



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

City of Homer Agenda

**City Council Regular Meeting
Monday, August 08, 2022 at 6:00 PM**

In Person at City Hall Cowles Council Chambers and by Zoom Webinar

<https://cityofhomer.zoom.us/j/205093973?pwd=UmhJWEZ3ZVdvdDkxZ3NtbldlNINXQT09>

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

Webinar ID: 205 093 973 Passcode: 610853

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- [a.](#) Homer City Council Unapproved Special and Regular Meeting Minutes of July 25, 2022. City Clerk. Recommend adoption.
- [b.](#) Memorandum 22-129 from Mayor Castner Re: Reappointment of Christine Thorsrud to the Americans with Disabilities Act Compliance Committee. Recommend approval.
- [c.](#) Memorandum 22-130 from City Clerk Re: New Liquor License for Boatyard Cafe. Recommend approval.
- [d.](#) Ordinance 22-43, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing the Expenditure of \$51,000 from the Sewer Capital Asset Repair and Maintenance Allowance Fund to Acquire Three Aerators for the Solids Retention Pond. City Manager/Public Works Director. Recommended dates Introduction August 8, 2022, Public Hearing and Second Reading August, 22. 2022.

Memorandum 22-131 from Public Works Director as backup.

- [e.](#) Ordinance 22-44, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating a State of Alaska Public Library

Assistance Grant for FY23 in the amount of \$7,000 for Books and Library Materials. City Manager/Library Director. Recommended dates Introduction August 8, 2022 Public Hearing and Second Reading August 22, 2022.

- f. Ordinance 22-45, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$126,917 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) Fund and \$26,083 from the General Fund CARMA Fund to Demolish the Smaller Old School Building known as HERC 2. Mayor. Recommended dates Introduction August 8, 2022 Public Hearing and Second Reading August 22, 2022.

Memorandum 22-132 from Economic Development Manager as backup.

- g. Ordinance 22-46, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$27,823 from the General Fund Capital Asset Repair and Maintenance Allowance Fund to Purchase Patrol Equipment for the Homer Police Department. City Manager/Police Chief. Recommended dates Introduction August 8, 2022 Public Hearing and Second Reading August 22, 2022.

Memorandum 22-133 from Police Chief as backup.

- h. Ordinance 22-47, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing Pass Through Funds for the State of Alaska Pioneer Dock Fender Repair Project. City Manager/Public Works Director. Recommended dates Introduction August 8, 2022 Public Hearing and Second Reading August 22, 2022.

Memorandum 22-134 from Public Works Director as backup.

- i. Resolution 22-060, A Resolution of the City Council of Homer, Alaska Approving Amendment Two of City Manager Robert Dumouchel II's Contract for the Purpose of Extending Contract Term and Updating Benefits with an Effective Date of August 1, 2022. Mayor/City Council. Recommend adoption.

- j. Resolution 22-061, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to HDR Engineering for Federal Infrastructure Investment and Jobs Act (IIJA) Grant Advisory Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 22-136 from Special Projects & Communications Coordinator as backup.

- k. Resolution 22-062, A Resolution of the City Council of Homer, Alaska Awarding a Contract to Arno Construction in the Not to Exceed Amount of \$60,868 for the Construction of the West Fairview Avenue (Eric Lane) Path and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Recommend adoption.

Memorandum 22-136 from Public Works Director as backup.

VISITORS

- a. Legislative Update - Senator Gary Stevens (15 minutes)
- b. COVID-19 Agency Update Derotha Ferraro, South Peninsula Hospital Public Information Officer and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Planning Commission

PUBLIC HEARING(S)

- a. Ordinance 22-37, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$100,000 from the Water Capital Asset Repair and Maintenance Allowance Fund for a Fire Hydrant Replacement Program. City Manager/Public Works Director. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-123 from Public Works Director as backup.

- b. Ordinance 22-38, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$185,368 from the Homer Accelerated Roads and Trails Fund for the Master Transportation Plan Update. City Manager/Public Works Director. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-124 from Public Works Director as backup.

- c. Ordinance 22-39, An Ordinance of the City Council of Homer, Alaska Appropriating \$125,000 from the FY23 Capital Budget General Fund Capital Asset Repair and Maintenance Allowance Fund for Professional and Technical Assistance to Support Development and Submission of Infrastructure Investment and Jobs Act Grant Applications. City Manager. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-125 from Special Projects Coordinator as backup.

- d. Ordinance 22-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 11 by Adding Chapter 11.37 Prohibiting Obstructions and Encroachments in City Rights-of-Way and Easements. City Manager/Public Works Director. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-126 from Public Works Director as backup.

- e. Ordinance 22-41, An Ordinance of the City Council of Homer, Alaska Accepting the Vacation and Dedication of Parklands on Spruceview Avenue. City Manager/City Planner. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-127 from City Planner as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, August 22, 2022 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 22-13 a Special Meeting of the City Council of Homer, Alaska was called to order on July 25, 2022 by Mayor Ken Castner at 4:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
PERSONNEL DIRECTOR BROWNING
FINANCE DIRECTOR WALTON

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

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum 22-119 from City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(2) Subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion (City Manager Dumouchel Annual Performance Evaluation)

City Manager Dumouchel confirmed his preference that this matter be taken up in executive session.

ADERHOLD/ERICKSON MOVED THAT COUNCIL GO INTO EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(2) SUBJECTS THAT TEND TO PREJUDICE THE REPUTATION AND CHARACTER OF ANY PERSON, PROVIDED THE PERSON MAY REQUEST A PUBLIC DISCUSSION FOR CITY MANAGER DUMOUCHEL'S ANNUAL PERFORMANCE EVALUATION.

There was no discussion.

VOTE: YES: LORD, ADERHOLD, DAVIS, HANSEN-CAVASOS, ERICKSON, VENUTI

Motion carried.

Mayor Castner recessed the meeting at 4:05 p.m. and Council went into executive session.

Mayor Castner called the meeting back to order at 4:50 and announced the executive session will remain in recess until the conclusion of the regular meeting agenda.

COMMENTS OF THE AUDIENCE

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 4:51 p.m. Next Regular Meeting is Monday, August 8, 2022 at 6:00 p.m., Worksession 4:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved:_____

Session 22-14 a Regular Meeting of the City Council of Homer, Alaska was called to order on July 25, 2022 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCIL MEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN-CAVASOS, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
CITY PLANNER ABBOUD
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN

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

Mayor Castner announced the supplemental item: Announcements Reports and Presentations there is a written report from the Planning Commission.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes of June 27, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-120 from Mayor Castner Re: Appointment of Mike Stark to the Planning Commission. Recommend approval.

- c. Memorandum 22-121 from Deputy City Clerk Re: New Liquor License for Swell Taco. Recommend approval.
- d. Memorandum 22-122 from City Clerk Re: Vacation of a Portion of Hough Road & Associated Utility Easements. Recommend approval.
- e. Ordinance 22-37, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$100,000 from the Water Capital Asset Repair and Maintenance Allowance Fund for a Fire Hydrant Replacement Program. City Manager/Public Works Director. Recommended Dates Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-123 from Public Works Director as backup.

- f. Ordinance 22-38, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$185,368 from the Homer Accelerated Roads and Trails Fund for the Master Transportation Plan Update. City Manager/Public Works Director. Recommended Dates Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-124 from Public Works Director as backup.

- g. Ordinance 22-39, An Ordinance of the City Council of Homer, Alaska Appropriating \$125,000 from the FY23 Capital Budget General Fund Capital Asset Repair and Maintenance Allowance Fund for Professional and Technical Assistance to Support Development and Submission of Infrastructure Investment and Jobs Act Grant Applications. City Manager. Recommended Dates Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-125 from Special Projects Coordinator as backup.

- h. Ordinance 22-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 11 by Adding Chapter 11.37 Prohibiting Obstructions and Encroachments in City Rights-of-Way and Easements. City Manager/Public Works Director. Recommended Dates Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-126 from Public Works Director as backup.

- i. Ordinance 22-41, An Ordinance of the City Council of Homer, Alaska Accepting the Vacation and Dedication of Parklands on Spruceview Avenue. City Manager/City Planner. Recommended Dates Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

Memorandum 22-127 from City Planner as backup.

- j. Resolution 22-058, A Resolution of the City Council of Homer, Alaska Approving Entering a Three Year Participant Membership Agreement with Alaska Municipal League Joint Insurance Association, Inc. and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 22-128 from City Manager as backup.

- k. Resolution 22-059, A Resolution of the City Council of Homer, Alaska Approving a Three Year Contract Extension with Homer Real Estate for Real Estate Broker Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

City Clerk Jacobsen read the consent agenda and recommendations.

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

VISITORS

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

Lorne Carroll shared information on community case rates for Alaska and the Kenai Peninsula Borough, hospital capacity, and aslo case rates worldwide and US compared to UK. He reviewed current Omicron variant data for Alaska, vaccination schedules for most people for the existing vaccination brands, and COVID treatment information. Lastly gave a brief outbreak alert on Monkeypox.

Derotha Ferraro reported on South Peninsula Hospital (SPH) testing statistics, available treatments for COVID, and SPH visitation guidance. She reviewed the hours for services at the SPH COVID Testing & Vaccine Clinic.

- b. Legislative Update - Representative Sarah Vance (10 minutes)

Representative Vance reported on Permanent Fund Dividend distribution dates that will start September 20th with direct deposits and checks by mail on October 3rd. People who may need assistance in verifying their application status can contact her office. She touched on the upcoming August 16th Primary Election, noting the Division of Elections is in need of poll workers and there is an application link on their website. On Thursday the Governor will be signing House Bill (HB) 325-Domestic Violence and Sexual Offence Bill, HB106-Missing Persons

Under 21 Years of Age, Senate Bill (SB) 07-State Trooper Polices and Public Access, and HB123 state recognition of tribes. In addition she noted HB411-Municipal Tax Exemption that allows the municipality to establish an energy and resilience improvement assessment program, HB41- Shellfish Enhancement Project, HB265- Healthcare Services by Telehealth, and shared highlights about those programs. Representative Vance also reported on programs for abandoned vehicles, Snomad and DNR improvements to the Watermelon Trail, and road construction projects and road maintenance in our area.

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

a. Special Meeting Report

Mayor Castner reported Council met for a Special Meeting at 4:00 p.m. and weren't able to complete their work so will need to resume the executive session at the end of this meeting.

ADERHOLD/ERICKSON MOVED TO SUSPEND THE RULES TO ADD AN ITEM AT THE END OF OUR AGENDA TO RETURN TO THE EXECUTIVE SESSION.

There was no discussion on the motion to suspend the rules.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

ADERHOLD/ERICKSON MOVED THAT COUNCIL WILL RETURN TO THEIR EXECUTIVE SESSION AT THE END OF THIS MEETING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

b. Committee of the Whole Report

Council Member Aderhold reported Council discussed Ordinance 22-38 appropriating funds for a Master Transportation Plan update, Ordinance 22-39 funding professional and technical assistance for Infrastructure Investment and Jobs Act grant applications, and Resolution 22-059 extending the contract for Real Estate Broker services. They also discussed the draft updated Council Operating Manual and provided feedback.

c. Mayor's Report

Mayor Castner reported many boards and Commissions have had shorter schedules over the summer. Council has been tasking the boards and commissions with a lot of work and encouraged the public to pay attention to board and commission agendas.

d. Borough Report

e. Planning Commission

The Planning Commission provided a written report that was included in the supplemental packet.

f. Americans with Disabilities Act Compliance Committee

Council Member Aderhold reported the ADA Compliance Committee met and welcomed their new member Brad Parsons, who will be a great addition. There is one open seat and anyone interested is encouraged to apply. At their last meeting they reviewed preliminary design concepts for ADA access to the Fishing Lagoon, the State is looking at this as well as the City so hopefully something will happen there. They addressed final revisions to an accessibility survey for parks, playgrounds, and campgrounds that they hope to have online soon. The Committee is also continuing to work on the Transition Plan for Parks, Play Areas, and Campground, and discussion on the Capital Improvement Plan projects related to ADA.

PUBLIC HEARING(S)

- a. Ordinance 22-35, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Urban Residential (UR) Zoning District in the Lower West Hill Road Area. Planning Commission. Introduction June 27, 2022 Public Hearing and Second Reading July 25, 2022.

Memorandum 22-116 from City Planner as backup.

Memorandum 22-117 from City Manager as backup.

Mayor Castner opened the public hearing.

Karin Marks, city resident, commented in support administration's recommendation to include both sides of West Hill Road, citing year-round housing needs for our community.

There were no further comments and the hearing was closed.

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 22-35 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Lord commented in support of Ordinance 22-35 as presented and is conflicted about including the west side based on public feedback to the Planning Commission, as well as discussion at the 2008 citizens advisory committee and 2009 Council meeting minutes related to the Comprehensive Plan where this was originally proposed.

Council Member Venuti acknowledged the Planning Commission's work and public comment on the matter and supports their recommendation for the east side only.

Council Member Erickson noted the lot size differences between smaller urban residential (UR) and larger rural residential (RR), the requirements for the two aren't going to be the same. Her concerns relate to impacts of storm water and water and sewer that will create the most change that property owners aren't expecting at this point. She's not in support of including the west side.

City Manager Dumouchel responded there are differences in minimum lot sizes between UR and RR, but could end up with a similar development pattern in UR because we don't have maximum lot sizes. A patch of UR could be developed in rural fashion. There are a handful of uses that would be lost going from RR to UR but they are uncommon uses. The advantage he sees is when going through the upzone process is no one in the neighborhood is being forced to change anything, but now there's an element of choice in the future development. We're looking at storm water city wide, anywhere there's development that's a concern, and in the past that hasn't been processed well. Regardless of zoning he doesn't see it as making a difference in that regard. Looking at other amenities like sidewalks there could be some differences but that's where our transportation plans come in to determine where it's valuable to have one.

Council Member Davis agrees that it makes sense to listen to the public and the Planning Commission. He also thinks it's possible that they, as the Council, may take a broader view of the City, its future and lack of affordable housing, that we might decide it makes sense to give the property owners on the other side more freedom to develop their property in the way they see fit. It might make sense to give them the possibility of developing multi-family housing if they want to. He supports the broader approach proposed by administration and is interested in having a public hearing to let them consider both options.

DAVIS/ADERHOLD MOVED THAT THIS DRAFT BE AMENDED TO INCLUDE BOTH SIDES OF WEST HILL.

Discussion ensued on the complexity of the matter. There is a tremendous amount of public comment against the rezone. Some are adamant against multi-family and affordable housing in their neighborhood. On the other hand, Public Works has been successful in doing work to education people, address concerns, and get buy-in in some challenging situations. Planning

is a long term process. Coming in after the fact and re-zoning takes away the option for developers and property owners to develop their property in a way they might have done differently.

Scenarios were posed as to what it looks like when someone comes in and proposes a multi-family development on a property, covers an amount of surface with impervious materials, and how that impacts drainage in that area of steep slope. Downhill from there is an area of eroding coastal bluff that is of concern for the house that's there and the Sterling Highway. It was questioned if including the west side would set us up for problems if a developer wanted to build multi-family housing but can't because of drainage.

Infill is important for our community. It has to be done smartly, especially on the bluff, and we need to protect people's quality of life. There's question if the city can uphold those things and help encourage responsible development to do those things.

VOTE (amendment): YES: DAVIS, ADERHOLD
NO: HANSEN-CAVASOS, VENUTI, LORD, ERICKSON

Motion failed.

Council Member Aderhold thanked the administration for bringing this forward. She supports the ordinance as it is. There was good discussion and good reasons at the Planning Commission why some were in favor of reducing the re-zone area. In her mind it's not a "no" forever on the west side of West Hill, but she thinks there needs to be more thought put into how all these things fit together in planning for the community we want to have in the future.

VOTE (main motion): YES: ERICKSON, DAVIS, VENUTI, HANSEN-CAVASOS, ADERHOLD, LORD

Motion carried.

ORDINANCE(S)

- a. Ordinance 22-42, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.120 to Clarify that all New Streets which Serve as Public Access Corridors shall have Sidewalks. Davis/Erickson. Introduction July 25, 2022, Public Hearing and Second Reading August 8, 2022.

DAVIS/ERICKSON MOVED TO INTRODUCE ORDINANCE 22-42 BY READING OF TITLE ONLY.

Council Member Davis shared regarding discussions of works in progress by administration related a broader approach being taken related to sidewalks in subdivisions, and that it's a

longer process. In reviewing the ordinance on the books, it doesn't require sidewalks, only easements for them. Council adopted a work plan on non-motorized transportation and trails. This simple amendment to the ordinance would ensure that over the next few years while we're working on re-writes of these plans, that we don't get new neighborhoods approved with streets that lead somewhere that don't have sidewalks.

Council Member Erickson added her appreciation for the work being done to fix the things we don't have. But if we want to move forward we need to have a date that says from here on out, this is going to happen while we're working on getting our plans up to date.

There was support to have feedback from the Planning Commission, Parks Art Recreation and Culture Advisory Commission (PARCAC) and Public Works.

VENUTI/ADERHOLD MOVED THAT THIS ORDINANCE BE REFERRED TO THE PLANNING COMMISSION, PARCAC, AND PUBLIC WORKS.

In response to question about timing to bring it back to Council, City Planner Abboud shared that it's challenging because there are structural issues with this related to existing definitions and the updated transportation plan will lay the ground work for analyzing all the roads, making smart decisions, and getting options that can be implemented. There are other necessary code updates to address this that have to be based on the transportation plan, which is required by the State to be part of our Comprehensive Plan. Passing what's propose tonight would require that everyone have a sidewalk on an easement through a lot.

Discussion continued regarding points raised by the City Planner, and Mayor Castner redirected them back to the motion on the floor to refer the matter.

ADERHOLD/LORD MOVED TO AMEND THE MOTION TO INCLUDE HAVING THIS BACK TO COUNCIL AT THEIR SECOND MEETING IN SEPTEMBER.

There was no further discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE (motion to refer): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel highlighted the work being done on the Main Street Sidewalk, an upcoming meeting on sidewalks in Old Town, and a progress report related to Resolution 22-043 related to non-motorized transportation.

There was discussion of the status of the Fire Hall garage door, correcting the solid curb to a curb ramp at Lake Street and Ben Walters, audit for the truncated budget year, and a request a breakdown on City Attorney spending on lawsuits, and status of the lawsuits.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Adele Person, city resident, expressed appreciation for the work being done around non-motorized transportation, sidewalks, and planning. Even if it's slow it will set the city up for big changes. She shared community effort related to the Climate Change Action Plan and how that ties into the Master Transportation Plan update, and also encouraged looking at how it ties into our economic zones.

Karin Marks, Economic Development Advisory Commission (EDC) Chair, appreciates the Council brings things up through the Commissions, and noted that they sometimes forget the EDC looks at things from an economic point of view and often they should also be included in reviews. She wishes they'd been able to make recommendation regarding the re-zone ordinance to address the west side of West Hill from that perspective.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced the opening on the ADA Compliance Committee, early and absentee voting for the State Primary Election, and the City of Homer Candidacy filing period for Mayor and two City Council Members.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner commented regarding terms for roads and streets and when doing the transportation plan we need to introduce classifications of what each road means.

COMMENTS OF THE CITY COUNCIL

Council Member Lord had no comment.

Council Member Venuti thanked the City, Chamber of Commerce, Homer Garden Club, and local businesses for the beautiful gardens around town. The Peony Festival is proving to be quite a draw for visitors. She encouraged getting out to vote in the State Primary.

Council Member Erickson thanked the crews doing construction on East Hill.

Council Member Davis agrees the Peony Celebration is going well and bringing in a lot of people. He's curious about the number of visitors were getting, it seems quieter but the Chamber is reporting record numbers.

Council Member Aderhold shared that Homer raised Kristen Faulkner will be racing in the women's division of the Tour de France. She'll be cheering her on.

Council Member Hansen-Cavasos shared that we lost Mark Vial who passed away last month, who was significant with Homer Hockey and her children's grandpa, and a heartfelt farewell to him.

Mayor and Council recessed to resume their executive session at 8:25 and resumed the meeting at 9:20.

LORD/ MOVED THAT MAYOR CASTNER HAS DIRECTION TO NEGOTIATE A CONTRACT RENEWAL TO BRING BACK TO COUNCIL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADJOURN

There being no further business to come before Council Mayor Castner adjourned the meeting at 9:25 p.m. The next Regular Meeting is Monday, August 8, 2022 at 6:00 p.m., Worksession at 4:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

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

Memorandum 22-129

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: AUGUST 8, 2022
SUBJECT: REAPPOINTMENT TO THE AMERICANS WITH DISABILITIES ACT (ADA)
COMPLIANCE COMMITTEE

Christine Thorsrud is reappointed to the ADA Compliance Committee. The term will expire August 31st 2025.

Recommendation

Confirm the reappointment of Christine Thorsrud to the ADA Compliance Committee.



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

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

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

Applicant Information

Full Name: CHRISTINE THORSrud

Physical Address Where you Claim Residency: 41645 REDWATER CT

Mailing Address: PO BOX 1349

City: HOMER State: AK Zip: _____

Phone Number(s): 707-888-8263

Email: fortymile2000@yahoo.com

Advisory Body You Are Requesting Reappointment To

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

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No 1

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

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? Almost 1 year

Background Information

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

n/a

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

This ADA Compliance Committee addresses important issues and challenges facing all area and city residents. I have both overall and personal reasons for my interest. The City needs to be active in accessibility issues, especially since we live in a northern climate which makes ease of mobility a challenge.

This current committee is very focused and active in improving City Parks, meetings are productive, everyone brings a high level of professionalism and commitment to its work.

I am very interested in continuing to participate in moving forward and achieving the goals set and in working with the Committee members.

I apologize for this being late - I just received it in the mail.

Christie Hersrud



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 22-130

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK/DEPUTY DIRECTOR OF ADMINISTRATION

DATE: AUGUST 2, 2022

SUBJECT: NEW LIQUOR LICENSE FOR BOATYARD CAFÉ

The City Clerk's Office has been notified by the AMCO Board of a New Liquor License Permit for a Restaurant Eating Place – Seasonal within the City of Homer, for the following license:

License Type: Restaurant Eating Place
License #: 6079
DBA Name: Boatyard Café
Service Location: 5075 Kachemak Drive
Homer, AK 99603
Licensee: DLNS, LLC
Contact Person: Lila Steward

RECOMMENDATION: Voice non objection and approval for the New Liquor License Application. Fiscal Note: Revenues.



July 25, 2022

City of Homer/ Kenai Peninsula Borough

VIA Email: [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); clerk@cityofhomer-ak.gov;
mjenkins@kpb.us; JVanHoose@kpb.us; jratky@kpb.us; cjackinsky@kpb.us;
maldridge@kpb.us; ncarver@kpb.us; slopez@kpb.us; jblankenship@kpb.us;
assemblyclerk@kpb.us

License Type:	Restaurant/Eating Place	License Number:	6079
Licensee:	DLNS, LLC		
Doing Business As:	Boatyard Café		
Premises Address	5075 Kachemak Drive		

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Joan Wilson, Director
amco.localgovernmentonly@alaska.gov



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

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

AMCO Rcvd 7/25/2022

What is this form?

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

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

Section 1 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	DNLS, LLC		
License Type:	Restaurant or Eating Place	Statutory Reference:	04.11.100
Doing Business As:	Boatyard Cafe		
Premises Address:	5075 Kachemak Dr		
City:	Homer	State:	AK ZIP: 99603
Local Governing Body:	Homer City		
Community Council:	Homer City Council		

Mailing Address:	5075 Kachemak Dr		
City:	Homer	State:	AK ZIP: 99603

Designated Licensee:	Lila Stewart		
Contact Phone:	801-688-4011	Business Phone:	907-229-9297
Contact Email:	boatyardcafehomer@gmail.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

OFFICE USE ONLY			
Complete Date:	License Years:	License #:	# 6079
Board Meeting Date:	Transaction #:		
Issue Date:	BRE:		100379907



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

AMCO Rcvd 7/25/2022

Section 2 – Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

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

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

3.2 miles

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

1.5 miles

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.

