



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

City of Homer Agenda

EDC Regular Meeting
Tuesday, June 11, 2019 at 6:00 PM
Council Chambers

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

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 Minute Time Limit)

RECONSIDERATION

APPROVAL OF MINUTES

- [a.](#) Minutes from the May 14, 2019 Regular Meeting Page 3

VISITORS/PRESENTATIONS (10 Minute Time Limit)

- [a.](#) Memorandum from City Planner re: Zoning Page 9

STAFF & COUNCIL REPORT/COMMITTEE REPORTS (5 Minute Time Limit)

- [a.](#) Staff Report - Special Projects and Communications Coordinator Carroll Page 13

PUBLIC HEARING

PENDING BUSINESS

- [a.](#) Memorandum from Special Projects & Communications Coordinator re: Strategic Plan & Goals Page 23

NEW BUSINESS

- [a.](#) Memorandum from Special Projects & Communications Coordinator re: BR & E Action Item - Zoning Page 25

INFORMATIONAL MATERIALS

- [a.](#) City Manager's Report for May 13, 2019 and May 28, 2019 Meetings Page 41
- [b.](#) Recognition of Student Commissioner Holmes Page 109
- [c.](#) Commissioner Brown Appointment Page 111
- [d.](#) 2019 Commissioner Attendance at City Council Meetings Page 116

COMMENTS OF THE AUDIENCE (3 Minute Time Limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is TUESDAY, JULY 9, 2019 at 6:00 P.M. in the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 19-05 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:02 p.m. on May 14, 2019 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, BROWN, AREVALO, RICHARDSON, EVANS, & JOHNSON

ABSENT: STUDENT REPRESENTATIVE HOLMES

STAFF: SPECIAL PROJECTS AND COMMUNICATION COORDINATOR CARROLL
DEPUTY CITY CLERK TUSSEY

APPROVAL OF AGENDA

Deputy City Clerk Tussey noted that Student Representative Holmes submitted her notice of resignation, since she was graduating and could no longer be a student representative.

Chair Marks welcomed Commissioner Brown back and reminded the commission that there is currently one seat still vacant. She called for a motion to approve the agenda.

AREVALO/EVANS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes for April 9, 2019

Chair Marks called for a motion to approve the minutes.

AREVALO/JOHNSON MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Special Projects & Communications Coordinator Staff Report

Special Projects & Communications Coordinator Carroll reviewed her staff report in the packet, noting the following:

- Sign Ordinance memo that went to the Advisory Planning Commission, and Commissioner Richardson's upcoming presentation to them;
- A link to a recently published report from the University of Alaska Center for Economic Development on Impacts and Opportunities of Outdoor Recreation;
- Summary of the work being done with the Chamber of Commerce regarding telecommuters;
- City Manager's report on the positive results on the Large Vessel Harbor Expansion Project: the Corps of Engineers has given the green light for the City to move forward on a feasibility study;
- Resolutions that encourage the State to support pedestrian-friendly improvements to Pioneer Avenue and Lake Street.

Councilmember Smith gave an update on the pedestrian-friendly paving projects noted in Ms. Carroll's report. He also provided clarification on what "curb-to-curb" projects cover.

B. Chamber Director Report

Debbie Speakman, Chamber Director, reported to the commission about recent conversations between the Homer Chamber of Commerce, Mayor Castner, and City Manager Koester regarding the upcoming marketing contract proposal between the City and Chamber. Ms. Speakman spoke to and facilitated discussion on the following:

- What/who telecommuters are and finding ways to attract telecommuters to Homer.
- Ms. Speakman's work reviewing the CEDS and other City documents to help make economic development decisions based on data/information that's already been gathered.
- Chamber of Commerce's big push to market Homer winter recreation activities in other Alaskan communities.

The commission and Ms. Speakman discussed her report, what telecommuter offices are and what would be offered, and the role of the EDC in the Chamber's goal (collaborate and create a presentation that would go to Council).

C. Homer Marine Trades Association Report

D. Pioneer Avenue Task Force Report

Chair Marks reported that at the last Pioneer Avenue Task Force the group agreed to meet quarterly. She noted who was present at the last meeting and what their future plans are.

PUBLIC HEARINGS

PENDING BUSINESS

A. EDC Elections for Chair & Vice Chair

Chair Marks explained that per the recently revised EDC Bylaws (moving EDC Officer Elections to the April regular meeting), the commission needed to hold elections for chair and vice chair. She asked for a motion to select a new chair.

EVANS/AREVALO MOVED TO ELECT KARIN MARKS AS CHAIR.

Ms. Marks agreed to accept the nomination.

VOTE: YES: AREVALO, EVANS, BROWN, MARKS, JOHNSON, RICHARDSON

Motion carried.

Chair Marks asked for a motion to elect a new Vice Chair.

EVANS/AREVALO MOVED TO ELECT JEFFREY JOHNSON AS VICE CHAIR.

Commissioner Johnson accepted the nomination.

VOTE: YES: EVANS, BROWN, MARKS, JOHNSON, RICHARDSON, AREVALO

Motion carried.

B. EDC Strategic Plan/Goals

- i. DRAFT 2019 EDC Strategic Plan/Goals
- ii. 2018 Homer Comprehensive Plan: Chapter 7 Economic Vitality
- iii. Business Retention & Expansion Survey Report: EDC Proposed Action Items
- iv. 2011 Comprehensive Economic Development Strategy: Implementation Plan

Chair Marks provided a recap on how the commission decided to put more thought into what the EDC's plans and goals are, and bring those ideas back to the next meeting. She opined on the need for a calendar to help the EDC know what tasks were coming up. Deputy City Clerk Tussey gave clarification on staff's efforts to create an informal calendar to be included in an orientation packet, and on EDC's previous decision to revise their bylaws at a later date to include an annual Strategic Plan/Goals review section once they have established such a plan.

The commission mutually agreed that additional time was needed to delve into the topic. They agreed the best course of action would be to hold a worksession at 4:30 pm before the June 11th meeting to work out the strategic plan and potentially figure out the EDC's next step/project.

Ms. Tussey responded to questions from the commission, explaining what information had been provided to them and summarizing the need for a concise list of goals. Special Projects & Communications Coordinator Carroll gave staff feedback on what the commission should do with the information, and provided info on the CEDS and the challenges with updating it. Chair Marks noted some of the goals listed in the reports and facilitated discussion on what the commissioners should consider to come prepared to the worksession.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. Memo from Deputy City Clerk Tussey Re: What Constitutes a Committee
- B. City Manager's Report for April 8, 2019
- C. City Manager's Report for April 22, 2019
- D. Commissioner Attendance at 2019 City Council Meetings

Chair Marks noted the informational materials provided and thanked staff for including them.

Commissioner Evans posed questions to Ms. Carroll regarding online sales tax information that was in the City Manager's Report, which prompted the request to have it on a future EDC agenda for discussion. Ms. Carroll agreed to work with Mr. Evans on preparing a memo to bring before the commission.

Councilmember Smith shared City Council's decision regarding online sales tax, which was to leave the decision-making on the matter to the Kenai Peninsula Borough since they lead in tax collection.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Special Projects and Communication Coordinator Carroll shared the working draft of the EDC Orientation Packet with the commission and provided a summary of its contents.

Deputy City Clerk Tussey had no comments.

COMMENTS OF THE COUNCILMEMBER

Councilmember Smith welcomed Commissioner Brown back and shared an update on the storm damage that wiped out the City's Spit campgrounds. He announced that the Navy invited four councilmembers to be flown out to the navy ship currently in the Gulf of Alaska, with him being one of the invited members.

Chair Marks inquired into the HERC building roof replacement project. Mr. Smith provided an update on funds available to make repairs, and that the City is aware that they will have to make some improvements to make the property more marketable.

COMMENTS OF THE CHAIR

Chair Marks thanked the commission for their work and a good meeting. She said she'd like to invite Planning Department Staff to make a presentation at the June 11th meeting; the commission mutually agreed that they would like to discuss zoning. She also asked Ms. Carroll to share BR&E items with Planning Staff beforehand.

COMMENTS OF THE COMMISSION

Commissioner Arevalo welcomed Commissioner Brown back.

Commissioner Brown thanked the Mayor and Council for re-appointing her.

Commissioner Evans thanked staff for their work.

Commissioners Johnson and Richardson had no comments.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:56 p.m. The next regular meeting is scheduled for Tuesday, June 11, 2019 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. There is a worksession scheduled for 4:30 p.m. prior to the meeting to be held in the City Hall Conference Room.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Memorandum

TO: Homer Economic Development Commission
FROM: Rick Abboud, AICP, City Planner
DATE: 6/4/19
SUBJECT: Zoning

I was asked by Jenny Carroll to give a presentation on zoning in general and to elaborate on the subjects of GC1 expansion, large retail (box stores), and agricultural lands.

Zoning

The Planning Commission is tasked with review of all changes to Title 21, Zoning and Planning in addition to developing and revising the Comprehensive Plan. Direction for zoning is provided in the Comprehensive Plan generally found in Chapter 4, Land Use, but supplemented with concepts of other parts of the plan.

A comprehensive plan is a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic development, both private and public, of the City.

Several Documents comprise the Comprehensive Plan including the following: Homer Comprehensive Plan (2018), Homer Master Roads and Streets Plan (1986), Homer Non-Motorized Transportation and Trail Plan (2004), Homer Area Transportation Plan (2005), Homer Town Center Development Plan (2006), and the Homer Spit Plan (2010).

While Title 21 provides guidance for all current development, future considerations are found in the Comprehensive Plan. This includes the Future Land Use Map. This provides a guide for future investments in Homer. Changes in the physical areas of zoning must be supported in the Future Land Use Map, with an exception being made for the contiguous expansion of a current zone. The suggestions in the Future Land Use Map may or may not come to fruition, but wholesale changes must be represented in the current plan or an update is necessary to support one.

What are we trying to accomplish?

Comprehensive Plan. Vision Statement: *Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and*

community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

The Comprehensive Plan has five general goals, objective, implementation strategies, and lots of implementation items. The current version has a shelf-life of about ten years as it is an update of the 2008 plan. We do have more items that could be possibly accomplished, so many may carry over into a new plan. The Commission has a work list of items, I will occasionally throw in an item (especially when I find an inconsistency in code), and we do work on issues sent to the Commission from City Council.

Zoning Code. The Homer Zoning Code is adopted as one means of implementing the general goals and policies of the Homer Comprehensive Plan. Its purpose is to enhance the public health, safety and welfare through land use regulations to:

- a. Designate, regulate and restrict the location and use of buildings, structures and land;*
- b. Regulate the height, number of stories, and size of buildings and other characteristics of structures;*
- c. Regulate and determine the size of yards and other open spaces;*
- d. Regulate and limit the density of population;*
- e. Conserve and stabilize the value of property;*
- f. Provide adequate open spaces for light and air; and to prevent and fight fires;*
- g. Prevent undue concentration of population;*
- h. Lessen congestion on streets and highways;*
- i. Preserve and enhance the aesthetic environment of the community;*
- j. Promote health, safety and general welfare.*

The rub here is that this wonderful list of aspirations lacks definitions, perspectives and relativity. What may not be addressed in the Comprehensive Plan is to be weighed upon by the Planning Commission.

GC1. The General Commercial 1 (GC1) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area, and to provide business locations in proximity to arterials and transportation centers. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community.

The City Council (at the time) along with the Commission and Planning Office have recognized the demand for land to support the commercial uses allowed in the GC1 District. The Commission performed a review of the district and possible options for expansion. In the end, no particular solution was found to be realistic. I did propose adding to the district when updating the comprehensive plan. I suggested a discussion of areas roughly bounded around Lake Street to Heath Street from Pioneer Avenue to the Sterling Highway. This was met with strong opposition from a few individual citizens. Eventually, it was felt that it was not forwarded in the plan.

Large Retail. I arrived in Homer at the very tail end of the community discussion regarding the subject. In the end, Fred Meyer did gain approval for a store and never acted upon it.

I have not had the opportunity to permit a retail operation of over 15,000 square feet. The code was made in reaction to public demand regarding new proposals during a time of expansion. An operation, such as Fred Meyer has the experience and expertise to develop a new property according to the code. I have found that it is a much larger challenge for properties that have developed prior to the adoption of the standards to expand and comply.

Agriculture. This use is an allowed in the Rural Residential and East End Mixed Use Districts.



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: June 6, 2019
SUBJECT: Staff Report to EDC

Reminder about Telecommuter Recruiting meeting with Alyssa Rodrigues : Last week I forwarded an email invite from Debbie Speakman, Chamber Director to all Commissioners. While the meeting (at 11:00 am June 10th at the Chamber) takes place just prior to our next meeting, I am using this opportunity to remind everyone of the meeting opportunity.

Demographics of Alaska's Senior Population: As information only, I am providing you an article from the recent Alaska Economic Trends publication about the growth of Alaskans aged 65 and older. The number of Alaskans who are 65 or older is growing rapidly in all regions of the state and will play a role in shaping households and economic trends for Kenai Peninsula communities. You can access the article online at <http://labor.alaska.gov/trends/jun19.pdf> or see attached.

JUNE
2019

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SARA WHITNEY
Editor

SAM DAPCEVICH
Cover Artist

DAN ROBINSON
Chief, Research
and Analysis

ON THE COVER:

Tribal members, partners, and National Park Service staff carry the Eagle Pole to the Huna Tribal House site in Glacier Bay, courtesy of National Park Service

PAGE 10: Air view of Craig, courtesy of Victor Rivers family papers, Archives and Special Collections, Consortium Library, University of Alaska Anchorage

ALASKA
DEPARTMENT of LABOR
and WORKFORCE
DEVELOPMENT

Governor
Michael J. Dunleavy

Commissioner
Dr. Tamika L. Ledbetter

ALASKA ECONOMIC TRENDS

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Our current senior citizen population and how it's changing

10 CRAIG, ALASKA

Prince of Wales town's transition from cannery, logging booms

14 GAUGING ALASKA'S ECONOMY

Trends is a nonpartisan, data-driven magazine that covers a range of economic topics in Alaska.

ON THIS PAGE: The background image for 2019 is an aerial photo of rivers near Circle by Dr. Travis Nelson, who teaches at the Center for Pediatric Dentistry in Seattle. Nelson visited Alaska in May 2010 to provide dental care to children in Venetie, Circle, and Fort Yukon.

If you have questions or comments, contact editor Sara Whitney at sara.whitney@alaska.gov or (907) 465-6561. This material is public information, and with appropriate credit it may be reproduced without permission. To sign up for a free electronic subscription, read past issues online, or purchase a print subscription, visit labor.alaska.gov/trends.

Alaskans 65 and Older

Our current senior citizen population and how it's changing

By **EDDIE HUNSINGER**

The number of Alaskans who are 65 or older is growing rapidly in all regions of the state. This shift to larger senior populations across Alaska will play an important role in shaping our communities and households in the coming years.

What's behind the aging trend

The number of senior citizens has increased by more than 5 percent each year since 2010, faster than any other state. As of 2018, Alaska had an estimated 87,304 seniors, up from 54,938 eight years before, and we project the state will have more than 138,000 seniors by 2035.

The statewide growth in the 65-plus population is a long-term trend, but since 2011 it's been amplified as Alaska's especially large population of baby boomers has begun to reach 65. (See exhibits 1 and 2.) Many baby boomers, born between 1946 and 1964, settled here as young adults during the state's economic booms of the 1970s and 1980s.

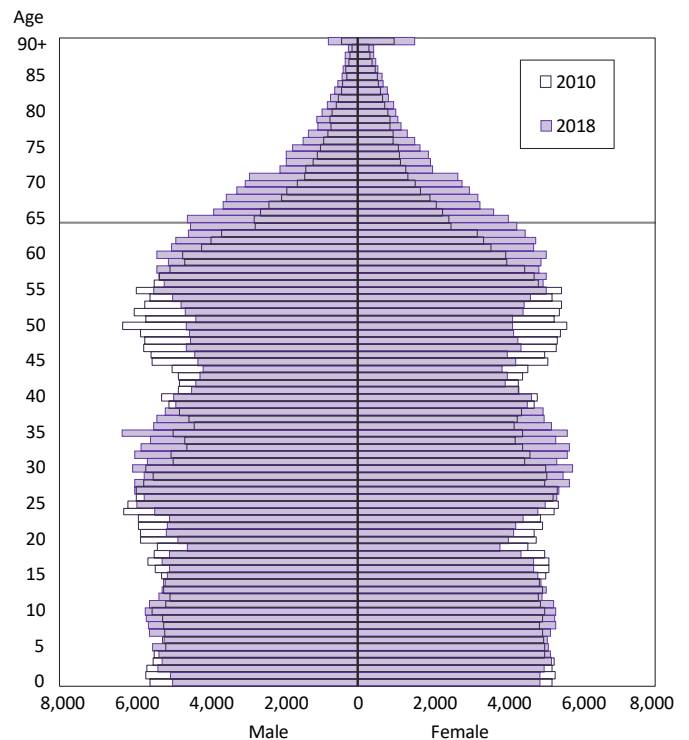
Alaska's negative net migration trend has also contributed to this shift to an older population. Since 2013, Alaska has lost substantially more people to migration each year than it's gained, leading to little or no total population growth. In general, lower growth — whether due to slowed birth rates or migration losses — means a larger share of seniors, because older people move less and yearly migration swings affect younger age groups more.

What Alaska's senior population looks like now

A smaller share than nationwide

While Alaska's senior population is increasing both numerically and as a percentage of the state, seniors are still a smaller share of our population than they are nationwide. (See Exhibit 3.) In fact, the U.S. Census

1 Population Shifts Older ALASKA, 2010 AND 2018, BY AGE AND SEX



Note: Vintage 2018 population estimates
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

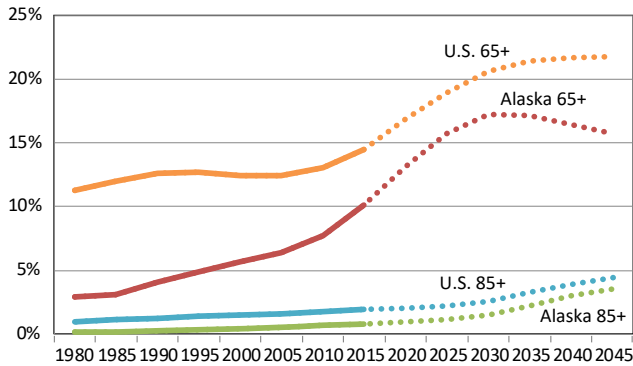
Bureau's latest estimates show Alaska has the second-smallest senior population relative to its total in the country. Our share was smallest until 2016.

Slightly more women than men

Older populations typically have more women than men, and this holds for Alaska, where the total ratio of males to females in 2018 was 1.06 and for senior citizens it was 0.99. The latest estimates for the U.S. were 0.97 and 0.8, respectively, in 2017.

Young age groups skew male because the sex ratio at

2 Senior Projections for Alaska, U.S. 1980 TO 2045



Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

birth is about 1.05, while older age groups skew female due to their longer life expectancy. Job-related migration can markedly affect this ratio too, as we see with Alaska’s military population, which is disproportionately male, and industries that have more men, such as fishing and mining.

Larger percentages in Southeast, Kenai

While 81 percent of Alaska’s seniors live in the state’s population centers, Southeast and the Kenai Peninsula have the highest concentrations. (See exhibits 4 and 13.) In Southeast, seniors already make up more than 20 percent of the population in Haines, Wrangell, and the Hoonah-Angoon Census Area.

Between 2010 and 2018, the Interior, Anchorage/Matanuska-Susitna, and Gulf Coast regions gained the most seniors in percent as well as numeric terms, each leaping by over 60 percent. Anchorage/Mat-Su alone added more than 17,000 seniors, representing over half the state’s overall increase.

More white in recent years

While Alaska’s senior population is increasing in size, it hasn’t become more racially diverse in recent years as other age groups have. The percentage of seniors who are white increased slightly, from 74 percent in 2010 to 75 percent in 2015. (See Exhibit 5.) Nationwide, the senior population became less white, declining from 80 percent to 78 percent.

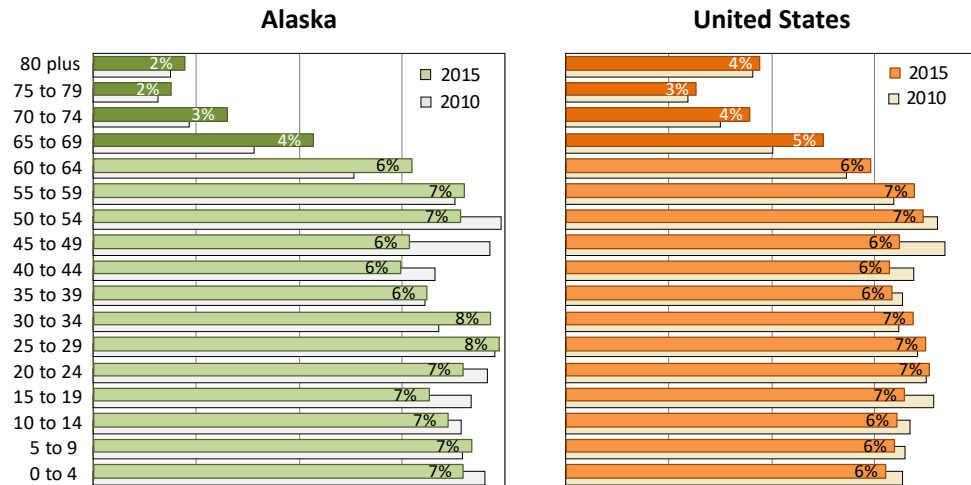
The reason for the difference in Alaska is our baby boom generation, many of whom moved up from the Lower 48 during the ’70s and ’80s, is more white than the generation before it. Diversity will increase among seniors in Alaska in the long-term, however, as younger generations age.

