



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, October 10, 2023 at 6:00 PM

Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 990 0366 1092 Password: 725933

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

APPROVAL OF MINUTES

- [A.](#) Unapproved Regular Meeting Minutes of September 12, 2023

VISITORS/PRESENTATIONS (10 minute time limit)

- [A.](#) HART Policy Manual Review

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report
- B. Chamber Director Report
- [C.](#) Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District Report
- E. Homer Harbor Expansion
- [F.](#) Guiding Homer's Growth Group
- G. HERC Update

PUBLIC HEARING

PENDING BUSINESS

- [A.](#) Housing Update

Memorandum from Economic Development Manager as backup.

[B.](#) Looking Ahead to the 2024 Strategic Plan

Memorandum from Economic Development Manager as backup.

NEW BUSINESS

[A.](#) 2024 Meeting Schedule

INFORMATIONAL MATERIALS

[A.](#) City Manager's Report for September

[B.](#) City of Homer October Newsletter

[C.](#) EDC Strategic Plan

[D.](#) EDC 2023 Meeting Calendar

E. Commissioner Attendance at 2023 City Council Meetings

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, November 14, 2023 at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 23-07 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:02 p.m. on September 12, 2023 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, BROWN, KIM, PITZMAN & STUDENT REPRESENTATIVE PEARSON

ABSENT: COMMISSIONERS AREVALO & GAMBLE

STAFF: ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

BROWN/PITZMAN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of August 8, 2023

KIM/PITZMAN MOVED TO APPROVE THE REGULAR MEETING MINUTES ON THE CONSENT AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Robert Green, Alaska Small Business Development Center

Chair Marks introduced Robert Green, who works in the Homer Chamber of Commerce as the Homer Business Advisor.

Mr. Green gave a brief overview of his position and the role that it plays within the community of Homer. He proclaimed his support for Ordinance 23-50, a proposal seeking an allocation of \$10,000 in funding to support the Alaska Small Business Development Center Homer Business Advisory position. He added that a potential discontinuation of this position would be detrimental to the community of Homer, backing this claim with the fact that he advises for entrepreneurs roughly 650 hours annually. In 2019, prior to Mr. Green filling the position, businesses in Homer only received about 150 hours of advising annually. Mr. Green concluded by saying that small businesses are the lifeblood of our city, and by endorsing this ordinance we demonstrate unwavering commitment to their success.

Commissioners followed up Mr. Green's presentation with questions on the following topics: working hours and scheduling appointments, how people find out about the AKSBDC, common industries that AKSBDC works with and the metrics that the AKSBDC keeps track of.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report for August

Economic Development Manager Engebretsen provided a verbal report on the following:

- Vacancies throughout City employment
 - o The City is in the process of hiring a new planner, a new assistant to the City Manager, and lastly a new Director of Public Works given that current Director Jan Keiser will be stepping down from the position in January.
- Bayview Park
 - o The City has a contract with Corvus to rebuild Bayview Park, which was made possible from a grant through the State in addition to City funding and rotary.
- Karen Hornaday Park Master Plan
 - o Funding has been received from City Council to update the Karen Hornaday Park Master Plan. Topics for the park include parking, restrooms, and what to do with the campground area.

B. Chamber Director Report

Economic Development Manager Engebretsen delivered a verbal report on the relationship between the City and the Chamber of Commerce, noting that the City funds the Chamber \$75,000 per year for it to handle tasks such as staffing the visitor center, advertising Homer, and helping represent the City at various trade shows.

C. Homer Marine Trades Association Report

Chair Marks requested that Deputy City Clerk Pettit start reaching out to Homer Marine Trades Association prior to EDC meetings in hopes of getting their most current meeting minutes for the Commission to review.

D. Kenai Peninsula Economic Development District Report

Chair Marks briefed the Commissioners on the latest from the Kenai Peninsula Economic Development District. The group held a quarterly meeting on August 17th. The biggest news out of the meeting was that the group agreed to name Cassidy Cameron the new Executive Director of the group. Mr. Cameron has previously worked as the Special Projects Officer as well as the Office Manager in Seldovia. He will begin his new position on January 1st. Chair Marks concluded that KPEDD is working on two large projects: the Broadband Project and the Mariculture Project.

E. Port Expansion Project

Economic Development Manager Engebretsen noted that the next public meeting is going to be held on Saturday, September 23rd, at the college from 10 a.m. – 12:30 p.m. She added that it was discovered at the September 11th City Council work session that the project is over budget. The original plan was to have the first phase as a \$3 million phase, but there's about \$1.5 million in anticipated cost increases,

a big portion of which is geotechnical work. Ms. Engebretsen added that they want to pursue the geotechnical work now in order to avoid making assumptions that are too broad, thus resulting in an imprecise guesstimate of the total project costs. She concluded her report by informing the Commission that there is a potential for a 6 – 18 month delay due to the Port missing their federal share of the \$3 million.

F. Guiding Homer’s Growth Group

Commissioner Kim delivered the report, stating that there was no meeting held in August, and that it had been postponed to a later date in September. He added that the discussion at these meetings goes beyond housing in general. In broad terms, the group is trying to figure out what the identity and the culture of the community is and how to preserve it or change it from the future. The ideas of the group are to preserve the natural beauty of Homer, to have places for the youth of Homer to live in the future, and to gather diverse opinions of the community.

Economic Development Manager Engebretsen added that there are rumors of having another panel discussion in October, but it seems unlikely at this point.

G. HERC Update

Economic Development Manager Engebretsen provided the Commission with an update on the HERC, disclosing the HAZMAT report for both buildings has been received. Some of the contaminants that were found in the HAZMAT report were asbestos, lead paint, and PCBs (polychlorinated biphenyls). Ms. Engebretsen noted that the State of Alaska doesn’t allow PCBs in their landfills, which means that the HERC would need to be barged to the Lower 48 where that kind of waste can be accepted. Ms. Engebretsen is working with Region 10 EPA for a Brownfield Grant opportunity that she expects to open up any day now that would allow the City to apply for a grant of \$800,000 - \$1 million to evaluate a couple of different properties in Homer in hopes of beginning cleanup work. Furthermore, Ms. Engebretsen said that only the initial stages of testing have been conducted in the larger building and that she expects \$100,000 more worth of testing to take place at the larger building.

PUBLIC HEARING

PENDING BUSINESS

A. Housing Update
Memorandum from Economic Development Manager

Economic Development Manager Engebretsen informed the Commission that there is a draft ordinance that staff is working on to address a short-term rentals in the Homer community, and the next step will be sharing it with City Council and the sponsors of the ordinance (Councilmember Davis and Councilmember Aderhold). Ms. Engebretsen added that probably won’t take place for another 2-3 weeks. She also said that if there is an ordinance that suggests having an Airbnb registration system, the City has talked about not singling out an industry, but instead implementing city business licenses.

B. EDC Mission Statement
Memorandum EDC 23-034 from Economic Development Manager

Commissioner Kim presented to the Commission his revision of the EDC Mission Statement that read as follows:

“The Economic Development Advisory Commission (EDC) of the City of Homer is a dedicated volunteer advisory body that bridges citizens and city government. Our core mission is to foster sustainable economic growth while safeguarding our rich cultural and natural heritage, enhancing the quality of life for Homer’s residents and businesses, and promoting our community’s well-being.

The EDC serves as a vital resource for our local community, providing a platform for informed citizen engagement in economic matters. We actively support community quality of life initiatives and offer actionable recommendations to benefit the City of Homer. Through the collaboration of diverse volunteer perspectives, we ensure our priorities bring lasting value to our city. We firmly believe that by actively engaging with our community, and facilitating discussions on sustainable economic growth, we can play a pivotal role in shaping a positive and impactful economic future for our beloved community.”

KIM/BROWN MOVED TO APPROVE THE REVISED DRAFT OF THE EDC MISSION STATEMENT.

Discussion ensued about the changes that had been made to the EDC Mission Statement.

BROWN/PITZMAN MOVED TO AMEND THE ORIGINAL MOTION AND MODIFY THE EDC MISSION STATEMENT TO READ AS FOLLOWS:

“The Economic Development Advisory Commission (EDC) of the City of Homer is a volunteer advisory body that bridges citizens and city government. Our core mission is to foster sustainable economic growth, safeguard our rich culture and natural heritage, and promote a high quality of life for Homer residents and businesses.

The EDC serves as a resource for our local community by providing a platform for engagement in economic matters. Commissioners facilitate community quality of life initiatives and offer actionable recommendations to the City of Homer. Through collaboration and a lens of diverse perspectives, we aim to bring lasting value to our city. We believe that by engaging with our community and facilitating discussions on sustainable economic growth, we can play a role in shaping a positive economic future for our community.”

There was no discussion.

VOTE (Amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Alaska Small Business Development Center Advisor Position Funding

Chair Marks reviewed the ordinance listed in the packet, along with her comment that was included in the packet and a letter from a business owner in Homer that uses the services of AKSBDC. She also noted that in the City Council packet there was a second letter of support from Luke Gamble.

KIM/PITZMAN MOVED TO RECOMMEND THE ADOPTION OF ORDINANCE 23-50.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Looking Ahead to the 2024 Strategic Plan
Memorandum EDC 23-035 from Economic Development Manager

Chair Marks introduced the item by informing the Commission that this would be the primary discussion for the October meeting. She also thanked Economic Development Manager Engebretsen for including the business retention expansion survey in the packet. Ms. Engebretsen added that it would be worthy of the Commission to have a goal to remain engaged with the comprehensive plan update. The Commission reached a consensus to resume discussion about the 2024 Strategic Plan and goals at the next meeting since the meeting was approaching the three hour mark.

INFORMATIONAL MATERIALS

- A. City Manager's Report for August 28, 2023 and September 11, 2023
- B. City of Homer Newsletter – September 2023
- C. 2022-23 EDC Adopted Strategic Plan
- D. EDC 2023 Calendar
- E. Commissioner Attendance at 2023 City Council Meetings

Chair Marks noted the informational materials and Commissioner Kim volunteered himself to deliver the EDC report to City Council on September 25th.

COMMENTS OF THE AUDIENCE

There were no comments of the audience.

COMMENTS OF THE CITY STAFF

Deputy City Clerk Pettit thanked the Commission for a good meeting and noted that Robert Green's presentation was engaging.

Economic Development Manager Engebretsen thanked everyone for a good meeting.

COMMENTS OF THE COMMISSION

Commissioner Pearson noted that she was off the grid all summer, but she is back and intends on planning the meetings this year.

Commissioner Kim thanked the Commission for a good meeting and for walking through the mission statement with him.

Commissioner Brown thanked the Commission for a good meeting and thanked Mr. Kim for taking on the mission statement.

Chair Marks spoke briefly on the Wayfinding signs around town. She also noted that Commissioner Perez has resigned from his position and urged the Commissioners to be on the lookout for a replacement.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:30 p.m. The next regular meeting is Tuesday, October 10, 2023 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved: _____



MEMORANDUM

HART Review

Item Type: Backup Memorandum
Prepared For: Economic Development Advisory Commission
Date: October 4, 2023
From: Julie Engebretsen, Economic Development Manager

Introduction

One of the duties of the Planning Commission is to review and make recommendations to the City Council about the Homer Accelerated Roads and Trails Policy Manual, also known as the HART Program. Chair Marks asked I provide information to the EDC as well so you can be familiar with this set of City policies.

The goal of this presentation is to familiarize the Commission with the HART Program, and give the Commission an understanding of how the Comprehensive Transportation Plan, Capital Improvement Plan, 5 Year Financial Plan, City budgets and the HART program fit together. This process is roughly how ideas in the Comprehensive Plan turn into construction projects. The presentation will focus on the big picture of what HART is and does.

What is HART?

HART funds are used for road and trail maintenance, new construction, and for the financing of and city match for Road Local Improvement Districts. This fund also pays for planning such as the Transportation Plan, storm water planning, and wayfinding. This program is funded by a portion of dedicated sales tax of three quarters of one percent ($\frac{3}{4}\%$) and the collection of assessment payments due from completed road local improvement district projects. The tax is approved by voters in 20 year increments, with the most recent authorization expiring December 31, 2027. Roads are allocated 90% of the annual revenue, and trails are allocated 10%.

