



Agenda

City Council Regular Meeting

Monday, January 22, 2024 at 6:00 PM

City Hall 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: 205 093 973 Password: 610853

<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

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes of January 8, 2024. City Clerk. Recommend adoption.
- b. Memorandum CC-24-022 from Mayor Castner re: Reappointment of Carla Stanley to the Cook Inlet Regional Citizens Advisory Council. Recommend approval.
- c. Memorandum CC-24-023 from Mayor Castner re: Appointments to the Comprehensive Plan Steering Committee. Recommend approval.
- d. Memorandum CC-24-024 from Mayor Castner re: Parks Art Recreation and Culture Advisory Commission, and the Port and Harbor Advisory Commission. Recommend approval.
- e. Memorandum CC-24-025 from City Clerk re: New Liquor License for Homer Spit Oyster Bar. Recommend approval.
- f. Ordinance 24-07, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Accepting and Appropriating an Alaska Department of Environmental Conservation Clean Water Fund Loan in the Amount of \$228,704.19 for the Tasmania Court Sewer Improvement Project. City Manager/Finance Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

g. Ordinance 24-08, An Ordinance of the City Council of Homer, Alaska Amending the FY24/25 Operating Budget to Provide for Necessary Adjustments Connected to the Creation of an Exempt Wage Scale. City Manager. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-029 from Personnel Director as backup.

h. Ordinance 24-09, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-030 from Port Director as backup.

i. Ordinance 24-10, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating and Capital Budget by Authorizing Pass Through Funds from Doyon, Limited Related to Delivery of a Traffic Impact Analysis Prepared by Kinney Engineering. City Manager/Finance Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-034 from City Planner as backup.

j. Resolution 24-011, A Resolution of the City Council of Homer, Alaska Approving a Sole Source Contract in the Amount of \$195,000 to Comforts of Home Services to Purchase Three Mobile Restrooms and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-031 from Parks Superintendent as backup.

k. Resolution 24-012, A Resolution of the City Council of Homer, Alaska Supporting the State of Alaska's Continued Partnership in the US Corps of Engineer Homer Harbor Expansion General Investigation and Requesting Additional Local Sponsor Match Funding in FY25 in the Amount of \$288,523, Consistent with the Shared Local Match Partnership Established in 2023. Lord/Hansen. Recommend adoption.

l. Resolution 24-013, A Resolution of the City Council of Homer, Alaska in Support of Raising the Maximum Available Annual Award per Municipality from \$5,000,000 to \$7,500,000 for the State of Alaska Municipal Harbor Facility Grant Program. City Manager/Port Director. Recommend adoption.

m. Resolution 24-014, A Resolution of the City Council of Homer, Alaska Approving Issuance of at Term Contract to Alaska Harbors Consulting, LLC for Marine Engineering and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-24-032 from Port Director as backup.

VISITORS

- a. [Community Resource Connect](#) - Annie Garay, BSN, RN, SPY Community Health and Wellness Educator and Cinda Martin (10 minutes)

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Economic Development Advisory Commission
- f. Planning Commission
- g. Parks Art Recreation & Culture Advisory Commission
- h. Library Advisory Board
- i. Conversations with a Council Member - Council Member Venuti
- j. Council Finance Champion Report - Lord/Davis

PUBLIC HEARING(S)

- a. [Ordinance 24-01](#), An Ordinance of the City Council of Homer, Alaska Amending the Official Road Maintenance Map of the City of Homer by adding 3,735 Lineal Feet (.71 miles) of Urban Road on Shelly Avenue, Robert Avenue, Lillian Drive, Tajen Drive, and Sanjay Court. City Manager/Public Works Director. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-007 from Public Works Inspector as backup.

- b. [Ordinance 24-02](#), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 3 Revenue and Finance Chapter 3.1 General to add Section 3.01.037 Donations to the City to Allow Acceptance of Money or Real Property Donated, Devised or Bequeathed for a Public Purpose. Lord/Venuti. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-033 from City Clerk as backup.

Memorandum CC-24-008 from Library Director as backup.

- c. [Ordinance 24-03](#), An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$77,500 from the General Fund Unassigned Fund Balance to Install a Mobile Restroom at Jack Gist Park. City Manager/Public Works Director. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-009 from Public Works Director as backup.

- d. Ordinance 24-04, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$150,000 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Purchase Two Mobile Restrooms to be Placed at Karen Hornaday Park. City Manager/Public Works Director. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-010 from Public Works Director as backup.

- e. Ordinance 24-05, An Ordinance of the City Council of Homer, Alaska Amending the FY24 and 25 Capital Budget by Appropriating Funds in the Amount of \$288,524 from the Port and Harbor Match Reserves to Meet the City's Increased Local Match Requirement for the Homer Harbor Expansion General Investigation Being Conducted in Partnership with the Army Corps of Engineers and the State of Alaska. Lord/Hansen. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-011 from Council Members as backup.

- f. Ordinance 24-06, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$25,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund to Contract Engineering Services for Preliminary Design of Non-motorized Trails and Trailhead Connecting City of Homer Diamond Creek Property to the Proposed Highway Underpass. Davis. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-036 from City Clerk as backup.

Memorandum CC-24-021 from Councilmember Davis as backup.

ORDINANCE(S)

- a. Ordinance 24-11, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$20,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Events, Exhibits, and Programs Celebrating the 40th Year of the Sister-City Relationship between the City of Homer and Teshio, Japan. Lord/Venuti.

Memorandum CC-24-035 from Library Director as backup.

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-027 from Council Members Erickson and Davis re: Parks Art Recreation and Culture Strategic Plan.
- b. Memorandum CC-24-028 from City Clerk re: City Manager Evaluation Process.

RESOLUTIONS

- a. Resolution 24-015, A Resolution of the City Council of Homer, Alaska Requesting the State of Alaska to make a Meaningful and Timely Increase in the Base Student Allocation for Public Schools. Aderhold/Lord.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, February 12, 2024 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 24-01 a Regular Meeting of the City Council of Homer, Alaska was called to order on January 8, 2024 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
LIBRARY DIRECTOR BERRY
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN
PORT DIRECTOR HAWKINS
RECREATION MANAGER ILLG
CHIEF TECHNOLOGY OFFICER JIRSA
FINANCE DIRECTOR FISCHER
CITY ATTORNEY GATTI

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

Mayor Castner announced the laydown items- Written Public Comments from Janie Leask regarding Ordinance 23-49 and 23-49(S), and KPB Resolution 2024-01 as back up to Ordinance 24-05.

ADERHOLD/VENUTI MOVED TO ADOPT THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Penelope Haas, non-resident, commented on behalf of the Kachemak Bay Conservation Society in opposition to Ordinance 24-05 appropriating matching funds for the Homer Harbor General Investigation for three reasons- there isn't federal funding to move forward on the project, the City appears to be further along in the project than the general public, and there's serious question whether there's demand for the large vessel harbor.

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes of November 27, 2023. City Clerk. Recommend adoption.
- b. Memorandum CC-24-001 from Mayor Castner re: Appointment of Caitlyn Rogers as Student Representative to the Port and Harbor Advisory Commission. Recommend approval.
- c. Memorandum CC-24-002 from Mayor Castner re: Appointment of Kathryn Carsow, Charles Barnwell, and Mel Kim to the Comprehensive Plan Steering Committee. Recommend approval.
- d. Memorandum CC-24-003 from Deputy City Clerk re: Approval of Liquor License Transfer for Latitude 59. Recommend approval.
- e. Memorandum CC-24-004 from City Clerk re: Homer Harbor General Investigation Communications Plan. Recommend approval.
- f. Memorandum CC-24-005 from City Clerk re: Travel Authorization for Mayor Castner, and Council Members Hansen, Lord, and Erickson to attend the Alaska Municipal League Winter Conference in Juneau, Alaska February 20-22, 2024. Recommend adoption.

Moved to New Business. Aderhold.

- g. Memorandum CC-24-006 from City Manager Dumouchel re: Donation of Handheld Radio Units and a Fire Cart to the City of Whittier. Recommend approval.
- h. Ordinance 24-01, An Ordinance of the City Council of Homer, Alaska Amending the Official Road Maintenance Map of the City of Homer by adding 3,735 Lineal Feet (.71 miles) of Urban Road on Shelly Avenue, Robert Avenue, Lillian Drive, Tajen Drive, and Sanjay Court. City Manager/Public Works Director. Recommended dates Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-007 from Public Works Inspector as backup.

- i. Ordinance 24-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 3 Revenue and Finance Chapter 3.1 General to add Section 3.01.037 Donations to the City to Allow Acceptance of Money or Real Property Donated, Devised or Bequeathed for a Public Purpose. Lord/Venuti. Recommended dates Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-008 from Library Director as backup.

- j. Ordinance 24-03, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$77,500 from the General Fund Unassigned Fund Balance to Install a Mobile Restroom at Jack Gist Park. City Manager/Public Works Director. Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-009 from Public Works Director as backup.

- k. Ordinance 24-04, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$150,000 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Purchase Two Mobile Restrooms to be Placed at Karen Hornaday Park. City Manager/Public Works Director. Recommended dates Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-010 from Public Works Director as backup.

- l. Resolution 24-001, A Resolution of the City Council of Homer, Alaska Confirming the City Manager's Appointment of Melissa Jacobsen as Acting City Manager for 2024. City Manager. Recommend adoption.
- m. Resolution 24-002, A Resolution of the City Council of Homer, Alaska Confirming the Appointment of Elizabeth Fischer as Treasurer and Jenna deLumeau as Deputy Treasurer for Calendar Year 2024. Recommend adoption.
- n. Resolution 24-003, A Resolution of the City Council of Homer, Alaska Designating Signatories of City Accounts and Superseding any Previous Resolution so Designating. City Manager. Recommend adoption.
- o. Resolution 24-004, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for Clean Water State Revolving Loan Funds from the Alaska Department of Environmental Conservation in the Amount of \$2,937,353 for the Beluga Sewer Lift Station Improvements. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-012 from Public Works Director as backup.

- p. Resolution 24-005, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to RESPEC Company, LLC, in the Amount not to Exceed \$45,000 to Design the Rebuild of the Ben Walters Pressure Reducing Station and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-013 from Public Works Director as backup.

- q. Resolution 24-006, A Resolution of the City Council of Homer, Alaska Approving and Accepting the Donation of a Lighthouse Sculpture Created by Mooserun Metalsmiths of Homer, Alaska Commissioned by the Stuart Craig Family to be Located in the Gardens at the Baycrest Hill Overlook and Included in the City of Homer Municipal Art Collection. City Clerk/PARCAC. Recommend adoption.

Memorandum CC-24-014 from Deputy City Clerk as backup.

- r. Resolution 24-007, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to HDR Engineering in an Amount not to Exceed \$19,000 for Grant Writing Services for a FY2024 Federal RAISE Planning Grant to Support Homer's Non-Motorized Transportation Infrastructure and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-015 from Special Projects & Communications Coordinator as backup.

- s. Resolution 24-008, A Resolution of the City Council of Homer, Alaska Authorizing a Change Order in the Amount of \$25,000 to Kinney Engineering, LLC's Task Order No. 22-04 for the Heath Street Pavement Restoration Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-016 from Public Works Director as backup.

- t. Resolution 24-009, A Resolution of the City Council of Homer, Alaska, Approving a Term Contract to Appaloosa Integrated Construction & Consulting Services, LLC (AICS) and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-017 from Public Works Director as backup.

- u. Resolution 24-010, A Resolution of the City Council of Homer, Alaska, Adopting an Alternative Allocation Method for the FY24 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in FMA 14: Cook Inlet Area. City Manager/Port Director. Recommend adoption.

Memorandum CC-24-018 from Port Director as backup.

Item f. moved to New Business. Aderhold.

City Clerk Jacobsen read the consent agenda and its recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

- a. Worksession Report

City Manager Dumouchel reported Council received information as requested at a previous meeting in June, and had discussion about considering an exempt employee wage scale and adjusting wages based on information learned in the 2023 Salary and Benefits Survey.

- b. Committee of the Whole Report

Council Member Lord reported Council discussed the Comprehensive Plan Steering Committee appointments, Heath Street Engineering design work and ADA compliance, a request for an overall

funding plan for the Beluga Sewer Lift Station project and more information regarding mobile restrooms related to Ordinances 24-03 and 04. They talked briefly about the light house sculpture donation and preparation of a memorial plaque policy, and had extensive discussion on Ordinance 24-06 allocating funding for the Diamond Creek Recreation Area trail connection engineering. They requested a copy of the Diamond Creek Recreational Area Management Plan for their next meeting.

c. Mayor's Report

Mayor Castner reported he attended several Commission meetings in December and attended the AML Annual Conference and Conference of Mayors in Anchorage. He thanked the public that spent a lot of time studying our planning process in town and lining things up with our existing Comprehensive Plan. He briefly reviewed the Planned Unit Development allowance in Homer City Code.

In response to a question about a South Central Coalition about natural gas, he responded that Anchorage Mayor Bronson invited him and other Mayors to be part of the discussion, but he was unable to connect to the meeting, and he encouraged Mayor Bronson that Mayor Micciche be involved in this. He met with Mayor Micciche later and said his interest is that there are questions about the uses of gas for electrification, and for domestic use. Channeling toward domestic use would be a proper use of municipal interest, but energy creation is outside our realm. He acknowledged his constraints to promote policy issues for the City.

d. Borough Report

Kenai Peninsula Borough Assembly Member Kelly Cooper reported at their last meeting she brought forward a resolution in support of State of Alaska additional match funding for the Homer Harbor General Investigation, every member of the Assembly and the Mayor asked to be co-sponsors, and the resolution passed. They also passed a resolution about the base student allowance for education that include an inflation guard based on the CPI. They'll be working with the School Board on speaking to the Governor and Legislature. They received their audit presented and it was a very clean audit. They accepted the funds for the Opioid Settlement Fund Grant Program.

e. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Lacy Velsko reported the Commission reviewed the Harbor Tariff at their last meeting and gave an overview of the changes that will be coming to Council for adoption. They also discussed a memorandum that would start a project at the large vessel haul out facility to provide basic necessities including connecting to the electrical grid, installing security cameras, and lighting for the area.

f. Planning Commission (added with consensus of the Council)

Planning Commissioner Mike Stark reported at their last meeting they had 3 CUP's for multiple structures on a property that were voted down primarily due to density, and the applicant implied they'd come back with another application. They also had a public hearing on the CUP for the Lighthouse project that was continued to their meeting last week. The Commission will schedule a time for deliberations.

f. Library Advisory Board

Library Advisory Board Member Kathy Carsow reported at their recent meetings the Board discussed a letter from the State Attorney General to all school and public libraries regarding minor's use of materials and recommending review of policies and employee conduct with regard to state laws. The LAB recently updated the library policies and they do address the AG's questions thoroughly and directly. They began discussion on their 2024 goals that will continue in January. Staff has started work on the 2025-2030 strategic plan with focused attention on improving the library's sustainability, key needs are addressed in the CIP and the LAB will assist with developing and conducting a needs survey. She noted the memorandum in the packet regarding the LAB's support of Ordinance 23-49 making the library a standalone department. She shared about the upcoming Big Read event.

g. Conversations with a Council Member - Council Member Lord

Council Member Lord reported the group had good conversations around the upcoming Comprehensive Plan work.

h. Champion Reports -

- i. Update on the Harbor Expansion Project - Lord/Hansen
- ii. Update on Sister City Celebration Funding - Lord/Venuti

Council Member Lord reviewed the written reports included in the packet. Library Director Berry briefly participated in the discussion regarding the Sister City Celebration.

i. AML Travel Reports

- i. AML Travel Reports

PUBLIC HEARING(S)

- a. Ordinance 23-49, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 2, Chapters 2.32 Departments and Boards, 2.44 Department of Administration, 2.48 Public Library, and Enacting Chapters, 2.46 Department of Information Technology and 2.57 Department of Community Development. City Manager. Introduction August 14, 2023, Public Hearing and Second Reading October 9, 2023, postponed to January 8, 2024.

Memorandum CC-23-177 from City Manager as backup.
Memorandum CC-23-226 from Library Advisory Board.

Ordinance 23-49(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 2, Chapters 2.32 Departments and Boards, 2.44 Department of Administration, 2.48 Public Library, and Enacting Chapters 2.46 Department of Information Technology and 2.57 Department of Community Development. Erickson/Davis.

Memorandum CC-24-019 from Councilmembers as backup.

Memorandum CC-24-020 from Parks, Art, Recreation & Culture Advisory Commission as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed. He announced there is a motion on the floor from October 9, 2023 for to adopt Ordinance 23-49 by reading of title only for second and final reading, then opened the floor for discussion.

ERICKSON/DAVIS MOVED TO SUBSTITUTE ORDINANCE 23-49(S) FOR 23-49.

Council Members Erickson and Davis commented in support of approving the substitution. They noted community concern and lack of support from the Parks, Art, Recreation, and Culture Advisory Commission for the inclusion of the parks and recreation division under Community Development and because of that opposition Council should take some time to give this more consideration. They support the other departmental changes.

Mayor Castner noted a newspaper article from 25 years ago regarding creation of a Parks and Recreation Department and noted another 10 year plan is kicking the can down the road. There's a lot of demand for this.

Council Member Venuti commented in support for the substitution and working toward a recreation department.

Council Member Lord also supports it. It meets the tenor of the community and council regarding a recreation department. It's good to take a pause on the recreation piece and figure out a way forward that's more responsive to the community and fully acknowledging fiscal resources needed for that.

Council Member Aderhold commented with a reminder to the community that the Council working on recreation at many levels in ways like working on a plan to create a future recreation department, and working on a community recreation center that's moving forward with the support of the recreation leader and Economic Development Director. She also recognizes having recreation under Community Development gives a lot of opportunity for growth, mentoring, and collaboration. It would likely still be there, however not as easy, with recreation outside of it. She'll support the substitution, but there are different ways to look at it and she supports the original proposal.

Council Member Hansen also supports the substitution, she thinks they can make it work for a recreation department.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the substituted ordinance.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 23-60(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 7.04 to add new Section 7.04.015 Local Traffic Provisions and Amend Section 7.04.030 Traffic Fine Schedules to Reduce Speed Limits on Cul-De-Sacs **or Streets Having One Outlet** to 15 MPH. Lord. Introduction November 13, 2023, Public Hearing and Second Reading November 27, 2023. Postponed to January 8, 2024.

Ordinance 23-60(A)(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 7.04 to add new Section 7.04.015 Local Traffic Provisions and Amend Section 7.04.030 Traffic Fine Schedules to Reduce Speed Limits on Cul-De-Sacs **and Streets Having One Outlet** to 15 MPH. Lord.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed. He announced there is a motion on the floor from November 27, 2023 for to adopt Ordinance 23-60(A) by reading of title only for second and final reading, then opened the floor for discussion.

LORD/VENUTI MOVED TO SUBSTITUTE 23-60(A)(S) FOR 23-60(A)

Council Member Lord thanked the City Manager for pulling together comments from the last meeting regarding cul-de-sacs, dead end streets, and dead end streets that may be extended in the future. She appreciates the pause to be able to have time to draft appropriate language to address those matters.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the substituted ordinance.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 23-62, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating an Additional \$25,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to Complete the Design of the Heath Street Pavement Restoration Project. City Manager/Public Works Director. Introduction November 27, 2023 Public Hearing and Second Reading January 8, 2024.

Memorandum CC-23-262 from Public Works Director as backup.

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 23-62 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Members commented to the benefit of having a process when designing new public services that the ADA Board has the opportunity to look at it to ensure accessibility is in a comprehensive way.

Council Member Aderhold reminded Council that no one on the ADA Board is an engineer or trained to review plans. She shared as a member of the Board that they would appreciate the opportunity to see things as part of the early planning for projects and what needs to be included. She'd be happy to work with others to come up with policies for that.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 23-63, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Renewing the Appropriation of Funds in the Amount of \$100,000 from the Port & Harbor Reserves for the Purpose of Replacing the Fish Grinding Building and Completing Drainage Improvements. City Manager/Port Director. Introduction November 27, 2023 Public Hearing and Second Reading January 8, 2024.

Memorandum CC-23-263 from Port Director as backup.

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 23-63 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 23-64, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$300,000 from the Water Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Design and Rebuild the Ben Walters Pressure Reducing Station. City Manager/Public Works Director. Introduction November 27, 2023 Public Hearing and Second Reading January 8, 2024.

Memorandum CC-23-261 from Public Works Director as backup.

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 23-64 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 24-05, An Ordinance of the City Council of Homer, Alaska Amending the FY24 and 25 Capital Budget by Appropriating Funds in the Amount of \$288,524 from the Port and Harbor Match Reserves to Meet the City's Increased Local Match Requirement for the Homer Harbor Expansion General Investigation Being Conducted in Partnership with the Army Corps of Engineers and the State of Alaska. Lord/Hansen. Recommended dates Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-011 from Council Members as backup.

HANSEN/LORD MOVED TO INTRODUCE ORDINANCE 24-05 BY READING OF TITLE ONLY.

Council Member Lord reminded that the Homer Harbor Expansion General Investigation is an opportunity to figure out what a project would look like. At their last meeting they heard support of the resolution to continuing to move forward with the general investigation with our federal and state partners. She reviewed the visual information included in the packet regarding the finances around the general investigation.

Mayor Castner commented one of our selling points on building a new harbor parallel to the spit is there's a bench that extends eastward that's very shallow and scour point where there's a deep water intersection. What the shallow bench can support is of critical importance to this project and that's what this study is doing.

Council Member Erickson shared her appreciation for the visuals and the support from the Kenai Peninsula Borough. She supports this ordinance and continuing with the general investigation that will tell us if the expansion is feasible.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 24-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating \$25,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund to Contract Engineering Services for Preliminary Design of Non-motorized Trails and Trailhead Connecting City of Homer Diamond Creek Property to the Proposed Highway Underpass. Davis. Recommended dates Introduction January 8, 2024 Public Hearing and Second Reading January 22, 2024.

Memorandum CC-24-021 from Councilmember Davis as backup.

DAVIS/ERICKSON MOVED TO INTRODUCE ORDINANCE 24-06 BY READING OF TITLE ONLY.

Council Member Davis provided some background on the project to replace and enlarge the culvert as part of the Sterling Highway rehabilitation project. The goal of enlarging the culvert is to create a

safe crossing in connecting the Diamond Creek Recreation area to other trails. There are several groups in the City who have been spearheading this effort with the Department of Transportation (DOT). In the past the City has supported the idea of connectivity in the area and DOT would like something more tangible. This ordinance appropriates money for an engineering study that would address issues involved with connecting the City's trail system to the underpass. The advocates of the project believe that appropriating these funds it will be a signal to DOT that we are committed to this.

Council Member Lord commented she'd like to have further discussion regarding wording such that it's not just an engineering study for the connectivity, private property, and potential right-of-way access needed to connect City trails to the proposed underpass, but that the engineering would be robust enough in terms of trail development and siting within the City owned properties from our existing and proposed trails.

DAVIS/ERICKSON MOVED TO LINE 54 AT THE END TO ADD "INCLUDING THE NEED FOR MOU'S BETWEEN THE CITY OF HOMER AND OTHER ENTITIES INVOLVED WITH THE PROJECT.

Council Member Davis explained the idea here is that the study itself will be largely focused on City owned property that's outside city limits, and aspects of the study will involve properties the city does not own.

VOTE (amendment): NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion.

VOTE (introduction): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel highlighted items in his written report including attendance at the AML Annual Conference and Alaska Municipal Management Association meeting in December, an update on the pending audit, kickoff work being done with Agnew Beck for the Comprehensive Plan process, upcoming meetings regarding short term rentals, and the arrival of the ladder truck at the Fire Department.

In response to questions regarding the solid waste contract status City Manager Dumouchel explained administration has been working on a new iteration of the documents.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-005 from City Clerk re: Travel Authorization for Mayor Castner, and Council Members Hansen, Lord, and Erickson to attend the Alaska Municipal League Winter Conference in Juneau, Alaska February 20-22, 2024.

LORD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF MEMORANDUM CC-24-005.

LORD/ADERHOLD MOVED TO AMEND THE RECOMMENDATION TO INCLUDE COUNCIL MEMBER ADERHOLD TO THE LIST.

There was no discussion.

VOTE (amendment) NON OBJECTION. UNANIMOUS CONSENT.

Council Member Lord noted that because of other travel to Juneau she will only require registration and a return flight for this conference.

VOTE (main motion as amended): NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Mike Stark, city resident and Planning Commissioner, commented that many municipalities have paid tons of money to community development and have adopted a Department of Community Development. Large companies have added divisions as well. In addition to his Planning Commission report, he said the Commission agreed it would be beneficial for them to have some planning resource support for data.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on the Parks, Art, Recreation, and Culture Advisory Commission, and the ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner expressed his intention to help champion the large vessel haul out area that was addressed in the Port and Harbor Advisory Commission report. He also made a suggestion of

considering using the Hornaday Park camping area for special events such as the Highland Games. In response to earlier question about the mobile units proposed in ordinances tonight he explained they are flush units that take city water and put waste into the city sewer.

COMMENTS OF THE CITY COUNCIL

Council Member Lord commented regarding attending a recent Jr. Nordic Skiing coaching clinic and the anticipation of 170 kids participating in the program. The School Board met tonight, there’s a \$13 million deficit looking ahead with no federal money left from COVID, and it’s significantly impactful to our community. She and Council Member Davis met as finance champions and will have a report back to Council soon.

Council Member Venuti thanked everyone who attended the AML Annual Conference in Anchorage, their travel reports were informative. She appreciates the City employees who are out taking care of the roads in the mornings, and she shared she’ll be at the library tomorrow for Conversations with a Council Member.

Council Member Aderhold commented she’s visiting family in Texas and is appreciating recreational opportunities in the woodlands. She’ll be remote for next week’s joint work session.

Council Member Davis commented regarding the upcoming short term rental panel that will be presenting next door at the college.

Council Member Erickson shared about seeing the ladder truck when it got here and she hopes to see it in the winter carnival parade. She commented about the number of vehicles she sees on the roads in the dark with a headlight out and encouraged people to check and make sure their lights are working on low beam. It’s exciting to see the community coming together again and it’s important because it’s easy to get isolated in life, noting recent events like the Nutcracker and New Year’s Eve fireworks. We’ve lost a lot of people over the holidays and her heart goes out to those families.

Council Member Hansen expressed her appreciation for being able to attend the AML Annual Conference, it was great networking with other communities. She and Council Member Lord worked hard as champions on the Harbor legislation and she learned a lot from it.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:05 p.m. The next Regular Meeting is Monday, January 22, 2023 at 6:00 p.m. Work Session at 4:00 p.m. and Committee of the Whole at 5:00 p.m. and a Work Session January 15, 2024 at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved:_____



MEMORANDUM

Re-appointment of Carla Stanley to the Cook Inlet Regional Citizens Advisory Council

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: January 17, 2024
From: Mayor Castner

Carla Stanley is re-appointed to the Cook Inlet Regional Citizens Advisory Council for a three year term to expire in April 2027.

Recommendation

Confirm the re-appointment of Carla Stanley to the Cook Inlet Regional Citizens Advisory Council.

Attachments:

Letter from CIRCAC
Email from Carla Stanely

From: [Carla Stanley](#)
To: [Melissa Jacobsen](#)
Subject: Re: Reappointment to CIRCAC
Date: Friday, January 12, 2024 5:42:08 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes, I would be happy to! It is a wonderful organization. As long as I can contribute and look out for Homer's interests to keep our water and air clean. We have discovered and documented so many things in Cook Inlet and beyond that must be monitored and protected. Thank you for the Opportunity to continue in this position.
Carla Stanley

On Fri, Jan 12, 2024, 12:56 PM Melissa Jacobsen <MJacobsen@ci.homer.ak.us> wrote:

Hi Carla,

Mayor Castner asked me to reach out and see if you're interested in being reappointed for another term on the CIRCAC Board of Directors.

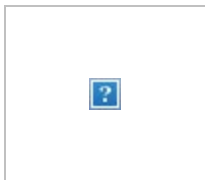
Thanks! Melissa

Melissa Jacobsen, MMC

City Clerk/Deputy Director of Administration

City of Homer, Alaska

907-235-3130



[City of Homer City Clerk's Office](#)

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to [this](#) address will be available for public inspection under Alaska public records law.



“The mission of the Council is to represent the citizens of Cook Inlet in promoting environmentally safe marine transportation and oil facility operations in Cook Inlet.”

Members

**Tourism
Group**

December 18, 2023

**Alaska Native
Group**

Hon. Mr. Ken Castner
Mayor
491 E. Pioneer Ave
Homer, AK 99603

**Environmental
Group**

Mr. Castner:

**Recreation
Group**

I am writing to advise you that the current term of the seat representing the City of Homer on the Cook Inlet Regional Citizens Advisory Council (CIRCAC) Board of Directors, currently filled by Ms. Carla Stanley is set to expire in April 2024 at the CIRCAC Annual Meeting.

**Aquaculture
Associations**

The Oil Pollution Act of 1990 identifies stakeholder groups to be represented on the Council, and our Policies define a procedure for conducting the stakeholder group election or appointment process. This letter of notification is part of that process.

**Commercial
Fishing Group**

City of Kodiak

Other stakeholder groups are being notified today as well. Upcoming steps in the process will include a call for nominations, and a formal ballot. In addition, CIRCAC takes this annual opportunity to advertise to seek membership from individual organizations active in all of the identified stakeholder groups.

City of Kenai

City of Seldovia

City of Homer

Please don't hesitate to reach out should you have any questions or comments regarding this process; please contact me by email (shayloncochran@circac.org) or cell phone – 907-283-7222.

**Municipality of
Anchorage**

Speaking on behalf of the Board and staff, we value and appreciate your time and commitment to the mission of CIRCAC.

**Kodiak Island
Borough**

Sincerely,

**Kenai Peninsula
Borough**

Shaylon Cochran
Director of Communications and Public Outreach

Cc: Carla Stanley

*Cook Inlet Regional Citizens Advisory Council * 8195 Kenai Spur Hwy, Kenai, AK 99611-8033
Phone: (907) 283-7222 * Fax (907) 283-6102*

www.circac.org



MEMORANDUM

Appointment of Council Members Jason Davis and Shelly Erickson as Members of the Comprehensive Plan Steering Committee.

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: January 17, 2024
From: Mayor Castner

Council Members Jason Davis and Shelly Erickson are appointed to the Comprehensive Plan Steering Committee. Their terms expires upon the disbandment of the Steering Committee.

Recommendation

Confirm the appointment of Council Members Jason Davis and Shelly Erickson to the Comprehensive Plan Steering Committee.

Attachments:

Donna Aderhold Application
Jason Davis Application
Shelly Erickson Application

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

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

Submission information

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

Submitted by Visitor (not verified)

Mon, 12/11/2023 - 8:26pm

209.112.208.197

Applicant Information

Full Name

Donna Aderhold

Physical Address Where you Claim Residency

353 Grubstake Ave., Homer, AK 99603

Mailing Address

same

Phone Number(s)

907-244-4388

Email

donnagrace99@gmail.com

Advisory Bodies

Other: Please indicate

Other - Please Describe

Comprehensive Plan Steering Committee

Residency

Are you a City Resident? Yes

If yes, how long have you been a City Resident? 15 years

How long have you been a resident of the South Peninsula Area? 15 years

Background Information

Have you ever served on a similar advisory body?

