



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

City of Homer Agenda

**City Council Regular Meeting
Monday, April 25, 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 Regular Meeting Minutes of April 11, 2022. City Clerk. Recommend adoption.
- b.** Memorandum 22-066 from Mayor Castner Re: Appointment of Douglas Baily to the Library Advisory Board. Recommend approval.
- c.** Memorandum 22-067 from Deputy City Clerk Re: Liquor License Renewals for Captain Patties Fish House and AJ's Oldtown Steakhouse. Recommend approval.
- d.** Ordinance 22-23, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating \$18,712 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Complete the Purchase of the Bi-Directional Amplifier System for the Homer Police Department and Microwave Links for Homer's Repeaters. City Manager/Police Chief. Recommended dates Introduction April 25, 2022, Public Hearing and Second Reading May 9, 2022.

Memorandum 22-068 from Police Chief as backup.

- e. Resolution 22-031, A Resolution of the City Council of Homer, Alaska Acknowledging the City of Homer Surplus Equipment Sale - April 2022 Results. City Clerk. Recommend adoption.

Memorandum 22-069 from Deputy City Clerk as backup.

- f. Resolution 22-032, An Ordinance of the City Council of Homer, Alaska Awarding a Contract to Anchor 907, LLC, of Homer, Alaska for Public Restroom Custodial Services in the Amount of \$80,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-070 from Public Works Director as backup.

- g. Resolution 22-033, A Resolution of the City Council of Homer, Alaska Awarding a Contract to the Kachemak Bay National Estuarine Research Reserve in the Amount of \$50,000 for Ground Water Research and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-071 from Public Works Director as backup.

- h. Resolution 22-034, A Resolution of the City Council of Homer, Alaska Approving a Recreational Use Agreement Between the City of Homer and the Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on City Owned Land in the Baycrest Ski Area and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 22-034 from Recreation Manager as backup.

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)
- b. HERC/Pioneer Avenue Gateway Revitalization Project Planning Phase I Final Report - Julie Engebretsen, Economic Development Manager (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. Library Advisory Board
- f. Planning Commission
- g. Economic Development Advisory Commission
- h. Parks Art Recreation and Culture Advisory Commission
- i. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- [a.](#) Ordinance 22-21, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$13,800 from the General Fund Capital Asset Repair and Maintenance Allowance Fund for Upgrades to the City Clerk's Office and Equipment for City Hall. City Manager/City Clerk. Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-060 from City Clerk as backup.

- [b.](#) Ordinance 22-22, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by an Amount not to Exceed \$800,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of an Enforcer 2500 Gallon Tender Fire Truck. City Manager/Mayor. Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-073 from Fire Chief as backup.

Memorandum 22-061 from City Manager as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

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

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- [a.](#) Resolution 22-35, A Resolution of the City Council of Homer, Alaska Supporting Alaska House Bill 252, No Patient Left Alone Act. Erickson.

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, May 9, 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.

Session 22-07 a Regular Meeting of the Homer City Council was called to order on April 11, 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: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN-CAVASOS, VENUTI

ABSENT: COUNCILMEMBER LORD (excused)

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN
INFORMATION TECHNOLOGY ANALYST SULCZYNSKI
CITY ATTORNEY GATTI

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

Mayor Castner announced the following supplemental items and agenda corrections-
Announcements/Presentations/Reports Written report from the Planning Commission.
Consent Agenda Correct Resolution 22-029 title to read HDL Engineering Consultants LLC, and Resolution 22-030 title to read Alaska Drinking Water Fund Loan in the not to exceed principal amount of \$277,090 for the Tasmania court water improvement project.

ADERHOLD/ERICKSON MOVED TO APPROVE THE AGENDA.

There was no objection.

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 Councilmember.)

- a. Homer City Council Unapproved Regular Meeting Minutes of March 29, 2022. City Clerk. Recommend adoption.

- b. Memorandum 22-059 from Deputy City Clerk Re: New Liquor License for Homeslice Pizza and Liquor License Renewal for BPO Elks Lodge. Recommend approval.
- c. Ordinance 22-21, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$13,800 from the General Fund Capital Asset Repair and Maintenance Allowance Fund for Upgrades to the City Clerk's Office and Equipment for City Hall. City Manager/City Clerk. Recommended dates Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-060 from City Clerk as backup.

- d. Ordinance 22-22, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by an Amount not to Exceed \$800,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of an Enforcer 2500 Gallon Tender Fire Truck. City Manager/Mayor. Recommended dates Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-061 from City Manager as backup.

- e. Resolution 22-028, A Resolution of the City Council of Homer, Alaska Approving an Amendment to the Property Development Plan of the Copper River Seafoods Lease for Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, According to Plat No. 80-92, Containing 15,300 Sq Ft, Kenai Peninsula Borough Parcel #18103425. City Manager. Recommend adoption.

Memorandum 22-062 from Port & Harbor Advisory Commission as backup.

- f. Resolution 22-029, A Resolution of the City Council of Homer, Alaska Authorizing the Award of a Contract to Design the Ben Walters Lane Sidewalk to HDL Engineering Consultants LLC in an Amount not to Exceed \$73,436 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-063 from Public Works Director as backup.

- g. Resolution 22-030, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation for an Alaska Drinking Water Fund Loan in the not to exceed principal amount of \$277,090 for the Tasmania Court Water Improvement Project. City Manager/Public Works Director. Recommend adoption.

City Clerk Jacobsen read the consent agenda with recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

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

Derotha Ferraro reviewed COVID statistics for South Peninsula Hospital for the last eight weeks and hours for the Testing and Vaccine Clinic.

Lorne Carroll reported on cases statewide and Kenai Peninsula Borough community levels. He also addressed daily new confirmed cases of the US compared to the United Kingdom, US and Alaska prevalence of the Omicron variants, and vaccination information.

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

- a. Worksession Report

City Manager Dumouchel reported that Council heard a legislative update from Senator Gary Stevens and a Lobbyist update from Christine Hess and Reggie Joule.

- b. Committee of the Whole Report

Councilmember Aderhold reported Council discussed Ordinance 22-22 for the purchase of a fire truck. They discussed items on the City Manager's report including open burning and air quality issues, and Commission work on housing.

- c. Mayor's Report

Mayor Castner reported he received phone calls and talked to people about burning and levels of smoke, road issues, and housing.

- d. Lunch with a Councilmember Report - Councilmember Davis

Councilmember Davis reported there was a small group of attendees but they had good conversation regarding adopting a building code, updating the current zoning code, and non-motorized trails and corridors.

e. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported there is a new Solid Waste Director, Lee Frey. At their last assembly meeting they discussed solid waste for Homer, there is a cell in Homer that still receives construction and demolition waste with about a three year window of capacity, and there will be an RFP for a study for a new location for solid waste in Homer.

f. Planning Commission Report

A written report was submitted in the supplemental packet.

PUBLIC HEARING(S)

- a. Ordinance 22-16, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$30,000 from the Fishing Lagoon Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Funding the Development of an Engineered Concept and Cost Estimate for an Accessible Fishing Platform at the Nick Dudiak Fishing Lagoon. City Manager/Public Works Director. Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-047 from Public Works Director as backup.

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

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-16 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold commented in support of the ordinance, noting the fishing lagoon is a very well used facility and having it accessible to everyone will be great.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 22-18(S), An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$461,446 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Fund the City's Portion of Costs for Bunnell

Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director. Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-064 from Public Works Director as backup.

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

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-18(S) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 22-19, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$ 56,450 from the Port Reserves Fund for the Purpose of Engaging R&M Consultants' Grant Assistance and Engineering Support Teams to Develop and Submit a 2022 Port Infrastructure Development Program Grant Application for Homer Harbor's Float Replacement Project. Erickson/Port. Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-050 from Port Director as backup.

Memorandum 22-051 from Port & Harbor Advisory Commission as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 22-19 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

City Manager Dumouchel requested an amendment to remove reference to 2022 in the event we don't apply until 2023.

ERICKSON/ADERHOLD MOVED TO AMEND TO STRIKE 2022 OUT OF THE ORDINANCE.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

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

Motion carried.

- d. Ordinance 22-20, An Ordinance of the City Council of Homer, Alaska Amending the FY22/23 Operating Budget to Provide for Necessary Mid-Biennium Budget Amendments. City Manager. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-065 from City Manager as backup.

Memorandum 22-052 from City Manager as backup.

Mayor Castner opened the public hearing.

Matt Clarke, city resident and Deputy Harbormaster, commented in support of the proposed cost of living allowance (COLA) increase proposed in the ordinance. He's in charge of hiring and managing up to seven full time seasonal employees at the Port and Harbor. It's been increasingly difficult to attract employees to the job postings, and the COLA increase will help attract employees to our job postings.

Del Masterhan, Ice Plant/Fish Dock Supervisor, is in a similar situation needing to hire temporary staff and agrees the COLA increase will help attract people to the position.

There were no further comments and the public hearing was closed.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-20 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Castner commented that tax revenue runs the city. The Council has a variety of options in allocating the revenue and they spend a lot of time, care, and effort in trying to wisely and fairly spend the money. He expressed his support for the mid-biennium budget adjustment primarily because for the city to grow we have to increase our capacity in all departments. Without doing so we'll wither on the vine.

Councilmember Aderhold expressed her appreciation for the additional information that was provided at their request from the last meeting. She feels comfortable with the allocations proposed and supports this ordinance.

Councilmember Erickson shared that as a small business owner we are all having the same problems with hiring people.

Councilmember Davis asked for more information regarding the administrative fees for the Port and Harbor enterprise and Public Works utility funds. He's familiar with the concept through his work with the embassies they have a similar procedure for ensuring all the different components pay their share of the shared costs of administering the embassy.

City Manager Dumouchel explained with this amendment administration is not charging the administrative fees, so we're not getting the revenue and Port and the utility fund are generating money they're keeping instead of remitting back to the general fund. The increase in sales tax revenue covers that difference in the operating budget. He explained how the administrative fees are administered through a percentage of the general fund that support the other funds, and how this amendment to the administrative fees benefits the enterprise and utility fund.

Councilmember Venuti shared her support of the COLA for the employees.

Councilmember Aderhold added that she supports the administrative fees and thinks they are appropriate, and she looks forward to having more discussion about the fees in their next budget process. She also supports this administrative fee holiday to support the enterprise and utility funds for their reserves, this time.

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

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel thanked the Chamber of Commerce and City staff involved with making the Winter King Tournament a safe and successful event. From his written report he touched on the mailer that will be going out regarding sales tax on short term rentals in the city, transition of food truck permitting from the Police Department to City Hall, progress on the Main Street Sidewalk project, and efforts made toward the Coast Guard City Designation.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced advisory body openings and voter registration deadlines for the June 11 State Special Election.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel announced current job openings.

COMMENTS OF THE MAYOR

Mayor Castner thanked everyone for a good meeting.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti thanked staff for coordinating the visitors for the legislative updates, she find them very informative. She recognized Derotha Ferraro and Alivia Erickson for being recognized as Haven House Women of Distinction. She attended the celebration of Lifelong Learners, and congratulated Donna Rae Faulkner who received the award. They had a trivia contest where the Mayor was in first place and Councilmember Aderhold was in second. It was great to be back in the library for that event.

Councilmember Hansen-Cavasos said it's good to be back in the Council Chambers.

Councilmember Aderhold said it's great to see people back in the Council Chambers and see the employees who were here tonight. She shared her appreciation for all the employees of the City of Homer.

Councilmember Davis noted an interesting question from Lunch with a Councilmember was about why is the State so late in taking care of their roads, for example in clearing gravel and the sidewalks that lead to our schools. The questioner wondered if the City could take it over. City Manager Dumouchel was there and explained why. A secondary question was what about having the City clear the sidewalks to the schools and it sounded like there was room for discussion on that.

Councilmember Erickson shared about her recent trip to Texas where she and her Alaska family had their first experience with a tornado warning. They were worried about what to do, and the Texans were dismissive because it happens all the time. She likened that to how our

visitors feel when there is an earthquake and tsunami warnings. When we have guests in our homes, or in RV's, and vacation rentals and they don't know what to do or where to go it would be helpful for the hosts to have information available about what to do if there's an earthquake or tsunami warning.

ADJOURN

There being no further business to come before Council Mayor Castner adjourned the meeting at 7:13 p.m. The next Regular Meeting is Monday, April 25, 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: _____



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 22-066

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: APRIL 20, 2022
SUBJECT: APPOINTMENT OF DOUGLAS BAILY TO THE LIBRARY ADVISORY BOARD

Douglas Baily is appointed to the Library Advisory Board to fill the seat vacated by Gordy Vernon and complete the remaining term, which expires April 1, 2024.

Recommendation

Confirm the appointment of Douglas Baily to the Library Advisory Board.

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

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

Submission information

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

Submitted by Visitor (not verified)

Wed, 04/20/2022 - 11:49am

162.142.118.25

Applicant Information

Full Name

DOUGLAS BAILY

Physical Address Where you Claim Residency

4685 CRAFTSMAN ROAD

Mailing Address

Box 2953 HOMER, ALASKA 99603

Phone Number(s)

9074354006

Email

oldbailyfarm@gmail.com

Advisory Bodies

Library Advisory Board – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.

Residency

Are you a City Resident? Yes

If yes, how long have you been a City Resident? 3 YEARS

How long have you been a resident of the South Peninsula Area? 3 YEARS
(ACTIVELY INVOLVED ON KACHEMAK BAY SINCE 1957)

Background Information

Have you ever served on a similar advisory body?

No. But I have served as a Member of the Citizens Committee for the Creation of Chugach

State Park, Chair of the Alaska Parole Board, Member of the Alaska Judicial Council, Board of the Great Land Trust (Anchorage), Oregon Department of Fish and Game Statewide Board for the Access and Habitat Program and other public groups.

Other memberships

Kachemak Bay Masonic Lodge, Alaska 200 Club,

Special Training & Education

B S Geology (Beloit 1959), LIb (University of Illinois 1964), United States Army, Basic and Advanced training (1959-60)

Chapman School of Seamanship (1985) , Firefighter II (Oregon State Department of Training and Standards 2010), WL 7 DV, 3 years "at sea", life in general.

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

I am interested in advancing training and education in science for all members of my community.

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/49145>

Links

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



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 22-067

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: APRIL 20, 2022

SUBJECT: LIQUOR LICENSE RENEWALS FOR CAPTAIN PATTIE'S AND AJ'S OLDTOWN STEAKHOUSE

The City Clerk's Office has been notified by the AMCO Board of Liquor License Permit Renewals for Beverage Dispensary and Seasonal Restaurant Eating Place within the City of Homer, for the following licenses:

License Type: Restaurant Eating Place - Seasonal
License #: 2673
DBA Name: Captain Patties Fish House
Service Location: 4241 Homer Spit Rd. #1
Homer, AK 99603
Licensee: Captain Patties Fish House, Inc.
Contact Person: John Michels

License Type: Beverage Dispensary
License #: 1252
DBA Name: AJ's Old Town Steakhouse
Service Location: 120 W Bunnell Avenue
Homer, AK 99603
Licensee: APS Investments, LLC
Contact Person: Adrienne Sweeney

RECOMMENDATION: Voice non objection and approval for the Liquor License Renewal Applications.

Fiscal Note: Revenues.



April 19, 2022

Kenai Peninsula Borough

ViaEmail:cjackinsky@kpb.us; maldridge@kpb.us; ncarver@kpb.us; slopez@kpb.us; jblankenship@kpb.us; assemblyclerk@kpb.us; mjenkins@kpb.us; JVanhooose@kpb.us mjacobsen@ci.homer.ak.us; clerk@cityofhomer-ak.gov

Re: Notice of 2022/2023 Liquor License Renewal Application

License Type:	Restaurant Eating Place- Seasonal	License	2673
Licensee:	Captain Patties Fish House Inc		
Doing Business As:	Captain Patties Fish House		

We have received a completed renewal 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 written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Glen Klinkhart, Director
amco.localgovernmentonly@alaska.gov

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

XXXX

ISSUED

4/19/2022

ABC BOARD

LIQUOR LICENSE

2022 - 2023

TEMPORARY

2673

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Restaurant/Eating

04/15 - 10/15

LICENSE FEE: \$300.00

1132

CITY / BOROUGH: Homer
Kenai Peninsula Borough

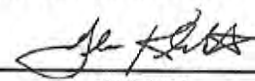
D/B/A: Captain Patties Fish House
4241 Homer Spit Road #1

Mail Address:
Captain Patties Fish House, Inc.
PO Box 210
Anchor Point, AK 99556-0210

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 7/21)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

XXXX

ISSUED

4/19/2022

ABC BOARD

LIQUOR LICENSE

2022 - 2023

TEMPORARY

2673

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Restaurant/Eating

04/15 - 10/15

LICENSE FEE: \$300.00

CITY / BOROUGH: Homer
Kenai Peninsula Borough

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

COPY

DIRECTOR

D/B/A: Captain Patties Fish House
4241 Homer Spit Road #1

Mailing Address:
Captain Patties Fish House, Inc.
PO Box 210
Anchor Point, AK 99556-0210

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 7/21)



Alaska Alcoholic Beverage Control Board

Form AB-17: 2022/2023 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than 12/31/2021 per AS 04.11.270, 3 AAC 304.160, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by 02/28/2022 will be expired per AS 04.11.540, 3 AAC 304.160(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the required fees and all documents required, or the application will be returned without being processed, per AS 04.11.270, 3 AAC 304.105
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Establishment Contact Information			
Licensee (Owner):	Captain Pattle's Fish House, Inc	License #:	2673
License Type:	Restaurant/Eating Place - seasonal		
Doing Business As:	Captain Pattle's Fish House, Inc.		
Premises Address:	4241 Homer Spit Rd, Homer, AK 99603		
Local Governing Body:	City of Homer, Kenai Peninsula Borough		
Community Council:	NONE		

If your mailing address has changed, write the NEW address below:

Mailing Address:	No change		
City:	State:	ZIP:	

Section 1 - Licensee Contact Information

Contact Licensee: The individual listed below must be listed in Section 2 or 3 as an Official/Owner/Shareholder of your entity and must be listed on CBPL with the same name and title.

This person will be the designated point of contact regarding this license, unless the Optional contact is completed.

Contact Licensee:	John Michels	Contact Phone:	907 349 1902
Contact Email:	johnmichels@live.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee about your license, list them below:

Name of Contact:	Contact Phone:
Contact Email:	

Name of Contact:	Contact Phone:
Contact Email:	

Name of Contact:	Contact Phone:
Contact Email:	



Form AB-17: 2022/2023 License Renewal Application

Section 2 - Entity or Community Ownership Information

Sole Proprietors should skip this Section.

Use the link from Corporations, Business and Professional Licensing (CBPL) below to assist you in finding the Entity #.

<https://www.commerce.alaska.gov/cbp/main/search/entities>

Alaska CBPL Entity #:	73978D
-----------------------	--------

READ BEFORE PROCEEDING: Any new or changes to Shareholders (10% or more), Managers, Corporate Officers, Board of Directors, Partners, Controlling Interest or Ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI-approved card stock, AB-08a's, payment of \$48.25 for each new officer with a date-stamped copy of the CBPL change per AS 04.11.045, 50 & 55, or a Notice of Violation will be issued to your establishment and your application will be returned.