The HART Policy Manual is an adopted policy of the City Council (via Resolution) that provides guidance on how funds should be used. Its updated periodically. In the document, the Commission is tasked with reviewing the criteria for program annually, and making recommendations to the City

Council. My staff comment on the document is that it has been amended many times, and is kind of fragmented. It will need to have at least minor updates after a new Transportation Plan is adopted. Planning Commission work on this document is likely at least a year in the future.

RECOMMENDATION:

Informational Only.

Attachment

HART Policy Manual

**Homer Marine Trades Association
Regular Business Meeting
September 13, 2023
Harbormaster's Office**

MINUTES

Call to Order: The meeting was called to order by President Pro-tem, Mark Zieset at 6:10 p.m.

Officers/Directors present/quorum: Cinda Martin, Mark Zieset, Kate Mitchell, Bruce Friend, Adam Smude and Jen Hakala (telephonically). Claire Neaton, Aaron Fleenor, Eric Engebretsen, Josh Hankin-Foley were absent/excused. A quorum was established.

Guest Presentations:

- Harbormaster Bryan reported that the expansion study is progressing and they have been told by the Army Corps that several cost overruns have been identified and they anticipate the total cost to be in excess of \$3 million. The City intends to seek out additional funding from the State, Feds and City budgets. They have been actively meeting with Army Corps headquarters and Senator Murkowski about options. They are talking about taking a 6 – 16 month pause to get additional funds appropriated. HDR is working on identifying the fleet to gage the size of the expansion. The next public meeting is set for 9/23 at the College and will include some breakout sessions. Bryan also reported that the Harbor has requested proof of insurance on all vessels this year and they are finding a lot of vessels in all size classes that are uninsured. He'll be attending the Alaska Harbormasters Conference in two weeks in Ketchikan.

Approval of Agenda – Motion by Bruce Friend to approve the Agenda as presented, 2nd and carried.

Approval of Minutes of August 9, 2023 meeting: Motion by Adam Smude to approve the minutes as written, 2nd and carried.

Treasurer's Report –Jen Hakala prepared current financials for review including the Statement of Financial Position, Trial Balance and A/R Aging, attached for the record. There is \$26,844 in the checking account. Amy reported that an email was sent out to all existing members to ask if they wanted to renew prior to invoicing to avoid outstanding invoices and chasing down renewals all year. The A/R amount reflects only those renewals that have been invoiced to date.

Communication Director's Report – Amy reported on the following:

- Membership – focusing on renewal and reaching out to some new potential members, UCITA and Lane Chesley have expressed interest. She is targeting some other organizations and businesses.
- Website – she has been working on new listings and recognizes that there is an issue with alphabetizing; she will be checking in with Grady to see what is happening. She will clean up categories and make sure members are appropriately placed before the brochure deadline.

Committee Reports:

- Advertising – Kate
 - Tide Book – deadline 9/15 to submit to Pioneer Printing; Amy noted that all advertisers have been renewed and they are ready to submit

- Print – Fisherman’s News and Pacific Fishing need to be decided upon by December to print in the January issues. Typically the cost comes out of the Harbor’s advertising budget.
- Committee – recommendation by Mark to re-form the committee to generate new ideas and formulate a yearly plan and budget; several board members are interested; meeting date to be scheduled by Mark
- Website/Social Media – Josh/Amy will get back on Social Media after the Annual Meeting and membership renewals are done
- Radio – Mark (re-visit February agenda)
- Podcast options – Amy suggested including the topic in Advertising Committee for future discussions and also recommends Spotify
- Workforce Development - Aaron
 - FOLs – Cinda communicated with Darmara at the HHS who will coordinate with us for space and advertising within the school.
 - KPC courses – no response from Jill to date
- Scholarship – Cinda had no report
- Membership – Amy covered in her report

Old Business:

- Annual To-Do List – Mark review/action items
 - Trade Show Banner - will need to get ads solidified soon as the PME is early this year 11/8-10/23. Amy plans to send out emails to past advertisers, Mark will work with Danny at NW Signs.
- PME 2023 – status of booth space commitments/availability; we have 1 space left but have had no response yet. Amy will contact a couple of members that had expressed interest earlier in the year. Bryan suggested that we have a drawing to bring people into the booth suggested a brailer bag filled with member schwag – guess the value of the contents; will put together after the Annual Meeting.
- Annual Meeting planning – Saturday, 9/30 5pm
 - Bylaw Revisions – notices out by 9/20 – Motion by Kate Mitchell to recommend the addition of Reciprocal Member to our Bylaws as written to the membership at the annual meeting, 2nd and carried.

ARTICLE II – MEMBERSHIP

AMEND TO ADD:

Section 4. Reciprocal Member. For organizations with which the Board of Directors agree to trade annual non-voting membership. Reciprocal memberships will include a listing on HMT website and brochures, and be given opportunity in cooperative advertising offered to the general membership.

Renumber remainder of Article II.

- Agenda – see attached draft; include PME drawing and FOL’s presenters; add Amy’s report to Marketing segment
- Refreshments – Amy/Jen reported that she inquired about the cost of refreshments to stay within our \$400 budget; he emailed back that the budget was on the low side based on 45 people but they could work with it. Motion by Kate to add another \$100 to the budget for a total of \$500 for refreshments, 2nd and carried.

- Ballots – 3 board seats open at this point; George Hall would like to be considered. Cinda will create the ballot, reach out to last 3 members who have not responded; send recruits to her to be listed.
- Chalkboard TV update – Amy reported that they did come to Homer and went on a fishing charter but didn't contact anyone we connected them to

New Business:

- None

Action Items: Amy

- Advertise Annual Meeting include notice regarding Bylaw revision
- Continue invoicing renewals
- Continue building out the membership
- Work with Cinda on FOL schedule, email blast

Next Meeting: Tentatively Wednesday, October 11th at 6pm, space TBD

Adjournment: There being no further business to come before the board of directors, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Cinda Martin
HMTA Secretary



Panel Discussion: What is Driving Change in Homer?



Sarah Richardson



Derotha Ferraro



Katie Gavenus



Julie Engebretsen



Brad Anderson

Join us for a discussion on why & how the greater Homer-area is changing: demographics and healthcare; changing environment; economic development; small business perspective; and real estate trends.

Thursday,
October 12

6:00 pm - 8:00pm
at the Homer Library
500 Hazel Ave,
Homer, AK 99603



Jane Rohr,
Moderator



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: September 12, 2023
SUBJECT: Housing

Recommendation Action: No action at this time. This is a standing agenda item.

Chair Marks will provide an update on any activity on the housing topic.

Also, the City Manager announced at the last Council meeting that the City has ended its contract with the third party software company that searches for VRBO and Air B&B listings. While their data showed a lot of units in the Homer area, the location data was seriously flawed – enough that it wasn't clear which jurisdiction or what location the rentals were in. Not very useful if the goal is to get an accurate count of units within the City. To be continued...more information will be coming from the City Manager in the coming months.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: October 10, 2023
SUBJECT: Strategic Plan

Requested Action: Review the 2022/2023 EDC Strategic Plan

Annually, the EDC prioritizes a list of ongoing short, medium and long-term goals to aid the commission in charting a general course for the year and keeping on-task. Staff uses this document as a guideline to schedule speakers and make agendas. The 2023/24 EDC strategic plan is provided for your review and any edits. We typically review the plan and make comments in October and approve the final version in November.

- Please see staff comments on the draft Strategic Plan. Be ready to remove items that are either resolved or that you don't think the Commission will make progress on. Bring your ideas of what you would like to work on over the next year!
- Staff comment: My work over the next year will continue to focus on the Transportation Plan, continued HERC building discussion, implementing the Wayfinding plan, in addition to having a role with city land management and partnering with the Chamber of Commerce. And more grant writing for federal grants. The City will also be starting on the Comprehensive Plan, which is an ideal way for the EDC to provide input on long term city policies and regulations. If the EDC would like to work in this realm, we can accomplish a lot. If the EDC wants to go a different direction, EDC Commissioners will need to champion a topic.

Attachments

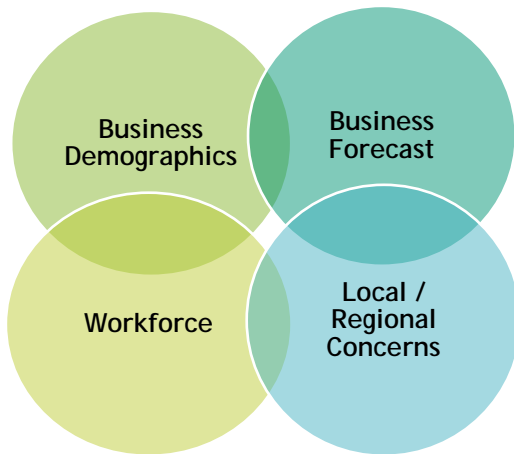
Draft 2023-2024 Strategic Plan

Excerpt of the Business Retention and Expansion Plan (BR&E)

EXECUTIVE SUMMARY

95% of the businesses that responded to the City of Homer's Business Retention & Expansion survey are locally owned and operated, with 80.4% located within City limits. While the EDC outreached to all business-license holders, and received feedback from 14 major industry types, 43% of respondents came from within the retail, tourism and arts & entertainment sectors. Some businesses reported they work across a couple industry categories.

Report Summarized in 4 KEY AREAS:



88% of survey respondents originally started their business in Homer. Quality of life and proximity to home were listed as the primary reasons for 54% of respondents starting or keeping their business in Homers. Homer's recreational and entertainment opportunities were named by 29% of respondents, followed by quality of schools and to be near extended family each at 11%. The majority of respondents started and continue their businesses in Homer because they are attracted here as a place to live.

Only 12% of respondents said they moved their already established business to Homer - on average 17 years ago and for many of the same reasons businesses started up in Homer, quality of life.

Of the businesses responding, 75% utilize help to operate their business, primarily employees on payroll and casual laborers. The vast majority of employers report hiring one to three full-time, part-time and/or seasonal employees.

Overall, 65% of respondents rated Homer as either a good or excellent [place to do business](#). 91% rated Homer as either a good or excellent [place to live](#).

Survey responses indicate increasing businesses activity overall. When asked to gauge change over the past three years, half the respondents reported increased numbers of customers and total revenues, with a quarter reporting no change and 18% reporting decreases. 40% reported an increase in profits in those three years. Businesses also reported a very slight increase overall in the number of employees in those three years.

Workforce issues emerged as a challenge for most businesses. 73% of businesses utilizing labor reported recruitment challenges, with poor work attitudes and inadequate labor skills cited most frequently. While fewer survey-takers reported retention challenges (53%), the highest ranking retention challenge matches recruitment challenge: poor work attitudes among labor force. Many of the employers responding to the survey indicated a need for a larger pool of better trained and more highly skilled local workforce and cited difficulty in finding and hiring professionals with highly specialized skills.

The EDC also wanted to hear business owner thoughts on what contributes positively to Homer's business climate, and other factors that impact local business retention and expansion. Although the BR&E survey respondents are only a small representation of the entire Homer-area business community, responses to several open-ended questions provide some insight into areas that the City and other government and business organizations might want to address as a starting place to improve business and economic development through the community.

The Commission based broad take-away themes on the assumption that the more frequently an answer came up, the more value it had to this group of respondents. Themes from these open-ended question responses are summarized on the following page. Less frequent responses and insights gained during interviews were also included in the EDC's discussions, leading to an initial list of topics the EDC proposes to begin their work to address business retention and expansion concerns.