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

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:				
Address:				
City:	State:	ZIP:		

This individual is an: applicant affiliate

Name:				
Address:				
City:	State:	ZIP:		



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – Entity Ownership Information

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

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

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

Entity Official:	David Nelson			
Title(s):	Owner Member ^{manager}	Phone:	801-897-8848	% Owned: 50
Address:	3675 Jennifer Pl			
City:	Homer	State:	AK	ZIP: 99603

Entity Official:	Lila Stewart			
Title(s):	Owner Member	Phone:	801-688-4011	% Owned: 50
Address:	3675 Jennifer Pl			
City:	Homer	State:	AK	ZIP: 99603

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

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



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

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

AMCO Rcvd 7/25/2022

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

DOC Entity #:	10119775	AK Formed Date:	12/16/2019	Home State:	ALASKA
Registered Agent:	David Nelson		Agent's Phone:	801-897-8848	
Agent's Mailing Address:	3675 Jennifer Pl				
City:	Homer	State:	AK	ZIP:	99603

Residency of Agent:

Yes No

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

Section 5 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

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

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

Section 6 – Authorization

Communication with AMCO staff:

Yes No

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

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



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

AMCO Rcvd 7/25/2022

Section 7 – Certifications

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

Initials

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

JA

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

JA

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

JA

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

JA

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

JA

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.


Signature of licensee


Signature of Notary Public

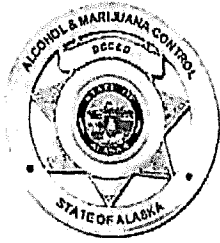
LILA STEWART
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: 09/06/2023

Subscribed and sworn to before me this 14th day of January, 2022.

Notary Public
RAYCE JOHNSON
State of Alaska
My Commission Expires Sept. 6, 2023



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

What is this form?

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

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

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

Yes No

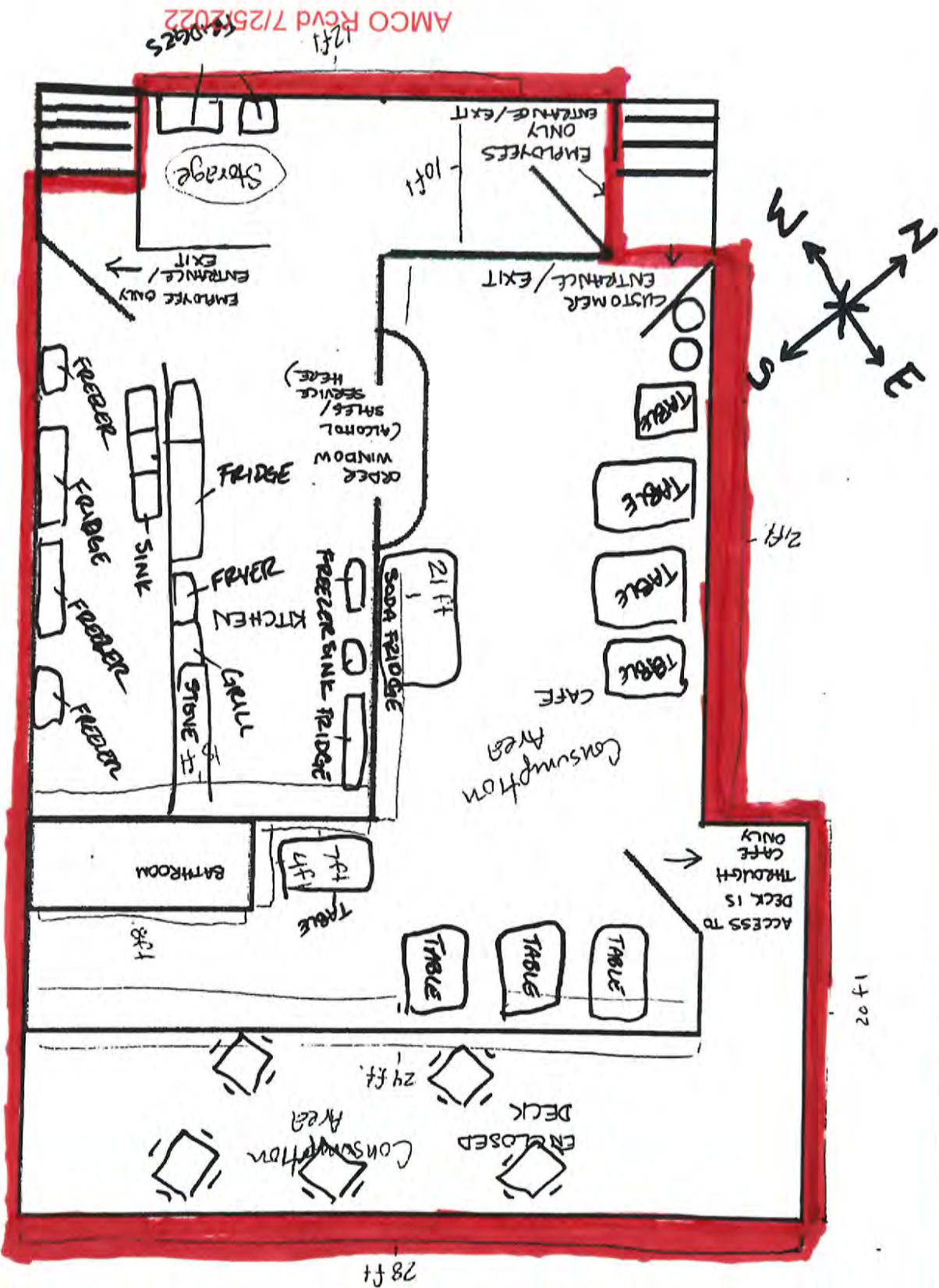
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

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

Licensee:	DNLS, LLC	License Number:	2140190-6079
License Type:	Restaurant or Eating Place		
Doing Business As:	Boatyard Cafe		
Premises Address:	5075 Kachemak Dr		
City:	Homer	State:	AK
		ZIP:	99603

Northern Enterprises Boatyard



Boat Yard Cafe

Outdoor/Indoor Serving Security Plan

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



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Why is this form needed?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	DNLS, LLC		
License Type:	Restaurant or Eating Place	License Number:	2140190-6079
Doing Business As:	Boatyard Cafe		
Premises Address:	5075 Kachemak Dr		
City:	Homer	State:	AK ZIP: 99603
Contact Name:	David Nelson	Contact Phone:	801-897-8848

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

1. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
3. Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
4. Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	Initials:



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the kitchen.)

Minors will be allowed in the dining area and employed and present in the kitchen.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Warning signs regarding sale to and/or consumption by minor will be prominently displayed (as required). Owners and employees over 21 years of age who serve or sell alcohol will complete and regularly renew alcohol server training. Policy of fully complying with state liquor laws will be clearly explained to all employees as well as the importance and correct process of checking IDs. Alcoholic beverages will only be sold, stocked, handled and served by individuals over 21. Access to premises is restricted to a single entrance. Deck is fully enclosed with entrance/exit only through the main restaurant.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

**Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday through Friday, 11am to 4pm
Saturday 10am to 3pm
Closed Sunday

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.

(AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

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

DAVID NELSON

Printed name of licensee

Signature of licensee

Local Government Review (to be completed by an appropriate local government official):

Approved

Denied

Signature of local government official

Date

Printed name of local government official

Title



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review: _____ Enforcement Recommendation: Approve Deny

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review: _____ Approved Denied

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

Yard Bird	12
hand breaded chicken breast, house pickles, bird sauce, brioche bun	
Supreme Chicken	14
hand breaded chicken breast, thick bacon, house ranch, lettuce, tomato, brioche bun	
Greenhorn Burger	11
½# ground angus beef, cheddar, mayo, lettuce, tomato, brioche bun	
Deckhand 1#	18
Captain 1 ½#	24
Bleu Bacon Cini Burger	14
½# ground angus beef, bleu cheese crumbles, thick cut bacon, pepperoncini, brioche bun	
Pastrami Burger	15
½# ground angus beef, thin sliced pastrami sauteed mushrooms, swiss, jalapeno mayo, brioche bun.	
Cheesesteak	14
shaved ribeye steak, caramelized onions, red peppers, choice of classic cheese whiz or provolone, toasted roll	
B.L.T.	12
thick cut bacon, lettuce, tomato, black garlic aioli, grilled sourdough	
French Dip	14
shaved ribeye steak, caramelized onions, swiss, creamy horseradish, au jus, toasted roll	
Street Tacos	10
house made carne asada, onion salsa, cotija, crema, corn tortillas (3)	
Rockfish Tacos	13
local rockfish, pickled onion, cabbage, cucumbers, cotija, crema, flour tortillas (2)	
Cod Darn It	12
local cod, panko breaded, house tartar, lettuce, tomato, brioche bun	
Las Verduras	12
grilled squash, sprouts, avocado, caramelized onion, red pepper, greens, tomato, roasted beet aioli, toasted roll	
Chicken Artichoke Salad	16
grilled chicken breast, artichoke, cranberry, feta, walnuts, greens, honey vinaigrette	



Alaska Food Code 2022 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 12617
Issued to: DNLS
For: The Boatyard Cafe
For Operation of: FF-6 Deli/Takeout/Drive-in Food Service
Located at: 5075 Kachemak DR Homer, AK 99603

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2022

Program Manager:

A handwritten signature in black ink, appearing to read "K. M. E. O. V.", is written over the printed name of the Program Manager.

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)





City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MELISSA JACOBSEN, MMC, CITY CLERK/DEPUTY DIRECTOR OF
ADMINISTRATION

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: LT RYAN BROWNING

DATE: JULY 29, 2022

SUBJECT: NEW LIQUOR LICENSE APPLICATION FOR BOATYARD CAFE

The Homer Police Department has no objections to the New Liquor License Application within the City of Homer for the following business:

License Type: Restaurant Eating Place
License #: 6079
DBA Name: Boatyard Cafe
Service Location: 5075 Kachemak Drive
Homer, AK 99603
Licensee: DLNS, LLC
Contact Person: Lila Steward

This matter is scheduled for the August 8, 2022 City Council Regular Meeting.
Thank you for your assistance.



Office of the Borough Clerk

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

Johni Blankenship, MMC
Borough Clerk

8/2/2022

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

Homer City Hall
City of Homer Clerk

RE: Non-Objection of Application

Licensee/Applicant	:	David Nelson
Business Name	:	Boatyard Cafe
License Type	:	Restaurant/Eating Places
License Location	:	5075 Kachemak Dr. Homer, AK 99603, City of Homer
License No.	:	6079
Application Type	:	New Liquor License Restaurant Designation Permit

Dear Ms. Jacobsen,

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

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

Sincerely,

Johni Blankenship, MMC
Borough Clerk

JB/jr

cc: boatyardcafehomer@gmail.com;

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-43

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing the Expenditure of \$51,000 from the Sewer Capital Asset Repair and Maintenance Allowance Fund to Acquire Three Aerators for the Solids Retention Pond.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting August 8, 2022 Introduction

Memorandum 22-131 from Public Works Director as backup.

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 22-43**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY23 CAPITAL BUDGET BY AUTHORIZING THE
9 EXPENDITURE OF \$51,000 FROM THE SEWER CAPITAL REPAIR
10 AND MAINTENANCE ALLOWANCE FUND TO ACQUIRE THREE
11 AERATORS FOR THE SOLIDS RETENTION POND.
12

13 WHEREAS, The City’s waste water treatment process utilizes a solids retention pond to
14 settle out solids before the waste water is disinfected and discharged to Kachemak Bay; and
15

16 WHEREAS, This is an aerobic pond; that is, a series of six mechanical aerators introduce
17 oxygen into the pond to help the bacteria that help digest solids in the sewage, do their job;
18 and
19

20 WHEREAS, Three aerators have stopped functioning and need to be replaced; and
21

22 WHEREAS, We received a quote from a specialty manufacturing company, Aeration
23 Industries International, Chaska, Minnesota, for \$12,999 per unit and approximately \$4,000 per
24 unit for shipping.
25

26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
27

28 Section 1. The FY23 Capital Budget is hereby amended by appropriating \$51,000 from
29 the Sewer CARMA Fund to acquire three aerators for the Solids Retention Pond as follows:
30

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0379	Sewer CARMA	\$51,000

31
32
33

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

37 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 22nd day of August, 2022.
38

39 CITY OF HOMER
40

41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

ATTEST:

KEN CASTNER, MAYOR

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:



Memorandum 22-131

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 27, 2022
SUBJECT: Request Appropriation for Solids Retention Pond Aerators

I. Issue: The purpose of this Memorandum is to request funding for three sewage pond aerators.

II. Background:

The City's waste water treatment process utilizes a solids retention pond to settle out solids before the waste water is disinfected and discharged to Kachemak Bay. This is an aerobic pond; that is, a series of six mechanical aerators introduce oxygen into the pond to help the bacteria that help digest solids in the sewage, do their job. When the pond has no oxygen, the friendly bacteria die; the pond goes anaerobic creating odors and disrupting solids removal.

Three aerators have stopped functioning. We need to purchase new aerators, for which we received a quote from a specialty manufacturing company, Aeration Industries International, Chaska, Minnesota, for \$12,999 per aerator, not including shipping. We estimate it will cost about \$4,000 to get each unit shipped to Homer. We're asking for an appropriation of \$50,000 to acquire the three units we need. Once we get them, they will be installed by our capable crew.

These units were flagged as a high risk item in the Water and Sewer Utility Asset Management Plan. We had hoped we could keep them working until we could add them to the Water & Sewer Capital Improvement Plan for the next regular budget cycle, but they had other ideas.

III. Recommendations: That the City Council authorize \$50,000 from the Sewer CARMA fund to purchase three aerators for the solids retention pond.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Solids Retention Pond Aerators</u>	DATE	<u>08/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 51,000</u>		

DESCRIPTION	This is an aerobic pond; that is, a series of six mechanical aerators introduce oxygen into the pond to help the bacteria that help digest solids in the sewage, do their job. Three aerators have stopped functioning and need to be replaced. We received a quote from a specialty manufacturing company, Aeration Industries International, Chaska, Minnesota, for \$12,999 per unit and approximately \$4,000 per unit for shipping.
-------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	100%

FUNDING SOURCE 1: SEWER CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,365,172</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 1,281,553</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 51,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 32,619</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-44

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY23 in the amount of \$7,000 for Books and Library Materials.

Sponsor: City Manager/Library Director

1. City Council Regular Meeting August 8, 2022 Introduction

Public Library Assistance Grant Letter as backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Library Director

ORDINANCE 22-44

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY23 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY
ASSISTANCE GRANT FOR FY23 IN THE AMOUNT OF \$7,000 FOR
BOOKS AND LIBRARY MATERIALS.

WHEREAS, The City submitted an application for the Alaska Public Library Assistance Grant for books and library materials; and

WHEREAS, The State awarded the grant in the amount of \$7,000 and required a local match of \$7,000; and

WHEREAS, The required match of \$7,000 is funded in the FY2023 budget.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Public Library Assistance Grant in the amount of \$7,000 for books and library materials as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
157-7100	State of Alaska Public Library Assistance Grant	\$7,000

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2022.

CITY OF HOMER

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

KEN CASTNER, MAYOR

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:



July 27, 2022

The **Public Library Assistance (PLA)** grant for FY23 for Homer Public Library will be **\$7,000**. We are delighted that your library is eligible to receive this annual operating grant so that you can provide the best possible service to your library patrons.

In order to receive your grant money, please return the attached grant agreement as soon as you can. Two different people (the librarian and the appropriate legal authority) must sign the grant agreement, since it is a legal document committing your library to certain obligations in return for receiving the public library assistance grant. Once we have your agreement, we will be able to electronically deposit your grant award (or mail a paper check in specific instances).

Librarians and officials should carefully note and follow the regulations governing the administration of this grant. To remain eligible for future grants, I have highlighted some of the most important grant requirements:

- Meet the four statutory requirements:
 - Maintain a Collection for Lending
 - Provide Interlibrary Loan
 - Provide Reference
 - Offer Children's Programming
- Submit the online Alaska Public Library Report for this fiscal year grant by **September 1, 2023**.
- Spend **at least \$3,500** on library materials and online services.
- Be open 48 weeks and the appropriate number of hours for your population and type of library (weeks closed because of natural disasters will be waived).
- Attend **at least 6 hours of continuing education** (CE) during the current two-year cycle (7/1/2021-2023).

Please note that in addition to the above requirements, non-profit and school/public libraries have additional requirements. Non-profit organizations must have at least quarterly (4) public board meetings and **submit minutes** to the State Library. School libraries must execute and keep in force a **binding legal agreement** between the school district and the public library governing body. The governing body of the public library may be the municipal assembly, an advisory board appointed by the municipal assembly, or the board of directors of a non-profit corporation.

The State Library audits the records of selected libraries at the end of the grant year and reclaims any grant funds not properly accounted for. Also, any portion of this grant money not spent or encumbered by June 30, 2023 should be returned to the State Library. You may request a brief extension to spend unused FY23 collection grant funds.

Please return your signed agreements to Claire Imamura at eed.library.grants@alaska.gov. Questions should also be directed to Claire at 907-465-1018 or the email above. Thank you!

Sincerely,

Claire Imamura
Grants & Inclusive Services Librarian
Alaska State Library

Alaska Public Library Assistance Grant Agreement FY2023

This agreement made and entered into on Wednesday, July 27, 2022, by and between the Alaska State Library, hereafter referred to as the Grantor; and the Homer Public Library, hereafter referred to as the Grantee.

Whereas, the State of Alaska has appropriated funds for public library assistance; and whereas, the application of the Grantee for a grant for public library assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of **\$7,000** (dispersed after the agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee’s eligibility for additional grants and services.

The Grantee will agree to:

Provide at least the following services free to residents of the municipality or community:

- Establish and maintain a **collection** of books and other materials for loan;
- Provide access to **interlibrary loans**;
- Provide **reference** information; and
- Provide **programming for children**.

Abide by the conditions set forth in its application, guidelines, and approved by the Grantor, including:

- Expend at least **\$3,500** on library materials and online services for each outlet.
- The number and timing of **open hours**;
- The existing and ongoing **educational requirements** for the library director.
- Have **trained paid or volunteer staff on duty** in the library during the scheduled open hours.

Maintain accurate financial records for auditing purposes.

- Return any grant funds **unexpended or unencumbered** by June 30, 2023, and all funds for which there is no proper accounting.
- Receive prior approval from the Grantor for **any line item change** that exceeds 10% of the line item, except that no prior approval is required for: Line item changes of less than \$100; or line item changes that add funds to library materials and online services.
- **Expend local funds** of at least **\$7,000** for project purposes. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period. Local fund match can include volunteer service as described in the Guidelines.
- Expended funds must be clearly attributable to **public library (not school) services and operations**.

Uphold specific governance requirements

- Non-profits will maintain **“Good Standing”** with the State and **submit minutes** of required quarterly public board meetings.
- School/public libraries will have **an agreement** between the school district and the public library governing body.

Submit reports, certifications, and contact information such as:

- The online **Alaska Public Library Report (APLR)** by September 1, 2023.
- The follow-up **signed certification** for the APLR
- Any changes in director or library **contact information** within 30 days.

Funding for this grant is dependent on the following source:

State Sources	PLA23-Homer	\$7,000
----------------------	--------------------	----------------

By accepting this award or agreement, the grantee may become subject to the audit requirements of State of Alaska Administrative code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and to permit independent auditors to have access to their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

For the Legal Entity

Signature

Signature

Title

Date

Title

Date

MAIL TO: Library Grants Administrator, Alaska State Library,
P.O. Box 110571, Juneau, AK 99801, SCAN TO eed.library.grants@alaska.gov, or FAX to 907-465-2151

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-45

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$126,917 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) Fund and \$26,083 from the General Fund CARMA Fund to Demolish the Smaller Old School Building known as HERC 2.

Sponsor: Mayor

1. City Council Regular Meeting August 8, 2022 Introduction

Memorandum 22-132 from Economic Development Manager as backup.

**CITY OF HOMER
HOMER, ALASKA**

Mayor

ORDINANCE 22-45

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING \$126,917 FROM THE HOMER EDUCATION AND RECREATION COMPLEX (HERC) CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND AND \$26,083 FROM THE GENERAL FUND CARMA FUND TO DEMOLISH THE SMALLER OLD SCHOOL BUILDING KNOWN AS HERC 2.

WHEREAS, The City acquired T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 Homer School Survey 1999 City Addn Tract 2 in 2000, from the Kenai Peninsula Borough for \$1; and

WHEREAS, The property contains two former school buildings both built in the 1950's; and

WHEREAS, City of Homer Public Works Building Maintenance and Janitorial staff have been housed in the smaller building called HERC 2 for at least 22 years; and

WHEREAS, The building was in disrepair when conveyed to the City, and deterioration of the structure has continued over the past 22 years; and

WHEREAS, The concrete of the HERC 2 is spalling and there are cracks through the concrete which may imply structural instability; and

WHEREAS, All city staff operations have been removed from the building, and demolition is recommended for the structure; and

WHEREAS, The City intends to contract with a qualified contractor for appropriate hazardous material abatement; and

WHEREAS, There is limited state or federal funding that would pay the full cost of demolition, and

WHEREAS, The City has requested waiver of all solid waste fees by the Kenai Peninsula Borough to limit municipal costs for the waste disposal; and

WHEREAS, The City intends to pursue low-cost demolition methods to minimize cost; and

44
45 WHEREAS, The City can demolish this building most quickly and effectively by using city
46 funds.

47
48 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

49
50 Section 1. The Homer City Council hereby amends the FY 2023 Capital Budget by
51 appropriating \$126,917 from the HERC CARMA Fund and \$26,083 from the General Fund CARMA
52 Fund to demolish the HERC 2 building as follows:

53
54

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156-0396	HERC CARMA	\$126,917

55
56
57

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156-0375	GF CARMA FUND	\$26,083

58
59
60 Section 2. This ordinance is a budget amendment only, is not of a permanent nature and
61 is a non code ordinance.

62
63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2022.

64
65 CITY OF HOMER

66
67 _____
68 KEN CASTNER, MAYOR

69
70
71 ATTEST:

72
73 _____
74 MELISSA JACOBSEN, MMC, CITY CLERK

75
76 YES:

77 NO:

78 ABSTAIN:

79 ABSENT:

80
81 First Reading:

82 Public Hearing:

83 Second Reading:

84 Effective Date:



Memorandum 22-132

TO: Rob Dumouchel, City Manager
FROM: Julie Engebretsen, Economic Development Manager
DATE: July 29, 2022
SUBJECT: **Demolishing the Smaller HERC Building (HERC 2)**

- I. **Purpose:** The purpose of this memorandum is to lay out a strategy for demolishing the smaller HERC building (HERC 2).
- II. **Recent Developments:** City staff has researched both state and federal Brownfields funding, and found that the process of an application and the timing of potential grant award makes using these programs a poor fit for our needs and timelines. These programs will only pay for hazardous material abatement; they will not pay for demolition costs. The hazmat abatement for the smaller building is estimated (2020 dollars) to be approximately \$54,000. Staff thinks the time required to apply for this funding as well as the delay in availability of the funds (if awarded) makes this option staff time intensive with relatively low return.

Earlier this spring, the City requested funding for planning, site cleanup and removal of HERC II through Senator Murkowski as a FY23 Congressionally Directed Spending (CDS) Request to the Interior Committee. The City received notice on 7/29/2022 that we were not selected for funding.

Beyond Brownfield funding, the City is able to leverage financial support for this project. Administration is requesting a waiver of all solid waste fees from the Kenai Peninsula Borough. Staff will continue to investigate potential funding sources.

III. **History:**

- A. **The Haz Mat Study.** Over the years, there have been multiple studies of the HERC buildings regarding whether they could be cost effectively renovated, or barring that, demolished. The most recent effort was in 2019-2020. The City Council passed Ordinance 19-38(A)(S) authorizing \$35,000 for the completion of a HERC Demolition Study. The study was performed by Environmental Management, Inc. (EMI), which performed the following tasks:

1. Completed a hazardous material survey by taking samples of the various hazardous materials in the buildings, namely asbestos and lead based paint,
2. Developed a cost estimate for hazardous material removal/disposal, and
3. Developed a cost estimate for demolishing the buildings.