The only exception to this is a Corporation who can meet the requirements set forth in AS 04.11.050(c).

DO NOT LIST OFFICERS OR TITLES THAT ARE NOT REQUIRED FOR YOUR ENTITY TYPE.

- Corporations of any type including non-profit must list ONLY the following:
 - All shareholders who own 10% or more stock in the corporation
 - Each President, Vice-President, Secretary, and Managing Officer regardless of percentage owned
- Limited Liability Corporations, of any type must list ONLY the following:
 - All Members with an ownership interest of 10% or more
 - All Managers (of the LLC, not the DBA) regardless of percentage owned
- Partnerships of any type, including Limited Partnerships must list ONLY the following:
 - Each Partner with an interest of 10% or more
 - All General Partners regardless of percentage owned

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You must list full legal names, all required titles, phone number, percentage of shares owned (if applicable) and a full mailing address for each official of your entity whose information we require. **If more space is needed: attach additional completed copies of this page. Additional information not on this page will be rejected.**

Name of Official:	Patty Hensley		
Title(s):	President	Phone:	907 399 1925
Mailing Address:	PO BOX 210		
City:	Anchor Point	State:	AK
		ZIP:	99556

Name of Official:	John Michels		
Title(s):	Secretary	Phone:	907 399 1902
Mailing Address:	PO BOX 210		
City:	Anchor Point	State:	AK
		ZIP:	99556

Name of Official:			
Title(s):		Phone:	
Mailing Address:			
City:		State:	
		ZIP:	



Form AB-17: 2022/2023 License Renewal Application

Section 3 – Sole Proprietor Ownership Information

Corporations, LLC's and Partnerships of ALL kinds should skip this section.

READ BEFORE PROCEEDING: Any new or changes to the ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI approved cardstock, AB-08a's, payment of \$48.25 for each **new owner or officer** and a date stamped copy of the CBPL change per AS 04.11.045, or a Notice of Violation will be issued to your establishment and your application will be returned.

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You must list full legal names, phone number, and mailing address for each owner or partner whose information we require.

If more space is needed, attach additional copies of this page. Additional owners not listed on this page will be rejected.

This individual is an: Applicant Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

This individual is an: Applicant Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

Section 4 – License Operation

Check ONE BOX for EACH CALENDAR YEAR that best describes how this liquor license was operated:

- | | | |
|---|-------------------------------------|-------------------------------------|
| | 2020 | 2021 |
| 1. The license was regularly operated continuously throughout each year. (Year-round) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The license was only operated during a specific season each year. (Seasonal)
<i>If your operation dates have changed, list them below:</i>
<u>April 15</u> to <u>Sep 15</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
<i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

If you have not met the minimum number of hours of operation in 2020 and/or 2021, you are not required to pay the fees, however a complete AB-29 is required with Section 2 marked "OTHER" and COVID is listed as the reason.

Section 5 – Violations and Convictions

Have ANY Notices of Violation been issued for this license OR has ANY person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2020 or 2021?

Yes No

If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2)

If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.



Form AB-17: 2022/2023 License Renewal Application

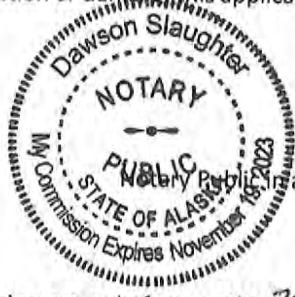
Section 6 – Certifications

As an applicant for a liquor license renewal, 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, are true, correct, and complete.

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and accurately listed, and I have provided AMCO with all required changes of Shareholders (10% or more), Managers, Corporate Officers/Board of Directors, Partners, Controlling Interest or Ownership of the business license, and have provided all required documents for any new or changes in officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 304.465.
- I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name from what is currently approved and on file with the Alcoholic Beverage Control Board.

I certify on behalf of myself or of the organized entity 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.

John Michels
 Signature of licensee
John Michels
 Printed name of licensee



Dawson Slaughter
 Signature of Notary Public

and for the State of: Alaska

My commission expires: 00019th 2023

Subscribed and sworn to before me this 20th day of December, 2021.

- Restaurant/Eating Place** applications must include a completed AB-33: Restaurant Receipts Affidavit
- Recreational Site** applications must include a completed Recreational Site Statement
- Tourism** applications must include a completed Tourism Statement
- Wholesale** applications must include a completed AB-25: Supplier Certification
- Common Carrier** applications must include a current safety inspection certificate

All renewal and supplemental forms are available online

Any application that is not complete or does not include ALL required completed forms and fees will not be processed and will be returned per AS 04.11.270, 3 AAC 304.105.

FOR OFFICE USE ONLY

License Fee:	\$	Application Fee:	\$ 300.00	Misc. Fee:	\$
Total Fees Due:					\$

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	CAPTAIN PATTIE'S FISH HOUSE, INC.

Entity Type: Business Corporation

Entity #: 73978D

Status: Good Standing

AK Formed Date: 8/16/2001

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2023

Entity Mailing Address: PO BOX 210, ANCHOR POINT, AK 99556

Entity Physical Address: 4241 HOMER SPIT RD, HOMER, AK 99603

Registered Agent

Agent Name: PATTIE HENSLEY

Registered Mailing Address: PO BOX 210, ANCHOR POINT, AK 99556

Registered Physical Address: 4241 SPIT RD, HOMER, AK 99603

Officials

AK Entity #	Name	Titles	Owned
	Jocelyn Hensley	Director	
	John Michels	Treasurer, Secretary	
	Patty Hensley	President, Shareholder	100.00

Show Former (None on file)

Filed Documents

Date Filed	Type	Filing	Certificate
8/16/2001	Creation Filing	Click to View	
1/29/2002	Initial Report	Click to View	
5/07/2003	Biennial Report	Click to View	
3/01/2005	Biennial Report	Click to View	
12/17/2006	Biennial Report	Click to View	
9/16/2009	Biennial Report	Click to View	
6/25/2012	Biennial Report	Click to View	
2/18/2013	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
12/12/2014	Biennial Report	Click to View	
4/02/2015	Certificate of Compliance		Click to View
4/21/2017	Biennial Report	Click to View	
4/04/2019	Biennial Report	Click to View	
1/14/2021	Biennial Report	Click to View	

[Close Details](#)

[Print Friendly Version](#)

License Detail

LICENSE DETAILS

License #: 293777

[Print Business License](#)

Business Name: CAPTAIN PATTIES FISH HOUSE, INC

Status: Active

Issue Date: 02/19/2003

Expiration Date: 12/31/2022

Mailing Address: PO BOX 210
ANCHOR POINT, AK 99556

Physical Address: 4241 HOMER SPIT ROAD
HOMER, AK 99603

Owners

CAPTAIN PATTIE'S FISH HOUSE, INC.

Activities

Line of Business

NAICS

Professional License #

72 - Accommodation and Food Services

722110 - FULL-SERVICE RESTAURANTS

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

Start Date	End Date
1/1/2019	1/14/2019
1/1/2020	1/9/2020
1/1/2021	1/7/2021

[Close License Detail](#)

[Print Friendly Version](#)



April 15, 2022

City of Homer

Via Email: MJacobsen@ci.homer.ak.us ; clerk@cityofhomer-ak.gov

Re: Notice of 2022/2023 Liquor License Renewal Application

License Type:	Beverage Dispensary	License	1252
Licensee:	APS Investments LLC		
Doing Business As:	AJ's Old Town Steakhouse and Tavern		

We have received a completed renewal 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 written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Glen Klinkhart, Director
amco.localgovernmentonly@alaska.gov

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

1252

XXXX

LIQUOR LICENSE

ISSUED

2022 - 2023

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

04/15/2022

TEMPORARY

ABC BOARD

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispensary

LICENSE FEE: \$2,500.00

1104

CITY / BOROUGH: Homer
Kenai Peninsula Borough

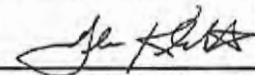
D/B/A: AJ's Oldtown Steakhouse &
120 W Bunnell Avenue

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Mail Address:
APS Investments, LLC
135 W Bunnell Avenue
Homer, AK 99603

[] Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 7/21)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

1252

XXXX

LIQUOR LICENSE

ISSUED

2022 - 2023

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

04/15/2022

TEMPORARY

ABC BOARD

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispensary

LICENSE FEE: \$2,500.00

CITY / BOROUGH: Homer
Kenai Peninsula Borough

D/B/A: AJ's Oldtown Steakhouse & Tavern
120 W Bunnell Avenue

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Mailing Address:
APS Investments, LLC
135 W Bunnell Avenue
Homer, AK 99603

[] Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

COPY

DIRECTOR

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 7/21)



Alaska Alcoholic Beverage Control Board

Form AB-17: 2022/2023 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than 12/31/2021 per AS 04.11.270, 3 AAC 304.160, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by 02/28/2022 will be expired per AS 04.11.540, 3 AAC 304.160(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the required fees and all documents required, or the application will be returned without being processed, per AS 04.11.270, 3 AAC 304.105
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Establishment Contact Information

Licensee (Owner):	APS Investments, LLC	License #:	1252
License Type:	Beverage Dispensary		
Doing Business As:	AT's Oldtown Steakhouse		
Premises Address:	120 W. Bunnell Ave		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

If your mailing address has changed, write the NEW address below:

Mailing Address:	135 W. Bunnell Ave		
City:	Homer	State:	AK
ZIP:	99103		

Section 1 - Licensee Contact Information

Contact Licensee: The individual listed below must be listed in Section 2 or 3 as an Official/Owner/Shareholder of your entity and must be listed on CBPL with the same name and title.

This person will be the designated point of contact regarding this license, unless the Optional contact is completed.

Contact Licensee:	Adrienne Sweeney	Contact Phone:	907-299-8019
Contact Email:	adriennewalli@hotmail.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee about your license, list them below:

Name of Contact:	Alex Sweeney	Contact Phone:	907-299-7570
Contact Email:	alex@sweeney@yahoo.com		

Name of Contact:		Contact Phone:	
Contact Email:			

Name of Contact:		Contact Phone:	
Contact Email:			



Form AB-17: 2022/2023 License Renewal Application

Section 2 – Entity or Community Ownership Information

Sole Proprietors should skip this Section.

Use the link from Corporations, Business and Professional Licensing (CBPL) below to assist you in finding the Entity #.
<https://www.commerce.alaska.gov/cbp/main/search/entities>

Alaska CBPL Entity #:	130372
-----------------------	--------

READ BEFORE PROCEEDING: Any new or changes to Shareholders (10% or more), Managers, Corporate Officers, Board of Directors, Partners, Controlling Interest or Ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI-approved card stock, AB-08a's, payment of \$48.25 for each new officer with a date-stamped copy of the CBPL change per AS 04.11.045, 50 & 55, or a Notice of Violation will be issued to your establishment and your application will be returned.

The **only exception** to this is a Corporation who can meet the requirements set forth in AS 04.11.050(c).

DO NOT LIST OFFICERS OR TITLES THAT ARE NOT REQUIRED FOR YOUR ENTITY TYPE.

- **Corporations** of any type including *non-profit* must list **ONLY** the following:
 - All shareholders who own 10% or more stock in the corporation
 - Each President, Vice-President, Secretary, and Managing Officer regardless of percentage owned
- **Limited Liability Corporations**, of any type must list **ONLY** the following:
 - All Members with an ownership interest of 10% or more
 - All Managers (of the LLC, not the DBA) regardless of percentage owned
- **Partnerships** of any type, including *Limited Partnerships* must list **ONLY** the following:
 - Each Partner with an interest of 10% or more
 - All General Partners regardless of percentage owned

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You must list full legal names, all required titles, phone number, percentage of shares owned (if applicable) and a full mailing address for each official of your entity whose information we require. **If more space is needed: attach additional completed copies of this page. Additional information not on this page will be rejected.**

Name of Official:	Adrienne Sweeney				
Title(s):	Member/Manager	Phone:	907-244-8019	% Owned:	49%
Mailing Address:	135 W. Bunnell Ave				
City:	Homer	State:	AK	ZIP:	99603

Name of Official:	Alexander Sweeney				
Title(s):	Member	Phone:	907-244-7570	% Owned:	51%
Mailing Address:	135 W. Bunnell Ave				
City:	Homer	State:	AK	ZIP:	99603

Name of Official:					
Title(s):		Phone:		% Owned:	
Mailing Address:					
City:		State:		ZIP:	

AMCO

JAN 3 2022



Form AB-17: 2022/2023 License Renewal Application

Section 3 – Sole Proprietor Ownership Information

Corporations, LLC's and Partnerships of ALL kinds should skip this section.

READ BEFORE PROCEEDING: Any new or changes to the ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI approved cardstock, AB-08a's, payment of \$48.25 for each **new owner or officer** and a date stamped copy of the CBPL change per AS 04.11.045, or a Notice of Violation will be issued to your establishment and your application will be returned.

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You must list full legal names, phone number, and mailing address for each owner or partner whose information we require.

If more space is needed, attach additional copies of this page. Additional owners not listed on this page will be rejected.

This individual is an: Applicant Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

This individual is an: Applicant Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

Section 4 – License Operation

Check ONE BOX for EACH CALENDAR YEAR that best describes how this liquor license was operated:

- | | | |
|--|-------------------------------------|-------------------------------------|
| | 2020 | 2021 |
| 1. The license was regularly operated continuously throughout each year. (Year-round) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The license was only operated during a specific season each year. (Seasonal)
<i>except from March 18, 2020 - May 21, 2020</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>If your operation dates have changed, list them below:</i>
_____ to _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
<i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendaryears. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

If you have not met the minimum number of hours of operation in 2020 and/or 2021, you are not required to pay the fees, however a complete AB-29 is required with Section 2 marked "OTHER" and COVID is listed as the reason.

Section 5 – Violations and Convictions

Have ANY Notices of Violation been issued for this license OR has ANY person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2020 or 2021? Yes No

If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2)

If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.

* See attached



Alaska Alcoholic Beverage Control Board

Form AB-17: 2022/2023 License Renewal Application

Section 6 – Certifications

As an applicant for a liquor license renewal, 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, are true, correct, and complete.

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and potentially expired if I do not comply with statutory or regulatory requirements.
I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.
I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and accurately listed, and I have provided AMCO with all required changes of Shareholders (10% or more), Managers, Corporate Officers/Board of Directors, Partners, Controlling Interest or Ownership of the business license, and have provided all required documents for any new or changes in officers.
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 304.465.
I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name from what is currently approved and on file with the Alcoholic Beverage Control Board.

I certify on behalf of myself or of the organized entity 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.

Signature of licensee: Alexander J. Sweeney Jr.

Signature of Notary Public: Lyndsay Appelhanz

Notary Public in and for the State of: Alaska

My commission expires: 08/06/2023



Subscribed and sworn to before me this 29th day of December, 2021

- Restaurant/Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit
Recreational Site applications must include a completed Recreational Site Statement
Tourism applications must include a completed Tourism Statement
Wholesale applications must include a completed AB-25: Supplier Certification
Common Carrier applications must include a current safety inspection certificate

All renewal and supplemental forms are available online

Any application that is not complete or does not include ALL required completed forms and fees will not be processed and will be returned per AS 04.11.270, 3 AAC 304.105.

FOR OFFICE USE ONLY

Table with 4 columns: License Fee (\$2500), Application Fee (\$300.00), Misc. Fee (\$), Total Fees Due (\$2800.00)



JAN 3 2022

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	APS Investments, LLC

Entity Type: Limited Liability Company

Entity #: 130372

Status: Good Standing

AK Formed Date: 8/30/2010

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2024

Entity Mailing Address: 135 W. BUNNELL AVE, HOMER, AK 99603

Entity Physical Address: 135 W BUNNELL AVE HOMER, AK 99603, HOMER, AK 99603

Registered Agent

Agent Name: ADRIENNE SWEENEY

Registered Mailing Address: 135 W. BUNNELL AVENUE, HOMER, AK 99603

Registered Physical Address: 135 W. BUNNELL AVENUE, HOMER, AK 99603

Officials

AK Entity #	Name	Titles	Owned	<input type="checkbox"/> Show Former
	Adrienne Sweeney	Member, Manager	49.00	
	Alexander Sweeney	Member	51.00	

Filed Documents

Date Filed	Type	Filing	Certificate
8/30/2010	Creation Filing	Click to View	
8/30/2010	Initial Report	Click to View	
3/22/2012	Biennial Report	Click to View	
10/21/2013	Agent Change	Click to View	
5/10/2014	Biennial Report	Click to View	
12/02/2015	Biennial Report	Click to View	
1/01/2018	Biennial Report	Click to View	
1/01/2020	Biennial Report	Click to View	
12/14/2021	Biennial Report	Click to View	

LICENSE DETAILS

License #: 957503

[Print Business License](#)

Business Name: AJ'S OLDTOWN STEAKHOUSE & TAVERN

Status: Active

Issue Date: 04/23/2011

Expiration Date: 12/31/2022

Mailing Address: 135 W. BUNNELL AVE
HOMER, AK 99603

Physical Address: 120 W. BUNNELL AVE
HOMER, AK 99603

Owners

APS INVESTMENTS, LLC

Activities

Line of Business	NAICS	Professional License #
72 - Accommodation and Food Services	722110 - FULL-SERVICE RESTAURANTS	
72 - Accommodation and Food Services	722410 - DRINKING PLACES (ALCOHOLIC BEVERAGES)	

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

No Lapses on record for the last 4 years.

[Close License Detail](#)

[Print Friendly Version](#)



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

TO: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

FROM: MARK ROBL, POLICE CHIEF

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

DATE: 4/20/2022

SUBJECT: LIQUOR LICENSE RENEWAL APPLICATIONS FOR Captain Patties and AJ's Steak House

Homer Police Department has no objection to the Liquor License Renewal Applications within the City of Homer for the following businesses.

License Type: Restaurant Eating Place - Seasonal
License #: 2673
DBA Name: Captain Patties Fish House
Service Location: 4241 Homer Spit Rd. #1
Homer, AK 99603
Licensee: Captain Patties Fish House, Inc.
Contact Person: John Michels

License Type: Beverage Dispensary
License #: 1252
DBA Name: AJ's Old Town Steakhouse
Service Location: 120 W Bunnell Avenue
Homer, AK 99603
Licensee: APS Investments, LLC
Contact Person: Adrienne Sweeney



Office of the Borough Clerk

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

Johni Blankenship, MMC
Borough Clerk

4/19/2022

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

Homer City Hall
City of Homer Clerk

RE: Non-Objection of Application

Licensee/Applicant	:	APS Investments LLC
Business Name	:	AJ's Oldtown Steakhouse
License Type	:	Beverage Dispensary
License Location	:	120 W. Bunnel Ave, City of Homer
License No.	:	1252
Application Type	:	License Renewal

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

cc: adriennewalli@hotmail.com;



Office of the Borough Clerk

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

Johni Blankenship, MMC
Borough Clerk

4/19/2022

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

Homer City Hall
City of Homer Clerk

RE: Non-Objection of Application

Licensee/Applicant	:	Captain Patties Fish House, Inc.
Business Name	:	Captain Patties Fish House
License Type	:	Restaurant/Eating Places - Seasonal
License Location	:	4241 Homer Spit Road #1, Homer, AK 99603, City of Homer
License No.	:	2673
Application Type	:	License Renewal

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

cc: pattyhensley1@hotmail.com;

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-23

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating \$18,712 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Complete the Purchase of the Bi-Directional Amplifier System for the Homer Police Department and Microwave Links for Homer’s Repeaters.