MOST MENTIONED IDEAS TO IMPROVE BUSINESS CLIMATE/QUALITY OF LIFE IN HOMER:

10X	Walkable town with greenspace	•pedestrian-accessible town with trail connected business districts
7X	Town Appearance	•kept-up appearance, cleanliness and storefronts
7X	Environmental Efforts	•protect land and water resources; develop alternative energy

MOST MENTIONED IDEAS TO MAKE IT EASIER TO EXPAND OR KEEP BUSINESS IN HOMER:

10X	Less or Stable Taxes	•tax burden topped a longer list of costs of doing business that impact area businesses
10X	Good Labor Pool	•access to a good labor supply was mentioned as frequently as tax rates
7X	Pro-Business City Policies	•City take into account the implications of ordinances and permitting procedures for business

MOST MENTIONED SUGGESTIONS FOR CITY OF HOMER INFRASTRUCTURE & SERVICES:

7X	Keep boat/marine business in Homer	•affordable harbor; large vessel harbor & haul out; fish processing incentives
7X	Improve or Control Gov't Regulation	•better sign ordinance, building codes for safety and appearance; consistent enforcement
7X	Road quality & transportation infrastructure	•more paved roads, intersection sight lines, strategic crosswalks; paved Spit parking

EDC Proposed Action Items

Local business concerns the EDC proposes to work on in short-term:

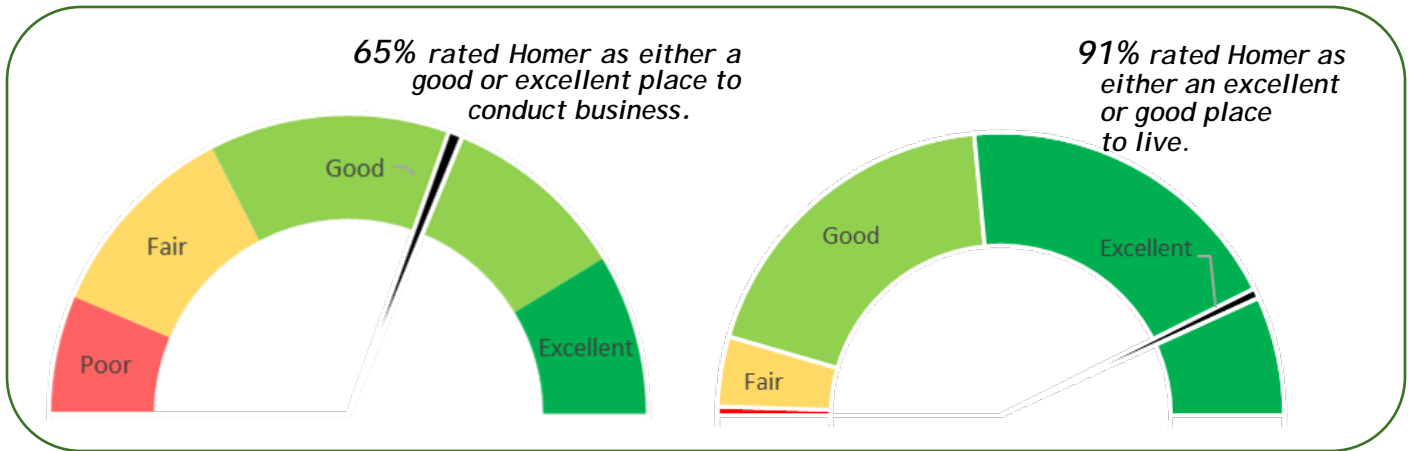
- ✓ Clarify specific City regulatory barriers in the areas of zoning options and the permit process, sign ordinance (particularly in regard to several businesses co-located in one building) and lease policy and procedure -- while keeping safety, town appearance and quality of life elements in the balance;
- ✓ Explore public-private partnership to create a master plan for a more vibrant, connected central commercial district with attention to appearance, trail connections, way-finding, arts, wi-fi zone, etc.
- ✓ Support efforts to develop large vessel haul-out;
- ✓ Share survey results with other organizations/government units engaged more directly in the issues as a catalyst for solutions;
- ✓ Educate ourselves and others about the actual scope of City government reach in the various challenges brought out by the survey and connect individual business owners with information about the organizations and resources available for to address concerns and for business assistance.

Longer-term issues that cut across many businesses and require various stakeholder involvement in both strategy development and implementation:

- ✓ Explore City participation in coordinated public-private initiatives to recruit workforce;
- ✓ Support large vessel harbor development with attention to competitive rates and multi-use Spit management.

HIGHLIGHTS

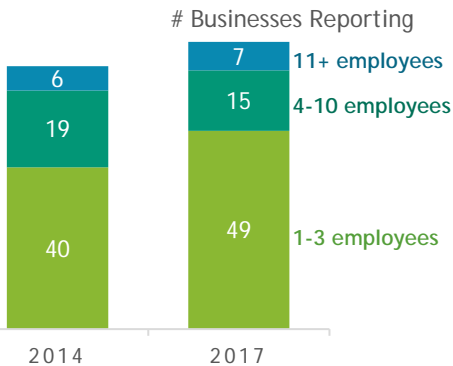
SATISFACTION WITH HOMER



WORKFORCE

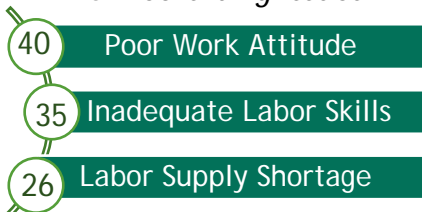
STABLE HIRING

From the data collected, hiring has been relatively stable over last three years.



73% reported challenges with recruiting employees for positions.

Top recruiting issues:

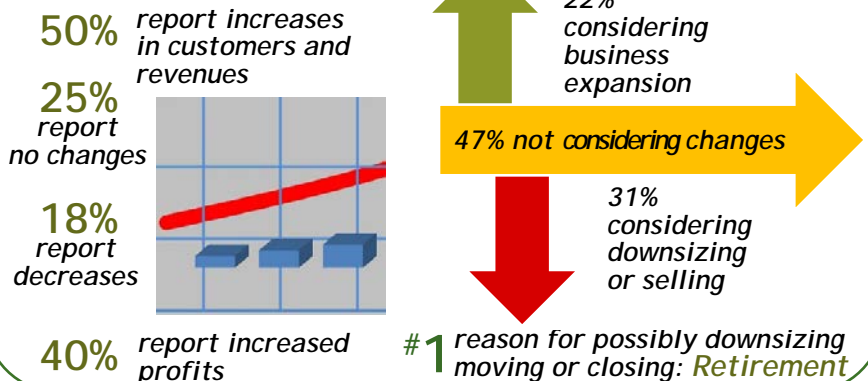


LOCAL ISSUES - WHAT WE HEARD

1. Maintaining the quality of life elements in Homer that attract residents, especially young families as well as visitors is important to improving the business climate.
2. Keeping the cost of doing business down, including limiting tax burden, improving the quality of the local workforce and access to a skilled labor increase the odds that local businesses will succeed.
3. Local government needs to have the reputation of responding to local business needs through review of zoning, sign ordinance, and other regulations. Consistent enforcement also helps business.
4. Infrastructure to support our economy includes an affordable harbor with expanded infrastructure to support marine industry, including shipping, a large vessel haul-out and harbor. Road infrastructure and traffic planning is also important.

BUSINESS FORECAST

Over Past Three Years:



ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2022-2023 draft 2023-2024 STRATEGIC PLAN & GOALS

<p>Ongoing Goals</p>	<ol style="list-style-type: none"> 1. Use the Commission’s SWOT analysis to develop strategies to implement policies that support Homer’s quality of life. 2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."
<p>Near Term Goals < 6 Months</p>	<ol style="list-style-type: none"> 1. Familiarize with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration. <i>Task:</i> Staff to provide smart growth resources. <i>Task:</i> Promote energy resiliency through diversity and efficiency. Invite a speaker to talk about energy as that impacts cost of doing business and cost of living. (Perez) <u>Staff comment: Update with a new goal?</u> 2. View economic development through the lens of balancing growth with quality of life. <i>Task:</i> Create an EDC Mission statement as a guiding principle for what the EDC does. <u>(staff comment: task nearly complete)</u> <i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life. (Perez volunteered, first quarter 2023) <u>Staff comment: What is a next step? Who is the topic champion?</u> 3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc. affordable year round housing. (Marks) <i>Task:</i> Stay engaged with the City for all housing conversations 4. Present an annual report of EDC accomplishments to the City Council <i>Task:</i> Approve memo to Council, read accomplishments to Council <u>Staff comment: Add this to the annual calendar as a regular thing the EDC does. Remove as a goal</u> 5. Have a conversation with the Chamber of Commerce about other economic development beyond tourism. How can the City and the Chamber work together to promote quality of life, and economic development for industries other than tourism, including messaging? <i>Task:</i> Have a work session with the Chamber <u>Staff comment: Add this to the annual calendar as a conversation the EDC has w the Chamber. Remove as a goal</u>
<p>Mid Term Goals 1 - 3 Years (2022 – 2025)</p>	<ol style="list-style-type: none"> 1. BR&E – review annually and plan for a new report (5 year mark is 2022-2023) <i>Opportunity:</i> Consider a funding request for the FY 2024-2025 budget

	<p><i>Staff comment: not funded. Not likely to be funded until at least FY26/27, after the comprehensive plan update.</i></p> <p>2. Downtown vitalization momentum and wayfinding/streetscape plan</p> <p><i>Status:</i> Wayfinding and Streetscape work ongoing through 21 and implementation activities in 2022-2024</p> <p><i>Task:</i> Participate in the Transportation Plan, focusing on a walkable town with greenspace and connected business districts</p> <p><i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program</p> <p><i>Staff comment: Keep</i></p> <p>3. Economic resiliency planning.</p> <p><i>Opportunity:</i> EDC provide suggestions to KPEDD on the business tool box. EDC promote tool box to community.</p> <p><i>Staff comment: update?</i></p> <p>4. Assess jobs training needs, workforce development, availability of workers and workforce supports including child care, housing.</p> <p><i>Opportunity:</i> Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is work force development part of the planning? What does the KBC Advisory Board do?</p> <p><i>Opportunity:</i> Invite 9-Star to make a presentation</p> <p><i>Opportunity:</i> Brief survey to businesses and employees on their needs.</p> <p><i>Staff comment: we have a calendar item for a workforce speaker, and I participate on childcare issues when opportunities present themselves. Is there a Commissioner that would like to take up this goal?</i></p>
<p>Long Term Goals 5 Years or More (2025+)</p>	<p>1. Multipurpose community center (HERC)</p> <p><i>Status:</i> Scoping study has been funded. Demolition of the smaller building has been funded; tear down planned in 2023.</p> <p><i>Staff comment: Status is evolving. Lets talk at the meeting.</i></p>

OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; www.codepublishing.com/AK/Homer. The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): <https://kpedd.org/reports>
- Homer’s Comprehensive Economic Development Strategy (CEDS): www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy

- Business Retention and Expansion Survey Report (BR&E): <https://www.cityofhomer-ak.gov/economicdevelopment/2017-business-retention-expansion-survey-report>
- Homer Comprehensive Plan: <https://www.cityofhomer-ak.gov/planning/comprehensive-plan>

DUTIES OF COMMISSION/STAFF

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)

- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk's Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).



City of Homer

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Memorandum

TO: ADVISORY BODIES
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: OCTOBER 4, 2023
SUBJECT: MEETING SCHEDULE FOR 2024

Please review the draft resolution that establishes your meetings for 2024 and make any changes by way of motion.

Requests for meeting schedule changes will then go to City Council, who will be setting the 2024 meeting schedule for Council and Advisory Bodies via resolution no later than their November 27, 2023 meeting.

Recommendation

Review the attached draft resolution; make a motion to approve the resolution either as-is or with amendments and recommend adoption by City Council.