Nearly one in four live alone

About 23 percent of Alaska seniors live alone, according to 2013 to 2017 estimates from the U.S. Census Bureau’s American Community Survey. (See Exhibit 6.) That’s a bit lower than the nationwide 26 percent but much higher than the state overall (9 percent).

Most seniors who live alone are women (57 percent). Women live longer, but it’s also because husbands

3 Age Group Shifts in Alaska and the U.S. 2010 AND 2015

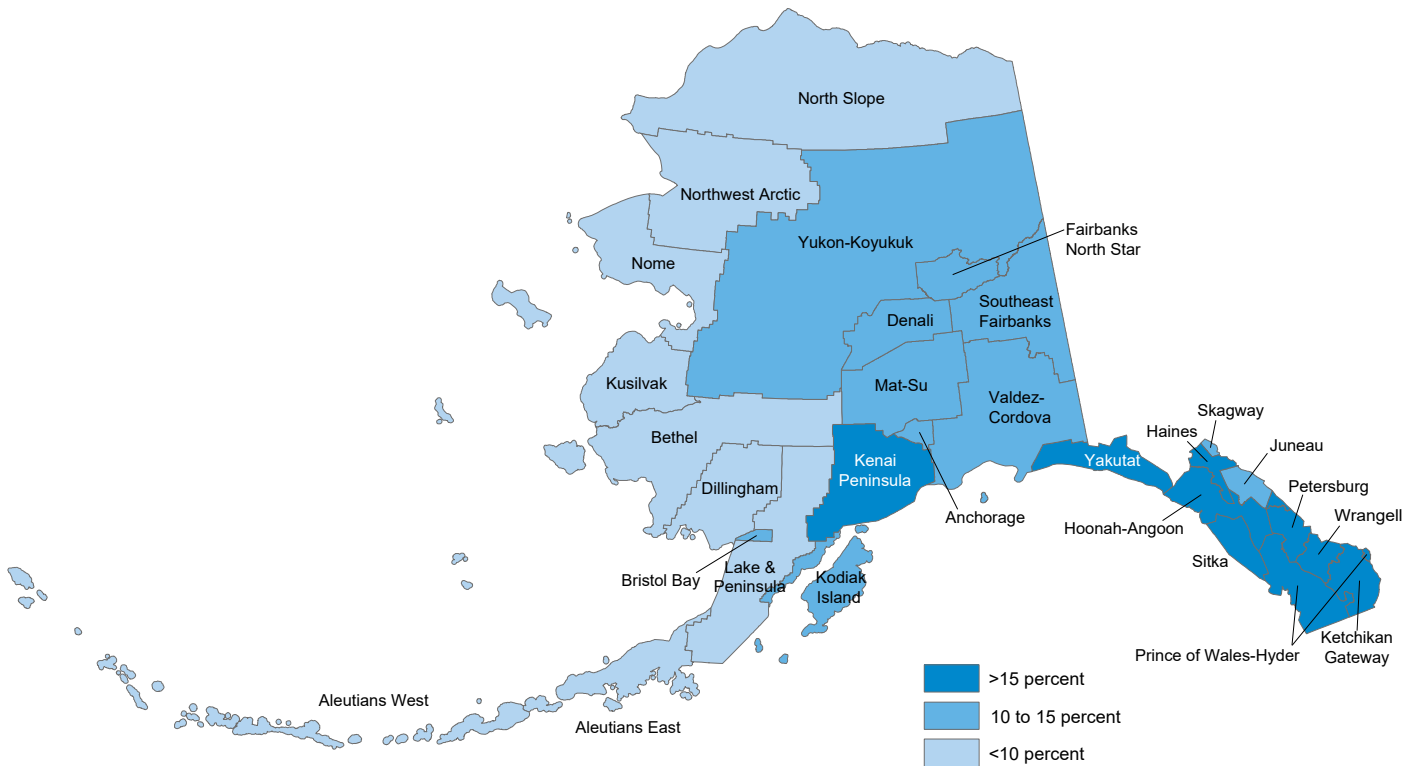


Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

4

Gulf Coast, Southeast Have Highest Concentrations of Seniors

2018

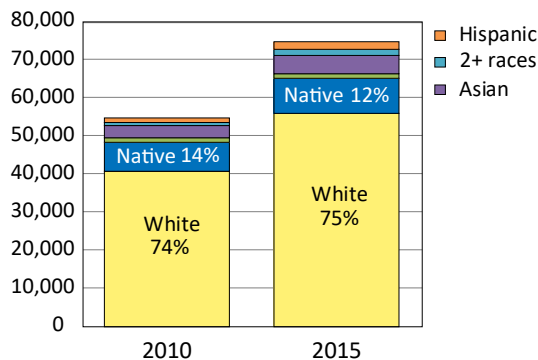


Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

5

Changes in Racial Makeup of the Senior Population

ALASKA, 2010 AND 2015

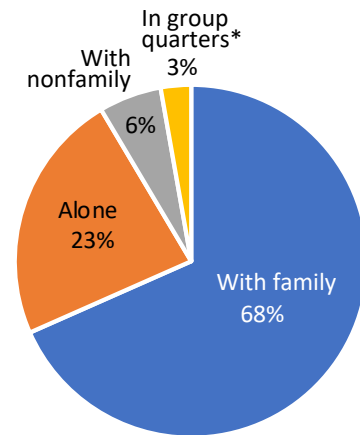


Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

6

Seniors' Households

ALASKA, 2013-2017 ACS



*Includes nursing homes and dorm-style living facilities
Source: U.S. Census Bureau, American Community Survey 2013 to 2017

tend to be a bit older than their wives and men are more likely to remarry.

Just over two-thirds of seniors in Alaska live with family, and it's around 80 percent for the overall population, shares that are about the same nationwide.

Only 3 percent of Alaska's senior citizens live in "group quarters," which includes nursing homes and dormitory-style living facilities, and this is also in line with the nation. Apartment-style assisted living isn't considered group quarters.

Most have been married

Even though about a fourth of Alaska seniors live alone, more are married and the vast majority were married at some point. (See Exhibit 7.) About 52 percent are married (not separated), compared to 45 percent of the population age 15 and older.

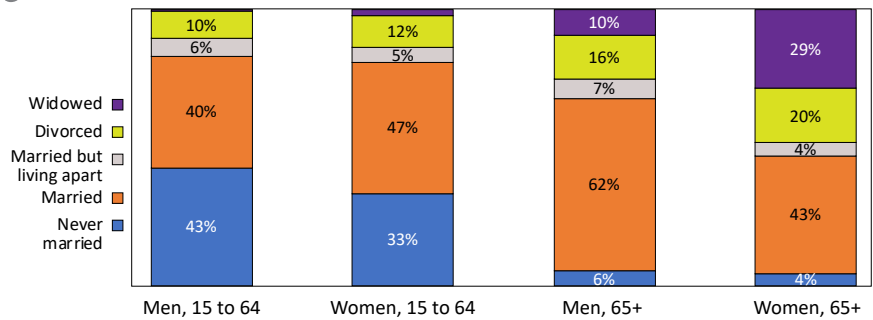
Divorced and widowed shares are higher among seniors too, especially for women: 29 percent of women 65-plus are widowed and 20 percent are divorced, and for men it's 10 percent and 16 percent.

More own than rent homes

Eighty-two percent of Alaska seniors live in owner-occupied homes compared to 64 percent of Alaskans

7 How Marriage Status Differs At 65+

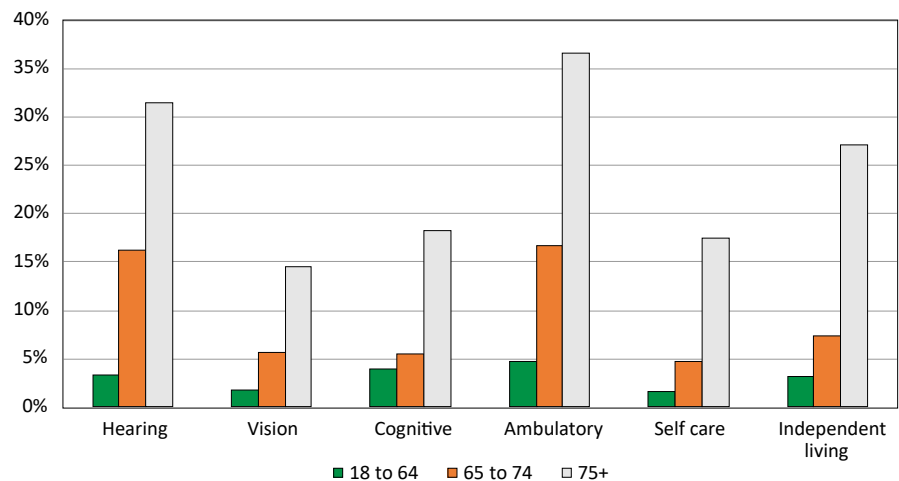
ALASKA, 2013-2017 ACS



Source: U.S. Census Bureau, American Community Survey 2013 to 2017

8 Types of Disabilities by Age Group

ALASKA, 2013-2017 ACS



Source: U.S. Census Bureau, American Community Survey 2013 to 2017

9 More Alaska Seniors Went to College

EDUCATIONAL ATTAINMENT IN U.S. AND ALASKA BY AGE, 2013-2017 ACS

	United States				Alaska			
	Everyone		Age 65+		Everyone		Age 65+	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 25 years and over	216,271,644	+/-15,647	47,732,389	+/-4,845	475,442	+/-375	74,340	+/-244
Did not graduate high school	12.7%	+/-0.1	17.2%	+/-0.1	7.6%	+/-0.2	13.4%	+/-0.7
Diploma or equivalent	27.3%	+/-0.1	32.1%	+/-0.1	27.6%	+/-0.4	24.7%	+/-1.1
Some college or associate degree	29.1%	+/-0.1	24.8%	+/-0.1	35.8%	+/-0.5	31.4%	+/-1.1
Bachelor's degree or higher	30.9%	+/-0.1	25.9%	+/-0.1	29.0%	+/-0.5	30.4%	+/-1.3

Source: U.S. Census Bureau, American Community Survey 2013 to 2017

overall, and 18 percent live in rentals. The average size of senior households is 2.1 people, and in keeping with Alaska's larger average households in general, this is a bit higher than for all U.S. seniors (1.9).

Seven percent of Alaska seniors live with grandchildren — 5 percent nationally — and about 2 percent are responsible for their care. More than three-quarters of co-resident grandparents are under 65, however, and caregiving by co-resident grandparents decreases with age.

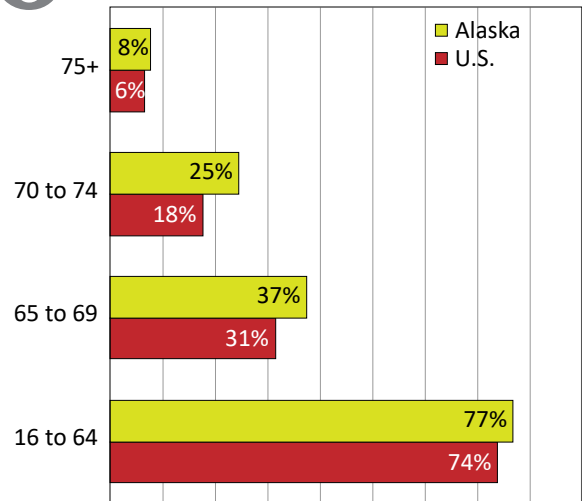
Disabilities increase at higher ages

Thirty-nine percent of Alaska seniors have a disability of some form, which the U.S. Census Bureau determines using six questions on hearing, vision, cognitive ability, ambulatory ability, self care, and living independently. (See Exhibit 8.)

Ambulatory disabilities, which include difficulty walking or climbing stairs, affect 17 percent of those from 65 to 74 and 37 percent of those over 75. Difficulty hearing affects 16 percent and 31 percent, respectively.

Given that rates of disability increase with age, it's worth noting Alaska's current senior population is relatively young. A large share are in their 60s or early 70s, so the numbers of Alaskans with disabilities will increase in the near future as the state's percentage of the most elderly seniors increases.

10 Labor Force Participation RATES BY AGE, 2013-2017 ACS



Source: U.S. Census Bureau, American Community Survey 2013 to 2017

More have gone to college

More seniors have college degrees in Alaska than they do nationwide, at 30 percent compared to 26 percent. (See Exhibit 9.) The Alaska percentage is close to that of the total population over age 25, but nationally, the share of seniors who have a bachelor's degree is 5 per-

11 Income and Poverty Among Seniors in the U.S. and Alaska 2013-2017 ACS

	United States				Alaska			
	Everyone		Age 65+		Everyone		Age 65+	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Income in the past 12 months								
Households	118,825,921	+/-229,026	29,144,402	+/-94,276	252,536	+/-1,271	43,889	+/-540
Households with earnings	77.7%	+/-0.1	36.9%	+/-0.1	86.0%	+/-0.4	49.2%	+/-1.5
Mean earnings	\$83,186	+/-163	\$56,453	+/-180	\$90,061	+/-1,111	\$62,862	+/-3,135
Households with Social Security income	30.6%	+/-0.1	90.0%	+/-0.1	21.1%	+/-0.3	84.6%	+/-1.0
Mean Social Security income	\$18,778	+/-17	\$20,467	+/-24	\$17,091	+/-266	\$18,464	+/-301
Households w/ Supplemental Security income	5.4%	+/-0.1	6.4%	+/-0.1	4.5%	+/-0.3	7.5%	+/-0.7
Mean Supplemental Security income	\$9,743	+/-16	\$9,434	+/-22	\$9,901	+/-377	\$8,822	+/-550
Households with cash public asst income	2.6%	+/-0.1	1.8%	+/-0.1	6.3%	+/-0.3	9.7%	+/-0.8
Mean cash public assistance income	\$3,230	+/-18	\$2,978	+/-41	\$4,020	+/-189	\$3,859	+/-326
Households with retirement income	18.4%	+/-0.1	48.6%	+/-0.1	19.4%	+/-0.4	55.4%	+/-1.4
Mean retirement income	\$25,798	+/-45	\$26,258	+/-60	\$30,401	+/-859	\$34,093	+/-1,390
Households with food stamp/SNAP benefits	12.6%	+/-0.1	8.9%	+/-0.1	10.3%	+/-0.3	8.2%	+/-0.7
Median household income	\$57,652	+/-138	\$41,876	+/-64	\$76,114	+/-979	\$59,041	+/-1,751
Poverty status in the past 12 months								
Population with determined poverty status	313,048,563	+/-10,099	46,424,881	+/-5,241	719,983	+/-538	73,193	+/-300
Below 100 percent of the poverty level	14.6%	+/-0.1	9.3%	+/-0.1	10.2%	+/-0.4	5.1%	+/-0.6

Note: All earnings and income are adjusted to 2017 dollars.

Source: U.S. Census Bureau, American Community Survey 2013 to 2017

cent less than the total population.

More Alaskan seniors went to college in general, too. About 31 percent have an associate degree or some college, compared to 25 percent nationwide.

Working and income

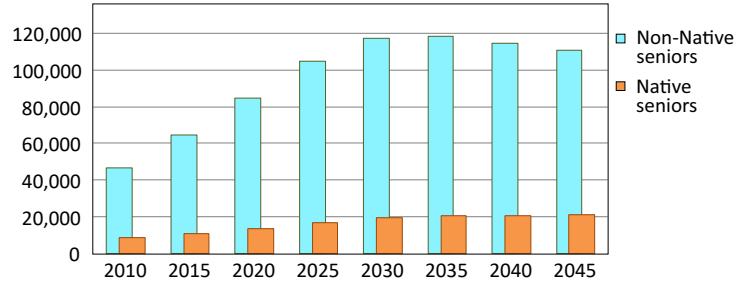
Although seniors are less likely to work than younger adults, they've become more likely to continue working in recent decades. Labor force participation — working or looking for work — among seniors

Continued on page 18

12

Steady Increases in Native Seniors

ALASKA, 2010 TO 2045



Notes: Values for 2020 and 2045 are projections. Alaska Native includes Native alone or in combination with another race.

Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

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Alaska's Senior Populations by Borough or Census Area

ALASKA, 2010 TO 2040

	65+ Population					Percent of Population That is 65+				
	2010	2018	2020	2030	2040	2010	2018	2020	2030	2040
Alaska	54,938	87,304	97,828	136,415	134,957	8%	12%	13%	17%	16%
Anchorage/Matanuska-Susitna Region	28,208	45,537	51,007	73,291	75,481	7%	11%	12%	16%	16%
Anchorage, Municipality	21,139	32,892	36,931	51,915	51,539	7%	11%	12%	17%	16%
Matanuska-Susitna Borough	7,069	12,645	14,076	21,376	23,942	8%	12%	13%	16%	15%
Gulf Coast Region	7,991	12,857	14,142	18,813	17,680	10%	16%	18%	23%	21%
Kenai Peninsula Borough	6,276	10,248	11,086	14,476	13,840	11%	18%	19%	23%	22%
Kodiak Island Borough	915	1,445	1,654	2,355	2,173	7%	11%	13%	19%	18%
Valdez-Cordova Census Area	800	1,164	1,402	1,982	1,667	8%	12%	15%	24%	21%
Interior Region	7,743	12,728	14,430	19,878	19,155	7%	11%	13%	17%	16%
Denali Borough	137	240	304	390	353	8%	13%	16%	20%	18%
Fairbanks North Star Borough	6,375	10,698	12,228	17,134	16,731	7%	11%	12%	17%	16%
Southeast Fairbanks Census Area	662	1,007	1,064	1,357	1,316	9%	14%	15%	19%	18%
Yukon-Koyukuk Census Area	569	783	834	997	755	10%	15%	16%	21%	17%
Northern Region	1,460	1,838	2,210	3,135	2,889	6%	7%	8%	11%	9%
Nome Census Area	603	739	917	1,241	1,158	6%	7%	9%	12%	10%
North Slope Borough	402	528	641	949	843	4%	5%	6%	9%	7%
Northwest Arctic Borough	455	571	652	945	888	6%	7%	8%	12%	11%
Southeast Region	7,166	11,089	12,340	16,093	14,919	10%	15%	17%	22%	21%
Haines Borough	345	531	599	740	653	14%	21%	25%	33%	32%
Hoonah-Angoon Census Area	288	464	494	602	499	13%	21%	24%	32%	30%
Juneau, City and Borough	2,635	4,216	4,785	6,559	6,191	8%	13%	15%	20%	19%
Ketchikan Gateway Borough	1,367	2,159	2,350	3,077	2,870	10%	16%	17%	23%	22%
Petersburg Borough	369	610	653	790	707	12%	19%	21%	27%	26%
Prince of Wales-Hyder Census Area	628	978	1,091	1,430	1,320	10%	16%	17%	23%	21%
Sitka, City and Borough	1,008	1,363	1,502	1,872	1,753	11%	16%	17%	23%	22%
Skagway Borough, Municipality	88	154	186	220	260	9%	14%	17%	18%	20%
Wrangell, City and Borough	374	517	568	683	557	16%	21%	24%	30%	26%
Yakutat, City and Borough	64	97	112	120	109	10%	19%	21%	27%	29%
Southwest Region	2,370	3,255	3,699	5,205	4,833	6%	8%	9%	12%	10%
Aleutians East Borough	155	221	233	304	283	5%	7%	8%	11%	10%
Aleutians West Census Area	193	421	485	680	654	3%	8%	9%	13%	13%
Bethel Census Area	1,041	1,360	1,557	2,167	2,046	6%	8%	8%	11%	9%
Bristol Bay Borough	83	117	150	214	177	8%	13%	18%	28%	26%
Dillingham Census Area	367	483	549	770	642	8%	10%	11%	16%	12%
Kusilvak Census Area	404	502	545	791	810	5%	6%	6%	8%	7%
Lake and Peninsula Borough	127	151	180	279	221	8%	9%	10%	15%	11%

Note: 2020 to 2040 are projections.

Sources: U.S. Census Bureau; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

SENIOR CITIZENS

Continued from page 9

dropped from 28 percent in 1970 to 14 percent in 1990, then went back up to 25 percent recently. The pattern was more muted nationally, going from 16 percent to 12 percent to 17 percent over the same period.

Labor force participation is higher overall in Alaska, and this holds for seniors even when we adjust for more in their 60s and early 70s. (See Exhibit 10 on page 8.)

Lower labor force participation and smaller household sizes (2.1 people compared to 2.8 for all Alaska households) are reflected in incomes. The median income for Alaska households headed by seniors was \$59,041 in the American Community Survey 2013-2017 — higher than U.S. senior households (\$41,876), but much lower than all Alaska households (\$76,114). (See Exhibit 11.)

About half of senior-headed households in Alaska had earnings from a job — higher than the national rate of 37 percent, but still much lower than Alaska households overall (86 percent). The senior households in Alaska with earnings earned much less on average — \$62,862 versus \$90,061, respectively. Larger shares of senior households receive income from sources like Social Security (about 85 percent) and retirement accounts (55 percent), and this doesn't include savings.

Poverty rates are lower for seniors in Alaska and nationwide. In Alaska, 5 percent of seniors fall below the federal poverty threshold versus 10 percent for all Alaskans. For U.S. seniors it's just over 9 percent, which seems high compared to Alaska, but poverty data aren't adjusted for cost of living.

Looking forward: Big increases everywhere until 2035

It's easier to predict change in the 65-plus population than in younger populations. Migration rates are lower and more predictable, and mortality rates don't vary much from year to year, so the current age structure shows what the future senior population will look like.