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

23

Homer City Council: 2015-present

Homer ADA Advisory Board: 2016-present

Kenai Peninsula Borough Election Stakeholders Group: 2019

Kenai Peninsula Borough Voter Turnout Work Group: 2023 (current)

"Anchorage 2020" comprehensive planning effort, land use working group: 1990s, approximately 1 year

Other memberships

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

Kachemak Heritage Land Trust: President, Board of Directors

Kachemak Bay National Estuarine Research Reserve Community Council

Special Training & Education

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

I have a background in National Environmental Policy Act document development, which is not the same as comprehensive planning but has many similar elements, including public engagement and incorporating public comments into an analysis, evaluating many elements across a large document to ensure consistency, and editing.

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

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

I have been one of the city council "champions" for the comprehensive plan during the past two years. I have championed this process because I am interested in how the current residents of Homer want to see Homer develop over the next 20 years. I hope that we will receive input from a wide variety of perspectives across our community (and beyond, because Homer is the hub for many residents from Ninilchik to Fox River and across Kachemak Bay). I am interested in the comprehensive plan incorporating many aspects of what the council is currently considering, including potential harbor expansion, increased non-motorized transportation access and the potential for some sort of transit, access for individuals with disabilities, storm water management, how to do "density" appropriately, climate change considerations, and many other issues. In addition, I want our comprehensive plan to incorporate "cross-connections" among the various sections of the document so the plan resists "siloes" information (sections that conflict or are not coordinated where they should or could be).

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/51477>

Links

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

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

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

Submission information

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

Submitted by Visitor (not verified)

Tue, 01/09/2024 - 11:10am

65.74.105.166

Applicant Information

Full Name

Jason Davis

Physical Address Where you Claim Residency

693 Rangeview Ave

Mailing Address

693 Rangeview Ave

Phone Number(s)

907 690 1786

Email

jasondavis63@gmail.com

Advisory Bodies

Other: Please indicate

Other - Please Describe

Comprehensive Plan Steering Committee

Residency

Are you a City Resident? Yes

If yes, how long have you been a City Resident? 6.5 years

How long have you been a resident of the South Peninsula Area? 6.5 years

Background Information

Have you ever served on a similar advisory body?

Planning Commission -- 2018-2020

Other memberships

City Council

Special Training & Education

n/a

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

I was one of the advocates on city council for revising our zoning regulations to update them from their 1960s-70s automobile-centric origins. The city manager argued persuasively that updating the Comp Plan (a couple years ahead of schedule) was a necessary first step, in part to ascertain what our community actually wants in this regard.

When I look at the existing Comp Plan, it appears to me to already reflect most if not all of what constituents tell me they are looking for in the way of greater downtown density and walkability -- but I would still welcome the opportunity to serve on the steering committee, in order to ensure the consultants we have hired are doing everything possible to solicit input from as many city residents as possible, so that their views will be reflected in the new plan.

Source URL:<https://www.cityofhomer-ak.gov/node/9051/submission/51572>

Links

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

20



Advisory Body Application For Appointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603
Phone: (907) 235-3130
Fax: (907) 235-3143
clerk@cityofhomer-ak.gov

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Applicant Information

Full Name: Shelly ERIKSON
 Physical Address Where you Claim Residency: 4453 E Skiff Rd
 Mailing Address: Box 3695
 City: Homer State: AK Zip: 99603
 Phone Number(s): 399-4700
 Email: shellyhro3@gmail.com

Advisory Body You Are Requesting Appointment To

- Planning Commission** – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.
- Parks, Art, Recreation & Culture Advisory Commission** – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- Port & Harbor Advisory Commission** – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the 4th Wednesday of May, June, July, and August at 6:00 p.m.; and the 2nd Wednesday of December at 5:00 p.m.
- Economic Development Advisory Commission** – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.
- Library Advisory Board** – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.
- ADA Advisory Board** – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 5:00 p.m.
- Other** – Please Indicate advisory - steering for comp plan

Please Answer the Following

Are you a City Resident? Yes No If yes, how long have you been a City resident? _____
 How long have you been a resident of the South Peninsula? 27 years? 64+

Background Information

Have you ever served on a similar advisory body? If so please list when, where, and how long:

2008 numerous positions

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

Snomads secretary

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

Why are you interested in serving on the selected Advisory Body? This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

To make sure all people groups are included in the conversation

FOR PLANNING COMMISSION ONLY:

Have you ever developed real property other than a personal residence? If yes, briefly explain:

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

Do you use the Homer Port and/or Harbor on a regular basis? Yes No

If yes, what is your primary use? Commercial Recreational Other: _____



MEMORANDUM

Appointment of Janette Keiser to the Parks Art Recreation and Culture Advisory Commission and Re-appointment of Casey Siekaniec to the Port and Harbor Advisory Commission.

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: January 17, 2024
From: Mayor Castner

Janette Keiser is appointed to the Parks Art Recreation and Culture Advisory Commission to fill the seat vacated by Deb Lowney. The term expires October 31, 2026.

Casey Siekaniec is re-appointed to the Port and Harbor Advisory Commission for a three year term. The term expires February 1, 2027.

Recommendation

Confirm the appointment Janette Keiser to the Parks, Art, Recreation, and Culture Advisory Commission and the re-appointment of Casey Siekaniec to the Port and Harbor Advisory Commission.

Attachments:

Janette Keiser Application
Casey Siekaniec Application



Advisory Body Application For Appointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

clerk@cityofhomer-ak.gov

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Applicant Information

Full Name: Janette ("Jan") Keiser, PE

Physical Address Where you Claim Residency: 759 Soundview Avenue

Mailing Address: 759 Soundview Avenue

City: Homer

State: AK

Zip: 99603

Phone Number(s): 206-714-8955

Email: jan@keisergroup.com

Advisory Body You Are Requesting Appointment To

- Planning Commission** – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.
- Parks, Art, Recreation & Culture Advisory Commission** – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- Port & Harbor Advisory Commission** – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the 4th Wednesday of May, June, July, and August at 6:00 p.m.; and the 2nd Wednesday of December at 5:00 p.m.
- Economic Development Advisory Commission** – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.
- Library Advisory Board** – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.
- ADA Advisory Board** – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 5:00 p.m.
- Other** – Please Indicate _____

Please Answer the Following

Are you a City Resident? Yes No If yes, how long have you been a City resident? 7 years total

How long have you been a resident of the South Peninsula area? _____ 15+ years total _____

Background Information

Have you ever served on a similar advisory body? If so please list when, where, and how long:

No

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

Member- Pratt Museum
Member - Kachemak Heritage Land Trust
Member - Kachemak Bay Conservation Society
Member - CookInlet Keeper

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

BS - Civil Engineering; I understand public works infrastructure & facilities, including parks, recreational & cultural facilities
MS - Engineering Management; I understand program and project management.
JD - Law; I understand contracts, MOA's, & other legal instruments related to parks, recreational, & cultural facilities.
Former PW Director & City Engineer; I understand budgeting, organizational management & strategic thinking.

Why are you interested in serving on the selected Advisory Body? This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

I served as a "consulting member" of the PARCAC when I was PW Director/City Engineer from March 2020 - January 2024, and even before that, when I was City Engineer in the early 1980's. This was always the funnest part of my job! In the 1980's, I was instrumental in navigating the transaction to purchase the property that is now Bishop's Beach Park. There was no master plan, but I believed the public needed a better way to access and enjoy that beautiful beach. I was able to make a convincing argument, gather the funding, and negotiate the purchase. It is one of the highlights of my 45-year career. In my most recent tenure, I was instrumental in making functional, strategic and organizational changes to improve Parks planning & funding as well as maintenance and project implementation. I want to continue to help guide these kinds of game-changing improvements to Homer's "quality of life".

Improvements have been made, but are many more needs. For example, the City needs a dedicated funding source to fund its parks/arts/cultural/recreation efforts. Achieving this will require strategic thinking and proactive collaboration with the public and the various organizations in the City that provide related services. Also, the City needs to do something with the HERC buildings. Again, this will require strategic thinking and active collaboration. Many efforts to improve the City's trails systems have been made, but more work needs to be done. For example, with all the development going on, we need to be mindful of where we need connectivity and proactively pursue it. This will take more strategic thinking and active collaboration. I want to help move these efforts forward - to keep making progress.

I don't play ball, sing, dance or play any instruments, but I appreciate and admire people who do. Plus, I know these folks need facilities in which to do their thing. Many of the facilities we have for these purposes are either shabby (Jack Gist Park), contaminated (HERC building), or owned by other organizations (Mariner Theatre). These conditions inhibit Homer's ability to enjoy indoor/outdoor recreation and performing arts. What can we do about this? I don't have all the answers, but I do know we need to approach these matters with a big picture perspective for purposes of planning and a "what-can-we-do-now?" perspective, for purposes of making incremental changes that have big impact. Again, strategic thinking is critical to moving forward. One of my key skill sets is critical thinking and strategic planning. I believe I can use this skill sets to help move forward

FOR PLANNING COMMISSION ONLY:

Have you ever developed real property other than a personal residence? If yes, briefly explain:

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

Do you use the Homer Port and/or Harbor on a regular basis? Yes No

If yes, what is your primary use? Commercial Recreational Other: _____



Advisory Body Application For Reappointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

clerk@cityofhomer-ak.gov

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are reappointed by the Mayor and your reappointment is confirmed by the City Council.

Applicant Information

Full Name: Casey Siekaniec

Physical Address Where you Claim Residency: 4241 Claudia St, Homer, AK, 99603

Mailing Address: PO Box 1275

City: Homer State: AK Zip: 99603

Phone Number(s): 907-435-7485

Email: casey.siekaniec@gmail.com

Advisory Body You Are Requesting Reappointment To

- Planning Commission
- Parks, Art, Recreation & Culture Advisory Commission
- Port & Harbor Advisory Commission
- Economic Development Advisory Commission
- Library Advisory Board
- ADA Advisory Board
- Other – Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No

What resident type is your current seat? City Resident Non-City Resident

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? 3 years

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

none

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

I would like to be reappointed to the Port and Harbor Advisory Commission because I feel that I have become familiar enough with the operations of the Harbor to provide valuable insight and guidance towards future goals. I also feel that many goals that the commission has been working towards are not done and would love to see further accomplishments carried out.



MEMORANDUM

New Liquor License for Homer Spit Oyster Bar

Item Type: Action Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: 17 January 2024
From: Melissa Jacobsen, MMC, City Clerk

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a new Liquor License Brewpub-Seasonal application within the City of Homer for the following:

License Type: Brewpub-Seasonal
License #: 6170
DBA Name: Homer Spit Oyster Bar
Service Location: 4081 Freight Dock Road, Homer, AK 99603
Licensee: Suvi Mirja Bayly
Contact Person: Suvi Bayly

Recommendation:

Voice non-objection and approval for the new Liquor License

Attachments:

AMCO Application
City of Homer Police Non-Objection
Kenai Peninsula Borough Non-Objection
Correspondence with AMCO



Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

Why is this form needed?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	Suvi Mirja Bayly		
License Type:	Brewpub - Seasonal	Statutory Reference:	04.11.135
Doing Business As:	Homer Spit Oyster Bar		
Premises Address:	4081 Freight Dock Road		
City:	Homer	State:	Alaska
		ZIP:	99603
Local Governing Body:	City of Homer, Kenai Peninsula Borough		
Community Council:	City of Homer		

Mailing Address:	824 Ocean Drive Loop		
City:	Homer	State:	Alaska
		ZIP:	99603

Designated Licensee:	Suvi Mirja Bayly		
Contact Phone:	907-885-5340	Business Phone:	907-885-5340
Contact Email:	suvibayly@gmail.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: April 1- September 30

OFFICE USE ONLY			
Complete Date:	12/6/23	License Years:	License #: 6170
Board Meeting Date:	1/30/23	Transaction #:	100683500
Issue Date:		Examiner:	CC



Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

Section 2 - Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

Paul Banks Elementary School - 5.9 Miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

Church on the Rock - Homer - 5.4 Miles

Section 3 - Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. If more space is needed, please attach a separate sheet with the required information. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:	Suvi Mirja Bayly				
Address:	824 Ocean Drive Loop				
City:	Homer	State:	Alaska	ZIP:	99603

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:		AK Formed Date:		Home State:	
Registered Agent:			Agent's Phone:		
Agent's Mailing Address:					
City:		State:		ZIP:	

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

Section 5 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

5919 REPL SEAS Homer Spit Oyster Bar

Section 6 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

JDW Counsel and Staff



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 - Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

SB

I certify that all proposed licensees have been listed with the Division of Corporations.

SB

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

SB

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

SB

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

SB

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

SB

Suvi Bayly
Signature of licensee



Avery Hart
Signature of Notary Public

Suvi Mirja Bayly
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: Jan 26, 2027

Subscribed and sworn to before me this 21st day of March, 2023.



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

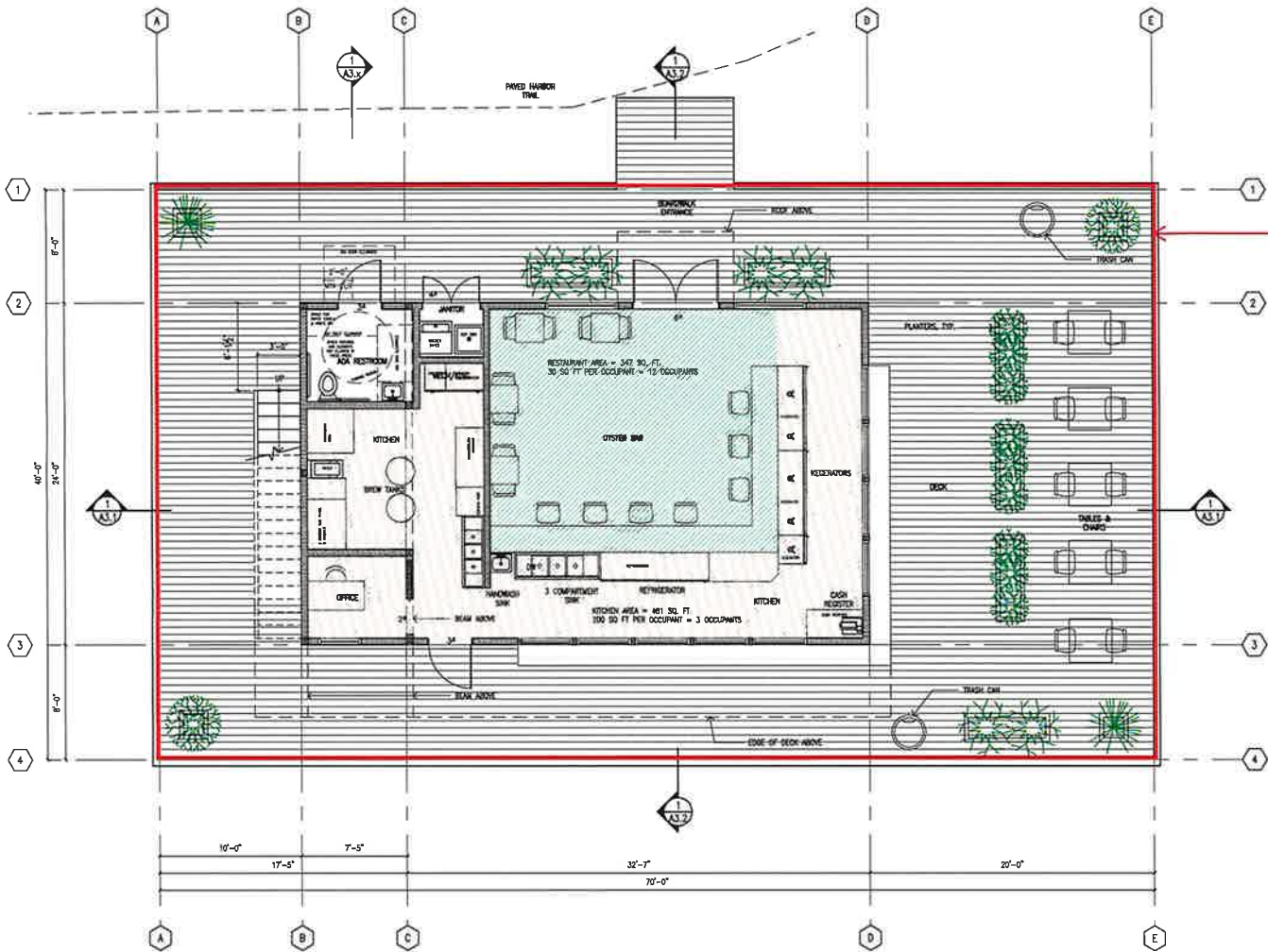
Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Suvi Mirja Bayly	License Number:	
License Type:	Brewpub - Seasonal		
Doing Business As:	Homer Spit Oyster Bar		
Premises Address:	4081 Freight Dock Road		
City:	Homer	State:	Alaska
		ZIP:	99603



AREA WHERE LIQUOR WILL BE SOLD, PRODUCED, STORED, AND CONSUMED

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ZARCHITECTS

HOMER SPIT OYSTER BAR
HOMER SPIT BAR NO TWO ANCHORAGE LOT B-6, HOMER, ALASKA

FIRST FLOOR PLAN

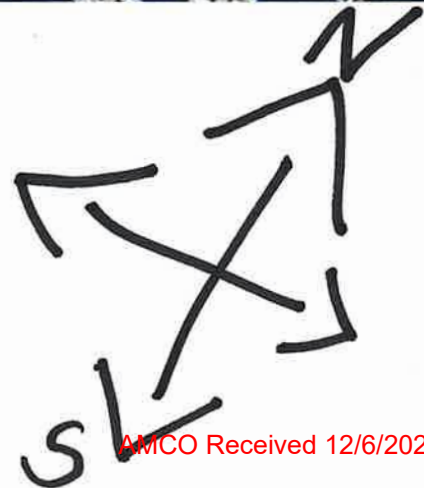
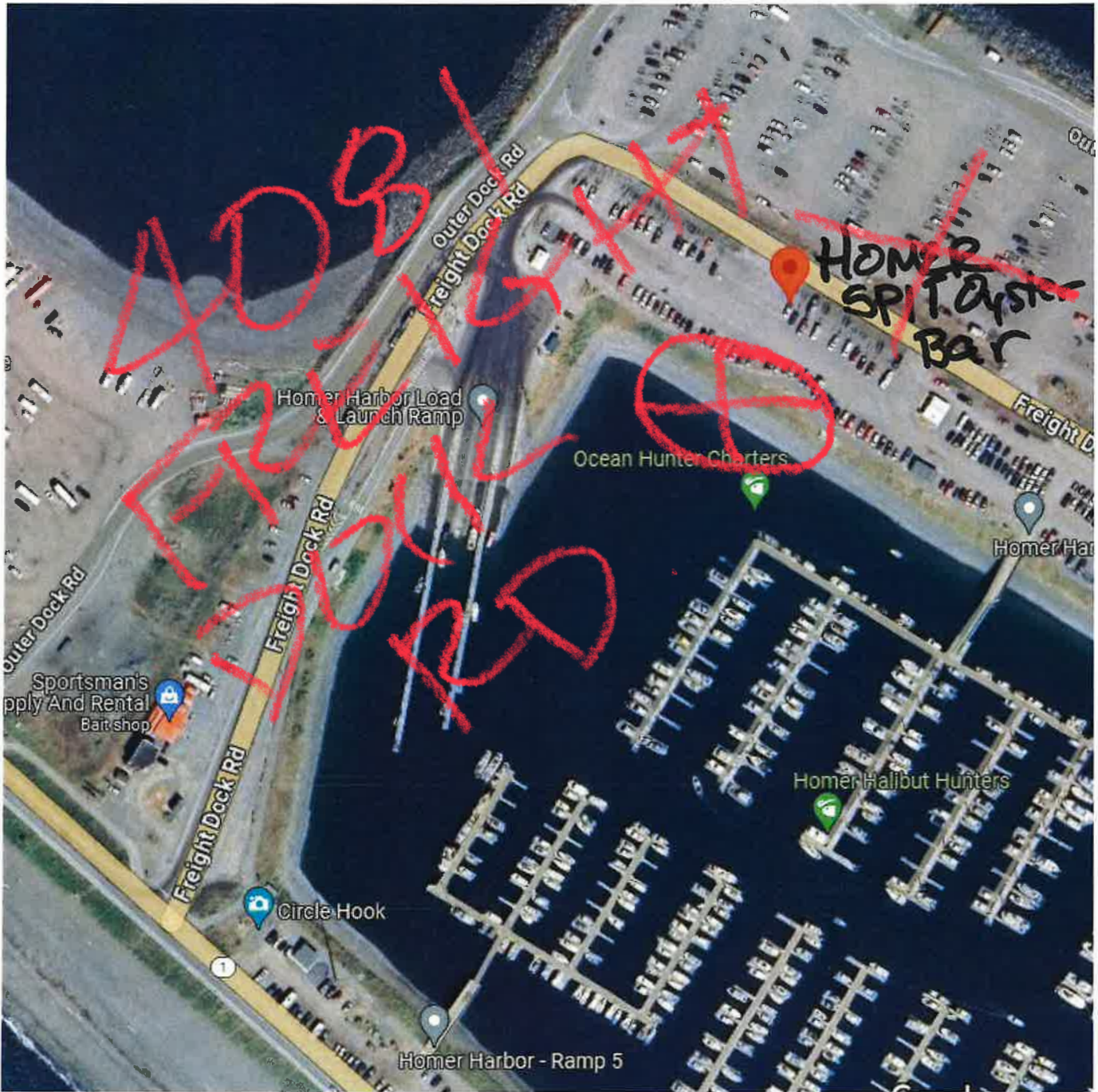
JOB NO: 20-02
SUBMITTAL: 03/08/2020
DRAWN BY: ET
CHECKED BY: MAZ
REVISIONS:

COPYRIGHT 2023

A1.3

AMCO PLAN
3-20-2023

#6170 HOMER SPIT Oyster Bar



HOMER SPIT OYSTER BAR
Outdoor/Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. 4' Metal Railing is around the outdoor servicing area.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside Homer Spit Oyster Bar and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the outdoor area to monitor consumption.



Office of the Borough Clerk

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Michele Turner, CMC
Borough Clerk

Monday, January 8, 2024

Sent via email: clerk@ci.homer.ak.us

Melissa Jacobsen, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Suvi Mirja Bayly
Business Name	:	Homer Spit Oyster Bar
License Type	:	Brewery Pub
License Location	:	4081 Freight Dock Rd, City of Homer
License No.	:	6170
Application Type	:	New Liquor License

Dear Ms. Jacobsen,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: suvibayly@gmail.com;

<mailto:amco.localgovernmentonly@alaska.gov>

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

3 City Manager/
4 Finance Director

5 **ORDINANCE 24-07**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY24 CAPITAL BUDGET BY ACCEPTING AND
9 APPROPRIATING AN ALASKA DEPARTMENT OF ENVIRONMENTAL
10 CONSERVATION (ADEC) CLEAN WATER FUND LOAN IN THE
11 AMOUNT OF \$228,704.19 FOR THE TASMANIA COURT SEWER
12 IMPROVEMENT PROJECT.

13
14 WHEREAS, Resolution 21-045(A) authorized the City Manager to apply for a loan from
15 the Alaska Department of Environmental Conservation (ADEC) Clean Water Fund; and

16
17 WHEREAS, The City of Homer was awarded the loan and the City Manager signed a
18 loan agreement (No. 409341) totaling \$287,692 for 20 years; and

19
20 WHEREAS, Resolution 23-108 certified the final assessment roll for the Tasmania Court
21 Sewer Special Assessment District (SAD); and

22
23 WHEREAS, The City submitted a disbursement request to ADEC and those funds have
24 been received.

25
26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

27
28 Section 1. The Homer City Council hereby amends the FY24 Capital Budget by accepting
29 and appropriating an ADEC Clean Water Fund Loan for Tasmania Court Sewer Improvements
30 in the amount of \$228,704.19 as follows:

31
32

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
215-0011	ADEC Clean Water Fund Loan – Tasmania Court Sewer Improvements	\$228,704.19

33
34
35
36 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
37 not be codified.

38
39 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

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42 CITY OF HOMER

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ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

Introduction:
Public Hearing:
Second Reading:
Effective Date:

KEN CASTNER, MAYOR

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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

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RESOLUTION 21-045(A)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA ACKNOWLEDGING THE SUFFICIENCY OF THE TASMANIA COURT SEWER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT, APPROVING THE IMPROVEMENT PLAN, ESTIMATED COST OF IMPROVEMENT AND ASSESSMENT METHODOLOGY, AUTHORIZING THE CITY MANAGER TO APPLY FOR A LOAN FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION CLEAN WATER FUND TO FINANCE THE PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE-SOURCE CONTRACT WITH BISHOP ENGINEERING FOR THE DESIGN OF THE SEWER PROJECT.

WHEREAS, A petition was initiated by Homer City Council within Tasmania Court to form a sewer improvement special assessment district (SAD) by Resolution 21-091(A); and

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

WHEREAS, The Tasmania Court Sewer SAD is made up of the same boundary as the Tasmania Court Water SAD that was approved by Resolution 20-083; and

WHEREAS, The estimated cost of the sewer improvements is \$287,692 with property owners paying 75% (\$215,769) and the Homer Accelerated Water and Sewer Program (HAWSP) paying 25% (\$71,923) of the costs;

WHEREAS, The deadline to receive written objections was May 23, 2021 and five written objection(s) were received, which equaled more than 50% of the property owners in the district; and

WHEREAS, The value of the proposed assessments related to these objecting property owners estimated was \$98,075 (5 times \$19,615), which is 34% of the estimated cost of the sewer project; and

WHEREAS, A Public Hearing was held on May 24, 2021; and

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WHEREAS, Council postponed action on May 24th at the request of Public Works in Memorandum 21-085 to allow time for a neighborhood meeting to inform property owners of an Alaska Department of Environmental Conservation Principal Forgiveness subsidy that creates a savings in the Tasmania Court Water SAD thereby reducing the overall cost to property owners for water and sewer improvements; and

WHEREAS, A neighborhood meeting was held on June 3rd and property owners were advised they have until June 13th to consider the new information and provide written withdrawal of their objections; and

WHEREAS, As of June 7, 2021, three property owners have withdrawn their objections, reducing the objections to properties representing 14% of the proposed costs; and

WHEREAS, Council finds the petition bears sufficient support and that the **water sewer** improvement is necessary and to the benefit the following eleven properties that shall be included in the Tasmania Court Sewer Improvement Special Assessment District:

Legal Description	Record Owner	Estimated Assessment
Barnett's South Slope Sub. Lot 2 Block 2	Evans	\$20,200
Barnett's South Slope Sub. Lot 2 Block 2	Evans	\$20,200
Crandall Addn. No. 2 Lot 5-A-1	Crandall	\$20,200
Crandall Addn. No. 2 Lot 6-A-1	Crandall	\$20,200
Barnett's South Slope Sub. Lot 11 Block 1	Sjostedt	\$20,200
Barnett's South Slope Sub. Lot 12 Block 1	Marley	\$20,200
Barnett's South Slope Sub. Lot 13 Block 1	Marley	\$20,200
Barnett's South Slope Sub. Lot 14 Block 1	O'Neill	\$20,200
Barnett's South Slope Sub. Lot 15 Block 1	Fell	\$20,200
Fell Addn Lot 16-A	Fell	\$20,200
Barnett's South Slope Sub. Lot 17 Block 1	Sumption	\$20,200

WHEREAS, The eleven properties will be assessed through an equal share methodology as identified in the table above.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska does hereby:

1. Acknowledge the sufficiency of the Tasmania Court Sewer SAD; and

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

3 City Clerk

4 **RESOLUTION 23-108**
5

6 A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE
7 ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF
8 SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY,
9 PENALTY, AND INTEREST PROVISIONS FOR THE TASMANIA
10 COURT WATER AND SEWER IMPROVEMENT SPECIAL
11 ASSESSMENT DISTRICT
12

13 WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the
14 Homer City Council created the Tasmania Court Water Assessment Roll on September 28, 2020
15 with Resolution 20-083 and the Tasmania Court Sewer Special Assessment District on June 14,
16 2021 with Resolution 21-045(A); and
17

18 WHEREAS, The Notice of Public Hearing and Notice of Right to Object dated August 21,
19 2023 was mailed to property owners in the district advising that written objections must be
20 filed with the City Clerk no later than September 11, 2023; and
21

22 WHEREAS, A second Notice of Public Hearing and Right to Object dated September 12,
23 2023 was mailed to property owners advising a page was omitted from the original notice and
24 that written objections must be filed with the City Clerk no later than September 25, 2023; and
25

26 WHEREAS, Public Hearings were held on September 11 and 25, 2023 to hear objections
27 to the final assessment roll; and
28

29 WHEREAS, One objection was filed on September 7, 2023 by Bryan and Ginny Evans;
30 and
31

32 WHEREAS, The final assessment roll as presented by the City Clerk is attached hereto
33 as Attachment A, is hereby confirmed as the official assessment roll for the Tasmania Court
34 Water and Sewer Special Assessment Districts and the Mayor and Clerk shall be directed to sign
35 same.
36

37 NOW, THEREFORE, BE IT RESOLVED that on or before 5:00 p.m. on February 1, 2024 all
38 assessments in the Tasmania Court Water and Sewer Special Assessment District shall become
39 due and payable in full. All assessments not paid in full by this date shall be considered
40 delinquent and in default and shall have added a penalty the rate of ten and one half percent
41 (10.5%) per annum until paid. Should default occur, the City of Homer will institute a civil
42 action for a foreclosure of the assessment lien. Foreclosure shall be against all property on
43 which assessments are in default. All costs including collection and legal fees resulting from
44 such action, shall be added and incorporated into the assessed amount due plus interest and

45 penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real
46 property.

47

48 BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan for the water
49 and sewer assessments is offered whereby the assessments may be paid in equal yearly
50 installments plus interest of one and one half percent (1.5%) per annum on the unpaid balance
51 of the assessment. The first such installment shall be due and payable without interest on or
52 before 5:00 p.m. February 1, 2024 and each installment thereafter shall be due on or before
53 February 1 of each year, plus interest on the unpaid balance of the assessment. If any annual
54 installment payment is not received when due, the entire outstanding principle amount of the
55 assessment shall be in default and shall be immediately due and payable. The entire
56 outstanding assessment principle (including the annual installment) shall have added a
57 penalty of ten and one half percent (10.5%) on the outstanding principle. The principle shall
58 draw an additional interest at the rate of ten and one half percent (10.5%) per annum until
59 paid. Should default occur, the City will institute civil action for foreclosure of the assessment
60 lien. Foreclosure shall be against all property on which assessments are in default. All costs
61 including collection and legal fees resulting from such action shall be added and incorporated
62 into the assessed amount due plus interest and penalties, and shall be reimbursed from the
63 proceeds of foreclosure sale of the assessed real property.