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

City Clerk

3
4 **RESOLUTION 23-1xx**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ESTABLISHING THE 2024 REGULAR MEETING SCHEDULE FOR CITY
8 COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION,
9 LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND
10 CULTURE ADVISORY COMMISSION, PLANNING COMMISSION,
11 PORT AND HARBOR ADVISORY COMMISSION, AND AMERICANS
12 WITH DISABILITIES ACT (ADA) ADVISORY BOARD.
13

14 WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council
15 annually sets the schedule for regular and some special meetings, noting the dates, times and
16 places of the City Council, Planning Commission, Advisory Commissions and Boards; and
17

18 WHEREAS, The public is informed of such meetings through notices located at the City
19 Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public
20 Library; and
21

22 WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper
23 of general circulation at least three days before the date of the meeting and that special
24 meetings should be advertised in the same manner or may be broadcast by local radio at least
25 twice a day for three consecutive days or two consecutive days before the day of the meeting
26 plus the day of the meeting; and
27

28 WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council
29 and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the
30 foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the
31 failure to give the notice provided for under this chapter does not invalidate or otherwise affect
32 any action or decision of a public body of the City; however, this sentence does not change the
33 consequences of failing to give the minimum notice required under State Statute; that notice
34 will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons
35 calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for
36 the Clerk to publish notice in a newspaper of general circulation in the City; and
37

38 WHEREAS, This Resolution does not preclude additional meetings such as emergency
39 meetings, special meetings, worksessions, and the like; and
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41 WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the
42 Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

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NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2024 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and the American with Disabilities Act (ADA) Advisory Board of the City of Homer, Alaska, as follows:

HOLIDAYS – City Offices closed:

January 1, New Year's Day, Monday	February 19, Presidents' Day, third Monday	March 25, Seward's Day, last Monday	May 27, Memorial Day, last Monday	July 4, Independence Day, Thursday	September 2, Labor Day, first Monday
October 18, Alaska Day, Friday	November 11, Veterans Day, Monday	November 28 Thanksgiving Day, Fourth Thursday	November 29, Friday, the day after Thanksgiving	December 25, Christmas, Wednesday	

51 *If a holiday is on a Sunday, the following Monday is observed as the legal holiday; if on a
 52 Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer
 53 Personnel Rules and Regulations.

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CITY COUNCIL (CC)

January 8, 22	February 12, 26	March 11, 26*	April 8, 22	May 13, 28*	June 10, 24
July 22**	August 12, 26	September 9, 23	October 1 Election	October 14, 28 Oath of Office October 14	Canvass Board October 4
November 5 Runoff Election	November 12, 25	December ***If needed			

56
 57 *Second meeting in March and May will be held on a Tuesday due to Seward's Day and
 58 Memorial Day respectively, first meeting in November will be held on a Tuesday due to
 59 Veterans Day
 60 **There will be no First Regular Meeting in July.
 61 *** The City Council will not schedule a regular meeting in December to allow for attendance
 62 at AML Annual Conference and may hold Special Meetings as needed.

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City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or a meeting in December.

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ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 9	February 13	March 12	April 9	May 14	June 11
July 9	August 13	September 10	October 8	November 12	December 10

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Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each month at 6:00 p.m.

73 LIBRARY ADVISORY BOARD (LAB)

January 16	February 20	March 19	April 16	May 21	
	August 20	September 17	October 15	November 19	December 17

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Library Advisory Board Regular Meetings are held on the third Tuesday of January through May and August through December at 5:30 p.m.

78 PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION (PARC)

	February 15	March 21	April 18	May 16	June 20
	August 15	September 19	October 17	November 21	

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Parks, Art, Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday February through June and August through November at 5:30 p.m.

83 PLANNING COMMISSION (PC)

January 3, 17	February 7, 21	March 6, 20	April 3, 17	May 1, 15	June 5, 19
July 17*	August 7, 21	September 4, 18	October 2, 16	November 6*	December 4*

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*There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

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Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m.

90 PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 24	February 28	March 27	April 24	May 22	June 26
July 24	August 28	September 25	October 23	November 27	December 11

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92 Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of
93 month January through November and the second Wednesday of December at 5:30 p.m.

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95 AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD (ADAAB)

	February 8		April 11	May 9	June 13
July 11	August 8		October 10	November 14	

96

97 The Americans with Disabilities Act (ADA) Advisory Board Regular Meetings are held on the
98 second Thursday at 5:00 p.m. in the months of February, April, May, June, July, August,
99 October, November, with additional meetings called as needed.

100

101 PASSED AND ADOPTED by the Homer City Council this _____ day of November, 2023.

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103

CITY OF HOMER

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KEN CASTNER, MAYOR

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109 ATTEST:

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112

MELISSA JACOBSEN, MMC, CITY CLERK

114

115 Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any
116 additional meetings.



City of Homer

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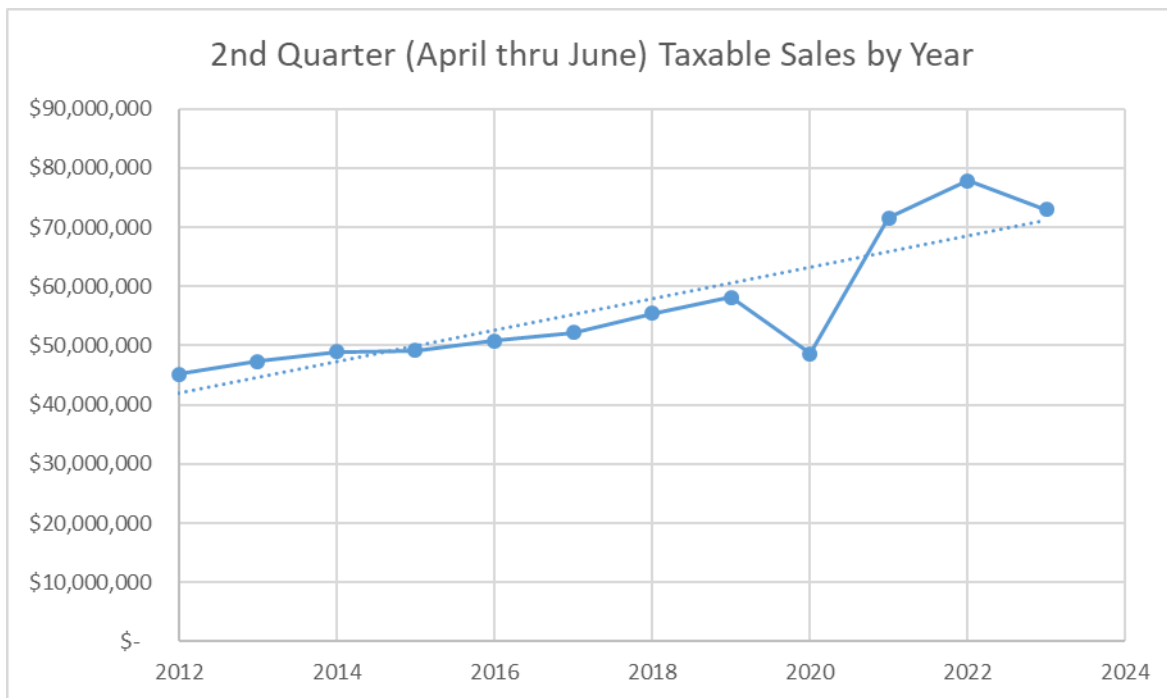
(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: September 6, 2023
SUBJECT: City Manager's Report for September 11, 2023 Council Meeting

Early Season Sales Tax Update

The second quarter of 2023 (fourth quarter of fiscal year 2023) experienced a decrease in taxable sales over the same period the year prior. This dip in revenue was experienced throughout the Kenai Peninsula Borough. While posting a year over year decrease in a quarter isn't ideal, it's important to contextualize this with the reminder that this is still the second best revenue performance for the April to June period within the history of the City of Homer. It will probably be some time before State economists explain what they believe drove the Borough-wide decline, but I see two likely contributors: 1. The poor weather this year may have been a significant impediment to in-state travelers who constitute a significant portion of our shoulder and peak season visitors. 2. The sales tax cap does more damage to revenues as inflation drives up prices and the values of individual transactions around the City.



It is worth noting that while in-person sales tax was down, remote seller's sales tax is performing well above our budget forecasts. We are also seeing increases in property tax that exceed our forecasts. If the first quarter of FY24 underperforms similarly to the last quarter of FY23, we have the benefit of the new fiscal year to

consider our course of action for the rest of the year. It's possible that performance of other revenue sources will cover the difference. If it appears like they won't, we are well positioned to make adjustments this winter.

Harbor Staff Tours the Coast Guard Cutter Aspen

Port staff including Bryan Hawkins, Amy Woodruff, Aaron Glidden, Del Masterhan, and Matt Clarke met with the Coast Guard executive staff of the Cutter Aspen on board the ship. The Port Director asked for the meeting so that we could both welcome the new ship to the port and share contact information with operations level staff at both the Port and the Cutter. We spoke about day to day operations, maintenance responsibilities for the Cutter's berth, Dock and parking area, and snowplowing/sanding. We took the opportunity to update the ship's staff on the Port Expansion project and the Small boat station project. Numbers were exchanged and faces put to names.

Short Term Rental Code

After our last meeting, I set to work creating a draft short term rental code inspired by conversations at Council meetings and in the community; existing programs in Soldotna, Seward, Juneau; and the code I worked with previously in Eureka, CA. That code has been shared with relevant staff for comments and adjustments. Once the draft has cleared that review, we will reconnect with the Council sponsors of previous short term rental actions.

Park Plans – Public Engagement Opportunities

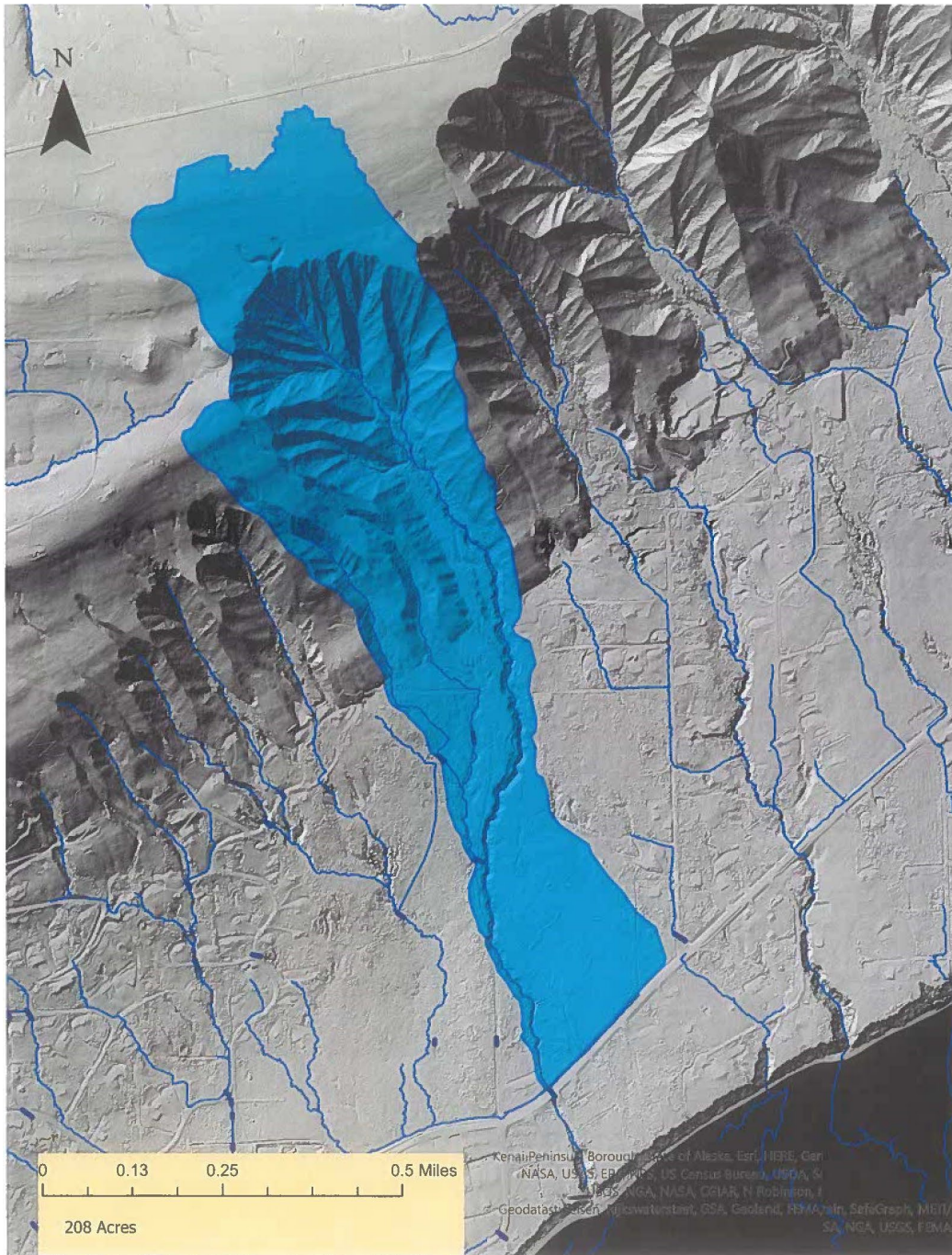
Corvus Design will be in Homer on September 12th to host public meetings to gather input for the Bayview Park Plan and the Karen Hornaday Park Plan. Council and the Public are invited to join us for a Bayview Park public forum at noon in the park, a Karen Hornaday Park public forum at 3pm in the park, and a final public forum at City Hall at 5:30pm. A flyer for the event is enclosed with this report.