B. Cost Summary. The study noted that the costs could be decreased depending on whether some usable materials could be salvaged and sold, such as the concrete, gluelam beams, gymnasium floor and other reusable materials. The costs to abate the haz mat and demolish both buildings were estimated to be \$667,843. (Stantech’s report (spring 2022) arrived at a cost estimate of \$750,000.)

Of this figure, about 26% (\$176,377) is related to the hazardous materials, which can be broken down as follows:

HERC 1 (big building)	71%	\$125,573
HERC 2 (little building)	29%	\$ 53,807

IV. Updated Strategy:

A. Phase I – Relocate City operations. Currently, both Building Maintenance and Parks are operating out of HERC 1. Building Maintenance vacated HERC 2 upon the finding in June that significant cracks extend through structural walls, causing concern over potential building failure during an earthquake event.

1. **Building Maintenance.** The long term plan is for Building Maintenance to move into the old Mechanic’s Shop on the existing Public Works campus when the new Mechanic’s Shop is built. In the meantime, the City needs interim space (5-10 years) to adequately support operations. The City is actively seeking rental space as a solution. Suggestions are welcome, particularly for locations and lessors that can offer a longer term lease (beyond a 1-2 year timeframe).

2. **Possible defrayed expenses.**

Demolishing the HERC 2 -building allows us to defray approximately \$20,000 in expenses that are currently being charged to the Public Works Department to insure, heat, light and provide other utilities to the building.

B. Phase II – Abate Haz Mat. Estimated cost = \$54,000. The estimated cost to abate the haz mat in this building, using a 3rd party contractor, is \$54,000 in 2020 dollars. Doing this work would make the building ready for demolition.

C. Phase III – Demolish HERC 2. Estimated cost = \$78,094. Once the haz mat was removed from HERC 2, the demolition is fairly straight forward. We propose to use the work Force Account; that is, by hiring temporary employees, experienced with heavy civil construction and/or building demolition and do the work as an in-house City project. The estimated cost of Phase III is \$78,094 in 2020 dollars. The steps would be as follows:

1. Procure Demolition Insurance.
2. Rent equipment from local contractors to supplement our in-house equipment
3. Assemble a crew of temporary employees and appoint a supervisor

4. Work with crew to develop a Demolition Plan, including a safety plan, disposal plan, utility plan, schedule and other planning documents required for proper project management and to comply with regulatory requirements
5. Identify disposal sites for the various materials that will be generated by the demolition
6. Work the Demolition Plan.
7. Once the building was demolished, restore the site to a safe and preferably, usable condition.

D. Budget -

Hazardous Material Abatement	\$54,000
City demolition team	\$78,094
<u>Contingency 15%</u>	<u>\$20,000</u>
Total	\$152,084

V. Unknown Factors

The cost estimates and time frames provided in this memo are the best estimate staff can provide based on the information available. For most City projects and budget ordinances, a complete project budget is scoped thoroughly and Council has reasonable certainty on what the costs will be. Demolishing a building is not something the City has experience in. Part of the cost containment plan is to locally crush the concrete, for use in road or trail building projects. If that does not work out, the demolition waste can be trucked to the Homer and Central Peninsula Landfills (least preferred option) but the cost is unknown. The cost of trucking a year from now is not very quantifiable (fuel costs, etc). A contingency factor of 15% has been added to the project budget.

In the worst case scenario, such as if the City has to truck the debris to the Central Peninsula, more funding will be needed. Demolition of the building appears to be inevitable at this point. Delaying this project in hopes of received outside funding, or more refined budget estimates is likely to simply result in higher future costs. Staff will keep Council apprised of project costs and alternatives we take this major step in revitalizing this prominent city property.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Demolish Smaller Old School Building (HERC 2)</u>	DATE	<u>08/04/2022</u>
DEPARTMENT	<u>Administration</u>	SPONSOR	<u>City Manager</u>
REQUESTED AMOUNT	<u>\$ 153,000</u>		

DESCRIPTION	The City intends to pursue low-cost demolition methods to minimize cost. The City can demolish this building most quickly and effectively by using city funds.
-------------	--

FUNDING SOURCE(S)	HERC CARMA	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	83%	17%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: HERC CARMA	FUNDING SOURCE 2: GF CARMA	FUNDING SOURCE 3:
Current Balance <u>\$ 126,917</u>	Current Balance <u>\$ 2,612,803</u>	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered <u>\$ 808,149</u>	Encumbered _____
Requested Amount <u>\$ 126,917</u>	Requested Amount <u>\$ 26,083</u>	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda <u>\$ 152,823</u>	Other Items on Current Agenda _____
Remaining Balance <u>\$ 0</u>	Remaining Balance <u>\$ 1,625,748</u>	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-46

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$27,823 from the General Fund Capital Asset Repair and Maintenance Allowance Fund to Purchase Patrol Equipment for the Homer Police Department.

Sponsor: City Manager/Police Chief

1. City Council Regular Meeting August 8, 2022 Introduction

Memorandum 22-133 from Police Chief as backup.

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

3 City Manager/Police Chief

4 **ORDINANCE 22-46**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING
8 \$27,823 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND
9 MAINTENANCE ALLOWANCE (CARMA) FUND TO PURCHASE
10 PATROL EQUIPMENT FOR THE HOMER POLICE DEPARTMENT.
11

12 WHEREAS, The Homer Police Department (HPD) engages in training throughout the year
13 to maintain proficiency in critical skill sets, and evaluates reports on critical events around the
14 country to help in determining if HPD officers have the training and equipment necessary for
15 response; and
16

17 WHEREAS, HPD has identified the need for patrol rifle suppressors to reduce noise
18 during active shooter events, and hands free radio communications devices to ensure clear
19 communications between officers and with dispatch; and
20

21 WHEREAS, Suppressors and enhanced hands-free radio communications devices are
22 almost essential equipment at any active shooter scene.
23

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

26 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by
27 appropriating \$27,823 from the General Fund CARMA Fund for the purchase of patrol
28 equipment for the Homer Police Department as follows:
29

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156	General Fund CARMA	\$27,823

30
31
32

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

36 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___th day of ____, 2022.
37

38 CITY OF HOMER
39

40
41 _____
42 KEN CASTNER, MAYOR

43

44 ATTEST:

45

46

47 _____

48 MELISSA JACOBSEN, MMC, CITY CLERK

49

50

51 YES:

52 NO:

53 ABSENT:

54 ABSTAIN:

55

56 Introduction:

57 Public Hearing:

58 Second Reading:

59 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

Memorandum 22-133

TO: City Manager Dumouchel

FROM: Chief Robl

DATE: 7-14-2022

SUBJECT: Patrol Equipment Purchase Request

The Police Department engages in a continuous cycle of training officers throughout the year to maintain proficiency in critical skill sets. Throughout our trainings we are continually evaluating training effectiveness, future training needs and additional equipment needs. We also study and evaluate after incident reports from critical events around the country to determine if our training methods and equipment are adequate to address similar events occurring within our jurisdiction.

During our last active shooter response trainings and weapons qualifications drills, we have identified a need for two additional pieces of equipment for our officers. One is for suppressors for our patrol rifles. This will eliminate the sharp, loud cracking noises when the rifles are fired. Doing so will improve communications, eliminate the distractions caused by repeated, very loud noises and help shield our officers locations from armed adversaries. It will also help to make training more effective and safer for our officers. Despite using enhanced hearing protection during training, officers often leave rifle training drills with ringing in their ears which could indicate future hearing loss problems.

The second item we would like to equip all of our officers with is a professional, wired ear bud and microphone for radio communications. These units connect to the officer's portable radios and go directly into their ears. They also include a small, sensitive lip microphone with external noise cancelling features. These devices are very high tech and sophisticated. They allow for crystal clear radio reception in the harshest of environments without having to touch their portable radios. Wearing them allows officers to continue highly effective, clear communications with dispatch and other officers while moving through an active shooter scene actively shooting, rendering aide or physically engaging a suspect. We will also utilize these during many other routine calls for service such as directing traffic at accident scenes, making arrests and basically anytime when an officer needs to talk on the radio but use their hands at the same time.

Suppressors and enhanced hands-free radio communications devices are almost essential equipment at any active shooter scene. They eliminate many of the problems described by officers during the review and evaluation of responses. I request funding in the amount of \$27,823 to purchase this equipment.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Patrol Equipment</u>	DATE	<u>08/04/2022</u>
DEPARTMENT	<u>Police</u>	SPONSOR	<u>City Manager/Police Chief</u>
REQUESTED AMOUNT	<u>\$ 27,823</u>		

DESCRIPTION	The Homer Police Department (HPD) engages in training throughout the year to maintain proficiency in critical skill sets, and evaluates reports on critical events around the country to help in determining if HPD officers have the training and equipment necessary for response. HPD has identified the need for patrol rifle suppressors to reduce noise during active shooter events, and hands free radio communications devices to ensure clear communications between officers and with dispatch. Suppressors and enhanced hands-free radio communications devices are almost essential equipment at any active shooter scene.
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,612,803</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 808,149</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 27,823</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 151,083</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,625,748</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-47

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing Pass Through Funds for the State of Alaska Pioneer Dock Fender Repair Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting August 8, 2022 Introduction

Memorandum 22-134 from Public Works Director as backup.

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

4 City Manager/
5 Public Works Director

6 **ORDINANCE 22-47**
7

8 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
9 AMENDING THE FY23 CAPITAL BUDGET BY AUTHORIZING PASS
10 THROUGH FUNDS FOR THE STATE OF ALASKA PIONEER DOCK
11 FENDER REPAIR PROJECT.
12

13 WHEREAS, In November 2021, the fenders on the Pioneer Dock were damaged by a
14 State of Alaska vessel and the State’s risk management office review concluded the State was
15 responsible for the damages; and
16

17 WHEREAS, The State developed an agreement with the Harbormaster to make repairs,
18 which called for the City to procure long lead time materials as well as
19 design/construction/inspection services and submit invoices to the State, which would pay
20 them directly; and
21

22 WHEREAS, The estimated cost of repair is under \$300,000; and
23

24 WHEREAS, The City has already purchased the materials and arranged with R&M, one
25 of the City’s term contract consultants, to design the repairs as well as be the City’s on-site
26 representative once construction is underway; and
27

28 WHEREAS, The City is now ready to put the construction out to bid and this work needs
29 to be done as soon as possible.
30

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

33 Section 1. The FY23 Capital Budget is amended to authorize \$300,000 to be expended
34 from and reimbursement deposited in the account described below:
35

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
415-xxxx	Pioneer Dock Fender Repair	\$300,000

36
37
38

39 Section 2. The City Manager is a authorized to negotiate and execute a formal
40 agreement to memorialize the the State of Alaska’s promise to pay for the costs of damage
41 and repair caused to the fenders of the City Pioneer Dock solely by a State of Alaska vessel.
42

43 Section3. This is a budget amendment ordinance only, is not permanent in nature, and
44 shall not be codified.

45
46 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of August, 2022.

47
48 CITY OF HOMER

49
50
51 _____
52 KEN CASTNER, MAYOR
53

54 ATTEST:

55
56
57 _____
58 MELISSA JACOBSEN, MMC, CITY CLERK
59
60

61 YES:

62 NO:

63 ABSTAIN:

64 ABSENT:

65
66 First Reading:

67 Public Reading:

68 Second Reading:

69 Effective Date:



Memorandum 22-134

TO: City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Janette Keiser, PE, Director of Public Works
Bryan Hawkins, Port & Harbor Director

DATE: August 3, 2022

SUBJECT: Pioneer Dock Fender Repairs

I. Issue: The purpose of this Memorandum is to explain the Pioneer Dock Fender Repair Project.

II. Background:

In November 2021, the fenders on the Pioneer Dock were damaged by a State of Alaska vessel. The State's risk management office agreed the State was responsible and developed an informal agreement with the Harbormaster to make repairs. The plan calls for the City to procure long lead time materials as well as design/construction/inspection services and submit invoices to the State, which would pay the invoices directly. Total costs are estimated to be under \$300,000. The City has already purchased the materials. The City has also arranged with R&M, one of the City's term contract consultants, to design the repairs as well as be the City's on-site representative once construction is underway.

We are now ready to put the construction out to bid. This work needs to be done as soon as possible.

Before we commit to the next, more expensive, steps, it would be helpful to have authorization to negotiate a more formal arrangement with the State.

III. Recommendations: We request that the City Council authorize the City Manager to negotiate and execute a more formal agreement with the state regarding these repairs.

**CITY OF HOMER
HOMER, ALASKA**

Mayor/ City Council

RESOLUTION 22-060

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING AMENDMENT TWO OF CITY MANAGER ROBERT
DUMOUCHEL II'S CONTRACT FOR THE PURPOSE OF EXTENDING
CONTRACT TERM AND UPDATING BENEFITS WITH AN EFFECTIVE
DATE OF AUGUST 1, 2022.

WHEREAS, Robert Dumouchel's term of employment as City Manager currently runs through December 31, 2023; and

WHEREAS, The City Council met on July 26th, 2022 and completed the City Manager's annual review in Executive Session; and

WHEREAS, It is in the best interest of the City that the City Council retains the City Manager; and

WHEREAS, The City Council directed Mayor Castner to negotiate contract terms with City Manager Dumouchel and execute the contract; and

WHEREAS, Mayor Castner and City Manager Dumouchel agreed to the terms outlined in Amendment Two of the current contract; and

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the contract Amendment Two, extending the term through December 31, 2025.

PASSED AND ADOPTED by the Homer City Council this 8th day of August, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Salary and benefits



AMENDMENT TWO EMPLOYMENT AGREEMENT

This amendment is effective on the 26th day of July 2022 by and between Robert J. Dumouchel II (hereinafter "Employee") and the City of Homer, an Alaskan Municipal corporation (hereinafter "Employer").

Section 2. Term.

The term of this amended agreement shall commence on August 1, 2022 and continue through December 31, 2025.

Section 4. (A) Compensation.

Annual salary of \$144,900 payable bi-weekly in equal installments.

Section 4. (B) Compensation.

Employee will accrue leave at the 3rd to 5th year level. The Employee shall also be credited an annual allotment of five days of non-cashable administrative leave.

Section 4. (D) Compensation.

The Employee will be eligible for standard mileage reimbursement for travel greater than 100 road miles from Homer City Hall (example – a roundtrip to downtown Anchorage is 446 miles, 246 of which are eligible for reimbursement)

Section 6. (B) Termination.

Employer Termination of Contract. The Employer may terminate this Agreement for any reason, or no stated reason. The Employer will pay the Employee, in one lump sum at the time of separation, six (6) months' severance pay at the Employee's usual rate of pay and the cash value of their accrued leave. Additionally, if the employee is eligible for COBRA (continuation of healthcare benefits), the city will provide health insurance coverage reimbursement for a period of six months, or until the Employee obtains other full time employment and coverage through a group health insurance plan from the Employee's new employer.

Section 7. (A) Performance Evaluation.

Employer shall annually review the performance of the Employee in December each year, with the next evaluation being in December 2023.

Section 9. (A) Conferences and Continuing Education.

Employee shall be reimbursed for all costs of attending national or state City Manager association conferences, subject to budget availability

Section 9. (B) Conferences and Continuing Education.

Employer shall pay any reasonable costs of registration, tuition, travel, and subsistence relating to training programs, university classes, or conferences which serve to continue the professional education and development of Employee, subject to budget availability.

IN WITNESS WHEREOF, the parties have executed Amendment One to the Employment Agreement dated July 26, 2022.

EMPLOYEE



Robert J. Dumouchel II, City Manager

26 JUL 22

Date

CITY OF HOMER

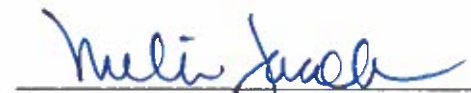


Ken Castner, Mayor

July 26 2022

Date

ATTEST:



Melissa Jacobsen, CMC, City Clerk

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 22-061

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING A TASK ORDER TO HDR ENGINEERING FOR
FEDERAL INFRASTRUCTURE INVESTMENT AND JOBS ACT (IIJA)
GRANT ADVISORY SERVICES AND AUTHORIZING THE CITY
MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE
DOCUMENTS.

WHEREAS, The five-year window of the Federal IIJA provides the City with
unprecedented opportunity to compete for grant funds to support priority infrastructure
projects; and

WHEREAS, The City approved a term contract with HDR Engineering by Resolution 22-
038 for engineering services; and

WHEREAS, HDR has expertise with transportation infrastructure project planning,
funding and finance, and project development for Federal applications; and

WHEREAS, Administration requested a proposal from HDR for grant application
advisory support; and

WHEREAS, Issuance of this is contingent on the adoption of Ordinance 22-39
appropriating funds for professional and technical assistance in support of securing nationally
competitive Federal IIJA funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes a
task order to HDR Engineering and authorizes the City Manager to negotiate and execute the
appropriate documents.

PASSED AND ADOPTED by the Homer City Council on this 8th day of August, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

43

44

45

46 _____
MELISSA JACOBSEN, MMC, CITY CLERK

47

48 Fiscal note: Ordinance 22-39



Memorandum 22-135

TO: Mayor and City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
DATE: June 29, 2022
SUBJECT: Task Order for Grant Support related to the Federal Infrastructure Investment and Jobs Act (IIJA)

- I. **Issue:** The purpose of this Memorandum is to recommend award of Task Order #1 for IIJA technical and grant application support services, predicated on Council adoption of Ordinance 22-39.

- II. **Background:** New programs under the Federal Infrastructure Investment and Jobs Act (IIJA) and the infusion of funds into existing state and federal programs provides the City with unprecedented opportunity to compete for grants to support large, priority infrastructure projects. Given the effort, cost and potentially substantial matching funds required for large Federal requests, a strategic approach to the IIJA is in the City's best financial and capacity-building interest.

Through Resolution 22-038, the City issued a Term Contract to HDR Engineering. Work performed under a Term Contract for a particular project is authorized by issuing Task Orders for that project.

To maximize opportunities and impact of IIJA grant funding for City of Homer projects, staff recommend issuing a Task Order for HDR Engineering to work with staff to:

- (1) screen City of Homer projects to estimate how the project will score using quasi-BCA approaches, as well as other IIJA criteria (project readiness, economic vitality, equity, innovative technologies, leveraging matching funds, resiliency and support/ partnerships);

- (2) determine potential weaknesses in terms of project readiness; identify actions to better position projects for funding success;

- (3) develop a strategic framework and 4-year timeline for submitting applications which will include a financial forecast of grant application costs and matching funds required.

Estimated cost of services is no more than \$63,000 in time and effort.

HDR is well suited to help the City secure IIJA funding. They have particular expertise with transportation infrastructure and Federal funding applications, are familiar with Homer projects and can configure their Alaskan and national grant support team to meet the City's needs.

Staff will be fully engaged with HDR through the process and will benefit greatly from their large pool of professionals with technical expertise, State agency contacts and local Alaska knowledge.

Results of the screening process and suggestions for match financing will be shared with City Council for approval of grants to pursue, and may lead to development of a Task Order #2 for full BCA analyses, application development and grant writing assistance as appropriate.

III. Recommendation: City Council award Task Order #1 to HDR Engineering.

TASK ORDER #22-01 IIJA Grant Assistance

This Task Order pertains to an Agreement by and between the City of Homer, (“OWNER”), and HDR Inc., (“ENGINEER”), dated May ____, 2022, (“the AGREEMENT”). Engineer shall perform services on the project described below as provided herein and in the Agreement.

PART 1.0 PROJECT DESCRIPTION

Assist the City in developing a five-year IIJA grant roadmap that includes financial forecasting, project planning, policy development, and other project positioning recommendations to maximize opportunities and impact of IIJA grant funding for City of Homer priority capital improvement projects.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER

1.1 Develop CIP Project Understanding and Needs Analysis

HDR key staff will meet with Homer staff and stakeholders to understand the project scope, purpose, need, potential phasing, and work done to date. Aurah will organize an initial meeting in May and monthly follow-up/update meetings. We will identify potential economic benefits, populations served, and which projects are the top City priorities.

DELIVERABLES

- Initial meeting in July and twice monthly follow-up/update meetings.
- Ongoing work sessions as needed to gather data and evaluate projects
- Initiate file-sharing tool (Dropbox or Teams) to allow for instant collaboration and regular updates as new information is developed.
- An annotated index of City projects with critical information, categories, and priority ranking.
- Meeting notes for monthly updates with City leadership.

1.2 Identify Potential Grant Sources

HDR staff will assess projects for potential state or local funding opportunities to identify best matches of project needs to potential funding. We will apply a screening process to estimate how a project will score using quasi-BCA approaches for up to three projects, as well as other criteria for all projects (e.g., project readiness, economic vitality, innovative technologies, leveraging federal funds, resiliency, support/ partnerships), depending on the grant program. This proactive assessment will include overall project importance to Homer, political support, alignment with grant program objectives, and win likelihood. Prior to task completion, HDR will track and alert Homer to opening grant opportunities that may apply to Homer projects.

1.2.1 Develop Screening Methodology

HDR will develop a memorandum summarizing a methodology for screening projects identified by the City of Homer to determine alignment with, and competitiveness for, federal funding from transportation discretionary grant programs recently authorized under the Bipartisan Infrastructure Law. This memo will be informed by HDR’s existing research of federal funding

options enacted under the BIL, as documented in its Advisory Services Policy Briefs published online.

Conceptually, this methodology will include a two-step process, to screen and then prioritize projects according to eligibility and selection criteria for each grant program. The screening process will evaluate which funding programs each project is eligible for, taking into account the initial characterization of each project's grant opportunities performed by City of Homer staff. The prioritization process will evaluate each project's likely competitiveness for funding given IJA grant selection criteria, as well the funding needs for each project, the national pool of available funds, and the likely range in grant awards by program. The prioritization process will also consider the extent to which each project may meet other evaluation factors, such as benefit-cost ratios, based on available information.

HDR will meet with City of Homer to discuss the proposed methodology and revise the memorandum based on the City's constructive feedback.

DELIVERABLES

- Draft and revised proposed methodology for screening projects

1.2.2 Identify Additional Project Information Needs

HDR will evaluate the data provided by the City of Homer describing each project. We will annotate data needs for each project in a spreadsheet and prepare a memorandum summarizing additional data needs, including general needs across all projects, as well as any gaps in information provided for specific projects. The data needs will be informed by the methodology developed to screen and prioritize projects.

HDR will review the data needs with the City of Homer. We will revise the spreadsheet and data needs memorandum in response to any questions from the City. We will prepare materials for the City of Homer to request specific data for each project, with requests formatted in a manner to facilitate as complete as possible of a response.

DELIVERABLES

- Draft and revised spreadsheet documenting additional information needed for each project
- Draft and revised memorandum summarizing data needs
- Data needs request for each project

1.2.3 Screen and Prioritize Projects

HDR will assess City of Homer projects to identify and prioritize opportunities for federal discretionary grant applications to programs recently authorized (and re-authorized) under the Bipartisan Infrastructure Law, applying the methodology developed in Subtask 1.2.1 and data provided in Subtask 1.2.2.

For each grant program, HDR will provide a list of projects anticipated to be competitive for grant funding, and the reason why each project would be competitive. HDR will also summarize additional research, analysis and/or project development activities recommended to support a future competitive grant application for each recommended project.

Using available data, HDR economists will prepare a rough Benefit-Cost Analysis (BCA) estimate for up to three select projects that appear to be the highest priority for grant programs requiring a BCA. Estimates will be prepared using available data for each project as provided by the City of Homer. Estimates will be used to gauge each project's potential competitiveness for funding, as well as to determine additional data required to prepare a complete BCA.

HDR will also summarize recommended revisions to potential projects to make them more competitive for funding. For projects that do not make the competitive projects list, HDR will describe the reasons why they were excluded.

The findings of this subtask will be detailed in a spreadsheet and documented in a written memorandum or briefing deck summarizing high-level findings. This deliverable will include recommendations on methods and information needed to track and screen future projects, informed by the data required to prepare this analysis and approaches to collecting information to support future project screening cycles.