Alaska's senior population will continue to increase, both numerically and as a share of the state, through the next decade and peak in the mid-2030s. (See Exhibit 2 on page 5.) After 2035, when we project the state will reach 138,000 seniors at just over 17 percent of the population, the senior share will decline with continued population aging as well as migration and mortality losses.

The U.S. Census Bureau projects a smaller shift for the national population, but its senior share will increase without interruption through the 2030s and past 2045, and remain above Alaska's share.

Oldest age group to grow in the long term

Alaska's 85-plus population will grow throughout the projection period and make up about 3.5 percent of the state in 2045, but it too will remain below the nationwide share. Although the percentage seems small, it would be nearly 30,000 elderly Alaskans — about the size of Juneau. This is an especially important population to prepare for, as disability and the need for care increase so much with age.

Steady growth for Alaska Native seniors

Alaska had 11,349 Alaska Native seniors as of July 2017, our latest estimate. That's an increase from 8,555 in 2010, and we project Alaska will have 21,033 Native seniors in 2045.

Seniors currently account for about 8 percent of the Alaska Native population, up from 6 percent in 2010, and that's projected to level off at 12 percent in the 2030s. In terms of Alaska's total senior population, about 14 percent are Alaska Natives, down from 16 percent in 2010 but projected to reach 16 percent again by 2045. (See Exhibit 12 on page 9.)

Increases in every part of the state

Senior shares of the population will grow in all regions in the coming decades. (See Exhibit 13.)

Seniors are already 15 percent of the Southeast Region, and we project that share will reach 22 percent by 2030. Haines, Wrangell, and the communities that make up the Hoonah-Angoon Census Area are each projected to peak at more than 30 percent senior citizens — the highest shares in the state.

Sixteen percent of the Gulf Coast Region's population was 65 or older as of 2018, which we project will hit 23 percent in 2030. Though the Kenai Peninsula currently has the region's largest share, the Valdez-Cordova Census Area's 2030 projection is largest at 24 percent.

While the remote regions of Southwest and Northern are younger and have high birth rates, their senior populations will increase as well. We expect the Northern Region's share to reach 11 percent in 2030 before falling to 9 percent in 2040. Southwest is projected to reach 12 percent before dipping to 10 percent.

In the Interior Region, seniors represented 11 percent of the population in 2018, which we project will increase to 17 percent in 2030. The massive but sparsely populated Yukon-Koyukuk Census Area, which includes dozens of villages, has already reached 15 percent and is on track to reach 21 percent by 2030.

Eddie Hunsinger is the state demographer. Reach him in Anchorage at (907) 269-4960 or eddie.hunsinger@alaska.gov.



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: June 5, 2019
SUBJECT: EDC 2019 Strategic Plan & Goals Worksession

This memo provides information and an attached worksheet to help you move forward with formulating EDC goals for the 2019 EDC Strategic Plan & Goals.

Various City of Homer plans provide direction and goals for the City in general and the EDC in particular. Some tasks are mandated in the EDC bylaws. Clerk Tussey has previously provided you with a Plans & Goals document that summarizes these directives.

Familiarization with these guidance documents can help the EDC formulate their own short and long-term goals. Please look in either of your last two months' packets for the information Ms. Tussey provided, or read below for a recap.

EDC Guiding Documents

1. The EDC is governed by a set of **bylaws**. The bylaws set EDC's purpose and how it functions. Section 2 says the purpose of EDC is to:
 - a) act in advisory capacity to City Manager and Council on overall economic development planning for City of Homer;
 - b) provide ongoing review and evaluation of the City of Homer Comprehensive Economic Development Strategy (CEDS);
 - c) collect and analyze data relevant to economic development to evaluate existing community resources;
 - d) formulate and develop the overall long range economic development goals of the residents of the City of Homer through public hearing process;
 - e) identify specific alternatives or projects to accomplish City objectives and recommend priorities;
 - f) review recommendations of the Homer Advisory Planning Commission to encourage a business-friendly environment in Homer; and,
 - g) promote public interest in overall economic development.

Access the bylaws at: http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/economic_development_advisory_commission/page/8445/edc_bylaws.pdf.

2. How do you know what the City's goals and strategies are? Look to the City of Homer **Comprehensive Plan**. It lays out what the City of Homer (comprehensively) is planning for the next ten years or so. This plan is compiled by the City's Planning Department and goes through City Departments, Advisory Commissions and public process for input before eventually being adopted by the City Council.

The current City of Homer Comprehensive Plan was adopted in 2018; you may access it at <https://www.cityofhomer-ak.gov/planning/2018-homer-comprehensive-plan>. Chapter 7 deals with Economic Vitality.

3. The **Homer Community Economic Development Strategy (CEDS)** is a planning document tasked to the EDC under bylaws purpose (b). It is like the Comprehensive Plan for Homer's economic development. It is a stand-alone document which lays out the current local demographics and economics, looks at what those are predicted to be in the future, what strengths/weaknesses & opportunities/threats exist for economic development and then lays out the economic development strategies for the City of Homer for the future.

You may access the CEDS at http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/economic_development/page/7017/ceds_feb_2011_final_1.pdf.

Draft EDC Goals for 2019

This worksession hopes to draft EDC goals (short-term, mid-term and long-term) to chart the course ahead for 2019. Keep in mind that the plan is flexible and adaptable as information and ideas come up, but it provides structure to move the Commission forward in its goal of overall economic development. Having a set of goals derived previously from the BR&E has helped the EDC move forward on a variety of topics.

To assist the Commission in accomplishing this task, ***this packet includes a worksheet for you to fill out before the worksession.*** The worksheet contains charts that organize EDC Goals by guiding document. The first two pages (with yellow background) lists current goals and general directives. Items you have accomplished are marked with a check. It is there for you to use as a reference.

The second two pages (with white background) are there for you to write in your ideas and recommendations for short, mid and long term goals. Please describe/list at least two goals in each of the time-frames.

Most of the cells are blank for you to use; I did provide the six goal areas from the Economic Vitality chapter of the Comp Plan to inspire your thoughts. You can pull from the guiding documents, from your current goals, or introduce new topics.

Staff Recommendation: Bring completed chart to the worksession where you will have the opportunity to compile them and formulate a draft of proposed 2019 Strategic Plan/Goals. The Commission will then be able to discuss a proposed plan on the record, make motions to formally make any changes, and then make one motion that formally adopts the overall strategic plan at the regular business meeting immediately following the worksession.



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Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: June 5, 2019
SUBJECT: Action Item from the BR&E: Zoning

Zoning was a topic that came up in the Business, Retention & Expansion survey of local businesses, and one identified by the EDC to take up as an agenda item. Per Chair Marks request at the May 7, 2019 EDC meeting, I arranged for staff from the Planning Department give a zoning presentation at the June 11 meeting.

I am providing three sources of information to assist you.

1. Chapter 4 of the City of Homer Comprehensive Plan

Rick Abboud, City Planner recommended that prior to the presentation Commissioners familiarize themselves with Chapter 4 of the Comprehensive Plan as it sets the stage for land use policy and will give you a base of knowledge to draw from. I have provided Chapter 4 *Land Use* in your packet and it is also available online at <https://www.cityofhomer-ak.gov/planning/2018-homer-comprehensive-plan>.

2. BR&E Comments

I reviewed the responses given by the 100 survey respondents and captured the seven comments that had to do with Zoning. I include them here (and have shared them with Rick Abboud, the City Planner who will be giving the Zoning Presentation. Note: Four individuals brought up zoning once in their remarks; one respondent mentioned zoning in three responses making a total of five individuals mentioning zoning.

Q: What factors would make it easier for you to keep your business investment in Homer or expand business investments here?

1. Expansion of the GC1 zoning and financing options
2. ZONING CHANGES!!!! Single biggest issue impacting young and new business owners is the lack of available commercial spaces keeping junky property values artificially sky high. Expand your tax rate by expanding commercially zoned properties
3. Lower taxes and flexibility in zoning and ordinances.

Q: What are the greatest disadvantages of operating your business here as opposed to elsewhere?

1. Work force and the lack of commercial zoned properties. The zoning issue is prohibitive to young and new owners and creates a barrier to entry.

2. Growing too fast with no thought to growth. all growth considered "good" without any filter. no one is tapping on the brakes to ask "when is enough enough?"
3. encroaching development that is hell-bent on ruining our esthetic value

Q: What specific City services, policies or programs do you think would improve your business operations and/or profitability?

1. ZONING, ZONING, ZONING. Its all about zoning for young and new businesses owners. I keep hearing discussions about new revenue sources. The City should attempt expanding revenue by creating new commercial spaces. The current commercial properties are artificially high because the City has zoned commercial properties areas small. Also, the Baycrest area should all be zoned in a manner that allows more intense use of B&B. The inappropriate application of the rules to this area is absurd. (i.e., the bayview inn debacle).

3. Memo from City Planner, Rick Abboud

Please read the Zoning memo from Rick Abboud. In it he addresses zoning in general and elaborates on the subjects of GC1 expansion, large retail (box stores), and agricultural lands.

4. Kenai Peninsula Borough Agriculture Initiative & Pilot Project

Per Commissioner Arevalo's comment at last month's EDC meeting that she would like the Commission to take up zoning because of the Agriculture Initiative being worked on by the Kenai Peninsula Borough Office of Land Management, I've included agricultural information in the packet as well:

- The Borough's December 2018 Working Outline of the Initiative <https://www.kpb.us/landmgt/kpb-agriculture-initiative>
- Peninsula Clarion March 30, 2019 news article about the agriculture industry on the Kenai Peninsula. <https://www.peninsulaclarion.com/news/borough-seeks-to-grow-local-agriculture/>

Staff Recommendation After reading the zoning information provided in the packet and participating in the **Planning Department's** presentation, EDC should discuss and propose motions and/or provide direction on zoning topics to take up as a business item(s) at the next scheduled meeting.

CHAPTER 4 LAND USE

Vision Statement: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Overview

This chapter presents background information and policies to guide development in Homer. The first goal presents the overall goal of the land use policies. The other goals are more specific to various aspects of land use issues.

Summary of Goals

GOAL 1: Guiding Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

GOAL 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.



Context: Land Use in Homer & Surrounding Areas

Land Use in Homer

Land use in Homer today closely corresponds to the area's unique geographical features, history of homesteading, the road system, access to Kachemak Bay, and other water resources. Two very distinct areas with very different land use characteristics developed in the last century, one on the mainland and the other on the Homer Spit. The portion of the City on the "mainland" has a ring-like land use pattern. It has a relatively concentrated, mixed use core or central business district. Transitional land uses surround the core consisting of institutional and public facilities, commercial uses, residential office, and denser, more urban residential. Farther from the central business district, larger lot/low density rural residential land uses prevail. Variations from this general pattern occur, for instance, along the Sterling Highway where roadside commercial activities are prevalent and in some instances compete with concentrated downtown activities. Additionally, the area surrounding the airport, southeast of downtown, holds most of the town's mixed industrial activities.

The Homer Spit contains its own assortment of industrial, commercial, and recreational uses. The Spit's functions and land uses fluctuate with the season; during the summer months commercial activities increase in response to the arrival of summer visitors and tourism. Activities on the Spit are sufficiently distinct and complex to warrant a separate plan, the *Homer Spit Comprehensive Plan (2011)*.

Homer's land use pattern is generally supported by the City's current zoning designations, but an eclectic mix of land uses is still found in various zoning districts (*see Appendix C-2, 2016 Zoning Map*). This mixing of uses is part of the unique character of Homer and not without benefits. The current land use zones largely fulfill their



intended functions, but in some cases do not mesh with the realities of existing or desired future use patterns. Growth in Homer will require a new set of standards to guide the form and location of future land use and development. For instance, the land downtown and extending west along the Sterling Highway is zoned central business district and gateway business district respectively. New policies are needed in the central business district to better allow for higher density and greater mixing of retail shopping, professional services, entertainment facilities, restaurants, and residential uses. The policies controlling development in the gateway business district will likely need ongoing refinement to promote business with an emphasis on the visitor industry and at the same time ensure an attractive and notable entry point to Homer and Kachemak Bay.

Homer's public water and sewer infrastructure plays a large role in shaping land use patterns in the city (*see Appendix C-4, Existing Water and Sewer Infrastructure Map*). To make the investment in public water and sewer infrastructure efficient and fair, decisions on infrastructure need to be coordinated with land use policy. For example, there are some areas within the rural residential zoning that have gained water and sewer service, providing landowners the opportunity to subdivide their lots and develop at a higher density than the existing land use classification promotes. This situation calls for a solution and is addressed in this plan.

Homer’s pattern of development is also greatly influenced by environmental constraints. Steep slopes, bluff and shoreline erosion, and wetland areas make development of many parcels costly, difficult, or even unfeasible. While such areas may be unfeasible for individual development, they can have great value for the community as a whole. Drainage ways, beach areas, or steep or erodible slopes can form an integrated open space network (“green infrastructure”) which supports the areas that may be developed more intensively. Environmental constraints and opportunities have an important role in guiding the character and location of new growth.

Land Use and Growth in Homer and the Surrounding Area

The city of Homer is growing and it is likely to continue to grow (*see Chapter 2, Background Demographic Information*). As stated previously in this plan, future growth will be driven by factors including changes in the overall economy of Alaska, the future of the fishing industry, the pace of growth in the visitor industry and – probably the most difficult to forecast – the growth of Homer as a quality-of-life community for retirees, baby boomers, and other “footloose” prospective residents. If Homer remains a desirable residential destination, then it can grow, in some ways, more or less independently of changes in the conventional economic base.



Top of
Main Street
looking
South to
Bishop’s
Beach

While increasing visitation has had a great impact on the economic growth of Homer, the most significant change in Homer’s real estate landscape has been the recent, rapidly growing demand for middle- to high-end residential development. This has led to substantial increases in land prices and the construction of many new homes, particularly in the area just outside of the city’s perimeter, extending out East End Road and on the bench above town. This growth is an important consideration in the development of Homer’s Comprehensive Plan. Residents of these developments use many of the same public and commercial services as Homer residents including police, fire, water supply, shops, restaurants, visitor and medical facilities, and public institutions like the library. Planning for services requires consideration of this growing residential demand.

Goals & Objectives for Land Use

GOAL I: Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Many of the community’s most important goals are tied to the amount and location of growth. These goals include encouraging affordable housing, protecting environmental quality, creating a walkable community, and efficiently providing public services and facilities. The broad strategy behind this objective is to encourage concentrated residential and business growth in the central area of the city, with densities decreasing in outlying areas. The existing pattern of development in the city and current zoning generally follow this pattern. The alternative to this pattern – to allow this same quantity of growth to spread over a much wider area – works against all these goals.

While concentrating land uses brings many benefits, residents clearly want to maintain a sense of open space and privacy that is often associated with lower density development, particularly in residential areas. As a result, this objective of concentrated growth must be accompanied by a set of standards that ensure housing and commercial areas are well designed. The remainder of this section presents more details on the location of new development. The following sections address the character of new development.

The key element of this section is the generalized Land Use Recommendations Map (*see Appendix A-10, Comprehensive Plan Land Use Recommendations Map*). This is not a zoning map, but a general map of proposed future land uses in Homer. Before these recommendations have the force of law, a separate, subsequent process must occur to amend the City’s current zoning code.

Implementation Strategies

- Review Land Use Recommendations Map

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

The Comprehensive Plan Land Use Recommendations Map establishes the location and intent of proposed land use districts, but does not address the standards needed to guide development.

Implementation Strategies

- Revise zoning map
- Encourage preservation of natural system infrastructures
- Review density objectives
- Review appropriate design standards

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Diverse, high-quality residential neighborhoods are crucial to the stability and economic health of Homer. Growth puts pressure on housing prices as land prices increase. Neighborhoods established decades ago with large lots face pressure as some landowners create subdivisions with smaller lots, while others would like to preserve the established neighborhood character. Housing choice is crucial to accommodate future growth as the dominant single family large lot developments clearly won't be able to meet future demand in quantity or price.



Implementation Strategies

- Review code for opportunities for appropriate infill
- Support options for affordable housing

Objective D: Consider the regional and global impacts of development in Homer.

Homer is a community that understands and appreciates its place in the context of the larger, global environment. As shown by its robust environmental nonprofit community and the work of the City's Global Warming Task Force, Homer residents look beyond their boundaries and have expressed the importance of acting locally as a way of addressing global issues.

Implementation Strategies

- Review opportunities that support energy efficiency for structures
- Consider land use policies that promote density and discourage sprawl

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

Homer's natural setting provides many benefits but also creates significant constraints. The characteristics of the physical setting need to be respected in guiding the location, amount, and density of development. Growth will need to be guided to meet Homer's concerns about protecting community character and the quality of the environment.

This plan takes two general approaches to guide development in relation to environmental conditions. One is to "overlay" information regarding environmental constraints and opportunities onto the Land Use Recommendations Map. This means, for example, that some portions of an area identified for development would be limited by the site-specific presence of steep slopes, wetland areas, drainage channels, etc. The second broad strategy is to recommend that appropriate standards be adopted so that where development does occur it is designed to respect environmental functions and characteristics. Examples in this category include site development polices for drainage, vegetation, and grading.

A need exists for the community to take seriously the issue of shoreline stabilization and the implications of allowing ongoing shoreline development. A process should be launched to examine the issue and put proposed solutions before the citizens.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

Protecting the environment can be a way to achieve goals like reducing infrastructure costs and providing “environmental services” like drainage ways, parks, and trails. For example, protecting the integrity of a stream channel can help provide cost-effective drainage solutions and also provide a trail corridor. The challenge in carrying out these types of actions is that most land in Homer is already split into many individual private parcels. This objective provides the first step in solving this challenge by creating a complete base of knowledge regarding environmental features on land regardless of ownership. Specific steps to establish a system of green infrastructure are found in Appendix C-7.

Maps of important environmental features, processes, and key open space areas are valuable to the extent this information shapes decisions about development. In particular, this information is critical to protect features that cross boundaries of multiple parcels; e.g., streams and trails. This action not only protects open space values, but increases the value of neighboring properties for developers.

Green Infrastructure Defined

Green infrastructure is defined as an interconnected network of natural areas and other open spaces that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife. In contrast to traditional approaches to open space conservation, green infrastructure is integrated with and linked to development. Green infrastructure is a way of conserving natural areas that function as city infrastructure. Definition and other information based on Green Infrastructure: Linking Landscapes & Communities.

*Mark A. Benedict, Ph.D., Edward T. McMahon, J.D.
Island Press, 2006*

Implementation Strategies

- Review how developments effect on- and off-site environmental functions
- Support the preservation of green infrastructure.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

Once a project has been identified for development, green infrastructure concepts can be used to consider what special conditions, if any, need to be incorporated into the project’s layout and development. Guidelines for development such as setbacks from waterbodies or limits on development of steep slopes are covered through the City’s zoning code. Homer’s existing codes include many good environmental standards. Periodic review of the successes and failures of the existing standards will help identify opportunity for revisions.

Appendix C-7 includes examples of how decisions about site clearing, grading, and impervious surfaces can create very different types of development. Homer is encouraged to continue practices that bring about Objective B.

Implementation Strategies

- Review the lessons learned from the implementation of site development standards
- Consider revision of development standards in light of new information in relation to environmental functions and best practices

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

Ideally, adopting more effective development standards will result in the preservation and protection of lands with high environmental value. However, there may be some areas identified that cannot easily be protected through standard means and are so important they should be preserved forever. References such as wetland, steep slope, and green infrastructure maps can help identify and prioritize these lands. Organizations, such as the Homer Soil and Water Conservation District and the Natural Resources Conservation Service of Alaska may be consulted in identifying specific local strategies. Examples of environmentally important areas might include a particular beach access corridor or a particular section of a lake or stream.

Implementation Strategies

- Support acquisition of environmentally sensitive land for preservation

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

Homer’s environment is affected by actions outside of its borders. Wildlife corridors and drainage systems do not conform to borough and municipal boundaries. In this regard, Homer should work with surrounding jurisdictions, notably the Kenai Peninsula Borough along with other local, state, and federal land managers to promote environmentally suitable policy.

Implementation Strategies

- Support practices that preserve and maintain environmental quality outside the City of Homer

GOAL 3: Encourage high quality buildings and site design that complements Homer’s beautiful natural setting.



New growth and development in Homer is inevitable. The community has made clear its intent to guide the character of the built environment so this growth improves the quality of the life. The Town Center Development Plan established standards for the development of the city core and sets a good standard for policies that can be followed to achieve higher design quality. An integrated but balanced regulatory and enforcement process is needed for the entire city, to raise the bar for future development standards. While enhanced development standards help guide the character of the built environment, enforcement of nuisance properties and the undue collection of open air junk will compliment development standards to improve the quality of life.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Clear, predictable, consistent rules and regulations are key to achieving standard, quality design. These rules and regulations have to fit the context of the marketplace and be accepted by the development community. Overregulation is a disincentive, while under-regulation will achieve less than desired results. Specific policies addressing this topic include:

Implementation Strategies

- Review City adopted plans for consistency
- Review rules and regulation options with consideration of operational constraints and community acceptance

Objective B: Encourage high quality site design and buildings.

Good site design, appealing architecture, and quality construction practices contribute to the creation of high quality buildings. Attractive, well-constructed buildings are a long-term asset to the community. Design can be thought of in two categories: form, meaning what the building looks like; and function, meaning the construction methods and layout of the building.

Implementation Strategies

- Consider appropriate design standards for buildings
- Review site impacts of developments

GOAL 4: Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Creating a vital, successful central business district – the clear commercial and civic center of Homer – won’t happen by accident. A number of strategies are required to reach this objective, as outlined below. These actions are all designed to carry forward in the spirit of the previously approved Homer Town Center Development Plan and Community Design Manual. Those documents provide additional details that need to be considered to gain a full understanding of CBD objectives.