East End Road Mud Flow

We recently had a lot of rain that led to a lot of mud washing across East End Road from Kachemak City into Homer. Below is an account of that event and its impacts from Public Works Director Keiser.

Last week, a mudslide surged down a steep canyon just west of the new Meadows Subdivision, in Kachemak City, and swept mud and debris-laden water over East End Road, depositing a heavy layer of silt over the road and downstream into the Bagel Shop commercial area. The AK DOT dispatched equipment to clear the road and in their haste, sheared off the top of a City of Homer manhole. They left an over 24" opening, through which mud, sticks and whatnot poured for many hours, spiking flows to Homer's Waste Water Treatment Plant with over 500,000 gallons of cold, muddy water. Todd Cook and the bacteria were not happy! Public Works used the Vactor Truck to pump out the manhole, cleared the debris, and repaired the damaged section. Meanwhile, the DOT proceeded to clear the road and restore the ditch, depositing their ditch spoils onto the Public Works' ditch spoil yard on East End Road. We agreed to allow this in an effort to restore road access as quickly as possible, with the understanding the State would remove the material, so as not to overload the limited capacity at the yard. Further, sadly, the Bagel Shop was flooded and forced to close temporarily.

So, what happened? Simply put, the heavy rain exceeded the carrying capacity of the drainage and became a "flash flood", carrying branches and even small logs down the canyon. If you look down into the canyon, which, in long stretches, is about 75' deep and over 100' across, you can see where flooding water has scoured the steep slopes as it rushed downstream.



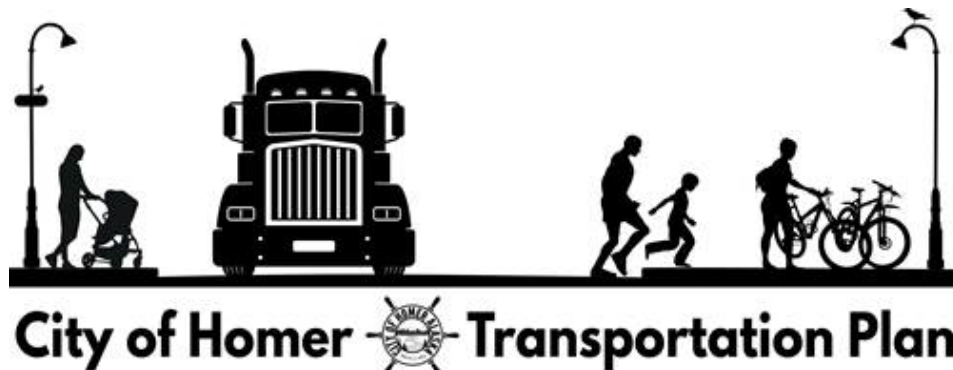
This graphic shows the stream’s substantial, natural drainage area and the slope that has eroded over time. One local property owner remembers playing in the stream as a boy, over 45 years ago, and jumping across the channel. Over time, man-made devices have exacerbated the situation. For example, several smaller streams have been diverted, adding even more water to the main channel before it crosses East End Road. It is quite likely the culvert at East End Road is undersized, especially when blocked with branches and other debris.

Why does this matter to Homer? First, it’s a clear example of how the State’s ability to maintain its roads can adversely affect City of Homer residences and businesses. Further, there are other streams in Homer where this same situation exists; that is, where upstream development has the ability to adversely affect downstream property. As we address this in the near future, it’s good to have this real life example of the importance of effective storm water management.

Transportation Plan Update

The public review draft of the Transportation Plan is out! Copies of the plan and comment forms are available at City Hall and the library, or via the City website. There will be a public presentation and open house on Tuesday, September 26th at the college, 6-8 pm. Comments on this draft will be accepted until October 10th. Thereafter, a draft with revisions based on public comment will be presented to the Planning Commission in late 2023, followed by the City Council in 2024. Council will be provided with a full project update in September.

<https://www.cityofhomer-ak.gov/publicworks/inviting-public-comment-transportation-plan-draft>



Seldovia Regional Partnership

Last year Council passed a joint resolution with Seldovia Village Tribe and the City of Seldovia (Resolution 22-082). The main goal of the resolution was to “increase collaboration and mutual benefit of each community’s residents.” On Friday, September 7th I will be traveling to Seldovia for an annual meeting with the administrators of our partner organizations to discuss regional issues and ways we can support each other. We had a similar meeting last year in September which was very productive.

Consistency of Bid Awards

At our last meeting there was a request to have a more consistent approach to how we communicate background information related to resolutions awarding bids using funds from existing appropriations. Staff has been working on developing something that will be consistent and repeatable while also answering the common questions that accompany those types of items. You should see the first steps of that in this meeting’s packet, however, be advised that it is not the final form. We’re still working on a solution that can be used as the template going forward.

Library Siding Follow Up

At our last meeting, Mayor Castner had some questions regarding the wall construction of the Library. We researched the issue and there is a watertight layer immediately underneath the siding, made of a product called WallShield. The product provides water protection, but it is not designed to withstand permanent exposure to the elements. The manufacturer notes that it “sustains six months UV and climate exposure prior to cladding installation.”

Deaccessioning of Poopdeck Trail Sign Posts

Sign posts associated with the Poopdeck Trail on Hazel are set to be removed from the trail as well as the municipal art collection due to deterioration beyond a reasonable means of conservation. This action was

supported by a motion of the Parks, Art, Recreation & Culture Commission. A memo with more information is included with this report.

Attachments:

- September Employee Anniversaries
- Parks Open Forum Flyer
- PARC Memo 23-025 Deaccessioning Poopdeck Sign
- Council Work Session Schedule



City of Homer

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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: September 11, 2023
SUBJECT: September Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Aaron Glidden	Port	19	Years
Ryan Browning	Police	13	Years
Tracie Whitaker	Police	9	Years
Lisa Linegar	Police	8	Years
Jakob Richter	Fire	4	Years
Charles Benson	Police	2	Years
Samantha Cunningham	Fire	2	Years
Jessica McGuire	Finance	1	Year

Bayview Park & Karen Hornaday Park



Public Forums

The City of Homer invites the public to come and discuss ongoing plans for the **Bayview and Karen Hornaday Parks**.

Public comments and questions regarding either park project are welcome at any of the three public forums scheduled. On-site planning exercises will focus on the respective park.

TUESDAY • SEPTEMBER 12 • 2023



BAYVIEW PARK PUBLIC FORUM

Location: 195 W Bayview Ave, Homer, AK 99603

Time: 12:00 PM — 1:00 PM

SCAN ME!



KAREN HORNADAY PARK PUBLIC FORUM

Location: 475 W Fairview Ave, Homer, AK 99603

Time: 3:00 PM — 5:00 PM

SCAN ME!



CITY HALL PUBLIC FORUM

Location: Upstairs Conference Room at Homer City Hall, 491 E Pioneer Ave, Homer, AK 99603

Time: 5:30 PM — 6:30 PM

SCAN ME!

For more park project information scan the QR codes or go to:

Bayview Park Project
<https://www.cityofhomer-ak.gov/publicworks/bayview>

Karen Hornaday Park Master Plan Update
<https://www.cityofhomer-ak.gov/publicworks/karen-hornaday-park-master-plan-update>

Questions?

Matt Steffy, Parks & Trails Planner
907-435-3178
msteffy@ci.alaska.ak.us



AGENDA ITEM REPORT

Deaccessioning the Poopdeck Trail Sign Posts

Item Type:	Informational
Prepared For:	Mayor Ken Castner and Homer City Council
Through:	Robert Dumouchel, City Manager
Date:	August 29, 2023
Staff Contact:	Renee Krause, Deputy City Clerk II

At the June 15, 2023 regular meeting the Parks, Art, Recreation & Culture Commission made a final decision that the remaining post for the Poopdeck Trail sign were crumbling and in a state of decomposition, posed a safety hazard and should be removed.

In accordance with the adopted Policies and Procedures for deaccessioning works of art that were included in the Municipal Art Collection, City Council is to be notified by Memorandum of the decision by the Commission. Following is the excerpt of the minutes from the June 15, 2023 regular meeting:

PENDING BUSINESS

9. A. Deaccessioning the Poopdeck Trail Sign Posts

Chair Lewis introduced the item and noted that Public Works Director Keiser was not present. He noted the motion that was on the table and confirmed with the Clerk that they need to vote on that motion.

LOWNEY/ROEDL MOVED THE PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION RECOMMENDS DEACCESSIONING THE SIGN POSTS AT THE BASE OF THE POOPDECK TRAIL ON HAZEL AVENUE DUE TO DETERIORATION BEYOND REASONABLE MEANS OF CONSERVATION AND DIRECT PUBLIC WORKS STAFF TO REMOVE AND DISPOSE OF AS SCHEDULE PERMITS AND FURTHER REQUEST THE MUNICIPAL ART COLLECTION BE UPDATED AS REQUIRED.

Commissioner Archibald stated that in his conversations with Public Works Director Keiser the posts are crumbling, Parks Maintenance Coordinator Felice related that it was difficult to maintain the area.

Deputy City Clerk Krause reported that Library Director Berry would prefer to see it removed since it was a hazard.

Commissioner Fair requested clarification on the act of decommission versus deaccession.

Deputy City Clerk Krause provided clarification that deaccessioning would remove the item from the city art collection and since the posts were in a state of deterioration they would be removed and properly disposed of by Public Works.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WORK SESSION

AGENDA CALENDAR 2023

Council Meeting Dates	4:00 p.m. Worksession Topic
<i>Monday, May 8</i>	
<i>Tuesday, May 22</i>	<i>Coast Guard ws 2 5 COW @ 4</i>
<i>Monday, June 12</i>	<i>2023 City of Homer Salary and Benefits Survey</i>
<i>Monday, June 26</i>	<i>FY24/25 Capital Budget</i>
<i>Monday, July 24</i>	<i>HDR-Homer Harbor Expansion Alternatives Screening and Next Steps</i>
<i>Monday, August 14</i>	<i>HERC & Hazardous Materials Update – Economic Development Manager & Recreation Manager</i>
<i>Monday, August 28</i>	<i>2024-2029 Capital Improvement Plan & FY25 Legislative Priorities - Special Projects & Communications Coordinator</i>
<i>Monday, September 11</i>	<i>HHE study funding and timeline status by the USACE Project Development Team</i>
<i>Monday, September 25</i>	<i>Ord 23-49 Amend Title 2 & Re-Organization</i>
<i>Monday, October 9</i>	<i>HERC – Economic Development Manager & Recreation Manager</i>
<i>Monday, October 23</i>	
<i>Monday, November 27</i>	<i>Recreation</i>
<i>Monday, December 11</i>	
<i>Monday, December 18 If needed</i>	

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE II | OCTOBER 2023

WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

ELECTION DAY IS TUESDAY, OCTOBER 3, 2023

Polling places for the City of Homer and Kenai Peninsula Borough regular election will be open 7:00 a.m. to 8:00 p.m. at the following locations:

Homer No. 1, 06-230: City Hall Cowles Council Chambers, downstairs in the City Hall Building located at 491 E. Pioneer Avenue. Entrance is located off Kachemak Way, towards the rear of the facility.

Homer No. 2, 06-240: Homer Methodist Church located at 770 East End Road.

Where's The Voter Pamphlet?