DELIVERABLES

- Project screening report identifying criteria, win probability/likelihood, Homer's priority, and support. This will include recommendations identifying applicable grants and application timeframes, equity or other policy recommendations, and suggestions for engaging stakeholders and political support, and otherwise position the City of Homer to be successful in pursuing federal funding.
- Spreadsheet list of competitive projects for each grant program and rationale, eligibility criteria, application due dates, estimated award dates, and funding categories
- Spreadsheet list of recommended revisions to potential projects, if any, that would make them more competitive
- Spreadsheet list of non-competitive projects and rationale
- Memorandum or briefing deck summarizing findings, including estimated BCAs for highest priority projects and recommendations on methods and information needed to track and screen future projects

1.3 Outline 5-Year Grant Financial Roadmap to guide policy decisions about leveraging national, state, and local funds

Based on project screening report, HDR will develop a IJJA grant funding financial management model for screened projects to forecast grant application costs and matching fund needs, identify potential revenues for matches. For selected projects, HDR will provide Homer with a project and grant-specific workplan.

DELIVERABLES

- Spreadsheet list of projects integrated with deliverables in 1.2 identifying five-year grant application financial plan including potential grant funding sources, match options, maximum/recommended funding amounts and associated match requirements, and strategies that could be deployed locally to increase local funding and match options.
- Spreadsheet list of up to 10 highest priority projects outlining grant-specific work plan including grant opportunities and a list of activities necessary to preposition the project for grant readiness. These activities will be presented in timeline fashion.

1.4 Presentation of Findings

Conduct a work session to discuss the results of the screening process to determine which grants to pursue and suggestions for infrastructure finance packages. We will develop a work plan and identify federal agency grant coordinators for contact and coordination as necessary.

DELIVERABLES

- Presentation for City staff and officials with recommendations for next steps in financial strategies and grant pursuits.

PART 3.0 OWNER’S RESPONSIBILITIES

Owner shall provide:

- 1) Financial documentation
- 2) List of projects for review
- 3) Project information and data
- 4) Liaison staff

PART 4.0 DELIVERABLES AND SCHEDULE

Deliverables are detailed in subtasks above.

HDR will perform tasks over a 12-week period beginning July 18, 2022, concluding September 30, 2022.

Subtask No.	Description	Weeks											
		1	2	3	4	5	6	7	8	9	10	11	12
1.1	Develop CIP Project Understanding and Needs Analysis												
1.2	Identify Potential Grant Sources												
1.3	Outline 5-Year Grant Financial Roadmap												
1.4	Present Findings												

PART 4.0 PAYMENTS TO ENGINEER

Fee will be based on a not to exceed T&M contract price of \$ _____.

This Task Order is executed this _____ rd day of July, 2022.

City of Homer

HDR, Inc.

“OWNER”

By: Rob Dumouchel

Signature: _____
Title: City Manager

“ENGINEER”

By: Matthew Stone, PE

Signature: _____
Title: Alaska Area Manager/Vice President

DRAFT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 22-062

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AWARDING A CONTRACT TO ARNO CONSTRUCTION IN THE NOT
TO EXCEED AMOUNT OF \$60,868 FOR THE CONSTRUCTION OF
THE WEST FAIRVIEW AVENUE (ERIC LANE) PATH AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, Ordinance 22-25 appropriated funds to establish the Non-motorized
Transportation Opportunity Program and Resolution 22-053 authorized a task order to Bishop
Engineering, LLC to design the West Fairview Avenue (Eric Lane) Path as part of that program;
and

WHEREAS, A residential subdivision is currently being constructed around the
alignment of the West Fairview Avenue (Eric Lane); and

WHEREAS, Arno Construction is building the subdivision roads and utility lines in the
new subdivision; and

WHEREAS, HCC 3.16.060 allows an exception to the competitive bidding requirements
for “*construction completion services*”. HCC 3.16.060(f). The build-out of the W. Fairview
Avenue (Eric Lane) path constitutes “*construction completion services*” because the subject
path involves the expansion of an on-going road construction project where the developer’s
contractor is already engaged in the process of building a road and installing water/sewer
utilities; and

WHEREAS, HCC 3.16.110 allows the City is authorized to “*procure supplies, services or
construction by competitive sealed proposals*” if the “*City Manager determines that use of
competitive sealed bidding is not practicable.*” HCC 3.16.110(a). In the subject case, the City’s
competitive sealed bidding process was not practicable because the window of opportunity to
take advantage of the on-going construction project is short-lived. If we followed the
traditional competitive sealed bidding process, this opportunity would be lost; and

WHEREAS, Arno Construction submitted a quote of \$60,868 for the work, which the City
has determined to be fair and reasonable because it would cost more to bring in another
contractor; and

43 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
44 awards the contract for the West Fairview Avenue (Eric Lane) Path to Arno Construction in the
45 Not to Exceed amount of \$60,868 and authorizes the City Manager to execute the appropriate
46 documents.

47
48 PASSED AND ADOPTED by the Homer City Council on this 8th day of August, 2022.

49
50 CITY OF HOMER

51
52
53
54 _____
55 KEN CASTNER, MAYOR

56 ATTEST:
57
58
59 _____
60 MELISSA JACOBSEN, MMC, CITY CLERK

61
62 Fiscal Note: Ord 22-25 \$60,686



Memorandum 21-136

TO: City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 26, 2022
SUBJECT: Task Order for Construction of W. Fairview Avenue (Eric Lane) Path

I. Issue: The purpose of this Memorandum is to recommend award of a contract to widen the shoulder of the W. Fairview Avenue (Eric Lane) extension so it can be used as a pathway.

II. Background:

Ordinance 22-25 appropriated \$850,000 to the Non-Motorized Transportation Opportunity Program and Resolution 22-053 authorized a Task Order for Bishop Engineering, LLC, to design the W. Fairview Avenue (Eric Lane Extension) Path as part of the Non-Motorized Transportation Opportunity Program. The opportunity exists because there is a residential subdivision currently being constructed that will connect Eric Lane with W. Fairview Ave. We fast-tracked the design of the path so we could leverage this opportunity. Bishop evaluated whether it would be better to build the path on the north or south side of the road. We determined it was best to put it on the south side of the road because this better matched the geography, road geometry and the fact that the existing Eric Lane has a concrete sidewalk on the south side of the road.

The design is for an extended gravel shoulder, which can be used as a path. It will be bare-bones– no curb, no gutters, no pavement, and no concrete. We can add these later, as funds become available. The important thing now is to get the earthwork done as cost-effectively as possible.

Arno Construction is the contractor building the roads and utility lines in this new subdivision. We consider the work to extend the new road shoulder to accommodate a path to constitute “*construction completion*” and thus, exempt from public bidding, per the Homer Procurement Manual, HCC 3.16.060(F). We asked Arno to provide a quote for the work. Arno’s quote is \$60,868. We consider this to be fair and reasonable, under the circumstances. For example, if we waited until Arno was finished with the Foothill Subdivision work, it would probably cost \$30-\$40,000 more to bring in another contractor, who would need to install a second set of storm water measures, new construction staking, and other duplicative costs.

III. Recommendations: That the City Council authorize a contract to Arno Construction in the amount Not to Exceed \$60,868 to construct the W. Fairview Avenue (Eric Lane) Path.

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-37

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$100,000 from the Water Capital Asset Repair and Maintenance Allowance Fund for a Fire Hydrant Replacement Program.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting July 25, 2022 Introduction
Memorandum 22-123 from Public Works Director as backup.
2. City Council Regular Meeting August 8, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 22-37**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY23 CAPITAL BUDGET AND APPROPRIATING
9 \$100,000 FROM THE WATER CAPITAL ASSET REPAIR AND
10 MAINTENANCE ALLOWANCE (CARMA) FUND FOR A FIRE HYDRANT
11 REPLACEMENT PROGRAM.

12
13 WHEREAS, Approximately 100 of the City’s fire hydrants are old and obsolete and as a
14 result parts are no longer available to do repairs when they malfunction, break or leak; and

15
16 WHEREAS, Fire hydrants must be functional if we are to maintain the City’s ISO fire
17 insurance rating; and

18
19 WHEREAS, A Hydrant Replacement Program should be created within the Water Capital
20 Improvement Plan; and

21
22 WHEREAS, Public Works strategy will be to purchase an inventory of hydrants and do
23 replacements each year until all obsolete hydrants are replaced; and

24
25 WHEREAS, The cost to furnish and install a new fire hydrant is approximately \$10,000.

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

28
29 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by
30 appropriating \$100,000 from the Water CARMA Fund as follows:

31

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
	Water CARMA	\$100,000

32
33
34

35 Section 2. This ordinance is a budget amendment only, is not of a permanent nature
36 and shall not be codified.

37
38 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____,
39 2022.

40
41 CITY OF HOMER
42
43

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

Second Reading:

Effective Date:

KEN CASTNER, MAYOR



Memorandum 22-123

TO: Mayor Castner and City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 13, 2022
SUBJECT: Fire Hydrant Replacement

I. Issue: The purpose of this Memorandum is to request funding to replace obsolete or broken fire hydrants.

II. Background:

About 100 of Homer's fire hydrants are old and obsolete; that is, when they malfunction, break or leak, we cannot get parts to repair them so we need to replace the entire hydrant assembly. We've experienced this twice in the last month! These hydrants must be functional if we are to maintain the City's ISO fire insurance rating. We have developed a strategy to address this – we'll do some hydrant replacements every year. For example, if one of the old hydrants needs to be relocated or otherwise adjusted as part of a capital project, we will replace that hydrant with a modern one.

We will be incorporating a Hydrant Replacement Program in the Water Capital Improvement Program, to be funded by the Water CARMA Account. We have three of these old hydrants on Main Street, where we are building the sidewalk. The original plan was to adjust the hydrants to a new vertical alignment, but we need to replace them. We will also encounter multiple old hydrants when we built the W. Fairview Avenue path. It costs approximately \$10,000 to furnish and install a new fire hydrant. We would by a small inventory of hydrants so we would have them on hand when we needed them.

III. Recommendation:

That the City Council authorize funding from the Water CARMA in the amount of \$100,000 for a Hydrant Replacement Program. Our plan would be to request this funding each year until all the obsolete hydrants are repaced.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Fire Hydrant Replacement Program</u>	DATE	<u>07/21/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 100,000</u>		

DESCRIPTION	Approximately 100 of the City's fire hydrants are old and obsolete and as a result parts are no longer available to do repairs when they malfunction, break or leak. Fire hydrants must be functional if we are to maintain the City's ISO fire insurance rating. A Hydrant Replacement Program should be created within the Water Capital Improvement Plan. Public Works strategy will be to purchase an inventory of hydrants and do replacements each year until all obsolete hydrants are replaced. The cost to furnish and install a new fire hydrant is approximately \$10,000.
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	100%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: WATER CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,859,836</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 805,835</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 100,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 954,001</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-38

An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$185,368 from the Homer Accelerated Roads and Trails Fund for the Master Transportation Plan Update.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting July 25, 2022 Introduction
Memorandum 22-124 from Public Works Director as backup.
2. City Council Regular Meeting August 8, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 22-38**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY23 CAPITAL BUDGET AND APPROPRIATING
9 \$185,368 FROM THE HOMER ACCELERATED ROADS AND TRAILS
10 (HART) ROADS FUND FOR THE MASTER TRANSPORTATION PLAN
11 UPDATE.

12
13 WHEREAS, The Homer Area Transportation Plan, developed in 2001 and adopted in
14 2005, was intended to be a 20-year transportation planning tool for the City to “*identify needs,*
15 *Guide planning and aid funding efforts for roads and trails capital improvement projects*” and it
16 is time for an update; and

17
18 WHEREAS, An updated transportation plan is needed to inform the new Comprehensive
19 Plan that is being proposed so the City’s vision for land use planning can be correlated with the
20 City’s vision for transportation planning; and

21
22 WHEREAS, The transportation engineering element of the 2001 plan and the 2005
23 Homer Intersections Planning Study, another Homer transportation study, were developed by
24 Kinney Engineering, LLC, giving Kinney deep history with the City of Homer’s transportation
25 issues; and

26
27 WHEREAS, The lion’s share of the transportation analysis work for the transportation
28 plan update will be done by Randy Kinney, PE, one of Alaska’s most well-known and
29 experienced transportation engineers, who has a talent for explaining highly technical matters
30 in language that makes sense; and

31
32 WHEREAS, Kinney Engineering LLC submitted a proposal for the transportation
33 planning work for the estimated cost of \$185,367.50, which is a reasonable price considering
34 the work involved, which will take place over a 12-month period, or as needed to support the
35 Comprehensive Plan.

36
37 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

38
39 Section 1. The FY 23 Capital Budget is hereby amended to appropriate \$185,368 from
40 the HART Roads Fund for the development of a Master Transportation Plan Update as
41 follows:

42

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART Roads	\$185,368

43
44

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72

Section 2. This is a budget amendment ordinance only, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Reading:
Second Reading:
Effective Date:



Memorandum 22-124

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 12, 2022
SUBJECT: Master Transportation Plan

- I. **Issue:** The purpose of this memorandum is to request funding for the Master Transportation Plan.

- II. **History of Homer’s Transportation Plan:** The Homer Area Transportation Plan, developed in 2001 and adopted in 2005, was intended to be a 20-year transportation planning tool for the City to “*identify needs, Guide planning and aid funding efforts for roads and trails capital improvement projects.*” It is time for an update. Not only because we have moved beyond the planning horizon of the 2001 plan in terms of pure transportation planning, but because the City needs an updated plan to inform the new Comprehensive Plan that is being proposed. The City’s vision for land use planning must be correlated with the City’s vision for transportation planning.

- III. **The Transportation Plan Update.** The Transportation Update will address the following topics, with a 20-year planning horizon.
 - a. **Identify Network Deficiencies.** Identify deficiencies in connectivity in transportation network, such as intersections, corridors, connections, and extensions.
 - b. **Evaluate options for improvement.** Identify alternatives for mitigating deficiencies.
 - c. **Review Needs of Central Business District (CBD).** Address special issues related to the CBD, such as parking, circulation and multi-modal enhancement.
 - d. **Review needs of Seniors and People with Disabilities.** Address special issues related this population, such as expected population growth, special transportation needs, existing services and recommendations.
 - e. **Address Non-Motorized Transportation.** Conduct an inventory of existing resources, evaluate needs and make recommendations. This will be largely informed by the Trails Symposium, currently being planned by Homer Drawdown.
 - f. **Review Traffic Calming issues.** Identify various measure that could be used to “calm traffic” and explain how the “warrant” system works to inform decisions about when such measure should be used.

- g. **Address freight mobility.** Identify existing truck routes, issues related to such routes and recommendations for mitigation.
- h. **Incorporate public involvement.** Coordinate with AK DOT/PF and Kenai Peninsula Borough. Participate in two public open houses. Utilize multiple tools for collecting public comment.
- i. **Evaluate State Routes.** Evaluate twelve AK DOT routes located within the City limits, focusing on ways to improve mobility and access for City residents, visitors, and businesses. The deliverable will be a Technical Memorandum we can use as a tool for discussion with the State.
- j. **Support new Comprehensive Plan.** This will include, among other things, an inventory of motorized and non-motorized transportation routes, crash history, and roadway network mapping, as needed to support the development of the new Comprehensive Plan.

IV. Consultant Support. The transportation engineering element of the 2001 plan was prepared by Kinney Engineering LLC. Kinney also helped prepare the 2005 Homer Intersections Planning Study, another Homer transportation study, funded by the AK DOT/PF, which evaluated twelve existing intersections in Homer for crash experience, future control requirements and future operational performance. Not only does Kinney have this history with the City of Homer's transportation issues, two of Kinney's employees, Leon Galbraith, PE, and Charlie Barnwell, are deeply embedded within the Homer community. Leon is a member of the City's PARCAC and Charlie is a founding member of the Homer Trails Alliance. Both gentlemen will be able to inform the transportation planning team about Homer's needs, desires and visions for both motorized and non-motorized transportation routes and opportunities. The lion's share of the transportation analysis work will be done by Randy Kinney, PE, one of Alaska's most well-known and experienced transportation engineers, who has a talent for explaining highly technical matters in language that makes sense. Randy will also serve as project manager and Homer's key point of contact with City staff/ officials as well as spokesmodel with the public.

We asked Kinney to submit a proposal for the transportation planning work. Kinney proposes to do this work for the estimated cost of \$185,367.50. I analyzed their projected level of effort and billing rates. I've concluded this is a reasonable price considering the work involved, which will take place over a 12-month period, or as needed to support the Comprehensive Plan.

V. Recommendations.

- a. I recommend funding the Transportation Plan Update from the HART Fund. I have adjusted the Road Financial Plan to reflect this expense and it still shows a healthy balance going forward to support other obligations we've committed to.
- b. I recommend awarding the contract for the Transportation Plan Update to Kinney Engineering LLC.

PRICE PER TASK SUMMARY

FIRM: Kinney Engineering, LLC					PROJECT TITLE: 2022 Homer Transportation Plan		DATE: 7/8/2022	
--------------------------------------	--	--	--	--	---	--	-----------------------	--

GROUP	TASK	TASK NAME	LABOR (or FP)	EXPENSES	TOTAL COST	FIRM'S TOTAL PRICE	*SUB- CONTRACTS	PRICE PLUS SUBS
A	1	State Route Planning Needs and Alternatives Element	\$ 28,995.00	\$ 787.50	\$ 29,782.50	\$ 29,782.50	\$0	\$ 29,782.50
A	2	Comprehensive Plan Transportation Elements	\$ 28,470.00	\$ 105.00	\$ 28,575.00	\$ 28,575.00	\$ -	\$ 28,575.00
A	3	2022 Homer Transportation Plan Update	\$123,230	\$3,780	\$ 127,010.00	\$ 127,010.00	\$0	\$ 127,010.00

*Subcontractors for negotiated professional or technical services, products, etc. (Commodity items available to the general public at market prices, equipment use, and unit priced items are generally included in estimate as expenses.)

ESTIMATED TOTALS			LABOR (or FP)	EXPENSES	TOTAL COST	FIRM'S TOTAL PRICE	*SUB- CONTRACTS	PRICE PLUS SUBS
FOR FIRM:			\$ 180,695.00	\$ 4,672.50	\$ 185,367.50	\$ 185,367.50	\$ -	\$ 185,367.50

COST ESTIMATE PER TASK

FIRM: Kinney Engineering, LLC				PROJECT TITLE: 2022 Homer Transportation Plan										
TASK NO: 1.00	TASK DESCRIPTION: State Route Planning Needs and Alternatives Element										DATE: 7/8/2022			
GROUP: A	METHOD OF PAYMENT:				FP <input type="checkbox"/>	FPPE <input type="checkbox"/>	T&E <input checked="" type="checkbox"/>	CPF <input type="checkbox"/>	PREPARED BY: Randy Kinney					
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION												
		Princ. Eng. / Project Mgr. & Transportation Analyst (Kinney)	Princ. Eng. / Transportation Analyst (Bowie)	Senior PE 1 / Senior Travel Demand Forecast Modeling (Smith)	Senior PE 1 / Engineering (Galbraith)	PE / Travel Demand Forecasting Modeling (Miguel)	EIT Sr. / Transportation Analyst (Giraldo)	Tech. Sr. / CAD Graphics (Paddock)	GIS Analyst 2 / GIS and Graphics Mapping (Arneson)	Princ. Eng. / Public Involvement Leader (Mitchell)	Admin Asst. / Public Involvement (Raile)			
1.01	Project Setup and Coordination	2.00												
1.02	Collect and Summarize Data on 12 Roads	1.00												
	<i>Most recent AADT</i>					2.00	8.00							
	<i>Planning Level Operational Measures (v/c ratios for links)</i>					4.00	4.00							
	<i>Crash</i>													
	<i>Pavement Condition (DOT&PF data)</i>													
	<i>Design Standards</i>													
	<i>Functional Class</i>				8.00		16.00		8.00					
1.03	Stip Status	4.00												
1.04	Develop Needs with COH Staff	4.00												
1.05	Corridinate with DOT&PF Planning													
	<i>Identify Process for STIP</i>	2.00												
	<i>Identify Other Funding Sources (Grants)</i>	2.00												
1.06	Alternatives that address needs, meet State Processes, secure funding or STIP Status													
	<i>Address COH Needs</i>	8.00				8.00								
	<i>Meet State Processes for Funding and STIP place</i>	8.00				8.00								
1.07	Draft Tech Memo	12.00				8.00	2.00	2.00	16.00	16.00				
1.08	Meeting with COH	4.00				4.00								
1.09	Final Tech Memo	2.00				2.00	2.00	2.00	2.00	2.00				
TOTAL LABOR HOURS		49.00	0.00	0.00	38.00	10.00	32.00	18.00	26.00	0.00	0.00	0.00		
* LABOR RATES (\$/HR)		\$ 245.00	\$ 245.00	\$ 170.00	\$ 170.00	\$ 135.00	\$ 115.00	\$ 125.00	\$ 125.00	\$ 245.00	115.00			
LABOR COSTS (\$)		12005.00	0.00	0.00	6460.00	1350.00	3680.00	2250.00	3250.00	0.00	0.00	0.00		
SUB-TASK NO.		ITEM(S)				QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS:					
		Misc Expenses1				1.00	100.00	100.00	This task focuses on State routes within COH and proximity. Establish needs, COH priorities, and alternatives that will be presented to Alaska DOT&PF. Focus is on mobility and access improvements, not safety issues.					
1.03,1.08		Air Travel ANC HOM ANC RT				2.00	325.00	650.00						
									Deliverables will be Technical Memorandum (Draft and Final) that will guide COH planning and Public works in					
									This task will be included in the Homer Transportation Plan as a chapter. 12 State Routes In Homer Area: Sterling Highway, East End Road, Rogers Loop, Diamond Ridge Road, West Hill Road, Skyline Drive West, Skyline Drive East, East Hill Road, Main Street, Pioneer Avenue, Lake Street, Ohlson Mountain Road					
							FIRM'S TOTAL COST OF LABOR (or Fixed Price):	\$ 28,995.00						
							IF CPFF, TOTAL INDIRECT COST @	0.00	\$ -					
							TOTAL EXPENSES:	750.00	FIRM'S TOTAL EXPENSES + 5% Markup:	\$ 787.50				
SUB-CONTRACTORS: Firm Initials and Price Per Task							FIRM'S TOTAL COST (no Subcontracts or Fee)		\$ 29,782.50					
FIRM:							TOTAL SUBCONTRACTOR PRICES +5% Markup:							
AMOUNT:							\$ -							

COST ESTIMATE PER TASK

FIRM: Kinney Engineering, LLC				PROJECT TITLE: 2022 Homer Transportation Plan							
TASK NO: 2	TASK DESCRIPTION: Comprehensive Plan Transportation Elements									DATE: 8-Jul-22	
GROUP: A	METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>						PREPARED BY: Randy Kinney				
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION									
		Princ. Eng. / Project Mgr. & Transportation Analyst (Kinney)	Princ. Eng. / Transportation Analyst (Bowie)	Senior PE 1 / Senior Travel Demand Forecast Modeling (Smith)	Senior PE 1 / Engineering (Galbraith)	PE / Travel Demand Forecasting Modeling (Miguel)	EIT Sr. / Transportation Analyst (Giraldo)	Tech. Sr. / CAD Graphics (Paddock)	GIS Analyst 2 / GIS and Graphics Mapping (Arneson)	Princ. Eng. / Public Involvement Leader (Mitchell)	Admin Asst. / Public Involvement (Raile)
2.01	Setup and Coordination	4.00									
2.02	Prepare Transportation Inventory to support Comp Plan	2.00			8.00			8.00	40.00		
	<i>Roadway Network Mapping</i>						8.00	8.00	8.00		
	<i>Functional Class, Ownership, AADT</i>						8.00	8.00	8.00		
	<i>Crashes</i>						8.00	40.00			
	<i>Planning Level Operations (v/c ratios)</i>						8.00	8.00	8.00		
	<i>Pedestrian and Bicycle Elements</i>						8.00	8.00	8.00		
2.03	Report on Transportation Improvements to support Comp Plan	8.00					8.00	8.00	8.00		
TOTAL LABOR HOURS		14	0	0	8	40	72	40	40	0	0
* LABOR RATES (\$/HR)		\$245.00	\$245.00	\$170.00	\$170.00	\$135.00	\$115.00	\$125.00	\$125.00	\$245.00	
LABOR COSTS (\$)		\$3,430.00	\$0.00	\$0.00	\$1,360.00	\$5,400.00	\$8,280.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
SUB-TASK NO.		ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS:					
		Misc Costs	1	\$100.00	\$100.00	This is an "as-needed" task. Sub-Tasks shown above may be adjusted during comp plan execution to support COH needs.					
					\$0.00						
					\$0.00						
					\$0.00						
					\$0.00						
					\$0.00						
TOTAL EXPENSES:					\$100	FIRM'S TOTAL COST OF LABOR (or Fixed Price): \$28,470					
						IF CPFF, TOTAL INDIRECT COST @ 0.00% \$0					
SUB-CONTRACTORS: Firm Initials and Price Per Task						FIRM'S TOTAL EXPENSES + 5% Markup: \$105					
						FIRM'S TOTAL COST (no Subcontracts or Fee) \$28,575					
FIRM:											
AMOUNT:						TOTAL SUBCONTRACTOR PRICES +5% Markup: \$0					

COST ESTIMATE PER TASK

FIRM: Kinney Engineering, LLC PROJECT TITLE: 2022 Homer Transportation Plan

TASK NO: 3 TASK DESCRIPTION: 2022 Homer Transportation Plan Update DATE: 7/8/2022

GROUP: A METHOD OF PAYMENT: FP FPPE T&E CPFF PREPARED BY: Randy Kinney

SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION										
		Princ. Eng. / Project Mgr. & Transportation Analyst (Kinney)	Princ. Eng. / Transportation Analyst (Bowie)	Senior PE 1 / Senior Travel Demand Forecast Modeling (Smith)	Senior PE 1 / Engineering (Galbraith)	PE / Travel Demand Forecasting Modeling (Miguel)	EIT Sr. / Transportation Analyst (Giraldo)	Tech. Sr. / CAD Graphics (Paddock)	GIS Analyst 2 / GIS and Graphics Mapping (Arneson)	Princ. Eng. / Public Involvement Leader (Mitchell)	Admin Asst. / Public Involvement (Raile)	
3.01	Setup and Coordination	4.00										
3.02	Plan Chapters (effort shown is both form analyses and plan writing and graphics):											
a	INTRODUCTION	2.00				2.00	2.00	2.00				
b	BACKGROUND FOR PLANNING											
	Community Description	2.00				4.00	4.00	2.00				
	City of Homer Government	2.00				2.00	2.00	2.00				
	Population	2.00				2.00	2.00					
	Population Forecasts	6.00				6.00						
	Local Economy	4.00				4.00						
	Land Use	2.00				2.00		8.00	8.00			
c	TRANSPORTATION FUNDING SOURCES AND FEASIBILITIES											
	Local Funding	4.00				4.00						
	State of Alaska	4.00				4.00						
d	GOALS AND OBJECTIVES											
	Issues	4.00				4.00	4.00			4.00		
	Goals	4.00				4.00	4.00			4.00		
	Objectives	4.00				4.00	4.00			4.00		
e	EXISTING STREET CLASSIFICATION (Most work in Task 1 and 2)	4.00				4.00		4.00				
f	TRAFFIC MODELING AND FORECASTS											
	Past Forecasts	4.00				4.00						
	Methods (Regression using SEE factors)	16.00				16.00						
	Results	8.00				8.00		16.00				
g	NETWORK DEFICIENCIES	8.00				8.00		18.00				
h	IMPROVEMENT ALTERNATIVES											
	Intersection Alternatives	6.00			6.00	8.00	8.00	8.00				
	Corridor Improvements	4.00			4.00	6.00	6.00	6.00				
	New Streets or Extension of Streets	4.00			4.00	6.00	6.00	6.00				
	Active Transportation (in conjunction with NMT element in 3.12)	2.00			2.00	2.00	2.00	2.00				
i	CENTRAL BUSINESS DISTRICT (CBD)											
	Circulation and Congestion Improvements	2.00				4.00	2.00	2.00				
	Parking	4.00				6.00	4.00	4.00				
	Multi-modal enhancement opportunities (walk and bike)	2.00				4.00	2.00	2.00				
j	SENIORS AND PEOPLE WITH DISABILITIES											
	Seniors and People With Disabilities	2.00				2.00	2.00					
	Expected Change During Next 20 Years	1.00				1.00	1.00					
	Transportation Needs of Seniors and People With Disabilities	1.00				1.00	1.00					
	Existing Services	1.00				1.00	1.00					
	Transportation Recommendations for Seniors and People With Disabilities	1.00				1.00	1.00					
k	NON-MOTORIZED TRAILS PLANNING ELEMENT (recreation and utilitarian)											
	Inventory	4.00				6.00	6.00	6.00				
	Needs	2.00				4.00	4.00	4.00				
	Recommendations	2.00				4.00	2.00	2.00				
l	TRAFFIC CALMING ELEMENT											
	Policy and Warrants	6.00				6.00						
	EMS Concerns	6.00				6.00						
	Devices and effectiveness	8.00				8.00						
m	FREIGHT ELEMENT											
	Truck Routes	6.00				6.00						
	Issues	4.00				4.00						
	Recommendations	4.00				4.00						
n	IMPLEMENTATION STRATEGIES											
	Match alternatives with funding sources	4.00			4.00	4.00						
	Alternative Prioritization	2.00			2.00	2.00						
	Ranking after Public Input (open hous 2)	2.00			2.00	2.00						
o	PLAN COMPILATION and PUBLISH											
	Draft	6.00				10.00	8.00	8.00				
	Final	4.00				6.00	6.00	6.00				
3.03	PUBLIC INVOLVEMENT											
	Agency Coordination COH departments, DOT&PF, KPB	12.00				2.00	2.00	2.00		10.00	4.00	
	Public Open House 1-Data Gathering, goals and objectives	12				12		8		12	4	
	Public Open House 2- Draft Plan Presentation	12				12		8		12	4	
TOTAL LABOR HOURS		210	0	0	24	222	86	126	8	34	24	0
* LABOR RATES (\$/HR)		\$245.00	\$245.00	\$170.00	\$170.00	\$135.00	\$115.00	\$125.00	\$125.00	\$245.00	\$115.00	
LABOR COSTS (\$)		\$51,450.00	\$0.00	\$0.00	\$4,080.00	\$29,970.00	\$9,890.00	\$15,750.00	\$1,000.00	\$8,330.00	\$2,760.00	\$0.00

SUB-TASK NO.		ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS:	
3.03	Travel		6	\$325.00	\$1,950.00		HTP provides guidance and framework for improving surface transportation network to support COH Comp Plan and other Planning goals. Planning Year is 2045 (20 year planning horizon) Task 3.02 (f) will not include a software travel demand model. Instead we will apply growth rates to current volumes that will be derived through regression models
	Car		1	\$150.00	\$150.00		
3.02o	Misc costs for Publishing		1	\$1,000.00	\$1,000.00		
					\$0.00		
3.03	Misc costs for PI		1	\$500.00	\$500.00		
					\$0.00		
					\$0.00		
TOTAL EXPENSES:					\$3,600	FIRM'S TOTAL COST OF LABOR (or Fixed Price):	
						\$123,230	
						IF CPFF, TOTAL INDIRECT COST @ 0.00%	
						\$0	
						FIRM'S TOTAL EXPENSES + 5% Markup:	
						\$3,780	
						FIRM'S TOTAL COST (no Subcontracts or Fee)	
						\$127,010	
SUB-CONTRACTORS: Firm Initials and Price Per Task							
FIRM:						TOTAL SUBCONTRACTOR PRICES +5% Markup:	
AMOUNT:						\$0	

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Master Transportation Plan Update</u>	DATE	<u>07/21/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 185,368</u>		

DESCRIPTION	<p>An updated transportation plan is needed to inform the new Comprehensive Plan that is being proposed so the City's vision for land use planning can be correlated with the City's vision for transportation planning.</p> <p>Kinney Engineering LLC submitted a proposal for the transportation planning work for the estimated cost of \$185,367.50, which is a reasonable price considering the work involved, which will take place over a 12-month period, or as needed to support the Comprehensive Plan.</p>
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 7,408,007</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 4,736,065</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 185,368</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,486,574</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-39

An Ordinance of the City Council of Homer, Alaska Appropriating \$125,000 from the FY23 Capital Budget General Fund Capital Asset Repair and Maintenance Allowance Fund for Professional and Technical Assistance to Support Development and Submission of Infrastructure Investment and Jobs Act Grant Applications.

Sponsor: City Manager

1. City Council Regular Meeting July 25, 2022 Introduction

Memorandum 22-125 from Special Projects and Communications Coordinator as backup.

2. City Council Regular Meeting August 8, 2022 Public Hearing and Second Reading

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 22-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, APPROPRIATING \$125,000 FROM THE FY23 CAPITAL BUDGET GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE FUND FOR PROFESSIONAL AND TECHNICAL ASSISTANCE TO SUPPORT DEVELOPMENT AND SUBMISSION OF INFRASTRUCTURE INVESTMENT AND JOBS ACT GRANT APPLICATIONS.

WHEREAS, The Infrastructure Investment and Jobs Act (IIJA), signed into law in November 2021, provides a federal investment of more than \$1 trillion that will be available through a variety of competitive and formula grant programs through FY2026; and

WHEREAS, The IIJA authorized 350 distinct programs across more than a dozen federal agencies and departments to distribute \$550 billion through competitive grants in support of infrastructure planning and construction projects; and

WHEREAS, The Federal IIJA provides the City unprecedented opportunity to support priority projects in the City's adopted 6-year Capital Improvement Plan, including roads, ports, airport terminals, water and sewer utility projects, environmental remediation; community resilience and cybersecurity; and

WHEREAS, To be successful projects must be nationally competitive based on alignment with program goals and the benefits provided, which requires significant project planning time, engagement of partners and the public, environmental review, technical and cost-benefit analyses, identification of matching funds and grant writing; and

WHEREAS, Given the complexity, time and cost associated with preparing Federal grant applications, it is in the City's best interest to increase its capacity to research and strategically prioritize grant programs to pursue and pre-position projects for success; and

WHEREAS, Given the short timeframe between funding announcements and grant submission deadlines, the ability to leverage additional expertise as necessary to draft and submit competitive applications will ensure the City of Homer is in the best possible position to benefit from the IIJA opportunity.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

43 Section 1. The FY23 capital budget is hereby amended by appropriating funds from the
44 General Fund Capital Asset Repair and Maintenance Allowance (CARMA) fund in the amount of
45 \$125,000 for the purpose of obtaining professional IJJA advisory, technical and grant writing
46 services as follows:

47

48 Expenditure:

49 <u>Fund</u>	<u>Description</u>	<u>Amount</u>
50	General Fund CARMA	\$125,000

51

52 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
53 not be codified.

54

55 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 8th day of August, 2022.

56

57

58

CITY OF HOMER

59

60

61

KEN CASTNER, MAYOR

62

63

64 ATTEST:

65

66

67

MELISSA JACOBSEN, MMC, CITY CLERK

68

69

70

71

72 Introduction:

73 Public Hearing:

74 Second Reading:

75 Effective Date:

76

77 YES:

78 NO:

79 ABSENT:

80 ABSTAIN:



Memorandum 22-125

TO: Mayor Castner and Homer City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Jenny Carroll, Special Projects and Communications Coordinator

DATE: July 13, 2022

SUBJECT: Budget Request for Federal Infrastructure Investment and Jobs Act (IIJA) Grant Application Support

I. Issue: The purpose of this Memorandum is to recommend a \$125,000 appropriation from the General Fund to be used to increase the City's capacity to compete effectively for IIJA grant funds.

II. Background: New programs under the IIJA and the infusion of funds into existing state and federal programs provides the City with unprecedented opportunity to compete for grants to support large, priority infrastructure projects. IIJA authorized 350 different programs which are managed by more than a dozen federal agencies and departments.

I have been studying the various program eligibility criteria, competitiveness factors and application periods. The attached chart identifies some of the Federal and State programs where funding priorities align with Homer's capital project priorities.

These Federal grant programs are highly competitive -- requests for funds can exceed the total available Federal funds by 30 times or more. Completing a nationally competitive application is time and labor intensive, requiring responses that are data driven (to prove need and/or benefit), pre-planned (scope, partnerships, match strategies), aligned with over-arching Federal priorities (equity, resilience) and technical in nature (concept plan or engineers design, cost estimating, cost benefit analyses, environmental review, etc.)

Further, the fire hose analogy often used to describe these five IIJA years is accurate. Grant programs have a short three-month application period with submission deadlines that arrive in rapid succession. (See attached chart.)

Given the effort and technical capabilities required, many municipalities are hiring extra staff or contracting for grant support services. Staff recommends approving a \$125,000 appropriation from the General Fund to increase our capacity to handle the IIJA fire hose in a strategic way to maximize its impact on City of Homer projects. Funds will be used to issue task orders from the list of previously approved term contractors to assist staff with overall IIJA program strategy, pre-positioning projects for grant competitiveness, technical expertise and grant writing as necessary.

IIJA & State Grant Programs

■ State Grant Programs ■ Federal Grant Programs

Annual application due dates

Jan	Feb	Mar
Apr	May	June
July	Aug	Sept
Oct	Nov	Dec

State Homeland Security Grants

- Public Safety communications, etc.

RAISE

- Harbor Float Replacement
 - Up to 60% Fed funding; 20% loans
 - Req condition analysis engineering cost estimate, BCA
 - 20-40% match

National Oceans & Coastal Security

- Land acquisition for Green Infrastructure Slope Stability Program
 - Kbay NERRS Partnership

Dingle-Johnson

- Nick Dudiak Fishing Hole Accessibility
- Fish Grinding Building
- 25% match

Cyber Security Grants

- Must have cyber security plan

Rural Surface Transportation Program

- Spit Road Erosion Mitigation
 - AK DOT & USACE partnership
 - Req BCA

PROTECT Resilience Grants

- Spit Road Erosion Mitigation
- Green Infrastructure Slope Stability
 - AK DOT & USACE partnership
 - Req B

Airport Terminal Program

- ADA & energy efficiency improvements; emergency b/u generator
 - AK DOT partnership
 - 5% match

Port Infrastructure Development

- Capital improvements to port TBD
 - Req BCA
 - 20% match

Municipal Harbor Matching Grant

- Harbor Float Replacement
 - 50% match

Safe Streets for All

- Planning grants for Comprehensive Safety Plan – req for construction grants
- Construction grants
 - Req regional partnerships

Transportation Alternatives Grant

- Sidewalks / Safe Route to School
- 9% + match

Building Resilient Infrastructure

- Hazard mitigation TBD
- Req BCA
- 25% match

Brownfields

- HERC Clean Up/Reuse Planning
- Community Assessment Grant

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>IIJA Support Services</u>	DATE	<u>08/04/2022</u>
DEPARTMENT	<u>Administration</u>	SPONSOR	<u>City Manager</u>
REQUESTED AMOUNT	<u>\$ 125,000</u>		

DESCRIPTION	<p>Given the complexity, time and cost associated with preparing Federal grant applications, it is in the City's best interest to increase its capacity to research and strategically prioritize grant programs to pursue and pre-positon projects for success. Given the short timeframe between funding announcements and grant submission deadlines, the ability to leverage additional expertise as necessary to draft and submit competitive applications will ensure the City of Homer is in the best possible position to benefit from the IIJA opportunity.</p>
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,612,803</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 808,149</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 125,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 53,906</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,625,748</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-40

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 11 by Adding Chapter 11.37 Prohibiting Obstructions and Encroachments in City Rights-of-Way and Easements.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting July 25, 2022 Introduction
Memorandum 22-126 from Public Works Director as backup.
2. City Council Regular Meeting August 8, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 22-40**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING HOMER CITY CODE TITLE 11 BY ADDING CHAPTER 11.37
9 PROHIBITING OBSTRUCTIONS AND ENCROACHMENTS IN CITY
10 RIGHTS-OF-WAY AND EASEMENTS.

11
12 WHEREAS, The Public Works Operators have had a long-standing problem with people
13 pushing snow from their private property into, or otherwise blocking, road rights-of-way,
14 which interferes with the Department's ability to efficiently remove snow and perform other
15 road maintenance tasks required to keep traffic moving on City roads for protection of the
16 public; and

17
18 WHEREAS, It is in the public's best interest to codify the City's authority to control its
19 rights-of-way, which is a necessary function of its road maintenance power; and

20
21 WHEREAS, The State of Alaska, Alaska Administrative Code, 17 AAC 10.020(g), contains
22 useful language that can be adopted into the City code in furtherance of the public's health,
23 safety, and welfare.

24
25 WHEREAS, The Homer City Council deems it to be in the public interest to regulate these
26 matters.

27
28 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

29
30 Section 1. Homer City Code Title 11 Streets, Sidewalks, and Driveway Construction is
31 hereby amended to add Chapter 11.37 Encroachments in city rights-of-way and easements
32 prohibited as follows:

33
34 **Chapter 11.37 Encroachments in city rights-of-way and easements prohibited.**

35
36 **Section: 11.37.010 Obstructions to snow removal and road maintenance**

37
38 **11.37.010 Obstructions to snow removal and road maintenance**

39
40
41 **a. The Public Works Department is not obligated to remove snow berms**
42 **plowed into a driveway, parking lot or approach road during its snow removal**
43 **activities.**

44 **b. It is unlawful to plow snow from a private driveway, parking lot or approach**
45 **road onto City roads, paths or sidewalks or to interfere with drainage ways or**
46 **structures.**

47 **c. It is unlawful to park vehicles or leave other objects that would interfere**
48 **with (i) snow removal, or road maintenance, in City roads, paths or sidewalks or**
49 **(ii) drainage ways or structures.**

50
51 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____,
52 2022.

53
54 CITY OF HOMER

55
56 _____
57 KEN CASTNER, MAYOR

58
59

60 ATTEST:
61
62 _____

63 MELISSA JACOBSEN, MMC, CITY CLERK

64
65 YES:

66 NO:

67 ABSTAIN:

68 ABSENT:

69

70 Introduction:

71 Public Hearing:

72 Second Reading:

73 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum 22-126

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: July 13, 2022
SUBJECT: Pushing snow and other obstructions into the public ROW

- I. **Issue:** The purpose of this Memorandum is to recommend a code revision to prohibit - - pushing snow or otherwise encroaching into into City road rights-of-way and easements.

- II. **Background:** The Public Works Operators have had a long-standing problem with people pushing snow from their private property into the rights-of-way as well as other ROW and easement encroachments. This practice interferes with the Operators' ability to efficiently remove snow and keep traffic flowing on City Streets or otherwise interfering with an easement. It is particularly a problem with snow when this occurs after the City crews have cleared the streets, they have to come back, and do it again. Clearing up someone else's mess causes undue expense to the City residents. Since municipal powers are liberally construed, it is reasonable to conclude that the City has existing authority to control its rights of ways and remove encroachments and obstructions to protect the public safety. To solidify that authority the attached ordinance expressly prohibits the disposal of snow and other encroachments into the right of way.

- III. **Recommendation:** We recommend the Homer City Council adopt a new section to the Homer City Code, which is based on 17 AAC 10.020(g).

17 AAC 10.020. Driveways and approach roads

(a) A driveway or approach road constructed under permit within a highway right-of-way is the property of the state, but all cost and liability arising from the construction, operation, or maintenance of a driveway or approach road is at the sole expense of those lands served. The department is not obligated to change its maintenance practices to accommodate a driveway or approach road constructed under a permit, or to incur any additional expense removing snow berms or other obstructions from a driveway or approach road within a right-of-way resulting from the department's activities, or activities under a permit issued under [17 AAC 15](#).

(b) A permittee under this section shall construct and maintain a driveway or approach road in such a manner that the highway, and all of the highway's appurtenances or facilities, including drainage facilities, pipes, culverts, ditches, traffic control devices, street lights, pathways, and sidewalks are not impaired or endangered in any way by the construction or maintenance. The department will include in a permit express conditions that provide for the enforcement of this subsection and (a) of this section.

(c) In a driveway or approach road permit, except for a driveway or approach road included in a utility permit described in [17 AAC 15](#), the department will include a clause that requires the permittee to adjust or relocate the driveway or approach road without cost or liability to the department if the use or safety of the highway requires that the driveway or approach road be adjusted or relocated. The department also will include in the permit a requirement that the permittee shall indemnify, defend, and hold harmless the state, or officers, agents, employees, and contractors of the state in any matters pertaining to the driveway or approach road, and that the permittee shall assume all liability or cost in connection with the driveway or approach road.

(d) The department will, in its discretion, issue a permit for a driveway or approach road on any highway that is not a controlled access facility, if the department determines that the driveway or approach road is proposed to be located in a manner that is consistent with the requirements of [17 AAC 10.040](#), that is compatible with the public safety, and that does not interfere with the use of the highway. In the permit, the department will require that the permittee, the permittee's heirs, and the permittee's successors in interest, or assignees shall assume all cost and liability occasioned by either the construction or maintenance of the driveway or approach road.

(e) If a driveway or approach road that provides ingress to or egress from adjoining land is replaced during a project to construct or reconstruct a highway, the department, as a cost of construction, will, in its discretion, replace the driveway or approach road in a manner and location consistent with the requirements of [17 AAC 10.040](#).

(f) Repealed 5/4/2000.

(g) The burden and cost of maintaining a driveway or approach road within a highway right-of-way is upon the lands served by a driveway or approach road. A driveway or approach road must be maintained to conform the requirements of [17 AAC 10.040](#) and to accepted engineering practice. The department is not obligated to remove snow berms plowed into a driveway or approach road during its highway snow removal activities. A permittee may not plow snow from a driveway or approach road onto a highway, or interfere with highway drainage structures.

(h) If an emergency situation arises from the use, operation, or maintenance of a driveway or approach road issued a permit under this section or [17 AAC 10.060](#), that compromises the design or safety of a highway, and the department lacks sufficient time to contact the permittee or a permittee's heirs, successors in interest, or assignees to correct the situation, the department will, in its discretion, take whatever steps necessary to cure the situation and recover the costs of the cure from the person responsible for the operation and maintenance of the driveway or approach road.

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-41

An Ordinance of the City Council of Homer, Alaska Accepting the Vacation and Dedication of Parklands on Spruceview Avenue.

Sponsor: City Manager/City Planner

1. City Council Regular Meeting July 25, 2022 Introduction
Memorandum 22-127 from Public Works Director as backup.
2. City Council Regular Meeting August 8, 2022 Public Hearing and Second Reading

**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Planner

ORDINANCE 22-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
ACCEPTING THE VACATION AND DEDICATION OF PARKLANDS ON
SPRUCEVIEW AVENUE.

WHEREAS, The City of Homer may dedicate lands for a public purpose; and

WHEREAS, City land no longer needed for a public purpose may be vacated; and

WHEREAS, The Homer City Council approved Resolution 17-066 in support of the
Woodard Creek Watershed Plan; and

WHEREAS, The vacation of and subsequent dedication of park land is identified in the
plan as Action Plan 4; and

WHEREAS, The interests of the public is better served by the newly configured park,
rendering the vacated portions of the park no longer needed for a public purpose; and

WHEREAS, The land dedicated to parkland use is in support of a public purpose.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS

Section 1. Homer City Council authorizes the City Manager to sign quitclaim deeds for
the sections of city lands vacated to be attached to lots 10-A-3 and 10-A-4 in BUNNELL'S SUBD.
NO. 17 2018 REPLAT.

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

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

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

- 44
- 45 YES:
- 46 NO:
- 47 ABSTAIN:
- 48 ABSENT:
- 49
- 50 First Reading:
- 51 Public Hearing:
- 52 Second Reading:
- 53 Effective Date:



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 22-127

TO: MAYOR CASTNER AND THE HOMER CITY COUNCIL
FROM: RICK ABOUD, AICP, CITY PLANNER
DATE: July 13, 2022
SUBJECT: WOODARD PARK CONFIGURATION

I received a request from a realtor for the City Manager to sign a quit claim document to relinquish the City's interests in a parcel known as LOT 10-A-2, BUNNELL'S SUBD. NO. 17 REPLAT. After reviewing the request and forwarding the matter to the City Attorney, we found that it is appropriate to gain City Council approval prior to granting the request.

This request was the result of commencement of an action item listed in the Woodard Creek Watershed Plan. The plan has the support of the City Council with the approval of Resolution 17-066. This item was brought to fruition through the wishes of an adjoining landowner, Marvin Hanson and facilitated by his heirs. The platting action brought forth by Mr. Hansen's heirs reconfigured the park area to include the portion of Woodard Creek traversing his two lots, cleaned up an adjacent dedication of Spruceview Avenue, and vacated small parts of an unutilized and rather impractical parkland. Additionally, the plat dedicates utility and pedestrian easements.

With the approval of the accompanying ordinance, the City Manager will be authorized to sign quit claims deeds to the portions of parklands found in parcels 10-A-2 and 10-A-3 in the above mentioned plat. The park and right-of-way has been accepted through the platting action.

Attachments:

Draft Ordinance

BUNNEL'S SUBD. NO. 17 with depiction of parkland dedication and vacation

Pre-subdivision plat with ownership depiction

Aerial of lots

Excerpt from Woodard Creek Watershed Plan

Resolution 17-066

Staff Report 18-12 Bunnell's Subdivision No. 17 2018 Replat Preliminary Plat w/ notice of action and minutes

PARCAC Staff Report and minutes

2018 Land Allocation Plan excerpt

LEGEND

- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 5/8" REBAR
- FIND 2" AL-CAP 3686-S 1983
- FIND 2" AL-CAP 5780-S 2007
- ⊕ PRIMARY MONUMENT AS NOTED
- CURB STOP
- (R) RECORD DATA
- (F) FIELD DATA

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF ACCEPTANCE

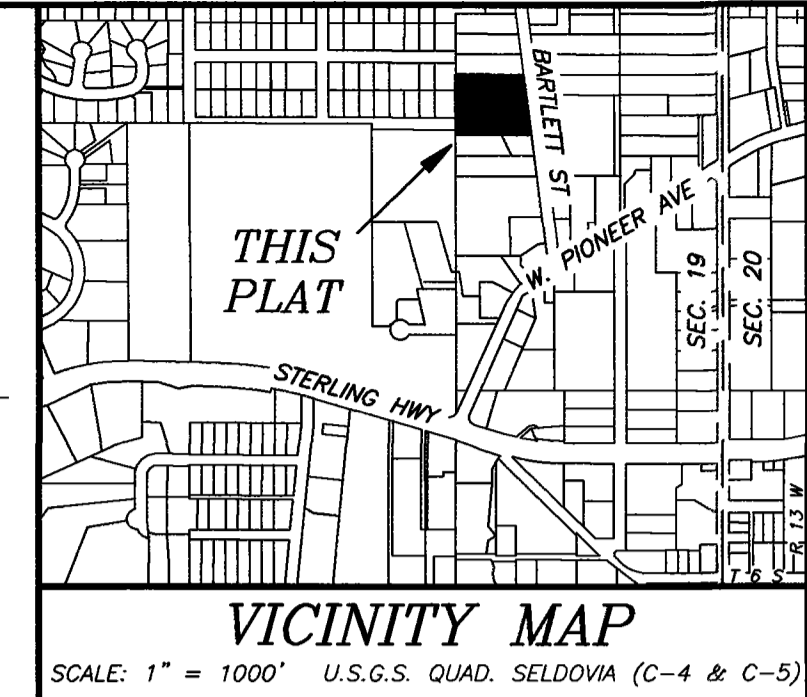
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 15' WIDE UTILITY EASEMENT GRANTED, THE 15' PEDESTRIAN EASEMENT GRANTED, THE RIGHT-OF-WAY DEDICATED, AND TRACT "A" (0.564 AC PARK) DEDICATED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

Katie Koester 3.6.20
 KATIE KOESTER, CITY MANAGER DATE
 CITY OF HOMER

NOTARY'S ACKNOWLEDGMENT

FOR: *Katie Koester, City Manager*
 ACKNOWLEDGED BEFORE ME THIS 6th
 DAY OF March, 2018
Bobbie R Krause
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 08/06/23

Bobbie R Krause
 Notary Public, State of Alaska
 Commission# 190806002
 My Commission Expires 08/06/2023



NOTARY'S ACKNOWLEDGMENT

FOR: *Christian Hanson*
 ACKNOWLEDGED BEFORE ME THIS 17
 DAY OF August, 2018
Katie Jo Gamble
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 02/17/21

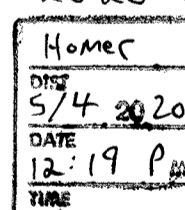
State of Alaska
 NOTARY PUBLIC
 Katie Jo Gamble
 My Commission Expires Feb. 17, 2021

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USES SHOWN HEREON.

Chris Hanson
 CHRISTIAN HANSON, PERSONAL REP. LOT 10-A AND LOT 11-A FOR; ESTATE OF MARVIN L. HANSON
 P.O. BOX 490
 HOMER, AK 99603

Katie Koester
 KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A FOR; CITY OF HOMER
 491 EAST PIONEER AVENUE
 HOMER, AK 99603



HOMER RECORDING DISTRICT KPB FILE NO. 2018-027

**BUNNELL'S SUBD. NO. 17
 2018 REPLAT**

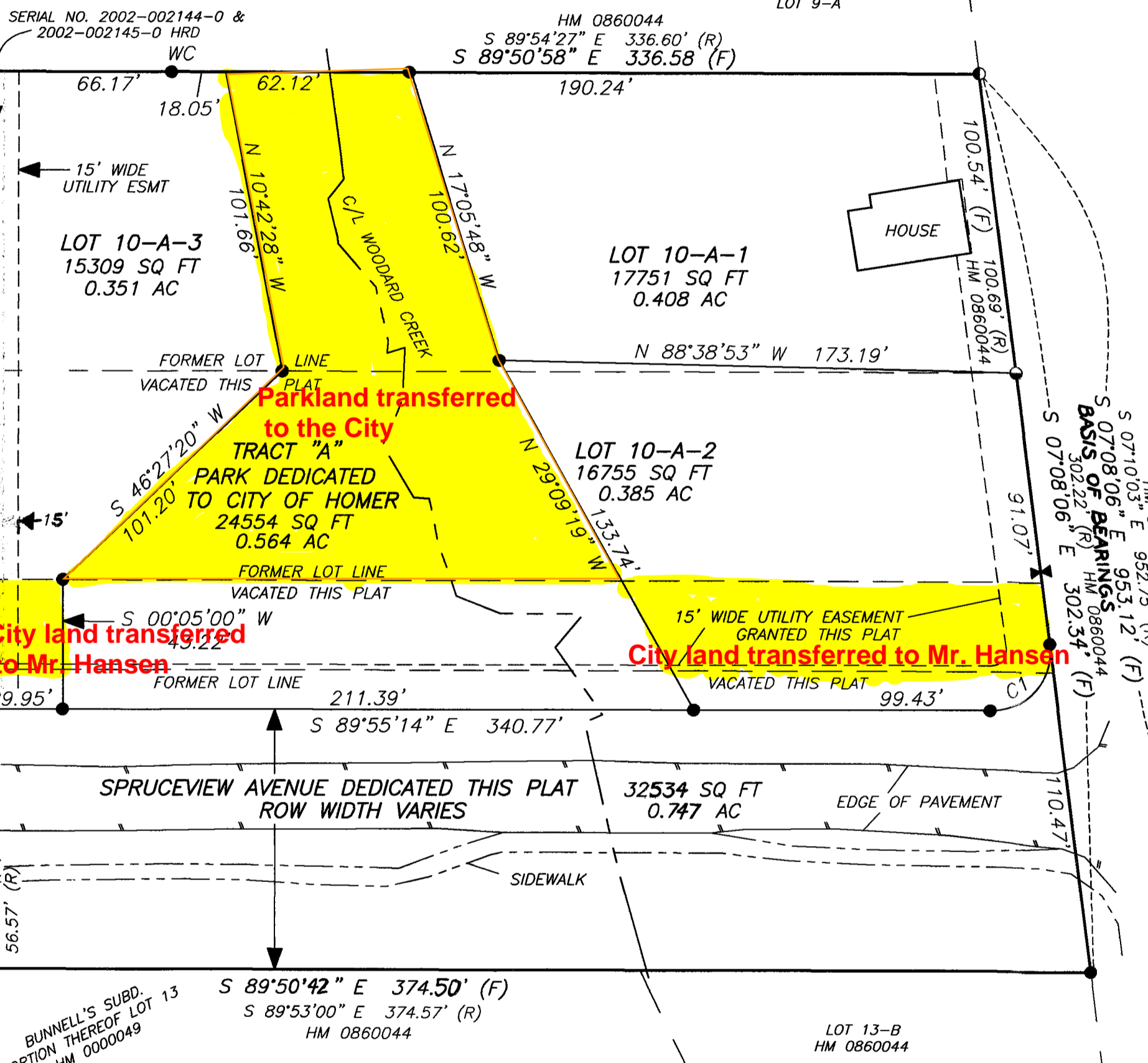
A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RNG. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247

CLIENT: CITY OF HOMER
 491 EAST PIONEER AVE. HOMER, AK

CLIENT: CHRISTIAN HANSON, PERSONAL REP.
 FOR: ESTATE OF MARVIN L. HANSON
 P.O. BOX 490 HOMER, AK

DRAWN BY: KB	CHKD BY: KB	JOB #2017-72
DATE: 8/2018	SCALE: 1"=40'	SHEET #1 OF 1



CURVE TABLE

CURVE#	RADIUS	ARC	CHORD	CH. BRG
C1	20'	33.93'	30.01'	S41°28'20"W

NOTES cont.

6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

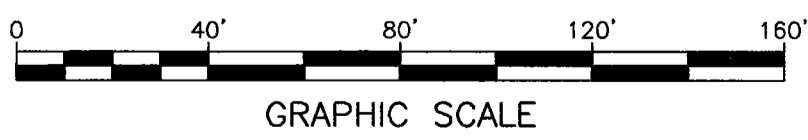
7. THERE ARE BLANKET EASEMENTS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECT THESE LOTS RECORDED BK 19 PG 7, AND BK 49 PG 331 HRD.

8. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S).

PLAT APPROVAL

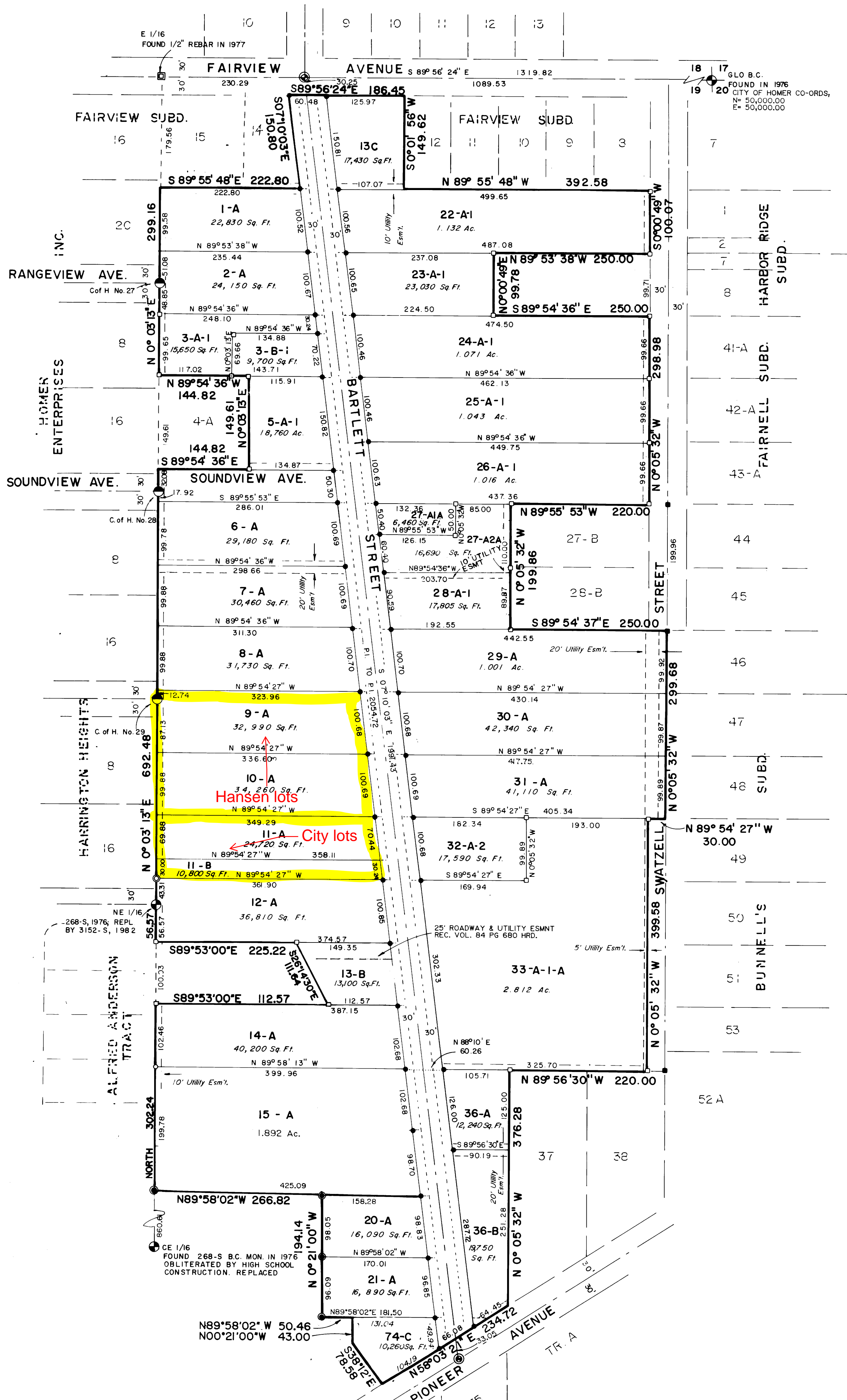
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 4/23/2018

KENAI PENINSULA BOROUGH
 BY: *[Signature]*
 AUTHORIZED OFFICIAL



NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW SO NO NEW ENCROACHMENT WILL BE CREATED. THERE IS A 15' WIDE UTILITY EASEMENT ALONG THE WESTERLY BOUNDARY OF THIS PLAT.
5. THERE IS A 10' WIDE PEDESTRIAN EASEMENT ALONG THE WESTERLY BOUNDARY OF THIS PLAT GRANTED TO THE CITY OF HOMER.



LEGEND:

- FOUND 1/2" REBAR, 3686-S
FOUND ORIGINAL SPRUCE STOB
FOUND B.C. MON.
FOUND BERNSTEN ALUM. MON., 1301-S
SET AL CAP MON. ON REBAR
SET COPPERWELD MON.
FOUND 1/2" REBAR
AL CAP MON. OF RECORD, 268-S, 1983

NOTES:

- 1. Being a replat of lots 6-16, 19-21, 29-31, 36 & 74, BUNNELL'S SUBD., plat no. 4780, Lots 3-A, & 3-B, BUNNELL'S SUBD., REPLAT OF LOT 3, plat no. 79-113, Lot 5A, BUNNELL'S SUBD., REPLAT OF LOT 4 & THE N 1/2 OF LOT 5, plat no. 78-121, Lots 22-A, 23-A, 24-A, 25-A, 26-A, FAIRNELL SUBD., plat no. 79-58, Lots 27-A-1 & 27-A, BUNNELL'S SUBD., NO. 13, plat no. 80-30, Lot 28-A, BUNNELL'S SUBD., REPLAT OF LOTS 27 & 28, plat no. 78-44, Lots 32-A & 33A1, BUNNELL'S SUBD., NO. 15, plat no. 83-09, Lots 13 & 14, FAIRVIEW SUBD., plat no. 56-2936.
2. Monuments shown as found were recovered over a period of 9 years' retracement and survey in the area.
3. The purpose of this plat is to resolve errors in the plat and description of record, to restore corners to proper location and to show prior purchases of additional right-of-way along Bartlett Street.
4. Upon construction of Swatzell Street the ingress/egress easements in Lots 27-A-1, 27-A-2, & 28-A will be automatically vacated.
5. Utility easements shown are 10' in width, unless labeled otherwise.
6. Utility and right-of-way easements granted to the City of Homer, Glacier State Telephone and other Public Utility Agencies that were granted in the 15' adjacent to the old Right-of-way Line are not shown, as they have been merged with the full dedication of a 60' Right of way for Bartlett Street.
7. The DECLARATION OF TAKING, which created portions of the right of way of BARTLETT STREET was filed in the Superior Court at Homer, Alaska as case No. 340 84-185 CIV. That document is recorded in the District Recorders Office at Homer Alaska in Vol. 167 at Page 719, 720 & 721.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING RIGHTS OF WAY AND EASEMENTS DEDICATED BY ME FOR PUBLIC USE, OR TO THE USE SHOWN.

Andre V. Marrou 28 Dec 85
ANDRE V. MARROU INDIVIDUALLY, AND FOR THE FOLLOWING LISTED PERSONS AS ATTORNEY IN FACT, PLATS RECORDED IN HOMER REC'D. DIST.

Table with columns: INDIVIDUALS, VOL., PG., LOT, TAX PARCEL NO. Lists various individuals and their associated property information.

TABLE OF RECORDED EASEMENTS

- 1) V60 P365 S. 10' Public R/W to City of Homer. Lot 36-B
2) V60 P369 Metes & Bounds Public R/W to City of Homer. Lot 36-B
3) Plat 83-09 15' along the existing drainage channel. To the City of Homer. Lot 32-A-1
4) V18 P214 Blanket Homer Electric Association. Lot 23-A-1
5) V18 P7, V24 P107 Blanket Homer Electric Association. Lot 1-A
6) V64 P358 S. Boundary waterline to lot 37. Lot 36-A
7) V18 P7 Blanket Homer Electric Association. Lot 2-A
8) V48 P222 Blanket Homer Electric Association. Lot 25-A-1
9) V49 P229 Blanket Homer Electric Association. Lot 26-A-1
10) V25 P30 N. 30' R/W to Summers & Tonia Woodman. Lot 25-A-1
11) V49 P223 Blanket Homer Electric Association. Lots 3-A-1 & 3-B-1
12) V18 P82 Blanket Homer Electric Association. Lot 5-A-1
13) V49 P263 All existing facilities as of June 4, 1978. To Homer Electric Association. Lot 74-A
14) V18 P82 Blanket Homer Electric Association. Lots 7-A & 8-A
15) V48 P331 Blanket Homer Electric Association. Lot 9-A
16) V48 P331 Blanket Homer Electric Association. Lot 10-A
17) V48 P331 Blanket Homer Electric Association. Lot 11-A
18) V18 P214 Blanket Homer Electric Association. Lot 26-A-1
19) V49 P331 Blanket Homer Electric Association. Lot 11-B
20) V84 P680 N. 25' E. of Stream Bed. Roadway and Utilities. In favor of lot 13-A, affects Lot 13-B
21) V18 P214 Blanket Homer Electric Association. Lot 24-A-1
22) V136 P895 Metes & Bounds Utilities to Glacier State Telephone. Lot 13-B
23) V18 P196, V30 P39 Blanket Homer Electric Association. Lot 33-A-1-A
24) V6 P210 N. 20' W. of Stream. Roadway reserved in Warranty Deed. Lot 13-A
25) Plat 83-09 15' along the existing drainage channel. To the City of Homer. Lot 33-A-1-A
26) V19 P15 Blanket Homer Electric Association. Lot 30-A
27) V60 P273, V60 P276 E. 30' Public R/W to City of Homer. Lot 30-A
28) V18 P196 Blanket Homer Electric Association. Lot 32-A-1
29) V49 P325 Blanket Homer Electric Association. Lot 14-A
30) V8 P247, V18 P247 Blanket Homer Electric Association. Lot 15-A
31) V79 P865 N. 15' Ingress & Egress reserved by Warranty deed. Lot 15-A
32) Plat 78-44 N. 25' lots 27-A-3 & 27-A-2. Ingress/Egress easement. To be automatically vacated upon the construction of Swatzell Street. Lot 28-A-1 is subject to an identical easement over the S. 25'.

THIS IS SHEET 1 OF 15 SHEETS. SHEETS 2 THROUGH 15 ARE SIGNATURE SHEETS ONLY.

NOTARY'S ACKNOWLEDGEMENT FOR PHIL SHEALY & ANDRE V. MARROU SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of Dec 1985

JERRY ANDERSON
NOTARY PUBLIC
STATE OF ALASKA

SURVEYOR'S CERTIFICATE

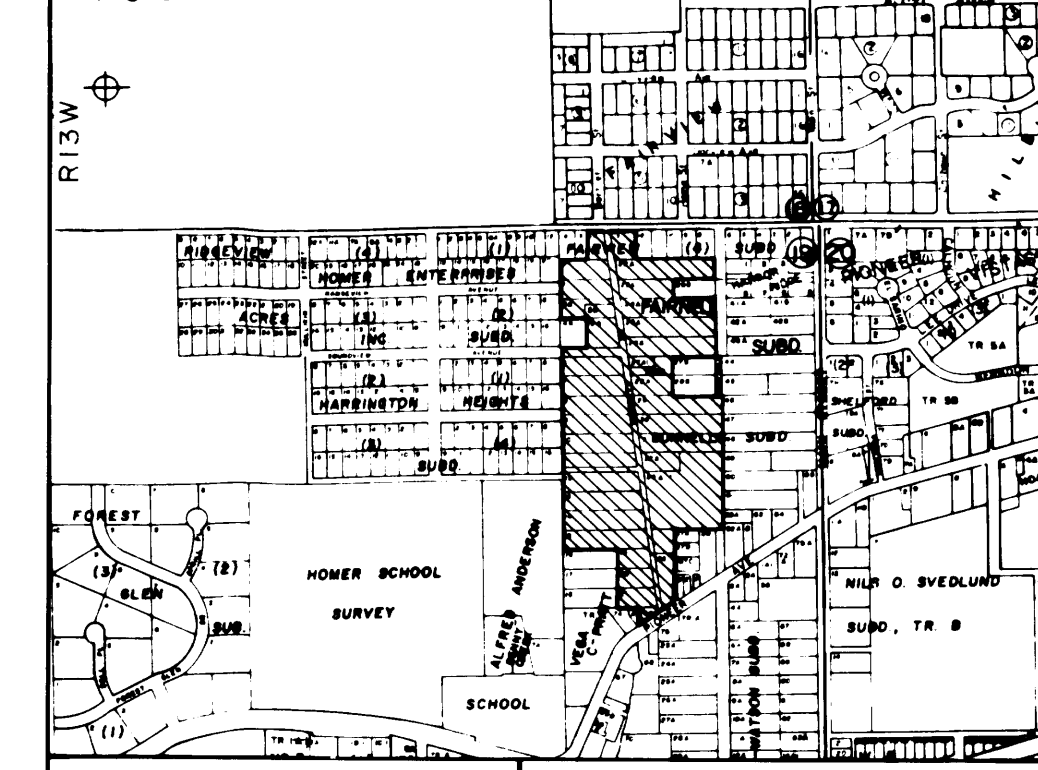
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, RLS NO. 3686-S DATE 11-10-84

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOV. 28, 1985

Richard E. Torgerson
AUTHORIZED OFFICIAL

VICINITY MAP



DATE: NOV., 1983
SCALE: 1" = 100'
DESIGNED BY: J.A.
DRAWN BY: S.S.
JOB NO.: 1591
FLD. BK. NO.: 162

BUNNELL'S SUBD. No. 17
Situated in the E 1/2, Sec. 19, T.6S, R.13W, S.M. (see note 1 for complete legal description)

CONTAINING 27.567 ACRES
ABILITY SURVEYS
JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

86-44
RECORDED - FILED 48-
Homer REC. DIST.
6-11-86
2:02 P.M.
Ability Survey



NOVIEW AVE

HOMER

SPRUCEVIEW AVE

BARTLETT ST

SWATZELL ST

115

4. Develop Spruceview Park



This project contributes to the objective, “create and enhance public access points.”



Concept maps for the development of Spruceview Park. Source: Marvin Hanson.

This project would create a pocket park for enhanced appreciation of Woodard Creek. The proposal would subdivide properties, dedicate Spruceview Avenue rights of way, consolidate lots into useable areas separated by the creek, and improve the potential of all properties by using topographical features to enhance best land use. Park land would be increased by approximately 5,000 sf (47%) and would be consolidated west of Woodard Creek, with increased frontage on the creek.

This concept proposal addresses four parcels of property with Bunnell’s Subdivision No. 17, City of Homer. Lots 10A and 11A are private property owned by Marvin Hanson, Lots 11B and 12A are public property of the City of Homer. Lot 11B is currently designated

as park lands. Lot 12A contains Spruceview Avenue, which has not yet been dedicated as public right of way (see maps).

All four properties are segmented by Woodard Creek, creating topographically separated areas on each side of the creek, a poor configuration for best land use. Lot 11B (park land) is a thirty foot wide strip bisected by the creek and has very limited use in its present configuration.

All costs of subdivision would be paid by Marvin Hanson, with no costs to the City of Homer. The exact area of City property accrued by Hanson would be appended to the consolidated park land.

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 17-066

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, RECOGNIZING THE FUNCTIONS AND VALUES OF THE WOODARD CREEK WATERSHED, ACKNOWLEDGING THE WOODARD CREEK COALITION'S FEBRUARY 2017 WOODARD CREEK WATERSHED PLAN, REFERENCING APPROPRIATE SECTIONS OF THE PLAN IN THE CITY OF HOMER'S COMPREHENSIVE PLAN, PROMOTING THE PLAN ON THE CITY OF HOMER'S WEBSITE, AND MAKING THE PLAN AVAILABLE FOR REFERENCE IN THE PLANNING DEPARTMENT.

WHEREAS, Woodard Creek, which flows from its headwaters atop the bluff through Homer's central business district and into the Kachemak Bay Critical Habitat Area at Bishop's Beach, is Homer's most prominent perennial stream; and

WHEREAS, The Woodard Creek watershed rests largely in an area considered urban/residential under the City of Homer building code, and South Peninsula Hospital, Pratt Museum, Saint John's Baptist Church, many private residences and small businesses, and Karen Hornaday Park and the Homer Playground are built within the Woodard Creek watershed; and

WHEREAS, Development has changed the natural flow of Woodard Creek through channelization, culverts, and riparian encroachment; and

WHEREAS, Woodard Creek is subject to flooding and erosion during storm events, which can damage private property, roads, and other important infrastructure; and

WHEREAS, In spite of these modifications, Woodard Creek continues to support vibrant ecological and aesthetic functions and values, including native plants, large and small mammals, birds, insects, microbes, and nutrients that natural systems need to flourish; and

WHEREAS, Woodard Creek is a vital community asset that enhances conservation efforts, promotes recreational outlets, protects against flooding hazards, adds value to the central business district, and enhances the quality of life for residents and tourists alike; and

WHEREAS, Interested Homer citizens, the Kachemak Bay Conservation Society, Cook Inletkeeper, Friends of Woodard Creek and Karen Hornaday Park, the Pratt Museum, Homer Council on the Arts, Bunnell Street Art Center, Homer Soil and Water Conservation District, Alaska Department of Transportation and Public Facilities, Alaska Department of Fish and

43 Game, Kachemak Bay National Estuarine Research Reserve, Mobilizing for Action through
44 Planning and Partnerships, South Peninsula Hospital, Kenai Watershed Forum, and the City of
45 Homer formed the Woodard Creek Coalition; and

46

47 WHEREAS, The Woodard Creek Coalition received a grant from the National Park
48 Service Rivers, Trails, and Conservation Assistance Program to develop a plan for Woodard
49 Creek; and

50

51 WHEREAS, The mission of the Woodard Creek Coalition is to bring together diverse
52 groups, property owners, and citizens to promote the health and safety of the Woodard Creek
53 watershed as a community asset; and

54

55 WHEREAS, The City of Homer Planning Department participated in the planning and
56 drafting of the Woodard Creek Watershed Plan; and

57

58 WHEREAS, The Woodard Creek Coalition completed the Woodard Creek Watershed
59 Plan in February 2017 after numerous public meetings and opportunities for public comment;
60 and

61

62 WHEREAS, The Woodard Creek Watershed Plan characterizes the watershed, discusses
63 watershed issues, details goals and objectives to improve public awareness and restore and
64 protect the natural functions and flow of Woodard Creek, and provides an action plan for
65 meeting the goals and objectives.

66

67 NOW, THEREFORE, BE IT RESOLVED that the that the City Council of Homer, Alaska
68 hereby recognizes the natural functions and values of the Woodard Creek watershed and
69 acknowledges the Woodard Creek Coalition's February 2017 Woodard Creek Watershed Plan;
70 and

71

72 BE IT FURTHER RESOLVED that the City of Homer will reference appropriate sections of
73 the Woodard Creek Watershed Plan in its revisions to the City of Homer Comprehensive Plan;
74 and

75

76 BE IT FURTHER RESOLVED that the City of Homer will promote the Woodard Creek
77 Watershed Plan on the Planning Department's page of the City of Homer's Planning website
78 and will make the plan available in the Planning Department for reference by home and
79 business owners living in the Woodard Creek watershed.

80

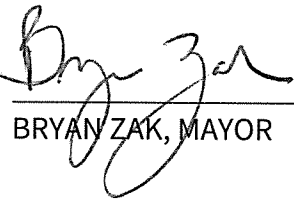
81 PASSED AND ADOPTED by the Homer City Council, this 26th day of June, 2017.

82

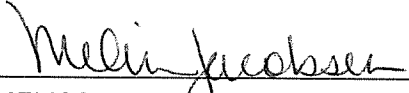
83

84

85
86
87
88
89
90
91
92
93
94
95
96
97

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:


MELISSA JACOBSEN, MMC, CITY CLERK





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

Staff Report 18-12

TO: Homer Advisory Planning Commission **18-12**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: February 21, 2018
SUBJECT: Bunnell's Subdivision No. 17 2018 Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat to reconfigure lot lines and dedicate a portion of Spruceview Ave.

General Information:

Applicants: Christian Hanson
PO Box 490
Homer, AK 99603
Kenton Bloom, PLS
1044 East End Rd Ste A
Homer, AK 99603
City of Homer
491 E Pioneer Ave
Homer, AK 99603

Location:	Bartlett St and Spruceview Ave
Parcel ID:	17513326, 17513327, 17513328 17513329
Size of Existing Lot(s):	0.25 to 0.85 acres
Size of Proposed Lots(s):	0.531 to 0.418 acres
Zoning Designation:	Residential Office District
Existing Land Use:	Residential, vacant
Surrounding Land Use:	North: Residential
	South: Residential
	East: Church/Residential Office
	West: Residential/vacant
Comprehensive Plan:	Chapter 4 Goal 1: 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 of public facilities including greenhouse gas emissions.

Wetland Status:	Woodard Creek runs through the subdivision. Discharge slope wetlands may be present.
Flood Plain Status:	Zone D, flood hazards undetermined.
BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available
Public Notice:	Notice was sent to 60 property owners of 66 parcels as shown on the KPB tax assessor rolls.

Analysis: Commissioners may recall that citizens worked on a project called the Woodard Creek Plan. Mr. Marvin Hanson was an active landowner participant in this group, and owned the private parcels within this preliminary plat. He promoted the idea of a better public park and changing the lot lines involving his land to accommodate the park. Mr. Hanson was also a licensed surveyor. Unfortunately, he recently passed away before seeing his idea come to life. His estate is working with Kenton Bloom to see his wishes carried out.

In the current lot layout, Spruceview travels through a parcel rather than within a dedicated right of way. This plat dedicates the right of way for Spruceview Avenue, and reconfigures this block of land. The city owns an adjacent strip of land, which is designated in the Land Allocation Plan as Woodard Park. North of the park, the Hanson family owns two tracts. This plat proposes to change the layout to create a larger public park along Woodard Creek and a new residential lot to the west of the creek. This proposal for the park will be considered at the Park, Art, Recreation, and Culture Commission meeting of February 15, 2018.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. A 15 ft utility easement is granted by the plat, and jogs around the existing non-conforming structure on lot 10-A-1.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. No additional easements are needed.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. Tract "A" is dedicated as park land to the City of Homer.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements. Woodard Creek is depicted and labeled.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements. (Not applicable to this location).

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. The road was constructed by the City of Homer; and this plat dedicates the right of way across what was a city owned parcel.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat does not meet these requirements. Staff recommends the applicant apply for non-conforming status on the existing house.

Public Works Comments:

1. Water and sewer stub outs will need to be provided to Lot 10-A-3.
2. An installation agreement will need to be in place or services provided before recording the plat.

3. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Fire Department Comments: *No comments made.*

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.
2. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Attachments:

1. Preliminary Plat
2. Illustration of City park dedication
3. Public Notice
4. Aerial Map

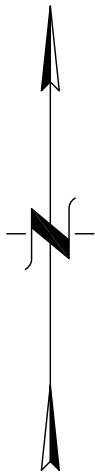
NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



HARRINGTON HEIGHTS SUBD.
LOT 8 BLK 4
HM 0640626

HARRINGTON HEIGHTS SUBD.
LOT 16 BLK 4
HM 0640626

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

PLAT APPROVAL

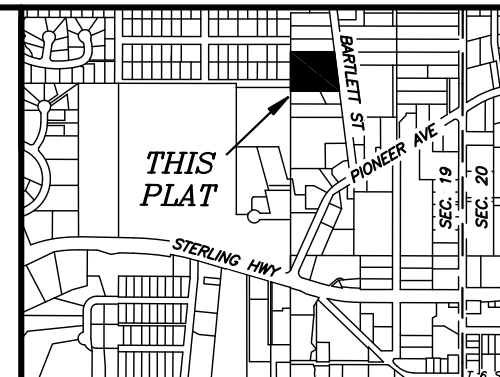
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

RECEIVED

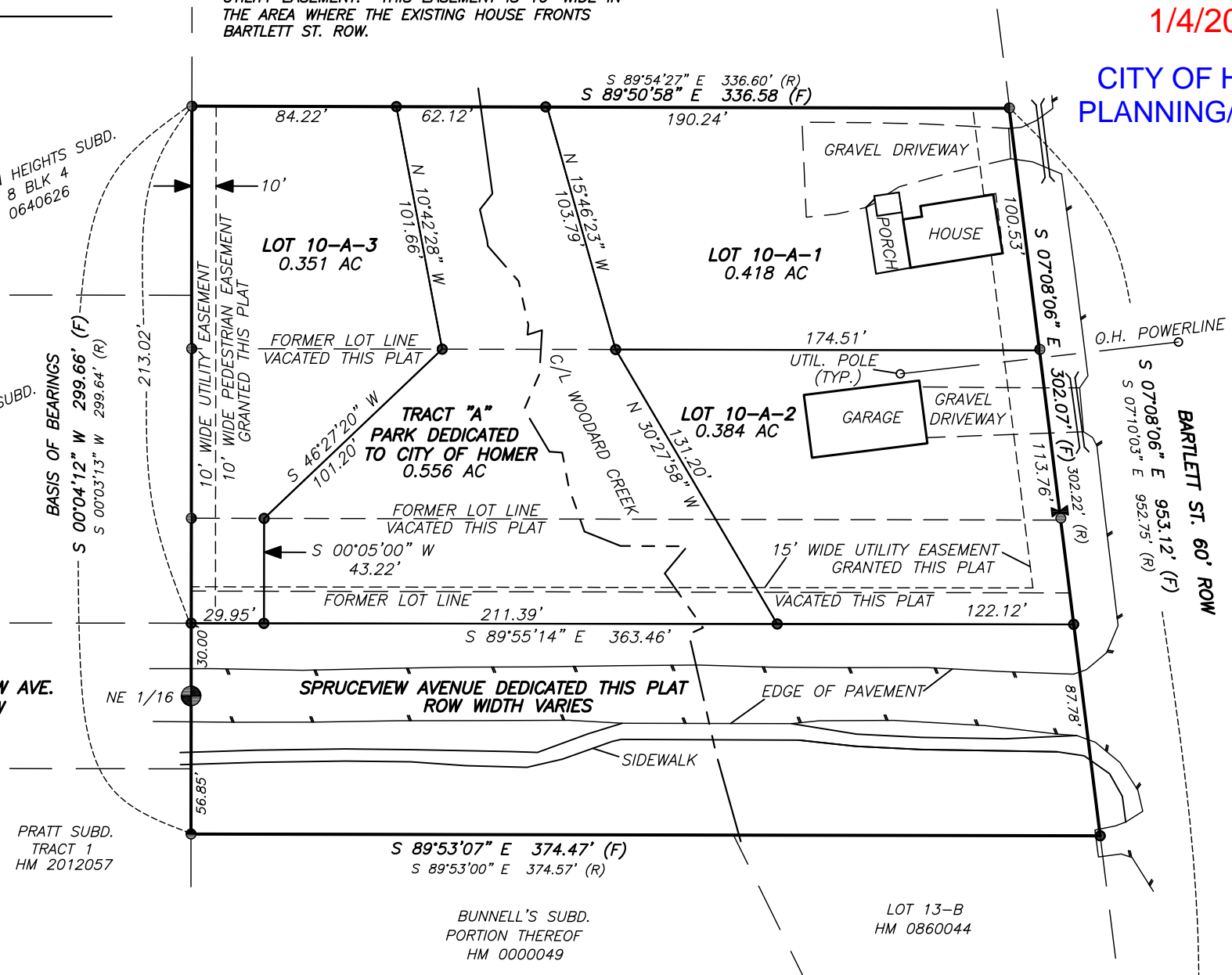
1/4/2018

CITY OF HOMER PLANNING/ZONING



VICINITY MAP

SCALE: 1" = 1000' U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

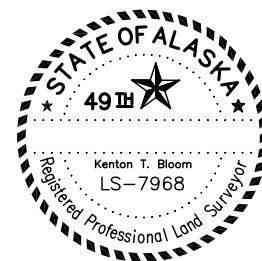
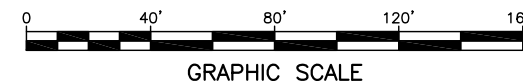


CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USES SHOWN HEREON.

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A FOR;
CITY OF HOMER
491 EAST PIONEER AVENUE
HOMER, AK 99603



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ⊕ FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ⊠ CURB STOP

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

**BUNNELL'S SUBD. NO. 17
2018 REPLAT**

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RNG. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

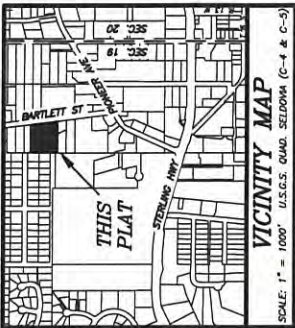
**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1"=40' SHEET #1 OF 1



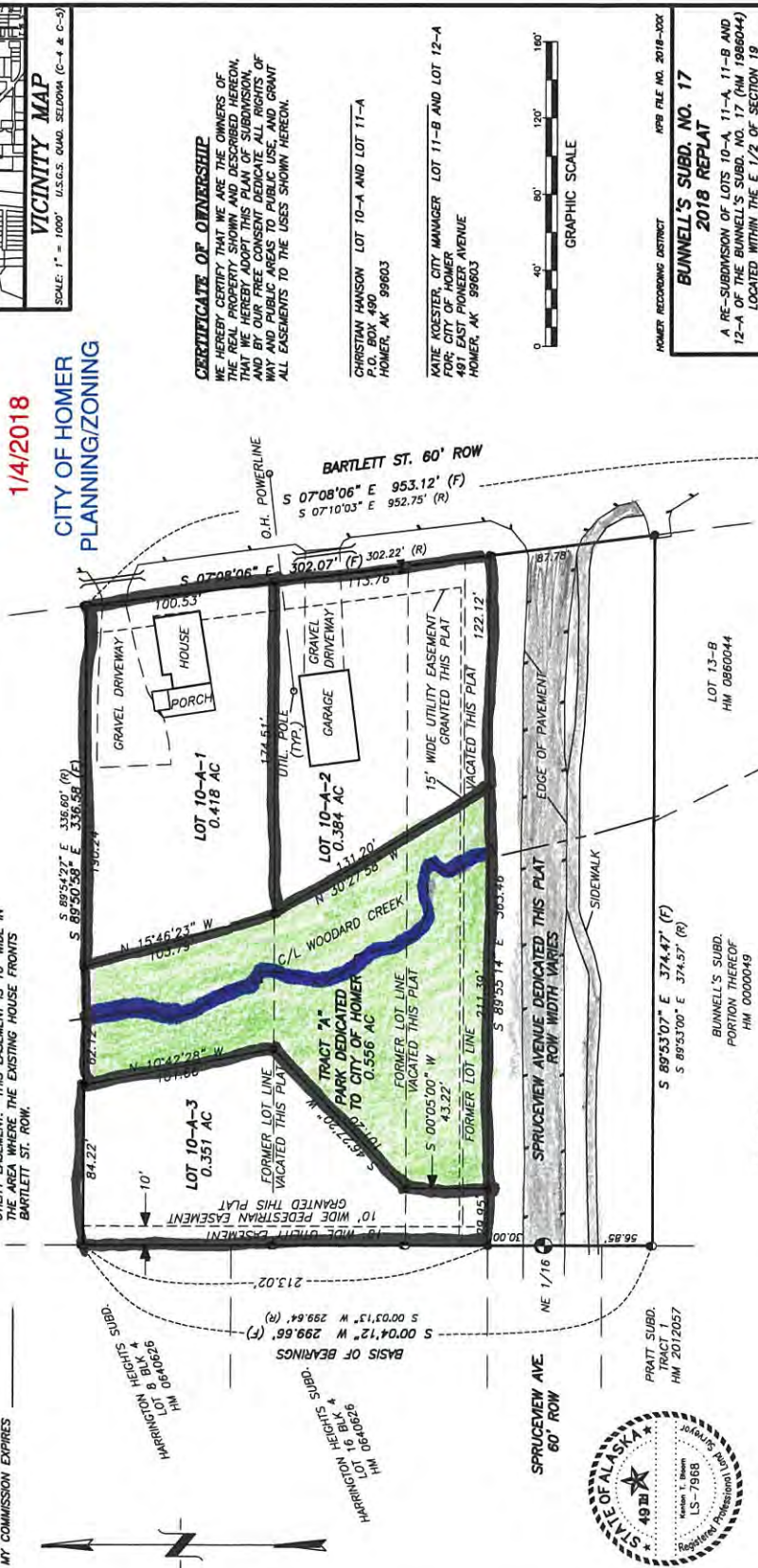
NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
 FOR: _____
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
 FOR: _____
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTES
 1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
 2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
 3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
 4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH
 BY: _____
 AUTHORIZED OFFICIAL

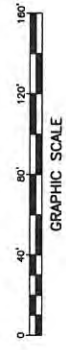
RECEIVED
 1/4/2018
 CITY OF HOMER
 PLANNING/ZONING



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USES SHOWN HEREON.

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
 P.O. BOX 490
 HOMER, AK 99603

KATE KOSTER CITY MANAGER LOT 11-B AND LOT 12-A
 P.O. BOX 490
 491 EAST PIONEER AVENUE
 HOMER, AK 99603



HOMER RECORDING DISTRICT
 KPR FILE NO. 2018-100

**BUNNELL'S SUBD. NO. 17
 2018 REPLAT**
 A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986004) LOCATED WITHIN THE 1/2 SECTION 19 T11N R11E W12E, UNASSIGNED ALASKA AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247

WASTEWATER DISPOSAL
 PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ FIND 1/2" REBAR
 - 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
 - ⊙ FIND 2" AL-CAP 7538-S 2003
 - ⊙ FIND 2" AL-CAP 5780-S 2000
 - ⊙ FIND 2" AL-CAP 3686-S 1983
 - ⊙ PRIMARY MONUMENT AS NOTED
 - ⊙ CURB STOP

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
 FOR: _____
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bunnell's Subd. No. 17 2018 Replat Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, February 21, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

Vicinity Map

Soundview Ave

Noview Ave

Spruceview Ave

Bartlett St

Main St

Church

Pratt Museum

Pioneer Ave

These four lots to be reconfigured.

X
X
X
X

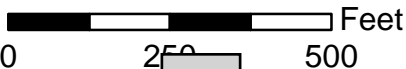


City of Homer
Planning and Zoning Department

February 6, 2018

Bunnells Sub No 17 2018 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified.



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

CITY OF HOMER PLANNING/ZONING PLAT APPROVAL

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

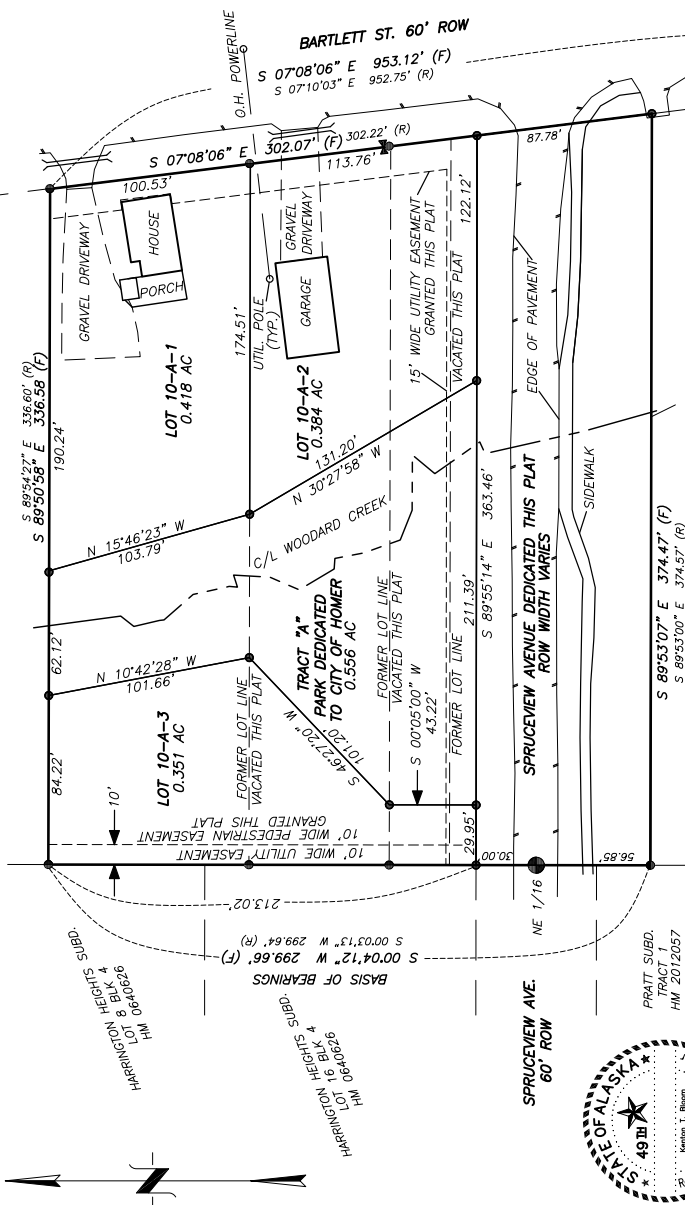
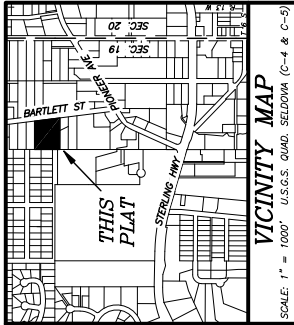
MY COMMISSION EXPIRES _____

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT. FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS TO WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
KENAI PENINSULA BOROUGH

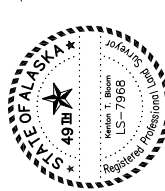
BY: _____
AUTHORIZED OFFICIAL



CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USES SHOWN HEREON.