64

65 PASSED AND ADOPTED by the Homer City Council on this 9th day of October, 2023.

66

67

CITY OF HOMER



KEN CASTNER, MAYOR

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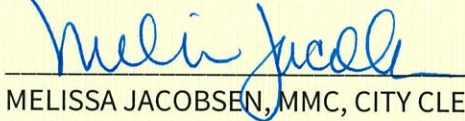
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71 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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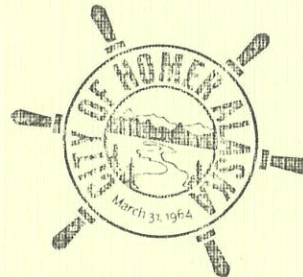
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Fiscal Note: Total design and construction project costs are \$246,104.43 for water improvement and \$304,938.97 for sewer improvement. Assessment methodology is equal shares and the cost per parcel is \$16,779.85 for water and \$20,791.29 sewer.





MEMORANDUM

**Ordinance 24-08, An Ordinance of the City Council of Homer, Alaska Amending the FY24/25 Operating Budget to Provide for Necessary Adjustments Connected to the Creation of an Exempt Wage Scale.
City Manager.**

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: January 17, 2024
From: Andrea Browning, Personnel Director
Through: Rob Dumouchel, City Manager

At the January 8, 2024 work session the Council discussed the movement of exempt employees to a separate wage scale, to ensure the City's competitiveness when recruiting for leadership positions and to ease a wage compression issue which has built up within the current wage scale. During the work session, the Council requested the Administration return at the next regular meeting with an ordinance for consideration which would implement a separate wage scale for exempt employees and increases current exempt salaries 9% in FY24 and an additional two percent (to total 11% total) with the FY25 budget.

Overview

When the City of Homer's 2022 Salary and Benefits Survey/ Parity Study was completed, it identified two major issues pertaining to exempt¹ employees and pay:

1. Multiple positions were identified as "entry salary for position is low, the ending salary for position is significantly low."
2. There is significant wage compression, which means that exempt employees are not adequately compensated for the significant experience and training that we require for their positions

Background

Wage compression: Wage compression is a compensation issue that develops over time. It occurs when there is little difference in pay between employees regardless of difference in their respective

¹ Exempt employees are salaried employees who are not eligible for overtime, with certain limited exceptions like during emergency declarations (Homer Personnel Regulations 5.9.3)

knowledge, skills, and abilities. The COH has only added two additional ranges to the wage scale in the past 15+ years and organizational wage compression issues have become more acute in the last few years.

During this time, the non-department head supervisory positions have grown to require greater knowledge/education, skills, training, and experience. Those positions have climbed up the ranges on the wage scale, and been compensated appropriately. However, due to the wage scale being limited by max ranges, the base compensation rate difference between what Department Heads and some second-in-command or Division Heads earn is minimal- even though we require significantly more experience and training for our leadership positions.

The base rate of pay for the second-in-command (#2's) at departments is between 5-13% lower than the Department Head. However, the non-exempt employees are eligible for overtime. This means that our second-in-command positions have the potential to earn more per year than their Department Heads by working a minimal amount of overtime.

Parity, Recruitment, and Retention: Future recruitments for exempt positions are expected to be difficult, and retention could also become an issue, if we do not address parity and wage compression soon. Many starting/ ending salaries for exempt positions in the City remain lower than what is being offered by other comparable municipalities. City of Homer exempt employees are making 83% of the average starting wage for comparable positions on the peninsula and 90% of the average wage at the top end of our pay scales.

Affected Positons: There are 13 exempt positions (not including the City Manager) which comprise our leadership team for the City of Homer:

- Chief Technology Officer (IT)
- City Clerk
- City Planner
- Community Recreation Manager
- Economic Development Manager
- Finance Director
- Fire Chief
- HR Director
- Library Director
- Police Chief
- Port Director
- PW Director
- Special Projects Coordinator

Proposed Solution for Exempt Employee Wage Issues

Based on feedback from the City Council, Administration is recommending the creation of a separate wage scale for exempt employees and an increase in wages of 9% in FY24 and an additional 2% in FY25. The estimated fiscal impact for FY24 is \$72,697

Staff Recommendation: Introduce and adopt Ordinance 24-08

EXEMPT SALARY SCHEDULE with 9% increase for remainder of FY24:

Implement: February 12, 2024

COLA		9.0%													
ANNUAL MERIT STEPS															
RANGE	Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step H	Step I	Step J	Step K	Step L	Step M	Step N	Step O
E1	29.67	30.87	31.76	32.65	33.56	34.52	35.51	36.49	38.57	39.72	40.92	42.13	43.40	44.70	46.05
E2	30.65	31.92	32.81	33.72	34.69	35.66	36.68	37.74	39.84	41.05	42.29	43.55	44.85	46.21	47.59
E3	31.64	32.92	33.85	34.82	35.81	36.83	37.88	38.92	41.15	42.38	43.63	44.94	46.30	47.69	49.11
E4	32.63	33.94	34.90	35.90	36.90	37.96	39.03	40.15	42.42	43.71	44.99	46.35	47.74	49.17	50.64
E5	33.60	34.99	35.95	36.98	38.01	39.08	40.20	41.32	43.68	44.98	46.35	47.74	49.17	50.64	52.15
E6	34.54	35.95	36.99	38.02	39.09	40.21	41.33	42.53	44.93	46.28	47.68	49.11	50.56	52.09	53.65
E7	35.52	36.98	38.01	39.07	40.20	41.31	42.49	43.71	46.18	47.56	49.00	50.46	51.98	53.55	55.15
E8	36.48	37.96	39.01	40.15	41.26	42.43	43.62	44.87	47.42	48.83	50.30	51.82	53.35	54.95	56.61
E9	37.39	38.92	40.04	41.17	42.33	43.52	44.77	46.02	48.63	50.10	51.58	53.14	54.73	56.38	58.06
E10	38.35	39.89	41.03	42.18	43.40	44.62	45.86	47.17	49.85	51.36	52.89	54.47	56.10	57.79	59.52
E11	39.29	40.90	42.02	43.21	44.46	45.69	46.99	48.30	51.05	52.58	54.16	55.79	57.47	59.17	60.96
E12	40.31	41.96	43.10	44.33	45.61	46.87	48.21	49.55	52.37	53.94	55.56	57.23	58.95	60.70	62.54
E13	41.32	43.01	44.19	45.45	46.75	48.05	49.42	50.80	53.69	55.30	56.96	58.67	60.44	62.23	64.11
E14	42.36	44.10	45.30	46.59	47.93	49.26	50.67	52.08	55.04	56.69	58.39	60.15	61.96	63.80	65.73
E15	43.43	45.21	46.44	47.76	49.14	50.50	51.94	53.39	56.42	58.12	59.86	61.66	63.52	65.40	67.38
E16	44.52	46.34	47.61	48.97	50.38	51.77	53.25	54.73	57.85	59.58	61.37	63.22	65.12	67.05	69.08

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

3 City Manager/
4 Personnel Director

5 **ORDINANCE 24-08**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY24/25 OPERATING BUDGET TO PROVIDE FOR
9 NECESSARY ADJUSTMENTS CONNECTED TO THE CREATION OF
10 AN EXEMPT WAGE SCALE.

11
12 WHEREAS, The 2022 Salary and Benefits Survey identified two major issues pertaining
13 to exempt employee pay: and

14
15 WHEREAS, The entry salaries for exempt employees and the ending rate of pay for
16 exempt employees are significantly low, in regard to parity with other central peninsula
17 municipal positions; and

18
19 WHEREAS, Wage compression and range limitations do not allow for exempt
20 employees to be adjusted on the current wage scale to higher rates of pay; and

21
22 WHEREAS, The City Council held a work session on January 8, 2024 and discussed
23 moving the exempt employees to a separate wage scale that would reflect a 9% overall
24 increase in salaries in FY24 and another 2% increase (to total 11%) effective FY25.

25
26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

27
28 Section 1. The Homer City Council hereby amends the FY24 Operating Budget for the
29 General Fund by \$61,028 as follows:

30
31 **Revenue:**

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0099-4990	Draw on Fund Balance – Balance Budget	\$68,377	\$129,405

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36 **Expenditure:**

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0101-5101	Salary and Wages	\$258,254	\$262,680
100-0101-5102	Fringe Benefits	\$136,014	\$137,348
100-0110-5101	Salary and Wages	\$365,953	\$368,039
100-0110-5102	Fringe Benefits	\$178,180	\$178,808
100-0111-5101	Salary and Wages	\$116,329	\$120,708

	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
43				
44	100-0111-5102	Fringe Benefits	\$54,458	\$55,778
45	100-0112-5101	Salary and Wages	\$176,179	\$180,290
46	100-0112-5102	Fringe Benefits	\$94,551	\$95,790
47	100-0113-5101	Salary and Wages	\$264,903	\$268,994
48	100-0113-5102	Fringe Benefits	\$138,019	\$139,252
49	100-0115-5101	Salary and Wages	\$96,628	\$100,266
50	100-0115-5102	Fringe Benefits	\$52,363	\$53,605
51	100-0120-5101	Salary and Wages	\$498,744	\$503,350
52	100-0120-5102	Fringe Benefits	\$256,981	\$258,370
53	100-0130-5101	Salary and Wages	\$175,752	\$179,743
54	100-0130-5102	Fringe Benefits	\$91,756	\$92,960
55	100-0145-5101	Salary and Wages	\$398,560	\$402,393
56	100-0145-5102	Fringe Benefits	\$236,462	\$237,618
57	100-0150-5101	Salary and Wages	\$230,830	\$233,525
58	100-0150-5102	Fringe Benefits	\$133,748	\$134,676
59	100-0151-5101	Salary and Wages	\$275,399	\$276,297
60	100-0151-5102	Fringe Benefits	\$164,599	\$164,908
61	100-0152-5101	Salary and Wages	\$275,399	\$276,297
62	100-0152-5102	Fringe Benefits	\$164,599	\$164,908
63	100-0160-5101	Salary and Wages	\$115,624	\$119,538
64	100-0160-5102	Fringe Benefits	\$40,966	\$42,287
65	100-0164-5101	Salary and Wages	\$347,509	\$348,200
66	100-0164-5102	Fringe Benefits	\$201,102	\$201,335
67	100-0170-5101	Salary and Wages	\$77,244	\$78,345
68	100-0170-5102	Fringe Benefits	\$44,846	\$45,206
69	100-0175-5101	Salary and Wages	\$90,666	\$90,886
70	100-0175-5102	Fringe Benefits	\$58,481	\$58,553
71	100-0176-5101	Salary and Wages	\$133,008	\$133,229
72	100-0176-5102	Fringe Benefits	\$81,067	\$81,139
73	100-0177-5101	Salary and Wages	\$114,959	\$115,620
74	100-0177-5102	Fringe Benefits	\$68,558	\$68,774

75

76 Section 2. The Homer City Council hereby amends the FY24 Operating Budget for the
 77 Utility Operations Fund by \$2,923 as follows:

78

79 **Revenue:**

	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
80				
81	200-XXX-XXXX	Draw on Fund Balance –	\$0	\$2,923
82		Balance Budget		

83

84

Expenditure:				
	<u>Account:</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
85				
86				
87	200-0400-5101	Salary and Wages	\$116,670	\$117,111
88	200-0400-5102	Fringe Benefits	\$68,569	\$68,713
89	200-0401-5101	Salary and Wages	\$200,774	\$201,214
90	200-0401-5102	Fringe Benefits	\$120,552	\$120,696
91	200-0404-5101	Salary and Wages	\$143,850	\$144,070
92	200-0404-5102	Fringe Benefits	\$88,314	\$88,386
93	200-0500-5101	Salary and Wages	\$116,670	\$117,111
94	200-0500-5102	Fringe Benefits	\$68,569	\$68,713
95	200-0501-5101	Salary and Wages	\$209,890	\$210,110
96	200-0501-5102	Fringe Benefits	\$127,427	\$127,499
97	200-0503-5101	Salary and Wages	\$99,209	\$99,429
98	200-0503-5102	Fringe Benefits	\$60,374	\$60,446
99	200-0504-5101	Salary and Wages	\$144,269	\$144,490
100	200-0504-5102	Fringe Benefits	\$89,414	\$89,486

101

102 Section 3. The Homer City Council hereby amends the FY24 Operating Budget for the
 103 Port Operations Fund by \$8,747 as follows:

104

Revenue:				
	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
105				
106				
107	400-0600-4990	Draw on Fund Balance –	\$0	\$8,747
108		Balance Budget		

109

Expenditure:				
	<u>Account:</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
110				
111				
112	400-0600-5101	Salary and Wages	\$342,493	\$346,600
113	400-0600-5102	Fringe Benefits	\$203,727	\$205,049
114	400-0601-5101	Salary and Wages	\$452,312	\$454,019
115	400-0601-5102	Fringe Benefits	\$276,665	\$277,250
116	400-0602-5101	Salary and Wages	\$30,564	\$30,788
117	400-0602-5102	Fringe Benefits	\$18,230	\$18,307
118	400-0603-5101	Salary and Wages	\$275,102	\$275,326
119	400-0603-5102	Fringe Benefits	\$187,976	\$188,053
120	400-0604-5101	Salary and Wages	\$42,530	\$42,755
121	400-0604-5102	Fringe Benefits	\$26,485	\$26,562
122	400-0615-5101	Salary and Wages	\$45,479	\$45,569
123	400-0615-5102	Fringe Benefits	\$29,096	\$29,127

124

125 Section 4. The Homer City Council hereby amends the FY25 Operating Budget for the
 126 General Fund by \$186,131 as follows:

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Revenue:

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0099-4990	Draw on Fund Balance – Balance Budget	\$0	\$186,131

Expenditure:

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0101-5101	Salary and Wages	\$264,134	\$277,482
100-0101-5102	Fringe Benefits	\$139,947	\$143,972
100-0110-5101	Salary and Wages	\$372,505	\$378,884
100-0110-5102	Fringe Benefits	\$182,174	\$184,042
100-0111-5101	Salary and Wages	\$119,819	\$133,215
100-0111-5102	Fringe Benefits	\$55,178	\$59,100
100-0112-5101	Salary and Wages	\$179,502	\$191,889
100-0112-5102	Fringe Benefits	\$97,061	\$100,797
100-0113-5101	Salary and Wages	\$272,902	\$285,416
100-0113-5102	Fringe Benefits	\$142,591	\$146,364
100-0115-5101	Salary and Wages	\$99,527	\$110,654
100-0115-5102	Fringe Benefits	\$53,083	\$56,771
100-0120-5101	Salary and Wages	\$511,185	\$525,275
100-0120-5102	Fringe Benefits	\$261,999	\$266,124
100-0130-5101	Salary and Wages	\$180,939	\$193,698
100-0130-5102	Fringe Benefits	\$93,758	\$97,493
100-0145-5101	Salary and Wages	\$412,255	\$423,983
100-0145-5102	Fringe Benefits	\$244,911	\$248,448
100-0150-5101	Salary and Wages	\$237,658	\$245,907
100-0150-5102	Fringe Benefits	\$137,376	\$140,133
100-0151-5101	Salary and Wages	\$284,393	\$287,142
100-0151-5102	Fringe Benefits	\$170,041	\$170,960
100-0152-5101	Salary and Wages	\$284,393	\$287,142
100-0152-5102	Fringe Benefits	\$170,041	\$170,960
100-0160-5101	Salary and Wages	\$119,092	\$131,070
100-0160-5102	Fringe Benefits	\$41,038	\$44,963
100-0164-5101	Salary and Wages	\$358,292	\$360,405
100-0164-5102	Fringe Benefits	\$206,259	\$206,951
100-0170-5101	Salary and Wages	\$79,475	\$82,844
100-0170-5102	Fringe Benefits	\$46,310	\$47,411
100-0175-5101	Salary and Wages	\$93,293	\$93,967
100-0175-5102	Fringe Benefits	\$60,359	\$60,580
100-0176-5101	Salary and Wages	\$137,397	\$138,071
100-0176-5102	Fringe Benefits	\$83,896	\$84,116

	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
169				
170	100-0177-5101	Salary and Wages	\$118,305	\$120,327
171	100-0177-5102	Fringe Benefits	\$70,803	\$71,464
172				

173 Section 5. The Homer City Council hereby amends the FY25 Operating Budget for the
 174 Utility Operations Fund by \$8,942 as follows:

175
 176 **Revenue:**

	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
177				
178	200-xxxx-xxxx	Draw on Fund Balance –	\$0	\$8,942
179		Balance Budget		
180				

181 **Expenditure:**

	<u>Account:</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
182				
183	200-0400-5101	Salary and Wages	\$120,308	\$121,656
184	200-0400-5102	Fringe Benefits	\$70,842	\$71,282
185	200-0401-5101	Salary and Wages	\$207,046	\$208,394
186	200-0401-5102	Fringe Benefits	\$123,932	\$124,372
187	200-0404-5101	Salary and Wages	\$148,419	\$149,093
188	200-0404-5102	Fringe Benefits	\$91,092	\$91,312
189	200-0500-5101	Salary and Wages	\$120,308	\$121,656
190	200-0500-5102	Fringe Benefits	\$70,842	\$71,282
191	200-0501-5101	Salary and Wages	\$216,458	\$217,132
192	200-0501-5102	Fringe Benefits	\$131,005	\$131,225
193	200-0503-5101	Salary and Wages	\$102,298	\$102,972
194	200-0503-5102	Fringe Benefits	\$62,173	\$62,393
195	200-0504-5101	Salary and Wages	\$148,888	\$149,562
196	200-0504-5102	Fringe Benefits	\$92,297	\$92,518
197				

198 Section 6. The Homer City Council hereby amends the FY25 Operating Budget for the
 199 Port Operations Fund by \$26,572 as follows:

200
 201 **Revenue:**

	<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
202				
203	400-xxxx-xxxx	Draw on Fund Balance –	\$0	\$26,572
204		Balance Budget		
205				

206 **Expenditure:**

	<u>Account:</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
207				
208	400-0600-5101	Salary and Wages	\$352,563	\$365,129
209	400-0600-5102	Fringe Benefits	\$209,428	\$213,355
210	400-0601-5101	Salary and Wages	\$465,988	\$471,213



MEMORANDUM

Ordinance 24-09, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: December 19, 2023
From: Bryan Hawkins, Port Director
Through: Rob Dumouchel, City Manager

Staff conduct an annual review of our Port of Homer Tariff No. 1 to make sure it reflects our current policies and rates, submitting any prospective changes to the City for review and approval. The following information listed below pertains to this year's proposed edits/changes.

Policies

- Work Skiffs [RULE 28.2]- removal- Currently there is an exception regarding seine skiffs that results in an unfair application of our rate structure which, as a public entity, we need to correct. Additionally, it actually costs us money not to charge them money, because it's extra staff time and work to track and remove the standard automatically generated billing charges that are part of our built in moorage rate structure. We provide the same services to all boats moored within the harbor, including seine skiffs, and we need to be charging use within the harbor equably for all users.
- Marine Haul Out Facility [RULE 38]- additional wording- To operate a facility like the large vessel marine haul out facility the City must hold several permits and follow DEC and safety regulations or risk getting shut down. Staff have noticed an increase in the need for compliance enforcement/assurance in regards to facility users. The added language to the tariff reiterate current best management practices for the facility. Moving forward, if a vessel/user of the facility is found to be out of compliance (i.e. not filing/having an approved work plan ahead of time, or not following the required environmental or safety best management practices needed, etc.) it will mean a full work stoppage, enforced by port staff, with no one allowed to access the vessel until the deficiency has been corrected.
- Load & Launch Ramp-additional wording- During discussion at their meeting, the port and harbor advisory commission recommended that seasonal launch passes be designated as for recreational users, and not available for commercial vessels and vessel transport companies that are running a business while utilizing the L&L facility to do so.

Fees

- Insufficient funds check fee \$50- adding fee- A bounced check causes a significant amount of city finance and port finance staff time to reconcile. We do not currently have a penalty fee for an insufficient funds check.
- Electric metered connect/disconnect fee for Reserved stalls- removal of fee- For reserved stalls with electric meters, currently the rate for electric use is \$23.95/month + electrical usage charge per kilowatt. If a reserved stall holder is going to be gone from the harbor for extended periods of time they can freeze the \$23.95 flat rate monthly charge by putting in a notice of vacancy and paying a \$28.80 connect/disconnect fee. This fee is often confusing for customers, but also makes it not worth it to file a notice of vacancy unless a tenant boat is going to be gone for more than 2 months. In our currently crowded harbor conditions we would like to promote an easy, high level of communication on when stalls might be vacant to best utilize limited resources. Removing the fee for putting in a notice of vacancy encourages, by financial incentive, a stall lessee to let us know when they plan to not use their reserved stall for even just 30 days.
- Ice Rates- standardize fee- Currently we have a discounted rate scale for companies that purchase large volumes of ice with discounts starting at 101 tons in a single season. In practice, this only applies to one to two customers per year. Our software for managing ice and crane had to be updated this year, and with that update we lost the ability to track graduated ice rates. In addition, ice rates haven't been raised or adjusted since 2009. Even at the standard rate, it is most likely set too low for the current inflation adjustment and market. A detailed review of ice production costs and rates is on the staff's winter task list with changes to the ice rate possible for the 24/25 season in about a year based on today's market.
- Ice Rates increase- The Port Advisory commission recommended a 5% increase to ice rates in addition to the proposal above. Staff supports this, but need to explore the ice plant tracking and port billing software systems to see if there is a compatible way to apply the increase. If a software programming solution is found, staff tentatively plans to implement the increase with the next tariff edit (winter of 2024/2025)
- Tow/ Harbor Labor- increase fee - The fee for harbor labor has not been increased in about a decade. Updated payroll numbers provided from City Hall lead staff to recommend an increase to \$200 per hour to better represent what it truly costs the port to provide those services.
- Rate for hazardous material/oil disposal- \$50/per drum- decrease fee- Providing safe disposal options for these materials is part of our clean harbor initiative. Our current rate scale allows for disposal of small amounts (less than 25 gallons) by vessel owners for free at the collection stations, and charges a per gallon rate for amounts over 25 gallons. It was suggested that we impose a flat rate fee for disposal of oil, per 55 gallon drum, since the current fee structure incentivizes behavior that increases the risk of contamination, including decanting oil into 5 gallon buckets and carrying them up the ramp by hand. Cost per drum is proposed at a rate that would make it cheaper to deliver the drum to the designated area at the harbor maintenance facility by appointment, than it would be to pay vessel crew time to attempt to dispose of oil by hand in 25 gallon or less increments daily. It also makes visual enforcement and billing easier.

- Parking, annual and seasonal passes- decrease fee- The current system for annual long term and seasonal fee pay passes is open to abuse. Two vehicles can be added to one pass with the understanding that the pass will only cover one vehicle at a time, but there is no way to ensure compliance with the rule. The new proposed method simplifies the process to one pass for one vehicle and lowers the cost of each pass from \$200 & \$250 respectively to \$150 for either.
- Launch Ramp Daily rate- increase fee- Increase single launch rate to \$25 (\$13 for launch/ \$12 for parking levy)
- Launch Ramp Passes- increase fee- Annual launch passes are set at an equal cost of 10 daily launches. With the daily rate change, the annual has been scaled accordingly, equaling \$250 for an annual launch ramp pass
- Wood and steel grid- increase fee- The port and harbor advisory commission suggested doubling the rates for the use of the grids. These grids have increasing maintenance due to age and haven't have the rates adjusted in many years.

The port and harbor advisory commission reviewed and discussed the proposed tariff changes at their September, October, November, and December meetings. At their December 13 2023 meeting the commission made the following motion supporting changes (full meeting minutes also included as attachment):

The Commission with the help of its consulting members reviewed the proposed tariff changes.

SHAVELSON/SIEKANIEC MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMEND TO THE HOMER CITY COUNCIL TO ADOPT THE FOLLOWING CHANGES TO PORT TARIFF NUMBER 1 AS THOSE ARE ENUMERATED IN THE OCTOBER 27TH, 2023 MEMORANDUM FROM PORT DIRECTOR HAWKINS TO THE PORT AND HARBOR ADVISORY COMMISSION, INCLUDING:

1. INSUFFICIENT FUNDS CHECK FEE
2. ELECTRIC METERED CONNECTION FEE
3. TOW AND HARBOR FEE
4. SKIFF RATE FEE
5. HAZARDOUS/OIL DISPOSAL FEE TO INCLUDE \$50 PER BARREL FOR OIL, \$8 PER GALLON FOR ANTIFREEZE AND \$6 PER GALLON (IN DRUMS) FOR OILY WATER AND BILGE WATER
6. ANNUAL AND SEASONAL PARKING PASS FEES OF \$150
7. LAUNCH RAMP FEE TO INCLUDE \$25 PER LAUNCH WITH EXEMPTIONS FOR RESERVED STALL HOLDERS OR ANNUAL MOORAGE HOLDERS AND A \$250 ANNUAL PASS FOR RECREATIONAL USERS
8. INCREASED WOOD AND STEEL GRID FEES
9. REMOVAL OF THE WORK SKIFF EXEMPTION RULE
10. ADDITIONAL RULES FOR MARINE HAUL OUT FACILITIES

Recommendation

Council approval of Ordinance 24-09 adopting the proposed changes to Tariff No. 1.

Attachment : December 13 2023 PHC Meeting Minutes

1. CALL TO ORDER, 5:30 P.M.

Session 23-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Crisi Matthews at 5:31 p.m. on December 13, 2023 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS MATTHEWS, PITZMAN, SIEKANIEC, SHAVELSON, VELSKO, ZEISET

ABSENT: COMMISSIONER FRIEND (EXCUSED)

CONSULTING: MAYOR CASTNER, PORT DIRECTOR HAWKINS, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF

STAFF: DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

ZEISET/SIEKANIEC MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

Mike Jones, city resident, voiced that the conversation pertaining to harbor expansion needs to reinforce the ideas of green energy and fish passage. He added that the Port and Harbor needs to create an environment where they aren't taking on additional risks in regards to the expansion project. Lastly, he made himself available at the Commission's will in hopes of being invited back for a speaker's presentation in the near future.

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved November 8, 2023 PHC Minutes

SIEKANIEC/VELSKO MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2023 REGULAR MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- 7.A. Port Finance/Budget Report – FYTD Report for December 2023
- 7.B. Port & Harbor Staff Report – December 2023

Commissioners volunteered themselves for the 2024 City Council Meetings through the end of March as follows:

- January 8th – Commissioner Velsko
- January 22nd – Commissioner Shavelson
- February 12th – Commissioner Siekaniec
- February 26th – Commissioner Pitzman
- March 11th – Commissioner Shavelson
- March 26th – Commissioner Shavelson

- 7.C. Homer Marine Trades Association (HTMA) Report

Commissioner Zeiset briefed the Commission on the Homer Marine Trades Association Report. He outlined courses available at the college in addition to scholarships that are available.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

- 9.A. Terminal Tariff

The Commission with the help of its consulting members reviewed the proposed tariff changes.

SHAVELSON/SIEKANIEC MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMEND TO THE HOMER CITY COUNCIL TO ADOPT THE FOLLOWING CHANGES TO PORT TARIFF NUMBER 1 AS THOSE ARE ENUMERATED IN THE OCTOBER 27TH, 2023 MEMORANDUM FROM PORT DIRECTOR HAWKINS TO THE PORT AND HARBOR ADVISORY COMMISSION, INCLUDING:

1. INSUFFICIENT FUNDS CHECK FEE
2. ELECTRIC METERED CONNECTION FEE
3. TOW AND HARBOR FEE
4. SKIFF RATE FEE
5. HAZARDOUS/OIL DISPOSAL FEE TO INCLUDE \$50 PER BARREL FOR OIL, \$8 PER GALLON FOR ANTIFREEZE AND \$6 PER GALLON (IN DRUMS) FOR OILY WATER AND BILGE WATER
6. ANNUAL AND SEASONAL PARKING PASS FEES OF \$150
7. LAUNCH RAMP FEE TO INCLUDE \$25 PER LAUNCH WITH EXEMPTIONS FOR RESERVED STALL HOLDERS OR ANNUAL MOORAGE HOLDERS AND A \$250 ANNUAL PASS FOR RECREATIONAL USERS
8. INCREASED WOOD AND STEEL GRID FEES
9. REMOVAL OF THE WORK SKIFF EXEMPTION RULE
10. ADDITIONAL RULES FOR MARINE HAUL OUT FACILITIES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SIEKANIEC/SHAVELSON MOVED THAT THE PORT AND HARBOR COMMISSION SUPPORTS STANDARDIZED ICE RATES WITH A 5% INCREASE.

Chair Matthews noted that it's been 15 years since the last ice increase, and reasoned that inflation is much more than 5% since then.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

9.B. Review of Moorage Agreement

Chair Matthews stated that there haven't been any additional changes made to the code of conduct, and the Commission agreed to postpone this item to the January meeting.

9.C. Property Leasing

Commissioner Shavelson informed the Commission that there are still some amendments he needs to make to the document. He added that he will be bringing a revised version back to the Commission's January meeting after the appropriate changes have been made in the language.

10. NEW BUSINESS

10.A. Advancement of Lighting, Camera, and Energy Grid for the Large Vessel Haul Out Facility

Commissioner Pitzman introduced his memorandum to the Commission. He stated that the point of his memo was to hopefully start working on a smaller project at the Large Vessel Haul Out Facility (one separate from the current project on the Capital Improvement Plan) that focuses on the most important elements that include, but are not limited to:

1. Connecting to the electrical grid for the vessels in a manner similar to the Harbor where you can plug in;
2. Install lighting;
3. Installing cameras;

Discussion ensued regarding the Commission's support for the project, funding for the project, return on investment, and potential benefits that this project would bring to the community.

11. INFORMATIONAL MATERIALS

- 11.A. Port Operations Report
- 11.B. December City Newsletter
- 11.C. November City Manager’s Report to Council

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

Mike Jones, city resident, stated that there may be some value in the discussion about short power versus generator power both a cost saving perspective to the users, but also from an emissions perspective. He warned the Commission to double check themselves on the unintended consequences of eliminating the annual pass for non-recreational users of the Harbor. Lastly, he suggest the Commission communicate the CPI change associated with a mooring rate increase, adding that this would also set up the conversations for the ice rates.

13. COMMENTS OF THE CITY STAFF

Deputy City Clerk Pettit apologized to the Commission for the last-minute cancellation of the schedule work session. He thanked the Commission for a good meeting.

Port Director Hawkins spoke briefly to the Large Vessel Haul Out Facility project, noting that breaking out the electrical cost as a separate project would make it a nice package. He added that the Alaska Association of Harbormasters is going to be offering \$15,000 worth of scholarships, and that the scholarships will be advertised before Christmas break.

Port Administrative Supervisor Woodruff thanked the Commission for a great meeting. She said that there are ongoing conversations about partnering with the Guiding Homer’s Growth Group to bring a documentary about the cruise ship industry in Sitka to Homer sometime in the first quarter of 2024.