The Kenai Peninsula Borough is no longer automatically mailing voter pamphlets. It is published on the Borough's election webpage kpb.us/voterpamphlet.

Printed copies are available at the Clerk's Office at Homer City Hall and the Borough Annex Office at 638 East Pioneer Avenue. KPB Annex office hours are 8 am to 4:30 pm Monday through Friday.

Questions? Contact the City Clerk's Office at (907) 235-3130 or email clerk@cityofhomer-ak.gov



Helpful Links:

- [How to Vote Absentee by Mail or In-Person](#)
- [Check Your Voter Status & Find Your Polling Location](#)
- [View the Voter Pamphlet for Sample Ballots & Candidates](#)
- [City of Homer 2023 Candidacy Filing](#)

- Library Events
- Community Corner
- Public Works
- Homer Local Hazard Mitigation Plan
- Homer Airport Terminal New Artwork
- Homer Public Library
- Public Safety Corner - Halloween!
- Parks
- Port & Harbor
- Harbor Expansion Study Update
- Community Recreation
- Homer Volunteer Fire Department
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Social Media

- City Hall: [@cityofhomerak](#)
- Parks & Recreation: [@homerparksandrec](#)
- Homer Public Library: [@homerpubliclibrary](#)
- Homer Police: [@homerpolice](#)
- Fire Department: [@HomerVolFireDept](#)

Subscribe to the Monthly Newsletter

www.cityofhomer-ak.gov/citymanager/monthly-email-newsletter

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

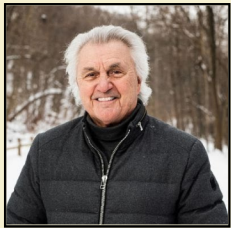
Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to library.org/homerlibrary/upcoming.



October 10 at noon
European Travel Tips & Tools
with Guidebook Author Rick Steves

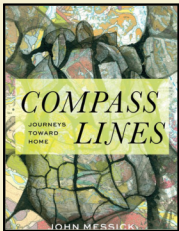


October 18 at 10 am
Master of Suspense:
An author talk with Ruth Ware



October 26 at 3 pm
A Lifetime of Writing: A Conversation
with International Bestselling Author
John Irving

SPECIAL & ONGOING EVENTS



October 6 at 6:00 pm
Visit by John Messick,
author of Compass Lines



October 26 at 6:30 pm
Visit by local writer Robert
Stark, author of Warflower



Councilmember Conversations
Noon to 1 pm, the second Tuesday of
each month, September - May, at the
Homer Public Library.

October 10: Donna Aderhold

CHECK OUT MORE LIBRARY
PROGRAMS AND EVENTS



Homer Public Library
500 Hazel Street - 907-235-3180
circ@ci.homer.ak.us
www.cityofhomer-ak.gov/library



COMMUNITY CORNER

What's happening around the City of Homer



**SOUTH PENINSULA HOSPITAL'S
WELLNESS WEDNESDAYS RETURN IN OCTOBER!**



5:00 - 5:15 PM: TASTY SNACKS AND SETTLING IN
5:15 PM - 5:45 PM: BITE SIZED HEALTH EDUCATION
6:00 - 7:00 PM: YOGA
FREE

SAFESITTER COURSE



Safe Sitter teaches young teens important safety skills, how to handle emergencies, how to treat illnesses and injuries, CPR basics, business skills, how to screen jobs, set a wage, and more.

- **Date**
October 13 & 14
- **Time**
9 am to 2:30 pm
- **Age**
Grades 6 through 8
- **Location**
South Peninsula Hospital
- **Fee**
\$50 - scholarships available
- **Info & Registration**
wellness@sphosp.org
(907)235-0285

PUBLIC WORKS

STATE OF AK DOT AND PUBLIC WORKS RESPOND TO EAST END ROAD FLOOD EVENT

Heavy rain last week caused a flash flood in a steep canyon just west of the new Meadows Subdivision in Kachemak City. The flood waters undermined the steep slopes of the drainage and swept mud and debris-laden water downstream over East End Road and into commercial areas downstream, temporarily closing the road and nearby businesses.

The Alaska Department of Transportation responded with equipment to clear the road and open the ditches, and while doing so inadvertently sheared off the top of a City of Homer manhole. This left a 24” opening through which mud and debris poured for many hours, spiking flows to Homer’s Waste Water Treatment Plant with over 500,000 gallons of cold, muddy water.

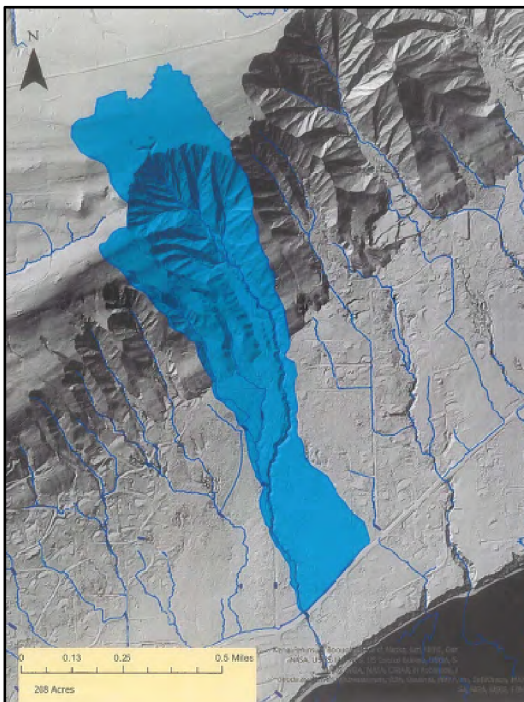
This extra inflow placed heavy demand on Homer’s waste water facility. Public Works staff responded with the Vector Truck to pump out the manhole, clear debris, and repair the damaged section of pipe.



Traffic passing through the flooded section of East End Road at Kachemak Drive.

In an effort to restore road access as quickly

as possible, the City allowed DOT to deposit the ditch spoils onto the Public Works’ ditch spoil yard on East End Road, which the State will remove to not overload the yard’s limited capacity.



How did this happen? The graphic (at left) shows the stream’s substantial natural drainage area. Over time, water movement has eroded the slope, which now, in long stretches, is about 75 feet deep and 100 feet wide. The recent heavy rains continued the steep slope scouring, taking mud and debris with it as it rushed downstream. The diversion of smaller streams (away from developments and into the main channel) adds even more water to the main channel before it crosses East End Road, likely exacerbating the situation. It is also quite likely the culvert at East End Road is undersized for larger flood events.

Why does this matter to Homer? First, it’s a clear example the importance of working closely with the State to encourage stormwater management and proper road maintenance, as actions upstream can adversely affect City of Homer utilities, residences and businesses. Further, this situation (where upstream development has the ability to adversely affect downstream properties) exists in other drainages in Homer. As we address this situation in the near future, it’s good to have this real life example of the importance of effective storm water management

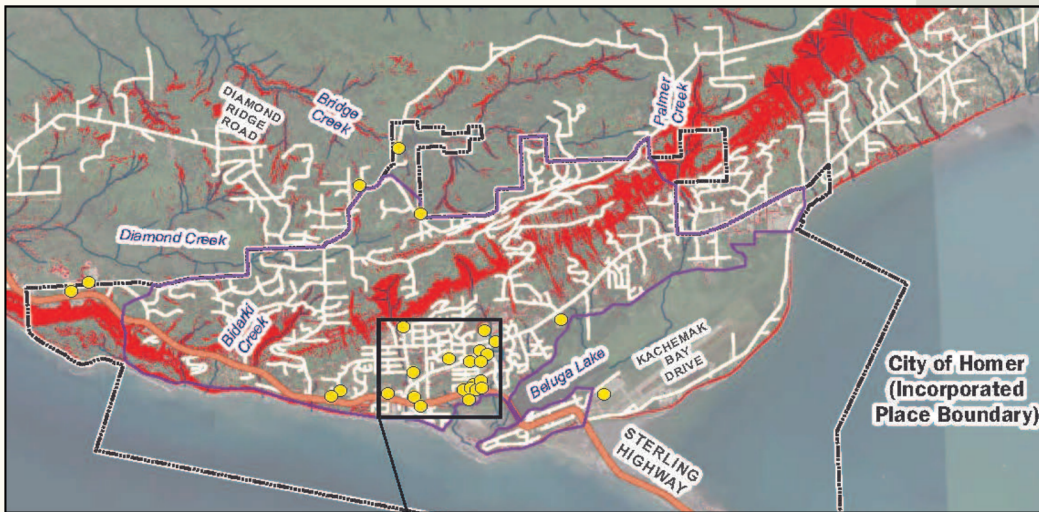
HOMER HAZARD MITIGATION PLAN

Home's Hazard Mitigation Plan identifies and profiles hazards, analyzes the people and facilities at risk, and develops mitigation actions to reduce or eliminate hazard risk.

One of the hazards identified in Homer is landslides and mudslides.

While the susceptibility of hillsides to landslides depends on variations in geology, topography, vegetation, and weather, steep slopes are often the focus because they can gradually or rapidly erode and have the potential for failure, creating significant damages downstream.

The slopes in Homer at greatest risk of slides are greater than 20 degrees. Approximately 17% (1,504 acres) of Homer is in this hazard area.



The highest concentration of these slopes (highlighted red in the map, above) is along the bluffs running between Skyline Drive East End Road and on the west end of the City, just south of the Sterling Highway (Bluff Point).

The Alaska Division of Geological and Geophysical Surveys has identified over 1,000 slope failure scars in the Homer and Kachemak City using aerial photographs and light detection and ranging (LIDAR) data. Several factors can contribute to destabilize a slope, including earthquakes, increased water saturation (from groundwater or flooding), erosional undercutting, indiscriminate development, loss of vegetation or the creation of cut-and-fill slopes in areas of unstable geologic conditions.

Notable landslide failures in the last ten years include:

2013 16-foot mudslide down Bear Creek Drive caused by heavy rains that saturated the narrow Bear Creek Canyon. The slide sent trees and debris down Bear Creek, jamming a culvert on the uphill side of East End Road. A disaster declaration was made for several rain-soaked areas in the Kenai Peninsula Borough.

2015 Landslide on Kachemak Drive near the Homer Airport that took out a 100-foot section of the east bound lane of Kachemak Drive, pushing clumps of spruce and alder trees into Mud Bay. The slide resulted in the closure of Kachemak Drive approximately 0.5-mile from Homer Spit Road to the top of the hill.

At least one severe landslide occurred in Homer above Kachemak following the 1964 Great Alaskan Earthquake.

Shallow landslides can occur at any time but are more likely to happen when the ground is nearly saturated. However, deep-seated landslides are generally triggered by deep infiltration of rainfall over many months.

Mitigation Measures Suggested in the LHMP

Landslide Zone

Regulate development through zoning and permitting in landslide prone areas.

Hillside Protection

Stabilize landslide-prone areas through stability improvement measures, including interceptor drains, in situ soil piles, drained earth buttresses, and subdrains.

PUBLIC WORKS

NEW ARTWORK INSTALLED AT HOMER AIRPORT TERMINAL



Next time you fly in or out of Homer, take some time with the gorgeous new artwork in the terminal by Homer naturalist Kim McNett. The three panels celebrate the peatland ecosystems that surround the Homer airport.

McNett said it was “*delightful to honor all of the peatland species through art*”, and it “*warms [her] heart to know the artwork will lend an enduring appreciation and identity to these local treasures.*”

This project was made possible by the efforts of Homer Drawdown, a climate solution community whose members include the Peatland Project of 2021, the Bunnell Street Arts Center, City of Homer, Kachemak Bay Conservation Society and the Rasmuson Foundation. An artist reception is being planned for November.

Peatlands also play a critical role in the [City of Homer Green Infrastructure Slope Stability project](#) — which is conserving and recharging peatlands in the Beluga Wetlands not only for their ecological services, but to help manage stormwater runoff to reduce contaminants entering Kachemak Bay and reduce coastal erosion.

What are peatlands?

Peatlands are a special kind of wetland with deep, carbon-rich, saturated soil. Though peatlands only cover 3% of Earth’s surface, they store more carbon than any other terrestrial ecosystem -- twice that of all the world’s forests combined!