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
1044 EAST ROAD, SUITE A
491 EAST PIONEER AVENUE
HOMER, AK 99603



NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

**BUNNELL'S SUBD. NO. 17
2018 REPLAT**

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 19860044) LOCATED WITHIN THE E 1/2 OF SECTION 19 T19P, 8 SOUTH RING, 13 WEST, S1M, WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 236-4247

DRAWN BY: KB
CHKD BY: KB
JOB #2017-72

DATE: 12/20/2017
SCALE: 1"=40'
SHEET #1 OF 1

WASTEWATER DISPOSAL.
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ⊕ CURB STOP

Aerial Map

Soundview Ave

Noview Ave

Spruceview Ave

Bartlett St

Main St

Church

Pratt Museum

Pioneer Ave

These four lots to be reconfigured.

10 foot topo, 2016 photo



City of Homer
Planning and Zoning Department

February 6, 2018

Bunnells Sub No 17 2018 Replat Preliminary Plat

0 170 340 Feet

133



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



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

March 1, 2018

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Bunnell's Subd. No. 17 2018 Replat Preliminary Plat

Applicants:

Christian Hanson
PO Box 490
Homer, AK 99603

Kenton Bloom, P.L.S.
Seabright Survey + Design
1044 East End Road Ste. A
Homer, AK 99603

At the regular meeting of February 21, 2018 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 235-3106.

Chair Stead called for a five minute recess at 7:03 p.m. The meeting was called back to order at 7:09 p.m.

Commissioner Highland after consultation removed her intent of putting forth a special condition.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 18-12, Bunnell's Subd. No. 17, 2018 Replat Preliminary Plat

City Planner Abboud reviewed the report for the commission. He noted that the outcome of this plat will dedicate a portion of Spruceview that is not currently dedicated. This exchange will allow for a larger dedicated park area.

Chair Stead invited the applicant to provide his presentation to the commission.

Kenton Bloom, surveyor and working with the family and estate, provided information on the history of the project and the benefits to the area and the community.

Chair Stead opened the public comment period. Upon having no one in the audience come forward he closed the public comment period.

Chair Stead opened the floor for questions of staff and applicant from the commission.

Commissioner Bernard inquired if there was knowledge of the future plans for the mentioned park and if it was typical for the Parks and Recreation Commission to review this type of action prior to the Planning Commission and what the outcome was.

City Planner Abboud did not believe there was any definite plans in place at this time. This is in relation to the Woodard Creek Plan and he has not been a part of that project discussion but this represent a win-win situation. He did not have the results from the recent Parks meeting.

VENUTI/BANKS - MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO RECONFIGURE LOT LINES AND DEDICATE A PORTION OF SPRUCEVIEW AVENUE WITH THE FOLLOWING COMMENTS:

1. PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND

DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

2. PROVIDE THE APPROPRIATE CURVE RETURN ON THE NORTHERN INTERSECTION CORNER OF SPRUCEVIEW AND BARTLETT STREET (20')

There was a brief comments on the proposed project, the different entities that worked together to bring the project forward, it was a generous donation to the city and it was not necessary to include the non-conforming status comment in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the February 12, 2018 City Council Meeting

Chair Stead encouraged everyone to read the information.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud commented that it was nice to have Mr. Wall come down and speak on the Borough Comprehensive Plan and hear the public comments. He is encouraged on the City's Comprehensive Plan and believes they are doing well, and will continue to work on that.

Deputy City Clerk Krause reported that the Parks and Recreation Commission did review the Woodard Park Land proposal and approved it last week and that their recommendation will be forthcoming. The Commission will be working on a park plan in the future for this land.

COMMENTS OF THE COMMISSION

Commissioner Banks had no comments.

Commissioner Venuti commented that he preferred the process of updating their comp plan line by line as the commission is involved throughout the process. The Borough Planning Commission has had two presentations one was an initial introduction by Agnew Beck and one just recently. There is not that close working relationship with the Consultant and the Borough Planning



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

To: Parks, Art, Recreation and Culture Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 8, 2018
Subject: Woodard Creek Park

Requested Action: Make a motion in support of the proposal layout of Woodard Creek Park.

Kenton Bloom, surveyor, will be making a presentation on Woodard Creek Park at the meeting. Later in the meeting, the Commission will have the opportunity to pass a motion of support for the plan. Commissioners may recall that there is a strip of land that is designated as Woodard Park, along Spruceview Ave, just west of Bartlett St. The adjoining land owner, Marvin Hanson, was a member of the Woodard Creek Coalition, and brought forward the idea of moving lot lines to create a more usable public park area. Mr. Hanson has since passed away, but Kenton is working with the heirs to the estate to bring this park vision to fruition. On the attached preliminary plat, Tract A would become a park dedicated to the City of Homer.

Attachments

Bunnell's Subdivision No 17 2018 Replat Preliminary Plat

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

PLAT APPROVAL

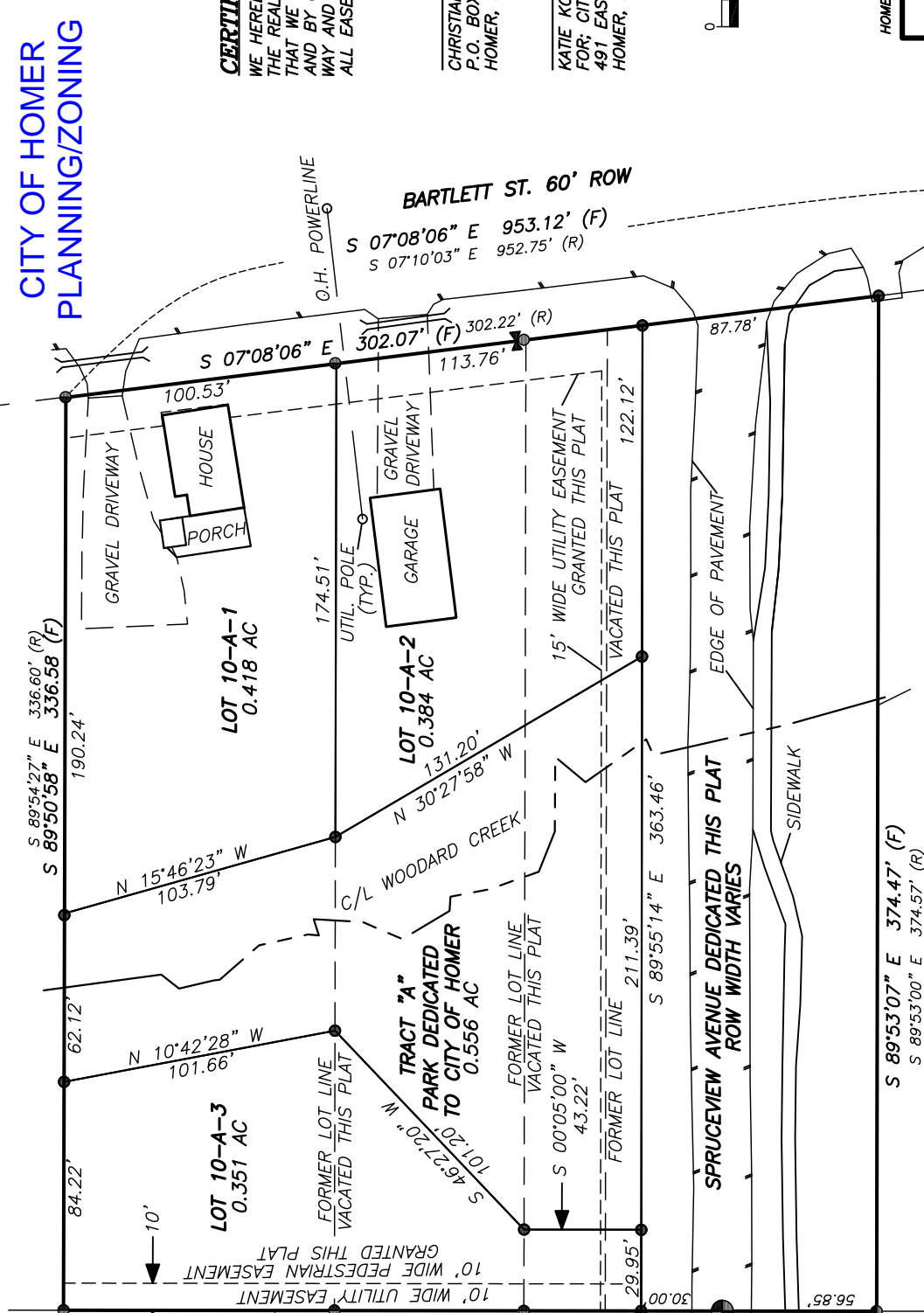
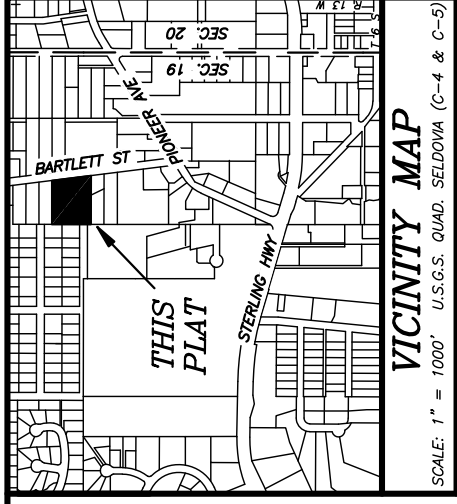
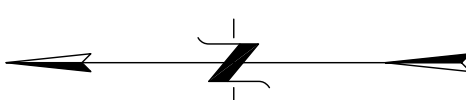
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

RECEIVED

1/4/2018

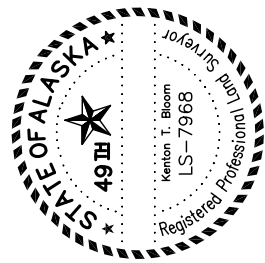
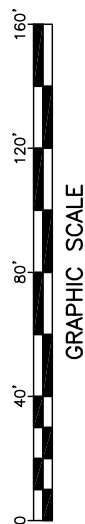
CITY OF HOMER PLANNING/ZONING



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USES SHOWN HEREON.

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
 P.O. BOX 490
 HOMER, AK 99603

KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
 FOR: CITY OF HOMER
 491 EAST PIONEER AVENUE
 HOMER, AK 99603



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

LEGEND

- FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ◀ CURB STOP

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

BUNNELL'S SUBD. NO. 17 2018 REPLAT
 A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RING. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247

CLIENT: CHRISTIAN HANSON
 P.O. BOX 490 HOMER, AK

DRAWN BY: KB
 CHKD BY: KB
 DATE: 12/2017
 SCALE: 1"=40'
 JOB #2017-72
 SHEET #1 OF 1

Session 18-02 A Regular Meeting of the Parks, Art, Recreation and Culture Advisory Commission was called to order on February 15, 2018 at 6:02 pm by Chair Matt Steffy at the Cowles Council Chambers City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS FAIR, LOWNEY, SHARP, ASHMUN, HARRALD, ARCHIBALD, ROEDL, STEFFY AND SALZMANN

ABSENT: COMMISSIONER WALLS (EXCUSED)

STAFF: DEPUTY CITY PLANNER ENGEBRETSEN
DEPUTY CITY CLERK KRAUSE
RECREATION MANAGER ILLG

The commission met at 5:30 p.m. in a worksession to discuss the Homer Education Recreation Center (HERC) facility. The worksession adjourned at 5:58 p.m.

APPROVAL OF THE AGENDA

Chair Steffy called for a motion to approve the agenda but would like to add an amendment to add Recreation Manager Illg under Reports, Item B.

LOWNEY/ROEDL – MOVED TO APPROVE THE AGENDA AS AMENDED.

There was a no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

Pat Moss, city resident, commented on the Homer Dog Trainers use the field at the HERC facility in the summer on most every Saturday, the Homer Animal Friends group also uses the field for events. It has been discussed that Homer needs a Dog Park and that would be a perfect location.

VISITORS

Kenton Bloom, Woodard Creek Park

Mr. Bloom provided a synopsis of the proposed plan to enlarge the area and create Woodard Creek Park. -

- Spruceview would have a dedicated right of way
- Reconfigures the block of land to create a larger public park along Woodard Creek and a new residential lot to the west of the creek
- City owned strip of land along Spruceview west of Bartlett Street and is currently designated as Woodard Park
- The heirs of Marvin Hanson wish to bring Mr. **Hanson's park vision to fruition**
- The park would be granted to the City of Homer

Mr. Bloom responded to a few questions and comments from the commission noting the owner was not a “showy guy” and the heirs have not requested naming the park; acknowledging the work of Mr. Hanson on the Woodard Creek Plan, all parties involved are agreeable to the proposed arrangement, surrounding property owners input on the proposal and the derelict shed on the property will require removal.

Commissioners commented on the benefits to the creek and community and future naming or development. Staff provided input that once it has final approval from the Borough, in the future the commission can certainly develop a park plan when the city takes ownership.

Chair Steffy thanked Mr. Bloom for presenting the project to the commission.

RECONSIDERATION

ADOPTION OF THE CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Parks Art Recreation & Culture Advisory Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Minutes for the Special Meeting on January 18, 2018

Chair Steffy requested a motion to adopt the Consent Agenda.

LOWNEY/HARRALD – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS

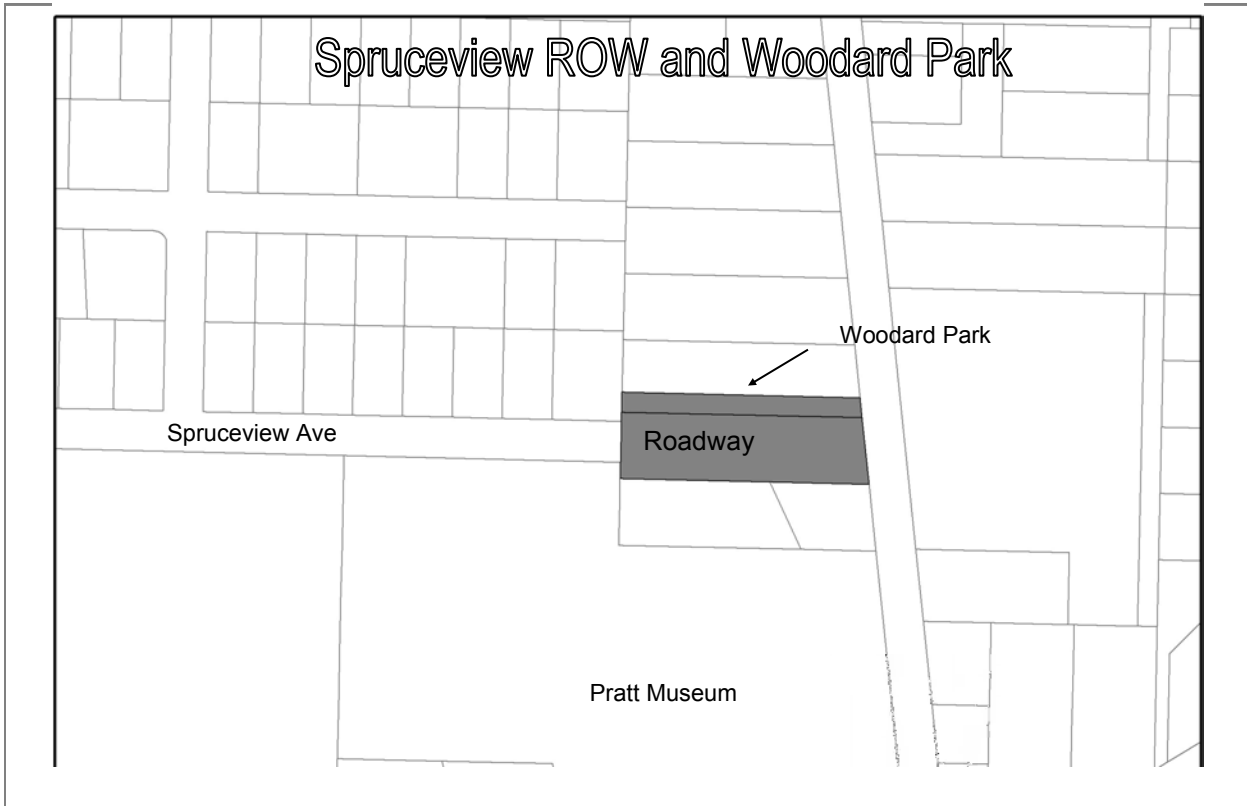
A. Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen commented on the table regarding the work on the master plan for Karen Hornaday Park. This will be on the March agenda so there is plenty of time for review by the commission. She also noted the information in the Supplemental Packet provided by Commission Harrald on the Camp Host program.

B. Mike Illg, Recreation Manager

Recreation Manager Illg provided a report to the commission on the following:

- Spring/Summer catalog has been submitted to the printer
- There are many new programs being offered
- The Telluride Festival was a success. There were approximately 500 who attended and HOWL was able to raise \$1500 for their organization.



Designated Use: ROW and Woodard Park	
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2015 Assessed Value: ROW: \$79,700, Park: \$40,600	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: August 4, 2022
SUBJECT: City Manager's Report for August 8, 2022 Council Meeting

Federal Funding for the Large Vessel Harbor Expansion General Investigation

I am happy to report that the City's Congressionally Designated Spending request to Senator Lisa Murkowski for Federal matching funds for the Homer Large Vessel Harbor Expansion General Investigation have successfully moved out of the U.S. Senate Appropriations Committee. Currently, \$300,000 is budgeted, the amount the US Army Corps of Engineers (USACE) anticipates expending in FY23 to initiate the 3-year, \$3M million study (funding is split \$1.5M federal, \$1.5M local sources which we have split 50/50 between the State of Alaska and the City of Homer). While funding is not guaranteed, approval by the Senate Appropriations Committee is a significant step in the process. The Federal budget will now move forward for consideration by the full Senate and then needs to be finalized by the full Congress. We hope to know definitively in December before the holiday recess.

Thanks to Senator Murkowski's strong project support, Senator Sullivan's advocacy for the project, State matching funds, and the continued coordinated efforts by Council and staff, we are cautiously optimistic that we will secure funding and be able to start the General Investigation in FY23.

The General Investigation will accomplish the necessary front-end planning for the project. Planning will involve the City and stakeholders and will be done cooperatively with the USACE. It will define and quantify Federal and non-Federal harbor conditions and needs, solicit input from stakeholders, develop alternative approaches and designs to solve the problems and determine whether the benefits of the project merit Federal investment in construction. We look forward to seeing this item in Congress' final budget for FY2023. Staff will continue to work with the USACE and Senator Murkowski's office to assist as needed.

Main Street Sidewalk Construction on a Short Pause

The Main Street Sidewalk project is on a brief hiatus as the contractor awaits delivery of some materials for the next stage of the project. It is expected that the hiatus should be approximately two weeks and we remain on track to finish the project this season. While there has been a break in the action, Public Works took advantage of the excavation for the sidewalk to replace two obsolete fire hydrants and upgraded a pressure reducing station on the Main Street water line.

Weed-Free Gravel and Sand Program

The City contracted with the Homer Soil & Water Conservation District to help Public Works address invasive species as part of the Department's normal operations. So far, the District has certified the three contractors

who have provided the City with most of its gravel and sand, as Weed-Free: East Road Services, Inc., Dibble Creek and R/C Land Development. This was just in time to ensure that the gravel/sand used on Main Street Sidewalk Project, the Frost Boil Dig-out projects and the City's stockpile of winter sand would be certified weed-free.

Bunnell Sidewalk Discussion

On Tuesday July 26th, Public Works Director Jan Keiser and Economic Development Manager Julie Engebretsen met with Old Town business owners and residents to discuss future road and sidewalk improvements. Engineers from Kinney and Associates were there to present some choices and listen to the conversation. Bunnell Street Arts Center graciously hosted the event, and participants appreciated talking about the traffic and parking issues, while watching large trucks delivering freight navigate the uniquely narrow streets. The quest for traffic calming and better pedestrian access began in Old Town in 2014 and culminated in improvements such as lower speed limits, speed humps and striped pedestrian walkways. The neighborhood looks forward to working with the City on the next stage of improvements for this vibrant neighborhood. Councilwoman Aderhold has expressed interested on working on policy changes and staying well-informed on developments in Old Town.



Jail Funding Update

The City of Homer is tentatively set to receive a 46% increase in community jail funding. An increase in jail contract funding is something that Homer and many other cities with community jails lobbied for this past year in Juneau. Our annual amount has remained the same for quite some time at \$424,080. Beginning in FY23 (effective July 1, 2022), the annual disbursement to the City is projected to increase to \$619,938 (increase of \$195,858). As stated these numbers are tentative and there is still the matter of updating our jail contract to contend with before this topic comes to a close. I will report back as the situation develops.

Building Code Update

Special Project Coordinator Ryan Foster has gotten to work on the Council priority of moving forward on the implementation of a building code for Homer. The first step is to address permitting of dirt work (i.e., grading).

As part of this change, we have identified three sections of Homer City Code (HCC) Title 21 which should be considered for transfer to a new title set up specifically for building regulations. The following are likely to be moved: HCC 21.44 Slopes; HCC 21.50 Site Development Standards and Miscellaneous Regulations; and HCC 21.75 Stormwater Plan. This project is currently under review by the Development Work Group and will need to make a trip to the Planning Commission before it gets up to the Council table. We're also planning on conducting some stakeholder outreach with the development community. Work related to building code adoption and implementation for structures is also underway, however, that is a larger topic which will take more time to develop.

Comprehensive Plan and Zoning Code Update

City Planner Rick Abboud, Economic Development Manager Julie Engebretsen, Special Projects Coordinator Ryan Foster, and I have been meeting to formulate a first draft RFP for the Council priority of updating the comprehensive plan and zoning code. We have some more work to do before we start to bring in other stakeholders, but I wanted Council to be aware that this is now moving ahead thanks to the added capacity of the new special project coordinator positions.

Agenda Management Upgrade

The Clerk's office is excited to announce a change in agenda management software from Municode Meetings to iCompass. iCompass provides for improved internal routing capabilities to assist staff in preparation for Council and Board/Commission packets. There will be an app on Council's tablets for quick access to agenda packets that provides quick links to agenda items, and it has an easy to use public facing portal for citizens to stay informed on meeting schedules and agendas. We don't have a date to go live yet, but we're close to having the agenda packet formatting completed and will be scheduling staff and council training on using the program soon. If you'd like a quick peek at what's to come, visit the City of Wasilla's page at <https://cityofwasilla.civicweb.net/Portal/> or the Village of Lisle at <https://villageoflisle.civicweb.net/portal/> to see what the iCompass public portal offers.

Running for Local Office Open House

The first Running for Local Office Open House was held Saturday, July 23rd from 10 to 11 am in the Council Chambers. The City Clerk was available for the hour to meet with folks interested in running for local office. One person stopped by, asked questions, and took copies of the materials that were available. The Clerk's Office will look at ways to improve on the event for next year. As a reminder, the Candidacy Filing Period is open until Monday, August 15th at 4:30 p.m. and filing packets are available on the City Clerk's webpage and at the City Clerk's Office.

Disaster Relief Funding from the 2018 Pacific Cod Federal Fishery Disaster

The City received disaster relief funds in the amount of \$2,106 related to the Gulf of Alaska Pacific Cod Disaster of 2018. Communities must use the funds to improve or maintain infrastructure or services that support Pacific cod commercial fisheries. The City will utilize the funds to help complete necessary maintenance on the Fish Dock cranes. Thanks to the Pacific States Marine Fisheries Commission for administering the funds for affected communities.

Attachment- August Employee Anniversaries



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: Andrea Browning
DATE: August 8, 2022
SUBJECT: August 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.

Joe Inglis	Public Works	11	Years
Shawn Krause	Public Works	3	Years
Kellen Stock	Police	3	Years
Rob Dumouchel	Admin	2	Years
Nate Brown	Public Works	1	Year