14. COMMENTS OF THE MAYOR

Mayor Castner noted the difference between extending utilities like water, sewer and power to the City downtown versus down to the Harbor. He thanked Chair Matthews for dinner and thanked the Commission for its attention to detail. His closing thought was that he is serious about starting a City business license to collect the taxes that should be collected.

15. COMMENTS OF THE COMMISSION

Commissioner Zeiset thanked the Commission for a good meeting and thanked Mike Jones for his public comments.

Commissioner Siekaniec spoke briefly on a potential fuel surcharge increase for the Pioneer Dock. He added that it sounds like the City needs an oil-water separator. Lastly, he suggested a CPI increase across the tariff,

noting that the City doesn't increase rates according to inflation besides moorage. He thanked the Commission for a good meeting.

Commissioner Pitzman thanked the Commission for a good meeting. He noted that the memo the Commission reviewed from him today was the first memo that he has brought forth to the Commission. He added that he is uncomfortable being the champion of the proposed project at the Large Vessel Haul Out Facility himself given that his business is an obvious beneficiary of the project.

Commissioner Shavelson thanked Mike Jones for his public comments. He added that there will be a Celebration of the Critical Habitat Area in Homer's 40th Anniversary at the Kannery on December 15th at 6:00 p.m.

Chair Matthews said that she is working with the principal at the high school in an attempt to get seniors into the work trades and urged other Commissioners to do the same. She thanked the Commission for a good meeting.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Matthews adjourned the meeting at 8:07 p.m. The next Regular Meeting is Wednesday, January 24, 2024 at 5:30 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.

Zach Pettit, Deputy City Clerk

Approved:_____

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

3 City Manager/Port Director

4 **ORDINANCE 24-09**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 ADOPTING THE REVISED PORT AND HARBOR TARIFF NO. 1

8
9 WHEREAS, The Port and Harbor Tariff No. 1 is reviewed and updated annually; and

10
11 WHEREAS, Staff has completed its annual review and submitted edits, changes, and
12 additions for review; and

13
14 WHEREAS, The proposed changes were reviewed by JDOLaw, the city's contracted law
15 firm; and

16
17 WHEREAS, The Port and Harbor Advisory Commission also reviewed the revised tariff
18 at their September, October, November, and December 2023 meetings and, at the December
19 13th meeting, recommended support for City Council to approve and adopt the revised Tariff
20 No1; and

21
22 WHEREAS, The revised Tariff No. 1 accurately represents the Homer Harbor's current
23 and planned operational and fiscal policies.

24
25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

26
27 Section 1. The Homer City Council hereby amends the Port and Harbor Tariff No. 1 as
28 follows:

29
30 *Under Rule 10-SANITATION, HOT WORK AND VESSEL MAINTENANCE-*

31
32 10.06 USED OIL AND PETROLEUM PRODUCTS DISPOSAL – All used oil and petroleum products
33 must be properly disposed of by the vessel/owner. The City of Homer provides disposal for used
34 oil, antifreeze, oil filters, batteries, and oil absorbents at two locations at the harbor, Ramp 2 and
35 8. The disposal containers are for vessels that are currently moored in the small boat harbor and
36 for small quantities of fluids. Twenty five (25) gallons or less for oil and twenty five (25) gallons
37 or less for antifreeze. Vessels stored in any privately owned storage yards are not allowed to
38 dispose of their waste materials at the Homer harbor. Likewise for home owners, area
39 businesses or other related vessel industry.

40
41 Harbor patrons who have quantities larger than twenty five (25) gallons of used oil to dispose of
42 should contact the harbor office for options. Clean used oil (meaning not contaminated with
43 water, solvents, soaps, or other) is of value to local businesses that burn it for heating large

44 buildings. Contact the harbor office for a list of businesses that may be willing to accept the clean
45 oil for free.

46 Disposal of more than twenty five (25) gallons of used oil or antifreeze or any amount of oily water
47 in one calendar day may be done by appointment with Port Maintenance. **Used oil or antifreeze**
48 **in quantities more than twenty five (25) gallons must be contained in drums and delivered**
49 **by vessel owner to the Port Maintenance Building for disposal.** Fee for disposal is listed in
50 Appendix A fee schedule.

51 Ships moored at either the Pioneer or Deep Water Dock need to contact the harbor office and
52 make arrangements for disposal of used oil or other hazardous materials.

53 There shall be no storage, even of a temporary nature, of used oil or petroleum products on City
54 docks, wharves, piers, or finger floats. Any vessel/owner/agent storing or disposing of used oil in
55 an inappropriate or illegal manner may be barred from further use of the Homer Port and Harbor
56 and/or penalized according to the provisions of Federal, State and Local law.

57

58 *Under Rule 28 SMALL BOAT HARBOR VESSEL MOORAGE-*

59

60 ~~28.01. APPLICATION OF RATES/WORK SKIFFS — All vessels in the Small Boat Harbor are~~
61 ~~subject to these moorage rates, except properly registered seine skiffs or work skiffs~~
62 ~~attached to the mother vessel. Work skiff is defined as a boat that is usually carried on the~~
63 ~~deck or super structure of the mother vessel and is regularly used in the commercial~~
64 ~~enterprise of the mother vessel. When work /seine skiffs are moored with the mothership,~~
65 ~~the combined length overall or beam may not exceed the allowed criteria for the size of stall.~~
66 ~~If it does exceed, the skiff must be moved to a transient area and moorage fees will apply.~~

67

68 *Under Rule 32- SMALL BOAT HARBOR ELECTRICITY-*

69

70 32.01. RESERVE STALL ELECTRICITY (per kilowatt) – Reserved stalls having a meter base at the
71 berth shall be charged a meter availability fee.

72

- 73 a. There will be a meter availability fee charged per month.
74 b. There will be an electrical usage charge cost per kilowatt determined by the Local
75 public utility.
76 c. Reserve stall assignees shall notify the Port Director of any period when the assigned
77 vessel will not occupy the stall. The Port Director, ~~upon payment of a~~
78 **connect/disconnect fee**, shall discontinue charging the meter availability fee until
79 the vessel returns.
80 d. Current reserve stall electric rates and fees can be found in Appendix A Fee Schedule

81

82 *Under Rule 34 SMALL BOAT HARBOR PUBLIC LAUNCH RAMP-*

83

84

85 34.01. BOAT PUBLIC LAUNCH RAMP – The City owns and provides access to public launch
86 ramps. The principal intended use of the LAUNCH RAMP is the launch and recovery of small,
87 boats on trailers. An authorized subsidiary use is the incidental, commercial and noncommercial,
88 loading or unloading of goods, supplies or materials. Fueling vessels (either as a private vessel
89 owner or commercial fuel distribution company) at the Load and Launch Ramp is prohibited .
90 Rates for use of the load and launch ramp and season passes can be found in Appendix A Fee
91 Schedule. A season pass covers from April 1 to October 15. **Season passes are not available for**
92 **commercial vessels or commercial vessel transport companies.** The person who is obligated
93 to pay the fee for using the load and launch ramp must make the receipt verifying payment
94 available upon request, or display the seasonal permit on the port side of the permit holder’s
95 vessel. There is a per hour fee for vessels that are left unattended on the Launch Ramp and are
96 blocking ramps (per hour fee located in Appendix A Fee Schedule). Reserved stall holders and
97 vessels paying transit annual moorage in the harbor are exempt from launch fees for the vessel
98 assigned to and registered to the stall or has a transit annual sticker displayed on the vessel only,
99 not for other boats owned by the same individual. At the Port Director’s discretion, reasonable
100 restrictions may be placed on the use of the public launch ramp.

101
102 *Under Rule 38 MARINE REPAIR FACILITY-*

103
104 38.01. HOMER MARINE REPAIR FACILITY – Facility can be utilized by vessels after approval by
105 the Port Director. **This facility is dedicated to large shallow draft vessels that, because of**
106 **either overall size or displacement tonnage, are unable to utilize other local commercial**
107 **haul-out facilities. No small boats, trailered boats, or unauthorized vessels are allowed at**
108 **the Marine Repair facility.** A completed User Agreement, **Beach Use Agreement**, an approved
109 Work Plan, proof of insurance and proof of ownership are all required before facility use. **The**
110 **Port Director or their designee must approve all vessel haul-out and beach landings prior**
111 **to arrival. Failure to comply with the rules and best management practices or the vessel’s**
112 **approved haul-out plan will constitute an immediate stop work order by the Port Director.**
113 **A Stop Work order means: all vessel and vendor personnel and all related work will cease**
114 **until the condition for the stop work order is remedied and the Port Director or their**
115 **designee has removed the Stop Work directive.**

116
117 The season for use of the Homer Marine Repair Facility is from September to May. Permission for
118 use in June, July, or August may be granted by the Port Director under special circumstances.
119 Complete information can be found in the City of Homer Marine Repair Facility Policies and Best
120 Management Practices document.

121
122 *Under APENDIX A- FEE SCHEDULE-*

123
124
125 **PORT & HARBOR FEES**

126 Effective 1/1/2024

127 Please add 7.85% sales tax to fees unless otherwise noted

128 **FISH DOCK**

129 Note: Vessels left unattended at Fish Dock or obstructing access will be charged \$150.00 per hour

- 130 • Fish Dock use permit: \$5.00 per issuance
- 131 • Special Terminal use permit: \$200 per issuance
- 132 • Annual Crane Card: \$52.00 w/signed Authorization Agreement
- 133 • Crane Card Replacement: \$5.00 per card replaced
- 134 • Cranes: 0 - 15 minutes \$22.66 Crane Capacity:
- 135 16 - 30 minutes \$45.32 2½ ton #1, #3, #4, #5, #6, #8
- 136 31 - 45 minutes \$67.98 5 ton #2, #7
- 137 46 - 60 minutes \$90.64
- 138 • Ice: **\$ 130.90 Per Ton**
- 139 **Accumulated throughout year. Accounts reviewed each December for**
- 140 **rate adjustment based on previous year's actual tons of ice**
- 141 **purchased.)**
- 142 **0>100 tons — \$130.90 per ton — 501>700 tons**
- 143 **— \$121.00 per ton**
- 144 **101>300 tons — \$128.00 per ton — 701>1000 tons**
- 145 **— \$118.00 per ton**
- 146 **301>500 tons — \$124.00 per ton — Over 1001**
- 147 **tons — \$115.00 per ton**
- 148
- 149 After hours call out for Ice delivery = \$250.00 fee per call out
- 150
- 151 • Seafood Wharfage: \$4.76 per ton of seafood/fish product across the dock, regardless of
- 152 species
- 153 • Ice/Non Fish Wharfage: \$14.50/ton, Includes ice not purchased from City & transferred Freight
- 154 NOS over Fish Dock
- 155 • Community Fish Grinder: \$5 per tub (approx. 100lbs), \$30 per tote (approx. 1,000lbs); processing
- 156 plant connection fee to outfall line \$7,000 (can be in 5 annual installments plus 7.5% interest);
- 157 Annual outfall connection maintenance fee \$2,400.
- 158 • Cold Storage: - Lockers #1 – 8 (8' x 10') \$334.75 per month
- 159 - Locker #9 (10' x 22') \$920.90 per month
- 160 - Inspections \$50.00 per hour
- 161
- 162
- 163 HARBOR
- 164 • Harbor Labor: ~~\$102.00~~ **\$200.00** per hour, plus equipment and direct costs (towing)
- 165 ~~\$51.00~~ **\$100.00**/half hour minimum
- 166 • Pumps: \$40.79/day for electric pump
- 167 \$69.97/hour for gas pump, minimum charge of one hour. Includes
- 168 attendant time

- 169 • Tow: **Skiff with operator ½ hour \$68.00**; skiff with operator 1 hour **\$102.00**
 170 **\$365.00**
- 171 • Load & Launch Ramp: (Fees are inclusive of sales tax)
 172 **\$20 \$25** per day - (\$13.00 launch fee plus a **\$7 \$12** parking impact levy for
 173 a total of **\$20 \$25**)
 174 **\$200 250** per season (April 1 – Oct. 15) - (\$130.00 launch fee plus a **\$70**
 175 **\$120** parking impact levy = ~~\$200~~ **\$250**)
 176 **\$20.00 \$25.00** per hour for unattended vessel/blocking ramps
 177 \$100 penalty for commercial loading @ L&L ramp during peak hours
 178 between 6am-6pm
- 179 • Insufficient Funds: **\$50 insufficient funds check fee**
- 180
- 181 GRIDS Required: moorage agreement, grid utilization form, schedule, & pay in
 182 advance for first tide
- 183 • Wood: Max. 59 feet
 184 0-59 feet **\$1.05 \$2.10**/ft/tide
- 185 • Steel: Max. 200 displacement tons - vessels 60 ft. to 120 ft
 186 60-80 feet **\$2.55 \$5.10**/ft/tide 101-120 feet **\$3.82 \$7.64**/ft/tide
 187 81-100 feet **\$3.25 \$6.50**/ft/tide 121-140 feet **\$4.24 \$8.48**/ft/tide
 188
- 189 STALL WAIT LIST Stalls are offered once a year, mid-October
- 190 • Stall Wait List: \$30.00 per year per listing; prorated fee to the May Stall Wait List due date
 191 • Stall Swap Request: \$25.00 per request
 192
- 193 ELECTRICITY Billing cycle is the 16th to the 15th of each month; Kilowatt cost determined
 194 by public utility
- 195 • Daily/Flat Rate: 110v \$10.20/calendar day (monthly rate after 15 days)
 196 208v/single phase \$20.12/calendar day (monthly rate after 17 days)
 197 208v/3 phase \$45.20/calendar day (monthly rate after 7
 198 consecutive days)
- 199 • Monthly Rate: 110v \$152.67
 200 208v/single phase \$341.70
 201 208v/3 phase & 480v \$28.80 + electrical usage charge per kilowatt
- 202 • Metered Reserved Stalls: \$23.95/month + electrical usage charge per kilowatt
 203 Vacancy notification waiver available ~~w/\$28.80 connect/disconnect fee~~
 204
- 205 • Winter Power: \$28.80 connect/disconnect fee + \$28.80/month + electrical usage charge
 206 per kilowatt
 207 Available October 16 – April 15 with signed application
- 208 Note: A transient vessel connected to power April 16 - October 15 will be charged the daily rate. If a
 209 transient vessel consumes more electricity than would be covered by these flat rates, then such

210 transient vessel shall be charged for the actual consumption. Charges for kilowatts may be adjusted
 211 without advance notice.

212 PORT

213 • Barge Ramp/Beach Use: 01' - 36' = \$1.50 per ft based on length overall of vessel + 1 ton wharfage
 214 (\$5.14)

215 37' - 49' = \$1.50 per ft based on length overall of vessel + 2 tons wharfage
 216 (\$10.28)

217 50'± = \$1.50 per ft based on length overall of vessel (+ wharfage as

0' to 100'	\$338.00	451' to 475'	\$1,604.00	651' to 675'	\$3,917.00
101' to 200'	\$506.00	476' to 500'	\$1,762.00	676' to 700'	\$4,420.00
201' to 300'	\$788.00	501' to 525'	\$1,996.00	701' to 725'	\$5,119.00
301' to 350'	\$1,005.00	526' to 550'	\$2,154.00	726' to 750'	\$5,858.00
351' to 375'	\$1,098.00	551' to 575'	\$2,334.00	751' to 775'	\$6,644.00
376' to 400'	\$1,206.00	576' to 600'	\$2,582.00	776' to 800'	\$7,459.00
401' to 425'	\$1,337.00	601' to 625'	\$2,957.00		
426' to 450'	\$1,490.00	626' to 650'	\$3,443.00		

218 reported)

219 Annual Pass (Jan 1-Dec 31) for vessels ≤ 36' = (landing + 1 ton wharfage) x

220 10

221 Annual Pass (Jan 1-Dec 31) for vessels 37' to 49' = (landing +2 tons

222 wharfage) x 10

223 Penalty for going dry on barge ramp/causing restricted access- \$150 per
 224 tide cycle

225 • Dockage:

226 Note: These charges are applicable to all berthing locations on the Deep Water Dock and Pioneer Dock

227

228 - \$ 963.06 Cruise Ship Service Charge

229 - \$52.00 Dockage Service Charge

230 - Lightering Fee \$1,500, plus \$6.00 per passenger

231 - Passenger wharfage fee (non-regulated) \$0.00 per passenger

232 - Passenger wharfage fee (regulated) \$0.00 per passenger

233 *(lightering fees and passenger wharfage fees shall be calculated by full passenger manifest regardless of*
 234 *how many passengers disembark)*

235

- 236 • Storage: Open areas, fishing gear \$.12 per square foot/month
- 237 Open areas, non-fishing gear \$.17 square foot/month
- 238 Fenced storage yard \$0.22/sq ft/month
- 239 Deck Shelter Storage- prearranged \$35/per month
- 240 Demurrage - \$.09 per sq ft per day

241 *(Haul- Out Facility)*

- 242 Upland Dry Dockage for vessel w/annual moorage=\$.17 per sq ft/month
- 243 Upland Dry Dockage for vessel w/transient moorage = \$.20 per sq ft/month
- 244 Upland Dry Dockage for vessel w/ no moorage= \$.25 per sq ft/month
- 245 Dry Dockage admin fee \$50
- 246 Haul Out facility Vendor Fee \$150
- 247
- 248 • Water: \$38.81 per 1,000 gal. – minimum 5,000 gals
- 249 Scheduled delivery – \$102.00 connect/disconnect
- 250 Unscheduled delivery – \$139.32 connect/disconnect
- 251
- 252 • Wharfage: \$5.14/ton wharfage on N.O.S. Freight (Not Otherwise Specified) for the Barge
- 253 Ramp & Beach
- 254 \$7.96/ton wharfage on N.O.S. Freight for the Deep Water Dock & Pioneer
- 255 Dock
- 256 *Except as otherwise specifically provided, rates are in*
- 257 *U.S. dollars (USD) per short ton of 2000 lbs. or per 32 cubic foot. Short ton =0.907185*
- 258 *metric tons (mt)*

COMMODITY	WHARFAGE RATE (\$USD)
Aggregate (Gravel, stone, minerals)	\$1.00 per short ton/\$1.10 per mt
Agricultural Products (Grains, corn, legumes, etc.)	\$3.50 per short ton/\$3.86 per mt
Containerized Cargo	\$8.00 per short ton/\$8.82 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1 ≥100 Short tons	\$7.96 per short ton/\$8.77 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 101 ≥ 1,000 Short Tons	\$6.00 per short ton/\$6.61 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1,001 ≥ 10,000 Short Tons 10,000 + Short Tons	\$5.00 per short ton/\$5.51 per mt \$4.50 per short ton/\$4.96 per mt
Freight N.O.S. (Barge Ramp and Beach)	\$5.14 per short ton/ \$5.67 per mt
Freight N.O.S. (Fish Dock) ICE Fish Dock	\$14.50 per short ton/ 15.98 per mt \$14.50 per short ton/ 15.98 per mt

Hazardous materials, as established by Dept of Transportation materials commodity List. At location designated for loading, unloading or staging by USCG permit	\$8.00 per ton /Min. 1 ton
Livestock (horses, mules, cattle, hogs, sheep, goats, fowl)	\$10.12 per head
Petroleum	\$0.84 per barrel/\$0.02 per gallon
Poles, Logs, cant or cut	\$3.95 per thousand board feet
Seafood/Fish Products (regardless of species) (all docks)	\$4.76 per short ton/\$5.24 per mt

259

- 260 • Disposal Oil **~~\$3.35~~/gallon ~~\$50~~/drum**
 261 Used Antifreeze \$8.00/gallon
 262 Oily Water/Bilge Slop \$5.00 /gal delivered in drums

263 PARKING

264

- 265 • Fee pay day use parking: Day Use Fee Parking \$10 per calendar day
 266 Seasonal permits for day use parking **~~\$250~~. ~~\$150~~**
 267 Monthly permits for day use parking \$100.
 268 • Long term parking: Annual parking permit **~~\$200~~ ~~\$150~~**
 269 Monthly parking permit >20ft \$70
 270 Monthly parking permit <20ft \$85
 271 Weekly parking permit >20ft \$25
 272 Weekly parking permit <20ft \$35
 273 Trailer parking (no boat) \$7 per linear ft./month
 274 Parking Citation \$25 per citation
 275 Failure to pay parking citation \$25 for each month past due

276 * Parking permits refer to vehicles unless otherwise specified as “trailer”. Citations specific to long
 277 term parking overstay shall be limited to \$250 per calendar year, with **~~\$200~~ ~~\$150~~** of the fine credited
 278 toward an annual permit if applicable

279

280 MOORAGE

281 Note: Mooring charges commence when a vessel is made fast to a wharf, pier, harbor float or other
 282 facility. A vessel moored between 12:01 a.m. and 10:00 a.m. shall be charged a full day’s moorage.

- 283 • Reserved: [\$63.41 + (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee. (\$.05/ft caps
 284 at 86’)
 285 • Annual Transient: [\$63.41 + (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee. (\$.05/ft caps
 286 at 86’)
 287 • Semi-Annual Transient: [\$42.48 + (LOA x \$.05)] x LOA, plus \$33.50 administrative fee (\$.05/ft caps at
 288 86’)

- 289 • Monthly Transient: [$\$10.78 + (\text{LOA} \times \$.05)$] x LOA, plus \$8.50 administrative fee (\$.05/ft caps at
- 290 86')
- 291 *Vessels that properly register and prepay moorage may deduct
- 292 \$0.50/foot/month
- 293 • Daily: [$\$1.90 + (\text{LOA} \times \$.05)$] x LOA, plus \$1.50 administrative fee (\$.05/ft caps at 86')
- 294 *Vessels that properly register and prepay moorage may deduct \$5.00/day

295

296

297 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,

298 2024.

299

300

CITY OF HOMER

301

302

303

KEN CASTNER, MAYOR

304 ATTEST:

305

306

307 _____
MELISSA JACOBSEN, MMC, CITY CLERK

308

309 YES:

310 NO:

311 ABSTAIN:

312 ABSENT:

313

314 First Reading:

315 Public Hearing:

316 Second Reading:

317 Effective Date:



MEMORANDUM

Ordinance 24-10, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating and Capital Budget by Authorizing Pass Through Funds from Doyon, Limited Related to Delivery of a Traffic Impact Analysis Prepared by Kinney Engineering. City Manager/Finance Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: January 18, 2024
From: Ryan Foster, City Planner
Through: Rob Dumouchel, City Manager

Resolution 23-060 authorized a task order with Kinney Engineering to prepare a traffic impact analysis (TIA) for the development of a hotel and conference center at 1663 Homer Spit Road that was managed by the City of Homer and paid for by Doyon, Limited in accordance with Homer City Code 21.76. A final traffic impact analysis was delivered by Kinney Engineering in November 2023.

Doyon, Limited paid the City \$38,500 to facilitate the TIA with Kinney Engineering as a pass through. A 10% Administration Fee (\$3,500) was assessed to Doyon, Limited by the City in addition to the \$35,000 for the cost of the TIA. Approval of this ordinance would amend the FY24 Operating Budget by accepting \$3,500 from Doyon, Limited for the administrative fee.

After completion of the TIA, Doyon, Limited requested Kinney Engineering attend the January 3, 2024 Planning Commission meeting to address questions regarding the TIA. This will be paid by Doyon, Limited as a pass through to the City just like the TIA. The actual costs for Kinney Engineering attendance at the Planning Commission meeting totaled \$3,185.

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

3 City Manager/
4 Finance Director

5 **ORDINANCE 24-10**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY24 OPERATING AND CAPITAL BUDGET BY
9 AUTHORIZING PASS THROUGH FUNDS FROM DOYON, LIMITED
10 RELATED TO DELIVERY OF A TRAFFIC IMPACT ANALYSIS
11 PREPARED BY KINNEY ENGINEERING.
12

13 WHEREAS, Resolution 23-060 authorized a task order with Kinney Engineering to
14 prepare a traffic impact analysis (TIA) for the development of a hotel and conference center at
15 1663 Homer Spit Road that was managed by the City of Homer and paid for by the Doyon,
16 Limited in accordance with Homer City Code 21.76; and
17

18 WHEREAS, Doyon, Limited paid the City \$38,500 to facilitate the TIA with Kinney
19 Engineering as a pass through; and
20

21 WHEREAS, A 10% Administration Fee (\$3,500) was assessed to Doyon, Limited by the
22 City in addition to the \$35,000 that was not considered in Resolution 23-060; and
23

24 WHEREAS, Doyon, Limited requested Kinney Engineering attend the January 3, 2024
25 Planning Commission meeting to address questions regarding the TIA which will be paid as a
26 pass through to the City like the TIA; and
27

28 WHEREAS, Actual costs for Kinney Engineering attendance at the Planning Commission
29 meeting totaled \$3,185.
30

31 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
32

33 Section 1. The Homer City Council hereby amends the FY24 Operating Budget by
34 accepting \$3,500 from Doyon, Limited for an administrative fee as follows:
35

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
100-0040-4902	Other Revenue	\$3,500

36
37
38
39 Section 2. The Homer City Council hereby amends the FY24 Capital Budget by
40 authorizing \$3,185 to be expended from and reimbursement deposited as follows:
41

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
159-xxxx	TIA – 1663 Homer Spit Road	\$3,185

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Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of ____, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

**Resolution 24-011, A Resolution of the City Council of Homer, Alaska Approving a Sole Source Contract in the Amount of \$195,000 to Comforts of Home Services to Purchase Three Mobile Restrooms and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.
City Manager.**

Item Type: Backup Memorandum
Prepared For: Parks, Art Recreation & Culture Advisory Commission and ADA Advisory Board
Date: 11/16/2023
From: Chad Felice, Parks Maintenance Coordinator

Introduction: The purpose of this memorandum is to request approval and action supporting the acquisition of portable restrooms for Karen Hornaday and Jack Gist Parks, before we seek City Council authorization.

Background Information: Comforts of Home Services is a company that specializes in building mobile restrooms. These restrooms are used all over the country including Alaska (Wrangell and Petersburg). I saw one of these units in Wrangell when I was there for the Alaska Parks & Recreation Association annual meeting and was very impressed. They can be hooked directly into city water and sewer mains. The trailers can be lowered so the floor is no more than 4 inches off the ground and they can be equipped with an ADA ramp. The units have waterproofing so the floors can be hosed down or mopped when needed. They can be ordered with a wide variety of options to suit the particular locations and functions they need to serve.

Representatives from Public Works' Building Maintenance Division, the Public Works Superintendent and I had a Zoom meeting with Comforts of Home to discuss their generic specifications, ask questions, and discuss what Homer units needed to look like. Then, we asked them give us a quote for units that would fill our needs for the Karen Hornaday and Jack Gist parks. They quoted a price of \$60,666.75 per unit, shipping included, to Fife, Washington. If we act soon, the units could be delivered and operational no later than mid-summer 2024. These units would each have three stalls, one of which would be ADA-compliant. This means we could have two bathrooms with running water and flushable toilets at two of our busiest parks for ¼ of the cost of one brick/mortar restroom.

Recommendation: Public Works is asking PARCAC to concur with our recommendation to acquire these units so we can take the matter to the City Council for approval and funding as soon as possible.

Attachments: Photos of portable restroom units















PENDING BUSINESS

NEW BUSINESS

- A. Portable Restrooms for City Parks
Memorandum PARC-23-027 from Parks Maintenance Coordinator as backup

Acting Chair Archibald introduced the item by reading the title and deferred to Parks Coordinator Felice.

Parks Maintenance Coordinator Felice reviewed his memorandum for the Commission. He provided additional comments on the proposed units being used by many communities in Alaska and also in the Lower 48, noting in particular the cost savings to the City.

Parks Maintenance Coordinator Felice facilitated discussion on the following:

- Shipping Costs to Seward from Washington was \$5000 for two units
- The unit could be connected directly to water and sewer services
- The unit would be removed and stored under cover in the winter
 - o Location of storage will need to be determined, additional covered storage may need to be constructed.
 - o They can be constructed for year round use as they do come equipped with a heater. He reported that communities in Idaho use them year round and they have harsh winters.
- Each unit will have two standard toilet rooms and one ADA toilet room, all rooms will be equipped with porcelain commodes and sinks, can be easily hosed down and cleaned. There will be a ramp with handrails to access the ADA unit.
 - o Each trailer will be lowered hydraulically to minimize the height from the ground
 - o Wheels & axles remain attached to the unit
 - o Unit will be open during park times only and locked by janitorial staff after cleaning. Parks maintenance staff or Building Maintenance will unlock units at the beginning of each day.
- Cost of two units is 50% or less of one brick and mortar restroom facility
- Each unit can be constructed in seven days cost is \$60,666.75 per unit as shown
 - o Units can be constructed with holding tanks and could serve as replacements for Portable Toilets on the Spit in various locations including Mariner Park
- Units have been used by other communities for as long as 14 years with scheduled maintenance and needed repairs.

Public Works Director Keiser explained that they are prepared to submit an ordinance to be introduced at the November 27th regular meeting and will have public hearing and adopted at the January 8th meeting. They will request that City Council move the funds allocated in the FY25 Budget to FY24 Budget so they can get this done. If Council approves then restrooms would be received and installed in time for baseball season.

Parks Maintenance Coordinator reported that he met with the Adult Softball Association and Little League and both organization support this project. Little League had proposed constructing a two story Refreshment and Scoreboard with restrooms and storage facility but they do not have the funding and the city would not be able to get the funding for constructing something like that for quite some time.

FAIR/ROEDL MOVED THAT THE PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION RECOMMENDS CITY COUNCIL FUND THE PURCHASE OF TWO BATHROOM UNITS FROM COMFORTS OF HOME SERVICES FOR KAREN HORNADAY PARK AND JACK GIST PARK.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Works Director Keiser stated that credit should be given to Mr. Felice as he brought back the idea and did the research after seeing the units being used in Wrangell, Alaska, when attending the annual Alaska Recreation and Park Association Conference.

- B. Amending Homer City Code to Create Departments
Memorandum from Recreation Manager as backup

Acting Chair Archibald introduced the item and deferred to Recreation Manager Illg

Recreation Manager Illg provided a summary review of the memoranda in the packet. He noted the following:

- City Manager brought forward the ordinance to create the Community Development Department and relocate the Divisions of Economic Development, Planning and Community Recreation from the Administrative Department to within the new Community Development Department, this department will also have the future Building & Code Enforcement Division; transition IT and the Library Divisions into Departments.
- There has been a lot of discussion and public comment, which has been provided for the Commission in the packet, and Council postponed the ordinance to January 8th regarding the concerns received from the public to create and Parks & Recreation Department.
- Council appears to be on board for creating the Library and IT Departments.
- Council asked the City Manager if the Parks, Art, Recreation & Culture Advisory Commission has weighed in on this issue, noting that the Library Board, EDC and Planning Commissions have provided comment.
- Separate but related issue regarding this is the potential to have a soon to be created Parks & Recreation Department.
- Questioned if Community Recreation Division is the right fit for the Community Development Department, or should stay where it is until the Parks and Recreation Department is created instead of jumping around.
- Acknowledged some cross over with Economic Development such as special events because Community Recreation holds a number of events which relate to or work with economic development.