Why are peatlands important?

In addition to enormous carbon sequestration, peatlands in the vicinity of the Homer airport and Kachemak Drive provide other important services. They:

- mitigate the effects of climate change by recharging aquifers and reducing the severity of wildfires and flood events;
- mitigate storm-water runoff and associated flooding and erosion along Kachemak Drive;
- naturally remove harmful toxins from groundwater before it enters our streams, lakes and Kachemak Bay;
- provide essential winter moose habitat and critical migratory bird and salmon habitat.

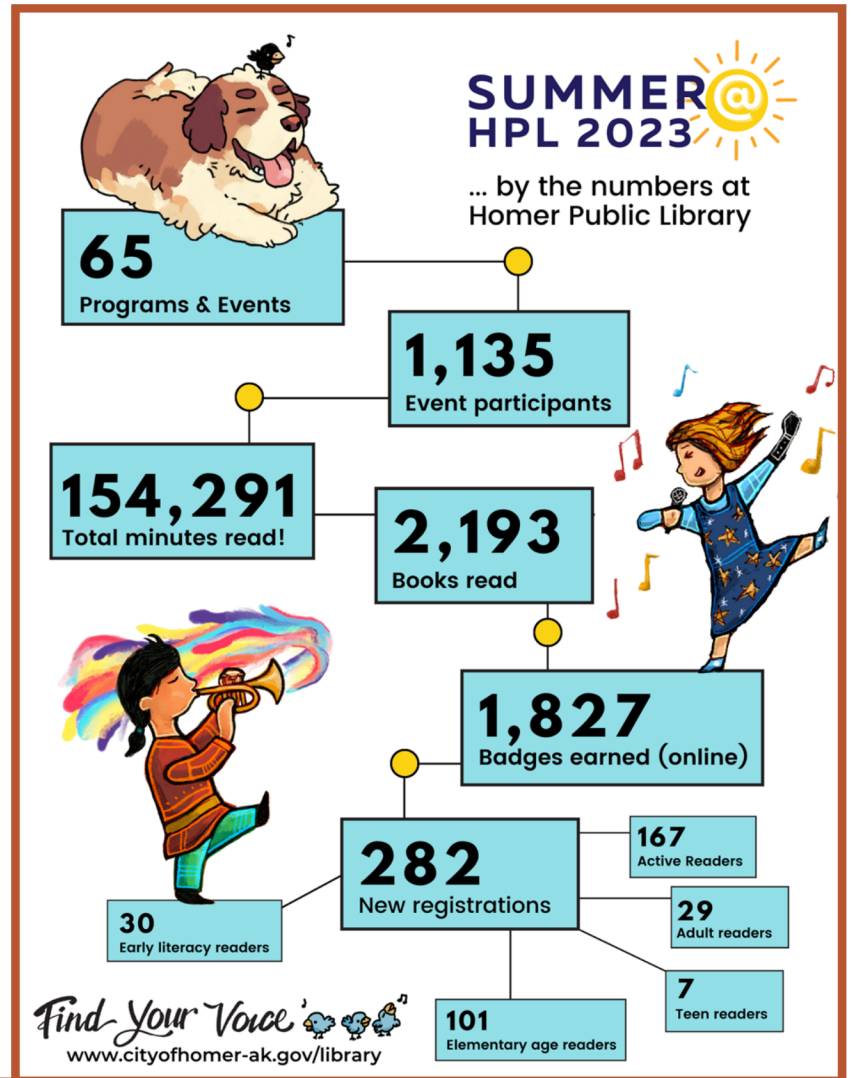
Globally, peatlands are recognized as the highest priority habitat to preserve in the face of climate change.

LIBRARY

SUMMER @ HPL A SUCCESS!

Homer Public Library's 2023 Summer Reading Program, *Find Your Voice*, is officially over and officially a success! The program's 65 events served 1,135 participants who enjoyed a variety of creative and connecting literary events led by skilled local community members in collaboration with Youth Service Librarian Cinda Nofziger. The outdoor celebration on July 29 that marked the end of the Summer Reading Program was a festive and busy event, with music, books, games, BOB the Bookmobile, exciting raffle drawings, food, and local ice cream.

A large part of the Program's success is due to a generous grant from the Homer Foundation's Opportunity Fund and the outpouring of generosity by Homer's outstanding local businesses who provided fabulous prizes and donations. Thank you!



AFTER-SCHOOL @THE LIBRARY

For Elementary Students

EVERY THURSDAY 3:30 PM - 4:30 PM

- September**
 - Books, books, books!
- October**
 - Board Games
- November**
 - LEGOs
- December**
 - Arts & Crafts

Even though summer reading is over,
the fun continues after school
at the library this fall!

www.cityofhomer-ak.gov/library/after-school-library



PUBLIC SAFETY CORNER



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

HALLOWEEN IN HOMER

Get your costumes ready, gather your little goblins and come out for delightful scares and sweet treasures.



HALLOWEEN NIGHT ONE-WAY TRAFFIC CONTROLS

Halloween is one of the most anticipated times of the year for young children. We don't want any tricks when it comes to being safe and seen on our dark October roads.

To help keep trick-or-treaters as safe as possible on Halloween, streets in the Mountainview neighborhood will be open to one way traffic only from 5 to 8 pm on Tuesday, October 31.

- **Vehicles:** One way traffic will be directed from Pioneer to go up Main Street, around Mountain View (clockwise), and across Bayview.
- **Pedestrians:** One lane of the road will be reserved for pedestrians only.
- **Park & Walk:** Due to limited parking on the route, plenty of parking is available at the high school and other side streets for you to park and walk the neighborhood.

The Homer Police Department is working with volunteers to create a smooth, safe traffic flow for trick or treating in the Bayview and Mountain View neighborhoods. You can do your part, too!

The Chamber of Commerce team is brewing up a cauldron of enchanting surprises for you. From creative decorations to interactive experiences, they are conjuring up an event that will thrill both the young and the young at heart. Tune in for updates and sneak peeks coming soon to:

<https://www.homeralaska.org/events/annual-events/pioneer-ave-trick-or-treat/>



Whether you're chauffeuring your children on a candy quest or just driving home from work, please slow down, be cautious in low lighted areas, and mindful of costumed children who might excitedly dart into the road chasing after their friends and not see a car. Also, make sure your trick-or-treater can be seen. Reflective tape and flashlights help motorists see pedestrians in the dark. Have fun and be safe everyone!

PARKS

PARK MASTER PLANS UNDERWAY

September 12th and 13th were rainy, cool fall days, but that didn't keep park enthusiasts away! Consultants Peter Briggs and Linda Pringle from Corvus Design were in Homer to host a series of meetings with the general public, user groups, City Council and staff as part of the initial process for developing Master Plans for Bayview Park and Karen Hornaday Park.



The public discussed a range of considerations for park improvements.



Despite the challenging weather, turnout was good and there were great conversations. Several Council Members and Commissioners joined staff from the City Manager's Office, Economic Development, Public Works, Parks, and Building Maintenance to engage the public about park needs and to meet with representatives from Little League, Softball, and Sprout Family Services to address specific user-group concerns regarding on-site and weather friendly venues. The information gathered from these meetings is being combined with the public input also being gathered on the City's website for both projects to inform design options. Stay tuned for updates in the near future as the designers process this large volume of public input.

PORT & HARBOR

EROSION ISSUE AT THE DEEP WATER DOCK REPAIRED

In July, Harbor maintenance staff noticed a hole forming next to the approach to the Deep Water Dock. A recent check revealed that erosion had undermined the foundation of the approach where the dock trestle transitions to shore.

Upon discovering the damage had progressed to where daylight shown through all the way to the road surface, with a 1-inch steel plate to accommodate truck and crane traffic as scheduled.

This is the second time erosion has damaged the Deep Water Dock approach. Working with Public Works and HDR, a plan was devised for what we hope will be a permanent solution. Public Work crews excavated the affected area and then built it back with concrete blocks and heavy road fabric. Staff will continue to work to beef up the water side of the approach bulkhead before winter sets in.



HOMER HARBOR EXPANSION

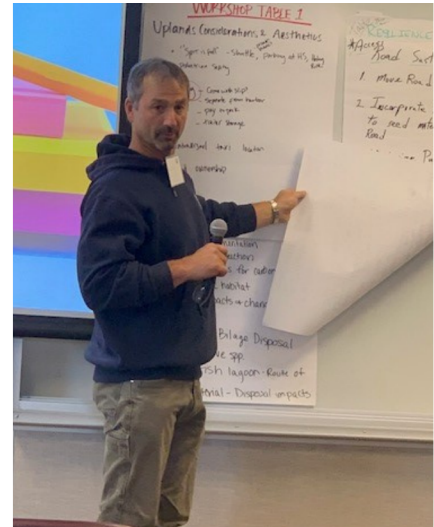
RECAP OF THE SEPTEMBER 23 PUBLIC MEETING

City staff teamed up with the Army Corps of Engineers and HDR to host a public meeting on September 23rd to share updates on the Harbor Expansion Study and engage the public to collect feedback. Over 60 people attended the meeting on a sunny Saturday morning.

In the first hour, presenters spoke about the Army Corps' study process, how the team narrowed from fourteen alternatives to the current five under consideration, and what comes next. Community members then had the opportunity to join breakout groups to discuss one of the following themes in greater depth:

- Uplands consideration & Aesthetics
- Resiliency & Sustainability
- Reduced Environmental Impact
- Balanced Harbor Design, Logistics
- Business & Economic Opportunities

The group reunited to share highlights from their conversations, and the meeting closed with a Q&A session. Many themes emerged, including the importance of affordable employee housing, curiosity about project timeline and cost estimates (see the Study Update below for more details), and the vital role the harbor plays in this community. Thank you to all who joined us for this meeting. The next public meeting will be timed to align with the release of the Tentatively Selected Plan.



Harbormaster Matt Clarke shares insights from the **Business & Economic Opportunities** breakout session

STUDY UPDATE



The pace of progress on the study has been great, but the City recently learned it may be put on pause. The USACE has informed the City that their FY23 Federal funds will carry USACE activities into January 2024. However, Federal funding for FY24 has not yet been secured, so they are anticipating a slowdown and possible pause in the study for the next 6 to 16 months.

While all USACE general investigation studies (GI's) are incrementally funded, it is unprecedented for a study to pause like this for lack of continuation funding. The Homer Harbor Expansion study, however, falls into a unique and very small cohort of new start GI's nationwide that were started through congressionally designated spending appropriations. The procedure for securing continuation funding for these studies in the FY24 Federal budget (either through a second federal appropriation or through inclusion in the USACE workplan) was unclear and no funding was included. It is our understanding that all new start GI's funded through FY23 Federal appropriations are in the same position, and efforts are underway to remediate the Federal funding issues and progress the various studies.

The City is working closely with the USACE and diligently investigating all opportunities to keep the harbor expansion study on schedule or minimize the impacts of a delay. The work done to date on the study is not time-sensitive and will remain relevant at the resumption of the study. We appreciate all the efforts of our local USACE project team. They have been open to creative solutions to stretch the current funding, utilize work in kind, and generally optimize the budget; they just recently secured an additional \$50,000 in reprogrammed funds from a study in Hawaii.

The USACE anticipates resuming the study in July 2024 by receiving continuation funding through a balance of unused funds in the USACE FY24 workplan, or possibly later through inclusion in the FY25 Federal Budget. To our knowledge no GI has ended due to lack of Federal funding. We trust that the federal government will ultimately fulfill its commitment to the Homer Harbor Expansion study.

Additionally, geotechnical sampling and ship simulation are being recommended during the study phase, which in the past have been conducted during a project's engineering and design phase. Adding these components to the GI will increase the study cost above the budgeted \$3M, requiring an increase in sponsor matching funds, which is ultimately a City Council decision. The City and HDR are working with the USACE to keep those costs down while gathering sufficient data to support basin design assumptions which is important to mitigating risk associated with identifying construction costs.