Implementation Strategies

- Consider infrastructure appropriate to support and sustain investment in the Central Business District

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Strip development occurs along busy major roads with easy access to businesses. Strip development is an unplanned consequence of building transportation infrastructure, and it tends to include practically any land use in an eclectic – often cluttered and unsightly – array of buildings, parking lots, utilities, and support structures.

Strip development along highways introduces competition for the central business district and weakens its role. Strip development can create unattractive community entries (e.g., the Glenn Highway coming into downtown Anchorage) and unsafe edges along thoroughfares. Communities with no restraints on the location of commercial use often find their downtowns wither, as businesses shift to outlying, lower cost properties. On the other hand, communities need to allow for a measure of outlying commercial growth, to be fair to property owners, to meet the need for the types of commercial uses that don't fit well into a central commercial core, and to respond to ongoing demand for expansion of commercial activity.

Implementation Strategies

- Support infill of existing commercial districts prior to expansion of a district
- Consider attractive commercial design practices

Land Use Implementation table

Table 7. Chapter 4, Land Use Implementation Table

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
Goal 1 – Guide Homer’s Growth					
<i>I-A-1</i> Update the zoning map in support of the desired pattern of growth.				x	HAPC
<i>I-B-1</i> Consider additional methods for preserving natural areas and areas where ongoing natural processes may present hazards to existing or proposed development.	x				HAPC
<i>I-B-2</i> Promote standards and policies that promote mixed use and high quality, attractive medium to high-density development.				x	HAPC
<i>I-B-3</i> Develop standards and policies for new mixed-use districts, including the Gateway Business district. Consider “form-based” zoning strategies, encouraging a modest scale of development while allowing for a wide range of uses.				x	HAPC
<i>I-B-4</i> Consider zoning regulations that accommodate more mixed use and medium to high-density housing in the residential office and central business districts.				x	HAPC

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
<i>I-B-5</i> Develop consistent design standards for new development to complement the character of the land use. Include architectural and site development standards and standards for associated infrastructure (particularly roads and trails).				x	HAPC
<i>I-B-6</i> Re-evaluate height standards in commercial and mixed use districts to determine whether buildings over three stories should be permitted. Height standards must meet fire safety and insurance standards.		x			EDC
<i>I-B-7</i> Consider neighborhood planning around the hospital for the centralized expansion of medical services.				x	HAPC
<i>I-C-1</i> Promote infill development in all housing districts.				x	HAPC
<i>I-C-2</i> Encourage inclusion of affordable housing in larger developments and affordable housing in general.				x	HAPC
<i>I-C-3</i> Improve the rural residential zoning code to withstand pressure for platting large lots into smaller ones in that district.				x	HAPC
<i>I-D-1</i> Pursue environmentally sound development practices and measure success for every public facility project in Homer either by locally established benchmarks, LEED certification, or other contemporary concepts.				x	Public Works, Administration
<i>I-D-2</i> Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation (see <i>Chapter 5, Transportation</i>).				x	HAPC
<i>I-D-3</i> Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, higher density development, and infill.	x			x	HAPC
<i>I-D-4</i> Adopt building codes and incentives to increase energy efficiency in all new residential and commercial development.		x			HAPC, City Council
Goal 2 – Maintain Homer’s Natural Environment and Scenic Beauty					
<i>2-A-1</i> Consider adopting incentives to encourage use of the Green Infrastructure Map developed by the Homer Soil and Water Conservation District.		x			HAPC
<i>2-A-2</i> Require developers to include details about environmental features and processes, along with plans for open space, when submitting subdivisions or other developments for approval.		x			HAPC

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-A-3 Require developers to demonstrate how features that cross multiple parcels will be protected in individual projects. Use this process to create links between open space areas and integrate new development into the network of open space.		x			HAPC
2-A-4 When a Green Infrastructure Map is adopted, use it in the review process.		x			Planning, HAPC
2-A-5 Audit the codes and ordinances to identify the revisions that support the implementation of green infrastructure and prioritize code amendments for adoption.	x				HAPC
2-B-1 Continue to review and refine standards and guidelines to reduce bluff erosion and shoreline erosion, such as managing surface water runoff on coastal bluffs and implementing any other applicable best management practices.		x		x	HAPC
2-B-2 Continue to review and refine standards for coastal bluff stabilization projects and building setbacks from coastal bluffs.	x			x	HAPC
2-B-3 Continue to review and refine standards for setbacks on streams and wetlands.		x		x	HAPC
2-B-4 Continue to review and refine standards for development on steep slopes, in wetland areas, areas subject to landslides, and on other sensitive sites, including standards for grading and drainage, vegetation clearing, building setbacks, and building footprints. Include flexibility in road dimensions to avoid excessive grading.		x		x	HAPC
2-B-5 Continue to review and refine review processes for hillsides, areas subject to landslides and other sensitive settings (e.g., allowance for development on steeper slopes subject to submission of more extensive site analysis and engineering reports).		x		x	HAPC
2-B-6 Consider regulation of on-site septic systems		x			HAPC
2-C-1 Work with land trusts and/or public agencies to acquire land for protection and recreational use. Build on example set by Kachemak Heritage Land Trust.				x	Administration
2-C-2 Consider land trades or variations on the transfer of development rights.		x			HAPC
2-C-3 Recommend that the City purchase property vital for the protection of the Bridge Creek Watershed.	x			x	HAPC

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-D-1 Identify environmentally sensitive sites and natural systems of regional importance and work towards collaborative management of these areas. Options include implementing Special Use Districts to develop and pay for needed infrastructure and addressing drainage and trail issues on a regional or watershed approach.		x		x	HAPC, Planning
2-D-2 Encourage establishment of environmentally responsible development practices by the KPB and other land managers on land surrounding Homer.				x	HAPC, Administration
Goal 3 – Encourage High Quality Development					
3-A-1 Synthesize existing rules and regulations for both public and private development in a comprehensive design manual. For instance, it is important that the Master Roads and Streets Plan is supplemented by the Community Design Manual, Transportation Plan, and a Streetscape Design Manual to balance functionality and aesthetics.				x	HAPC, Planning, Public Works
3-A-2 Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review.				x	HAPC
3-A-3 Review code enforcement requirements and other actions in relation to meeting community expectations.				x	HAPC
3-B-1 Adopt building codes and create an inspection program.		x			HAPC, Administration, Public Works
3-B-2 Set standards that regulate the form of development to encourage attractive, diverse housing styles.	x				Planning, HAPC
3-B-3 Develop specific policies regarding site development including standards for landscaping, grading, lighting, view protection, etc., in coordination with current national efforts that promote better site development (LEED certification standards, Sustainable Sites Initiative, Low Impact Development, etc.).			x		HAPC
3-B-4 Ensure that all utility service to new developments shall be underground.				x	Planning, Public Works
3-B-5 Ensure that any redevelopment which moves overhead utilities requires moving those utilities underground.				x	Public Works

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
Goal 4 – Support Development of Well-defined Business Districts					
4-A-1 Provide incentives for private investment in the CBD. Incentives can include public investments in improved infrastructure (e.g., roads, trails, parking) and in public facilities. Particular priorities include improved public parking and construction of a new east-west road through the center of the CBD roughly parallel to the Sterling Highway and Pioneer Avenue.		x			HAPC, Public Works, Administration
4-A-2 Create an overlay zone for the “Old Town” section of the CBD, establishing general standards for building design and construction. Aim for future buildings to continue in the style of the older buildings in the area as well as the several more recently constructed buildings that follow these traditions.		x			HAPC
4-A-3 Use public/private partnerships to improve streetscapes, including better sidewalks, landscaping, and building facades. Develop an attractive, business friendly commercial streetscape for Pioneer and Old Town businesses.				x	Administration
4-A-4 Improve trail connections to and within the CBD. Provide a system of trails and sidewalks linking residential areas, commercial and civic uses.				x	Public Works
4-A-5 Concentrate commercial uses in the downtown.				x	Planning Commission
4-A-6 Support Pioneer Avenue beautification/revitalization efforts.	x			x	HAPC, Public Works, Administration
4-B-1 Use the zoning process to guide the majority of future commercial development into the central business district. Locate development as presented on the Land Use Recommendations Map. Implementation will require an ongoing balancing act.				x	HAPC
4-B-2 Use strategies to ensure the character of strip commercial development will make a positive contribution to the overall character of the community. Strategies include: controls on the size and appearance of signs, requirements for landscaping of parking areas, and basic guidelines regarding building appearance.				x	HAPC



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: Katie Koester, City Manager
DATE: May 8, 2019
SUBJECT: May 13th 2019

FY 20 State of Alaska Community Assistance Program (est. \$149,658)

Last year, the City allocated \$177,172.05 of the FY19 State of Alaska Community Assistance Program (CAP) funds to the Police Station Fund. The City had also allocated \$205,118 from FY18's CAP funds to the Police Station Fund. In order to apply for Community Assistance funds for FY20, the City needs to indicate how we plan on using the funds. I recommend at this stage designating FY20 funds to City reserves, specifically the old middle school (HERC) depreciation account. There will be costs associated with the HERC regardless of a demo or refurbishing the building. This designation is nonbinding and Council will still need to appropriate the funds by ordinance when we receive them in the fall. This will also give the Council time to consider Mayor Castner's proposed changes to City budgeting and how unbudgeted funds are accounted for in that process.

Senator Murkowski's Request for more information on the Homer Spit's Erosion

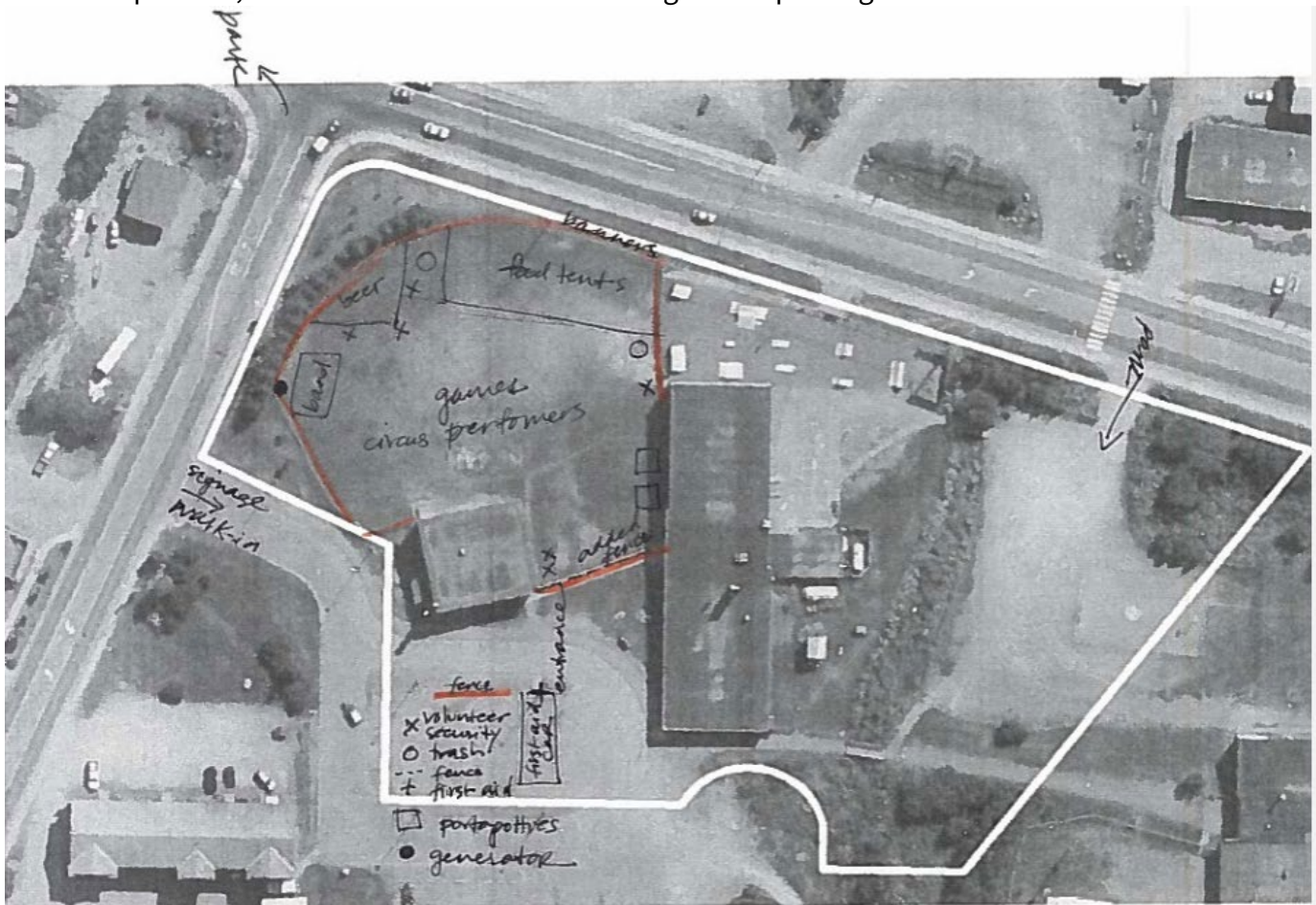
Senator Murkowski's office requested more information from the City on the impact erosion is having on the Spit. Harbormaster Hawkins submitted a summary of the two Army Corps of Engineers' studies that were conducted in both 2017 and 1989, as well as photos detailing the most recent erosion damage that occurred after a wind and high tide event on April 19th, 2019. We have also shared this information with the State Delegation since a long term solution to erosion on the Homer Spit will require a multi-agency approach. In the short term, Army Corps of Engineers, Alaska Department of Transportation and Public Facilities and the City have been able to work together to fill in some of the most damaged areas. Harbormaster Hawkins and I have a meeting with ACOE scheduled on the 21st to further the conversation on long term solutions.

Homer Real Estate's Broker Services Set to Expire May 23rd, 2019

Homer Real Estate's broker services are set to expire at the end of the month, however Resolution 16-053 gives the City the option to extend this contract for a period of up to three years. The City's professional relationship with Homer Real Estate has been positive and they have successfully executed sales on a number of lots including in the Harry Feyer Subdivision and the Homer Spit, while also advising the City on land acquisitions. They were the only company to bid on the request for proposals in 2016 and I would like to get council input on extending their contract or re-RFPing the opportunity to serve the City of Homer in this capacity. It is safe to say the number of lots that we are looking to dispose of has decreased since the initial push in 2016.

Bunnell’s Request to use HERC Grounds for “Picnic on the Lawn” Special Event

Bunnell Street Arts Center is requesting permission to use the surrounding grounds of the HERC building for their “Picnic on the Lawn” event. The event will feature “live music, art activities for families including chalkart, facepainting, games, and classic picnic food by local chefs and restaurants,” a fenced-in beer garden, and food tents. Through Resolutions 13-095 and 18-006, it was decided the HERC would only be open to recreational activities and only in the gym and adjacent classroom (former shop room). This event is planned for the surrounding grounds of the HERC, and Bunnell has requested to run power from the HERC building, use of restrooms, and City trashcans. As this is a use not recreational in nature, I wanted to share this request with Council before moving ahead. In years past, this event has taken place on Hazel Avenue and Bishop Beach, both locations that have challenges with parking and traffic flow.



State of Alaska Interpretative Display at the Airport

ADF&G and Alaska State Parks Interpretation and Education Unit are planning to finish their interpretative display at the Homer Airport. The State will install wall art similar to the conceptual design proposed in the blue box below. The goal of the display is to educate the public on accessible refuges and critical habitat in the surrounding area--two topics that were left out in the other educational displays currently found at the airport.



DOT&PF Lake Street Rehabilitation Project FY 2020 Funding

As part of the DOT&PF Division of Program Development’s 2018-2021 Statewide Transportation Improvement Program (STIP), the State had planned to reconstruct about half a mile of Lake Street in FY19. To quote the project description: *“Rehabilitate pavement of approximately 0.47 miles, construct a sidewalk on both sides of the road, improve the intersection at Pioneer to enhance safety, and provide drainage improvements. Lake Street is located in downtown Homer, between the Sterling Highway and Pioneer Avenue.”* The City received notice last week of an amendment that would take funds originally allocated for FY19 and bump them over to FY20 so that this work can hopefully be completed this year. Also of note, DOT&PF will be in Homer on June 6 for a public meeting on the Pioneer Avenue Pavement Preservation project (see attached notice).

Archiving Task Force Info

Task Force reports and recommendations represent many hours of research, public input and thoughtful deliberation. Long after the Task Forces' work is done, their reports provide valuable background information and analyses. At the recommendation of Councilmember Lord, staff has archived many Task Force and Committee reports and made them easily accessible on the City's website. You can find them on the Committees and Task Forces page of the City's website (<https://www.cityofhomer-ak.gov/bc/archive-task-force-and-committee-reports>) and under *Plans & Reports* link under **How Do I** at the top of the City website landing page.

Old Library Lot

In the March 20th City Manager report, I shared with Council that there has been interest in the "Old Library Lot," which is currently not on the market. Council indicated that they were not willing to relist the lot at a reduced rate (it was last listed at \$225,000 and the City Real Estate agent proposed \$182,500). An argument was made that the amount of dirt work necessary justifies a price reduction. At that meeting, Mayor Castner requested an assessment of the fill quality by Public Works. Public Works dug down 15 feet and classified the material as silty soils not suitable for structural fill. Nevertheless it could be used to build a parking lot or fill on any other part of the site.

Disposal or real property requires an updated appraisal and/or a reason to exempt it from the requirement to sell it at fair market value. Please let me know if Council feels like the new information presented would warrant listing the lot.

Status of Fire Chief

I am pleased to report that the hiring committee has made great progress in the search for a new Fire Chief. As committee members, Homer Volunteer Fire Department (HVFD) volunteer Gary Thomas, Current HVFD Medical Director Dr. Bill Bell, and Interim Fire Chief Purcell have joined me in giving a thorough evaluation of all potential candidates. Following initial applications and review of the Supplemental Question Responses, the hiring committee has invited the top two candidates to visit Homer. The formal interviews, applicant presentations, and the remaining portions of the assessment will take place Monday & Tuesday, May 13-14th. Applicants will spend time with volunteers on Tuesday May 14th. We hope to have an offer letter drafted by the end of the week, and a new Fire Chief in place at HVFD very soon.

Enclosures:

- Homer #2 Safest City
- Community Assistance Form
- Packet of Material Submitted to Sen. Murkowski's Office from Port and Harbor Office
- Notice of Public Meeting June, 2 2019 on Pioneer Avenue Pavement Preservation Project
- City of Homer 2019 Water Report

[\(ranking-reviews/\)](#)



[Home Security \(/best-home-security-system/\)](#)

[Home Automation \(/resources/#jump-4\)](#)

[Home Safety \(/resources/#jump-0\)](#)

[Family Safety](#)

[Auto Safety \(/resources/#jump-2\)](#)

[Safety News \(/blog/\)](#)

[\(\)](#)

[Home \(https://www.safewise.com/\)](https://www.safewise.com/) > [Safety News \(https://www.safewise.com/blog/\)](https://www.safewise.com/blog/) > Alaska's 5 Safest Cities of 2019

Alaska's 5 Safest Cities of 2019

Written by [Rebecca Edwards](#)

[\(https://www.safewise.com/blog/author/rebecca-edwards/\)](https://www.safewise.com/blog/author/rebecca-edwards/)

Updated April 19, 2019

SafeWise is happy to release our fifth annual Safest Cities report. Here are the 5 Safest Cities in Alaska for 2019. See if your city made the [list](#).

Alaska is known as The Last Frontier, and that might be how it feels in a state with crime rates that are just about double what we see on a national level. The state's violent crime rate is more than twice the national average of 4.49 incidents per 1,000. At an average of 2.18 violent crimes per 1,000 people, Alaska's five safest cities really stand out for their stellar records.

The five cities that made our list kept violent crime below the national average, with two cities reporting zero counts of murder. Robbery came in as the second-least common violent crime, with no city seeing more than four incidents. But overall, Alaska is more worried about property crime—naming it the top concern in our State of Safety study.

See if your city is one of Alaska's safest, and find out how well each one ranks in our full listing.



Interesting Findings

- 80% of this year's cities also made the list in 2018.
- Overall, Alaska's safest cities have more violent crimes than most other states—the lowest was 11 in the second-safest city, [Homer](https://www.cityofhomer-ak.gov/?kbid=62548) (<https://www.cityofhomer-ak.gov/?kbid=62548>).
- The property crime rate in Alaska is almost double the national rate—47.40 vs. 27.11 nationwide.
- 22% of Alaska respondents to our State of Safety survey said they'd experienced a property crime in the past year, compared to 16% nationally.
- Statewide, Alaska showed less concern than the rest of the country for all categories of property crime, except having their car broken into or stolen.

The 5 Safest Cities in Alaska

#1 Sitka +0



Population
8,736

Median Income
\$70,765

Violent Crime Rate
(per 1,000)

1.60

Property Crime Rate
(per 1,000)

18.66

#2 Homer +0



Population
5,735

Median Income
\$59,185

Violent Crime Rate
(per 1,000)

1.92

Property Crime Rate
(per 1,000)

36.79

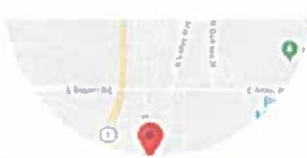
#3 Palmer New

Population
7,184

Median Income

Violent Crime Rate
(per 1,000)

2.78



\$58,389

**Property Crime Rate
(per 1,000)**
33.96

#4 Unalaska +0



Population
4,449

Median Income
\$91,635

**Violent Crime Rate
(per 1,000)**
3.37

**Property Crime Rate
(per 1,000)**
6.52

#5 Ketchikan +0



Population
32,826

Median Income
\$74,348

**Violent Crime Rate
(per 1,000)**
4.13

**Property Crime Rate
(per 1,000)**
41.43

How We Determined the Safest Cities

Learn how we identified the safest cities on our [methodology page](https://www.safewise.com/blog/the-safewise-safest-cities-our-methodology/) (<https://www.safewise.com/blog/the-safewise-safest-cities-our-methodology/>).

Beyond Safest Cities: What Are the Biggest Safety Concerns in Your State?

Crime statistics are one thing, but do they line up with what people are *really* worried about when it comes to safety? To find out, SafeWise conducted a nationwide survey. See what the biggest safety concern is in your state—and learn more about what your neighbors are nervous about—in our [State of Safety report](http://www.safewise.com/state-of-safety/) (<http://www.safewise.com/state-of-safety/>).

If you would like to contact a SafeWise Safest Cities Analyst, please email info@safewise.com (<mailto:info@safewise.com>).

How to Make a Safe Home Anywhere

Wherever you are, feeling safe in your home can bring greater peace of mind and happiness. Whether your city made our list or not, we recommend adding extra security to your home with monitored security services provided by the nation's leading home security providers.

To learn more about the home security options available to you, check out SafeWise's picks for [Best Home Security Systems of 2019](https://www.safewise.com/best-home-security-system/) (<https://www.safewise.com/best-home-security-system/>).

Didn't Find Your City in the Top 5?

See how the remaining cities ranked in the list below.

Rank	City	Population	City Violent Crime Rate (per 1,000)	City Property Crime Rate (per 1,000)
6	Kenai	7,852	4.46	56.16
7	Wasilla	10,093	5.35	45.97
8	Fairbanks	32,937	6.22	45.33
9	Soldotna	4,693	7.03	49.65
10	Juneau	32,344	9.37	52.03
11	Kodiak	6,198	9.68	34.04
12	Anchorage	296,188	12.03	54.16
13	Bethel	6,426	14.16	11.67
14	North Slope Borough	9,539	18.14	9.23

Find the Safest Cities in Each State

Click on the state image below to check out our "Safest City" winners for each state.





THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of Commerce, Community,
and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

550 West 7th Avenue, Suite 1640
Anchorage, AK 99501-3510
Main: 907.269.4540
Programs fax: 907.269.4563

January 14, 2019

Ms. Katie Koester, City Manager
City of Homer
491 East Pioneer Ave.
Homer, AK 99603

SUBJECT: Population Determination for FY2020 DCCED Financial Assistance Programs

Dear Ms. Koester:

The Department of Commerce, Community, and Economic Development annually certifies the population of each municipality, community, and reserve in the State of Alaska for use in various financial assistance programs based upon population estimates prepared by the State Demographer at the Department of Labor and Workforce Development. For Homer the following population will be used for all FY20 programs the department administers.

The population of Homer has been determined to be 5443

If you do not agree with the population determination, you may request a population adjustment by submitting a written request and substantiate the request by completing either of the two approved methods: Head Count Census Method or Housing Unit Method. The request must include a resolution from the governing body proposing a corrected population total.

If you choose to request a population adjustment, please review the Head Count Census and Housing Unit Method manuals the department has published to assist you with this process. These manuals are available at <http://commerce.alaska.gov/web/dcra/> or you may also contact the department for a copy of the manuals.

The request for adjustment and completed census documentation must be postmarked no later than April 1, 2019, and submitted to:

Department of Commerce, Community, and Economic Development
Division of Community and Regional Affairs
Attn: Grace Beaujean
550 West 7th Avenue, Suite 1640
Anchorage, AK 99501

For additional information, please contact Grace Beaujean, Research Analyst III, at 907.269.4521 or DCRAResearchAndAnalysis@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Taylor". The signature is written in a cursive style with a large initial "M".

Melissa Taylor
Division Director, Acting

Cc: Division of Community and Regional Affairs, Research and Analysis Section
Division of Community and Regional Affairs, Community Aid and Accountability Section



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Commerce, Community,
and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

P.O. Box 110809
Juneau, AK 99811-0809
Main: 907.465.5541
Programs fax: 907.465.4761

January 14, 2019

Ms. Katie Koester, City Manager
City of Homer
491 East Pioneer Ave.
Homer, AK 99603

Dear Ms. Koester:

The Division of Community and Regional Affairs (DCRA) is pleased to provide you with the attached FY20 Community Assistance application. Please carefully review the application and instructions. The completed FY20 CAP application must be returned **no later than June 1, 2019**.

Please be aware that the funding level for the FY20 Community Assistance Program (CAP) has not yet been determined. This estimate is based on the statutorily required distribution of one third of the anticipated June 30, 2019, CAP fund balance. The payment estimate does not take into consideration any possible increases to the funding level through either the FY19 supplemental budget or other legislative appropriations. Community Assistance payment amounts will be updated to reflect actual award amounts after June 30, 2019.

Homer estimated FY20 CAP payment is \$149,658.45

An applicant may submit the application and required documents to the department by means of electronic mail received no later than 4:30PM on June 1 or by regular mail postmarked no later than June 1. Please carefully review the instructions in regard to submitting by electronic mail. The electronic mailing address is: caa@alaska.gov.

Please contact me with any questions at (907)465-5541 or robert.pearson@alaska.gov.

Sincerely,

A handwritten signature in blue ink that reads "Robert Pearson".

Robert Pearson
Manager, Community Aid and Accountability

**FY 2020 COMMUNITY ASSISTANCE PROGRAM
PROPOSED CAP BUDGET**

Name of Municipality

Please describe below how your organization proposes to use its estimated FY 2020 Community Assistance Program payment.

FUEL \$ _____

ELECTRICITY \$ _____

INSURANCE \$ _____

EDUCATION \$ _____

EMS \$ _____

WATER/SEWER \$ _____

PUBLIC SAFETY \$ _____

FIRE \$ _____

ROAD MAINTENANCE \$ _____

HARBORS \$ _____

HEALTH \$ _____

GENERAL ADMINISTRATION \$ _____

OTHER _____ \$ _____

OTHER _____ \$ _____

OTHER _____ \$ _____

FY 2020 ESTIMATED PAYMENT \$ _____

**FY 2020 COMMUNITY ASSISTANCE PROGRAM
Statement of Expenditures for Prior Year Payment**

Name of Municipality

Please detail below how your organization spent its FY 2019 Community Assistance Payment.

FUEL	\$ _____
ELECTRICITY	\$ _____
INSURANCE	\$ _____
EDUCATION	\$ _____
EMS	\$ _____
WATER/SEWER	\$ _____
PUBLIC SAFETY	\$ _____
FIRE	\$ _____
ROAD MAINTENANCE	\$ _____
HARBORS	\$ _____
HEALTH	\$ _____
GENERAL ADMINISTRATION	\$ _____
OTHER _____	\$ _____
OTHER _____	\$ _____
OTHER _____	\$ _____
OTHER _____	\$ _____
OTHER _____	\$ _____
SAVINGS/NOT SPENT	\$ _____
FY 2019 TOTAL PAYMENT	\$ _____

Instructions for FY20 Community Assistance Program Requirements and Certification
Municipality Application

The municipality's requirements and certification application form must be received or postmarked no later than June 1, 2019. Please check or initial each box indicating the municipality understands the requirement for receiving the community assistance payment. Be certain the form is signed and dated before submitting.

The municipality may submit the requirements and certification form by electronic mail received no later than 4:30PM on June 1st 2019. This is the preferred method for receiving the form. Email forms to: caa@alaska.gov (See special instructions for submitting by email.)

The community assistance payment will not be made until all other required documents have been submitted. Please submit the other required documents at the earliest opportunity as they become available; these are not subject to the June 1st deadline. All other required documents may also be submitted by electronic mail.

Community Assistance Program regulations (3 AAC 180) effective December 22, 2017, require all entities to submit a statement of expenditures of the prior year's community assistance payment and the budget for the current year's payment. A statement of expenditures form and budget form are provided as part of the application.

The current annual budget (for the program year) must include the non-code ordinance adopting the budget. Please submit these as one combined document when possible. A link to the budget on the municipality's website may be provided in lieu of a hard copy or email attachment.

The annual audit or, for a second class city, an audit or statement of annual income and expenditures, may be submitted by hard copy, email attachment, or a link to the audit on the municipality's website. A statement of annual income and expenditures must also include the resolution approved by the governing body certifying the statement.

A certified financial statement is not an allowable substitute for an audit when a second class city has met the audit threshold criteria.

In addition to the current annual budget and annual audit, in order to receive a community assistance payment, the municipality is required to submit to the Office of State Assessor (OSA), as applicable: tax assessment and tax levy numbers for the most recently completed annual budget cycle, a summary of optional property tax exemptions authorized together with the estimate of the revenues lost to the borough, a taxpayer notice, and maps and descriptions of all annexed or detached territory which as annexed or detached prior to June 1 of the application year.

Provide a copy of the tax payer notice furnished with the property tax statements or a copy of the Affidavit of Publication from the newspaper in which the notice was published. Provide a copy of the notice posted for sales tax and use tax or a copy of the Affidavit of Publication from the newspaper in which the notice was published.

The municipality is not required to submit to DCRA any of the reports required by OSA.

Special Instruction for submitting by electronic mail

Emailed documents must be submitted to: caa@alaska.gov

The subject line must include: Entity name –CAP Program – FY Document Name

Ex's. "Haines Borough – CAP – FY20 Application", "Cordova – CAP – CY18 Budget"

Mail to: DCCED DCRA CAA, PO Box 110809, Juneau, AK 99811-0809 or Fax: 907-465-4761

If there are questions concerning the Community Assistance Program, please contact Jean Mason at (907)465-5647 or email caa@alaska.gov.

Statutes, regulations, and forms are available at:

<https://www.commerce.alaska.gov/web/dcra/CommunityAidAccountability/CommunityRevenueSharing.aspx>



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

May 2, 2019

Michelle Blackwell
Kenai Peninsula Office of Senator Lisa Murkowski

Per your request, the attached documents provide an overview of erosion issues and mitigation studies for the Homer Spit. Included are:

(1) A pictorial survey of recent erosion damage on the Homer Spit including photos taken shortly after a wind and high tide event that occurred April 19, 2019.

Erosional damage you see in the photos, if left unchecked, significantly diminishes private commercial enterprise and municipal assets. If left unchecked it will grow to negatively impact municipal, state and federal critical infrastructure as well. For instance, future erosion may undermine the portion of the Sterling Highway that connects the Kenai Peninsula mainland to critical infrastructure on the Spit such as the Homer Port & Harbor, the United States Coast Guard and Alaska Marine Highway System.

Ultimately, inaction will threaten the role the Homer Spit plays as a regional commerce center and Statewide transportation hub, weakening Alaska's capacity to meet current and emerging demands of the shipping, commercial fishing, and resource development industries.

(2) Reference to Two Army Corp of Engineers reports containing detailed erosion management information on the Homer Spit:

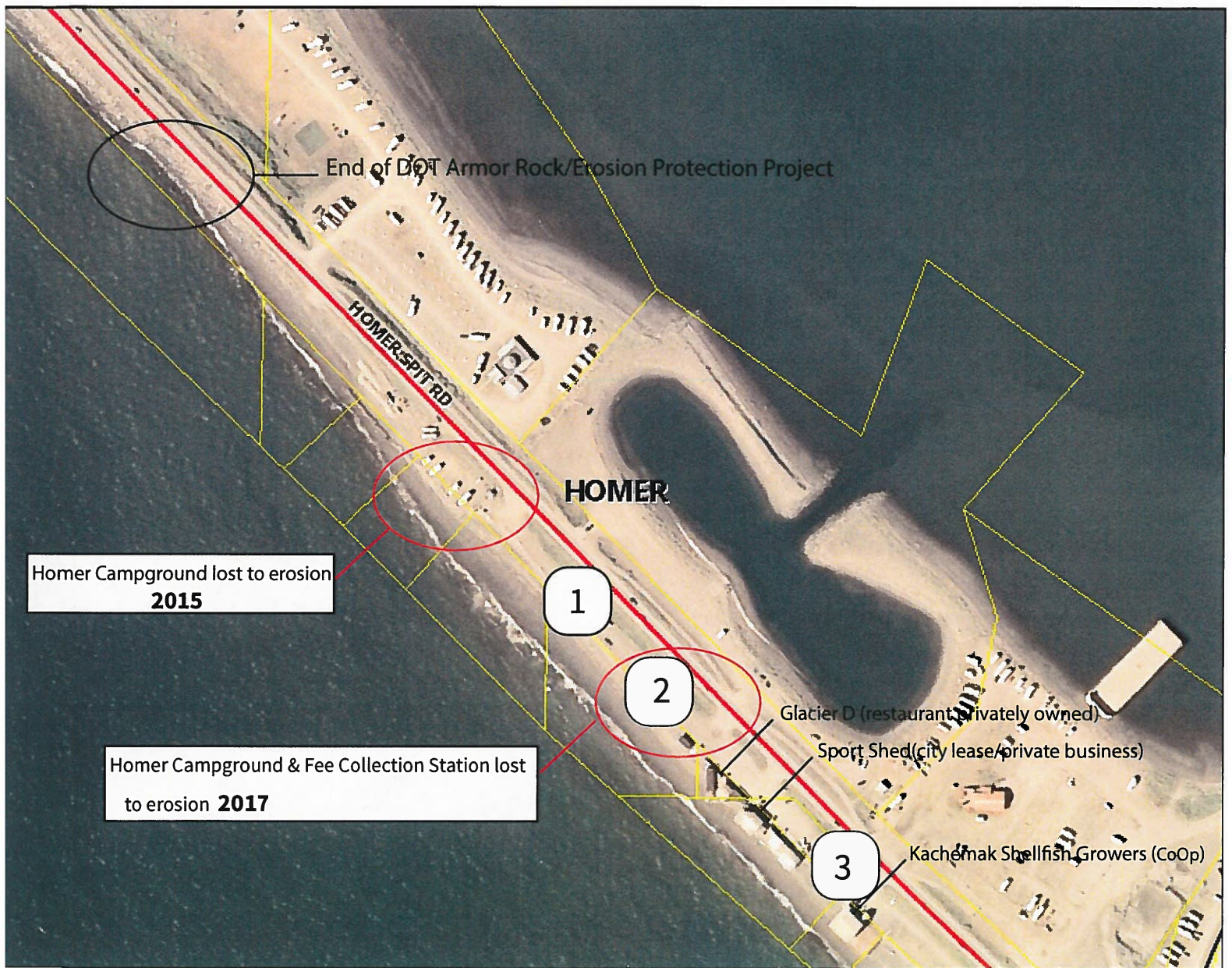
- *Dredged Material Management Guidance Manual* produced in 2017; and
- *Storm Damage Reduction Final Interim Feasibility Report with Engineering Design and Environmental Assessment*, a report from a 1989 investigation.

Highlighted pages from section 4.4 from the 2017 US ACOE Dredged Material Management Guidance Manual and the summary page from the 1998 ACOE study are included here to emphasize important findings for topics such as beach renourishment.

Thank you for your interest in addressing this issue and protecting critical transportation infrastructure.

The data from these extensive studies provides the information needed for the ACOE, Alaska DOT and City of Homer to work in partnership to implement coordinated, long-term maintenance and mitigation measures to stabilize erosion conditions on the Homer Spit. Time is of the essence. We look forward to forming a partnership to fully support and sustain the Homer Spit and its important contributions to the State's development and economy.

We appreciate any support and any advice you can offer to help facilitate this effort and ultimately protect this important Alaskan asset.



End of DOT Armor Rock/Erosion Protection Project

HOMERSPT RD

HOMER

Homer Campground lost to erosion
2015

1

Homer Campground & Fee Collection Station lost
to erosion **2017**

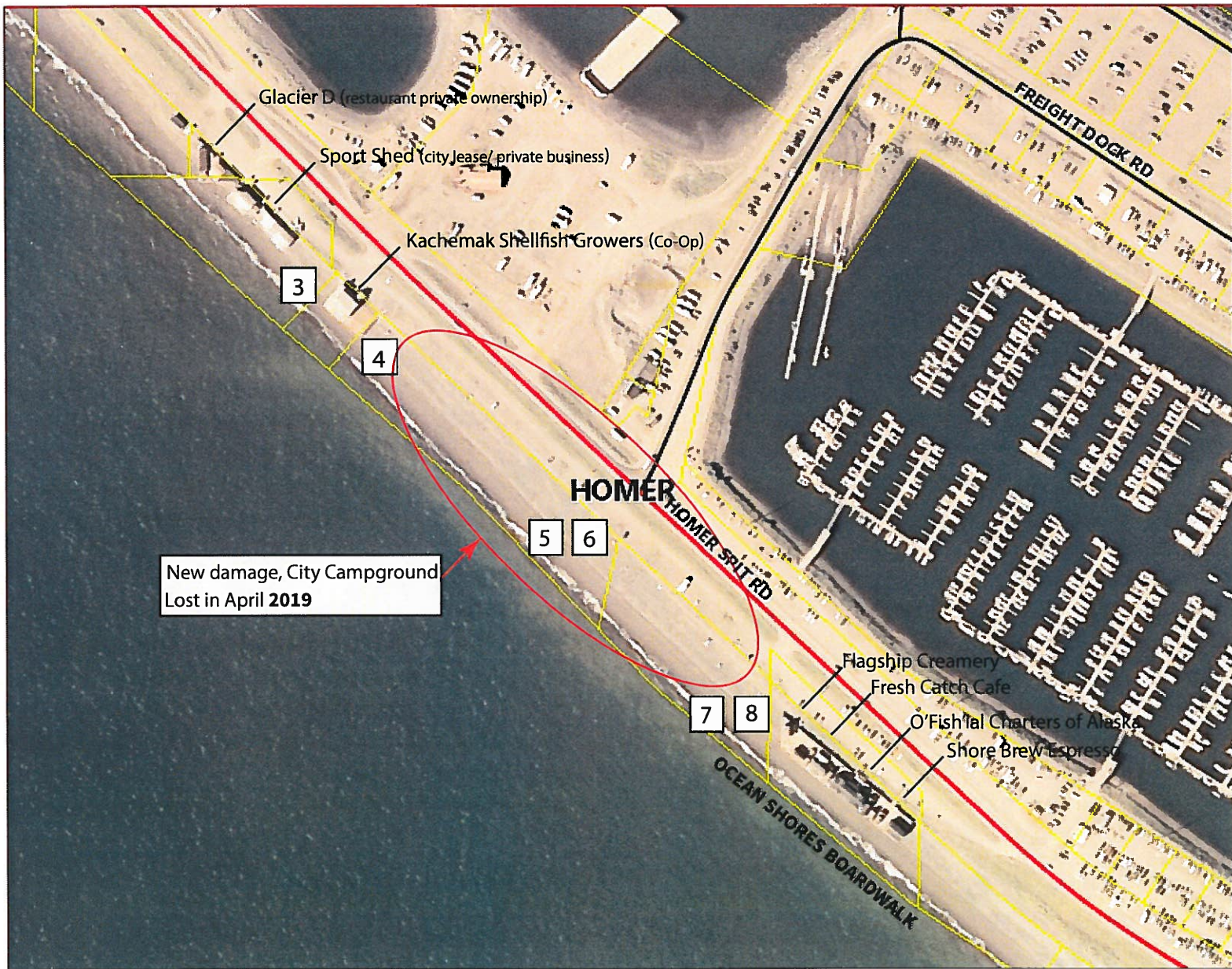
2

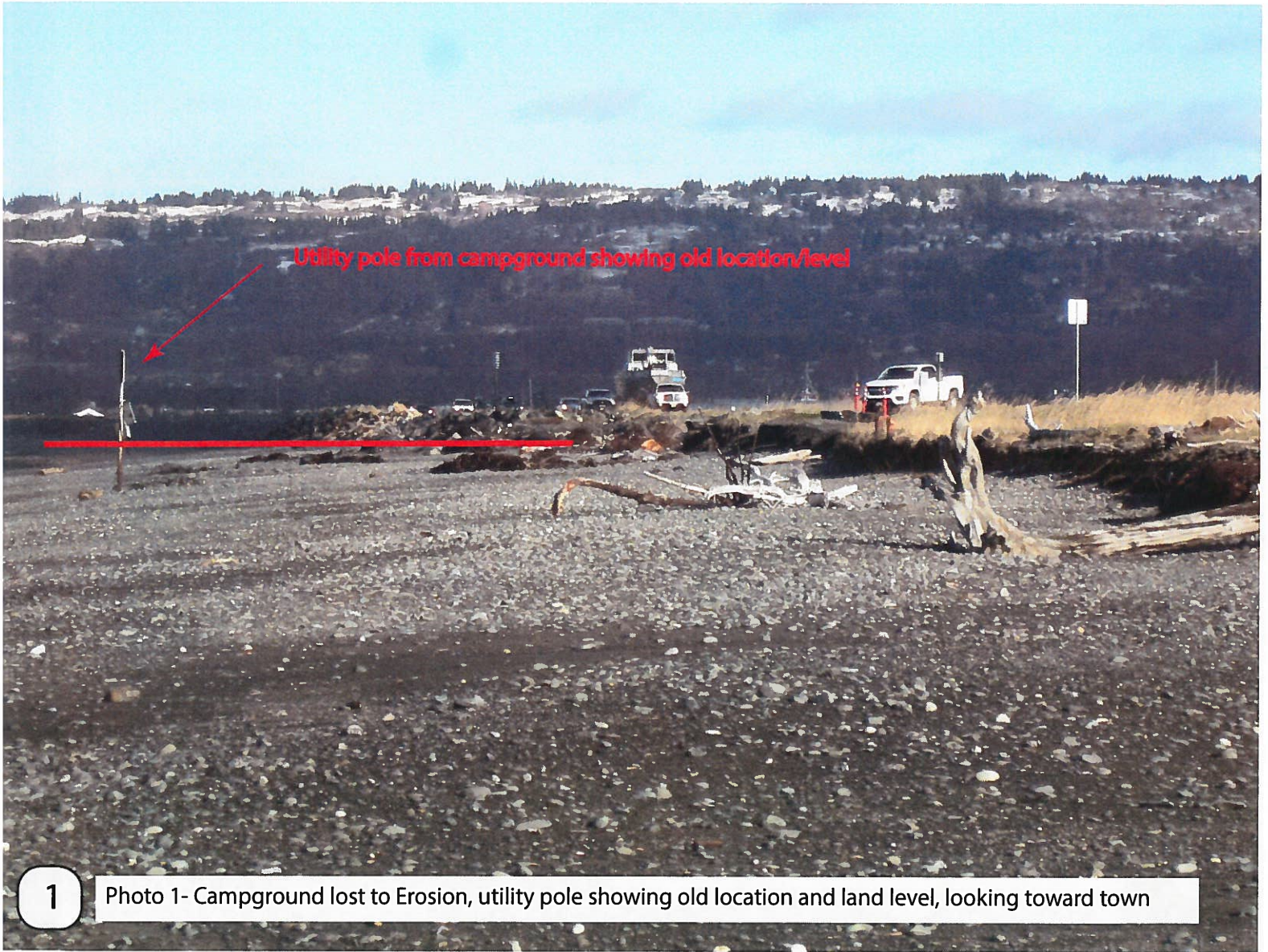
Glacier D (restaurant, privately owned)

Sport Shed (city lease/private business)

3

Kachemak Shellfish Growers (CoOp)





Utility pole from campground showing old location/level

1

Photo 1- Campground lost to Erosion, utility pole showing old location and land level, looking toward town



2

Photo 2- Beach Renourishment materials, city land



3

Photo 3- Erosion Damage with Exposed Utilities, between Sport Shed and Shellfish Co-Op



4

Photo 4- Erosion Damage around piers, Shellfish Co-Op



5

Photo 5- New damage, City Campgrounds lost in April 2019, looking toward Ocean Shores Boardwalk



6

Photo 6- New damage, City Campgrounds lost in April 2019



6

Photo 6- New damage, City Campgrounds lost in April 2019



7

Photo 7- Erosion damage-loss, Ocean Shores Boardwalk



8

Photo 8- Erosion damage-loss, Ocean Shores Boardwalk



US Army Corps
of Engineers
Alaska District



Dredged Material Management Guidance

HOMER SMALL BOAT HARBOR and U.S. COAST GUARD CUTTER *HICKORY* BERTH HOMER, ALASKA



March 2017

directly or indirectly affect any threatened and endangered species (e.g. Steller's eider) inhabiting Kachemak Bay.

Identical to Parking Pad 1, future land use planning for the Spit indicates a conflicting land use for the subject area. Currently the area is zoned "Open Space Recreation." The Homer Spit Comprehensive Plan (Map 5) identifies the area as "conservation and beach access" while Map 6 identifies the area as "future parking" (City of Homer, 2011). Ultimately, this contradictory land use classification will need resolution by the City of Homer before using dredged material to construct a parking pad at this location.

4.3.4 Mariner Park Improvements

Approximately 17,000 cy of dredged material would be used to raise the surface elevation of the existing parking lot and campground area to approach the existing grade of the Homer Spit Road (Table 4). The City of Homer, however, estimated 60,000 cy of material would be incrementally used over several years to raise the parking lot and campground area elevation 2 feet and provide better drainage (November 15, 2002, letter to USACE from City of Homer, City Manager). Anticipated user-group improvements (e.g. rest rooms and interpretative/education signage) have use for the dredged material as well.

The existing parking lot provides no habitat value for neighboring wildlife resources. Therefore, no significant adverse environmental impacts are associated with placing dredged material in Mariner Park to facilitate park improvements. It is worth noting, however, that a strong public sentiment exists against any further expansion of Mariner Park by placing fill material in neighboring Mariner Lagoon, which provides high habitat value for Kachemak Bay's fish and wildlife resources (City of Homer, 2011; page 26).

4.4 Potential Impacts Associated with Marine Dredged Material Management Sites

4.4.1 Homer Spit Beach Nourishment

Beach nourishment is the process of replenishing a beach naturally by accretion due to the long shore transport or artificially by the deposition of dredged materials. Artificial beach nourishment, as a "soft" means of combating shoreline erosion and providing protection, has become a preferred method in certain areas of the U.S. (Menn *et al.*, 2003; Nelson, 1993). Menn *et al.* (2003) noted that infaunal responses to some artificial beach nourishment actions were not as dramatic when compared to natural changes along the shore and between years. From an ecological perspective, artificial beach nourishment is an acceptable method for coastal protection, if intervals of at least 3 years occur between successive operations at a given time (Menn *et al.*, (2003).

Ruggiero *et al.* (2007) classified Kachemak Bay's beaches (including those on the Spit's west side) as:

...mixed sediment beaches morphologically distinct from and more complex than either sand or gravel only beaches. Both the sand and coarse fractions on the beaches proposed for nourishment mobilize into self-organized bed-forms that migrate as coherent packages alongshore over a dynamic cobble substrate with a seasonality reflecting the temporal pattern of the alongshore component of wave power. "

The three shoreline areas on the Spit's west side being considered for beach nourishment are associated with a documented high energy, nearshore environment that is characterized by having a seasonally migrating sandy beach that continually buries and then uncovers inherently established intertidal and subtidal marine communities. Tide pools form on the landward side of gravel berms and sand bars as the tide recedes. Adams *et al.* (2007) documented the timing and magnitude of the migration of the Spit's west-side intertidal sand beds over gravel/cobble benches during a 22-month observation period; their findings were as follows:

1. Megatidal conditions coupled with the gentle slope of the intertidal zone on the north shore of Kachemak Bay expose a nearly 500-meter-wide beach at low tide.
2. Homer Spit's sands derive from sources along the 30-kilometer stretch of coastline, between Anchor Point and Homer, either from riverine inputs or bluff failures.
3. At depths less than 20 meters, the nearshore currents are predominantly wave driven.
4. Fine sediment in the intertidal zone moves over the gravel/cobble benches as distinct, solitary sand bed forms (sand bodies).
5. The majority of sand body cover is in the mid-tidal zone (between 1.75 meters and 3.25 meters above MLLW), and sand is present in intermittent patches near the mean high water shoreline.
6. Eastward propagating wind waves drive sand body migration as opposed to net westward-directed tidal currents.
7. The seasonal period of most rapid transport occurred in the late fall and winter, when two sustained sand body migration rates averaged 1.41 meters/day and 2.15 meters/day.
8. The more-dormant period of slow transport occurred during the late spring-summer-early fall when two sustained sand body migration rates were 0.11 meter/day and 0.07 meter/day.
9. Total migration rates for the sand bodies observed, computed over the duration of the study, ranged between 250 and 278 meters per year (0.68 to 0.76 meters per day).
10. The intertidal gravel/cobble benches remain relatively constant in elevation. In contrast, sand body migration explains beach surface elevation gains and losses of up to 0.8 meter in the region where sand bodies travel.
11. Assuming an average thickness of 0.37 meter, sand body migrations translate to a littoral transport rate between 4,400 and 6,300 cubic meters per year.
12. At the end of Homer Spit, a deep submarine trough (~100 meters deep) appears to limit the growth of Homer Spit, as sediment likely cascades down into the trough, defining a local sediment sink.
13. The authors' hypothesize Homer Spit's sand bodies are responsible for dissipating wave energy ~13 percent.

While Adams' *et al.* (2007) and Ruggiero's *et al.* (2007) research provided valuable information about the oceanographic dynamics of the subject sand bodies, however, a paucity of information exists that describes the impacts of the oceanographic dynamics on the area's intertidal habitat and organisms. Despite the high-energy oceanic environment that exists on the Spit's west side and the findings of Adams *et al.* (2007), a vibrant and thriving intertidal ecosystem manages to persevere on the cobble/gravel benches, as the Corps has documented in Appendix A. Based on the Corps' 2012 field observations, the epifauna and infauna associated with the cobble/gravel benches appear resilient enough to reestablish themselves after the sand bodies have naturally migrated off them.

In the past, the Corps placed material dredged from the harbor on tideland north of the harbor, between 0 feet MLLW and +15 feet MLLW (USACE, 1974). Disposal occurred by pushing dredged material off a floating barge into the water, allowing it to settle on the beach. High tides of +10 feet MLLW or more were required to maneuver the floating barge over the designated disposal site. Any resulting build-up areas were mechanically leveled during low tides to maintain the general slope of the beach.

The Corps is expecting to use the floating barge method to perform Spit beach nourishment activities. To accomplish a more natural process, small volumes (albeit undefined) of dewatered dredged material would be mechanically spread over small areas of beach at low tide so that the flooding tide and associated wave action would disperse the material naturally, adhering to the shoreline's original morphology. No maintenance is associated with the intertidal disposal of dredged material for beach nourishment purposes, no structural construction costs, and the lifetime capacity is virtually unlimited (Table 4).

The major categories of potential impacts associated with all three beach nourishment sites are likely to be: (1) infauna and epifauna habitat loss and mortality; (2) altered sediment transport processes; (3) increased suspended sediment loads on water quality; and (4) the effects of elutriate chemicals from dredged material.

4.4.1.1 Beach Nourishment Site 1

The exposed intertidal area at this site is vast and the three intertidal transects used to characterize its marine resources reveal an area pocketed with vegetated tide pools, sand bars, and tide flats drainage channels (Figure 10 in Appendix A). Unlike the intertidal habitat associated with the area surrounding transects BN 1-1 and BN 1-2, the area surrounding transect BN 1-3 is virtually devoid of epifauna and vegetated tide pools and is composed of sand bars and gravel-lined drainage channels (Figures 18 and 19 in Appendix A).

The infauna likely impacted from being buried by dredged material includes flatworms, nemerteans, crustaceans, mollusks and polychaetes (e.g. *Paraonella platybranchia*, and *Scolecopsis* sp), which comprise 81 to 98 percent of the infauna biomass, followed by gammarid amphipods (*Eohaustorius eous* and *Paraphoxus milleri*) (Lees *et al.*, 1980).

Dewatered dredged material placed in this area at low tide would, during flooding tides, disburse naturally over substrate of similar composition (Figures 4 and 18 in Appendix A). Infauna survival would depend not only on the depth of deposited sediment, but also on the length of

burial time, season, particle-size distribution, and other habitat requirements (Nelson and Pullen, 1990).

Alternatively, material placed indiscriminately at low tide in and around BN 1-1 and BN 1-2 could destroy tide pool habitat on the landward side of gravel/sand bars and its benthic community. It is unlikely that organisms within the tide pool could vertically migrate out of the deposited dredged material, as the particle size and composition of the dredged material and tide pool substrate are substantially different (Figures 4, 13 and 15 in Appendix A).

Problems related to water quality and turbidity in this high-energy, nearshore area do not appear to be a major concern, as the dredged material to be disposed has been and would likely continue not to be classified as contaminated, and fine sediments would be rapidly transported offshore during flooding tides.

Dredged material placed at low tide would not directly affect nearshore fish populations; however, suspended solids could settle offshore and affect juvenile groundfish populations, e.g. rock sole (*Lepidopsetta* spp.) and Pacific cod, (*Gadus macrocephalus*) (Abookire, Piatt and Norcross, 2001), and essential fish habitat.

Sea otters, which are commonly found in nearshore waters, would not be adversely impacted by placing material on the beach at low tide. Dredged material placed in tide pools could, however, destroy sea otter food resources (sea urchins, mussels, etc.).

Nearshore feeding shorebirds would be temporarily displaced from feeding in intertidal areas where dredged material is placed at low tide.

Steller's eider, a threatened sea duck species, would not be affected by placing dredged material on the beach at low tide as the species: (1) is not present in the Homer area between March and November, (2) normally does not inhabit marine waters within one mile of the west side of the Spit, and (3) prefers inhabiting water approximately 20 feet deep for feeding. Harlequin ducks and black scoters, however, are documented as feeding in nearshore waters, west of the Spit, possibly on the invertebrates that inhabit the at-low-tide tide pools (Figures 13 and 15 in Appendix A).

In summary, few if any significant adverse environmental impacts would occur if small volumes (albeit undefined) of uncontaminated dredged material were placed periodically (every 3 years) at low tide in the offshore areas from BN 1-1 and on the gravel/cobble substrate between tide pools and at the foot of the rock revetment. The dredged material would disperse by natural alongshore processes that transport material southeasterly along the base of the rock revetment that protects the Homer Spit Road from storm damage and erosion. Also, placing dredged material at BN 1-2 and BN 1-3 in proximity to their tide pools would cause environmental impacts similar to those generated by documented natural oceanographic processes (i.e., migrating sand bars) along the west side of the Spit.

4.4.1.2 Beach Nourishment Site 2

Approximately 70 feet offshore of and along the 1,130-foot-long rock revetment protecting the 1,040-foot-long cantilevered steel sheet pile wall, is an 80-foot-wide tide pool heavily vegetated with algae and inhabited by a wide variety of invertebrates (Figures 20, 25-27 in Appendix A). Beyond the tide pool band is a vast area composed of sandy tide flats devoid of epifauna (Figure 29 in Appendix A).

Beach nourishment activities at this site have the potential to cause significant adverse environmental impacts if not implemented carefully. Placing any volume of dredged material, at any time of the year, into the band of tide pools will immediately bury and likely destroy an infauna and epifauna community not capable of adapting to the new substrate.

Infaunal responses to beach nourishment activities seaward of the tide pools on the sandy tide flats would not be adverse when compared to the natural seasonal changes along the shore and between years, i.e., the southeasterly migration of sand bars along the Spit. Most of the infauna taxa populating the sandy tidal flats are generally well adapted to shifting sediments and hydrodynamic turbulences (Armonies and Reise, 2000). Menn *et al.*, (2003) presumes this to be the case because the most likely affected infauna (e.g. polychaetes) are fast reproducing and often are highly mobile.

Between the tide pools and foot of the rock revetment is a narrow 35-foot-wide band of gravel/cobble substrate devoid of epi- and infauna (Figure 20 in Appendix A). Placing dredged material within this area would immediately provide erosion protection without causing any significant adverse environmental impacts as the material disperses naturally by hydrodynamic processes.

Problems related to water quality and turbidity in this high-energy, nearshore area do not appear to be a major concern, as the dredged material to be disposed of has been and would likely continue not to be classified as contaminated and fine sediments would be rapidly transported offshore during flooding tides.

Dredged material placed at low tide would not directly affect nearshore fish populations; however, suspended solids could settle offshore and affect juvenile groundfish populations, e.g. rock sole (*Lepidopsetta* spp.) and Pacific cod, (*Gadus macrocephalus*) (Abookire, Piatt and Norcross, 2001), and essential fish habitat.

Sea otters, which are commonly found in nearshore waters, would not be adversely impacted by placing material on the beach at low tide. Dredged material placed in tide pools could, however, destroy sea otter food resources (sea urchins, mussels, etc.).

Shorebirds would be temporarily displaced from feeding in intertidal areas where dredged material is placed at low tide.

Steller's eider, a threatened sea duck species, would not be affected by placing dredged material on the beach at low tide, as the species: (1) is not present in the Homer area between March and November; (2) normally does not inhabit marine waters within one mile of the west side of the

Spit; and (3) prefers inhabiting water approximately 20 feet deep for feeding. Harlequin ducks and black scoters, however, are documented to feed in nearshore waters, west of the Spit, possibly on the invertebrates that inhabit the at-low-tide tide pools.

In summary, no significant adverse environmental impacts would occur if small volumes (albeit undefined) of uncontaminated dredged material were placed periodically (every 3 years) at low tide on the tide flats seaward of the band of tide pools and on the gravel/cobble substrate between the band of tide pools and the foot of the rock revetment. Such actions would cause environmental impacts similar to the impacts associated with natural oceanographic processes (i.e., migrating sand bars) along the west side of the Spit. Placing dredged material within the band of tide pools or in areas where dredged material could be swept into the tide pools would have direct and long-term adverse impacts on in- and epifauna.

4.4.1.3 Beach Nourishment Site 3

This highly erosive segment of shoreline, as evidenced by Figures 30-34 in Appendix A, is devoid of in- and epifauna within the likely footprint of the dredged material depositional zone. No significant adverse environmental impacts would occur if small volumes (albeit undefined) of uncontaminated dredged material were placed periodically (every 3 years) at low tide between the foot of the eroding rock revetment and offshore band of gravel/cobble substrate. Potentially impacted would be the offshore tide pool organisms similarly found at BN 1 and BN 2 (Figure 36 in Appendix A). Natural oceanographic processes along the west side of the Spit are expected to distribute an unknown amount of placed dredged material offshore, into the tide pools.

Problems related to water quality and turbidity in this high-energy, nearshore area do not appear to be a major concern, as the dredged material to be disposed of has been and would likely continue not to be classified as contaminated and fine sediments would be rapidly transported offshore during flooding tides.

Dredged material placed at low tide would not directly affect nearshore fish populations; however, suspended solids could settle offshore and affect juvenile groundfish populations, e.g. rock sole (*Lepidopsetta* spp.) and Pacific cod, (*Gadus macrocephalus*) (Abookire, Piatt and Norcross, 2001), and essential fish habitat.

Sea otters, which are commonly found in Kachemak Bay's nearshore waters, would not be adversely impacted by placing material on the beach at low tide. Dredged material placed in tide pools could, however, destroy sea otter food resources (sea urchins, mussels, etc.).

Shorebirds would be temporarily displaced from feeding in intertidal areas while dredged material is placed at low tide. Steller's eider, a threatened sea duck species, would not be affected by placing dredged material on the beach at low tide, as the species: (1) is not present in the Homer area between March and November, (2) normally does not inhabit marine waters within 1 mile of the west side of the Spit, and (3) prefers inhabiting water approximately 20 feet deep for feeding. Harlequin ducks and black scoters, however, are documented as feeding in nearshore waters, west of the Spit, possibly on the invertebrates that inhabit the at-low-tide tide pools.



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, ALASKA
P.O. BOX 898
ANCHORAGE, ALASKA 99506-0898

HOMER SPIT STORM DAMAGE REDUCTION
FINAL FEASIBILITY REPORT
WITH ENGINEERING DESIGN
AND ENVIRONMENTAL ASSESSMENT

September 1989

SUMMARY

Homer Spit, located within the town of Homer, Alaska, is a unique landmark that extends into Kachemak Bay on the southwest shore of the Kenai Peninsula. The thin spit is roughly 4-1/2 miles long and varies from 100 to 500 yards wide. A boat harbor at the spit's end is the cornerstone for commercial activities in the area. The spit is also important for fish processing, cargo handling, fuel storage, Coast Guard services, and tourism.

A State highway along the spine of the spit is exposed to severe wave action, particularly in the winter and spring. Storms create hazardous driving conditions, with ocean spray obstructing visibility and overflow washing out the pavement.

Strong wave forces during adverse weather conditions have periodically caused extensive damage to the highway. The possibility of the spit separating from the mainland during such an event gives State officials serious concern. Such a separation could result in economic loss, severed critical water, telephone, and power lines, and threaten the safety of those isolated on the spit. The Alaska Department of Transportation and Public Facilities (ADOT/PF) has a dedicated commitment to maintaining the access road. The State has spent more than \$6 million on short-term repair and protection measures during the past 20 years. The area threatened with breaching is limited to about 1-1/2 miles of the spit.

The State and the city of Homer asked the Corps of Engineers to evaluate both the immediate need for highway protection and potential long-term solutions to the Homer Spit erosion problem. The ADOT/PF entered into a feasibility study cost-sharing agreement in April 1986. This report is a culmination of studies performed by the Alaska District Corps of Engineers, the ADOT/PF, and the Coastal Engineering Research Center.

The recommended project addresses both the immediate and the long-term storm damage problems at Homer Spit. The plan would extend the existing rock revetment through the threatened area; periodic nourishment would be placed only when it becomes evident that erosion is continuing over the long term. It is economically feasible to place periodic nourishment in year 10, when it is projected to be needed, and to replenish it every 10 years.

The project results in average annual benefits of \$784,000, average annual costs of \$527,000, net annual benefits of \$257,000, and a benefit-cost ratio of 1.5 to 1.

Project recommendations are discussed in Section 11, Conclusions and Recommendations. Due to the detailed studies included in this feasibility report, it is recommended that the project proceed directly to preparation of plans and specifications.

Public Meeting of Pioneer Avenue Pavement Preservation

The Alaska Department of Transportation and Public Facilities (DOT&PF) invites you to the kick off meeting for the Pioneer Avenue Pavement Preservation project. Stop by to meet the project team and share local knowledge of the road and issues that you believe will improve our design. The project team for the Lake Street Rehabilitation (Project Number Z524610000/ 0001422) will also be available at this meeting to answer questions.

The Department of Transportation and Public Facilities has begun a project in Homer on Pioneer Avenue between the Sterling Highway and Lake Street. The project will extend the service life of Pioneer Avenue by improving the asphalt. This will remove the ruts, cracks and potholes, and protect pavement structural materials. Additional work includes curb ramp upgrades as required by the Americans With Disabilities Act, and may include other minor work to improve the safety and/or operation of the roadway.

Open House

When: Tuesday, June 6, 2017
Stop by any time between 6 and 9 p.m.
Where: City Hall Cowles Council Chambers
491 E Pioneer Avenue, Homer

[For more information contact:](#)

Christina Huber, P.E., Project Manager
Alaska DOT&PF
Phone: 907-269-0572
E-mail: christina.huber@alaska.gov

Anne Brooks, P.E., Public Involvement Coordinator
Brooks & Associates
Toll Free Phone: 866-535-1877
E-mail: comments.brooksalaska@gmail.com

The DOT&PF complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to participate in this public meeting should contact Jill Reese, 1-907-269-0772 or TDD number 711. Requests should be made at least 5 days before the accommodation is needed to make any necessary arrangements.

[Attachments, History, Details](#)

Attachments

None

Revision History

Created 5/23/2017 4:02:28 PM by mlbyrd

Details

Department:	Transportation and Public Facilities
Category:	Public Notices
Sub-Category:	
Location(s):	Central Region
Project/Regulation #:	CFHWY00148/0414015
Publish Date:	5/23/2017
Archive Date:	7/1/2017

Events/Deadlines:

**City of Homer
Water Utility
2018
Drinking Water
Quality Report**

**Richard Klopp
2018
Wastewater Operator
of the Year**

Homer's lead water distribution and wastewater collection operator, *Richard Klopp* was awarded the 2018 Wastewater Operator of the Year by the Alaska Rural Water Association.

His improvements to Homer's preventative maintenance program, including smoke testing, have reduced operating costs and have also reduced labor costs through fewer emergency call-outs. His efforts have resulted in over \$50,000 savings since 2015.

He is an asset to Public Works and to the City of Homer.

Thank you
and congratulations!



We are committed to providing you with a clean and dependable supply of drinking water.
We are proud to report that water delivered to our customers meets or exceeds all federal and state standards.

THINK BEFORE YOU FLUSH!

Irresponsible flushing impacts our homes, wastewater infrastructure and wallets

No matter what it says on the packaging, most of our everyday personal healthcare products must never be thrown down the toilet. Many of these products don't break down like toilet paper. Instead they collect in our domestic and municipal waste water pipes and form blockages. Plumbing pipes in homes and businesses are not designed to handle this type of waste either and can easily become blocked.

Blockages that build up in sewer systems are called **fatbergs**. Fatbergs form like snowballs. When things like wet wipes and sanitary products get flushed down the toilet and oil and grease get thrown down the sink, they all congeal together and gradually form a hard mass.

The idea of a sewer system is that waste keeps moving through it. But when fatbergs grow large, they slow the movement of waste or even block it entirely, causing sewage to back up to the surface.

Another colorful (and apt) name, **ragging**, describes the clogging and damage caused to pumps by sewage-related litter, especially wet wipes that people flush down the toilet.

At Homer's Wastewater Treatment Plant, sewage litter adds to the volume of solid matter which has to be carefully, expensively removed. Even dental floss should not be flushed down the toilet as it can collect in filters during the treatment process and cause machinery to break down.

At home and at the treatment plant, irresponsible flushing results in costly maintenance, repairs, flooding and environmental pollution.



Most products should be treated as waste and put in the trash, not flushed down the toilet.

City of Homer Drinking Water Monitoring Results

The City of Homer routinely monitors your drinking water according to Federal and State laws. The table below shows the results of our monitoring from January 1st to December 31st, 2018, unless otherwise noted. The state requires monitoring for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year.

2018 test results indicate excellent water quality that meets and exceeds all Federal and State requirements.

2018 Water Quality Test Results						
Contaminant	Sample Date	Violation Yes/No	Level Detected	Unit of Measure	MCL	MCLG
Volatile Organic Contaminants (Locational Running Annual Average)						
Total Trihalomethanes	2018	No	50.95 LRAA BW 51.53 LRAA Spit Range: 43 - 52	ug/L	80	N/A
Total Haloacetic Acids	2018	No	34.33 LRAA BW 35.00 LRAA Spit Range: 28 - 48	ug/L	60	N/A
Radioactive Contaminants						
Gross Beta	2013	No	2.4	pCi/L	50	0
Radium 226/228	2013	No	0.043		5	
Gross Alpha	2013	No	0.85		15	
Microbiological Contaminants						
Turbidity	1/30/2017	No	0.25	NTU	0.3	N/A
Inorganic Contaminants						
Barium	2011	No	26.5	ug/L	2000	2000
Chromium	2011	No	0.453	ug/L	100	100
Total Thallium	2011	No	0.0839	ug/L	2	0.5
Nitrate	2016	No	0.159	mg/L	10	10
Arsenic	2012	No	0.221	ug/L	10	0
Lead*	2017	No	0.0077	mg/L	.015	0
Copper*	2017	No	0.16	mg/L	1.3	1.3
Unregulated Contaminant Monitoring						
Manganese	10/21/15	No	36	ug/L	N/A	N/A
Strontium	10/21/15	No	38	ug/L	N/A	N/A
Chlorate	10/21/15	No	79	ug/L	N/A	N/A

Definitions:

MCL

Maximum Contaminant Level: the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG

Maximum Contaminant Level Goal: the level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

LRAA

Locational Running Annual Average: the average and range of sample analytical results from Best Western (BW) and Spit locations during the previous four calendar quarters.

N/A

Not applicable.

AL

Action Level: the concentration of a contaminant which, when exceeded, triggers treatment or other requirements which a water system must follow.

TT

Treatment Technique: a required process intended to reduce the level of a contaminant in drinking water. For example, we are required to use filtration technology to remove turbidity from our water.

Turbidity

Suspended material or cloudiness measured in NTUs.

NTU

Nepelometric Turbidity Unit: Units of turbidity indicated by an instrument that measures refracted light through a water sample.

Questions? Call Public Works at 907-235-3170.

Units of Measure:

Ppm or mg/L

Parts per million or milligrams per liter: parts per million corresponds to one minute in two years or a single penny in \$10,000.

pCi/L

Radioactive measurement: 1 trillionth of a Curie.

*Violation determination is based on the 90th percentile. Results of 20 samples ranged from non-detected to 0.00373 ppm of lead and 0.0143 to 0.157 ppm of copper.

Ppb or ug/L

Parts per billion or micrograms per liter: parts per billion corresponds to one minute in 2,000 years or a single penny in \$10,000,000.



We do our part to ensure that the water delivered to your home is safe to drink.

You can do your part by preventing backflow.

Do any of these situations sound familiar to you?

When cleaning up after a day of fishing, you leave the hose submerged in the cooler with fish slurry while you let it soak in a disinfectant?

When filling your hot tub, you connect your garden hose and leave it in the tub?

You put your garden hose in a fertilizer or pesticide sprayer when you are filling it up for use?

In all of these examples, a sudden drop in water supply pressure (due to a water main break, high demand from firefighting, or a power outage to a pump) could draw contaminants – chemicals, fertilizer, soapy water and bacteria – back into your pipes and into the public water system. This is called backflow.

Any of these contaminants can cause serious health problems if ingested.

Fortunately, keeping your water safe from these contaminants (and others like them) is easy! Take the following precautions to protect your drinking water:

NEVER Submerge a garden hose in a bucket, sink, tub or anything else. Instead...

ALWAYS hold the hose above whatever you are filling. Keeping an air gap between the hose end and the container is the safest and the simplest way of preventing backflow.

NEVER Attach a chemical sprayer to your hose without a backflow-prevention device. The chemicals you use on your lawn or for cleaning are toxic and can be fatal if ingested.

ALWAYS Install an inexpensive backflow-prevention device called a *Vacuum Breaker* for all threaded faucets around your home (see photo left). They are available at hardware stores and take only a couple minutes to install. Be sure to test it afterwards!

Substances that may be found in your drinking water

The sources of any drinking water—tap and bottled water alike—include rivers, lakes, streams, ponds, reservoirs, springs, and wells. While the City of Homer has taken steps to protect the land in the Bridge Creek Reservoir's watershed, as water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material. It can also pick up substances resulting from the presence of animals or from human activity. **Contaminants that may be present in source water include:**

Microbial contaminants, such as viruses and bacteria, which may come from septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants, which can be naturally-occurring or by the result of oil and gas production and mining activities.

To protect public health, water treatment plants reduce these contaminants to safe levels established by regulation. However, drinking water (including bottled water) may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Special Information for Vulnerable Populations

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons with organ transplants, people with HIV/AIDS or immune system disorders, some elderly, and infants can be particularly at risk from infections.

These people should seek advice from their health care providers. Guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbial contaminants are available by calling the EPA/CDC Safe Drinking Water Hotline:

800-426-4791.





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: Katie Koester, City Manager
DATE: May 22, 2019
SUBJECT: May 28th City Manager Report

Visit with Open World Delegation

Mayor Castner, Harbormaster Hawkins and I had the pleasure of visiting with a delegation of fishing industry professionals from the Russian Far East who are touring Alaska through a partnership with Rotary International and the State Department. The group was composed of seafood processors, commercial fishermen, professors, government advisors, and environmental regulators. They were very engaged and drilled the Mayor with a gamut of questions regarding industry in Alaska. These cultural exchanges are a great opportunity to share our experiences, learn from others, and appreciate what we all have in common (like a true appreciation for fresh grilled salmon!).

ISO Visit This Summer

The ISO will be in Homer on July 18th or 19th to review and evaluate Homer's fire protection. Unlike the full evaluation that was performed in 2014, this will be more similar to an audit to see if anything has changed. The process consists of the completion of a number of surveys and a thorough review of our records. There is also a quality assurance and quality control component to confirm the surveys and records are accurate. The ISO will review emergency communications provided by the Police Department's Dispatch Center, the Public Work's water supply and hydrants, and all aspects of the fire suppression capabilities of the Fire Department. The surveys have been distributed to the three departments and work has begun to prepare for the evaluation. The surveys contain the information collected in 2014 so it becomes a matter of updating the information to reflect any changes. In addition the ISO will review records of relevant activities, staffing, and required maintenance that has occurred since 2014. We are beginning an internal review of the surveys and our records to determine if there might be a change in the overall Class-4 ISO Rating. The outcome of this ISO audit process will provide a thorough assessment of the City's current level of fire protection. This will provide an excellent baseline for the new Fire Department leadership team working in conjunction with the Public Works and Dispatch to develop strategies to restore the community's Class-3 ISO rating and reduce fire insurance premiums in the future.

USS Theodore Roosevelt

Councilmembers Aderhold, Smith, Stroozas and I had the opportunity to tour the aircraft carrier USS Theodore Roosevelt in the Gulf of Alaska as part of the Navy's public outreach to local communities. In 2016, Senator Murkowski's Office contacted the City of Homer and shared that the Senator had been insisting the Navy and Alaskan Command work with local communities regarding exercise scheduling and activities. It was a fast paced and exciting peek into the world of military operations and a chance to observe an airport at sea; they can land and launch a jet airplane every 30 seconds. The USS Roosevelt is in Alaskan waters as part of Northern Edge 2019, a biennial training exercise that brings troops, aircrafts, and

ships from all the service branches together. Northern Edge representatives attended a Homer City Council meeting on December 5, 2016. A member of that delegation accompanied us on the tour to answer environmental impact questions. In addition to the four of us from Homer, there were representatives from Native villages around Kodiak and members of the Community Advisory Board.



From right to left: Councilmember Aderhold, City Manager Koester, Councilmembers Stroozas and Smith, along with a Navy staff member who photo-bombed us!

Alaska Ultimate Safaris Short Term Sublease at Homer Airport Terminal

Alaska Ultimate Safaris, a bear viewing company, has requested a short term sublease with the City for the cargo area at the west end of the airport. The City leases the land from the State but owns the terminal, so any leases the City has within the terminal must be approved by the State. With this sublease, Alaska Ultimate Safaris will be able to use the State's tarmac to conduct business with their helicopter, which will carry passengers to Katmai and Lake Clark National Parks and Preserves. The increased activity will be beneficial to the vibrancy of the Homer airport. If you know of anyone interested in leasing space at the airport, please visit the City of Homer website where availability and rates are published <https://www.cityofhomer-ak.gov/airport/leasing-terminal-space>.

Fire Chief Kirko Hired

I am pleased to welcome Mark Kirko as the new Fire Chief for the Homer Volunteer Fire Department. Mr. Kirko currently serves as Fire Chief/CEO for North Whidbey Fire & Rescue in Oak Harbor, Washington where his duties include supervising six career staff and seventy-six part time and on-call volunteer firefighters and EMS providers. He brings 34 years of experience in fire service to the position, with twenty-five of those years in Alaska. Mr. Kirko started his fire service working twenty years with the Cordova Volunteer Fire Department. Beginning as a volunteer, he advanced through lieutenant and training officer positions to Fire Chief. He then served five years as Fire Chief and Emergency Management Director for the Skagway Fire Department until the need to be near elderly parents took Mr. Kirko and his wife to Vermont where he served six years as Fire Chief at the Windsor Fire Department. The position attracted 46 candidates, but after a lengthy hiring process that included written responses to questions, two interviews, meetings with career staff, officers, and the volunteer membership while instructing a section on an emergency service subject, Chief Kirko stood out as a great fit for our fire department and our community. Chief Kirko will begin in July. In the meantime, I will be continuing to work with Chief Purcell on the transition including establishing a fleet replacement schedule and emergency operations.

Homer Foundation listening session June 6th at 5:30pm in Council Chambers

The Homer Foundation will host a listening session in Council chambers June 6th at 5:30pm to gather input from nonprofits on how the Foundation might use City of Homer grant funds most effectively to support Homer's nonprofit community. Council and City staff are encouraged to attend. This will also be a great opportunity to welcome the new executive director, Mike Miller who will be replacing long serving Joy Steward. Please thank Joy for all her work on behalf of the community when you get a chance.

Erosion on Homer Spit

On May 21st, representatives from Alaska Department of Transportation (ADOT), Army Corps of Engineers (Corps), and staff from the offices of Representative Vance, Senator Stevens, and Senator Murkowski met with Harbormaster Hawkins and me to discuss the recent erosion on the Homer Spit that has threatened local businesses, City property and the Sterling Highway. This was a productive meeting and I was pleased to see active participation by multiple jurisdictions. In the short term, ADOT is going to contract with a coastal engineer to study the erosion and the potential impact to the highway. This study should come out in the fall and will be the basis for pursuing federal highway dollars to protect the highway. ADOT was very clear that they can only work within their right of way and that their only obligation is to protect the Sterling Highway. A reinforcement project (think rip rap) may take many, many years to fund without a catastrophic event that opens up emergency funding channels. The Corps is going to look at doing some beach re-nourishment with City of Homer Harbor 2019 dredge materials as a pilot project this fall. Corps staff emphasized it would be difficult to see the result of beach re-nourishment in the short term as it requires ongoing sustained effort. Participants discussed initiating a Planning Assistance to States grant through the Corps (50/50 match) to

start the broader conversation on what the Spit should look like over the next 50 years. This may be a great topic for a re-write of the Homer Spit Comprehensive Plan. The community will need to be both a part of this long term conversation and educated about what the Corps, ADOT and the City can and cannot do and the significant costs associated with the different options.

AML Online Sales Tax Meeting in June

At the May 13th Council meeting I briefed Council on ongoing conversations through Alaska Municipal League regarding online sales tax collection and let you know about a June 6th meeting where municipal representatives will be meeting to hash out common definitions for a state wide sales tax that could be applied to online sales. I was happy to let the Kenai Peninsula Borough take the lead on this conversation, however the City of Homer's participation was requested by the Borough and neighboring municipalities. Because the State's largest communities, Anchorage and Fairbanks, do not collect a sales tax, the Kenai Peninsula Borough is a major player in this conversation and if we can act as one voice we will have a lot to contribute. Some of the definitions that could be problematic for Homer included the definition of temporary lodging. This is a long way of saying I will be out of the office June 6th to ensure City of Homer interests are represented in the online sales tax conversation. I have attached some materials from Larry Persily that help explain the issues municipalities will be wrestling with. I welcome your comments, concerns and anything you would like me to emphasize as I dive into this topic.

Kenai Peninsula Public Transportation Plan Available for Public Comment

A Coordinated Transportation Plan is required every 5 years for providers to apply for Human Services Transportation funds through DOT. City Planner Abboud has been representing the City of Homer by participating in monthly teleconference meetings. Currently in Homer, the Independent Living Center receives funding to operate a voucher program for elders and persons with disabilities. The Homer/Anchor Point area receives \$50,000 to assist approximately 150 individuals with vouchers to subsidize rides with local cab companies. The intention of the Coordinated Plan is to maintain these services and collaborate with the Borough and local Cities to develop a more comprehensive transit plan for the Kenai Peninsula road system. The Kenai Peninsula Borough is soliciting comments on the draft plan. You can contact Project Coordinator Shari Conner at 907-714-4521 sconner@cpgh.org for more information (see attached flyer).

Enc:

FAQ on Online Sales Tax Collection from AML

Kenai Peninsula Public Transportation Plan Update Flyer

City of Homer Comments on 2019 STIP

Homer Foundation First Quarter City of Homer Fund Report

ADOT Field Survey Announcement for Sterling Highway MP 45-60

Letter of Support for Alaska State Parks' Application to Exxon Valdez Oil Spill Trustee Council Grant

Letter from Rasmuson Foundation re: Awarding Library Grant

May Employee Anniversaries

AML Online Sales Tax FAQ from Larry Persily- 4-24-19

How did the June 2018 U.S. Supreme Court decision change the sales tax world?

The U.S. Supreme Court on June 21, 2018, upheld the state of South Dakota's right to require online sellers to collect and remit sales tax on orders delivered into the state. The 5-4 decision effectively overturned a Supreme Court decision from 1992 that went against the state of North Dakota. The 2018 case is South Dakota vs. Wayfair (a nationwide online retailer of furniture and home goods).

What were the issues in the court case?

In its ruling, the Supreme Court noted that the South Dakota Legislature had determined "that the inability to collect sales tax from remote sellers was 'seriously eroding the sales tax base' ... causing revenue losses and imminent harm."

The court explained, "The central dispute is whether South Dakota may require remote sellers to collect and remit the tax without some additional connection to the state," such as an office or warehouse or employees. And although the 1992 decision against North Dakota commented that requiring remote sellers to collect and remit sales tax "might unduly burden interstate commerce" without such a physical or legal connection, called nexus, the court's 2018 decision found otherwise. "The administrative costs of compliance, especially in the modern economy with its Internet technology, are largely unrelated to whether a company happens to have a physical presence in a state," the Supreme Court said in its 2018 decision.

Allowing online sellers to avoid collecting sales taxes "has come to serve as a judicially created tax shelter for businesses that decide to limit their physical presence and still sell their goods and services to a state's consumers," the court added.

In its order, the Supreme Court said it overruled the 1992 decision because it was "unsound and incorrect."

Does the court decision require online sellers to collect sales tax?

No, it does not require online merchants of goods and services to do anything unless a state's sales and use tax is written to apply to online orders (remote merchants). If a state chooses not to extend its sales and use tax to online orders, the Supreme Court decision does not require merchants to voluntarily collect and remit the tax. The decision is up to each state.

Does the court decision apply to municipalities?

No, not exactly, not directly. The word "municipality" appears nowhere in the Supreme Court decision. The case, the briefings, the discussion and the order focused solely on state sales and use tax. But, the same reasoning, the same legal questions likely would apply to municipal sales taxes: Are they discriminatory against interstate commerce, do they pose an undue burden on interstate commerce, are they administered fairly to all parties. As Alaska is the only state that allows municipal sales taxes without an overriding set of rules in a state sales tax, Alaska is unique. But we're used to that.

What are the challenges for Alaska municipalities?

Without a clearly defined set of legal standards in the court decision for municipalities, Alaska cities and boroughs have to make their best legally educated guess at what set of tax definitions, rules, exemptions and administrative procedures would be needed to replicate and adhere to the intent of the court opinion allowing taxation of online sales. Such as, no undue burden on interstate commerce, no retroactive taxation, and a system that standardizes tax rules to reduce administrative and compliance costs for remote merchants. There is no checklist of what will work or what is not allowed — Alaska municipalities will have to set their own trail.

What's the path forward for Alaska municipalities that want to collect taxes on online sales?

A coordinated approach is best. In fact, it's probably the only way to succeed. It's hard to imagine that a large, nationwide online merchant, a small remote seller — or a court, in the event of a legal challenge — would accept dozens of municipal codes, each with its own unique set of definitions, administrative rules, limits and exemptions as an acceptable system that standardizes taxes to reduce administrative and compliance costs.

By working together, Alaska cities and boroughs stand the best chance of crafting a workable sales and use tax structure that serves local needs while establishing a legally secure path to collecting municipal taxes from online sales.

What is the Alaska Municipal League doing to help?

The Alaska Municipal League established a working group in 2018 to explore the best answers for bringing Alaska cities and boroughs into the world of collecting tax revenue from online sales. AML is looking into the legal issues, software and administrative costs, including the option of contracting with a third-party vendor with experience in state sales taxes to handle the collection and distribution of tax remittances from online merchants. AML plans to provide frequent updates on its progress to its members, with reports at the board meeting in Anchorage in May, the summer meeting in Soldotna in August, and a final review at the general membership meeting in Anchorage in November.

The idea is that AML would establish a cooperative effort — entirely optional for each Alaska municipality — to participate in a centralized online sales tax collection, administration and enforcement program. Municipalities that join and agree to adopt the required changes to their sales tax codes would benefit from the collective strength of presenting a unified approach to online merchants nationwide. Cities or boroughs that choose not to join still could try on their own to adopt and enforce sales taxes on online merchants.

State law allows Alaska municipalities to sign intergovernmental cooperating agreements — similar to mutual-aid pacts between fire departments. AML's legal review concluded that a cooperative tax administration and collection agreement essentially would be the same and would not require any state legislation.

Is there any guarantee that municipalities can force online sellers to collect the tax?

There is no guarantee that every online merchant will willingly collect and remit sales taxes to a centralized administration for Alaska municipalities. But the odds of success are much better than 100+ different sales tax administrations statewide.