Mr. Illg specifically asked the Commission to comment on what they thought about moving the Community Recreation division under Community Development Department.

Acting Chair Archibald commented on the numerous entities in that planning, parks and rec section of the Ordinance 23-49.

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

4 Lord/Hansen

5 **RESOLUTION 24-012**
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 SUPPORTING THE STATE OF ALASKA'S CONTINUED
9 PARTNERSHIP IN THE US CORPS OF ENGINEERS HOMER HARBOR
10 EXPANSION GENERAL INVESTIGATION AND REQUESTING
11 ADDITIONAL LOCAL SPONSOR MATCH FUNDING IN FY25 IN THE
12 AMOUNT OF \$288,523, CONSISTENT WITH THE SHARED LOCAL
13 MATCH PARTNERSHIP ESTABLISHED IN 2023.
14

15 WHEREAS, Homer's Port & Harbor, originally built in 1963, is a regional port serving the
16 needs of commercial vessels operating throughout Southcentral and western Alaska, and the
17 Arctic in the marine transportation, maritime industrial and commercial fishing industries; and
18

19 WHEREAS, Over time, the increased demand for moorage has outgrown Homer Port
20 and Harbor's ability to safely and efficiently serve this fleet; and
21

22 WHEREAS, The City of Homer ("City") has identified a new large vessel harbor expansion
23 among its highest ranked priority capital improvement projects since 2004 to (1) meet the
24 growing needs of our commercial fleet, (2) address overcrowding and associated navigational
25 safety concerns and high maintenance costs, and (3) support current as well as emerging
26 regional and national economic opportunities; and
27

28 WHEREAS, The Homer Harbor Expansion's General Investigation (GI) with the US Army
29 Corps of Engineers (USACE) was successfully initiated in 2023 under a \$3 million Federal Cost
30 Share Agreement in which the federal match is fifty percent and the fifty percent local sponsor
31 match is shared equally between the City and the State of Alaska; and
32

33 WHEREAS, Homer City Council is greatly appreciative of the involvement and
34 investment of our Federal and State partners to move this important project forward; and
35

36 WHEREAS, The GI investigates all planning aspects needed to build a large vessel harbor
37 at the Homer Spit including, but not limited to: selecting a preferred design alternative and
38 construction methods, evaluating social, economic and environmental factors, determining
39 costs and conducting a cost benefit analysis, which is required to determine Federal interest
40 in continuing to Project Engineering and Design and Construction phases; and
41

42 WHEREAS, After reaching the study's Alternatives and Measures Milestone, the USACE
43 project development team updated the project management plan (PMP) to include two

44 additional activities in the GI scope (geotechnical analysis and ship simulation) so that the
45 study would have sufficient data to develop the most realistic benefit to cost ratio; and

46
47 WHEREAS, Based on a cost estimate provided by the USACE, this additional work comes
48 with an additional cost of \$1,154,093; and

49
50 WHEREAS, Homer City Council Resolution 23-130 agreed to the revised scope and cost
51 of the GI under the PMP, stating it is prudent to continue to explore options for a harbor
52 expansion to relieve congestion and improve navigational safety within Homer's Port and
53 Harbor; and

54
55 WHEREAS, Consistent with the shared local match partnership, Homer City Council
56 Resolution 23-130 additionally expressed the City of Homer's intent to appropriate funds in the
57 amount of \$288,524 for fifty percent of the required local sponsor match via Ordinance 24-05
58 at the January 22, 2024 Homer City Council meeting; and

59
60 WHEREAS, The success and continuation of this project lies in continued active
61 partnership and investment at the local, state and federal levels.

62
63 NOW THEREFORE BE IT RESOLVED that the City Council of Homer, Alaska hereby
64 supports the State of Alaska's continued partnership in the USACE Homer Harbor Expansion
65 General Investigation and requests additional State match funding in the amount of \$288,523,
66 consistent with the shared local match partnership established in 2023.

67
68 PASSED AND ADOPTED by the Homer City Council this 22nd day of January, 2024.

69
70 CITY OF HOMER
71
72 _____
73 KEN CASTNER, MAYOR

74 ATTEST:
75
76 _____
77 MELISSA JACOBSEN, MMC, CITY CLERK

78
79 Fiscal note: N/A

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

City Manager/Port Director

3
4 **RESOLUTION 24-013**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN
7 SUPPORT OF RAISING THE MAXIMUM AVAILABLE ANNUAL AWARD
8 PER MUNICIPALITY FROM \$5,000,000 TO \$7,500,000 FOR THE
9 STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT
10 PROGRAM.

11
12 WHEREAS, The majority of the public boat harbors that are the critical transportation
13 links and the transportation hubs for waterfront commerce and economic development in
14 Alaskan coastal communities where constructed by the State during the 1960s and 1970s; and
15

16 WHEREAS, The State of Alaska over the past nearly 30 years has transferred ownership
17 of most of these State-owned harbors, many of which had infrastructure at or near the end of
18 their service life at the time of transfer, to local municipalities; and
19

20 WHEREAS, The municipalities took over this important responsibility even though they
21 knew that these same harbor facilities were in poor condition at the time of transfer due to the
22 state's failure to keep up with deferred maintenance; and
23

24 WHEREAS, Consequently, when local municipal harbormasters formulated their annual
25 harbor facility budgets, they inherited a major financial burden that their local municipal
26 governments could not afford; and
27

28 WHEREAS, In response to this financial burden, the Governor and the Alaska Legislature
29 passed legislation in the form of Senate Bill 291 on July 1 2006, to create the Municipal Harbor
30 Facility Grant program to help municipalities maintain and recapitalize this port and harbor
31 infrastructure (AS 29.60.800); and
32

33 WHEREAS, Senate Bill 291 also established that the total amount of grant money made
34 available to an individual municipality was limited to not exceed \$5,000,000 in a fiscal year;
35 and
36

37 WHEREAS, The cap on funds was established to facilitate the distribution of available
38 funds over the most communities in need while still providing the practical award amount
39 necessary to complete the large infrastructure rehabilitation projects needed for the aging
40 state transferred harbors; and
41

42 WHEREAS, Construction, shipping, and mobilization costs to remote portions of Alaska
43 have outpaced the national consumer price index since the pandemic; and
44

45 WHEREAS, The United States Bureau of Labor Statistics CPI calculator indicates that
46 \$5M in July of 2006, when the Senate Bill 291 was enacted, would be inflated to \$7,511,000 as
47 of July 2023.

48
49 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, urges the
50 Governor and the Alaska Legislature to amend AS 29.60.800 raising the maximum Harbor
51 facility Grant Fund award to \$7,500,000 per eligible project.

52
53 PASSED AND ADOPTED by the Homer City Council this ___ day of _____, 2024.

54
55
56 CITY OF HOMER
57
58 _____
59 KEN CASTNER, MAYOR

60 ATTEST:
61
62 _____
63 MELISSA JACOBSEN, MMC, CITY CLERK

64
65 Fiscal note: N/A

Alaska Association of Harbormasters and Port Administrators



RESOLUTION NO. 2023-2

A RESOLUTION OF THE ALASKA ASSOCIATION OF HARBORMASTERS AND PORT ADMINISTRATORS IN SUPPORT OF RAISING THE MAXIMUM AVAILABLE ALASKA DEPARTMENT OF TRANSPORTATION HARBOR FACILITY GRANT TO \$7,500,000 FOR ELIGIBLE PROJECTS ON AN ANNUAL BASIS.

Whereas, Senate Bill 291 established the Municipal Harbor Facility Grant Program on July 1st, 2006 in which the total amount of grant money made available to a municipality was limited to not exceed \$5,000,000 in a fiscal year; and,

Whereas, the Municipal Harbor Facility Grant is the single most significant funding tool available to Alaskan Harbormaster to plan, maintain and recapitalize port and harbor infrastructure; and,

Whereas, testimony from a legislator advocate stated "SB 291 would establish the municipal harbor facility grant fund to which the Legislature would make an annual appropriation from the watercraft fuel tax account and from the state portion of the fisheries business tax. Both sources come from the marine industry so harbor users would generate the revenue for the program".

Whereas, Senate Bill 291 was envisioned to cap the funds that can be used per community per year at \$5 million so that a large community couldn't take all the available funds in any given year. The expectation is that communities would establish, maintain, and run an enterprise fund into perpetuity; and

Whereas, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

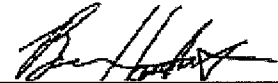
Whereas, these harbor facilities continue to require substantial municipal financial investment to maintain and for capital improvement projects; and

Whereas, construction, shipping and mobilization costs to remote portions of Alaska have outpaced the national consumer price index since the pandemic; and,

Whereas, the United States Bureau of Labor Statistics CPI calculator indicates that \$5M in July 2006 when the Senate Bill 291 was enacted would be inflated to \$7,511,000 as of July 2023.

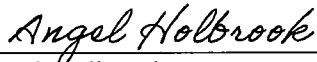
Now therefore be it resolved that the Membership of the Alaska Association of Harbormasters and Port Administrators urges the Governor and the Alaska Legislature to amend AS 29.60.800 raising the maximum Harbor facility grant fund award to \$7,500,000 per eligible project.

Passed and approved by a duly constituted quorum of the Alaska Association of Harbormasters and Port Administrators on this 28th day of September 2023.



Bryan Hawkins
AAHPA President

ATTEST



Angel Holbrook
AAHPA Executive Secretary





MEMORANDUM

Resolution 24-014, A Resolution of the City Council of Homer, Alaska Approving Issuance of at Term Contract to Alaska Harbors Consulting, LLC for Marine Engineering and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: City Council
Date: January 15, 2024
From: Bryan Hawkins
Through: Rob Dumouchel, City Manager

The purpose of this Memorandum is to request approval to issue a Term Contract to Alaska Harbors Consulting, LLC, for Marine Engineering Services.

- I. Background:** Kim Nielsen, the owner of Alaska Harbors Consulting LLC, has previous experience working for R&M Consulting and has been involved in numerous waterfront engineering projects for Homer Harbor throughout the years. Although Kim retired from R&M last year, she agreed to return on a part-time basis to assist in completing a few ongoing projects that R&M had with the city. After successfully providing the engineering support required for our Port Infrastructure Development Program (PIDP) grant application, Ms. Nielsen decided to establish her own small business specializing in engineering services for port and harbor projects. Given her extensive knowledge of Homer's Port and harbor, as well as our recent endeavors to secure Federal infrastructure grant funding for our harbor float replacement needs, maintaining a relationship with Ms. Nielsen would greatly benefit the city.
- II. RECOMMENDATIONS:** That the City Council approves the issuance of a Term Contract to Alaska Harbors Consulting LLC, for Marine Engineering Support Services.

ALASKA HARBOR CONSULTING, LLC

6601 MARQUEZ CIR.
ANCHORAGE, AK 99516
907-301-4206

January 17, 2024

City of Homer
Public Works
3575 Heath Street
Homer, AK 99603

Attn: Owen Meyer

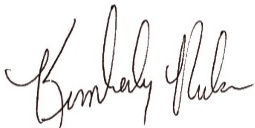
I have been talking with Bryan Hawkins, Homer Port Director to assist him with applying for a federal PDIP grant for harbor improvement projects. I completed the Harbor Condition Assessment and construction cost estimating last year (under former employment) and some work is needed to update and detail the cost estimate, develop a concept plan associated with the recommended harbor improvements, and other tasks as needed to assist with preparation of the grant application materials.

This letter is to request that a term contract be setup with Public Works to complete these and other small harbor engineering tasks in the future. My business name is Alaska Harbor Consulting, LLC (AK Business License #2191211). A brief resume is attached.

You can contact me at AlaskaHarbors@gmail.com or 907-301-4206.

I look forward to working with you.

Sincerely,



Kimberly Nielsen, PE
Owner/Senior Waterfront Engineer



KIMBERLY NIELSEN, PE

Senior Civil/Waterfront Engineer

Kimberly Nielsen, PE is a Senior Civil/Waterfront Engineer with over 30 years of waterfront and environmental engineering experience in Alaska including overseeing and developing designs and technical support during construction for port and harbor facilities development projects. Kimberly recently started a one-person business called Alaska Harbor Consulting, LLC. to spend her time doing what she loves most—assisting local communities to complete high quality waterfront development projects. Previous to this, Kim retired from R&M Consultants, Inc. where she was a principal owner/Treasurer and manager of the Waterfront Engineering division.

EDUCATION

B.S. Ocean Engineering, 1993
Florida Institute of Technology

LICENSES

Professional Engineering License:
AELC 11142

Business License:
Alaska Harbor Consulting, LLC
#2191211

PUBLICATIONS

Soud Solutions, Civil Engineering News
ASCE, April 2017

In Progress: ASCE Report Card for
State of Alaska Ports and Harbors

AFFILIATIONS

- National Society of Professional Engineers
- Alaska Association of Harbormasters and Port Administrators
- American Society of Civil Engineers, Coasts, Oceans, Ports and Rivers Institute

PREVIOUS WORK EXPERIENCE

R&M Consultants, Inc., Waterfront Engineering Group Manager

2011-2020 (full time), 2021-2023 (part time)

Kim joined R&M to start and grow a waterfront engineering group, which within the first few years had secured and completed an average of over \$3.2M per year in professional services contract value work in Alaska. Kim not only managed the group and individual projects, she performed engineering condition assessments/inspections as well as design, permitting, and technical support during construction for small and large-scale port facilities and related waterfront infrastructure development projects.

Tryck Nyman Hayes (TNH) & URS Corp. (URS), Sr. Waterfront Engineer, 2003-11

Performed site inspections, design and permitting of various waterfront development projects in communities throughout Alaska. TNH was purchased by URS in 2009.

Woodward Clyde Consultants & URS, Staff Engineer, 1993-2003

Coastal engineering and environmental studies, site inspections, design and permitting of various waterfront and oil development projects in Alaska. Woodward Clyde was purchased by URS in 1997.

RELEVANT PROJECT EXAMPLES & REFERENCES

City of Homer, Various Port & Harbor projects

Kim conducted a condition assessment of the harbor float system, priority rating and cost estimating for renovation and replacement projects. This effort supported a 2023 federal PDIP grant application. Kim has also managed and participated in planning for a new harbor east expansion, as well as design of small port and harbor projects including the Deep Water Dock renovations, Ramp 3 replacement, and other smaller tasks as part of a port engineering term contract with the City.

Reference: Bryan Hawkins, Port Director (907)235-3160

City of Cordova, South Harbor Rebuild

Kim assisted the City with preparing concept designs and cost estimates as part of a grant application to support replacing the aging harbor moorage float system. The City was awarded a PDIP grant in 2023 and Kim has since assisted the City with developing a Request For Proposal including a concept design and performance criteria. This was used to solicit design-build teams to propose on the project. Kim has acted on the City's behalf to review of the Engineer of Record's 35%, 65%, 95%, and 100% design submittals. Ongoing work includes on-call technical support during construction to review and consult on any necessary design changes and conduct periodic site visits to assess construction progress and compliance with the Engineer's plans. Reference: Sam Greenwood, Public Works Director (907) 235-3007

City of Seward, Various Harbor Development Projects

Kim has been involved in the planning and design of all major port and harbor development projects in the City of Seward Small Boat Harbor since 2003, beginning with a 10-year Master Plan, followed by six (6) projects to replace or expand the vessel moorage float systems and related upland facilities; I & T Dock renovations; and a new travel lift dock. At the Seward Marine Industrial Center Kim completed a condition assessment, planning, and design of a new breakwater and channel dredging, North Dock renovations, and a new large vessel moorage float which will ultimately accommodate a U.S. Coast Guard Fast Response Vessel. Reference: Norm Regis, Harbor Director (907) 362-1678

**CITY OF HOMER
HOMER, ALASKA**

City Manager
Port Director

RESOLUTION 24-014

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING ISSUANCE OF A TERM CONTRACT TO ALASKA
HARBORS CONSULTING, LLC FOR MARINE ENGINEERING
AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE
AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Alaska Harbors Consulting, LLC is owned by Ms. Kim Nielsen formerly of R&M Consulting; and

WHEREAS, Ms. Nielsen’s extensive Marine Engineering background in harbor float replacement projects in Alaska has been a great asset to Homer Harbor in this capacity in the past; and

WHEREAS, Ms. Nielsen provided the supporting engineering for Homer’s bid for a Port Infrastructure Development Program (PIDP) grant in 2023; and

WHEREAS, by approving a term contract with Alaska Harbors Consulting, LLC the City will be able to build off work previously conducted in order to re-apply for a PIDP grant in 2024.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby approves the issuance of a Term Contract to Alaska Harbors Consulting, LLC for a period of three years, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 22nd of January, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: N/A

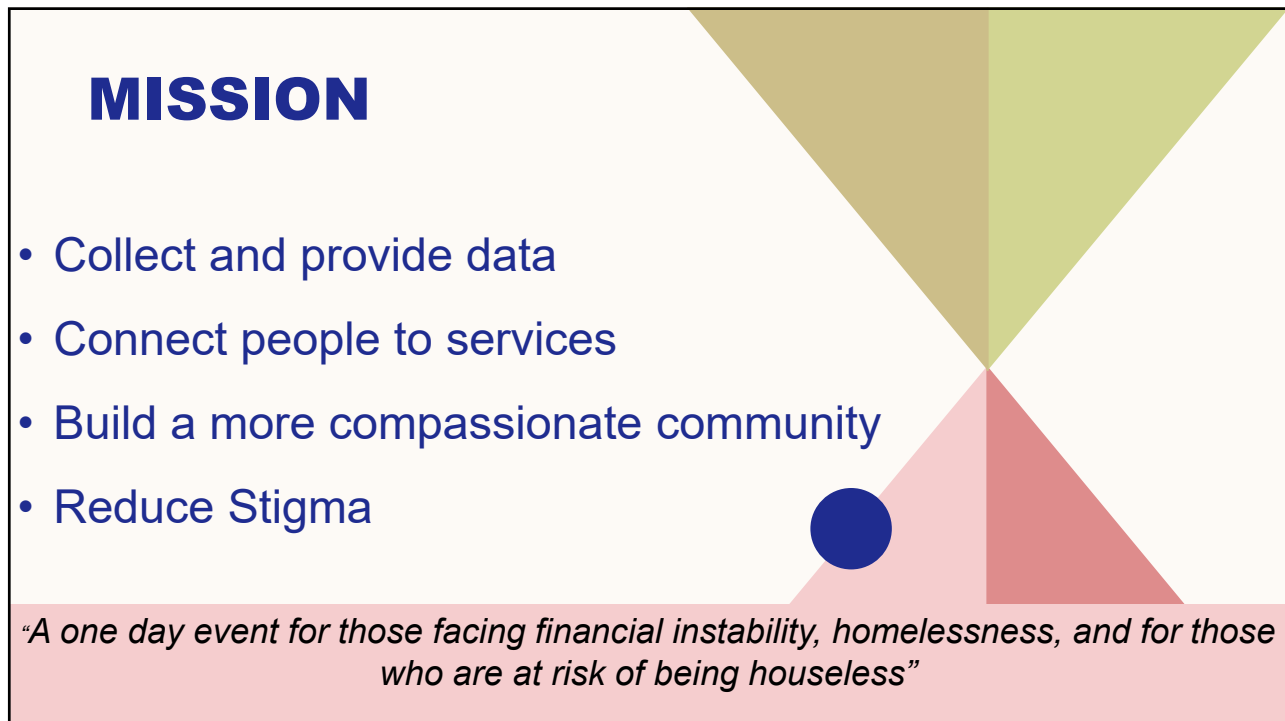


The banner features a central white circle containing the text "COMMUNITY RESOURCE CONNECT" in bold blue letters, with "2024" below it. To the left is a light blue vertical bar, and to the right is a light pink vertical bar. At the top center, there are two logos: one of two hands shaking and another for South Peninsula Hospital. At the bottom right, the name and title of Annie Garay are listed.

**COMMUNITY
RESOURCE
CONNECT**

2024

Annie Garay, RN, BSN
Community Health and Wellness Educator
South Peninsula Hospital



The slide has a light beige background with a decorative geometric pattern of triangles in olive green, light green, and pink on the right side. A solid blue circle is positioned near the bottom right. The text is in a dark blue font.

MISSION

- Collect and provide data
- Connect people to services
- Build a more compassionate community
- Reduce Stigma

“A one day event for those facing financial instability, homelessness, and for those who are at risk of being houseless”



- *Annie Garay*, Community Health and Wellness Educator at **South Peninsula Hospital**
- *Cinda Martin*, **Homer Community Food Pantry** Secretary
- *Lindsey Collins*, South Peninsula **Haven House** Children's Advocacy Centers Director & SART Coordinator
- *Kammi Matson*, **South Peninsula Hospital** Marketing Assistant
- *Abby Ferrer*, Community Navigator at **the Center**
- *Dana Roberts*, The **Independent Living Center** Aging and Disability Resource Specialist
- *Cynthia West*, **State of Alaska**, Healthy and Equitable Communities Program Coordinator.
- *Jane Rohr*, **Kachemak Bay Family Planning** Client Services Coordinator and Community Education
- *Missy Martin*, **Anchor Point Food Pantry** President

“CRC” IN A SNAPSHOT!

► **Community Resource Connect:** previously called Project Homeless Connect

► **Two Locations!** SPARC in Homer, and the VFW in Anchor Point

► **Shopping area!**

► **20+ Organizations!**

► On-site **childcare**, **transportation**, coffee, and **lunch** all included!

FLYER

Community Resource Connect

A one-day event with help for those facing financial instability, homelessness, and for those who are at risk of being houseless.

TUESDAY, JANUARY 30 • 11AM-3PM

FREE EVENT!	Anyone in need of resources is invited to attend this FREE one-day event! All are welcome!		
SUPPLIES!	FREE emergency gear, backpacks, comfort packs, food to-go, sleeping bags, hygiene kits, winter gear, and more!		
RESOURCES	Get connected to over 20 local vendors offering resources related to food, employment info, health care and mental health, health screenings, and more!		
TWO LOCATIONS	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">HOMER SPARC 600 Sterling Hwy</td> <td style="width: 50%; border: none;">ANCHOR POINT VFW 72551 Milo Fritz Ave</td> </tr> </table> <p style="font-size: 0.7em; margin-top: 5px;">Rides to the event available. Please call 235-0285 to prearrange.</p>	HOMER SPARC 600 Sterling Hwy	ANCHOR POINT VFW 72551 Milo Fritz Ave
HOMER SPARC 600 Sterling Hwy	ANCHOR POINT VFW 72551 Milo Fritz Ave		

For more information or to arrange transportation:
Call 235-0285 or email wellness@sphosp.org

Part of Kenal Peninsula Project Homeless Connect, whose mission is to help those who are experiencing or at risk for homelessness achieve stability.

THE NUMBERS: 2023

Where did you sleep last night?

	Frequency	Percent
On Streets/Homeless Camp	4	3.3%
Abandoned Property (Not meant for habitation)	2	1.7%
Vehicle/Car	16	13.2%
Local Homeless Shelter	0	0%
Friends/Family (Doubled up)	30	24.8%
My Apartment/House	57	47.1%
Hotel/Motel	2	1.7%
Jail/Institutional Setting	0	0%
Other (Specify)*	16	13.2%
No Answer	2	1.7%
Total	129**	106.7%**

*Other responses included: Cabin, RV, Dog sitting, Yurt, Camper, Dry cabin, Haven House, Trailer

**Percentages above are based on the total number of responses. Some participants chose more than one option.

VENDORS

- Alaska Housing Finance Corporation
- Affordable Connectivity Program
- All Things Recovery
- Choose Our Roots
- Cook Inlet Counseling
- Family Planning Clinic
- Food Pantry
- Haven House
- Independent Living Center
- Job Center
- SPH MAT program / Homer Medical Clinic
- Kenai Peninsula College / Adult Education
- The Center
- Nine Star
- Public Assistance
- Set Free Alaska
- SPH Financial Counselors
- SPH Infection Prevention Nurse
- Sprout Family Services
- Students in Transition
- SVT Health & Wellness
- Department of Veterans Affairs

DONATIONS

DONATION DRIVE



Can you donate any of these items?



OR SCAN TO BUY ITEMS ON AMAZON WISH LIST
amazon

NEW:

- Tents
- Sleds
- Batteries
- Water jugs
- Pet Supplies
- Menstrual Products

GENTLY USED/CLEAN:

- Sleeping Bags
- Sleeping Pads
- Back Packs
- Winter Gear (coats, gloves, socks, hats, boots)



Amazon Wish List is live for bulk ordering!

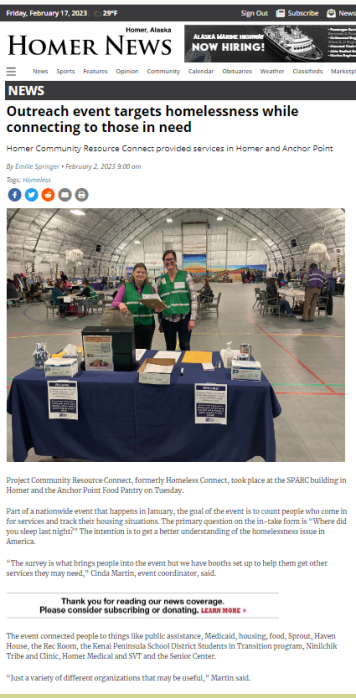
Coop's Coffee is helping collect donations for:

Community Resource Connect
a free one-day community event, for people at risk of homelessness. Your donations go to support people in our community in need.
THANK YOU!

Get a FREE cup of coffee with your donation!



Questions? Ask the barista! Or call 235-0285



HOMER NEWS
Friday, February 17, 2023 297
Sign Out | Subscribe | News

NEWS
Outreach event targets homelessness while connecting to those in need
Homer Community Resource Connect provided services in Homer and Anchorage Point
By Ennie Springer • February 2, 2023 9:00 am
Tags: Homeless

Project Community Resource Connect, formerly Homeless Connect, took place at the SPARC building in Homer and the Anchor Point Food Pantry on Tuesday.





Part of a nationwide event that happens in January, the goal of the event is to count people who come in for services and track their housing situations. The primary question on the in-take form is "Where did you sleep last night?" The intention is to get a better understanding of the homelessness issue in America.

"The survey is what brings people into the event but we have booths set up to help them get other services they may need," Cinda Martin, event coordinator, said.

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The event connected people to things like public assistance, Medicaid, housing, food, Sprout, Haven House, the Bow Room, the Sarah Pennington School District Students in Transition program, Nisichlii Tribe and Clinic, Homer Medical and SVT and the Senior Center.

"Just a variety of different organizations that may be useful," Martin said.

CRC 2023

MULTIPLE LOCATIONS ACROSS ALASKA!





Project Homeless Connect

Soldotna Regional Sports Complex

Tuesday, January 30, 2024

Hours from 9:00am-4:00pm

Last check-ins at 3:00pm

Transportation will be available to and from the event

FREE Services & Resources Include:

<ul style="list-style-type: none"> Childcare Resources Hot Breakfast/Lunch Veteran Resources Employment/Career Guidance Pet Services STD Testing Immunizations Health Care Resources 	<ul style="list-style-type: none"> Housing Information Massages Mental Health Resources Public Benefits Hats/Gloves/Socks/Scarves Recovery Resources Disability Resources Haircuts
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For More Information Please Call: [907.420.4514](tel:907.420.4514)

Contact Alaska Cab for transportation

WAYS TO HELP

- ♥ Donate
- ♥ Volunteer
- ♥ Provide snacks for refreshment table at event
- ♥ Spread the word!



THANKS TO ALL OUR SPONSORS!

Anchor Point Food Pantry
The Center
South Peninsula Hospital
Homer Kachemak Bay Rotary
Homer Emblem Club
Homer Community Food Pantry
Haven House and Homer Thrift
Salvation Army
SPARC

Homer Dental Center
Methodist Church
Kachemak Bay Rotary Club of Homer
Kachemak Bay Family Planning
Independent Living Center
Anchor Point Food Pantry
VFW
Alaska Housing Corporation
Coops Coffee
Kraken Cafe

THANK YOU!

Annie Garay
wellness@sphosp.org
907-235-0285

Cinda Martin
duggansdiva@hotmail.com
399-4574

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 24-01**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE OFFICIAL ROAD MAINTENANCE MAP OF THE CITY
9 OF HOMER BY ADDING 3735 LINEAL FEET (.71 MILES) OF URBAN
10 ROAD ON SHELLEY AVENUE, ROBERT AVENUE, LILLIAN DRIVE,
11 TAJEN LANE, AND SANJAY COURT.
12

13 WHEREAS, The City of Homer has determined that it is necessary to provide minimum
14 standards to regulate design and construction of public streets, roads, and highways within
15 the City of Homer; and
16

17 WHEREAS, HCC 11.20.090 provides that the City Public Works Engineer must conduct
18 an inspection to determine if the project is complete and if the project has been completed in
19 accordance with the contract documents and if the contractor has fulfilled all of his
20 obligations; and
21

22 WHEREAS, HCC 11.20.100 provides that after the City Public Works Engineer is satisfied
23 that the improvements are 100 percent complete and acceptable, she shall forward to the
24 Homer City Council a recommendation for project approval and acceptance for maintenance;
25 and
26

27 WHEREAS, HCC 11.04.055 provides that the City shall not accept maintenance
28 responsibility for any road or street which is not constructed or reconstructed to the adopted
29 standards unless the road is shown on the Official Road Maintenance Map; and
30

31 WHEREAS, An additional 3735 lineal feet, or .71 miles have been duly inspected,
32 reviewed, approved by the Department of Public Works and recommended for acceptance by
33 the City of Homer as Urban Road.
34

35 NOW, THEREFORE, The City of Homer Ordains:
36

37 Section 1: Section 11.04.055 Official Road Maintenance Map adopted is hereby
38 amended per provisions of sections (a) through (e) to include the following additional streets
39 as Urban Road by the City of Homer and recorded as amendment #42 on the New Official Road
40 Maintenance Map adopted: the following mileage calculation is to the nearest hundredth.
41
42

	<u>Subdivision</u>	<u>Roadway Name</u>	<u>Lineal Feet</u>	<u>Mile</u>	<u>Class</u>
43					
44	Lillian Walli Estate	Shelley Avenue	895	.17	Urban
45	Lillian Walli Estate	Robert Avenue	799	.15	Urban
46	Lillian Walli Estate	Lillian Drive	386	.07	Urban
47	Foothills Sub Sunset View	Tajen Lane	861	.16	Urban
48	Quiet Creek Sub Phase 3	Sanjay Court	794	.15	Urban

49

50 Section 2: This is a non code ordinance and of a permanent nature.

51

52 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS ____ day of January, 2024

53

54

CITY OF HOMER

55

56

57

KEN CASTNER, MAYOR

58

59

60 ATTEST:

61

62

63

MELISSA JACOBSEN, MMC, CITY CLERK

64

65

66 YES:

67 NO:

68 ABSTAIN:

69 ABSENT:

70

71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

MEMORANDUM CC-24-007

To: Melissa Jacobsen, City Clerk

Through: Jan Keiser, PW Director

From: Jean Arno, PW Inspector

Date: October 31, 2023

Subject: Street Improvements – Official Road Maintenance Map
Lillian Walli Estate Sub – Shelley Avenue, Robert Avenue and Lillian Drive
Foothills Sub Sunset View Estates 2020 Addn. Phase 1- Tajen Lane, and Quiet Creek
Subdivision Phase 3- Sanjay Court

As part of Construction Agreements, road improvements were constructed for the Lillian Walli Estate Subdivision, Foothills Sub Sunset View Estate 2020 Addn. Phase 1, and for Phase 3 of Quiet Creek Subdivision. These road improvements were finished in 2021 and this department has inspected and approved the construction. Further, the warranty periods for these roads have expired without requiring remedial work, beyond normal wear and tear.