COMMUNITY RECREATION



COSMIC HAMLET PICKLEBALL TOURNAMENT RECAP

The 2nd Annual “Cosmic Hamlet Pickleball Tournament” was held on Labor Day weekend September 1-3. The event was co-sponsored with Homer Pickleball Club and attracted many participants. We expect this to grow every year despite the challenges and limitations of using the HERC gym. The numbers include:



- 73 players entered, an increase over last year’s tournament
- 51 teams played in the tournament
- 30 players were from Homer, 43 were from out of town (largely Anchorage and from other communities on the Peninsula)
- 3 Major Sponsors - Story Real Estate, Grace Ridge Brewery and Homer’s Jeans
- 21 Homer businesses provided door prizes
- 45 door prizes were given out

The Homer Community Recreation program has a constant flow of new opportunities. Please check out our many activities, programs and special events here: <https://www.cityofhomer-ak.gov/com-rec/current-programs-events>.

FIRE DEPARTMENT

SEPTEMBER TRAININGS

Throughout the month of September, trainees in HVFD’s 2023 Firefighter 2 class has been covering a wide variety of skills trainings to prepare them for their State certification test the first week of October. Their trainings include vehicle extrication, special rescue team operations, fire origin and cause, and much more. Four members from HVFD and four from Seward Fire Department worked hard and made this class great. We look forward to congratulating them when they graduate in October with State and National certifications!



HVFD’s newest Volunteer putting in the extra time for Extrication Training.



VEIS (Vent, Enter, Isolate, Search) Training teaches firefighters advanced levels of fire rescue tactics.

CITY STAFF SEPTEMBER ANNIVERSARIES

We would like to recognize City staff members with anniversaries last month. Thank you for the dedication, commitment, and service you've provided the City and taxpayers of Homer over the years. You all are an integral part of what makes the City of Homer a great place to work .

Aaron Glidden	Port	19 Years
Ryan Browning	Police	13 Years
Tracie Whitaker	Police	9 Years
Lisa Linegar	Police	8 Years
Jakob Richter	Fire	4 Years
Charles Benson	Police	2 Years
Samantha Cunningham	Fire	2 Years
Jessica McGuire	Finance	1 Year

MEET CITY STAFF

Meet Cinda Nofziger

Lions and Tigers and Bears, Oh My! I love being the youth services librarian at the Homer Public Library. I help plan and run programs for area youth from wee-ones to young adults, including our summer reading program. Year round, I get to host storytimes for our youngest patrons, and after school activities for elementary kids as well as tweens and teens. Shout out to the Teen Advisory Board! You can also catch me on KBBI radio each month for radio story hour where young and old alike can listen to stories and take a much needed dance break! I also manage the collections of materials for children and young adults.



wonders of the Homer Public Library when it was located on Pioneer. My previous employment includes stints at the Gear Shed, Albany County Public Library, and Head of Reference at the University of Michigan. Please say hello the next time you visit the library!

EMPLOYEE HIGH FIVE!

Everyone in town knows that phone service was down for an extended period recently. What most people don't realize is that the water treatment plant relies on the phone system to alert operators to problems with the system. Another thing that some people don't know is that the drinking water system supplies water to the fire hydrants in town.



The on call operator, Jason Hoffman, contacted his supervisor about the lack of comms at the WTP. They assessed the situation, if the plant had a shutdown, without the phone system operating, reaction time would be dangerously long, especially if there were a fire or some other emergency in town. It was decided someone should stay at the plant all night to insure uninterrupted service, Jason volunteered. This shows his dedication, not only to his job but to the health and safety of our community.

High five, Jason!

My favorite part of my job is getting to know and hang out with so many of our community's wonderful youth—from the littles who are just learning about books to the teens who use the library to study, socialize, and craft their own stories. Everyone brings a super fun energy to the building and I feel so lucky to be a part of it. Our area kiddos make my job fun, exciting, and so very meaningful. I also have some wonderful colleagues!

When I'm not at the library, you might find me reading, watching British mysteries, hanging out with my family crew, Jazzercising (yes, Jazzercising), and going on Homer adventures. I've served as the youth librarian and have lived full-time in Homer for two years now, but Homer has always felt like home for as long as I can remember. I still think so fondly of Grandma Hilda Stoltzfus introducing me to the

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)
Jason Davis (2025)
Shelley Erickson (2024)
Storm P. Hansen-Cavasos (2025)
Rachel Lord (2023)
Caroline Venuti (2023)

City Staff Leadership

Rob Dumouchel, City Manager
Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration
Mark Robl, Chief of Police
Bill Jirsa, Chief Technology Officer
Julie Engebretsen, Economic Development Manager
Elizabeth Walton, Finance Director
Mark Kirko, Fire Chief
Dave Berry, Library Director
Andrea Browning, Personnel Director
Bryan Hawkins, Port Director
Jan Keiser, Public Works Director/City Engineer
Ryan Foster, City Planner
Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board
Economic Development Advisory Commission
Library Advisory Board
Parks, Art, Recreation and Culture Advisory Commission
Planning Commission
Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION



These two ball players can be seen hanging out at Jack Gist Park, no matter the season.

These sculptures were constructed by artist Don Henry in 2009 out of welded found objects.

Learn more about the municipal art collection at:
www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection

STAY CONNECTED TO CITY COUNCIL

Go to cityofhomer-ak.gov/cityclerk/stay-connected-city-council to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at:
cityofhomerak.applicantpro.com/jobs

CURRENT JOB LISTING

- [Harbor Officer I](#)
- [Firefighter/ EMT](#)



ABOUT THIS NEWSLETTER

The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at citymanager@ci.homer.ak.us.

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603
907-235-8121

www.cityofhomer-ak.gov

October UPCOMING MEETINGS

3	7 am - 8 pm	Election Day for 2023 City & Borough Regular Election
4	5:30 pm	Planning Commission Worksession
4	6:30 pm	Planning Commission Regular Meeting
9	4 pm	City Council Worksession - HERC
9	5 pm	City Council Committee of the Whole
9	6 pm	City Council Regular Meeting
10	6 pm	Economic Dev. Advisory Commission Regular Meeting
11	5:30 pm	Port & Harbor Advisory Commission Regular Meeting
12	5:30 pm	ADA Advisory Board Regular Meeting
12	5:30 pm	Port & Harbor Advisory Commission Worksession
16	5:30 pm	Planning Commission Worksession
16	6:30 pm	Planning Commission Regular Meeting
17	5:30 pm	Library Advisory Board Regular Meeting
19	5:30 pm	Parks, Art, Rec & Culture Commission Regular Meeting
23	5 pm	City Council Committee of the Whole
23	6 pm	City Council Regular Meeting

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2022-2023 STRATEGIC PLAN & GOALS**

<p>Ongoing Goals</p>	<p>1. Use the Commission’s SWOT analysis to develop strategies to implement policies that support Homer’s quality of life.</p>
	<p>2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."</p>
<p>Near Term Goals < 6 Months</p>	<p>1. Familiarize with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration.</p> <p><i>Task:</i> Staff to provide smart growth resources.</p> <p><i>Task:</i> Promote energy resiliency through diversity and efficiency. Invite a speaker to talk about energy as that impacts cost of doing business and cost of living. (Perez)</p>
	<p>2. View economic development through the lens of balancing growth with quality of life.</p> <p><i>Task:</i> Create an EDC Mission statement as a guiding principle for what the EDC does.</p> <p><i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.</p> <p>(Perez volunteered, first quarter 2023)</p>
	<p>3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc. affordable year round housing. (Marks)</p> <p><i>Task:</i> Stay engaged with the City for all housing conversations</p>
	<p>4. Present an annual report of EDC accomplishments to the City Council</p> <p><i>Task:</i> Approve memo to Council, read accomplishments to Council</p>
	<p>5. Have a conversation with the Chamber of Commerce about other economic development beyond tourism. How can the City and the Chamber work together to promote quality of life, and economic development for industries other than tourism, including messaging?</p> <p><i>Task:</i> Have a work session with the Chamber</p>
<p>Mid Term Goals 1 - 3 Years (2022 – 2025)</p>	<p>1. BR&E – review annually and plan for a new report (5 year mark is 2022-2023) <i>Opportunity:</i> Consider a funding request for the FY 2024-2025 budget</p>
	<p>2. Downtown vitalization momentum and wayfinding/streetscape plan</p> <p><i>Status:</i> Wayfinding and Streetscape work ongoing through 21 and implementation activities in 2022-2024</p> <p><i>Task:</i> Participate in the Transportation Plan, focusing on a walkable town with greenspace and connected business districts</p> <p><i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program</p>

	<p>3. Economic resiliency planning.</p> <p><i>Opportunity:</i> EDC provide suggestions to KPEDD on the business tool box. EDC promote tool box to community.</p> <hr/> <p>4. Assess jobs training needs, workforce development, availability of workers and workforce supports including child care, housing.</p> <p><i>Opportunity:</i> Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is work force development part of the planning? What does the KBC Advisory Board do?</p> <p><i>Opportunity:</i> Invite 9-Star to make a presentation</p> <p><i>Opportunity:</i> Brief survey to businesses and employees on their needs.</p>
<p>Long Term Goals 5 Years or More (2025+)</p>	<p>1. Multipurpose community center (HERC)</p> <p><i>Status:</i> Scoping study has been funded. Demolition of the smaller building has been funded; tear down planned in 2023.</p>

OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; www.codepublishing.com/AK/Homer. The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): <https://kpedd.org/reports>
- Homer’s Comprehensive Economic Development Strategy (CEDS): www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy
- Business Retention and Expansion Survey Report (BR&E): <https://www.cityofhomer-ak.gov/economicdevelopment/2017-business-retention-expansion-survey-report>
- Homer Comprehensive Plan: <https://www.cityofhomer-ak.gov/planning/comprehensive-plan>

DUTIES OF COMMISSION/STAFF

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)

- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.

- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk's Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2023 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/4 5:00 p.m.	Tuesday 1/10 6:00 p.m.	Monday 1/23 6:00 p.m. [Arevalo]	<ul style="list-style-type: none"> • City Budget Review/Develop Requests *may be n/a during non-budget years • Land Allocation Plan Review • KPEDD Industry Outlook Forum
FEBRUARY	Wednesday 2/8 5:00 p.m.	Tuesday 2/14 6:00 p.m.	Monday 2/27 6:00 p.m. [Gamble]	<ul style="list-style-type: none"> • KPC Job Fair
MARCH	Wednesday 3/8 5:00 p.m.	Tuesday 3/14 6:00 p.m.	Tuesday 3/28 6:00 p.m. [Perez]	<ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out • Update from Public Works Director • KPEDD CEDS Review
APRIL	Wednesday 4/5 5:00 p.m.	Tuesday 4/11 6:00 p.m.	Monday 4/24 6:00 p.m. [Perez]	<ul style="list-style-type: none"> • Terms Expire April 1st • Advisory Body Training Worksession
MAY	Wednesday 5/3 5:00 p.m.	Tuesday 5/9 6:00 p.m.	Monday 5/22 6:00 p.m. [Pitzman]	<ul style="list-style-type: none"> • Annual Review of Commission's Bylaws • Election of EDC Officers
JUNE	Wednesday 6/7 5:00 p.m.	Tuesday 6/13 6:00 p.m.	Monday 6/26 6:00 p.m.	<ul style="list-style-type: none"> • Comprehensive Plan Review
JULY	No Regular Meeting			
AUGUST	Wednesday 8/2 5:00 p.m.	Tuesday 8/8 6:00 p.m.	Monday 8/14 6:00 p.m. [Pitzman]	<ul style="list-style-type: none"> • Capital Improvement Plan Review • Update from Public Works Director
SEPTEMBER	Wednesday 9/6 5:00 p.m.	Tuesday 9/12 6:00 p.m.	Monday 9/25 6:00 p.m. [Pitzman]	<ul style="list-style-type: none"> • Workforce Development Speaker
OCTOBER	Wednesday 10/4 5:00 p.m.	Tuesday 10/10 6:00 p.m.	Monday 10/23 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of EDC's Strategic Plan/Goals & BR&E
NOVEMBER	Wednesday 11/8 5:00 p.m.	Tuesday 11/14 6:00 p.m.	Monday 11/27 6:00 p.m.	<ul style="list-style-type: none"> • Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	No Regular Meeting			

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports.