\$145,525**

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: **\$158,126**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	BENEFITTED AREA (SF)	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
1	DAM REVOCABLE TRUST 2019 1477 BAY AVE HOMER AK 99603-7941	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	7500 sf	Water \$3,252 Sewer \$11,972
2	GUETSCHOW RUBEN PO BOX 1071 PAHOA HI 96778-1071	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 153 #17716417	7500 sf	Water \$3,252 Sewer \$11,972
3	LOGAN CHRISTINA ARLYNE LOGAN CHRISTINA 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416	7500 sf	Water \$3,252 Sewer \$11,972
4	LONG CHRIS 879 LINDA CT HOMER, AK 99603-7222	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	7500 sf	Water \$3,252 Sewer \$11,972
5	CONNOLLY NANCY C 303 TORQUAY CT UNIT B RIDGE NY 11961-8358	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414	7500 sf	Water \$3,252 Sewer \$11,972
6	SOUL SISTERS INC 233 E BUNNELL AVE HOMER AK 99603-7827	T 6S R 13W SEC 20 Seward Meridian HM 2002032 W R BENSON SUB SOUL SISTERS ADDN LOT 148-A #17716450	15,000 sf	Water \$6,504 Sewer \$23,944
7	LINDSEY RONALD J SAVIDGE BARBARA A PO BOX 1867 HOMER AK 99603-1867	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 162 #17716444	7500 sf	Water \$3,252 Sewer \$11,972

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8	MARY J HILLSTRAND LIVING TRUST 1741 BURLINGTON ST ANCHORAGE AK 99508-5153 JOHNSON PAUL MATTHEW 124 E 23 RD AVE ANCHORAGE, AK 99503-2010 JOHNSON KATHRIN MARIE 3476 S HORSESHOE LAKE RD. WASILLA, AK 99623	T 6S R 13W SEC 20 Seward Meridian HM 2008066 W R BENSON'S SUB 2008 REPLAT LOT 165-A #17716452	15,000 sf	Water \$6,504 Sewer \$23,944
9	LARSON BJORN & RAUPP SASHA H PO BOX 1435 HOMER AK 99603-1435	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 167 #17716439	7500 sf	Water \$3,252 Sewer \$11,972
10	BAUGHER TINA M 209 W DIMOND BLVD STE 4 ANCHORAGE AK 99515-1932	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 168 #17716438	7500 sf	Water \$3,252 Sewer \$11,972
11		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	7500 sf	Water \$3,252 Sewer \$11,972
12	VERNON ROBERT GORDON PO BOX 3 HOMER AK 99603-0003	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 171 #17716435	7500 sf	Water \$3,252 Sewer \$11,972

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13		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	7500 sf	Water \$3,252 Sewer \$11,972
14	LOGAN IRA LLC 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 173 #17716433	7500 sf	Water \$3,252 Sewer \$11,972
15		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100 7500 sf	Water \$3,252 Sewer \$11,972
16	HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 175 #17716231	7500 sf	Water \$3,252 Sewer \$11,972
17		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	7500 sf	Water \$3,252 Sewer \$11,972
18	HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNE R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010	54,000 sf	Water \$23,415 Sewer \$86,197

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19	HILLSTRAND MARY JOANNE LIVING TRUST 1741 BURLINGTON ST ANCHORAGE AK 99508-5153 JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 JOHNSON KATHRIN MARIE 3476 S HORSESHOE LAKE RD. WASILLA, AK 99623	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N TO POB #17714009	40,000 sf	Water \$17,345 Sewer \$63,850
20	VANN REVOCABLE TRUST PO BOX 561 KASILOF AK 99610-0561	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008	37,000 sf	Water \$16,044 Sewer \$59,061

AMENDED PRELIMINARY ASSESSMENT ROLL - w/ markups

PROJECT NAME: **Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **June 3, 2021**