The three streets are:

Lillian Walli Estate Sub

1. Shelley Avenue - 895 lineal feet (paved)
2. Robert Avenue - 799 lineal feet (paved)
3. Lillian Drive- 386 lineal feet (paved)

Foothills Sub Sunset View Estates 2020 Addn Phase One

1. Tajen Lane – 861 lineal feet (gravel)

Quiet Creek Subdivision Phase Three

1. Sanjay Court- 794 lineal feet (paved)

This is a total of 3735 lineal feet (.71 miles)


In accordance with Ordinance 85-13, Section 11.20.090, and Section 11.20.100, this Department requests that the City Council formally accept the street improvements for operation and maintenance. Upon the Council's approval, please add the additional .71 miles of road to the Official City Road Maintenance Map for year-round maintenance.

See attached map for location.

Fiscal Note – Annual maintenance costs for these improvements is estimated to be \$15,000.

C: Jan Keiser, PW Director
Rob Dumouchel, City Manager

Sincerely,



Sean Arno
Public Works, Inspector
907-435-3129 Direct
jarno@ci.homer.ak.us



STERLING HWY

WEST HILL ROAD

Foothills Sub
PH One

Quiet Creek
Sub PH 3

EAST END ROAD

Lillian Wall Sub



Lillian Walli Estates, Lots 51-77
Shelley Avenue 895 L.F. Paved
Robert Avenue 799 L.F. Paved
Lillian Drive 386 L.F. Paved

WEST HILL ROAD

Robert Avenue

Lillian Drive

STERLING HWY

Shelley Avenue

SOUNDVIEW AVENUE

Foothills Sub Sunset View
States 2020 Addn Phase One
Tajen Lane 861 L.F. Paved

WEST HILL ROAD

Tajen Lane

SOUNDVIEW AVENUE

STERLING HWY

Quiet Creek Sub Phase 3
Sanjay Court 794 L.F. Paved



SANJAY COURT

EAST END ROAD

EAST HILL ROAD



MEMORANDUM

Ordinance 24-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 3 Revenue and Finance Chapter 3.1 General to add Section 3.01.037 Donations to the City to Allow Acceptance of Money or Real Property Donated, Devised or Bequeathed for a Public Purpose. Lord/Venuti.

Item Type: Backup Memorandum
Prepared For: Homer City Council
Date: January 3, 2024
From: Melissa Jacobsen, MMC, City Clerk

Ordinance 24-02 includes amending Title 18, Section 18.06.010 Real property acquisitions and the title needs to be amended to reflect that.

Recommendation: Move to amend the title of Ordinance 24-02 by adding after Public Purpose - **“and Amending Chapter 18 Property Management, Section 18.06.010 Real property acquisitions.”**



MEMORANDUM

Ordinance 24-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 3 Revenue and Finance Chapter 3.1 General to add Section 3.01.037 Donations to the City to Allow Acceptance of Money or Real Property Donated, Devised or Bequeathed for a Public Purpose. Lord/Venuti.

Item Type: Backup Memorandum
Prepared For: Homer City Council
Date: January 3, 2024
From: Dave Berry, Co-Chair of the Sister City Working Group
Through: Rob Dumouchel, City Manager

Members of the public have occasionally donated funds or property to support the public operations of the City of Homer. Many citizens contributed towards the construction of the new library, for instance, and the City is currently working towards accepting donations for the 40th anniversary celebration of the sister-city relationship with Teshio, Japan.

Historically, the process of accepting or declining donations has been on an ad hoc basis. Homer City Code lacks a section that addresses donations towards City functions in general.

Amending Title 3 would provide clarity by 1. stating that the City can accept donations, 2. spelling out the criteria under which a donation may be accepted or declined, 3. limiting the conditions that donors may attach to the gift, and 4. explaining the City's authority to use funds when no conditions are attached.

Recommendation: Amend Homer City Code to clarify the donation process.

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

Lord/Venuti

3
4 **ORDINANCE 24-02**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE TITLE 3 REVENUE AND FINANCE TO
8 ADD SECTION 3.01.037 DONATION TO THE CITY TO ALLOW
9 ACCEPTANCE OF MONEY OR REAL PROPERTY DONATED, DEvised
10 OR BEQUEATHED FOR A PUBLIC PURPOSE.
11

12 WHEREAS, Private citizens and organizations may from time to time wish to donate
13 money or real property towards municipal public purposes within the purview of the City of
14 Homer; and
15

16 WHEREAS, The City of Homer recognizes that it is in the public interest to formally
17 describe the conditions under which the City accepts or declines such donations.
18

19 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
20

21 Section 1. Homer City Code Title 3 Revenue and Finance, Chapter 3.01 General is hereby
22 amended to add section 3.01.037 read as follows:
23

24 Chapter 3.01

25
26 GENERAL
27

28 Sections:

29 3.01.010 Fiscal year.

30 3.01.020 Examination of claims.

31 3.01.025 Deposit of money.

32 3.01.030 Deposit of securities.

33 3.01.035 Collection of revenues and proceeds from securities.

34 **3.01.037 Donation to the city.**

35 3.01.040 Cancellation of uncollected accounts receivable – Refunds of erroneous payments.

36 3.01.045 Payrolls.

37 3.01.050 Deduction before disbursement.

38 3.01.055 Credit policy and regulation authorized.
39

40 3.01.010 Fiscal year.
41

42 Effective July 1, 2021, the fiscal year of the City shall commence on the first day of July and
43 terminate on the last day of the following June.

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3.01.020 Examination of claims.

The Finance Director/Treasurer or a designee shall examine all payrolls, bills, claims and other demands of the City, and shall issue no warrant for payment unless the claim is in proper form correctly computed and approved, and is legally due and payable and an appropriation has been made therefor that has not been exhausted, and unless there is sufficient money in the City treasury to make payment.

3.01.025 Deposit of money.

All money collected by departments of the City shall be deposited with the Finance Director/Treasurer within three working days after collection, except that amounts less than \$100.00 shall be deposited with the Finance Director/Treasurer by 10:00 a.m. the following Friday.

3.01.030 Deposit of securities.

All money and securities shall be deposited by the Finance Director/Treasurer in a bank that is approved by the City Council.

3.01.035 Collection of revenues and proceeds from securities.

All revenues and proceeds from securities owned by the City shall be collected by the Finance Director/Treasurer promptly when due.

3.01.037 Donation to the City

The City may accept any money or property donated, devised, or bequeathed to it and carry out the terms of the donation, devise, or bequest, if for a public purpose and otherwise within the powers granted by law. The City shall deposit money in accordance with section 3.01.025 above. The City may decline to accept any donation that is inconsistent with the policies, plans, goals, or any other ordinance of the City, or if unable to carry out the specific terms or conditions attached to the donation. If no terms or conditions are attached to the donation, devise, or bequest, the City may expend or use it for any municipal public purpose.

3.01.040 Cancellation of uncollected accounts receivable – Refunds of erroneous payments.

a. The Finance Director/Treasurer may cancel any uncollectible account receivable except bills which may become a lien against property for taxes, but shall report all such cancellations to the City Manager, who will report to the City Council. Bills which may become a lien against property may be cancelled only upon written formal claim by the

87 owner when supported by substantial evidence of its propriety and approval by the City
88 Council.

89

90 b. Any refunds of overpayments or erroneous payments may be made by the Finance
91 Director/Treasurer (upon evidence of overpayment or erroneous payment).

92

93 3.01.045 Payrolls.

94

95 Payrolls shall be submitted to the Finance Director/Treasurer or designee for approval, and
96 upon approval the Finance Director shall issue warrants in payment thereof when due. It shall
97 not be necessary for the Finance Director to encumber in advance or to certify as to the
98 availability of funds appropriated for personal services, except those obtained on a
99 contractual basis; provided, that upon issuance of such warrants, the Finance Director shall
100 immediately cause the appropriate funds to be encumbered to the extent of the warrants
101 issued.

102

103 3.01.050 Deduction before disbursement.

104

105 Before disbursement of money to any person, business or organization, there shall be
106 deducted therefrom the amount of any delinquent indebtedness owed by such person to the
107 City.

108

109 3.01.055 Credit policy and regulation authorized.

110

111 The City Council may by resolution adopt policies and regulations establishing the City's
112 practices for extension of credit, billings, debt collections, and pursuit of delinquent accounts
113 receivable.

114

115 Section 2. Homer City Code Chapter 18, Section 18.06.010 Real property acquisitions, is
116 hereby amended to include a new subsection as follows:

117

118 18.06.010 Real property acquisitions, authority.

119

120 a. The City may acquire, own and hold real property within or outside the City
121 boundaries by any lawful means or conveyance, and may exercise all rights and powers in the
122 acquisition, ownership and holding of real property ~~as if the City were a private person.~~

123 b. The City may acquire real property by exercise of the powers of eminent domain and
124 declaration of taking in the performance of an authorized power or function of the City in
125 accordance with AS 09.55.240 through AS 09.55.460. [Ord. 90-11 § 3, 1990].

126 **c. The City may accept any real property donated, devised, or bequeathed to it and**
127 **carry out the terms of the donation, devise, or bequest, if for a public purpose and**

128 **otherwise within the powers granted by law. The City may decline to accept a donation**
129 **of real property that is inconsistent with the policies, plans, goals, or any other ordinance**
130 **of the City, or if unable to carry out the specific terms or conditions attached to the**
131 **donation. If no terms or conditions are attached to the donation, devise, or bequest, the**
132 **City may use it for any municipal public purpose.**

133
134 Section 3. This Ordinance is of a permanent and general character and shall be
135 included in the City Code.

136
137 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

138
139 CITY OF HOMER
140
141 _____
142 KEN CASTNER, MAYOR
143
144
145
146

147 ATTEST:
148
149 _____
150 MELISSA JACOBSEN, MMC, CITY CLERK
151

152 YES:
153 NO:
154 ABSTAIN:
155 ABSENT:
156
157 First Reading:
158 Public Hearing:
159 Second Reading:
160 Effective Date:



MEMORANDUM

Ordinance 24-03, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Re-Appropriating \$77,500 from the General Fund Unassigned Fund Balance to Install a Mobile Restroom at Jack Gist Park. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: City Council
Date: January 2, 2024
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

- I. **Issue:** The purpose of this Memorandum is to request an amendment to the FY24 Capital Budget to address funding for the new restroom at Jack Gist Park.
- II. **Background:** Jack Gist Park needs restroom facilities with flush toilets. The construction of a residential subdivision development adjacent to the park provided the opportunity to connect such a restroom to the water/sewer mains, which would be installed for the subdivision. The City developed a plan, in collaboration with the Homer Softball Association (“HSA”), to take advantage of this opportunity. The idea was that the City would commission the developer’s contractor, Arno Construction, to install the water/sewer service connections. Further, the City would pay for the installation of a concrete slab, upon which the HSA would build the wood frame restroom. The HSA committed to building the actual restroom with its own funds.

The FY24 Capital Budget designated \$42,500 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund for the water/sewer service connection. Further, \$77,500 was designated from the General Fund Unassigned Fund Balance, for the construction of the concrete slab. The water/sewer service connections are now installed.

Since the original plan was developed, Public Works developed a new idea, based on a product provide by Comforts of Homer, which builds mobile restroom units for general public use. Public Works has researched these units and concluded they could be cost effectively deployed at Jack Gist Park. Public Works recommends that funds previously designated for the concrete slab be re-appropriated for the acquisition and installation of a mobile restroom unit at Jack Gist Park.

This requires an ordinance directing use of the funds, already appropriated, for this new purpose.

- III. RECOMMENDATION:** That the City Council amend the FY24 Capital Budget to specify that the \$77,500, already appropriated for a restroom for Jack Gist Park, are hereby re-designated for the purpose of purchasing and install a portable restroom for the Park.

Jack Gist Park - Restroom

Budget Allocation - Water/Sewer Extension [+ concrete slab]

HAWSP	\$	42,500
GF Unassigned Fund Balance	\$	77,500
Total Budget Allocation	\$	120,000

Projected Costs		HAWSP		Fund Balance
Mobile Restroom Unit (actual quote)	\$	65,000		\$ 65,000
Sewer Line Stubout (actual cost)	\$	3,275	\$ 3,275	
Sewer service connection (estimated cost)	\$	3,000	\$ 3,000	
Water Line Stubout (estimated cost)	\$	5,000	\$ 5,000	
Water service connection (estimated cost)	\$	3,000	\$ 3,000	
Gravel pad to set restroom on	\$	5,000		\$ 5,000
Total Projected Costs	\$	84,275	\$ 14,275	\$ 70,000

**CITY OF HOMER
HOMER, ALASKA**

City Manager
Public Works Director

ORDINANCE 24-03

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY24 CAPITAL BUDGET BY RE-
APPROPRIATING \$77,500 FROM THE GENERAL FUND
UNASSIGNED FUND BALANCE TO INSTALL A MOBILE
RESTROOM AT JACK GIST PARK.

WHEREAS, The FY24 Capital Budget includes \$120,000 to install new water/sewer connection services at Jack Gist Park; and

WHEREAS, The FY24 Capital Budget identifies that \$77,500 is designated to come from the General Fund Unassigned Fund Balance and \$42,500 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund; and

WHEREAS, Public Works is requesting that the \$77,500 be re-appropriated and used to procure and install one mobile restroom unit at Jack Gist Park; and

WHEREAS, The \$42,500 was sufficient to complete the installation of the water and sewer extension to the park.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget to re-appropriate \$77,500 to purchase and install a portable restroom at Jack Gist Park as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
100	General Fund Unassigned Fund Balance	\$77,500

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ___ day of _____, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

45 ATTEST:

46

47

48 _____

49 MELISSA JACOBSEN, MMC, CITY CLERK

50

51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 Introduction:

57 Public Hearing:

58 Second Reading:

59 Effective Date:



MEMORANDUM

Ordinance 24-04, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$150,000 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Purchase Two Mobile Restrooms to be Placed at Karen Hornaday Park. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: City Council
Date: November 30, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

I. Issue: The purpose of this Memorandum is to request an appropriation in the amount of \$150,000 from the HAWSP Fund to furnish two mobile restrooms at Karen Hornaday Park.

II. Background:

The FY24 Capital Budget includes \$30,000 to install new water/sewer connection services for a new restroom at Karen Hornaday Park. The FY25 Capital Budget contains \$150,000 from the HAWSP Fund and \$350,000 from the General Fund Unassigned Fund Balance to build the actual restroom.

We have found a source of high quality mobile restrooms and we will be procuring one for Jack Gist Park. These units would be equally useful at Karen Hornaday Park. The cost of one mobile restroom unit is \$65,000. This means we could install two such units at Karen Hornaday Park, one placed near the Pavilion and one placed adjacent to the Playground, using the FY24 funds and the funds projected to come from the HAWSP Fund in FY25. Assuming the new service lines come in on budget, we may not need to tap the General Fund in FY25.

III. RECOMMENDATION: That the City Council appropriate \$150,000 from the HAWSP Fund to the FY 24 Capital Budget to fully fund two portable restroom units for Karen Hornaday Park.

Karen Hornaday Restrooms

Budget Allocation - Water/Sewer Extension [+ concrete slab]	FY24	FY25
HAWSP	\$ 10,000	\$ 150,000
GF Unassigned Fund Balance	\$ 20,000	\$ 350,000
Total Budget Allocation	\$ 30,000	\$ 500,000

Projected Costs	
Engineering	\$ 20,000
Mobile Restroom Unit - near Pavilion (actual quote)	\$ 65,000
Sewer Line to Pavilion Restroom	\$ 30,000
Water Line to Pavilion Restroom	\$ 30,000
Mobile Restroom Unit -adjacent to Playground	\$ 65,000
Water line for Playground restroom	\$ 30,000
Sewer Line to Playground restroom	\$ 30,000
Concrete slab for Playground restroom	\$ 35,000
Total Projected Costs	\$ 305,000

Total Projected Costs	\$ 590,000
------------------------------	-------------------

PENDING BUSINESS

NEW BUSINESS

- A. Portable Restrooms for City Parks
Memorandum PARC-23-027 from Parks Maintenance Coordinator as backup

Acting Chair Archibald introduced the item by reading the title and deferred to Parks Coordinator Felice.

Parks Maintenance Coordinator Felice reviewed his memorandum for the Commission. He provided additional comments on the proposed units being used by many communities in Alaska and also in the Lower 48, noting in particular the cost savings to the City.

Parks Maintenance Coordinator Felice facilitated discussion on the following:

- Shipping Costs to Seward from Washington was \$5000 for two units
- The unit could be connected directly to water and sewer services
- The unit would be removed and stored under cover in the winter
 - o Location of storage will need to be determined, additional covered storage may need to be constructed.
 - o They can be constructed for year round use as they do come equipped with a heater. He reported that communities in Idaho use them year round and they have harsh winters.
- Each unit will have two standard toilet rooms and one ADA toilet room, all rooms will be equipped with porcelain commodes and sinks, can be easily hosed down and cleaned. There will be a ramp with handrails to access the ADA unit.
 - o Each trailer will be lowered hydraulically to minimize the height from the ground
 - o Wheels & axles remain attached to the unit
 - o Unit will be open during park times only and locked by janitorial staff after cleaning. Parks maintenance staff or Building Maintenance will unlock units at the beginning of each day.
- Cost of two units is 50% or less of one brick and mortar restroom facility
- Each unit can be constructed in seven days cost is \$60,666.75 per unit as shown
 - o Units can be constructed with holding tanks and could serve as replacements for Portable Toilets on the Spit in various locations including Mariner Park
- Units have been used by other communities for as long as 14 years with scheduled maintenance and needed repairs.

Public Works Director Keiser explained that they are prepared to submit an ordinance to be introduced at the November 27th regular meeting and will have public hearing and adopted at the January 8th meeting. They will request that City Council move the funds allocated in the FY25 Budget to FY24 Budget so they can get this done. If Council approves then restrooms would be received and installed in time for baseball season.

Parks Maintenance Coordinator reported that he met with the Adult Softball Association and Little League and both organization support this project. Little League had proposed constructing a two story Refreshment and Scoreboard with restrooms and storage facility but they do not have the funding and the city would not be able to get the funding for constructing something like that for quite some time.

FAIR/ROEDL MOVED THAT THE PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION RECOMMENDS CITY COUNCIL FUND THE PURCHASE OF TWO BATHROOM UNITS FROM COMFORTS OF HOME SERVICES FOR KAREN HORNADAY PARK AND JACK GIST PARK.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Works Director Keiser stated that credit should be given to Mr. Felice as he brought back the idea and did the research after seeing the units being used in Wrangell, Alaska, when attending the annual Alaska Recreation and Park Association Conference.

- B. Amending Homer City Code to Create Departments
Memorandum from Recreation Manager as backup

Acting Chair Archibald introduced the item and deferred to Recreation Manager Illg

Recreation Manager Illg provided a summary review of the memoranda in the packet. He noted the following:

- City Manager brought forward the ordinance to create the Community Development Department and relocate the Divisions of Economic Development, Planning and Community Recreation from the Administrative Department to within the new Community Development Department, this department will also have the future Building & Code Enforcement Division; transition IT and the Library Divisions into Departments.
- There has been a lot of discussion and public comment, which has been provided for the Commission in the packet, and Council postponed the ordinance to January 8th regarding the concerns received from the public to create and Parks & Recreation Department.
- Council appears to be on board for creating the Library and IT Departments.
- Council asked the City Manager if the Parks, Art, Recreation & Culture Advisory Commission has weighed in on this issue, noting that the Library Board, EDC and Planning Commissions have provided comment.
- Separate but related issue regarding this is the potential to have a soon to be created Parks & Recreation Department.
- Questioned if Community Recreation Division is the right fit for the Community Development Department, or should stay where it is until the Parks and Recreation Department is created instead of jumping around.
- Acknowledged some cross over with Economic Development such as special events because Community Recreation holds a number of events which relate to or work with economic development.

Mr. Illg specifically asked the Commission to comment on what they thought about moving the Community Recreation division under Community Development Department.

Acting Chair Archibald commented on the numerous entities in that planning, parks and rec section of the Ordinance 23-49.

**CITY OF HOMER
HOMER, ALASKA**

City Manager
Public Works Director

ORDINANCE 24-04

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 CAPITAL BUDGET BY RE-APPROPRIATING \$150,000 FROM THE HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) FUND TO PURCHASE TWO MOBILE RESTROOMS TO BE PLACED AT KAREN HORNADAY PARK.

WHEREAS, The FY24 Capital Budget includes \$30,000 to install new water/sewer connection services for a new restroom at Karen Hornaday Park; and

WHEREAS, The FY25 Capital Budget contains \$150,000 from the HAWSP Fund and \$350,000 from the General Fund Unassigned Fund Balance to build the actual restroom; and

WHEREAS, We have found a source of high quality mobile restrooms and we will be procuring one for Jack Gist Park and these units would be equally useful at Karen Hornaday Park; and

WHEREAS, The cost of one mobile restroom unit is \$65,000, meaning we could install two such units at Karen Hornaday Park, one placed near the Pavilion and one placed adjacent to the Playground, using the FY24 funds and the funds projected to come from the HAWSP Fund in FY25.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget to re-appropriate \$150,000 to purchase two portable restrooms for Karen Hornaday Park as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
215-XXXX	HAWSP	\$150,000

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ___ day of _____, 2024.

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CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 24-05, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 and 25 Capital Budget By Appropriating Funds in the Amount of \$288,524 From the Port and Harbor Match Reserves to Meet the City's Increased Local Match Requirement for the Homer Harbor Expansion General Investigation Being Conducted in Partnership with the Army Corps of Engineers and the State of Alaska. Lord/Hansen.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: 2JAN24
From: Councilmembers Hansen and Lord

The Homer Harbor Expansion General Investigation (GI) was initiated in 2023 and later that year the US Army Corps of Engineers (USACE) communicated to the City that the initial cost for the GI had increased to \$4,154,093 resulting in a need for the City to appropriate an additional \$288,524. Council, the Port and Harbor Commission, and staff have worked together to identify a path forward for funding, and in November 2023 the Council unanimously approved Resolution 21-130 which stated intent to appropriate the City's match for the increased cost of the GI.

The GI was originally priced at \$3 million, however, the USACE decided that we would need to add geotechnical analysis and a ship simulation at a cost of \$1,154,093 to complete a comprehensive report that would lead to a reasonably accurate cost estimate. The City split the cost of the original \$3 million three ways: \$750,000 City of Homer, \$750,000 State of Alaska, \$1.5 million USACE. For the new cost, we are proposing a split of similar proportions which results in a need for \$288,524 from the Port and Harbor Match Reserves. The City will lobby the State for a matching amount from the State Legislature, and USACE intends to cover the remaining funds through future federal budgets.

RECOMMENDATION: Adopt Ordinance 24-05

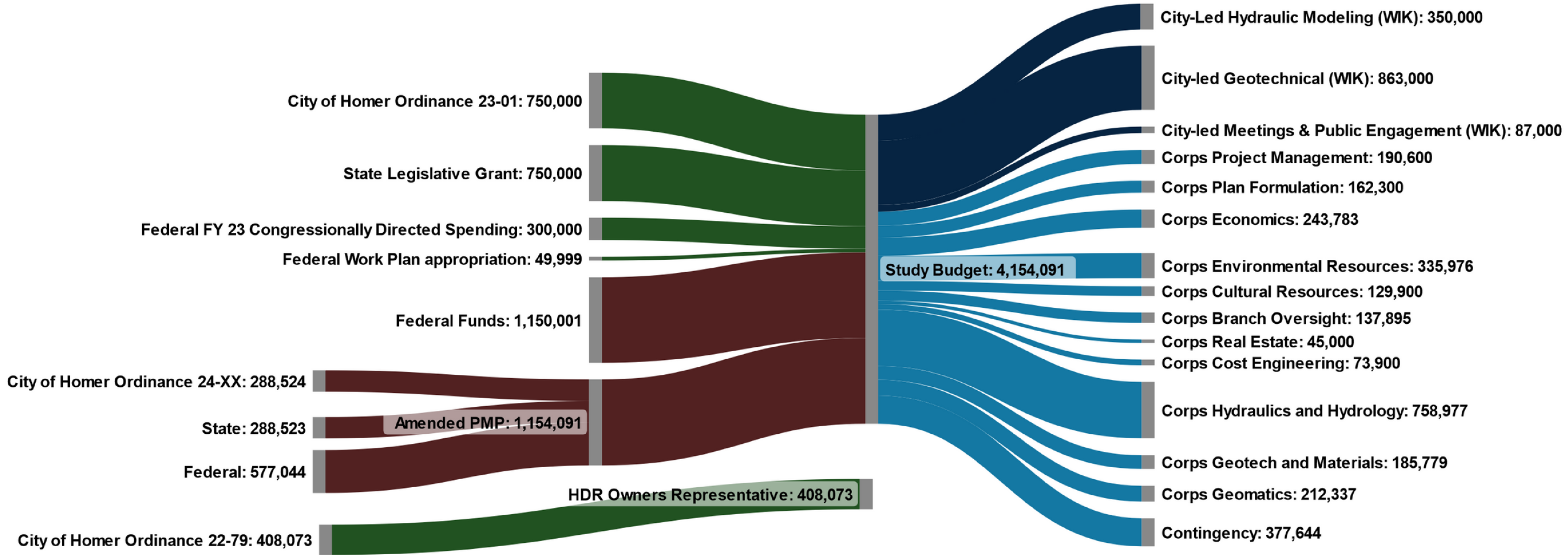
**CITY OF HOMER
FINANCIAL SUPPLEMENT**

PROJECT NAME	<u>Additional Match Funds - Homer Harbor Expansion General Investigation</u>	DATE	<u>01/03/2024</u>
DEPARTMENT	<u>Council</u>	SPONSOR	<u>Lord/Hansen</u>
REQUESTED AMOUNT	<u>\$ 288,524</u>		

DESCRIPTION	<p>Homer Harbor Expansion has been the City's highest ranking priority Capital Improvement project since 2004 to (1) meet moorage demand, (2) address overcrowding and associated navigational safety concerns and high maintenance costs, and (3) support regional, statewide and national marine transportation, the maritime economy and national security.</p> <p>The Homer Harbor Expansion's General Investigation (GI) with the US Army Corps of Engineers (USACE) was successfully initiated in 2023 under a \$3 million Federal Cost Share Agreement in which study costs are being shared fifty percent Federal/twenty-five percent City of Homer/twenty-five percent State sponsors. Due to the USACE's required addition of geotechnical analysis and ship simulation to the scope of the GI, the original cost of the GI has increased by \$1,154,093 to be similarly shared between the Federal and Local partners.</p> <p>Homer City Council Resolution 23-130 agreed to the revised GI scope and cost in the Project Management Plan, stating it is prudent to continue to explore options for a harbor expansion to relieve congestion and improve navigational safety within Homer's Port and Harbor. Consistent with the shared local match partnership, Homer City Council Resolution 23-130 additionally expressed the City of Homer's intent to appropriate funds in the amount of \$288,524 for fifty percent of the required local sponsor match and seek State matching funds for the remaining fifty percent.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT MATCH RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Match Reserves (456-0389)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,493,675</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 288,524</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,205,151</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____



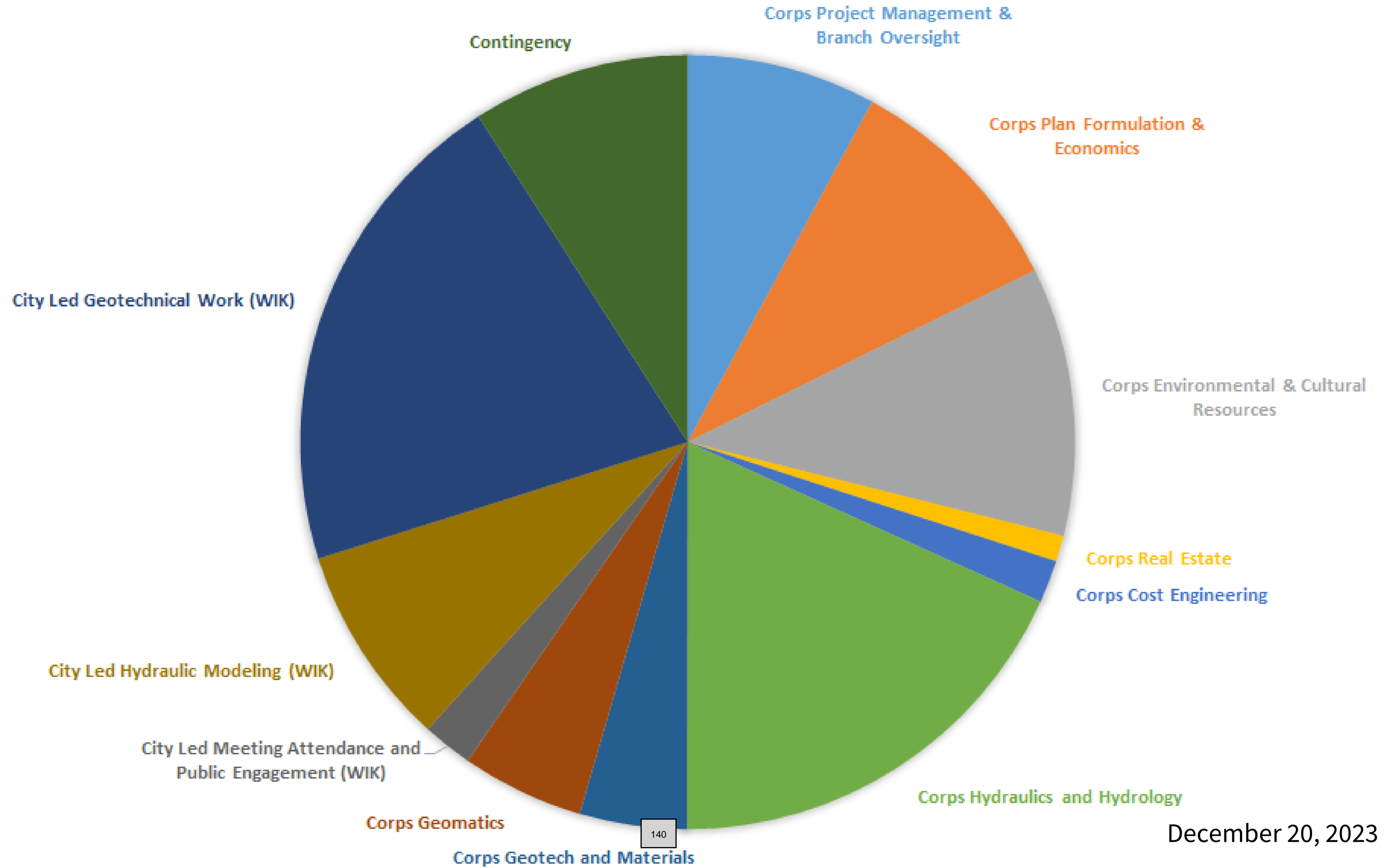
 **Funded**

 **Not Yet Funded**

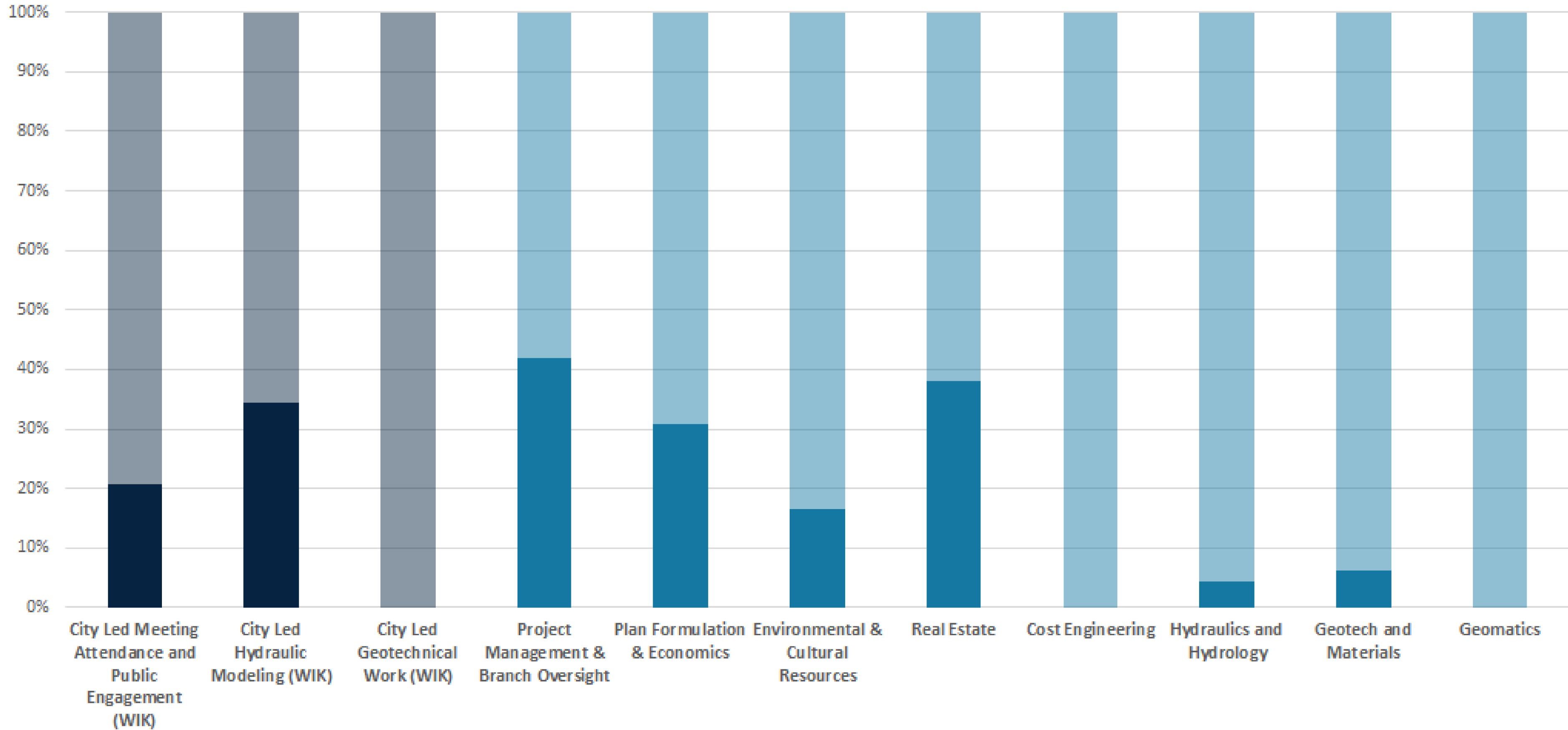
 **City Led Work**

 **Corps Work**

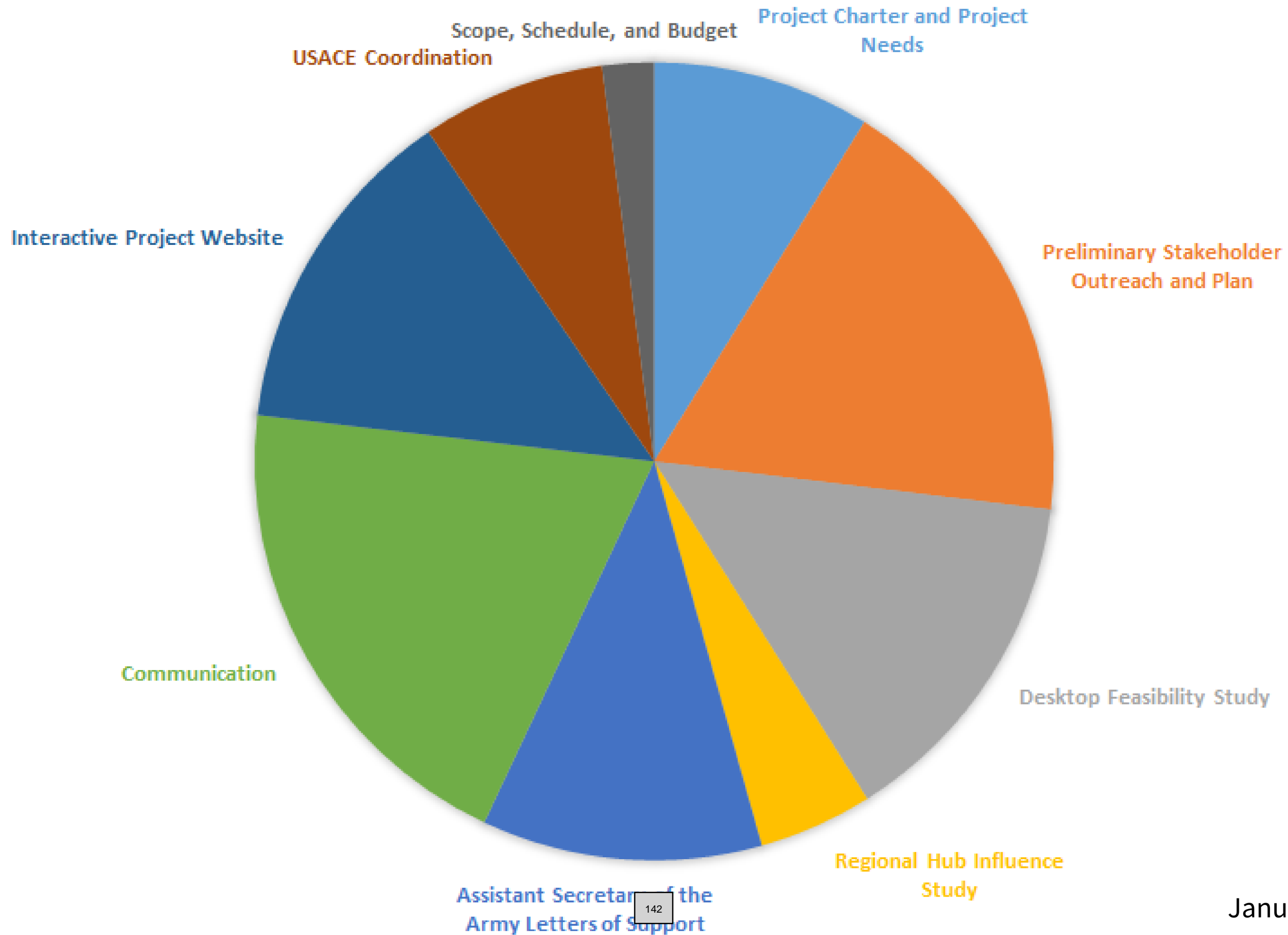
Study Budget



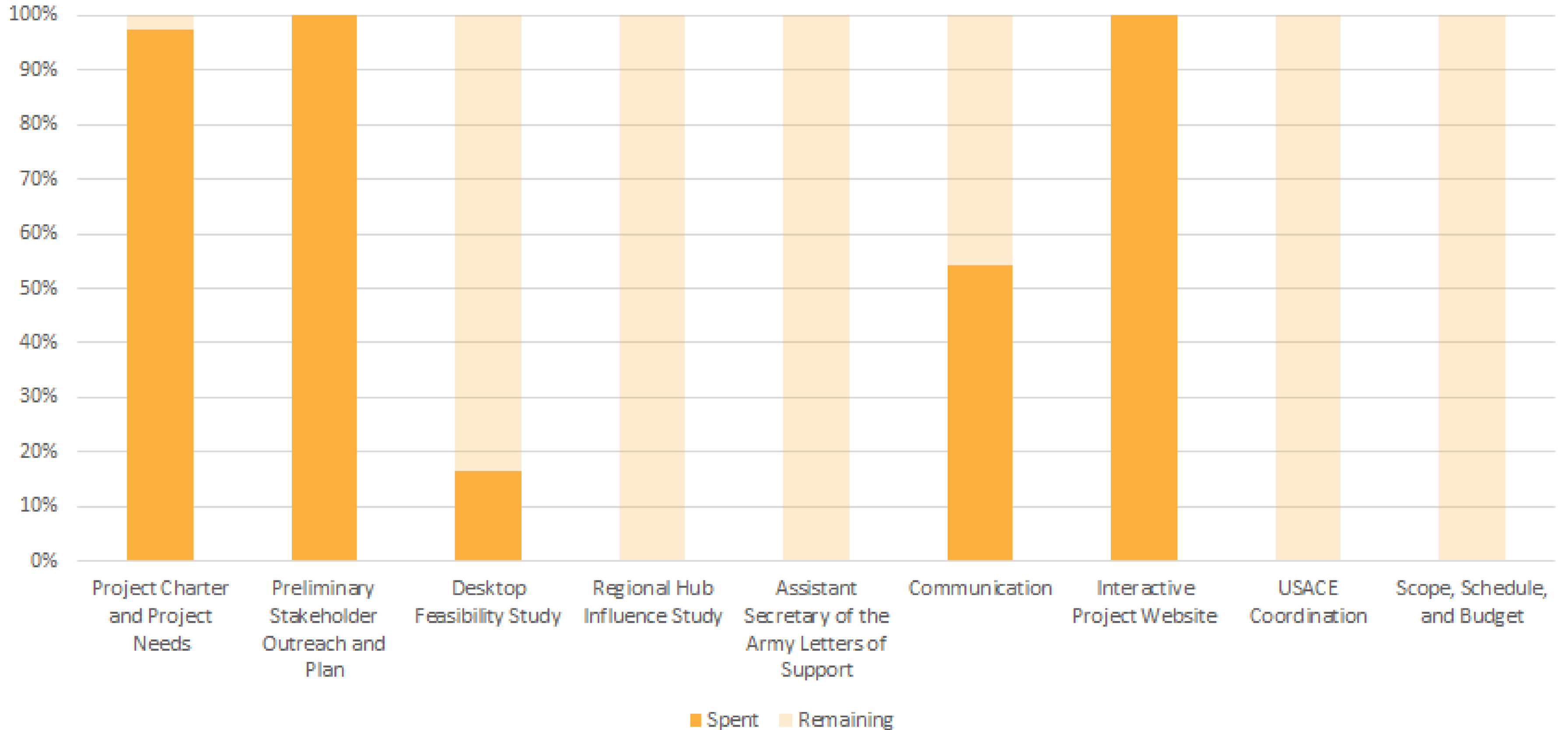
Spent to Date by Study Budget Category



Owner's Representative Budget



Owner's Representative Spent to Date by Task



Introduced by: Assembly Members and Mayor
Date: 01/02/24
Action: Adopted
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2024-001**

**A RESOLUTION URGING ADDITIONAL STATE OF ALASKA MATCH FUNDING
FOR THE HOMER HARBOR EXPANSION GENERAL INVESTIGATION STUDY IN
THE AMOUNT OF \$288,523**

- WHEREAS,** Homer’s Port & Harbor is a regional port, serving the needs of commercial vessels operating across southcentral and western Alaska, and the Arctic in the maritime industrial, marine transportation and commercial fishing industries and, over time, the increased demand for services provided by the Homer Port & Harbor has outgrown Homer harbor’s ability to safely and efficiently serve this fleet; and
- WHEREAS,** the City of Homer (“City”) has identified a new large vessel port expansion among its highest ranked priority capital improvement projects since 2004 to (1) meet the growing needs of our commercial fleet, (2) address overcrowding and associated navigational safety concerns and high maintenance costs, and (3) support emerging regional and national economic opportunities; and
- WHEREAS,** in recognition of this need, the City and the U.S. Army Corps of Engineers (“USACE”) entered into a Federal Cost Share Agreement in March 2023 to initiate a Homer Harbor Expansion General Investigation (“GI”) that investigates all planning aspects needed to build a large vessel harbor at the Homer Spit including, but not limited to: selecting a preferred design alternative and construction methods, evaluating social, economic and environmental factors, determining costs and conducting a cost benefit analysis; and
- WHEREAS,** the initial cost of the Homer Harbor Expansion GI study was set per the USACE Project Management Plan (PMP) at \$3,000,000, as a shared partnership between the USACE, the State of Alaska, and the City (\$1.5M federal/\$750,000 State of Alaska/\$750,000 City of Homer; and
- WHEREAS,** after reaching the study’s Alternatives and Measures Milestone, the USACE project development team updated the PMP to include two additional activities in the GI scope (geotechnical analysis and ship simulation) so that the study would have sufficient data to develop the most realistic benefit to cost ratio; and
- WHEREAS,** the additional work increases the cost of the GI study by \$1,154,093 to be similarly shared between the Federal and local partners; and

WHEREAS, the success and continuation of this project lies in continued active partnership and investment at the local, state and federal levels; and

WHEREAS, Homer City Council passed Resolution 23-130 agreeing to the revised scope and cost of the GI under the PMP, stating it is prudent to continue to explore options for a harbor expansion to relieve congestion and improve navigational safety within Homer's Port and Harbor; and

WHEREAS, consistent with the shared local match partnership, Homer City Council Resolution 23-130 additionally expresses the City of Homer's intent to appropriate funds in the amount of \$288,524 for fifty percent of the required local sponsor match and to seek State matching funds for the remaining fifty percent; and

WHEREAS, investment in the GI aligns with the Kenai Peninsula Borough's Comprehensive Development Plan, which prioritizes Homer's large vessel harbor expansion in order to meet current moorage demand and improve the Kenai Peninsula's support capabilities to the regional and statewide marine transportation network; and

WHEREAS, the purpose of this resolution is to state the Kenai Peninsula Borough Assembly's support of the completion of the GI study for the Homer Harbor Expansion project, and thereby take the next step in building a large vessel harbor that will support current moorage needs as well as emerging regional and national economic opportunities on the Kenai Peninsula;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Assembly urges the State of Alaska to provide \$288,523 in additional match funds in the FY25 State budget in order to fully fund local match requirements for the Homer Harbor Expansion General Investigation study in partnership with the US Army Corps of Engineers and the City of Homer as the development of this public facility will help enhance safety and economic prosperity among the many Alaskan communities who depend on services operating out of Homer Port and Harbor.

SECTION 2. That a copy of this resolution will be sent to Governor Dunleavy.

SECTION 3. That a copy of this resolution will be sent to State Senator Jesse Bjorkman and State Senator Gary Stevens, State Representative Ben Carpenter, State Representative Justin Ruffridge, State Representative Louise Stutes, and State Representative Sarah Vance.

SECTION 4. That a copy of this resolution will be sent to the borough's congressional delegation.

SECTION 5. That this resolution is effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 2ND DAY OF JANUARY, 2024.

Brent Johnson

Brent Johnson, Assembly President

ATTEST:

Michele Turner

Michele Turner, CMC, Borough Clerk



Yes: Cooper, Cox, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson
No: None
Absent: None

**CITY OF HOMER
HOMER, ALASKA**

Lord/Hansen

ORDINANCE 24-05

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 CAPITAL BUDGET BY APPROPRIATING FUNDS IN THE AMOUNT OF \$288,524 FROM THE PORT AND HARBOR MATCH RESERVES TO MEET THE CITY'S INCREASED LOCAL MATCH REQUIREMENT FOR THE HOMER HARBOR EXPANSION GENERAL INVESTIGATION BEING CONDUCTED IN PARTNERSHIP WITH THE ARMY CORPS OF ENGINEERS AND THE STATE OF ALASKA.

WHEREAS, Homer Harbor Expansion has been the City's highest ranking priority Capital Improvement project since 2004 to (1) meet moorage demand, (2) address overcrowding and associated navigational safety concerns and high maintenance costs, and (3) support regional, statewide and national marine transportation, the maritime economy and national security; and

WHEREAS, The Homer Harbor Expansion's General Investigation (GI) with the US Army Corps of Engineers (USACE) was successfully initiated in 2023 under a \$3 million Federal Cost Share Agreement in which study costs are being shared fifty percent Federal/twenty-five percent City of Homer/twenty-five percent State sponsors; and

WHEREAS, Due to the USACE's required addition of geotechnical analysis and ship simulation to the scope of the GI, the original cost of the GI has increased by \$1,154,093 to be similarly shared between the Federal and Local partners; and

WHEREAS, Homer City Council Resolution 23-130 agreed to the revised GI scope and cost in the Project Management Plan, stating it is prudent to continue to explore options for a harbor expansion to relieve congestion and improve navigational safety within Homer's Port and Harbor; and

WHEREAS, Homer City Council is greatly appreciative of our Federal and State partners and recognizes that the success and continuation of this project lies in continued active partnership and investment between all three; and

WHEREAS, Consistent with the shared local match partnership, Homer City Council Resolution 23-130 additionally expressed the City of Homer's intent to appropriate funds in the amount of \$288,524 for fifty percent of the required local sponsor match and seek State matching funds for the remaining fifty percent.

44 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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46 Section 1. The Homer City Council hereby amends the FY24 Capital budget by
47 appropriating \$288,524 to meet the City’s increased local match requirement for the Homer
48 Harbor Expansion General Investigation being conducted in partnership with the US Army
49 Corps of Engineers and the State of Alaska as follows:

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51 Transfer from:

52 <u>Fund</u>	<u>Description</u>	<u>Amount</u>
53 456-0389	Port and Harbor Match Reserves	\$288,524

54

55 Transfer to:

56 <u>Fund</u>	<u>Description</u>	<u>Amount</u>
57 415-0943	Homer Harbor Expansion General Investigation	\$288,524

58

59 Section 3. This ordinance is a budget amendment only, is not of a permanent nature
60 and is a non code ordinance.

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62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of January, 2024.

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65 CITY OF HOMER

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KEN CASTNER, MAYOR

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71 ATTEST:

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74 _____
MELISSA JACOBSEN, MMC, CITY CLERK

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77 YES:

78 NO:

79 ABSTAIN:

80 ABSENT:

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82 First Reading:

83 Public Hearing:

84 Second Reading:

85 Effective Date:



AGENDA ITEM REPORT

Ordinance 24-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating \$25,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund to Contract Engineering Services for Preliminary Design of Non-motorized Trails and Trailhead Connecting City of Homer Diamond Creek Property to the Proposed Highway Underpass. Davis.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: 08 January 2024
From: Melissa Jacobsen, MMC, City Clerk

With the introduction of Ordinance 24-06 Council requested a copy of the Diamond Creek Recreation Area Multi-Resource Management Plan be provided for the next meeting.

The plan is available on the City's webpage through the Parks and Recreation link under Departments, and I've included a link to access the document.

<https://www.cityofhomer-ak.gov/publicworks/diamond-creek-recreation-area>

Planning Technician Steffy provided the pages related to Recreation Objectives and map that are attached.

Strategies

Monitor forest health, in partnership with the Kenai Peninsula Borough and the DNR, Division of Forestry. Include the DCRA within any local wildfire risk assessments.

Where appropriate, route non-motorized public access through forested areas so as to promote strategic firebreaks (motorized vehicles are restricted except for maintenance and grooming unless approved by the City).

Conservation Objective 2:

Preserve and protect wetlands and riparian zones within the DCRA.

Strategies:

Plan new routes for public access through the DCRA in a manner and location that minimizes impact(s) to wetlands.

Seek funding for bridge upgrades and maintenance at trail-stream crossings, and for proper trail-hardening through wet areas.

Regulate and minimize non-winter motorized travel through the DCRA except for city-approved management activities.

Conservation Objective 3:

Preserve the natural scenic qualities of the DCRA.

Strategies:

Design and install signage so as not to detract from local scenery with sign height, color, material, or placement.

Provide maps of the area near trailheads, so they are not necessary along public-access routes. Use as few trail markers as necessary.

Encourage users to pack out trash.

Prohibit overnight camping.

Identify and maintain functional landscape and ecological linkages between the DCRA, the HDF, and surrounding lands that have been protected through conservation easements or other mechanisms.

Ensure that the DCRA remains a viable wildlife corridor by protecting important habitat features and avoiding obstructions to wildlife movement.

Recreation

Recreational development within the DCRA should be focused primarily on summer use at this time, since winter access is already well-established.

However, certain recreational objectives detailed here will benefit users on a year-round basis. Care should be exercised during all phases of recreational development to protect the environmental attributes of the DCRA, as well as the interests of surrounding landowners.

Recreational Objective 1:

Improve controlled, non-motorized recreational access to the DCRA.

Strategies:

Support efforts to enlarge the parking area at the Rogers Loop trailhead.

Work with the Kenai Peninsula Borough's Land Management Division to formalize year-round access from the DOT trailhead to the DCRA.

Provide a parking area and trailhead facilities at the western border of the DCRA.

Develop a preliminary plan with the AK-DOT, and seek funding, for a non-motorized route across the Sterling Highway near MP 168, in order to extend the recreational corridor to the Diamond Creek State Recreation Site on the south side of the Sterling Highway. (A pedestrian underpass at this location associated with an improved road-stream crossing should be investigated.)

Recreational Objective 2:

Construct summer-use trails within the DCRA.

Strategies:

Develop a summer trail system through and connecting upland areas (“forest islands”) within the DCRA, including a route paralleling Diamond Creek (Map 1). Extend DCRA trails to the Sterling Highway and current HDF trails as shown on Map 1.

Develop summer access from the Sterling Highway-DOT trailhead to the DCRA, with trail-hardening through wet areas.

Plan and develop multi-use “loops” or trails, to include bicycling and equestrian users, where soils and slopes are suitable.

Education

Educational Objective 1:

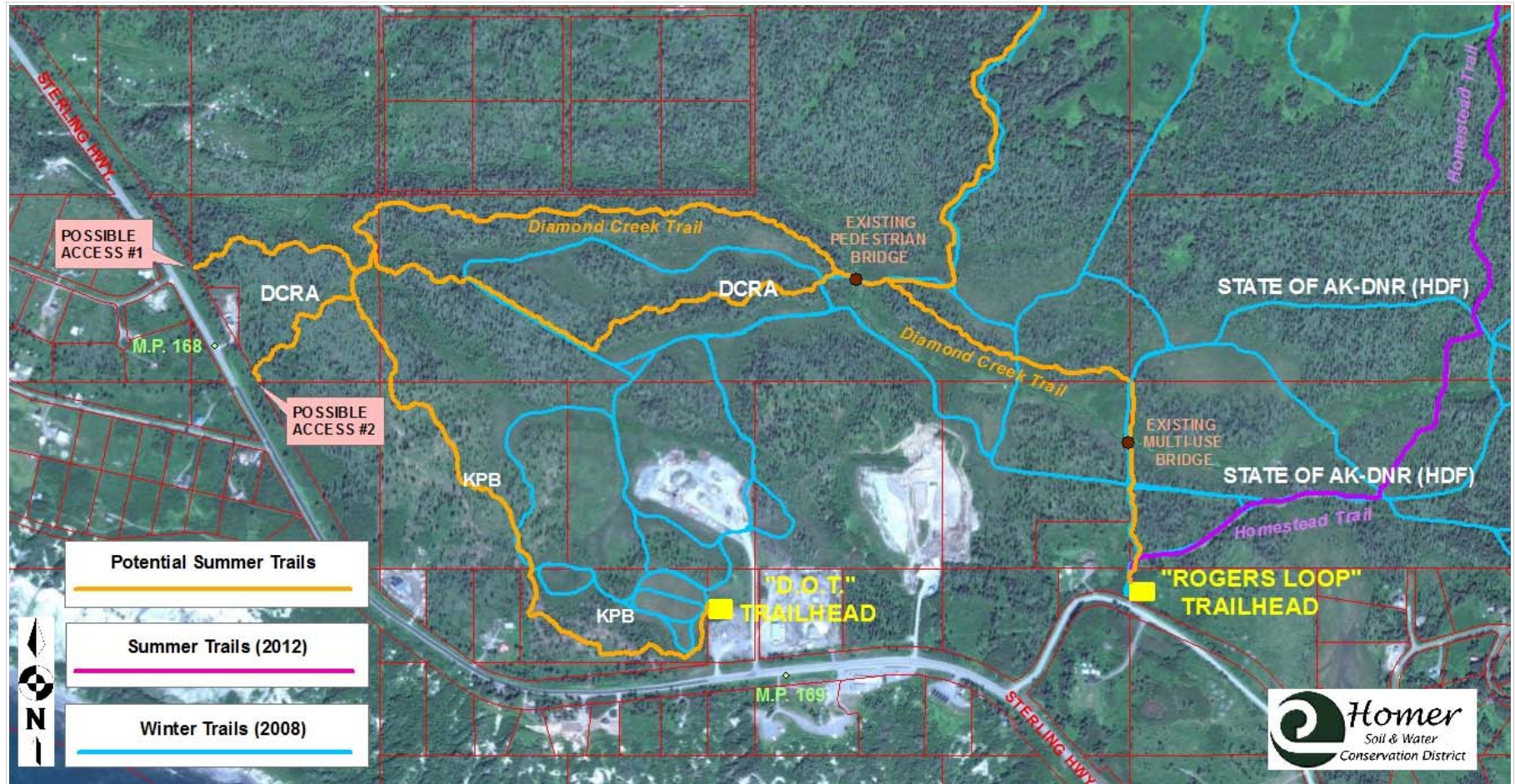
Encourage area schools, local organizations, and area visitors to use the DCRA in sustainable ways that promote education.

Strategies:

Identify areas for observing scenery and wildlife and provide minimal-disturbance facilities (such as widened trail segments, lookouts, benches, or informational signage) to enhance visitor experiences.

Help to organize and promote educational events on significant dates, or during appropriate community events, to enhance public knowledge of forest and wetland ecology.

Map 1 - Diamond Creek Recreation Area Access and Development





AGENDA ITEM REPORT

Ordinance 24-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating \$25,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund to Contract Engineering Services for Preliminary Design of Non-motorized Trails and Trailhead Connecting City of Homer Diamond Creek Property to the Proposed Highway Underpass. Davis.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: 08 January 2024
From: Council Member Davis

Summary Statement:

The State of Alaska Department of Transportation and Public Facilities (DOT-PF) is preparing to begin construction this spring (2024) on a major rehabilitation of the Sterling Highway from Anchor Point to Baycrest (MP 157-169).

The highway rehabilitation will include “new roadway pavement, additional shoulder width and the addition of passing/climbing lanes, **replacement of bridges and culverts and stabilization of stream banks.**”

In a series of meetings with the Homer Trails Alliance (HTA) and Homer city staff, DOT-PF personnel have expressed willingness to consider including as part of the project a pedestrian underpass at the Diamond Creek culvert that would provide a connection between existing trail systems: the city’s Diamond Creek Recreation Area and Rogers Loop Trailhead on the east side of the Sterling Highway, and the Diamond Creek State Recreation Site trail system (“Diamond Gulch”) on the west side of the highway.

However, DOT-PF regulations preclude the department from expending funds on a trail underpass absent a commitment by municipal or other authorities to extend existing trails up to the proposed underpass.

In meetings with DOT-PF, city staff have indicated general support by the city for eventually connecting existing trails to a future pedestrian underpass, but they have been unable to point to any specific plans or funding for such work.

The Homer Trails Alliance has up to 60 volunteers, many highly experienced, who are willing to do much of the trail-building work that would be required – but before beginning any work (in coordination with city staff, of course) a detailed, professional design is required.

This ordinance aims to address DOT-PF concerns about the city's lack of a formal commitment to providing the connecting infrastructure for an underpass. By appropriating this relatively modest amount now for engineering services for a Preliminary Design, the city will be demonstrating in a tangible way its commitment to proceed with the work.

If this tangible commitment does secure agreement from DOT-PF to proceed with the underpass, the funds can then be expended on the design -- and once the design is completed and approved, HTA volunteers, in close coordination with City Staff, will be able to begin work on connecting trails.

Because DOT-PF will begin work on this project in a matter of months, time is of the essence.

Recommendation:

Introduce the ordinance today, so that a public hearing can be held in two weeks. Request that PARCAC review expeditiously, ideally at its next meeting in January, prior to expenditure of funds, to confirm whether HART Funds are available for the full amount, given other needs in the areas of trail construction and maintenance.

Attachments:

1. West Homer HTA Map
2. Area Map with Trail Distances

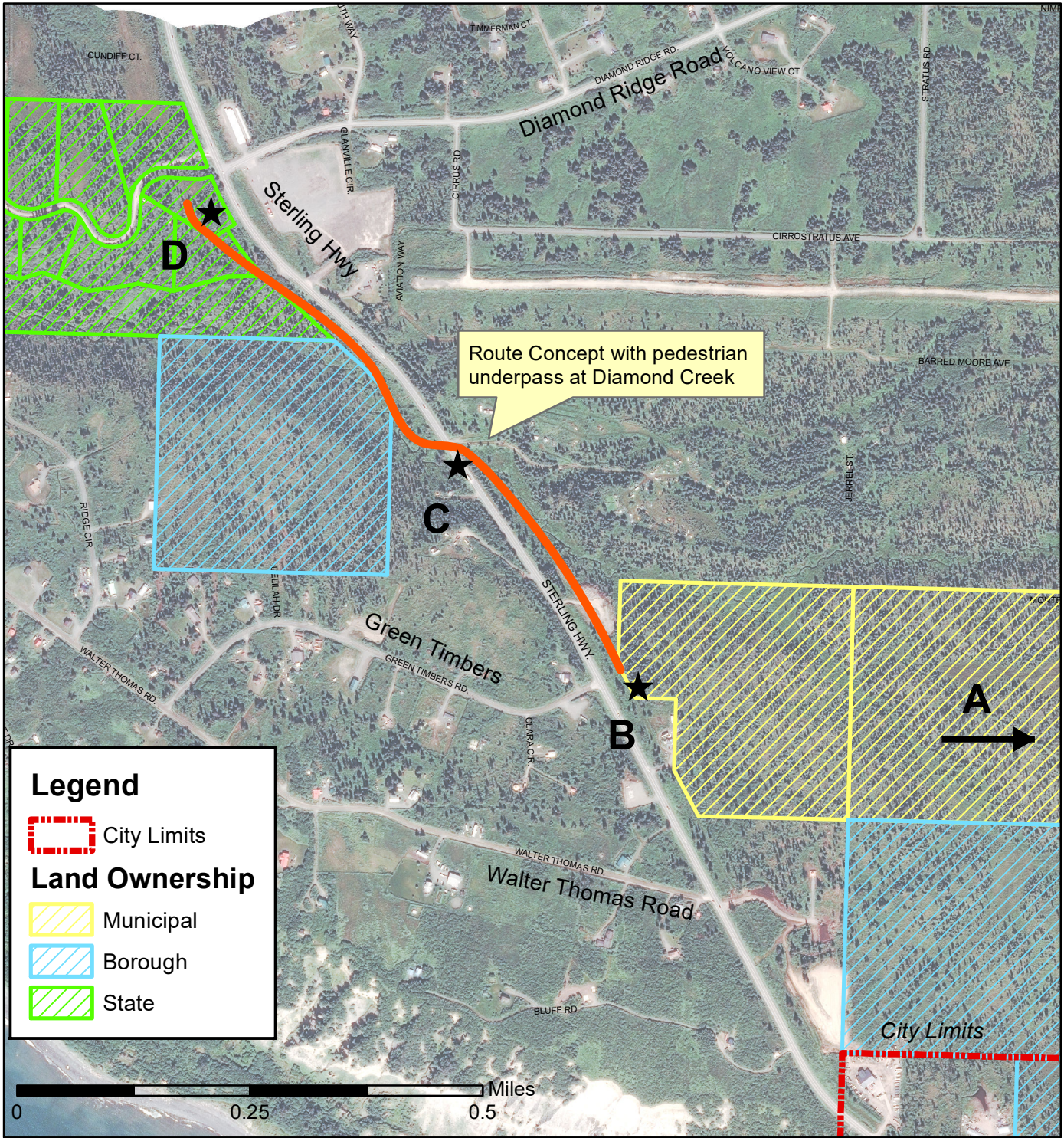

**CITY OF HOMER
FINANCIAL SUPPLEMENT**

PROJECT NAME	<u>Trails Engineering Design Study - DCRA</u>	DATE	<u>01/03/2024</u>
DEPARTMENT	<u>Council</u>	SPONSOR	<u>Davis</u>
REQUESTED AMOUNT	<u>\$ 25,000</u>		

DESCRIPTION	<p>The City Council approved the Diamond Creek Recreation Area (DCRA) Management Plan in May 2013. Development of DCRA is included in the City of Homer's 2024-2029 Capital Improvement Plan. This appropriation is to provide \$20,000 as well as a small contingency for a total of \$25,000 to pay for the development of a Trails Engineering Design Study in the DCRA.</p> <p>The HART Policy Manual identifies a process for nomination and selecting trails for funding by the HART Trails Fund. A Trails Engineering Design Study will provide design and engineering specifics regarding trails and facilities in the DCRA and assist the City of Homer in evaluating the best use of a large land parcel in west Homer. The City of Homer has the capacity with existing staff and community volunteers to develop public recreation multi use trails in the DCRA.</p> <p>State of Alaska Department of Transportation and Public Facilities (AKDOT/PF) is preparing to launch a large Sterling Highway rehabilitation project in the west Homer area and has expressed willingness to construct a pedestrian underpass crossing the Sterling Highway if the City of Homer demonstrates commitment to developing trails and facilities in the DCRA connecting to this underpass area.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART Trails (165)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,090,060</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 386,671</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 25,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 678,389</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

City of Homer
 Planning and Zoning Department
 January 3, 2024

Area Map

Estimated New Trail Distances	
A-B: 3,100	City Owned Land
B-C: 1,600	Private Lands + DOT ROW
C-D: 2,500	Private, Borough, State Lands and DOT ROW

N

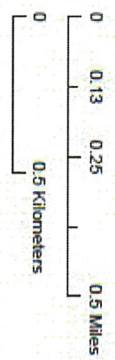
*Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.*

Map Date: 10/12/2011
 Project: West Homer Recreation Planning
 Scale: 1:10,000
 Author: [Name]
 Date: 10/12/2011
 Project: West Homer Recreation Planning
 Scale: 1:10,000
 Author: [Name]
 Date: 10/12/2011

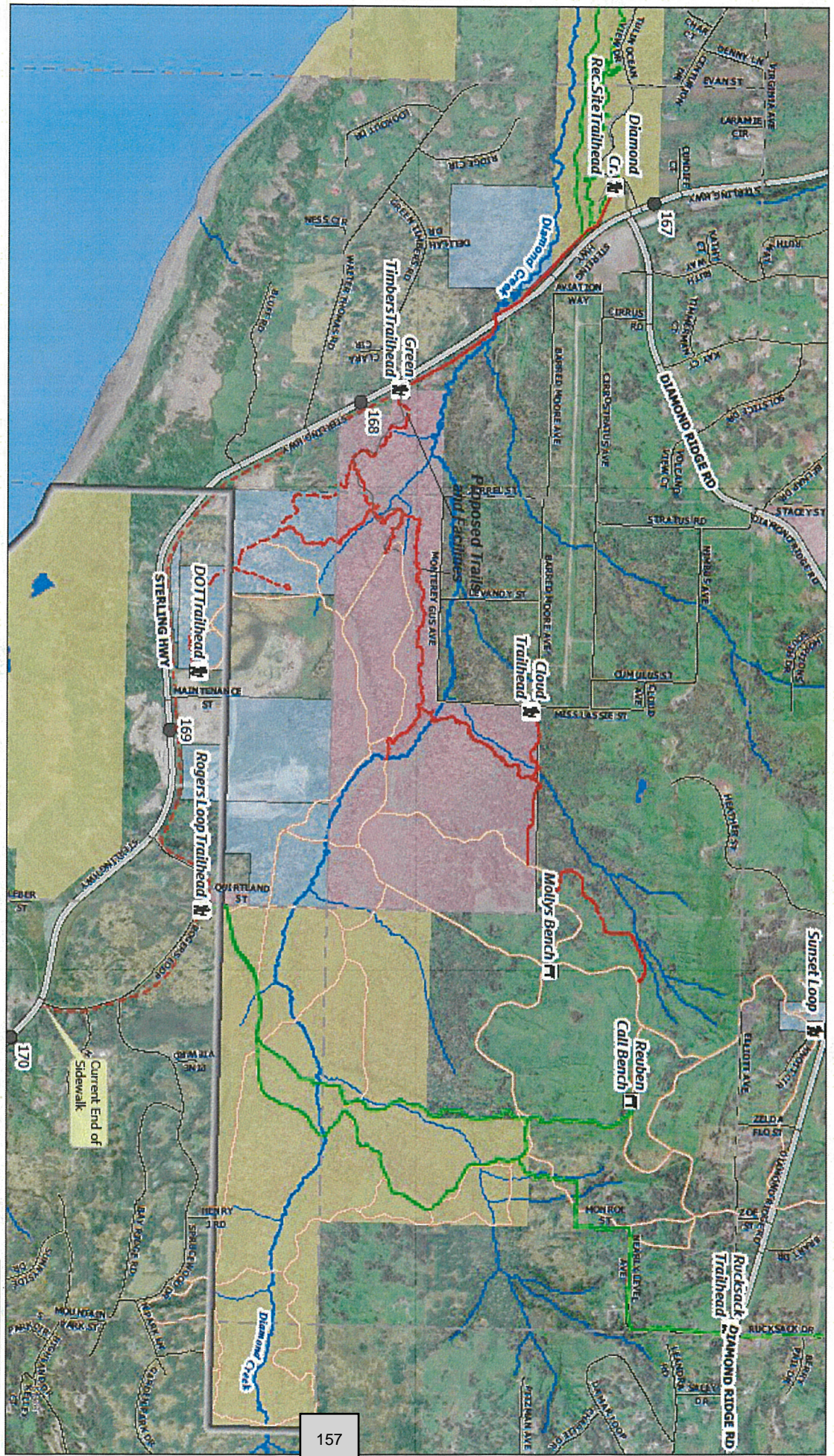
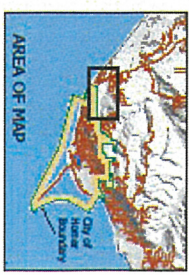


Legend

- Proposed All Abilities Trails
- Proposed Connector Trails
- Streets
- Major Roads
- Highway Milepost
- Hiking and Biking Trails
- Winter (ski) Trails
- USGS Section Lines
- ADNR Owned Parcels
- IPR Owned Parcels
- City of Homer Parcels
- City Home Boundary
- Beach
- Trailhead



WEST HOMER RECREATION PLANNING



**CITY OF HOMER
HOMER, ALASKA**

Davis

ORDINANCE 24-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 CAPITAL BUDGET BY APPROPRIATING \$25,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART) TRAILS FUND TO CONTRACT ENGINEERING SERVICES FOR PRELIMINARY DESIGN OF NON-MOTORIZED TRAILS AND TRAILHEAD CONNECTING CITY OF HOMER DIAMOND CREEK PROPERTY TO THE PROPOSED HIGHWAY UNDERPASS.

WHEREAS, The City Council approved the Diamond Creek Recreation Area (DCRA) Management Plan in May 2013; and

WHEREAS, Development of DCRA is included in the City of Homer’s 2024-2029 Capital Improvement Plan; and

WHEREAS, This appropriation is to provide \$20,000 as well as a small contingency for a total of \$25,000 to pay for the development of a Trails Engineering Design Study in the DCRA; and

WHEREAS, A Trails Engineering Design Study will provide design and engineering specifics for the feasibility and route of a trail from City owned property at the Diamond Creek Recreation Area to the proposed highway underpass and to a point to be determined beyond; and

WHEREAS, State of Alaska Department of Transportation and Public Facilities (AKDOT/PF) is preparing to launch a large Sterling Highway rehabilitation project in the west Homer area and has expressed willingness to construct a pedestrian underpass crossing the Sterling Highway if the City of Homer demonstrates commitment to developing trails and facilities in the DCRA connecting to this underpass area; and

WHEREAS, The AKDOT/PF is interest in fostering a relationship with the City of Homer and the Kenai Peninsula Borough so that rights of way and trail easement issues can be resolved in the Sterling Highway underpass area; and

WHEREAS, HART Trails Fund has sufficient capital to fund this contract; and

WHEREAS, The data produced by such a study will be useful in future development of the DCRA.

44 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

45
46 Section 1. The Homer City Council hereby amends the FY24 Capital Budget by
47 appropriating \$25,000 to develop a DCRA Trails Engineering Design Study as follows:

48

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-XXXX	HART Trails	\$25,000

51

52 Section 2. A DCRA Trails Engineering Design adopted by Resolution. The DCRA Trails
53 Engineering Design Study shall include an analysis of right of way and other aspects of trail
54 connectivity in the project area.

55

56 Section 3. This is a budget amendment ordinance, is temporary in nature and shall not
57 be codified.

58

59 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

60

61

62

CITY OF HOMER

63

64

65

KEN CASTNER, MAYOR

66

67

68 ATTEST:

69

70

71 MELISSA JACOBSEN, MMC, CITY CLERK

72

73 YES:

74 NO:

75 ABSTAIN:

76 ABSENT:

77

78 First Reading:

79 Public Hearing:

80 Second Reading:

81 Effective Date:

**CITY OF HOMER
HOMER, ALASKA**

Davis

ORDINANCE 24-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 CAPITAL BUDGET BY APPROPRIATING \$25,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART) TRAILS FUND TO CONTRACT ENGINEERING SERVICES FOR PRELIMINARY DESIGN OF NON-MOTORIZED TRAILS AND TRAILHEAD CONNECTING CITY OF HOMER DIAMOND CREEK PROPERTY TO THE PROPOSED HIGHWAY UNDERPASS.

WHEREAS, The City Council approved the Diamond Creek Recreation Area (DCRA) Management Plan in May 2013; and

WHEREAS, Development of DCRA is included in the City of Homer’s 2024-2029 Capital Improvement Plan; and

WHEREAS, This appropriation is to provide \$20,000 as well as a small contingency for a total of \$25,000 to pay for the development of a Trails Engineering Design Study in the DCRA; and

WHEREAS, A Trails Engineering Design Study will provide design and engineering specifics for the feasibility and route of a trail from City owned property at the Diamond Creek Recreation Area to the proposed highway underpass and to a point to be determined beyond; and

WHEREAS, State of Alaska Department of Transportation and Public Facilities (AKDOT/PF) is preparing to launch a large Sterling Highway rehabilitation project in the west Homer area and has expressed willingness to construct a pedestrian underpass crossing the Sterling Highway if the City of Homer demonstrates commitment to developing trails and facilities in the DCRA connecting to this underpass area; and

WHEREAS, The AKDOT/PF is interest in fostering a relationship with the City of Homer and the Kenai Peninsula Borough so that rights of way and trail easement issues can be resolved in the Sterling Highway underpass area; and

WHEREAS, HART Trails Fund has sufficient capital to fund this contract; and

WHEREAS, The data produced by such a study will be useful in future development of the DCRA.

44 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

45
46 Section 1. The Homer City Council hereby amends the FY24 Capital Budget by
47 appropriating \$25,000 to develop a DCRA Trails Engineering Design Study as follows:

48

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-XXXX	HART Trails	\$25,000

51

52 Section 2. A DCRA Trails Engineering Design adopted by Resolution. The DCRA Trails
53 Engineering Design Study shall include an analysis of right of way and other aspects of trail
54 connectivity in the project area.

55

56 Section 3. This is a budget amendment ordinance, is temporary in nature and shall not
57 be codified.

58

59 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

60

61

62 CITY OF HOMER

63

64

65 _____
KEN CASTNER, MAYOR

66

67

68 ATTEST:

69

70

71 _____
MELISSA JACOBSEN, MMC, CITY CLERK

72

73 YES:

74 NO:

75 ABSTAIN:

76 ABSENT:

77

78 First Reading:

79 Public Hearing:

80 Second Reading:

81 Effective Date:



MEMORANDUM

Ordinance 24-11, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$20,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Events, Exhibits, and Programs Celebrating the 40th Year of the Sister-City Relationship between the City of Homer and Teshio, Japan. Lord/Venuti.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: January 3, 2024
From: David Berry, Sister City Working Group Co-Chair
Through: Rob Dumouchel, City Manager

BACKGROUND

Calendar year 2024 marks the 40th anniversary of the sister-city relationship between Homer and Teshio, Japan. In August 2023, the City administration formed a Sister City Working Group, which includes several City employees as well as private individuals and representatives of organizations and businesses around Homer. The Group is tasked with planning celebrations for the 40th anniversary.

PLANS FOR THE 40TH ANNIVERSARY

The Working Group has thoroughly debated and refined a number of ideas for celebrating the anniversary. The major features in the final list:

1. A delegation of visitors from Teshio is expected to arrive in late summer 2024. We have itineraries from past delegation visits which provide guidance on the expected series of events.
2. An exhibit of artworks from the City's Teshio collection, displayed at the Pratt Museum from May 1 to September 6. The exhibit includes banners, a samurai sword and armor and various small objects and sculptures, together with informational signage.
3. Various smaller projects throughout the year, including:
 - a. A performance on Taiko drums by local students in the Japanese Club
 - b. A potluck of trans-Pacific recipes, possibly done while the delegation is here
 - c. Banners along Pioneer Ave. featuring Teshio's mascot, a talking clam
 - d. Refurbishing the Friendship Post which formerly stood in WKFL Park

ESTIMATED COSTS

Item	Estimated Cost	Total Costs
Hosting the Teshio Delegation, August 2024		
Lodging	\$0 (Est. \$2,500 value provided by host families)	
Food	\$1,250	
Transportation	\$500	
Activities	\$1,000	
Gifts	\$2,000	
Miscellaneous expenses	\$1,500	
Translation services	\$5,250	
SUBTOTAL		\$11,500
Exhibit at the Pratt Museum, May-September 2024		
Display space	\$0 (Donated by museum)	
Reception rental	\$480	
Main display mounts	\$3,000	
Small display mounts	\$2,000	
Catalog (web-only or printed)	\$3,000	
Translation services	\$3,750	
SUBTOTAL		\$12,230
Cultural and Educational Projects in Homer, January-December 2024		
Taiko drums for Japanese Club performance	\$5,000	
Potluck	\$500	
Banners along Pioneer Ave.	\$3,200	
Refurbish the Friendship Post from WKFL Park	\$1,000	
Appreciation party for volunteers	\$400	
SUBTOTAL		\$10,100
GRAND TOTAL		\$33,830

ESTIMATED REVENUES

The Group is pursuing funding for these activities through private donations and applications for grants, but we will need some additional funding from the City. In-kind donations of goods and services may lower costs overall.

Funding Source	Amount	Total Funds
Current appropriation from operating fund	\$4,000	
Current appropriation from PARCAC	\$500	
Estimated private donations	\$4,000	
Estimated grant funding	\$6,000	
Requested additional funding from CARMA	\$20,000	
GRAND TOTAL		\$34,500

RECOMMENDATION

Appropriate further funds to support the exhibits, events and programs of the 40th anniversary celebrations.

**CITY OF HOMER
FINANCIAL SUPPLEMENT**

PROJECT NAME	<u>Sister City Celebration</u>	DATE	<u>01/18/2024</u>
DEPARTMENT	<u>Council</u>	SPONSOR	<u>Lord/Venuti</u>
REQUESTED AMOUNT	<u>\$ 20,000</u>		

DESCRIPTION	<p>On April 7, 1984, the mayors of Homer and Teshio signed an oath of sistership between their respective towns. The Sister City relationship has provided benefits to residents of both communities, in the form of educational opportunities, business contacts, cultural enrichment and social ties.</p> <p>Private individuals, City of Homer employees, and representatives of other organizations and businesses have collectively created a Sister City Working Group to plan celebrations for the 40th anniversary of the relationship, including events, exhibits and programs throughout calendar year 2024. The proposed celebrations include hosting a visit from a delegation from Teshio, an exhibit at the Pratt Museum, and other cultural and educational programs in Homer which require public funding to supplement donations from individuals, businesses and grantors.</p> <p>The Council will consider the formation of a Sister City 40th Anniversary Task Force for the duration of the 2024 activities to provide suggestions for use of Sister City funds and act as an official liaison between working group members, volunteers, interested members of the public, and the City Council.</p>
--------------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA (156)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,833,523</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 1,062,783</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 20,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 750,740</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER
HOMER, ALASKA**

Lord/Venuti

ORDINANCE 24-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 CAPITAL BUDGET BY APPROPRIATING \$20,000 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR EVENTS, EXHIBITS, AND PROGRAMS CELEBRATING THE 40TH ANNIVERSARY OF THE SISTER-CITY RELATIONSHIP BETWEEN HOMER AND TESHIO, JAPAN.

WHEREAS, On April 7, 1984, the mayors of Homer and Teshio signed an oath of sistership between their respective towns; and

WHEREAS, The Sister City relationship has provided benefits to residents of both communities, in the form of educational opportunities, business contacts, cultural enrichment and social ties; and

WHEREAS, Private individuals, City of Homer employees, and representatives of other organizations and businesses have collectively created a Sister City Working Group to plan celebrations for the 40th anniversary of the relationship, including events, exhibits and programs throughout calendar year 2024; and

WHEREAS, The proposed celebrations include hosting a visit from a delegation from Teshio, an exhibit at the Pratt Museum, and other cultural and educational programs in Homer which require public funding to supplement donations from individuals, businesses and grantors; and

WHEREAS, The Council will consider the formation of a Sister City 40th Anniversary Task Force for the duration of the 2024 activities to provide suggestions for use of Sister City funds and act as an official liaison between working group members, volunteers, interested members of the public, and the City Council; and

WHEREAS, Staff will ensure that all expenditures are in accordance with the City's Procurement Policy, and any capital acquisitions have documented life cycle considerations.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by appropriating \$20,000 as follows:



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: January 17, 2024
SUBJECT: City Manager's Report for January 22, 2024 Council Meeting

STR Update

Public review of the short term rental (STR) ordinance continues to move forward in a productive way. The Economic Development Advisory Commission held a work session prior to their regular meeting on January 9th. The work session was well attended by short term rental owners who shared comments and concerns. They have also committed to sharing housing and short term rental data in the near future. Based on feedback received from the public and the EDC, staff has met with Council sponsors and plans to draft a substitute ordinance in time for the next EDC work session on February 13th. The Planning Commission has had a full schedule recently, but they are tentatively scheduled to consider the ordinance on February 21st. STR information for this project is available on the City website including the schedule of public participation opportunities and a public comment form: <https://www.cityofhomer-ak.gov/planning/draft-short-term-rental-regulations>

Harbor Expansion Study Update

In support of Resolution 23-130 and Ordinance 24-05, staff and Council Champions are reaching out to communities linked to Homer Harbor to request either letters or resolutions of support. The City of Seldovia is planning to consider a resolution on January 22nd and we hope to see other communities follow suit. The Homer Port & Harbor is a locally operated but regionally significant facility which benefits numerous coastal communities. Sharing this support with legislators in Juneau will help staff and Council show the widespread interest in coastal Alaska for increased moorage and port and harbor related services.

Hazard Mitigation Grant Application in Partnership with AML

In collaboration with City staff, the Alaska Municipal League developed a Notice of Interest for a grant application on behalf of the City of Homer for the State of Alaska Division of Homeland Security and Emergency Management's Hazard Mitigation Grant Programs which distribute federal dollars to projects in Alaska. The proposed project is focused on Homer Spit climate resiliency. The project would develop data and design necessary to protect the 4.5 miles of state highway and critical evacuation route at the end of Alaska Route 1. The project will develop a climate-sensitive roadway repair and nature-based design solutions using beach renourishment based on a data driven understanding of short- and long-term climate impacts to the roadway facility. The project includes a beach sediment investigation and sediment management plan, analysis of preliminary design versus anticipated performance, cost estimation and development of a funding plan, public and agency involvement, and identifying phasing of projects for the



City of Homer

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(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning, HR Director
DATE: January 22, 2024
SUBJECT: January 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.

Teresa Sundmark	Library	17	Years
Tomasz Sulczynski	IT	16	Years
Andrea Browning	Admin	12	Years
Brody Jones	Public Works	10	Years
Jona Focht	Dispatch	9	Years
Lynda Gilliland	Finance	6	Years
Amy Woodruff	Port	3	Years
Rose Riordan	Port	2	Years

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
Monday, January 8	<i>Exempt Employee Wage Scale</i>
Monday, January 15 Off-cycle	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
Monday, January 22	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
Monday, February 12	
Monday, February 26	<i>Ord 23-61 Amending HCC Title 5 to add Chapter 5.48 Short Term Rentals</i>
Monday, March 11	
Monday, March 18 Off-cycle	<i>Joint Session with ADA Advisory Board</i>
Tuesday, March 26	
Monday, April 8	
Monday, April 12 Off-cycle	<i>Joint Session with Port & Harbor Advisory Commission</i>
Monday, April 22	
Monday, May 13	
Monday, May 20 Off-cycle	<i>Joint session with Library Advisory Board</i>
Tuesday, May 28	
Monday, June 10	
Monday, June 17 Off-cycle	<i>Joint session with Economic Development Advisory Commission</i>
Monday, June 24	
Monday, July 22	

Council Meeting Dates	Work Session Topic
<i>Monday, August 12</i>	
<i>Monday, August 26</i>	
<i>Monday, September 9</i>	
<i>Monday, September 16</i> <i>Off-cycle</i>	<i>Joint Session with Planning Commission</i>
<i>Monday, September 23</i>	
<i>Monday, October 14</i>	
<i>Monday, October 28</i>	
<i>Monday, November 12</i>	
<i>Monday, November 25</i>	



MEMORANDUM

Proposed Strategic Plan for Parks, Art, Recreation and Culture Advisory Commission (PARCAC), Plus Two Items for Possible Council Action

Item Type: Action Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: January 17, 2024
From: Council Members Erickson and Davis

Based on the January 15, 2024 Joint Worksession with PARCAC, as well as previous meetings held with PARCAC members, we recommend that council support PARCAC beginning work on a Strategic Plan, ideally to be completed this calendar year, that would address some or all of the following:

- Questions related to community recreation (support for new rec center, including possible capital campaign; how to identify our clientele; what role do schools play & does this need to be adjusted; how to set fees in a way that encourages participation; best ratio of staff to volunteers)
- Updated parks plan, with long term needs lists that Council can use when preparing annual budgets.
- The role of PARCAC in promoting the arts in the community. Should PARCAC always include a member or members whose focus is the arts?

Three addition items were identified, two of which may require Council action (in coordination with staff):

1. Update city code to ensure that sidewalks (in addition to parks and trails) are explicitly identified as falling under PARCAC's auspices.
2. Update city code to require that PARCAC be given the opportunity to review proposed new subdivisions for recommended trail and/or sidewalk facilities, and associated easements, prior to the preliminary plat being sent to the Borough for approval.
3. Develop a policies for community recreation and parks.



MEMORANDUM

City Manager's Annual Evaluation Process

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: January 17, 2024
From: Melissa Jacobsen, MMC, City Clerk

Mayor Castner requested a new business item to discuss and plan for the City Manager's Evaluation process.

**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Lord

RESOLUTION 24-015

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
REQUESTING THE STATE OF ALASKA MAKE A MEANINGFUL AND
TIMELY INCREASE TO THE BASE STUDENT ALLOCATION FOR
PUBLIC SCHOOLS.

WHEREAS, The State of Alaska is constitutionally obligated to establish and maintain a system of public schools; and

WHEREAS, The City of Homer is within the Kenai Peninsula Borough, which is required by AS 29.35.160 to constitute a borough school district and establish, maintain, and operate a system of public schools on an areawide basis; and

WHEREAS, Paul Banks and West Homer Elementary, Homer Middle, Homer High, Homer Flex and Fireweed Academy Schools are Kenai Peninsula Borough School District public schools within Homer’s city limits; and

WHEREAS, Maintaining high quality public schools is important to the quality of life of the Homer residents and competitiveness to attract a strong workforce; and

WHEREAS, AS 14.17.470 currently states that the base student allocation provided by the State is \$5,960; and

WHEREAS, The State is currently providing about 56% of 4 Kenai Peninsula Borough School District education funding and local Kenai Peninsula Borough contributions make up the majority of the outstanding balance; and

WHEREAS, Education is the single largest budgetary item for the Kenai Peninsula Borough; and

WHEREAS, without a BSA increase or one-time funding, the Kenai Peninsula Borough School District will again be facing a budget deficit of over \$13 million for FY25 which will most likely require an increase to class size and the elimination of programs important to our students and community members; and

WHEREAS, our school district has made significant cuts to administration and the central office over the past several years and we no longer have cuts to propose that won’t impact large numbers of students and community members; and

43 WHEREAS, In addition to quality educational programs, the current state funding levels
44 for Alaska's schools leave programs like our pools, theaters, athletics, and extracurricular
45 activities in serious risk of cuts as the School Board works to protect the instructional mandate
46 of the School District with insufficient funding; and

47
48 WHEREAS, a stagnant BSA amount coupled with a constant upward inflationary trend
49 has eroded away the effectiveness of the formulated Basic Need amount; and

50
51 WHEREAS, The Kenai Peninsula Borough has continually increased local contributions
52 to keep pace with these rising costs and has reached the maximum allowable amount resulting
53 in a need to decrease school district spending on programs essential to our students' growth
54 for this upcoming fiscal year; and

55
56 WHEREAS, the dollar amount of the BSA directly affects not only how much the State
57 will fund the Kenai Peninsula Borough School District, but also how much the Kenai Peninsula
58 Borough is allowed to contribute to schools; and

59
60 WHEREAS, The State has not made meaningful base student allocation increases since
61 fiscal years 2015 through 2017 totaling an additional amount per student of \$250; and

62
63 WHEREAS, the State has given much appreciated one-time funding to Alaska's schools
64 for the past several years; and

65
66 WHEREAS, these one-time funds do truly help relieve budget deficits for a current year,
67 however they in no way contribute to a permanent solution, effectively "kicking the can down
68 the road" to be discussed again each year; and

69
70 WHEREAS, On February 28, 2023, the Legislative Finance Division Director stated to the
71 House Finance Committee that "today, the base student allocation is the lowest it's been in
72 the last 20 years – adjusted for inflation"; and

73
74 WHEREAS, the FY12 value of the BSA in today's dollars would be approximately \$1,200
75 more than Alaska school districts are currently receiving; and

76
77 WHEREAS, an inflationary increase matching this amount would ensure Alaska school
78 districts could continue current educational programs with no anticipated cuts; and

79
80 WHEREAS, last year Alaska State Senate and House members proposed bills to begin
81 addressing this inflationary deficit with increases to the BSA; and

82
83 WHEREAS, the Alaska State Senate forwarded a bill to the House of Representatives
84 increasing the BSA to \$6,640 per student; and

85 WHEREAS, the Alaska State House will now have the opportunity to consider this BSA
86 increase as well; and

87
88 WHEREAS, if passed by the legislature, Governor Dunleavy will be in the position to
89 accept or veto the proposed increases to the base student allocation; and

90
91 WHEREAS, the Kenai Peninsula Borough Assembly adopted Resolution 2024-002 on
92 January 2, 2024, requesting the State of Alaska make a meaningful increase to the base student
93 allocation for public schools and include an annual inflationary adjustment.

94
95 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, requests
96 that the State Legislature pass a meaningful increase to the base student allocation in a timely
97 manner to permanently reduce the fiscal gap created in the Alaska educational system due to
98 a lack of inflationary increases to the BSA over the last several years. Additionally, that the BSA
99 be adjusted every year in an amount equivalent to the annual percentage change in the
100 Consumer Price Index for Urban Alaska (CPI) for the December ending previous to the fiscal
101 funding year.

102
103 BE IT FURTHER RESOLVED that the City Council of Homer, Alaska petitions Governor
104 Dunleavy to implement a permanent increase to the base student allocation, to include an
105 annual inflationary adjustment, as brought forth by the Alaska Legislature with no vetoes
106 exercised that would reduce or eliminate the State budget funds needed to successfully make
107 the increase a reality. BE IT FURTHER RESOLVED that this resolution be sent to Governor
108 Dunleavy, the Kenai Peninsula legislative delegation, the President of the Kenai Peninsula
109 Borough School District Board of Education, the Education Committees of the Alaska House
110 and Alaska Senate, and other interested parties.

111
112 PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 22nd day of
113 January, 2024.

114
115 CITY OF HOMER

116
117
118
119 _____
KEN CASTNER, MAYOR

120
121 ATTEST:

122
123 _____
124 MELISSA JACOBSEN, MMC, CITY CLERK

125
126 Fiscal Note: N/A