The deciding factor may be how “homogenized” Alaska’s cities and boroughs are willing to make their tax codes. The more the codes are the same, the better the argument that the municipalities are adhering to the standards the Supreme Court cited in its Wayfair decision.

“Nobody can give you an absolute legal answer” as to how far municipalities can stray from the intent and spirit of the Wayfair decision and still win if taken to court, the vice president and tax counsel for the National Retail Foundation told AML. Her advice: Go with the Streamlined Sales Tax Project’s definitions

What is the Streamlined Sales Tax Project?

The Streamlined Sales Tax Project began in March 2000 with the goal “to find solutions for the complexity in state sales tax systems.” It was, in great part, that complexity that led to the 1992 Supreme Court decision against North Dakota’s efforts to require tax collections by remote merchants.

The result is the Streamlined Sales and Use Tax Agreement, which targets simplifying and modernizing sales and use tax administration to substantially reduce the burden of tax compliance. The agreement focuses on state-level administration of sales and use taxes; uniformity in each state’s state and local tax bases; uniformity of major tax base definitions; central electronic registration for merchants; simplification of state and local tax rates; uniform sourcing rules for all taxable transactions (defining the point of the taxable transaction); and simplified administration of exemptions, tax returns and payments.

As of March 2019, 24 states had adopted the agreement. No federal law requires states to sign on for the Streamlined Sales Tax Project, but doing so makes it easier for states to capture maximum revenues from remote merchants.

The more that Alaska municipalities can follow the Streamlined Sales and Use Tax Agreement, the better the odds of success in achieving full compliance from online merchants.

Can complexity lead to legal objections?

Yes, but it is unknown how much complexity would break the legal back of taxing online sales. In his dissenting opinion in the Wayfair case, Chief Justice John Roberts pointed to the complexity of sales tax laws nationwide. “Correctly calculating and remitting sales taxes on all e-commerce sales will likely prove baffling for many retailers. Over 10,000 jurisdictions levy sales taxes, each with different tax rates, different rules governing tax-exempt goods and services, (and) different product category definitions.” He noted that New Jersey collects sales tax on yarn purchased for art projects but not on yarn made into sweaters. “Texas taxes sales of plain deodorant at 6.25 percent but imposes no tax on deodorant with antiperspirant.” Illinois categorizes Twix bars as food and Snickers candy, and taxes them differently, the chief justice noted, only because Twix includes flour.

Why are Amazon and some merchants already collecting sales tax for Alaska municipalities?

Amazon has started collecting sales tax in several Alaska jurisdictions, though it appears that in most (many?) cases it is collecting tax only on Amazon's own goods and not on sales of third-party merchandise. A coordinated, AML-led approach could remedy this shortcoming by directing municipalities to change their codes to encompass all goods sold online, whether direct by the merchant or fulfillment by a third-party seller. A coordinated effort also would clarify which business is responsible for collecting and remitting the tax: The website that takes the order or the business that fills the order?

As of March 2019, Amazon had yet to register with all Alaska municipalities, and for most municipalities the online merchant's first sales tax returns are not due until a month after the end of the first quarter. After Amazon and other vendors file their first returns, Alaska municipalities will have a better sense of any enforcement issues.

There have been reports that Amazon is misapplying local taxes on some sales that should be tax-exempt. As it is now, each municipality has to contact Amazon individually — or any other online vendor — to educate the merchant on the details of their specific municipal tax code. A single online sales tax administrator for Alaska municipalities would improve the situation.

As to Amazon specifically, in a few cases the online retailer is collecting sales tax for deliveries in Alaska because it has a legal connection — a nexus — in that city or borough, such as an Amazon subsidiary or affiliate that does business in the municipality. But in most cases in Alaska, Amazon is collecting sales tax voluntarily. Unless a municipal code is written as a sales and use tax, or otherwise specifically addresses online sales, merchants such as Amazon are not legally obligated to collect the city or borough sales tax.

What's a 'use tax,' and does it apply to Alaska municipalities?

A "use tax," as part of a "sales and use tax," makes it clear under the law that the tax applies to goods regardless whether they were sold over the counter in the jurisdiction or delivered into the jurisdiction for use. The Streamlined Sales Tax Project model code recommends participating states adopt a sales and use tax. Some Alaska municipalities already have it in code, but most do not. It is unknown at this time if the AML online sales tax project will adopt sales and use tax as its recommended language for municipalities.

How can online merchants determine which municipality gets the taxes?

One significant problem that Alaska municipalities must overcome is to construct a user-friendly online mapping system so that merchants can accurately determine the correct tax jurisdiction. Such as, a buyer may have a Soldotna ZIP code and mailing address but does not live within the city of Soldotna and believes they should not be liable for Soldotna city sales taxes. The same can be said for Interior residents with a North Pole mailing address. (ZIP+4, unfortunately, does not always match municipal boundaries in Alaska, and therefore cannot be used for determining the tax jurisdictions.) Other states and third-party contractors provide

online mapping tools for sellers, and third-party vendors could help Alaska develop one that covers the entire state. In addition to creating the “tax look-up map” (as it is called in the state of Washington), Alaska municipalities would have to establish a system for keeping the map current with new subdivisions, new addresses for businesses and residences, annexations and such.

Can online vendors handle additional, specific sales taxes?

Yes, such as on alcohol or tobacco taxes, in addition to general sales taxes. Other states levy additional taxes on certain items, such as alcohol, and nothing in the Streamlined Sales Tax Project argues against such additional sales or excise taxes. The third-party vendors that offer administration software for states can accommodate such taxes.

What are some of the tax code decisions that Alaska municipalities will have to make?

Taxation limits

- Several Alaska municipalities have in place a limit on the amount of a single transaction subject to sales tax. For example, in Juneau the sales tax stops charging after a single transaction (an invoice, not a single item) reaches \$12,000 (though there is no limit to taxation of jewelry). In the Kenai Peninsula Borough, the cap is \$500. It is unknown at this time if Alaska municipalities can maintain their disparate application of such “tax caps” and still have a reasonable chance of surviving a legal challenge should an online merchant want to contest the “undue burden” of navigating different tax limitations.

Point of taxation

- Alaska municipalities most certainly will need to define and adopt a common definition for the point of the taxation transaction, especially since this could affect the rate charged and where the tax is remitted. Such as, if a buyer receives the order at a post office in one city but takes it to their residence in another city, where did the taxable transaction occur, and which city gets the money? Where the item was delivered or where it was used? The same difficulty would apply to the online seller as it tries to determine the tax rate — it needs to know which address to check on the tax look-up map, the point of delivery or the residence of the buyer? This definition will need to be consistent for all Alaska municipalities that choose to participate in the AML effort.

Definitions

- Definitions should be consistent among participating municipalities for any tax-exemptions, such as food (taxed or not taxed, or divided between prepared and unprepared, and how to define those terms), sale-for-resale, purchases by senior citizens, manufacturing components, construction materials that will be incorporated into real property in the municipality, farming supplies, funeral supplies, medical equipment, over-the-counter drugs and medical items, sales to and/or by nonprofits,

sales by government agencies. The definitions will require a lot of work between municipalities.

Collection thresholds

- South Dakota sets a significantly higher minimum threshold for annual sales into the state by a remote merchant than for local businesses before the out-of-state business has to collect and remit sales taxes. Whatever Alaska municipalities decide needs to be consistent for all municipalities in the AML program. Otherwise, remote merchants could get caught up in a maze of different registration and reporting standards.
- For example, municipalities may want to exempt small-scale sellers from registering, collecting and remitting, such as businesses with less than \$2,500 a year of sales into the jurisdiction. An example would be an online jewelry maker in New York that might sell \$300 of goods into any one Alaska city in a year. How much do Alaska municipalities want to exempt occasional sellers from collecting sales tax? And should it be the same threshold for remote sellers as in-town businesses?

Examples of taxable decision items

- Do municipalities want to collect sales tax on motor vehicles, boats and airplanes imported into the municipality?
- How will municipalities treat commissions that are retained by online sellers? Is the tax applied to the total price of the goods, or only on the net received by the seller after the commission is deducted?
- Are delivery charges taxable if they are listed separately from the purchase price?
- Are software downloads taxable, such as music and apps and streaming services?
- Are Amazon Prime membership dues taxable?
- Are online subscriptions taxable, such as news sites?

Administrative issues

- How will municipalities handle refunds of sales taxes paid in error by the seller or collected in error by an online seller? Who will issue the refund: The seller or the municipality?
- Will municipalities allow a discount or “commission” of tax collections, intended to partially compensate the merchant for its costs of bookkeeping as the municipality’s tax collector? Should this discount, or retention, be the same for online and local vendors? Many Alaska cities and boroughs allow their local merchants to hold back a small percentage as compensation for their work as a tax collector.
- Can the AML project accommodate seasonal adjustments to a municipality’s tax rates, or special “tax holidays” as municipalities sometimes offer for back-to-school shopping or other annual categories?
- Are intrastate online sales treated differently than interstate sales?

Central Kenai Peninsula
**Public Transportation
Planning** *Let's get our community rolling!*

View the current transportation plan then share your ideas and comments about current public transportation gaps, successes and suggestions for growth.
Contact: Shari at 714-4521 for more information

Central Kenai Peninsula Public Transportation Task Force

Monday, May 20th

6pm-8pm

Transportation Task Force planning meeting

Location: KPB Assembly Chambers on Binkley Street • Soldotna

**Your Opinion
Matters!**

**Public Comments Welcome at
the Meeting**



Public transportation provides personal mobility and freedom for people from every walk of life



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

May 21, 2019

State of Alaska Department of Transportation & Public Facilities
Division of Program Development, ATTN: STIP
PO BOX 112500
Juneau, AK 99811-2500

RE: STIP 2018-2021 Amendment 3

The City of Homer would like to comment on a project listed in the 2018-2021 Draft Amendment 3.

Need ID 23197, Lake Street Rehabilitation

Lake Street is an essential route through Homer that supports auto-oriented businesses while functioning as one of the few roads that connect the two main East-West transportation options in town. Lake Street has not undergone a major rehabilitation project since 1997. The pavement routinely experiences major failures. The thin asphalt overlays applied to sections of the street in 2011 and 2013 are not expected to offer any structural correction of the deficiencies that will inevitably lead to reoccurrence of the frequent failures. Several public meetings have been held and a design has been produced that has been found to have the support of the city and residents.

Since the project has been designed, Grubstake Avenue has been extended and improved. Grubstake extends to Lake Street and forms a four-way intersection. It is nearly in the middle of the Lake street project, which does not have any designated pedestrian crossings between the Sterling Highway and Pioneer Avenue. The City of Homer requests that a pedestrian crossing be incorporated at Grubstake Avenue and Lake Street. We feel that it will offer pedestrians a reasonable option for a safe route between current areas of interest, which will certainly see more activity as the community grows and infill develops. A current infill project underway is the construction of a new police station on Grubstake Avenue and Snow Bird Street.

We urge the state to keep the project moving forward and not introduce any other additional delays.

Sincerely,

Rick Abboud, AICP
Homer Alaska City Planner

HOMER FOUNDATION

Quarterly Report to Fund Holders

Homer Foundation Fund Details - January through March 2019

Fund Holder City of Homer
Fund **City of Homer Fund**

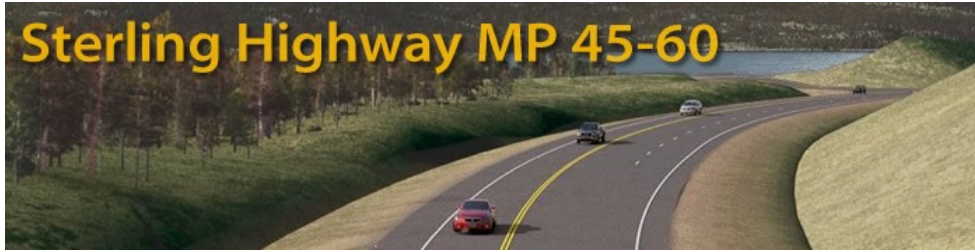
Fund Type: FIELD OF INTEREST
Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	185,638.84
Contributions	-
Withdrawals	-
Quarterly Portfolio Change	13,972.61
Ending Balance	199,611.45

AMOUNT AVAILABLE TO SPEND (ATS)

Beginning Balance	9,624.22
FY19 ATS (posted annually in September quarter)	-
Grants Total	-
Transfer to restricted fund	-
Ending Balance	9,624.22



DOT&PF Project No. STP-F-021-2(15)/53014



Welcome to the web site for the Sterling Highway Milepost 45 to 60 Project. This project examines highway upgrade alternatives in the Cooper Landing and Russian River area of Southcentral Alaska.

2019 Field Survey

The Alaska Department of Transportation and Public Facilities (DOT&PF) is beginning the design of the selected alternative, the Juneau Creek Alternative. The project will be phased and constructed in pieces, with the initial design work directed at MP 45-47 and MP 56-58, as shown in the figure below.

Surveyors from R&M Consultants will be working along the Sterling Highway from MP 45-60 in order to establish survey control. They are planning to be in the corridor from May to July 2019. They will also be flying a drone to capture aerial imagery of the corridor. A current, detailed survey will provide necessary data for the highway design team as they begin the design phase. Later this summer and fall, survey of the new highway portion (approx MP 46-56) will take place.



[DOWNLOAD PDF FLYER](#) - 106 kb pdf

Record of Decision Published

The Federal Highway Administration (FHWA) signed a Record of Decision (ROD) on May 31, 2018. The ROD officially selects the Juneau Creek Alternative to design and construct. This completes the Environmental Impact Statement (EIS) review.

[View the ROD](#)



Sandra Garcia-Aline, FHWA's Alaska Division Administrator signs the Record of Decision while DOT&PF Commissioner Marc Luiken looks on.

Juneau Creek Alternative is Selected

The Final EIS identifies the [Juneau Creek Alternative](#) as the preferred alternative. The Juneau Creek Alternative provides the best balance between meeting the project needs and minimizing impacts to the human and natural environment. From a traffic perspective, this alternative best satisfies the project purpose and need.

Project Information

- » [Sterling Highway Project Home](#)
- » [Project Description](#)
- » [History](#)
- » [Alternatives](#)
- » [Documents](#)
 - > [Record of Decision](#)
 - > [Final EIS](#)
 - > [Draft SEIS](#)
 - > [Other Documents](#)
- » [FAQs](#)
- » [Definitions](#)
- » [Public Involvement](#)
 - > [Contacts](#)

[Sign-up for Project Emails](#)

Regional Links

- » [Central Region](#)
- » [Central Region Projects](#)
- » [DOT&PF Project Info](#)



City of Homer

www.cityofhomer-ak.gov

Homer City Council

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

Mr. Rys Miranda
Design and Construction Section Chief
Alaska State Parks
550 West 7th Street, Suite 1380
Anchorage, AK 99501
Rys.Miranda@alaska.gov
Submitted electronically

May 28th, 2019

Mr. Miranda,

Homer's local and surrounding trail systems are a key resource for getting Alaskans and visitors alike outdoors. We support Alaskan State Parks' grant application to the Exxon Valdez Oil Spill Trustee Council for facility improvements at the Diamond Creek State Recreation Site. Alaska State Parks' proposed work will help protect this critical habitat while also addressing human impact occurring at this very popular area.

Installing an orientation kiosk, interpretative panels, vaulted toilet, 25-vehicle trailhead and viewpoint, and a host cabin are all ways to increase responsible public involvement and enjoyment within the Kenai Peninsula's natural environment. The facility improvements are a form of stewardship, ensuring this recreational area can accommodate multiple uses, activities, and foot traffic at a sustainable level.

Paired with Alaska State Parks' hopeful acceptance of FEMA funds to improve Diamond Creek's trail to the beach, the Diamond Creek State Recreation Site will become accessible to more users and continue to promote the importance of investing in community recreation opportunities.

Sincerely,

Katie Koester
City Manager



May 3, 2019

301 W. Northern Lights Blvd.
Suite 601
Anchorage, AK 99503

907.297.2700 *tel*
907.297.2770 *fax*
877.366.2700 *toll-free in Alaska*
info@rasmuson.org *email*
www.rasmuson.org

Ms. Katie Koester
City Manager
City of Homer
491 East Pioneer Avenue
Homer, AK 99603

Dear Ms. Koester:

I am pleased to inform you that the City of Homer has been awarded a \$12,550 grant to purchase books, media, and cabinets for the Homer Public Library.

Please have one official from your organization acknowledge receipt of this award and its terms by signing and returning the attached agreement by May 31, 2019. By depositing the enclosed \$12,550 check, you are agreeing to the terms and conditions of the grant. Reference grant number 13278 on correspondence regarding this award. A final report is due by May 31, 2020.

We are interested in keeping in touch with your organization. If you have a special event or a significant accomplishment, please let us know about it. We appreciate being included on your regular mailing list.

If you have any questions, contact Tanya Dumas by email at tdumas@rasmuson.org, or by phone at (907) 297-2700, or toll-free in Alaska (877) 366-2700.

Congratulations on your award.

Best regards,

Alexandra Kim McKay
Vice President of Programs

Encl:
Grant Agreement
Check
Final Report form

cc: David Berry, Library Director
RF grant number 13278 City of Homer

BOARD of
DIRECTORS

Edward B. Rasmuson
Chairman

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Adam Gibbons

Jay Gibbons

Lile R. Gibbons

Rebecca Brice Henderson

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Kris Norosz

Cathryn Rasmuson

Judy Rasmuson

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Natasha von Imhof

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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 CITY COUNCIL
FROM: Katie Koester
DATE: May 28, 2019
SUBJECT: May 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.

Mark Whaley,	Port	14	Years
Pike Ainsworth,	Port	11	Years
Don Huffnagle,	Port	11	Years
Mike Gilbert,	Public Works	5	Years
Jackie McDonough,	Library	5	Years
Sean McGrorty,	Port	3	Years
Ryan Johnson,	Police	2	Years
Ralph Skorski,	Public Works	1	Year



City of Homer

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Office of the Mayor

491 East Pioneer Avenue

Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

June 3, 2019

Katia Holmes
P.O. Box 2319
Homer, Alaska 99603

Dear Katia,

Thank you for serving the City of Homer on the Economic Development Advisory Commission. Your contributions of time, energy and sincere concern for responsible development are much appreciated.

You served as the Student Representative Commissioner from November 26, 2018 to May 22, 2019. During that time the Economic Development Advisory Commission brought prosperity to the community through the changes you assisted in working for on the Wayfinding Project, the Bylaws Update and Sign Code Changes just to name a few.

Once again, thank you for your dedication!

Ken Castner, Mayor

THANKS, KATIA. HAVE A GREAT SUMMER.
Ken

cc: Economic Development Advisory Commission

City of Homer
Homer, Alaska
Mayor's Certificate of Recognition
Greetings
Be It Known That

Katia Holmes

is hereby recognized for her service
as a
"Student Representative Commissioner"
on the
Economic Development Advisory Commission

November 26, 2018 to May 22, 2019

*Recognition of your dedication to the cause of good government, your
contributions to your community and your willingness to serve your fellow man.*


*In Witness whereof I hereunto set my hand
This 3rd day of June, 2019.*





Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

May 29, 2019

Deborah Brown
210 Island View Ct.
Homer, AK 99603

Dear Deborah,

Congratulations! Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of September 24, 2018, via Memorandums 19-049 and 19-060.

Currently on file is your 2018 Public Official Conflict of Interest Disclosure Statement. In October you will be notified to complete the 2019 disclosure statement. Public officials are required to comply with this reporting requirement pursuant to HCC 1.18.043.

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead!

Your term will expire April 1, 2022.

Cordially,

Ken Castner, Mayor

Enc: Memorandum 19-049 and 19-060
Certificate of Appointment

Cc: Economic Development Advisory Commission



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

Memorandum 19-049

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: MAY 8, 2019
SUBJECT: APPOINTMENT OF DEBORAH BROWN TO THE ECONOMIC DEVELOPMENT ADVISORY
COMMISSION

Enter Supplemental Information Here:

Deborah Brown is appointed to the Economic Development Advisory Commission to fill the vacancy for a term to expire July 1, 2021.

Recommendation: Confirm the appointment of Deborah Brown to the Economic Development Advisory Commission



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 19-060

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: MAY 16, 2019

SUBJECT: CORRECTION TO TERM OF APPOINTMENT TO ECONOMIC DEVELOPMENT ADVISORY COMMISSION IN MEMORANDUM 19-049

At their May 13, 2019 regular meeting Council approved Memorandum 19-049 appointing Deborah Brown to the Economic Development Advisory Commission. When preparing the memo on behalf of the Mayor, the term of office was incorrectly stated.

Commissioner Brown's term is for three years, to expire April 1, 2022.

RECOMMENDATION: Approve the corrected Commission term for Deborah Brown as three years, expiring April 1, 2022.

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Deborah Brown

Has been appointed to

serve as

“Commissioner”

on the

“Economic Development Advisory Commission”

This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 28th day of May, 2019.*



A handwritten signature in blue ink, appearing to read "Ken Castner", is written over a horizontal line.

Ken Castner, Mayor

Attest:

A handwritten signature in blue ink, appearing to read "Melissa Jacobsen", is written over a horizontal line.

Melissa Jacobsen, MMC, City Clerk

**2019 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council’s regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission’s opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2019 meeting dates for City Council is as follows:

January 14, 28	_____
February 11, 25	_____
March 11, 26*	_____
April 8, 22	_____
May 13, 28*	_____
June 10, 24	_____
July 22**	_____
August 12, 26	_____
September 9, 23	_____
October 14, 28	_____
November 25**	_____
December 9, 16****	_____

City Council’s Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

*Tuesday meeting due to Memorial Day/Seward’s Day.

** There will be no first regular meeting in July or November.

***Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

****Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting the third week of December will not be held.