TOTAL ESTIMATED PROJECT WATER: **\$509,167** TOTAL ESTIMATED PROJECT SEWER: **\$631,834**

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ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: **\$225,690**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE <u>BENEFITTED AREA (SF)</u>	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
1	US FISH & WILDLIFE 1011 E TUDOR RD ANCHORAGE, AK 99503-6119	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 131 #17716229	\$59,000.00	Water \$7874 Sewer \$20603
2		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 132 #17716228	\$42,600	Water \$7874 Sewer \$20603
3	DAM REVOCABLE TRUST 2019 1477 BAY AVE HOMER AK 99603-7941	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
4	GUETSCHOW RUBEN PO BOX 1071 PAHOA HI 96778-1071	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 153 #17716417	\$47,900 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
5	LOGAN CHRISTINA ARLYNE LOGAN CHRISTINA 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416	\$45,900 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
	LONG		<u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
6	CONNOLLY NANCY C 303 TORQUAY CT UNIT B RIDGE NY 11961-8358	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414	\$49,600 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
7	SOUL SISTERS INC 233 E BUNNELL AVE HOMER AK 99603-7827	T 6S R 13W SEC 20 Seward Meridian HM 2002032 W R BENSON SUB SOUL SISTERS ADDN LOT 148-A #17716450	\$390,300 <u>15,000 sf</u>	Water \$7874 <u>\$6,504</u> Sewer \$20603 <u>\$23,944</u>

AMENDED PRELIMINARY ASSESSMENT ROLL – w/ markups

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ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: **\$225,690**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE <u>BENEFITTED AREA (SF)</u>	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
8	SONNEBORN-DAVID W SONNEBORN-ALEXANDRA H 2548 DISCOVERY CT ANCHORAGE AK 99517-1237	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 05 #17716302	\$51,000	Water \$7874 Sewer \$20603
9	SPENCER J A 1930 E END RD # B HOMER AK 99603-7305	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 04 #17716303	\$62,200	Water \$7874 Sewer \$0
10	SPENCER JAMES A & DOLLY N 3005 BAY CREEK DR DICKINSON TX 77539-3916	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 03 #17716304	\$49,500	Water \$7874 Sewer \$0
11	MILLER DONALD STAFFORD PO BOX 1000 HOMER AK 99603-1000	T 6S R 13W SEC 20 Seward Meridian HM 2006041 W R BENSON SUB 2006 REPLAT LOT 1 A #17716307	\$73,700	Water \$7874 Sewer \$20603
12	PORTER JEANNIE N PORTER JEANNE N 3758 FAA RD STE B HOMER AK 99603-8031	T 06S R 13W SEC 20 Seward Meridian HM 2016010 W R BENSONS 2016 LOT 161A #17716454	\$113,100	Water \$7874 Sewer \$20603
13	LINDSEY RONALD J SAVIDGE BARBARA A PO BOX 1867 HOMER AK 99603-1867	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 162 #17716444	\$85,900 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>

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15	LARSON BJORN & RAUPP SASHA H PO BOX 1435 HOMER AK 99603-1435	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 167 #17716439	\$51,500 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
16	BAUGHER TINA M 209 W DIMOND BLVD STE 4 ANCHORAGE AK 99515-1932	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 168 #17716438	\$50,700 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
17		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
18	VERNON ROBERT GORDON PO BOX 3 HOMER AK 99603-0003	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 171 #17716435	\$157,400 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>

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19		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
20	LOGAN IRA LLC 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 173 #17716433	\$175,200 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
21		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
22	HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 175 #17716231	\$102,100 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
23		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000 <u>7500 sf</u>	Water \$7874 <u>\$3,252</u> Sewer \$20603 <u>\$11,972</u>
24	HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNE R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010	\$593,900 <u>54,000 sf</u>	Water \$7874 <u>\$23,415</u> Sewer \$20603 <u>\$86,197</u>

AMENDED PRELIMINARY ASSESSMENT ROLL – w/ markups

PROJECT NAME: **Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **June 3, 2021**

TOTAL ESTIMATED PROJECT WATER: **\$509,167** TOTAL ESTIMATED PROJECT SEWER: **\$631,834**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District:

WATER: **\$118,594** SEWER: **\$436,574**

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$39,531** SEWER: **\$145,525**

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: **\$225,690**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE <u>BENEFITTED AREA (SF)</u>	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
25	HILLSTRAND MARY JOANNE LIVING TRUST 1741 BURLINGTON ST ANCHORAGE AK 99508-5153 JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 JOHNSON KATHRIN MARIE 3476 S HORSESHOE LAKE RD. WASILLA, AK 99623	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N TO POB #17714009	\$4,300 <u>40,000 sf</u>	Water \$7874 <u>\$17,345</u> Sewer \$20603 <u>\$63,850</u>
26	VANN REVOCABLE TRUST PO BOX 561 KASILOF AK 99610-0561	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008	\$248,000 <u>37,000 sf</u>	Water \$7874 <u>\$16,044</u> Sewer \$20603 <u>\$59,061</u>



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 21-148

TO: Mayor Castner and City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: August 13, 2021
SUBJECT: Bunnell Avenue/Charles Way Water & Sewer Special Assessment Districts

Issue: The purpose of this Memorandum is to recommend the method of assessment computation for the Bunnell Avenue/Charles Way Water & Sewer Special Assessment Districts.

Background:

On May 10, 2021, the City Council adopted Resolution 21-030 initiating the process for creating special assessment districts to bring City water and sewer to the Bunnell Avenue/Charles Way neighborhood.

In response to the public comments we received about the proposed special assessment district, we recommend that the Benefitted Area method of assessment be used.

Per the HCC, there are three possible methods of computing assessment: Equal Share, Frontage Foot and Benefitted Area. Usually, the Equal Share method is used, unless there is a compelling reason for a different method. For example, one of the properties in the Alder Lane Water Assessment District was three-four times larger than the other lots. With the Equal Share method that property would have been assessed the same as the smaller lots, which wasn't equitable. So, we recommended, and the City Council adopted, the Benefitted Area method. With the Ocean Drive Seawall Special Assessment District, the benefit to each property was directly proportional to the length along the Seawall, so the Frontage Foot method was used. With the districts (water & sewer) proposed for the Bunnell Avenue/Charles Way neighborhood, the Benefitted Area method would be most equitable because it would account for the benefit to Bishop's Beach, one of the City's most popular parks as well as several other larger properties.

The attached spreadsheets show the effect this method will have on the proposed assessments. The computations for the larger lots only includes the first 200 feet of the lot, as allowed in HCC 17.01.010, so long as this approach is approved by Council.

Recommendations:

1. That the City Council adopt the Benefitted Area Method as the method of assessment for the Bunnell Avenue/Charles Way Special Assessment District.
2. That the City Council approved the approach of only including the first 200 feet of the lots that are at least 50 percent larger than the average lot in the proposed district.

Concept Cost Estimate

BUNNELL/CHARLES WAY SAD WATER IMPROVEMENT

2/23/2021

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$11,000	\$11,000
Clearing/Grubbing	1	LS	\$500	\$500
8" HDPE Main	1370	LF	\$90	\$123,300
8" Valve	3	EA	\$5,000	\$15,000
2" HDPE service line to restroom	0	LF	\$35	\$0
Fire Hydrant	2	EA	\$7,500	\$15,000
1" water service	20	EA	\$1,750	\$35,000
Connect to Existing	1	EA	\$1,750	\$1,750
Type II Gravel	700	CY	\$30	\$21,000
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	40	MSF	\$70	\$2,800
Construction Survey	1	LS	\$3,000	\$3,000
SWPP Plan	1	LS	\$4,000	\$4,000
Geotextile Fabric	1500	SY	\$8	\$12,000
Utility Relocation	1	LS	\$6,000	\$6,000

\$253,050

Construction	\$253,050
Design (10%)	\$25,305
Design Survey	\$5,000
Inspection (5%)	\$12,653
City Administration (3%)	\$7,592
Contingency (5%)	\$12,653

Subtotal Project Cost \$316,252

Less: ADEC Principal Forgiveness \$158,126

Total Project Cost \$158,126

Property Owner Share - Total Project Cost \$118,594

City (HAWSP) Share \$39,531

Concept Cost Estimate

BUNNELL/CHARLES WAY SAD SEWER IMPROVEMENT

2/23/2020

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$9,500	\$9,500
Clearing/Grubbing	1	LS	\$1,900	\$1,900
8" Ductile Iron Main	1410	LF	\$85	\$119,850
3" HDPE Force Main (in exist. trench)	270	LF	\$80	\$21,600
3" HDPE Force Main (in new trench)	350	LF	\$50	\$17,500
Sanitary Sewer Manhole	4	EA	\$6,500	\$26,000
4" sewer service	18	EA	\$1,900	\$34,200
Connect to Existing	1	EA	\$750	\$750
Sewer Lift Station	1	EA	\$155,000	\$155,000
Lift Station Telemetry	1	EA	\$30,000	\$30,000
Type II Gravel	500	CY	\$30	\$15,000
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	75	MSF	\$70	\$5,250
AC Removal/Disposal	1067	SY	\$3	\$3,200
2" AC Pavement	1067	SY	\$22	\$23,467
2" Leveling Course	119	TON	\$49	\$5,807
Traffic Control	1	LS	\$8,000	\$8,000
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$1,800	\$1,800
Geotextile Fabric	400	SY	\$8	\$3,200
Exist. Utility Protection	1	LS	\$4,500	\$4,500

\$493,724

Construction	\$493,724
Design (8%)	\$39,498
Inspection (3%)	\$14,812
City Administration (5%)	\$9,379
Contengency (5%)	\$24,686

Total Project Cost **\$582,099**

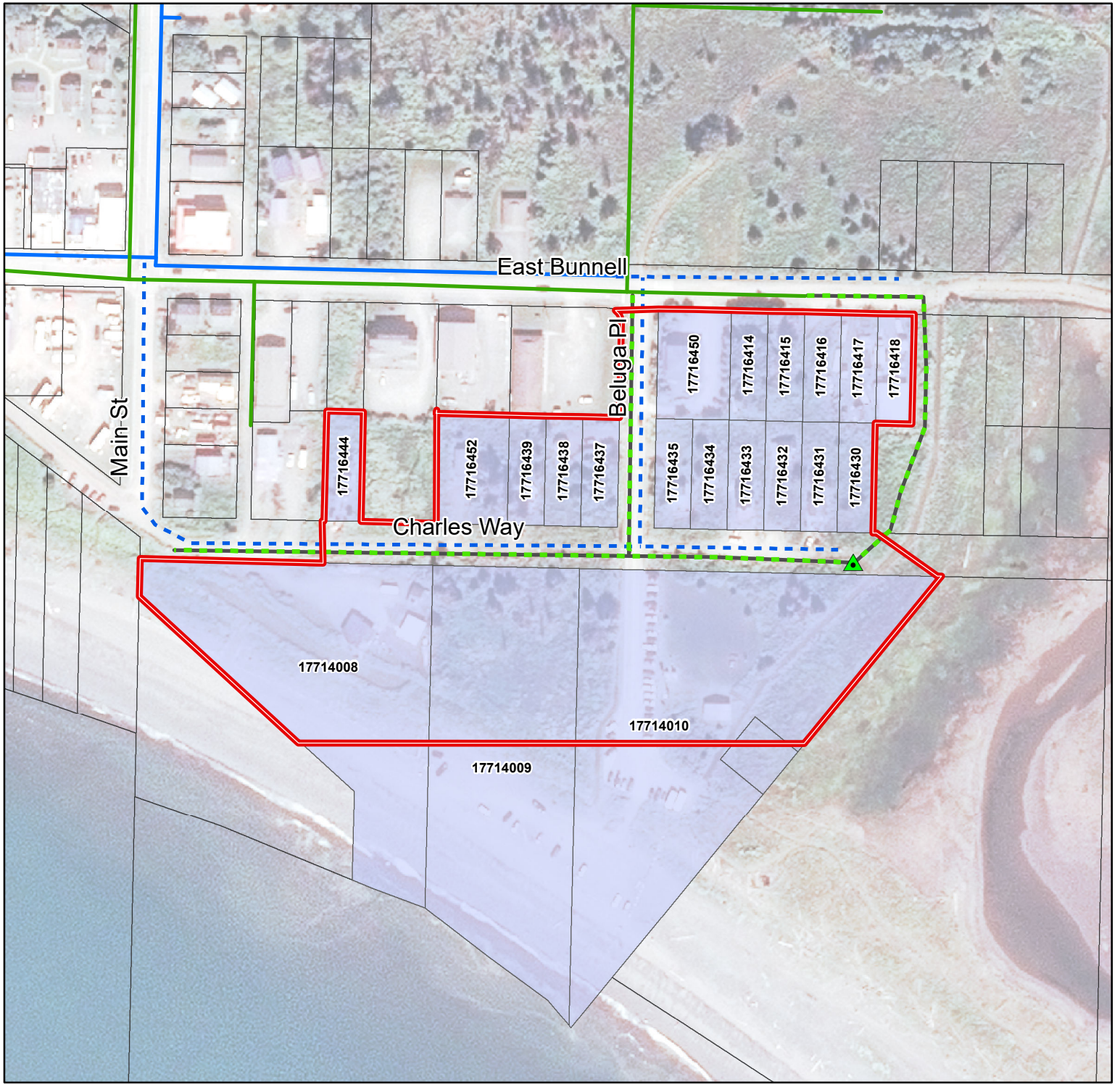
Property Owner Share	\$436,574
City (HAWSP) Share	\$145,525

Property Owner Share \$ 436,574
City (HAWSP) Share \$ 145,525

Legal Description	KPB Parcel ID #	Owner	Lot Area (SF)	Benefitted Area* (acres)	Benefitted Area
WR Benson Subd Amended, Lot 154	17716418	Dam Revocable Trust	7500	7500	\$11,972
WR Benson Subd Amended, Lot 153	17716417	Guetschow	7500	7500	\$11,972
WR Benson Subd Amended, Lot 152	17716416	Logan	7500	7500	\$11,972
WR Benson Subd Amended, Lot 150	17716414	Connolly	7500	7500	\$11,972
WR Benson Sub Amended, Lot 151	17716415	Long	7500	7500	\$11,972
WR Benson Subd, Soul Sisters Addn, Lot 148-B	17716450	Soul Sisters Inc.	15000	15000	\$23,944
WR Benson Subd Amended, Lot 162	17716444	Lindsey/Savidge	7500	7500	\$11,972
WR Benson Subd, 2008 Replat, Lot 165-A	17716452	Mary J Hillstrand Living Trust	15000	15000	\$23,944
WR Benson Subd Amended, Lot 167	17716439	Larson/Raupp	7500	7500	\$11,972
WR Benson Subd Amended, Lot 168	17716438	Baugher	7500	7500	\$11,972
WR Benson Subd Amended, Lot 169	17716437	Baugher	7500	7500	\$11,972
WR Benson Subd Amended, Lot 171	17716435	Vernon	7500	7500	\$11,972
WR Benson Subd Amended, Lot 172	17716434	Vernon	7500	7500	\$11,972
WR Benson Subd Amended, Lot 173	17716433	Logan IRA LLC	7500	7500	\$11,972
WR Benson Subd Amended, Lot 174	17716432	Logan IRA LLC	7500	7500	\$11,972
WR Benson Subd Amended, Lot 175	17716431	Hillstrand	7500	7500	\$11,972
WR Benson Subd Amended, Lot 176	17716430	Hillstrand	7500	7500	\$11,972
Bishop's Beach Park	17714010	City of Homer*	150718	54000	\$86,197
Portion of Government Lot 2, T 6S R 13W S 20	17714009	Mary J Hillstrand Living Trust*	108464	40000	\$63,850
Portion of Government Lot 2, T 6S R 13W S 20	17714008	Vann Revocable Trust**	54450	37000	\$59,061
			456132	273500	\$436,574

* Per HCC 17.01.010, benefitted area is the front 200 feet of th

** Benefitted area is 1/2 the 1st 200 feet because of the lot's triangular configuration



Legend

- Special Assessment District
- Parcels Concerned
- Proposed Sewer Main
- Proposed Water Main
- Lift Station
- Existing Sewer Main
- Existing Water Main

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 1,640,416.6667
 False Northing: 0.0000
 Central Meridian: -150.0000
 Scale Factor: 0.9999
 Latitude Of Origin: 54.0000
 Units: Foot US

**CHARLES WAY/EAST BUNNELL
 WATER & SEWER EXTENSION
 SPECIAL ASSESSMENT DISTRICT**

200 100 0 200 Feet

 156

Dept. of Public Works
 August 16, 2021

Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

To: Mayor and City Council

From: Chris and Angie Newby

Re: Request for Inclusion in Bunnell Ave./Charles Way Water/Sewer SAD

We recently submitted a request to include Lot 157 in the subject Special Assessment District (SAD). Subsequently, we were informed that it may not be possible to include us at this time. We disagree with the decision not to include our lot for several reasons, discussed below.

- 1. We and our partners (from our recollections) believe that we were never informed that the SAD was being formed and, as such, did not have the opportunity to indicate our desire to be included. Although the individual(s) who initiated the project may have overlooked us, it is not unheard of for the City to reach out to adjacent neighbors to gauge their interest. As a primary example, numerous neighbors adjacent to the Seawall SAD were asked whether they had interest in joining the SAD after initial formation.**
- 2. There is precedence for adding properties to a SAD after it has been formally established by the City Council. A good example was the Oscar Munson Sewer SAD. After formation, property owners who originally opposed participation and were left out requested inclusion in the project. The City Council agreed with the inclusion of the additional property after the assessment roll had been finalized. This resulted in increased costs to the original participants.**
- 3. Lot 157 currently has availability of Natural Gas to the property. This Utility was added after the original formation of the GAS SAD at our request.**
- 4. Our Lot is not substantially removed from the proposed Water/Sewer SAD. Based upon the proposed maps of the new improvements, the water line is one (1) lot from our property while the Sewer Line goes through the adjacent Fish & WildLife property a little over one (1) lot away.**

Based on the precedence noted above for reconsideration of SAD boundaries, we again request Lot 157 be included in the Bunnell Ave./Charles Way Water/Sewer SAD.

Thank you for your consideration.



Memorandum 21-140

TO: City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 28, 2021
SUBJECT: Bunnell Avenue/Charles Way Water & Sewer Special Assessment Districts

Issue: The purpose of this Memorandum is to recommend the method of assessment computation for the Bunnell Avenue/Charles Way Water & Sewer Special Assessment Districts.

Background:

On May 10, 2021, the City Council adopted Resolution 21-030 initiating the process for creating special assessment districts to bring City water and sewer to the Bunnell Avenue/Charles Way neighborhood.

A packet of information, containing proposed alignments for the water/sewer main extensions and a preliminary assessment roll were sent to property owners in the neighborhood. On May 27, 2021, a Neighborhood Meeting was held. Seven property owners participated in the meeting. Some of the comments expressed include:

- Several property owners said they already had City water & sewer service and would not benefit from the proposed main extensions. Subsequent research showed these properties were served by “spaghetti lines”, which had been installed 10+ years ago with the City’s approval, inspection and permitting.
- One property owner said they didn’t live at their property fulltime so hauling water was not a problem and thus, they would not receive any benefit from the proposed main extensions.
- Almost all of the property owners opined that Bishop’s Beach Park would be a substantial beneficiary and the City’s assessment share should reflect this reality; that is, the benefitted area method of assessment should be used, rather than the Equal Share method.

In response to these comments, we revisited the proposed boundaries as well as the method of computing the assessments, and made the following adjustments:

1. **Re: Assessment Computation Methodology.** We recommend that the Benefitted Area method of assessment be used. There are three possible methods of computing assessment: Equal Share, Frontage Foot and Benefitted Area. Usually, the Equal Share method is used, unless there is a compelling reason for a different method. For example, one of the properties in the Alder Lane

Water Assessment District was three-four times larger than the other lots. With the Equal Share method that property would have been assessed the same as the smaller lots, which wasn't equitable. So, we recommended, and the City Council adopted, the Benefitted Area method. With the Ocean Drive Seawall Special Assessment District, the benefit to each property was directly proportional to the length along the Seawall, so the Frontage Foot method was used. With the districts (water & sewer) proposed for the Bunnell Avenue/Charles Way neighborhood, the Benefitted Area method would be most equitable because it would account for the benefit to Bishop's Beach, one of the City's most popular parks. Using the Benefitted Area method would significantly reduce the projected assessment for the residential properties.

2. **Re: Properties that would not benefit from the water/sewer main extensions were dropped from the district boundaries.** Multiple properties, which are currently listed in the proposed assessment roll, are already served with city water and sewer, with installations that were permitted, approved and inspected by the City. Such properties would receive no new benefits from being connected to the new water/sewer main connections. We recommend these properties be excluded from the proposed water/sewer districts.
3. **Re: Properties that would be at the "end of the line" who didn't want to be served with City water/sewer, were dropped from the proposed district boundaries.** Several properties are located at the end of the proposed water/sewer line and did not want City water/sewer service. We recommend these properties be excluded from the proposed water/sewer districts.

The last day for property owners to object to the proposed Special Assessment Districts is August 8, 2021. The public hearing will be held at the regular City Council meeting of August 9, 2021. I believe that without assurance from the City Council that the recommendations set forth above will be adopted, the districts will fail. This would be unfortunate because the public health risks of not having access to City water and sewer have not gone away. If anything, the risks have become more acute. For example, on July 6, 2021, I was notified by the ADEC that a complaint had been received that a sewage holding tank in this neighborhood had overflowed into the wetland. The official wanted to know if the City wanted to take the lead on addressing the situation. As I researched what we could do, I found, to my surprise and dismay, the City has little regulatory means of addressing such events.

Action Recommended: That the City Council adopt the proposed resolution approving the recommendations set forth above.