Sponsor: City Manager/City Clerk

1. City Council Regular Meeting April 25, 2022 Introduction

Memorandum 22-068 from Police Chief as backup.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Police Chief

ORDINANCE 22-23

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY22 CAPITAL BUDGET AND APPROPRIATING \$18,712 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND TO COMPLETE THE PURCHASE OF THE BI-DIRECTIONAL AMPLIFIER SYSTEM FOR HOMER POLICE DEPARTMENT AND MICROWAVE LINKS FOR HOMER'S REPEATERS.

WHEREAS, The Alaska Division of Homeland Security and Emergency Management (DHS&EM) awarded a grant to the City for a bi-directional amplifier system for the Homer Police Department that was accepted and appropriated by Ordinance 21-64; and

WHEREAS, The estimated cost of the equipment at the time of the grant application was \$101,566 and the grant was awarded for that amount; and

WHEREAS, The Homer Police Department has completed the grant conditions and received purchase authority from the Division of Homeland Security, however during the passage of time, the cost of the system has increased in price.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY22 Capital Budget by appropriating \$18,712 from the General Fund CARMA Fund as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156	General Fund CARMA	\$18,712

Section 2. This is a budget amendment ordinance, 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

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KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

Introduction:

Public Hearing:

Second Reading:

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 22-068

TO: Rob Dumouchel, City Manager
FROM: Chief Robl
DATE: April 7, 2022
SUBJECT: Funding Request, Bi-Directional Amplifier

The Police Department has an urgent need for a Bi-Directional Amplifier System. On duty officers typically have their portable radios turned on constantly to monitor radio traffic, listening for dispatches to calls for service and officers in the field requesting assistance. The radio signal strength inside of our building is very poor. Depending on where officers are at in the building officers hear very little or none of the radio traffic being broadcast.

Testing by our radio technicians reveals that our new stations location relative to our repeater sites combined with the building's design and radio signal anomalies in the Homer area is causing the problem. The best solution has been determined to be a Bi-Directional Amplifier System. This system will be installed inside of the building and will have several small antennas placed throughout the building. It will amplify and rebroadcast radio signals ensuring complete portable radio coverage throughout the building.

I obtained cost estimates for the new system in the fall of 2020. The estimates came in at \$101,556. We applied for grant to fund this project in January of 2021. The grant was awarded for the full amount of the estimates in October of 2021. We just completed complying with the grant conditions and received purchase authority from Homeland Security to order the system two weeks ago. During the time passage since I received the initial estimates the cost of the system has increased by \$18,712. Cost increases are due to supply disruptions in the electronics industry and inflation. I request funding for the additional \$18,712 to complete this project from CARMA.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Purchase Bi-Directional Amplifier System</u>	DATE	<u>04/20/2022</u>
DEPARTMENT	<u>Police</u>	SPONSOR	<u>City Manager/Police Chief</u>
REQUESTED AMOUNT	<u>\$ 18,712</u>		

DESCRIPTION	<p>Request is for additional funding, as cost increased above the amount in which grant was awarded.</p> <p>The grant was awarded for the full amount of the estimates in October of 2021. We just completed complying with the grant conditions and received purchase authority from Homeland Security to order the system two weeks ago. During the time passage since I received the initial estimates the cost of the system has increased by \$18,712. Cost increases are due to supply disruptions in the electronics industry and inflation.</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>\$ 2,779,009</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 908,309</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 18,712</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,851,988</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 21-64

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA ACCEPTING AND APPROPRIATING AN FY 2021 STATE HOMELAND SECURITY PROGRAM GRANT IN THE AMOUNT OF \$142,132 FOR A BI-DIRECTIONAL AMPLIFIER SYSTEM FOR HOMER POLICE DEPARTMENT AND MICROWAVE LINKS FOR HOMER'S REPEATERS.

WHEREAS, The Alaska Division of Homeland Security and Emergency Management (DHS&EM) makes funds available to strengthen a City's ability to prevent, protect against, respond to and recover from all hazard events; and

WHEREAS, Effective emergency response operations are dependent on the delivery of timely communications; and

WHEREAS, The City recently became aware of two vulnerabilities in the City's emergency response communications systems that compromise delivery of timely communications, namely:

- Very low radio signal strength within the new Homer Police Department building, which jeopardizes officer and public safety if personnel are unable to pick up radio traffic when inside the building; and
- The one existing microwave link to one of Homer's repeater sites has insufficient capabilities to carry radio control, data, video and voice traffic for Homer Police Department and the other repeater site lacks a microwave link; and

WHEREAS, Purchasing and installing a bi-directional amplifier system in the Homer Police Department will strengthen signals to allow reliable communication between portable radios inside the building and the ALMR sites outside the building; and

WHEREAS, Purchasing and installing microwave links and IP radio gateways at two of Homer's repeater sites provides necessary communications capability and backup; and

WHEREAS, The City is pleased to have been awarded \$142,132 from the DHS&EM to purchase and install a Bi-directional amplifier system at the Police Department and microwave links for Homer's repeaters.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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Section 1. The Homer City Council hereby accepts and appropriates an FY2021 State Homeland Security Program Grant to the City of Homer in the amount of \$142,132 for the purposes as follows:

Revenue:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	FY21 State Homeland Security Grant Program	\$142,132

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	Homer Police Department Bi-Directional Amplifier System	\$101,556
	Microwave Links and IP Radio Gateways for Homer's Repeaters	\$ 40,576

Section 2. Homer City Council hereby authorizes The City Manager is authorized to execute the appropriate documents.

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

Section 4. Sole source procurement from the manufacturer is hereby authorized.

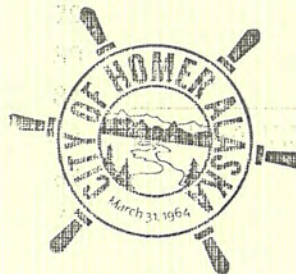
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 8th day of November, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK



85 YES: 6
86 NO: 0
87 ABSENT: 0
88 ABSTAIN: 0
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90 Introduction: 10.25.21
91 Public Hearing: 11.8.21
92 Second Reading: 11.8.21
93 Effective Date: 11.9.21

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**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 22-031

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ACKNOWLEDGING THE CITY OF HOMER SURPLUS EQUIPMENT
SALE – APRIL 2022 RESULTS.

WHEREAS, A Surplus Equipment Sale was conducted in accordance with Homer City Code 18.30; and

WHEREAS, The Surplus Equipment Sale – April 2022 Invitation to Bid included 58 items, with one addendum issued, and was advertised in the Homer News on March 24 and 31, 2022, sent to three plans rooms in the state, posted on the City of Homer’s website and Facebook page, and advertised on the Kenai Peninsula Craigslist; and

WHEREAS, Sealed bids were due by 5:00 p.m. on Tuesday, April 12, 2022 to be received by the City Clerk’s Office and publicly opened and read on Wednesday, April 13, 2022 at 3:00 p.m. in the Cowles Council Chambers; and

WHEREAS, There were 20 bidders who submitted a total of 84 bids on 35 of the items available for sale; and

WHEREAS, The City Manager shall reevaluate the value of those items not bid upon and if found to meet the criteria of Homer City Code 18.30.040, the City Manager may authorize the disposal of items through non-competitive methods.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby acknowledges the bid results attached as Exhibit A for the Surplus Equipment Sale – April 2022 Invitation to Bid.

PASSED AND ADOPTED by the Homer City Council this 25th day of April 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

44 Fiscal Impact: Cost of Advertising and processing bids. Revenue generated \$29,817.89
45 distributed to Accts. 100-0040-4901 and 400-0600-4901.

CITY OF HOMER
SURPLUS EQUIPMENT SALE – APRIL 2022
FINAL BID RESULTS

Exhibit A

Item #	Brief Description	Minimum Bid	Bidder	PHL?	Time/Date Received	Bid Amount
CC01	Ballot Boxes	Make Offer				
CC02	CD Cases	Make Offer				
CC03	Christmas Tree	Make Offer				
CC04	Tape Recorders	Make Offer				
CC05	Conference Speakerphone	Make Offer				
CC06	Microphones	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$27.00
CC07	Timer	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$15.00
			Alaska Hardy LLC	yes	4/12/22 @ 1:57pm	\$25.00
CC08	Water Cooler Stand	Make Offer	Jenna deLumeau	yes	4/1/22 @ 5:08pm	\$15.00
			Jim Tingley	yes	4/5/22 @ 2:28pm	\$46.00
CC09	Laptop Bag	Make Offer	Mike Kennedy	yes	4/12/22 @ 1:15pm	\$1.88
CC10	Office Chair	Make Offer				
CC11	Cork Board	Make Offer	Gavin Spudwills	yes	4/5/22 @ 12:19pm	\$10.00
CC12	Chalk Board	Make Offer	Gavin Spudwills	yes	4/5/22 @ 12:19pm	\$25.00
CC13	KBBI Poster	Make Offer	Wayne Aderhold	yes	4/12/22 @ 10:53am	\$105.00
CC14	Signed Homer Poster	Make Offer				
CC15	Executive Desk	\$100.00				
CM01	Hanging Folder	\$15.00				
HVFD01	Mako 5000 psi Breathing Air Compressor	\$3,000.00	Nicholas Mumma	yes	4/12/22 @ 4:12pm	\$3,500.00
HVFD02	SCBA with Bottle & Mask	\$100.00 per unit				
PL01	Hon Office Chair One	\$25.00				
PL02	Hon Office Chair Two	\$25.00				
PL03	Commercial Anti-Fatigue Mat	\$50.00				
PH01	Kayak Paddle	\$25.00	Pike Ainsworth	yes	3/31/22 @ 2:38pm	\$30.00
			Amy Woodruff	yes	4/4/22 @ 3:17pm	\$36.63
			Jim Tingley	yes	4/5/22 @ 2:28pm	\$53.00
			Ken Castner	yes	4/6/22 @ 12:00pm	\$32.00
PH02	Baby Carrier Backpack	\$75.00				
PH03	Rubber Boots	Make Offer				
PH04	Slippers M7/W9	\$20.00				
PH05	Slippers M9/W11	\$20.00	Jenna deLumeau	yes	4/1/22 @ 5:09pm	\$22.50
			Kristina Owens	yes	4/12/22 @ 5:00pm	\$20.00
PH06	Corded Work Light	Make Offer	Gavin Spudwills	yes	4/5/22 @ 12:19pm	\$6.00
			Shawn Krause	yes	4/12/22 @ 9:48am	\$10.00
			Mike Kennedy	yes	4/12/22 @ 1:15pm	\$1.88
PH07	Hand Broom	Make Offer	Shawn Krause	yes	4/12/22 @ 9:48am	\$5.00
			Mike Kennedy	yes	4/12/22 @ 1:15pm	\$1.88
PH08	Sticky Notes	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$3.00
			Alaska Hardy LLC	yes	4/12/22 @ 1:57 pm	\$7.50
PH09	Black Pants	Make Offer				
PH10	Thermometer Gun	Make Offer	Mike Kennedy	yes	4/12/22 @ 1:14pm	\$1.88
PH11	Step Stool	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$11.00
PH12	Tags	Make Offer				
PH13	Clear Plastic Container	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$5.00
PH14	Box of Office Supplies	Make Offer				
PH15	Umbrella	Make Offer	Shawn Krause	yes	4/12/22 @ 9:48am	\$10.00
			Mike Kennedy	yes	4/12/22 @ 1:14pm	\$1.88
PH16	Fishing Pole	Make Offer	Shawn Krause	yes	4/12/22 @ 9:49am	\$25.00
PH17	Cooler with Fishing Gear	\$40.00	Shawn Krause	yes	4/12/22 @ 9:49am	\$60.00
			Kristina Owens	yes	4/12/22 @ 5:00pm	\$40.00
PH18	Fire Extinguisher Brackets	Make Offer				
PH19	12" Table Saw	Make Offer	Ken Castner	yes	4/6/22 @ 12:00pm	\$160.00
PH20	Ford F250	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:59am	\$1,355.00

CITY OF HOMER
SURPLUS EQUIPMENT SALE – APRIL 2022
FINAL BID RESULTS

Exhibit A

Item #	Brief Description	Minimum Bid	Bidder	PHL?	Time/Date Received	Bid Amount
			Jerry Olt	yes	4/12/22 @ 9:48am	\$1,000.00
			Mike Kennedy	yes	4/12/22 @ 1:13pm	\$311.88
			Victor Goforth	yes	4/12/22 @ 1:43pm	\$1,009.75
			Alaska Hardy LLC	yes	4/12/22 @ 1:57pm	\$508.00
PH21	Fire Pumps	Make Offer	Mike Kennedy	yes	4/12/22 @ 1:14pm	\$21.88
PH22	Honda Carrier No. 1	Make Offer	James Young	yes	3/31/22 @ 2:38pm	\$620.39
			David Shadley	yes	4/4/22 @ 2:41pm	\$103.00
			Gerard Johnson	yes	4/5/22 @ 11:58am	\$855.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$655.00
			Victor Goforth	yes	4/12/22 @ 1:42pm	\$358.75
			Alaska Hardy LLC	yes	4/12/22 @ 1:58 pm	\$250.00
			Dibble Creek Rock Ltd.	yes	4/12/22 @ 3:05pm	\$440.00
PH23	Honda Carrier No. 2	Make Offer	David Shadley	yes	4/4/22 @ 2:41pm	\$121.00
			Gerard Johnson	yes	4/5/22 @ 11:59am	\$855.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$355.00
			Victor Goforth	yes	4/12/22 @ 1:43pm	\$358.75
			Alaska Hardy LLC	yes	4/12/22 @ 1:58 pm	\$250.00
			Dibble Creek Rock Ltd.	yes	4/12/22 @ 3:06pm	\$666.00
PH24	Fork Lift	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:58am	\$3,855.00
			Mike Kennedy	yes	4/12/22 @ 1:13pm	\$1,188.88
PH25	Scissor Lift	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:58am	\$998.00
			Mike Kennedy	yes	4/12/22 @ 1:13pm	\$51.88
PH26	Cinder Blocks	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:58am	\$133.00
			Gavin Spudwills	yes	4/5/22 @ 12:19pm	\$44.00
			Jim Tingley	yes	4/5/22 @ 2:27pm	\$56.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$26.00
			Victor Goforth	yes	4/12/22 @ 1:42pm	\$86.50
PH27	Aluminum Ramp	Make Offer	David Shadley	yes	4/4/22 @ 3:40pm	\$85.00
			Gerard Johnson	yes	4/5/22 @ 11:59am	\$53.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$26.00
			Mike Kennedy	yes	4/12/22 @ 1:14pm	\$31.88
PH28	Aluminum Stairs	Make Offer	Jenna deLumeau	yes	4/1/22 @ 5:07pm	\$76.50
			Gerard Johnson	yes	4/5/22 @ 11:59am	\$33.00
			Ken Castner	yes	4/6/22 @ 12:00pm	\$107.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$34.00
			Mike Kennedy	yes	4/12/22 @ 1:14pm	\$31.88
PH29	Cable	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:59am	\$22.00
			Mike Kennedy	yes	4/12/22 @ 1:14pm	\$1.88
PH30	Antenna Pole	Make Offer	David Kudwa	yes	4/11/22 @ 8:31am	\$5.50
			Mike Kennedy	yes	4/12/22 @ 1:14pm	\$1.88
PH31	CAT 350 Excavator	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:59am	\$15,885.00
PH32	Hyster Man Lift	Make Offer	Removed from ITB Per Addendum #1			
PH33	Boat Trailer	Make Offer	Alaska Hardy LLC	yes	4/12/22 @ 1:58 pm	\$250.00
PH34	Tanner Crab Pot	Make Offer				
PH35	Collection Boxes	Make Offer	Rachel Friedlander	yes	4/11/22 @ 10:44am	\$10.00
			Mike Kennedy	yes	4/12/22 @ 1:13pm	\$2.88
PH36	Dungeness Crab Pot	Make Offer				
PH37	Navy Truck	Make Offer	Gerard Johnson	yes	4/5/22 @ 11:59am	\$353.00
			David Kudwa	yes	4/11/22 @ 8:31am	\$859.00
			Shawn Krause	yes	4/12/22 @ 9:49am	\$250.00
			Mike Kennedy	yes	4/12/22 @ 1:13pm	\$666.66
			Victor Goforth	yes	4/12/22 @ 1:43pm	\$1,269.75
			Alaska Hardy LLC	yes	4/12/22 @ 1:58pm	\$508.00
			Kristina Owens	yes	4/12/22 @ 4:57pm	\$650.00



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 22-069

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II
DATE: APRIL 13, 2022
SUBJECT: RESULTS OF THE CITY OF HOMER SURPLUS EQUIPMENT SALE – APRIL 2022

At least once a year, departments may have surplus, obsolete or unneeded supplies, materials, equipment or other personal property with a value of \$5,000 or less that the City Manager may sell or otherwise dispose of, per HCC 18.30.

The City Clerk's Office conducted a Surplus Equipment Sale through the competitive bidding process to sell such items. The Surplus Equipment Sale – April 2022 Invitation to Bid included 58 items, with one addendum issued, and was advertised in the Homer News on March 24 and 31, 2022, sent to three plans rooms in the state, posted on the City of Homer's website and Facebook page, and advertised on the Kenai Peninsula Craigslist. Sealed bids were due by 5:00 p.m. on Tuesday, April 12, 2022 to be received by the City Clerk's Office and publicly opened and read on Wednesday, April 13, 2022 at 3:00 p.m. in the Cowles Council Chambers.

Results of the ITB:

There were 20 bidders who submitted a total of 84 bids on 35 of the items available for sale. Revenue generated from the sales totaled \$29,817.89 and was distributed to the Surplus Property accounts for the General and Port and Harbor funds.

For those items not bid on, and if found to meet the criteria of Homer City Code 18.30.040, the City Manager may authorize the disposal of items through non-competitive methods such as donations.

Recommendation:

Acknowledge the bid results attached as Exhibit A for the Surplus Equipment Sale – April 2022 Invitation to Bid by resolution.

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

3 City Manager
4 Public Works Director

5 **RESOLUTION 22-032**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AWARDED A CONTRACT TO ANCHOR 907, LLC OF HOMER,
9 ALASKA FOR PUBLIC RESTROOM CUSTODIAL SERVICES IN THE
10 AMOUNT OF \$80,000 AND AUTHORIZING THE CITY MANAGER TO
11 NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.
12

13 WHEREAS, Every summer day, the Parks Division of Public Works cleans 73 public toilets
14 and most winter days, 39 public toilets; and
15

16 WHEREAS, Public Works has found it challenging to keep up with this because of
17 difficulties in recruiting and retaining employees and has decided this work is best left to
18 professional custodians who are accustomed to it; and
19

20 WHEREAS, An Invitation to Bid was publicly advertised in late December 2021 and one
21 bid was received, from Anchor 907, LLC of Homer, Alaska; and
22

23 WHEREAS, Public Works' strategy is to use Anchor 907 LLC for the calendar year 2022
24 summer season at the price of \$80,000; and
25

26 WHEREAS, There are sufficient funds in the Parks Operating Budget, as amended by
27 Ordinance 22-20, to support this contracted service; and
28

29 WHEREAS, This award is not final until written notification is received by the firm from
30 the City of Homer.
31

32 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a
33 contract for public restroom custodial services to Anchor 907, LLC of Homer, Alaska in the
34 amount of \$80,000 and authorizes the City Manager to negotiate and execute the appropriate
35 documents.

36 PASSED AND ADOPTED by the Homer City Council this 25th day of April 2022.
37

38 CITY OF HOMER
39
40

41 _____
42 KEN CASTNER, MAYOR
43
44

45 ATTEST:

46

47

48

49 _____
MELISSA JACOBSEN, MMC, CITY CLERK

50

51 Fiscal Note: Ordinance 22-20, Account 100-0175-5210 \$80,000

52 PASSED AND ADOPTED by the Homer City Council this 25th day of April, 2022.

53

54

CITY OF HOMER

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56

57

KEN CASTNER, MAYOR

58

59 ATTEST:

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61

MELISSA JACOBSEN, MMC, CITY CLERK

63

64 Fiscal note: Ordinance 22-20 - Acct. 100-0175-5210 \$80,000



Memorandum 22-070

TO: Mayor Castner and Homer City Council
Through: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: April 13, 2022
SUBJECT: Custodial Services Contract for Public Restrooms

Issue: The purpose is to request approval to issue a Contract to Anchor 907 for custodial services.

Background: Every summer day, the Parks Division of Public Works cleans 73 public toilets. In winter, this goes down to 39, but it's still a lot of toilets. We've found it challenging to keep up. The people who apply for our Parks Laborer/Technician positions are interested in caring for parks, trails and other open green spaces. They are not accustomed to cleaning public toilets, where conditions can sometimes be unimaginable. Seasonal employees, who thought they would be painting picnic tables and cutting brush, are often required to clean feces and vomit from the walls and floors of public restrooms. The challenges were particularly apparent in the time of COVID, which caused at least two of seasoned Parks Laborers to walk off the job. In 2020, when we were very short-staffed, we had to pay our Public Works Custodians overtime to help on busy days. That was unsustainable due to schedule and work load conflicts. After that season, we looked for a better strategy. We decided this work is not for amateurs, but best left to professional custodians who are accustomed to, and trained for, it.

In late December 2020, we advertised an Invitation to Bid ("ITB"), for the 2021 season. We designed the Bid Form so we had flexibility in the way we could call for services. We received one bid – from Bayside Cleaning Services, a mother-daughter janitorial company and issued them a contract to clean our most heavily used restrooms. This helped a lot! We decided to do this again for the 2022 season. In late December 2021, we issued an ITB and received one bid – from Anchor 907, LLC.

Our strategy is to use Anchor 907 for the calendar year 2022 summer season at the price of \$80,000. The operating budget, as amended by Ordinance 22-20, has sufficient funds to support this contracted service.

Recommendation: City Council pass a resolution awarding a contract to Anchor 907 LLC in the amount of \$80,000 and authorizing the City Manager to negotiate and execute the appropriate documents.

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

3 City Manager/
4 Public Works Director

5 **RESOLUTION 22-033**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AWARDING A CONTRACT TO THE KACHEMAK BAY NATIONAL
9 ESTUARINE RESEARCH RESERVE (KBNERR) IN THE AMOUNT OF
10 \$50,000 FOR GROUND WATER RESEARCH AND AUTHORIZING THE
11 CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE
12 DOCUMENTS.

13
14 WHEREAS, Ordinance 21-16(A) authorized the expenditure of \$50,000 from the Homer
15 Accelerated Water and Sewer Program (HAWSP) Fund for ground water research in the Bridge
16 Creek Reservoir Watershed; and

17
18 WHEREAS, KBNERR has conducted ground water research north of the Bridge Creek
19 Reservoir and proposes to extend that work south to the Bridge Creek Watershed; and

20
21 WHEREAS, KBNERR will identify priority areas where springs, seeps, and their
22 associated recharge areas are located using a combination of geospatial analysis and field
23 verification; and

24
25 WHEREAS, Field work will be performed by students and professors from the University
26 of South Florida, with onsite technical and logistical support provided by KBNERR staff, with
27 the City of Homer facilitating physical access; and

28
29 WHEREAS, Deliverables will include an updated geospatial database and a virtual
30 workshop; and

31
32 WHEREAS, The work will focus on identifying areas where the City of Homer might want
33 to practice additional source-water protection, to ensure lasting groundwater discharge to the
34 Bridge Creek Reservoir; and

35
36 WHEREAS, This award is not final until written notification is received by the firm from
37 the City of Homer.

38
39 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a
40 contract for ground water research to KBNERR in the amount of \$50,000 and authorizes the
41 City Manager to negotiate and execute the appropriate documents.

42
43 PASSED AND ADOPTED by the Homer City Council this 25th day of April, 2022.
44

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CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Ordinance 21-16(A) Fund 205 –HAWSP \$50,000



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 22-071

TO: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: April 12, 2022
SUBJECT: Contract to National Kachemak Bay Estuarine Research Reserve

Issue: The purpose is to request approval to issue a Contract to the Kachemak Bay National Estuarine Research Reserve (“KBNERR”) to do ground water research in the Bridge Creek Reservoir watershed.

Background:

Ordinance 21-16(A) authorized the expenditure of \$50,000 from the HAWSP Fund for ground water research in the Bridge Creek Reservoir Watershed. KBNERR has been conducting ground water research in a wide area north of the Bridge Creek Reservoir. KBNERR proposes to extend that work south to the Bridge Creek Watershed for \$50,000. To quote KBNERR, where’s what they intend to do:

We propose to identify priority areas where springs, seeps, and their associated recharge areas are located. The identification of these areas will be a combination of geospatial analysis and field verification. The new geospatial modeling will predict locations of groundwater recharge next to seeps and springs in the Bridge Creek Reservoir watershed, which will be field validated.

Field work will be performed June 2022. Edgar Guerron Orejuela from the University of South Florida and a NOAA Ernest F. Hollings scholar, will focus on developing and field validating the layer that predicts the locations of groundwater recharge proximal to known seeps and springs in the Bridge Creek Reservoir watershed. Later, Dr. Mark Rains, Dr. Kai Rains, Tyelyn Brigino of the University of South Florida, and another NOAA Ernest F. Hollings scholar, will further field validate the layer that predicts the locations of additional seeps and springs. Onsite technical and logistical support will be provided by KBNERR staff. We request that the City of Homer facilitate physical access to areas within the project domain.

Deliverables will include an updated geospatial database and a virtual workshop focused on the identification of areas where the City of Homer might want to consider practicing source-water protection, to ensure lasting groundwater discharge to the Bridge Creek Reservoir.

Recommendation:

City Council pass a resolution awarding a Contract to KBNERR in the amount of \$50,000 and authorizing the City Manager to negotiate and execute the appropriate documents.

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

3
4 City Manager/
Public Works Director

5 **ORDINANCE 21-16(A)**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE 2021 CAPITAL BUDGET AND AUTHORIZING
9 EXPENDITURE OF \$50,000 FROM THE HART-ROAD FUND AND
10 \$50,000 FROM THE ~~WATER-CARMA~~ **HAWSP** FUND TO PAY FOR
11 GROUND WATER RESEARCH IN THE CITY LIMITS AND BRIDGE
12 CREEK RESERVOIR WATERSHED.
13

14 WHEREAS, The City's only water source, the Bridge Creek Reservoir, collects surface and
15 ground water; and
16

17 WHEREAS, Groundwater exacerbates the City's drainage challenges; and
18

19 WHEREAS, The sources, volumes and locations of groundwater in the local area are not
20 well understood; and
21

22 WHEREAS, The Kachemak Bay National Estuarine Research Reserve ("KBNERR"), and
23 its partners at the University of South Florida, recently concluded groundwater research on
24 lands to the north of the Bridge Creek Reservoir, the purpose was to better understand how
25 groundwater affects fish streams; and
26

27 WHEREAS, The technology and the methodology of analysis used by KBNERR would be
28 equally effective in mapping ground water sources for other purposes; for example, to help
29 understand the impact of groundwater on drainage or water supply; and
30

31 WHEREAS, We recently issued a Term Contract to Coble Geophysical, who, among other
32 things, provides expertise in groundwater analysis; and
33

34 WHEREAS, We plan to form a collaboration to conduct research about local
35 groundwater conditions; and
36

37 WHEREAS, This work will involve collecting/analyzing water well logs from as many
38 sources as we can find, using the methodology for groundwater mapping developed by
39 KBNERR and its affiliates, as well as the combined scientific expertise of all parties to
40 synthesize the data and develop findings that would lead to sensible policies and
41 implementation strategies; and
42

43 WHEREAS, We seek an appropriation of \$100,000 for this research, which would be
44 distributed between KBNERR and Coble Geophysical as their specific scopes of work are
45 finalized and negotiated; and

46
47 WHEREAS, Since the outcomes of this work would benefit the road/drainage works as
48 well as its water works, we propose to split the costs equally between the HART-Road Fund
49 and the ~~Water CARMA~~ **HAWSP** Fund.

50
51 WHEREAS, The City’s HART-Road Fund and ~~Water Sewer CARMA~~ **HAWSP** Accounts have
52 sufficient funds to contribute an equal share of the cost of this research.

53
54 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:


55
56 Section 1. The City of Homer’s 2021 Capital Budget is hereby amended by appropriating
57 \$100,000 as follows to pay for groundwater research in the City Limits and the Bridge Creek
58 Reservoir watershed:

Account No.	Description	Amount
256-0378	Water CARMA	\$ 50,000
205-xxx	HAWSP	\$ 50,000
160-xxxx	HART- Road	\$ 50,000
	Total	\$ 100,000

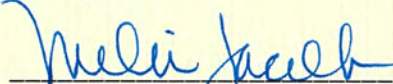
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66 Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall
67 not be codified.

68
69 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 12th day of April, 2021.

70
71 CITY OF HOMER

72 
73
74 KEN CASTNER, MAYOR

75 ATTEST:

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78 MELISSA JACOBSEN, MMC, CITY CLERK



79
80
81 YES: 6
82 NO: 0
83 ABSTAIN: 0
84 ABSENT: 0

85

86

87 First Reading: 3.22.21

88 Public Hearing: 4.12.21

89 Second Reading: 4.12.21

90 Effective Date: 4.13.21

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 22-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING A RECREATIONAL USE AGREEMENT BETWEEN THE CITY OF HOMER AND THE KACHEMAK NORDIC SKI CLUB REGARDING THE MAINTENANCE AND OPERATION OF NORDIC SKI TRAILS ON CITY OWNED LAND IN THE BAYCREST SKI AREA AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Kachemak Nordic Ski Club (KNSC) is a non-profit corporation which has been constructing, maintaining, and operating nordic ski trails on public and private lands for many years; and

WHEREAS, KNSC maintains a network of trails on public and private lands in the Diamond Creek Watershed known as the Baycrest Ski Trails; and

WHEREAS, Some of the trails at the Baycrest complex traverse City owned parcels:

173-022-01, T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and 173-032-29, T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4 the title to which the City accepted via Ordinance 07-03; and

WHEREAS, The City and KNSC entered into their first MOA regarding these trails in the winter of 2008 and that agreement has expired; and

WHEREAS, The City and KNSC entered into their second MOA regarding these trails in the winter of 2013 and that agreement has expired; and

WHEREAS, The City and KNSC entered into their third MOA regarding these trails in the winter of 2017 and that agreement has expired; and

WHEREAS, The City and KNSC wish to enter into a new MOA and a draft document was submitted to the City Council for its review at its regular meeting on April 25, 2022; and

WHEREAS, An MOA between the City and KNSC is in the best interest of the public because it promotes public-private partnerships, saves tax dollars, enhances recreational and economic development opportunities, and provides access to public lands for the use and enjoyment of all.

44 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a new
45 Memorandum of Agreement between the City of Homer and the Kachemak Nordic Ski Club and
46 authorizes the City Manager to negotiate and execute the appropriate documents.

47

48

49 PASSED AND ADOPTED by the Homer City Council this 25th day of April, 2022.

50

51

CITY OF HOMER

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54

KEN CASTNER, MAYOR

55 ATTEST:

56

57

58 MELISSA JACOBSEN, MMC, CITY CLERK

59

60 Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Community Recreation

HHS/600 East Fairview Avenue
Homer, Alaska 99603

communityrecreation@cityofhomer-ak.gov

(p) 907-235-6090

(f) 907-235-8933

Memorandum 22-072

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Mike Illg, Recreation Manager
DATE: April 12, 2022
SUBJECT: Recreational Use Agreement with Kachemak Nordic Ski Club

The City of Homer and Kachemak Nordic Ski Club (KNSC) have enjoyed a long, successful partnership, supporting the organizational capacity and usage of land to winter time Nordic skiing and snowshoeing to the community.

The City and KNSC has established a formalized partnership through a Recreational Use Agreement (RUA) since 2008 and this will be the fourth consecutive agreement with is organization. Having an RUA with an organization that regularly provides activities on City lands is a standard practice in most communities. The RUA clarifies which entity is responsible for which facilities and requirements for insurance.

The agreement includes updated information addressing designated points of contact, reference to the new food truck policy and reference to the special events policy.

Alaska Municipal League/Joint Insurance Association has reviewed the agency insurance requirement. Staff has communicated with KNSC for input and review regarding suggested updates and changes. This RUA would be valid for five years, and then can be renewed or amended.

Requested Action: Adopt a resolution approving a recreational use agreement between the Kachemak Nordic Ski Club and the City of Homer.

RECREATIONAL USE AGREEMENT

RECREATIONAL USE AGREEMENT (“Agreement”) dated as of April 5, 2022, between the CITY OF HOMER, an Alaska municipal corporation ("City"), and the Kachemak Nordic Ski Club (KNSC) an Alaska nonprofit corporation (“Permittee”).

RECITALS

WHEREAS, City owns certain property commonly known as The City owned parcels are described as KPB Parcels 173-022-01, T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and 173-032-29, T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4 and described as:

1. The City accepted title to the parcels referenced above via Ordinance 07-03. The land was conveyed by the University of Alaska through the Department of Natural Resources and the Kachemak Heritage Land Trust.
2. The Kachemak Heritage Land Trust raised the money for purchase of the land through years of hard work and fund raising. A primary source of funding was the Forest Legacy Program.
3. The City Council dedicated the two parcels as park and public lands in perpetuity (Ordinance 07-03) for the benefit of current and future generations.
4. The funding from the Forest Legacy Program contained stipulations and conditions that the property only be used for forestry programs, recreation, and conservation. The Council accepted title to the property with this understanding and all future uses must be consistent with these purposes.
5. The Kachemak Nordic Ski Club currently maintains over 30 kilometers of groomed nordic ski trails in the Baycrest / Diamond Creek area (which includes these parcels) and wishes to continue to do so under the agreement with the City.
6. The City wishes to authorize KNSC use and maintenance of existing ski trails.
7. This MOA is intended to establish the relationship between the City and KNSC.
8. This MOA constitutes a land use permit which specifically authorizes the activities described herein.
9. Nothing in this agreement obligates the City to provide funding or operational, maintenance, or program assistance of any kind.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

ARTICLE 1. DEFINITIONS AND ATTACHMENTS

1.01 Definitions. As used herein, the term:

(a) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable

certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(b) "Council" means the City Council of the City of Homer, Alaska.

(c) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(d) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Permittee.

(e) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(f) "City" means the City of Homer, Alaska.

(g) "Property" is defined in Section 2.01.

(h) "Required Improvements" is defined in Section 5.02.

(i) "Permittee" means Kachemak Nordic Ski Club.

(j) "Term" is defined in Section 3.01.

1.02 Attachments. The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto, shall be deemed to be a part hereof:

Exhibit "A" Legal Description of Property

Exhibit "B" Site Plan

Exhibit "C" Certificates of Insurance

ARTICLE 2. THE PROPERTY

2.01 License for Use of Property. Subject to the terms and conditions of this Agreement, City grants to Permittee and Permittee accepts from City a revocable, non-exclusive license to use the following described property ("Property"):

T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4, Homer Recording District, State of Alaska, as depicted on **Exhibit A**, containing 33 acres, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 17302201; and

T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4, Homer Recording District, State of Alaska, as depicted on **Exhibit A**, containing 240 acres, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 17303229;

This Agreement does not grant Permittee any real property interest in the Property. This Agreement is issued to allow Permittee to use the Property only for the purposes authorized in this Agreement or approved in writing by City. The City reserves the right to permit other uses of the Property.

2.02 Property Accepted "As Is." Permittee has inspected the Property, has made its own determination as to the suitability of the Property for Permittee's intended use, and accepts the Property "AS IS." City, its agents and employees make no warranties, expressed or implied, concerning the condition of the Property, including without limitation the fitness of the Property for any particular purpose, including those uses authorized by this Agreement, or subsurface and soil conditions, including the presence of any Hazardous Substance.

ARTICLE 3. TERM

3.01 Agreement Term; Termination. The term of this Agreement is 5 years, commencing on May 1, 2022 and ending on April 30, 2027 ("Term"). The Term is subject to termination by either party, with or without cause, at any time.

3.02 Permit Renewal. Permittee acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term. Not less than 12 months before the expiration of the Term, Permittee may apply to City for a renewal of this Permit in the manner that a person then would apply for a new permit to use the Property. In response to a timely application, the Council will determine whether to renew this Agreement, and the term of any renewal, in its sole discretion. The Council is under no obligation to renew this Agreement, or to renew this Agreement for the term that Permittee requests. If the Council does not grant a timely application to renew this Agreement, Tenant shall prepare to surrender possession of the Property as required by Section 3.03, and dispose of improvements on the Property as required by Section 5.05.

3.02 Surrender of Possession. Upon the expiration or earlier termination of the Term, Permittee shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted, and shall remove from the Property all personal property of Permittee, and all other personal property that was not present on the Property at the commencement of the Term. If Permittee fails to surrender the Property in the required condition, City may (i) restore the Property to such condition and Permittee shall pay the cost thereof on demand; and (ii) at its option retain any personal property remaining on the Property, which shall become property of the City, or dispose of such personal property without obligation to Permittee.

3.03 Holding Over. Permittee’s continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Agreement and will not give Permittee any rights in or to the Property.

ARTICLE 4. PERMIT FEE, TAXES, ASSESSMENTS AND UTILITIES

4.01 Permit Fee. City will not charge Permittee any fee for Permittee’s use of the Property under this Agreement.

4.02 Taxes, Assessments and Other Governmental Charges. Permittee shall pay prior to delinquency all taxes, installments of assessments that are payable in installments and other governmental charges lawfully levied or assessed upon or with respect to its use of the Property and personal property that is situated on the Property.

4.03 Utility Charges. Permittee shall pay all charges for utility and other services required for its use of the Property under this Agreement, including without limitation gas, heating oil, electric, water, sewer, heat, snow removal and refuse removal. Permittee shall be solely responsible for the cost of utility connections.

ARTICLE 5. USE AND IMPROVEMENT OF PROPERTY

5.01 Use of Property. Permittee shall improve and use the Property in the following manner:

Special Nordic Ski Events, maintenance of existing ski trails (winter and summer), operations and public use of ski trails, installation of trail signage.

Permittee shall not use or improve the Property for any purpose or in any manner other than as described above without City’s written consent, which consent City may withhold in its sole discretion.

5.02 Required Improvements. Permittee shall, at Permittee’s sole expense, construct, and at all times during the Term keep and maintain on the Property the following improvements (“Required Improvements”):

The Required Improvements also are depicted in the site plan in **Exhibit B**. Permittee shall commence construction of the Required Improvements within one year after the date of commencement of the Term, prosecute the construction of the Required Improvements with diligence, and Complete construction within one additional year.

5.03 Construction Prerequisites. Permittee may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than 30 days before commencing construction, Permittee shall submit to City preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to City's approval, which will not be unreasonably withheld. City shall communicate approval or disapproval in the manner provided for notices, accompanying any disapproval with a statement of the grounds therefor. Permittee shall be responsible for complying with all laws governing the construction, notwithstanding City's approval of preliminary plans and specifications under this paragraph.

(b) Not less than five days before commencing construction, Permittee shall deliver to City one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Permittee to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by City, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five days before commencing construction, Permittee shall give City written notice of its intent to commence construction, and furnish to City with proof that all applicable federal, state and local permits required for the construction have been obtained.

5.04 Extensions of Time for Completion of Required Improvements. City shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Permittee's written request describing the nature of the Excusable Delay, provided Permittee has commenced construction in a timely manner and is proceeding diligently to Complete construction.

5.05 Disposition of Improvements at End of Term.

(a) At the expiration of the Term Permittee shall leave in place on the Property all improvements designated in **Exhibit B** for transfer to City and retention on the Property at the expiration of the Term. Permittee shall leave such improvements intact with all components in good condition and ready for use or occupancy. Permittee shall execute, acknowledge and deliver to City a proper instrument in writing, releasing and quitclaiming to City all of Permittee's interest in such improvements. Except for improvements that Permittee is required to leave on the Property, Permittee shall remove any improvements constructed by Permittee or other occupants of the Property under this Agreement before the expiration of the Term.

(b) Permittee shall notify City before commencing the removal of an improvement as required by subsection (a) of this section, and coordinate the removal work with City. Once Permittee commences the removal work, Permittee shall prosecute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term, in accordance with a site restoration plan approved by the

City. All salvage resulting from such work will belong to Permittee, who is responsible for its removal and lawful disposal.

(c) If Permittee fails to remove any improvements from the Property that Permittee is required to remove under subsection (a) of this section, Permittee shall pay City the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

ARTICLE 6. CARE AND USE OF THE PROPERTY

6.01 Maintenance of the Property. Permittee at its own cost and expense shall keep the Property and all buildings and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

6.02 Nuisances Prohibited. Permittee at all times shall keep the Property in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; junk, abandoned or discarded property, including without limitation vehicles, equipment, machinery or fixtures; and litter, rubbish or trash. Permittee shall not use the Property in any manner that will constitute waste or a nuisance. City, at Permittee's expense and without any liability to Permittee, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Permittee, or after four hours notice to Permittee in writing, by telephone, facsimile or in person if City finds that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Permittee shall pay City all the costs of such removal. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

6.03 Hours of Operation. Permittee may use the Property, and invite members of the public onto the Property, only during the hours that City has made the Property open to the public. If the City prescribes hours of closure, Permittee will inform their membership accordingly.

6.04 Compliance with Laws. Permittee's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

6.05 Liens. Permittee may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Permittee shall cause the same to be removed; provided that Permittee may in good faith and at Permittee's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Permittee has furnished the bond required in AS 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Permittee shall indemnify and save City harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by City in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

6.06 Signs. Permittee may erect signs on the Property that comply with state and local sign laws and ordinances, subject to the prior written approval of the City.

6.07 Garbage Disposal. Permittee shall keep any garbage, trash, rubbish or other refuse in industry standard containers until removed, and cause all garbage, trash, rubbish or other refuse on the Property to be collected and transported to a Kenai Peninsula Borough solid waste facility or transfer station at least once a week.

6.08 Access Rights of City. City's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Agreement, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

6.09 Special Events. Permittee are not required to submit a Special Events permit unless there is an additional event beyond the typical and historical use of organization operations.

6.10 Food and Concessions. Permittee are allowed up to two (2) food trucks for their activities. These food trucks must fulfil the city's required food truck permitting process.

ARTICLE 7. ASSIGNMENT

7.01 Consent Required for Assignment. Permittee shall not assign its interest in this Agreement or in the Property without first obtaining the written consent of City, which City may grant or withhold in its sole discretion. No consent to any assignment waives Permittee's obligation to obtain City's consent to any subsequent assignment. An assignment of this Agreement shall require the assignee to assume Permittee's obligations hereunder, and shall not release Permittee from liability hereunder unless City specifically so provides in writing.

7.02. Costs of City's Consent to be Borne by Permittee. As a condition to City's consent to any assignment under section 7.01, Permittee shall pay City's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Permittee for City's consent to the assignment.

ARTICLE 8. LIABILITY, INDEMNITY AND INSURANCE

8.01 Limitation of City Liability. City, its officers and employees shall not be liable to Permittee for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of City, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

8.02 Indemnity Generally. Permittee shall indemnify, defend, and hold harmless City, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any

claim to the extent the claim arises from the sole negligence or willful misconduct of City, its officers and employees.

8.03 Insurance Requirements.

(a) Without limiting Permittee's obligations to indemnify under this Agreement, Permittee at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to City and authorized to conduct business in the state of Alaska, as City may reasonably determine are required to protect City from liability arising from Permittee's activities under this Agreement. City's insurance requirements shall specify the minimum acceptable coverage and limits, and if Permittee's policy contains broader coverage or higher limits, City shall be entitled to such coverage to the extent of such higher limits.

(b) Permittee shall maintain in force at all times during the Term the following policies of insurance:

(1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance also shall be endorsed to provide contractual liability insuring Permittee's obligations to indemnify under this Agreement.

(2) Comprehensive automobile liability covering all owned, hired and non-owned vehicles with coverage limits not less than \$1,000,000 occurrence combined single limit for bodily injury and property damage.

(3) Workers' compensation insurance as required by AS 23.30.045. This coverage shall include employer's liability protection not less than \$1,000,000 per person, \$1,000,000 per occurrence. The workers' compensation insurance shall contain a waiver of subrogation clause in favor of City.

(c) Permittee shall furnish City with certificates evidencing the required insurance not later than the date as of which this Agreement requires the insurance to be in effect. The certificates of insurance shall be attached hereto as **Exhibit C**. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to City. City shall be named as an additional insured under all policies of liability insurance required of Permittee. City's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Agreement.

ARTICLE 9. ENVIRONMENTAL MATTERS

9.01 Use of Hazardous Substances. Permittee shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Permittee's authorized uses of the Property stated in Section 5.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner

that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

9.02 Prevention of Releases. Permittee shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Permittee or any of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

9.03 Compliance with Environmental Laws. Permittee at all times and in all respects shall comply, and will use its best efforts to cause all of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Permittee shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Permittee will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

9.04 Notice. Permittee shall promptly give City (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Permittee obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Permittee or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Permittee obtains regarding the release or discovery of Hazardous Substances on the Property.

9.05 Remedial Action. If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Permittee shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

9.06 Indemnification. Subject to Section 9.09, Permittee shall indemnify, defend, and hold harmless City, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against City, arising directly or indirectly from or out of, or in any way connected with

(i) the failure of Permittee to comply with its obligations under this Article; (ii) any activities on the Property during Permittee's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Permittee; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which City is indemnified under this section shall be reimbursable to City as and when the obligation of City to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Permittee shall pay such liability, losses, claims, damages and expenses to City as so incurred within 10 days after notice from City itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to City is required where, in the determination of City, such itemization could be deemed a waiver of attorney-client privilege).

9.07 Survival of Obligations. The obligations of Permittee in this Article, including without limitation the indemnity provided for in Section 9.06, are separate and distinct obligations from Permittee's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term and any Renewal Term.

9.08 Claims against Third Parties. Nothing in this Article shall prejudice or impair the rights or claims of Permittee against any person other than City with respect to the presence of Hazardous Substances as set forth above.

9.09 Extent of Permittee's Obligations. Permittee's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Permittee's possession or occupancy of the Property prior to or after the Term of this Agreement; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Permittee or its employees, agents, customers, invitees or contractors.

ARTICLE 12. GENERAL PROVISIONS

12.01 Authority. Permittee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Permittee's governing body; this Agreement is a binding and enforceable agreement of and against Permittee; and the person executing the Agreement on Permittee's behalf is duly and properly authorized to do so.

12.02 Notices.

(a) All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission).

(b) From and after the signing of this Agreement, Permittee at all times shall maintain on file with City the names, mailing addresses, telephone numbers and email addresses of two individuals with authority to receive notices on behalf of Permittee under this Agreement.

(c) All notices to City under this Agreement shall be addressed to the following:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603
Facsimile: (907) 235-3148
Email: citymanager@cityofhomer-ak.gov

12.03 Time. Time is of the essence of each provision of this Agreement. The time in which any act provided by this Agreement is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

12.04 Interpretation. Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Agreement. The language in this Agreement shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

12.05 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Agreement.

12.06 Independent Contractor Status. City and Permittee are independent contractors under this Agreement, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between City and Permittee. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

12.07 Parties Interested Herein. Nothing in this Agreement, express or implied, is intended or shall be construed to give to any person other than City and Permittee any right, remedy or claim, legal or equitable, under or by reason of this Agreement. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of City and Permittee, and their permitted successors and assigns.

12.08 Successors and Assigns. This Agreement shall be binding upon the successors and assigns of City and Permittee, and shall inure to the benefit of the permitted successors and assigns of City and Permittee.

12.09 Waiver. No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Agreement. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if

involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

12.10 Attorney's Fees. In the event of litigation between City and Permittee concerning enforcement of any right or obligation under this Agreement, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

12.11 Severability. If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

12.12 Entire Agreement, Amendment. This Agreement constitutes the entire and integrated agreement between City and Permittee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Permittee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Permittee.

12.13 Governing Law and Venue. This Agreement will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Agreement, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

12.14 Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

CITY OF HOMER

By: _____
Rob Dumouchel, City Manager

By: _____
(name/title)

EXHIBIT A
LOCATION OF PROPERTY
(Section 2.01)

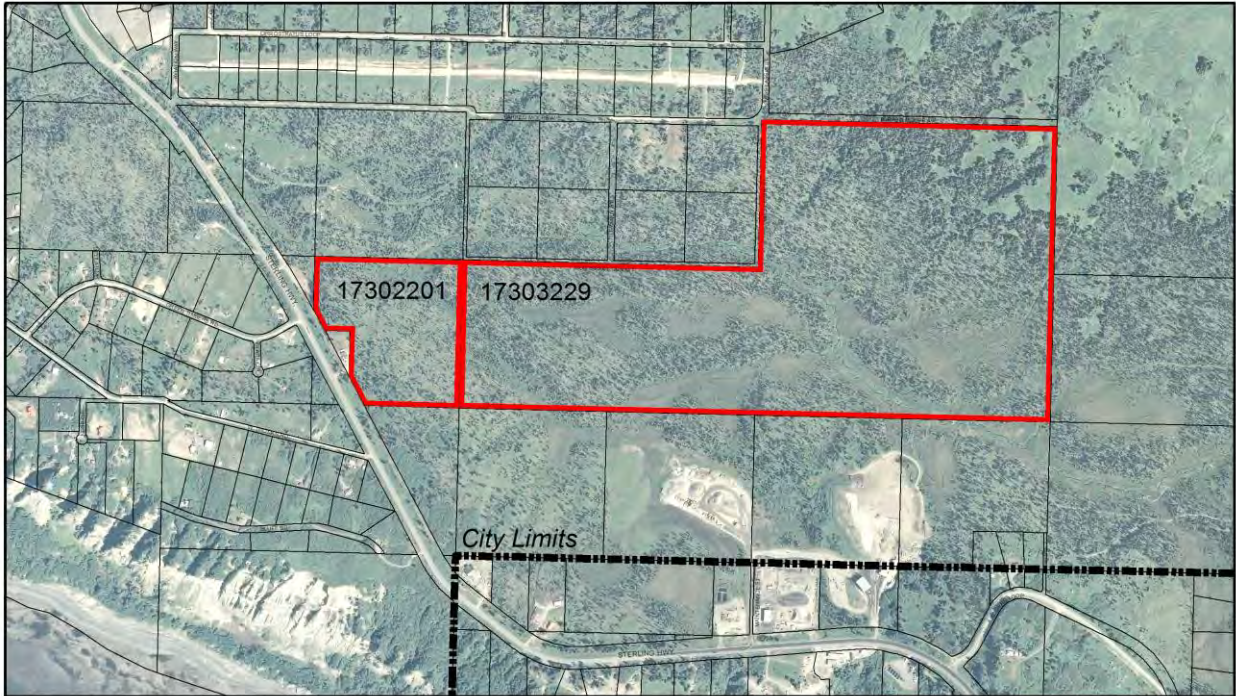


EXHIBIT B

SITE PLAN

(Section 6.02)

Not Applicable

EXHIBIT C
CERTIFICATES OF INSURANCE
(Section 9.04(d))



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 14, 2022
SUBJECT: HERC/ Pioneer Gateway Revitalization Project presentation

The current planning process for the HERC/Pioneer Gateway Revitalization Project is nearly complete! The Council meeting on April 25th will include a presentation at the regular meeting. The presentation will provide Council and the public a review of where we started, our process, and results. In the packet, staff has included all of the public comments received to date.

A work session or Committee of the Whole discussion with Council will follow in May, tentatively May 9th. The work session will provide information on next steps, and decision points for Council.

Attachments:

Public comments to date

George Overpeck
Friends of the Homer Skatepark
PO Box 818
Homer AK 9960s

March 14, 2022

City Staff and elected officials

Dear public servants and planners,

Friends of the Homer Skatepark is in favor of concept 2, with a skatepark footprint of 8400 square feet, for the proposed new Multi -purpose Community Center. We appreciate the inclusion of a skatepark in the plan and look forward to working with all of you to create great riding for the skaters, bikers etc. of Homer.

Sincerely yours,

George Overpeck

Friends of the Homer Skatepark

It seems likely that the proposed HERC plan is one of the best ideas ever entertained by the City of Homer, and I hope the plan will be pursued aggressively and without delay. As an investment in the future made by a growing community, it makes sense to build for the long term with consideration for Homer's current needs as well as emerging demographic trends. It also makes sense to keep in mind that the cost of a facility designed for a multi-decade lifespan is distributed over multiple decades, thus diminishing the overall cost while increasing the dividends, i.e., the benefits to the community, returned by the investment: Frugality in the present cannot be expected to return a full measure of satisfaction in the future. With these premises in mind, I would like to suggest a few guidelines as the city proceeds with finalizing the design.

First please consider restraint in the exterior finish of the buildings. Many public buildings are somewhat lavish, if not avant garde in their exterior appearance. This is what is first apparent to the public, and it serves not only as free advertising for the architects but also as testimony to the efforts and political presence of the officials who are behind the project. Unfortunately, the cost of a splendid exterior appearance can deplete the funding for the functional elements, the purpose of the project, leaving the function itself underfunded in a misdirected allegiance to the appearance of the outside of the building. Please keep in mind that a creative architect can design an aesthetically significant structure, one that is in perfect harmony with its surroundings and function, without incurring costs that would compromise the purpose and function of the project itself.

Next, the population for whom the facility is designed deserves some consideration. Americans in general and the residents of Homer in particular are, on average, becoming a population of older individuals, and this trend can be expected to continue into the future. One of the most significant impacts on older individuals living in our climate is the restrictions imposed by the weather—short days, snow and ice, low temperatures and the inhospitable nature of an Alaskan winter. Older individuals are not the only ones whose lives are restricted by winter weather—among the others are those who are infirm, those who are recovering from injury or illness, and those who simply do not feel comfortable being out of doors during that time of year. Featured prominently in the design is a running track. Runners are typically young and healthy, and their presence during all seasons along the roads and sidewalks in Homer suggest that their favorite activity is not greatly limited by winter weather. While the HERC design incorporates space for runners, no mention is made of an indoor walking track that would accommodate and encourage older and infirm individuals to be active and get some exercise in a pleasant environment. These individuals are often restricted not only in their mobility and activity levels but also financially, thus preventing them from purchasing membership in businesses like the Bay Club. They really have no place to go. An attractive and interesting indoor walking path could be incorporated into the design with probably modest additional cost. Possible features might include a meandering path rather one that is laid out in straight lines or simple curves. It could be enhanced by indoor plantings, a fountain and/or a pond with fish, turtles, frogs or other creatures, even a small aviary. A rest stop or two would be appropriate, with comfortable chairs and benches, a water fountain and windows with an interesting view. Different challenge levels would also be appropriate with a shortened path on a level floor for those who can tolerate only mild exercise. A longer path with elevation gains, perhaps stairs or other challenges, would surely be welcomed by those with more robust physical conditions. It is well to keep in mind that, if we live long enough, we all suffer from illness, accidents, infirmity and the limitations imposed by old age, hence, if we build for the future, we must build not only for the generations that take our places in society, but also for those who vacate those places and move toward the final years of their lives.

Julie Engebretsen

From: janie leask <janie.leask@gmail.com>
Sent: Wednesday, April 13, 2022 1:14 PM
To: Department Clerk; Julie Engebretsen; Mike Illg
Cc: Mary Jo Campbell Cambridge; Jeff Sharp; Janie Leask; Christopher Mullikin; Jeanne Parker; Eric Tutt; Juxia Scarpitta; Paul Allan; Doug Dodd; Ian Reid; Mike Flora; Paul Knight; Gary Gao; Dick Dunn; Holly Van Pelt
Subject: Homer Community Center
Attachments: Pickleball Popularity Statistics and Demographics Facts & INFOGRAPHIC.pdf; How Iceland Got Teens to Say No to Drugs - The Atlantic.pdf

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

Please forward the following comments to the Mayor, City Manager, and the City Council.

Re: the Building of a Multi-purpose Community Center in Homer

My husband and I retired to Homer from Anchorage in 2013. We witnessed the YEARS of study, proposals, and community discussion it took before our existing police station was built. I know these projects take time to get right.

I am an advocate for both pickleball AND the building of a community center and believe this is the perfect gateway project for Homer. My comments can be divided into two areas: #1 the critical need for a community center and #2 the need for more pickleball courts.

#1 - The need for a Community Center

I opened up an April 12 email from MAPP's SKP Resilience Coalition Meeting yesterday. They recently completed their Community Readiness Assessment and the issue identified through focus groups is: **"There are not enough welcoming, no-cost, safe spaces in our community for young people to connect with safe and trusted adults, explore and engage in interests, and enjoy free time during after-school and evening hours."**

This really struck a chord with me. The Icelandic Study (attached) has long been touted as a successful model to address teen drinking and drug abuse. In this study, Iceland found that a number of things helped to decrease the rate including giving teens better things to do that they were interested in which provided a healthy alternative to drugs & alcohol.

As mentioned in the report, and I'm sure you'll find it to be true in our community, there are all kinds of substance abuse prevention efforts and programs, but few takers. They added classes young people were interested in like dance, hip hop, martial arts, etc.

We need this in Homer! We need to work with existing organizations to find out what healthy alternatives young people want and implement those

programs. And to do that we need a place for them to gather. A Community Center is that place!

General comments/questions regarding the proposed Community Center:

- It appears Option C doesn't include the outdoor space for the skateboard park or a basketball court which would include lined pickleball courts. These are components to include in whatever project moves forward.
- The gymnasium, multi-purpose rooms for use by community members and nonprofits, and an on-site office for community recreation are also important to include in any facility.
- A kitchen would be great if the center would be used to host public meetings and events.
- Why aren't solar panels a part of any building? They've become increasingly popular and it makes sense as they could offset utility costs.

Additionally, why not include a **Senior Citizen outdoor exercise park** in any outdoor space adjacent to a Community Center? More and more retirees are settling in our community and we have very few activities/spaces to respond to their needs. Some equipment can be designed for use by those with limited mobility or those who are wheelchair-bound . . . which would provide options for yet another segment of our population.

Playgrounds designed specifically for aging residents have popped up in England, Finland, Germany, and throughout Asia and now throughout the US. A team at the University of Lapland studied one group of 40 people, aged between 65 and 81, and found there were significant improvements in balance, speed, and coordination after just three months on the climbing frames and play equipment. Most of the group said they felt better mentally because of the exercise and empowered when they managed to overcome a problematic piece of equipment. Many said they were initially worried about appearing foolish, but that seemed to disappear fairly quickly.

These playgrounds/parks are designed specifically for Seniors and feature equipment to increase strength, flexibility, and balance. They don't feature some of the traditional equipment found in children's playgrounds in that you won't find monkey bars, high slides, or jungle gyms, although you might find some traditional items, such as swings or a see-saw. Using different equipment also tones different muscle groups. AND they provide an important social aspect by providing a space where Seniors can interact and build friendships. Simply getting outside, having fun, and making new friends is important at any age.

<https://ginast.com/gym/playground-equipment-for-senior-citizens/>
<https://www.aaastateofplay.com/playgrounds-for-senior-citizens/>
<https://trivactiueusa.com/service/senior-living>
<https://goric.com/6-best-parks-playgrounds-seniors/>

#2 - Pickleball at the HERC

Pickleball is a sport not just for people of my age (73) but for all ages (see attached fact sheet). It's been taught in both the middle school and high school and we're seeing an increase in both individuals and families coming out to play. It's fun, competitive, social, and great exercise.

There are more than 4.8 million players in the US, an increase of 39% over the last two years. Washington state recently declared it their official sport. As with other communities nationally and here in Alaska, we've also

seen the increase. Every major Alaskan community offers pickleball whether it's at a community center, high school or city gymnasium, or outdoor hockey rinks. Anchorage Pickleball Club worked with the Municipality of Anchorage and received permission to line 8 courts on the Ben Boeke ice rinks for summer use. Pickleball is played in Fairbanks at the Big Dipper ice rink and during the summer at Soldotna's Regional Sports Center on their indoor hockey rink.

Pickleball can be played on both wood and cement surfaces. Unfortunately, it cannot be played on the surface found at the SPARC as the USAPA-approved ball won't bounce on this floor. They instead use a foam ball. Pickleball courts can be lined on existing basketball, volleyball, and tennis courts – in fact, two pickleball courts can be lined on one tennis court. Here in Homer, we've been given permission to line two of the four high school tennis courts to provide some outdoor summer opportunities.

For two years pre-Covid Homer hosted the "End of the Road" tournament at the high school gym – a place where we could line six courts. It brought people to Homer where they spent their dollars adding to our economy. We're missing another year of this tournament because the high school is resurfacing the gym floors.

Aside from the three courts at the HERC, there is no other designated place to play and we simply don't have the number of courts to meet the needs of beginning and advanced players let alone those interested in purely recreational/family play. Homer is noted as a hotbed of pickleball – our players have competed in state, regional, and national tournaments. It continues to be challenging to accommodate both beginning and advanced players on our three courts.

Homer is listed on the USAPA Places2Play so during the summer months not only do we get returning snowbirds who bolster our numbers, but also visitors who drop in. It's not unusual to have all three courts full and 8-15+ people waiting on the sidelines for a game.

The bottom line is we need more courts!

The three options you are currently considering range in both size and cost. Options A & B have room for 6 courts; Option C has only 3 - the number of courts we currently have at the HERC. We need a minimum of four courts to accommodate the growing number of interested community members yet I know we would quickly fill/outgrow four courts.

In closing, I realize a project such as this takes time and, like the building of the police station, it IS a process. I think it's important we do it right to meet the current and future needs of our community.

Thank you for your continued work on this project.

Janie Leask
Resident of Homer
USAPA Ambassador

cc: Volunteer Keyholders of the HERC



PICKLEBALL POPULARITY STATISTICS AND DEMOGRAPHICS



[Home](#) / [Learn & Play](#) / Pickleball Popularity Statistics and Demographics: Facts & INFOGRAPHIC

[LEARN & PLAY](#)

Pickleball Popularity Statistics and Demographics: Facts & INFOGRAPHIC

April 10, 2022

It's no secret that Pickleball is USA's fastest-growing sport. But how fast is it exactly growing? What are the pickleball demographics? And what's the number of pickleball players?

In this post, we'll answer all such questions and will share pickleball popularity statistics and demographics. Best of all, we've visualized the data in the form of an infographic, which makes the confusing data easier to understand.

So, let's begin with the infographic.

Pickleball Infographic

Here's the infographic on pickleball's popularity and statistics.



IT'S ALL ABOUT THE Pickleball Statistics

Pickleball is the fastest-growing sport in the USA. Here are some pickleball statistics you need to know.

4.8 Million

The number of pickleball players in the USA in 2021

39.3%

Growth in the number of players over the last two year

thepickleballplayer.com



CORE PLAYERS

Every 2 out 3 players are core players, i.e., they play pickleball eight or more times a year.

6 OUT OF 10 PLAYERS ARE MEN

Nearly 61% of pickleball players are men, while 39% are women.



9,562

The number of known places to play pickleball in the USA

Seattle has 3 courts per 20K residents—the highest among all cities

thepickleballplayer.com

38.1 years

The average age of a pickleball player in 2021

This has decreased from around 41 in 2020, indicating the rise of pickleball's popularity among the younger population.

1.2 Million

The number of pickleball players who are college graduates



Sources: SFA, PAC, Statista, USAPA



To give a rundown of a few statistics mentioned in the infographic, Pickleball has 4.8 million players in the USA and a growth rate of 39.3% for the last two-year period. Six out of ten players are men, and every 2 out of 3 players play pickleball more than eight times a year.

Pickleball Popularity Statistics

Here are some of the statistics which show pickleball's ever-rising popularity.

- Pickleball has **4.8 million players** in the United States of America.
- The growth rate of the number of pickleball players for the two-year period is **39.3%**.
- The number of players playing pickleball has nearly **doubled in the last seven years** (2014-21).
- Every two out of three players are core players, which means that they play pickleball more than eight times a year. This shows how addictive pickleball is!

Pickleball Demographics

- The average age of pickleball players in 2021 is **38.1 years**, down from 41 years in 2020. This shows that pickleball is gaining traction among the youth.
- The average age of core players is 47.5 years and of casual players is 33.6 years.
- **33% of the core players** are over 65 years of age.
- 27.8% of players are in the age bracket 18-34, which is the highest among all the age groups. But this age group also has the most number of casual players (33.9% of the total).
- The south-Atlantic region is the home to most pickleball players (around 1 million). However, the mid-Atlantic has shown the highest growth rate (50%) in the last year.
- Around **1.2 million pickleball players** are college graduates. This makes up around 25% of the people who play pickleball.

Growth of Pickleball VS Tennis

Given the similarity between the two sports, pickleball's growth is often compared to that of tennis. Here's the comparison of the growth of pickleball and tennis.

In the last two years (2019-21), tennis saw a growth of **27.9%**, while pickleball growth was **39.3%** during the same period. It's pertinent to mention that the growth of tennis over the last two years has been much higher than the previous years.

Comparing the number of pickleball and tennis players, tennis has nearly **22 million players** in the USA, while pickleball is played by around **4.8 million Americans**.

There are around **250,000 tennis courts in the USA**, compared to over **30,000 pickleball courts**. But the good thing is, you can [play pickleball on a tennis court](#).

These figures show that though tennis is much more popular in the USA than pickleball, pickleball is growing more rapidly. Therefore, it's quite possible that pickleball might overtake tennis, but it would take quite a few years.

Pickleball Courts and Location Facts

- There are **9,524 known places to play pickleball** in the USA.
- Seattle has **3 courts for every 20,000 residents**—the highest among all cities.
- Naples, Florida is called the **Capital of Pickleball**.
- Pickleball is the **official sport of Washington state**. [Gov. Jay Inslee signed the bill](#) on 28th March 2022.

The Bottom Line

So these were some pickleball popularity statistics, growth rates, and demographics. Though there's no doubt that it has exploded in popularity over the few years, it still has a long way to go to compete with other sports like tennis.

One of the positive signs from these statistics is that pickleball is not just the game of seniors, as more young adults are getting into it. With pickleball being such an addictive game, it's surely going to get bigger and expand globally.

Nevertheless, with the current growth rate and projections, we can hope that pickleball will continue to become more popular.

Frequently Asked Questions (FAQs)

Here are the answers to some frequently asked questions.

What is the average age of a pickleball player?

The average age of a pickleball player is 38.1 years, as compared to 41 years in 2020. This shows pickleball is getting popular among the younger population too.

How many pickleball players are there in the U.S.?

There were 4.8 million pickleball players in the United States of America in 2021. This is around 0.6 million more than the number of U.S.-based pickleball players in 2020.

When did pickleball become popular?

According to the following graph, pickleball has been gaining traction since 2014, but it boomed during the pandemic. During the two years of 2020-21, it saw an astonishing growth of 39.3%.

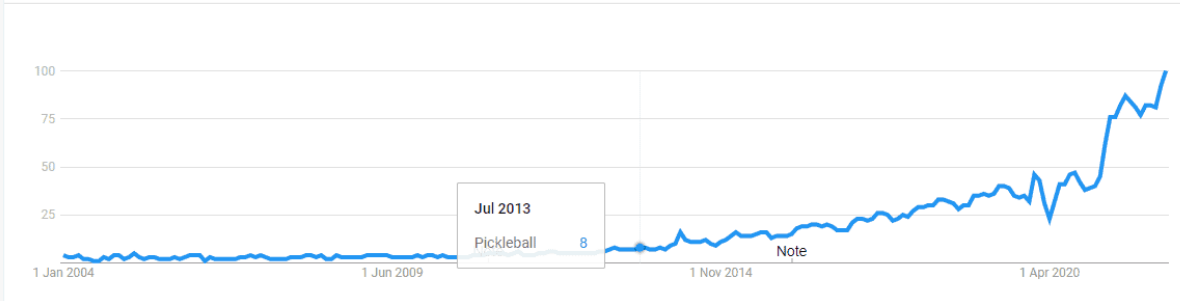
Pickleball
Sports

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United States 2004 - present All categories Web Search

Interest over time

Download, zoom, and share icons



Sources: SFIA, PAC, USAPA, and Statista

Post Tags: [#Pickleball](#)

Rex Murphy
PO Box 3309
Homer, Ak 99603
Rex.murphy.ak@gmail.com

City of Homer, Alaska

Re: HERC Facility Proposals

Greetings,

Thanks for getting the ball rolling on a Multi-use facility to replace the HERC.

I strongly recommend PB court construction manual, available from <https://usapickleball.org/what-is-pickleball/court-diagram/pickleball-construction-manual/>. This manual covers court sizing, construction and surfacing options.

Pickleball is the fastest growing sport in the world and is very popular in Homer. Pickleball brings in more revenue than any other use of the HERC, and would bring in more if there were more courts available.

Outdoor courts

There are no outside pickleball (or tennis) courts in the design plan. The original survey failed to even ask about outside courts. Pickleball and tennis are both primarily outside sports and are played inside when the weather forces the issue. The design should include at least 4 outdoor pickleball courts, all oriented north-south. Courts need to be fenced and preferably separated. Morro Bay CA and Robson Ranch in Eloy AZ have good examples. Should a tennis court be added, it should also be lined for pickleball – 4 pickleball courts will fit in the footprint of a single tennis court.

The lawn area, the tiny parking lot to the east of the gym and the “future” are to the east and the small parking area to the south of the skate park are all potential spaces for outdoor courts.

Number of courts

The current 3 courts available inside the HERC are too few to support the current demand. There have been as many as 30 people showing up for open play, with just 12 players on the court at a time. The city is losing participants because of this. Replacing three courts with 3 more courts is a non-starter.

Court spacing

Spacing between adjacent pickleball courts in the renderings appears to be approximately 5 feet, which is way too close. Recommended space of each court is 34 by 64 feet, with 30 by 60 feet at an absolute minimum.

Plan A depicts pickleball courts placed end to end and 2 basketball courts placed side by side. For both cases a partition is required to avoid interference from another court. (A pickleball court in the middle would suffer interference from 5 other courts. Is this covered in C10?

Solar

At over 5 dollars a gallon for fuel, we need to think about energy consumption over the life of a new facility. Homer is the solar capitol of Alaska. It would be foolish not to design a new building without maximizing solar energy collection from south facing walls and roofs. Roofs should slant toward the south, not toward the north as depicted, and roof angles should be optimized for the best solar reception. Slanted roofs shed snow more easily and would also facilitate water collection for onsite irrigation.

Skateboard park

A million dollars for a skateboard park seems rather steep. Given the recent installation of new ramps, it would make sense to reuse them on the new installation.

Cost in general

The voters will balk at the pricing of any of the alternatives. I suggest studying alternatives such as a larger version of the SPARC for the gymnasium portion of the facility.

Original Herc Gym flooring

When and if the time comes to demolish the original Herc, the gym flooring needs to be saved and recycled into the new facility.

Regards,

Rex Murphy

From: [Carl nostrand](#)
To: [Julie Engebretsen](#)
Subject: Out door all weather Multi-use futsal/event park.
Date: Wednesday, March 23, 2022 8:04:24 PM

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

Julie,

Yes we can make a smaller futsal court that would also qualify for international play. 25 meters long and 15 meters wide is the smallest FIFA will sanction for the World University Games, Futsal World Cup, International friendlies, Arctic Winter Games, Asian Games, College play, and the future Olympic futsal games. We need at least 10 feet around the touch line for safety and run out, very important.

I'm sure that we would get a mini pitch from the US Soccer foundation. I'm not sure that the quality mini pitches are? I don't think they are of the FIFA ready standards. They look more like the roll out brillo pad type of field. OK for kids that don't push the level.

Outdoor courts with FieldTURF offer the best playing and safest surface for high level play, where we can dive, slide, and fall on at full speed and not take off skin like a cheaper brillow pad court. These soft courts are great for gymnastics, cheerleading, martial arts and such. An outdoor court is self-cleaning with the rain and snow. The sand and rubber mixture between the blades of grass with FieldTURF, can always be adjusted for the ideal G-Max.(bounce and rebound) Plays like a perfect grass field.

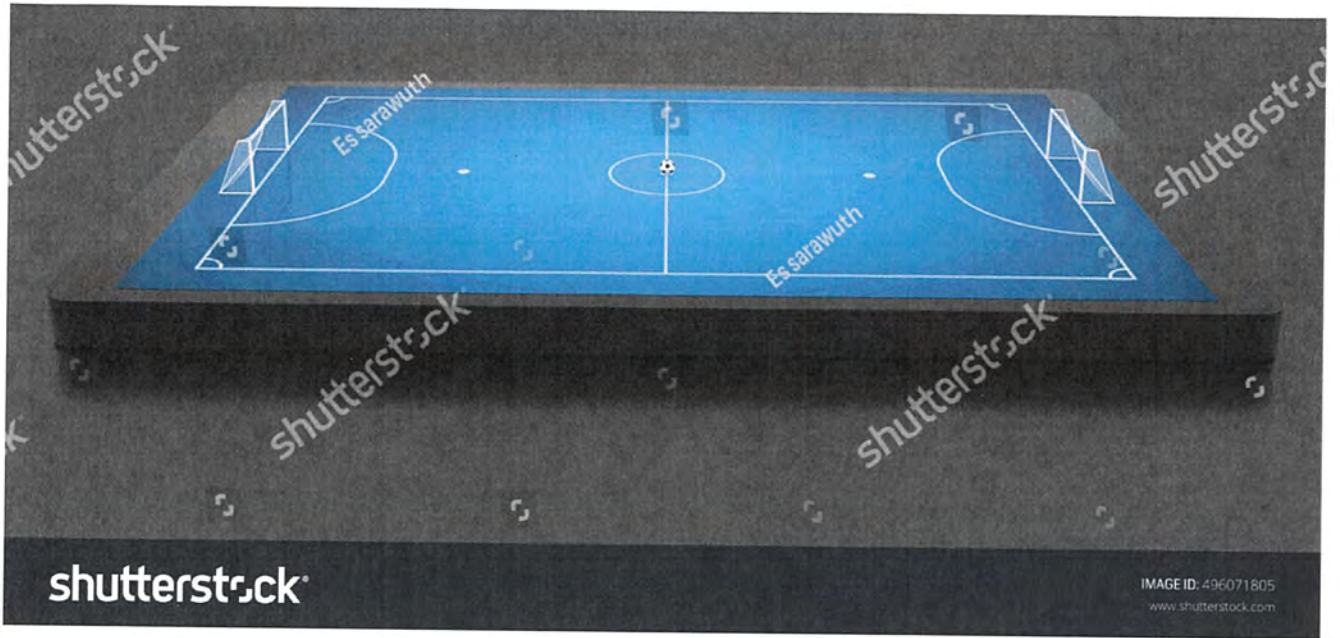
Soccer has boomed all around the world because of FieldTurf being the best playing surfaces next to the very best grass pitch. Kids can use the same shoes on a small pitch as our full size HS pitch. Kids' feet and legs will love the soft play of FieldTurf. Less injuries of all kinds.

The key is outdoor play in Alaska. We like outdoor play in the wind, rain, and even snow. We are always looking for cheaper outdoor tournaments. A fall outdoor FUTSAL League would keep our youth very happy and playing the sport they love. With or without the public school blessings or politics. We are tired of administrators telling us when we can play and where. This is for the kids' development and safety.

One of my goals is to set up remote cameras that auto follow the action or are controlled remotely. We will want to live stream events for the folks that cannot travel to Homer and watch their kids play, use for training, and record injuries for comprehensiveness treatment. Kids lean fast when they see themselves under pressure.

I hope this helps you squeeze a perfect little futsal pitch. Aside from the touch line and at least ten feet of run out room. There should be netting to keep the ball from rolling away or going into the road. It's very important not to slow the game down chasing balls that are out of play. Keeping our kids on their toes is a much more engaging style of play.

<https://ussoccerfoundation.org/programs/safe-places-to-play/>
<https://www.youtube.com/watch?v=WcI8b7aIGAE&t=1200s>



Kind Regards,

Carl Nostrand
299-9517

Visualize a New Multi-Purpose Community Center		Website comments 3/1/22 through 4/13/22		
Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
1	Generally, I like them.	Outdoor planning for at least 4 Pickleball courts, separate from any basketball court.	Yes	Propose a new 5% bed tax to help pay for maintenance.
2	Not good.	Gym/weight room	No	The survey shows that over 45% want a gym/exercise room but the city did not take that into account. Why?
3	Looks great The only thing it's lacking is a pool and splash pad	Pool and splash pad	Yes	Great idea, needed, would be used all the time. However, needs pool and splash pad
4			Yes	
5	Doesn't agree with how ppl voted	Weight room and exercise room	No	There is over 1mil dollars projected to be spent on a skate park. The city already has one that just needs work done to it. Why move it and start all over for a lot more money that was spent on the original one. A playground for 350k...there's a very nice play ground at Karen Hornaday. How about we take care of that one or just spend some money to upgrade it. The ppl voted for weight room and exercise room over 46% of the ppl and yet it's no where to be found in the plans. What's with that? A lot more ppl would use the weight/exercise room over the skate park. Use that project 1 mil on that.
6	I like the 1 sorry option. I didn't think the 2 story option brings 2 mil worth of value unless you have interested partners for the leased space. Healthy activity space is so important during our long winters.		Yes	This project would be eligible for CBDG block grant funding from HUD. AHFC administers the grant. I look forward for more space for our community to move and play.
7	I like the 1 sorry option. I didn't think the 2 story option brings 2 mil worth of value unless you have interested partners for the leased space. Healthy activity space is so important during our long winters.		Yes	This project would be eligible for CBDG block grant funding from HUD. AHFC administers the grant. I look forward for more space for our community to move and play.
8			Yes	
9	very good	nothing. they are perfect	Yes	Plan B is much better
10	very good	nothing. they are perfect	Yes	Plan B is much better
11	Impressive		Yes	
12	Hopeful and long overdue.	Outdoor wall for pickleball self practice	Yes	At least six indoor pickleball courts would enable a venue for the growing pickleball community which is already maxed out on three courts. Also six courts would provide a suitable venue for Pickleball Tournaments (Fall and summer) attracting players from around Alaska and Lower 48. Economic spin off from this demographic would be a significant boost to local businesses.
13	Love the ideas	Places for outdoor art and murals.	Yes	
14			No	
15	I like the layout and the various play spaces.	It would be really helpful to have indoor playground/climbing equipment for ways for kids to get energy out during the winter. Especially for families that don't ski or have access to winter gear/transportation.	Yes	What's the best way for community members to get involved??

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
16	<p>I really appreciate this committee's commitment to getting this right and taking public feedback. Honestly, it was disappointing as it seems more of the same type of space that already exists: An open gym and multi-purpose rooms. Rebuilding the skate park for \$1 M seems excessive considering that's a niche sport & only used weather permitting. An indoor playground would definitely be a benefit to just about every family with children. There are few options for indoor play areas and it would be a missed opportunity to not address this. I understand the center is a place for all ages, but I don't think the adult population is in need of the space as children are.</p>	<p>I think if another survey was sent out specific to children and what would be the most benefit to them then that could change some of the approach to the design. And what portion of the population would benefit to a \$1M skate park vs \$1M (or less) indoor play equipment? The Fairview Recreation Center in Anchorage is a great example of what could be done.</p>	<p>Maybe</p>	
17	<p>I like the 2 story option even if it is not built out initially it would allow for future expansion. Indoor running or walking track would be very beneficial to the community as a whole. I am not sure about the office space unless the intent is to provide office space for the Recreation Manager and possible future lease holders.</p>	<p>I think the the style of the building should be reflective of the community and take into consideration that some years Homer gets lots of snow and others, lots of ice, that means this requires extra maintenance to keep the entrances/accesses accessible which will add to the maintenance and janitorial staff. Speaking of maintenance and janitorial - funding mechanisms should include the cost for 1-2 additional staff that will be required to maintain and clean to industry standards and not try to burden the existing staff. The staff has already assumed a larger police station and library and will if all goes well a new public works facility and adding this square footage the current staff can only be expected to keep up for so long. This cost burden can be partially shared with the users and leaseholders as they are the beneficiaries. Applying the burden to the users cannot be done. Fees charged should be considerate of the overhead costs to provide the services.</p>	<p>Yes</p>	<p>I really like to natural waterway and it would be nice to have picnic tables in areas around the water feature, having a dog park is a great addition to the community as well as very convenient for the veterinarian's practice. (This will require maintenance as well.)</p>
18	<p>concern about the flat roof</p>	<p>Taxing city land developers to add funding to this concept and project for the city</p>	<p>Yes</p>	
19	<p>I think the plans look great, this community really needs to have more indoor options to stay active during the bad weather days. Especially youth who are pursuing athletic scholarships and trying to train during the off season.</p>	<p>The indoor track is a must, and an indoor soccer field-turf area would be absolutely amazing!! We have a large community of youth soccer players that would really benefit from having access to an indoor soccer turf. The Homer soccer community has grown substantially over the last few years. Homer United FC is offering more programs and struggle to have adequate space and areas to train and compete. An indoor turf would be heavily utilized.</p>	<p>Yes</p>	
20	<p>I PREFER THE TWO STORY PLAN</p>	<p>INCLUDING AN INDOOR TURF FOR THE SOCCER COMMUNITY HERE</p>	<p>Yes</p>	

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
21	If the city is going to go to the expense of building this facility, the relatively small increase in cost for the 2 story plan makes more sense in the long run.	The plans don't really make the aesthetic of the building clear, but as many windows and as much natural light as it can have, the better. Also, consider a ventilation system with future respiratory pathogens/variants.	Yes	
22	it could be improved	A community garden and greenhouse that helps people learn all aspects of gardening and food preservation to promote local sustainability	Maybe	
23	Encouraged about the opportunities that could be available	Indoor Turf area for soccer, flag football, baseball, ultimate frisbee, etc. Also a small playground area for younger children	Yes	
24	Great! Love the idea of the skatepark! Also love that people would run into this as soon as they come into town. It would really beautify the family aspect of Homer.	Maybe an exterior restroom? Something a bit nicer than a porta potty. An outdoor bbq area would be very cool too (close to the skatepark would be even better :))	Yes	I really back the skatepark part of this design. When the Homer skatepark first opened it was very popular (and to be honest there is nothing too special about it). Now ramps have deteriorated, and ground has moved enough that it is difficult for even more skilled riders. I should mention the new halfpipes are very nice. Skateboarding (an other skatepark sports) are great ways for youth to stay out of trouble, focus on individual goals, and learn through failure to not give up. There are many great values to having a skatepark - I taught skateboard lessons in the Summers in California and having a good park to hold more summer camps would be amazing. I do say that this NEEDS to be professionally designed. I have seen far too many opportunities wasted by poor planning and budget skatepark designs and construction. Quality over quantity here. If it needs to be a small park to stay on budget (or start small and add on) that is a much better option than building a larger budget park. I really hope this goes through! Also, it would be great to keep the halfpipes at least accessible during the construction period. Thanks for letting us voice our opinions and let me know if there is anything that can be done to help! 562-370-5078 Eric Struben
25	They're a good start. Plan B entrance has much more usable space than Plan A, for sure!	Focus on function! Not so much fancy.	Yes	Please keep the current gym or at least maybe the floor old school like it is currently.
26	I absolutely love it!	Transportation to and from	Yes	Need a ride???
27	I'm excited about it!	I would very much like to see a space for some indoor adult exercise--elliptical machines, stationary bikes, treadmills, free weights. Doesn't have to be a huge space. Maybe even around the edge of the track? I've seen that at one city community center in Salt Lake City. I've admired such facilities provided in other municipalities for its citizens, helping them to find ways to be active and healthy. Very appropriate for our climate.	Yes	Thanks for working on this. I consider this a wonderful priority for the people of our town.

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
28	Very promising. Six Pickleball courts would alleviate the current limitation of the current three courts which is too small on most open play nights already. It would be a great venue for PB tournament play attracting Anchorage and lower 48 players. I suggest that PB participation numbers / times at other venues be reviewed. Many schedule PB play times between 11 and 5pm because PB has a large demographic of 50-75 semi or retired players. This does not conflict with after school / work hours for other sport scheduling.	Not sure how much room is at the ends of the Pickleball courts but the schematic appears to be significantly less than the 7-8' currently. Any less than would compromise the game by not allowing players room to return deep serves or lobs. Arctic Rec Center and O'Malley Recreation facilities in Anchorage (which have 3 x 2 pickleball courts separated by a curtain) do not have adequate room at the ends of the courts. This is also a safety issue when walls or bleachers are at the ends of the courts.	Yes	
29	There is a real need for a community center, especially for the youth of this town.	I like plan B- I think having a gym and daycare/kids center needs to be included.	Yes	I like option B with the upstairs. A lot of community centers have workout gyms with childcare activities for kids while there parents are working out. I think that would be a big be if it. If you did that you could sell memberships and make money to go towards the center. Kind of like the YMCA. There is a huge need for a place for families.
30	Looks great - BUT too big. Too costly.	reduce size, reduce cost.	Maybe	smaller is better
31	I think the plans are great as long as they keep the plans to include 6 pickleball courts.		Maybe	How would the city pay for this?
32	Nice winter boxie design. Needs a bit more level all weather safe FIELDTurf soft court flexy education space.	Less pavement, possible soft court Futsal court on top of big building.	Yes	This is a great world class location for our community to host cool sporting, cultural, and spontaneous events. There are many advantage in having a small 40X20 meter pitch on Field Turf. (surface that most of the outdoor pro field sports are played on. Maintaining hi level grass fields for hard use is a joke in Alaska, with break up and all. WE want to maximize out door play on this multi use pitch. Lots of soft court sports besides 5 aside soccer(futsal) will be played, car/bike shows, flea markets, and much more is possible on a dry open pitch. Functional space to plan outdoor events that is also the best small sport pitch for hosting advanced play. Trying to get our town ready for the World University Games to host play in Alaska some day.
33		Bocce courts in lawn, for seniors and our disability community. Its a great sport for all.	Yes	Need more for our disability and senior community groups.
34				What first needs to be determined is the amount of tax, either directly or indirectly, a resident would pay. The Spark does a great job, and between that, the HHS pool, and the Bay Club, is this new building necessary. The Spark pickleball facilities are more than adequate, for instance.
35				What first needs to be determined is the amount of tax, either directly or indirectly, a resident would pay. The Spark does a great job, and between that, the HHS pool, and the Bay Club, is this new building necessary. The Spark pickleball facilities are more than adequate, for instance.

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
36	My main interest is in the skate park, so prioritizing that development would be encouraged. Additionally, I honestly see the building of it as being 4 x better of an investment if it is sheltered from inclement weather that would otherwise jeopardize safety and/or make it useless.	A COVERED skate park: the skate park area is a critical component of this development, and covering it would allow usage year round. Otherwise, the entire winter (when youth are most desperate for an accessible (as opposed to snow sports) activity), snow would render the space unusable, and the summer usage would be limited to dry days. Also, please keep the beloved metal play gym! It still excites the kids & would be really cool to retain!	Yes	See above; thank you!
37	Love the idea of a large gym and outdoor space for roller skating possibilities		Yes	Would love if rollerskating could be brought into planning! Great for people of all ages!
38	I think the plans look pretty good and this new community center could finally act as a "town center" the city of Homer so desperately needs.	I think the city should focus a bit more on the skatepark aspect of the plan.	Yes	I believe the skate park should be made of concrete and be designed and built by a professional who specializes in concrete parks. I also recommend strongly considering fully or partially covering the skate park with a pavillion, awning, tent, etc. With our snow and ice in the winter and rain in the summer, a covering would easily quadruple the amount of days the skatepark would be usable. It seems like a sound investment to have a spot outside for year round recreation that isn't a snow or ice sport. Thank you for your consideration.
39	They look good, and I am hopeful to see a nicer looking building regardless of which plans get executed.	I strongly believe we should try and incorporate a recycling/repurposing center into our community someday, and considering the proximity to HCOA, perhaps it could be a good link between art, recycling and even a repurposed homewares or furniture "thrif " location. I know this idea may sound strange, but as a former student at the HERC when it was the Intermediate school and someone who went to college in Arcata, CA where their recycling center is an amazing part of the community- I highly recommend this sort of idea! Thanks for reading.	Yes	

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
40	Plan B is my preference. I love the idea of having a leasable space and a cafe with rooftop access.	I like the layout, but would LOVE to see an indoor playground, similar to the Fairview Rec Center in Anchorage. Homer kids need an ice free, warm place to jump, climb, slide, and wear themselves out in the wintertime. Also, having an area where kids can ride bikes inside would be great too, as only littles on Strider bikes are welcome at SPARC.	Yes	I have a 2 and 4 year old. We spend a great deal of time outdoors skiing, hiking, boating, and exploring. We love all the outdoor recreating Homer has to offer, which is why we chose to raise our family here. Young kids only last so long doing these activities in the winter though, and it's tough to tire them out. Winter activities for this age group are extremely limited, and I think an indoor playground with a ropes course, slides, climbing holds, and trampoline would be wildly successful! Anyone that's been to the SPARC on a weekend, or on a bad weather day knows the demand from indoor play space is HUGE! We've been turned down at the SPARC before because they were at capacity. I'm an avid cross country skier, and love the winter. However, the dark mornings and lack of activities for young children have me traveling outside during the winter for months at a time so that I don't lose my mind. I can handle winter, but having so few things to do with the kids is what gets me really down. The past two years, we've relied on trips to Coal Point to purchase 50 cent plastic figurines and trips to the Wagon Wheel just to get out of the house. While the last two years have certainly been unique, as things open back up, I'm yearning for a place like I mentioned above that's inclusive and accessible for all. - Maddie O'Laire maddieolaire@gmail.com
41	Option C for smaller facility with a single court gym is perfect.		Yes	Let's keep this project moving!
42	I like the idea I think it would be so awesome	Honestly love option A	Yes	Wish y'all did this 4-5 years ago so we could use it as freshman I think it's pointless asking seniors when we are all leaving and won't use it as highschoolers but it's a great idea and as long as kids moving forward could use it that would be so cool too
43	They cool. Pretty awesome.	Art Stuff	Yes	
44	I want to see more of what the city is gone do with the skatepark	Indoor skatepark	Yes	
45	Sounds like a good plan that could bring different parts of the community together	To make sure it affordable for low income families and HighSchool students	Maybe	
46	I think they look great, I'm excited about it.	I'm not entirely sure what could improve these plans they look pretty great but if there was a place to play hacky sack that'd be cool	Yes	Please get this plan into action and get this place built.
47	Plan B I think would be the best plan. It is essential to have this built.		Yes	
48	I think it's a good idea, the options are nice. but if there was a plan that the building was between the size of option B and C, that might be good for a growing community.	Turf in the center of the running track. I liked the idea of a cafe	Yes	Excited for the new skatepark
49	Would benefit the community in a great way	Nothing	Yes	Great stuff
50	They are okay, a tennis court would be nice	Tennis court lots of older folks and younger people like myself would love to see this. Definitely more desirable than a skate park remodel	Maybe	There are other things that the city should be spending money on such as our roads which happen to be very bad. Get the things we have up to shape and then I could see this being a cool idea.
51	Very good plan, I think the added gym space would be very good for sports and other events.	Creating a good base for raising the money for this operation	Yes	

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
52	I think this is a great idea and would be very beneficial to everyone. More space for sports teams, and community activities.	I think an indoor turf would be a very good addition because for spring sports it is very hard to play an outdoor sport inside a gym. Our turf at the high school doesn't melt for a long time.	Yes	
53	I think either option A or C are the better plans.	I can't think of anything right now	Yes	For plans A and B, would there be a divider of some sort that could be placed between the courts to keep one activity from interfering with another?
54	Love it	You could add a green house outside teaching kids how to grow their own food and stuff	Yes	
55	Plan B	Nothing it is great	Yes	Great
56		Above the gym, in the middle of the track, add businesses/ mall area.		
57	They look great	Putting a cafe or food in the building will draw a ton of people to the facility and would help pay for the cost of the building and homer is already a boring place for kids I thing a fun healthy safe place for kids to go where there's food to by and a place to hangout and play sports inside or outside is a great place, I also think the addition of a weight room would help so may people that can't aford the cost of overpriced facilitys	Yes	
58	I love the two story plan the most, I think that this whole facility would benefit the city immensely. I love the idea of different activities and interests being accommodated in one building which would ultimately unify our community, which I think is a huge need recently. The futures of goshh school sports would also benefit if there were club team practices or programs for the younger kids all the way up to high school. I also like the idea of being able to come back to homer after college and having a place where I could potentially continue playing basketball. This building is attractive and I don't doubt that our community would be excited about coming to the facility, especially in the winter months when many struggle to find activities and ways to connect.	I think the idea of having an open lawn for people to sit on picnic tables or gather outdoors would be awesome.	Yes	
59	I think the city should use the money to give back to the community and build either the 1 or 2 story building. If they are going to be doing the project anyway they should go all in so they dont have to redo it in the near future.	To save money do the basics of the building but leave room to keep adding things that we want in the future.	Yes	
60	Excellent	Larger gym	Yes	two full length basketball courts for multiple games, pick up basketball, indoor soccer, pickleball, dance, etc. A track encircling for runners during the winter. 20 babies being born at the hospital just this month. seancali7@gmail.com
61	A bity out of reach	leave present gym and tear down other buildings.	Yes	capdick@me.com
62	don't want existing building to be torn down	make it smaller	Maybe	Emma from youth group
63	Great	a pool	Maybe	Charice form youth group
64	it is good	doing more stuff	Yes	emma from youth group

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
65	The plans of this multipurpose facility will completely better the community. The kids as i am one do not have much to do and sports are apart of nearly every kids daily lives here. This will only help the kids and families in homer while also keeping kids out of trouble .	Going through with it.	Yes	
66	I love the idea of a community center! I've been thinking for a while its just what the town needs.	Perhaps a performance hall of some sort and an area where people can gather/hang out.	Yes	
67	I think it is GREAT the city is working towards the rec center. I like the mix of indoor and outdoor opportunities for recreation, making the center usable year round.	Tennis Courts! Is it possible to incorporate a outside walking trail/loop?	Yes	In 25 years we will look back and not be able to understand how we survived without a center like this!
68	So far- so good.	Public input on new ideas. The survey done by the Chamber of Commerce was very narrow and slanted. It invited comments on the features in the plan but largely avoided an opportunity to inject new ideas. Such as, indoor archery range - easy and safe. Kachemak Gun Club & Alaskan Bow Hunter would likely contribute to the cost. And many more. Why not open up and ask for all and new ideas - not just last year activities. Put shuffleboard outline in the flooring.	Yes	Such as, indoor archery range - easy and safe. Kachemak Gun Club & Alaskan Bow Hunter would likely contribute to the cost. And many more. Why not open up and ask for all and new ideas - not just last year activities. Put shuffleboard outline in the flooring.
69	I like the drop off area - option A. I like the Bball court-walking path in Option B	Avoid lease space. Option B. There's a lot of lease space in Homer. We don't need to compete with private property owners.	Yes	We like the larger rain garden in Option B. I like the N parking area - Option B. I like the trolley parking. I don't think the East Parking (next to the multipurpose room) is needed initially. It can be developed later if needed.
70	I really like Plan B.	A walking path graded from easy to more challenging.	Yes	I'm a disabled elderly woman who really needs somewhere to walk - esp in the winter.
71	So Great! With my two ideas, for me - it would be perfect! Indoor walking & Indoor Play for small kids.	Indoor walking areas (not in the gym). A balcony would be great. Also indoor kids play area. Almost half the year the outside areas will not be usable.	Yes	I'd like to see Option B pursued. I also think the big "lease space" upstairs should be public use not leased.
72	A good start		Yes	Option B is the one.
73	I think this is something that has been needed for Homer for a VERY long time.	The floor plans are set, but just making sure there is a plan for once it is up and running so it is accessible to everyone throughout the day, not just to certain people at certain times.	Yes	
74	Good overall. I like the expansion of vision to include the whole of the property, not just the HERC building itself.	2 gyms seems sensible. Clearer sense of what and who the multi-use-space is for. Interesting comments about flat roof vs pitched. Flat you need a really good membrane. Pitched, you must consider sliding snow, especially if it is anywhere near entrances, pathways etc.	Yes	Great first step to visualize possibilities. I recommend adopting a name or acronym to help move imaginations from HERC to the Future. Perhaps Homer "Parks and Recreation Complex" aka the Homer PARC project. Or Parks and Recreation Community Center (PARCC)? And if the secondary building ever becomes a future theater or art space, then it can be the Park, Art& Rec Complex/CommunityCenter and still be the PARC/PARCC project.

Serial	What do you think of the plans?	What would make the plans better?	Should the City pursue funding to keep moving forward?	Comments?
75	Exciting. My first choice is C and second choice A.	Please include in all plans a space for childcare for users kids; critical and fundamental. Parents will be unable to use other spaces without it, therefore making HERC. Perhaps make multipurpose room smaller....there are others in community at Pratt, Kachemak Bay Campus, KPBSD, City Council, I & O, HPL, etc. inaccessible to many residents and families and not just retirees.	Yes	Whichever plan is chosen, ensure the faculty can be added onto in future. Do not duplicate what is already publicly funded
76	It's a great opportunity to provide community space.	Making it affordable to all people.	Maybe	It should be affordable and sustainable, if people see it as a large community expense they won't be as enthusiastic or supportive.
77	I think the plans for the building is a great idea and it'll be good for all ages.	Put the time and right amount of effort into building and make it very welcoming.	Yes	kruegerhannah43@gmail.com
78	They look good. It's hard to see how taxpayers will support this given we could barely get a police station.	Alternate funding sources.	Maybe	I'd love to see Homer do this but struggle to see community paying for it. d.lefton@gmail.com
79	I think plan A or B would be great	We should make a teen hang out instead of the leased space.	Yes	lemieuxdiane279@gmail.com
80	The plans seem to reflective to what the community needs but what they are ASKING for. This is a community driven project that the community has been debating the last two decades with colossal amounts of studies spent on it never mind the staff and meeting times trying to figure out how to proceed. Option A or B will be the best choices as we need to plan for the future.	A artist visual of the facility instead of the white blocks. I would hope the facility would have quality sound system, cameras and security system.	Yes	This project is incredibly long over due and the people who will benefit the most are the ones who do not know how to advocate for it: younger families and youth. This is an investment for the quality of life for people of all ages in our community and would be an axis point of opportunities for people to make healthy choices, healthy connections and improve their overall mental, physical and social health. Alaska has the high rates of suicides, depression, drug and alcohol use, etc...we all do better when we all do better. As far as funding and operating: ask the voters and let them decide if and how it should be funded...let the voters decide.

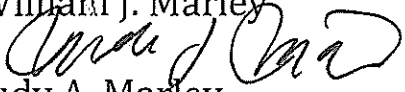
1/22

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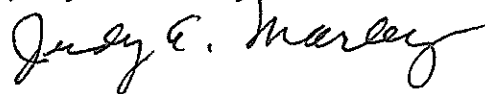
- ⊗ The City Council should adhere to the 2018 Comprehensive plan for planing and the benefit of the community. Otherwise what is ever the use of a comprehensive plan?
- ⊗ The City of Homer should strongly consider purchasing the Bay Club. The purchase price most certainly would be far less than creating such a facility from the ground up. City ownership could greatly reduce the citizen participation and utilization costs with mental and physical health clear beneficiaries of such a facility. A facility called PEAK in Great Falls Montana is a very good model. Should the City of Homer duplicate Bay Club services it would be a clear violation of antitrust.
- ⊗ While financing via EDA will be challenging as always all sources of financing need to be pursued. State grants, a service unit area, hospital participation, Seldovia Village Tribe, health insurance companies and foundations. A small ad hoc committee including local citizens with financial expertise should certainly be considered.
- ⊗ Homer, Alaska is a unique, picturesque, friendly community that is certainly destined to grow. May we all put genuine effort into making it economically, friendly, with citizens who are physically and mentally healthy.

Sincerely,

William J. Marley



Judy A. Marley



Thank you so much for providing for live public input. 1/22

I strongly favor making the new community center multi-use. Of course, I wish to see the recreational aspects, both inside and outside, emphasized, but I really want to throw my support behind a small convention center. The use of such a building could attract small conventions, conferences, corporate meetings, board retreats, seminars, etc. This would meet the clause in the grant proposal for tourism use and be an excellent economic engine for our community. I would suggest that you visit with Jan Knudson over at the Chamber and hear from her of the many requests for conference-type space.

This new space will have to sustain itself both in its operation and maintenance and the employees who run it. Marketing the space will be crucial.

I would hope, I think, that the initial design would aim high...let's say 15 million, but the government would only award us 6 million. But with this 6 million, we could easily move forward with construction. I would like the building to provide for add-on structures as need and money came available...kind of like how many of us build our houses.

Think of all the demographics in our community and how each group could use and benefit from the activities both inside and out.

I hope the powers that be like you, the City Council, task force, contractor will consider the repurposing of the following...

1. The actual foundation of this gym. If it is in good shape, it would instantly provide us with outside sport courts, a skateboard park.
2. The gym floor. Could it not be torn up, refinished and used in the new building in a common area, the break-out rooms, etc.
3. The panels on the gym walls. They are made of birch. Surely someone in our community could put them to good use.

Please do not waste some valuable resources.

I ask you to think outside the box. Make this building unique, multi-purposed, sustainable and one-of-a-kind.

Thank you.

Kathy Hill

1/4/22

Comments:

- Broader Tax base / similar to Hospital
 - Fee base / structure - outside city / tax base
vs - inside
 - Summer time (RV tourists use HERC/Pickleball)
players here get to meet & learn
techniques from people from elsewhere.
 - \$3/session x 5x week = \$60/mo - good rate
- Thank you - don't need locker rooms
- court space = no spectator space

1/4/22

Comments:

- Courts for pickleball - very important!
- John thinks we could preserve the
section of the building that
contains the gym & locker / green room.
- very positive
- plays tennis @ HHS.
- took paper survey with him

Thank you

1/4/22

Comments:

External - The new ap shop is horribly ugly.

If we build a remodel, it needs to be attractive
+ reflect our coastal environment. We also
need to plant trees + shrubs + have summer
flower gardens.

Internal - learn from JVC: the lighting

in their auditorium is awful + can only
be controlled "behind the scenes" electronically.
The lights are blinding to the audience.

Thank you

1/4/22

Comments:

Pier 1 Theater could be given
space @ new HERC

The theater space could be
used for other gatherings -
ADA compliant!

Thank you



Dave Imms / Mosaic

How Iceland Got Teens to Say No to Drugs

Curfews, sports, and understanding kids' brain chemistry have all helped dramatically curb substance abuse in the country.

EMMA YOUNG

JAN 19, 2017

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strouter, but the park is surrounded by apartment blocks and houses, and schools are out—so where are all the kids?

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Walking with me are Gudberg Jónsson, a local psychologist, and Harvey Milkman, an American psychology professor who teaches for part of the year at Reykjavik University. Twenty years ago, says Gudberg, Icelandic teens were among the heaviest-drinking youths in Europe. “You couldn’t walk the streets in downtown Reykjavik on a Friday night because it felt unsafe,” adds Milkman. “There were hordes of teenagers getting in-your-face drunk.”

We approach a large building. “And here we have the indoor skating,” says Gudberg.

ARTICLE CONTINUES AFTER ADVERTISEMENT

pong. Here in the park, there's also an athletics track, a geothermally heated swimming pool and—at last—some visible kids, excitedly playing football on an artificial pitch.

Young people aren't hanging out in the park right now, Gudberg explains, because they're in after-school classes in these facilities, or in clubs for music, dance, or art. Or they might be on outings with their parents.

Today, Iceland tops the European table for the cleanest-living teens. The percentage of 15- and 16-year-olds who had been drunk in the previous month plummeted from 42 percent in 1998 to 5 percent in 2016. The percentage who have ever used cannabis is down from 17 percent to 7 percent. Those smoking cigarettes every day fell from 23 percent to just 3 percent.

The way the country has achieved this turnaround has been both radical and evidence-based, but it has relied a lot on what might be termed enforced common sense.

“This is the most remarkably intense and profound study of stress in the lives of teenagers that I have ever seen,” says Milkman. “I'm just so impressed by how well it is working.”

If it was adopted in other countries, Milkman argues, the Icelandic model could benefit the general psychological and physical wellbeing of millions of kids, not to mention the coffers of healthcare agencies and broader society. It's a big if. *(Dave Imms / Mosaic)*

“I was in the eye of the storm of the drug revolution,” Milkman explains over tea in his apartment in Reykjavik. In the early 1970s, when he was doing an internship at the Bellevue Psychiatric Hospital in New York City, “LSD was already in, and a lot of people were smoking marijuana. And there was a lot of interest in why people took certain drugs.”

Milkman’s doctoral dissertation concluded that people would choose either heroin or amphetamines depending on how they liked to deal with stress. Heroin users wanted to numb themselves; amphetamine users wanted to actively confront it. After this work was published, he was among a group of researchers drafted by the U.S. National Institute on Drug Abuse to answer questions such as: why do people start using drugs? Why do they continue? When do they reach a threshold to abuse? When do they stop? And when do they relapse?

“Any college kid could say: Why do they start? Well, there’s availability, they’re risk-takers, alienation, maybe some depression,” he says. “But why do they continue? So I got to the question about the threshold for abuse and the lights went on—that’s when I had my version of the ‘aha’ experience: they could be on the threshold for abuse before they even took the drug, because it was their style of coping that they were abusing.”

At Metropolitan State College of Denver, Milkman was instrumental in developing the idea that people were getting addicted to changes in brain chemistry. Kids who were “active confronters” were after a rush—they’d get it by stealing hubcaps and radios and later c or through stimulant drugs. Alcohol also alters brain chemistry, of course. It’s a sedative but it sedates the brain’s

control first, which can remove inhibitions and, in limited doses, reduce anxiety.

“People can get addicted to drink, cars, money, sex, calories, cocaine—whatever,” says Milkman. “The idea of behavioral addiction became our trademark.”

This idea spawned another: “Why not orchestrate a social movement around natural highs: around people getting high on their own brain chemistry—because it seems obvious to me that people want to change their consciousness—without the deleterious effects of drugs?”

By 1992, his team in Denver had won a \$1.2 million government grant to form Project Self-Discovery, which offered teenagers natural-high alternatives to drugs and crime. They got referrals from teachers, school nurses and counsellors, taking in kids from the age of 14 who didn’t see themselves as needing treatment but who had problems with drugs or petty crime.

“We didn’t say to them, you’re coming in for treatment. We said, we’ll teach you anything you want to learn: music, dance, hip hop, art, martial arts.” The idea was that these different classes could provide a variety of alterations in the kids’ brain chemistry, and give them what they needed to cope better with life: some might crave an experience that could help reduce anxiety, others may be after a rush.

At the same time, the recruits got life-skills training, which focused on improving their thoughts about themselves and their lives, and the way they interacted with other people. “The main principle was that drug education doesn’t work because nobody pays attention to it. What is needed are the life skills to act on that information,” Milkman says. Kids were told it was a three-month program. Some stayed five years.

In 1991, Milkman was invited to Iceland to talk about this work, his findings and ideas. He became a consultant to the first residential drug treatment centre for adolescents in Iceland, in a town called Tindar. “It was designed around the idea of giving kids better things to do,” he explains. It was here that he met Gudberg, who was then a psychology undergraduate and a volunteer at Tindar. They have been close friends ever since.

Milkman started coming regularly to Iceland and giving talks. These talks, and Tindar, attracted the attention of a young researcher at the University of Iceland, called Inga Dóra Sigfúsdóttir. She wondered: what if you could use healthy alternatives to drugs and alcohol as part of a program not to treat kids with problems, but to stop kids drinking or taking drugs in the first place?

(Dave Imms / Mosaic)

Have you ever tried alcohol? If so, when did you last have a drink? Have you ever been drunk? Have you tried cigarettes? If so, how often do you smoke? How much time do you spend with your parents? Do you have a close relationship with your parents? What kind of activities do you take part in?

In 1992, 14-, 15- and 16-year-olds in every school in Iceland filled in a questionnaire with these kinds of questions. This process was then repeated in 1995 and 1997.

The results of these surveys were alarming. Nationally, almost 25 percent were smoking every day, over 40 percent had got drunk in the past month. But when the team drilled right down into the data, they could identify precisely which schools had the worst problems—and which had the least. Their analysis revealed clear differences between the lives of kids who took up drinking, smoking and other drugs, and those who didn't. A few factors emerged as strongly protective: participation in organized activities—especially sport—three or four times a week, total time spent with parents during the week, feeling cared about at school, and not being outdoors in the late evenings.

“At that time, there had been all kinds of substance prevention efforts and programs,” says Inga Dóra, who was a research assistant on the surveys. “Mostly they were built on education.” Kids were being warned about the dangers of drink and drugs, but, as Milkman had observed in the U.S., these programs were not working. “We wanted to come up with a different approach.”

The mayor of Reykjavik, too, was interested in trying something new, and many parents felt the same, adds Jón Sigfússon, Inga Dóra's colleague and brother. Jón had young daughters at the time and joined her new Icelandic Centre for Social

Research and Analysis when it was set up in 1999. “The situation was bad,” he says. “It was obvious something had to be done.”

Using the survey data and insights from research including Milkman’s, a new national plan was gradually introduced. It was called Youth in Iceland.

Laws were changed. It became illegal to buy tobacco under the age of 18 and alcohol under the age of 20, and tobacco and alcohol advertising was banned. Links between parents and school were strengthened through parental organizations which by law had to be established in every school, along with school councils with parent representatives. Parents were encouraged to attend talks on the importance of spending a quantity of time with their children rather than occasional “quality time”, on talking to their kids about their lives, on knowing who their kids were friends with, and on keeping their children home in the evenings.

A law was also passed prohibiting children aged between 13 and 16 from being outside after 10 p.m. in winter and midnight in summer. It’s still in effect today.

Home and School, the national umbrella body for parental organizations, introduced agreements for parents to sign. The content varies depending on the age group, and individual organizations can decide what they want to include. For kids aged 13 and up, parents can pledge to follow all the recommendations, and also, for example, not to allow their kids to have unsupervised parties, not to buy alcohol for minors, and to keep an eye on the wellbeing of other children.

These agreements educate parents but also help to strengthen their authority in

the home, argues Hrefna Sigurjónsdóttir, director of Home and School. “Then it becomes harder to use the oldest excuse in the book: ‘But everybody else can!’”

State funding was increased for organized sport, music, art, dance and other clubs, to give kids alternative ways to feel part of a group, and to feel good, rather than through using alcohol and drugs, and kids from low-income families received help to take part. In Reykjavik, for instance, where more than a third of the country’s population lives, a Leisure Card gives families 35,000 krona (£250) per year per child to pay for recreational activities.

Crucially, the surveys have continued. Each year, almost every child in Iceland completes one. This means up-to-date, reliable data is always available.

Between 1997 and 2012, the percentage of kids aged 15 and 16 who reported often or almost always spending time with their parents on weekdays doubled—from 23 percent to 46 percent—and the percentage who participated in organized sports at least four times a week increased from 24 percent to 42 percent. Meanwhile, cigarette smoking, drinking and cannabis use in this age group plummeted.

“Although this cannot be shown in the form of a causal relationship—which is a good example of why primary prevention methods are sometimes hard to sell to scientists—the trend is very clear,” notes Álfgeir Kristjánsson, who worked on the data and is now at the West Virginia University School of Public

Health in the US. “Protective factors have gone up, risk factors down, and substance use has gone down—and more consistently in Iceland than in any other European country.”

(Dave Imms / Mosaic)

Jón Sigfússon apologies for being just a couple of minutes late. “I was on a crisis call!” He prefers not to say precisely to where, but it was to one of the cities elsewhere in the world that has now adopted, in part, the Youth in Iceland ideas.

Youth in Europe, which Jón heads, began in 2006 after the already-remarkable Icelandic data was presented at a European Cities Against Drugs meeting and, he recalls, “People asked: what are you doing?”

Participation in Youth in Europe is at a municipal level rather than being led by national governments. In the first year, there were eight municipalities. To date, 35 have taken part, across 17 countries, varying from some areas where just a few schools take part to Tarragona in Spain, where 4,200 15-year-olds are involved. The method is always the same: Jón and his team talk to local officials and devise a questionnaire with the same core questions as those used in Iceland plus any locally tailored extras. For example, online gambling has recently emerged as a big problem in a few areas, and local officials want to know if it’s linked to other risky behavior.

Just two months after the questionnaires are returned to Iceland, the team sends back an initial report with the results, plus information on how they compare with other participating regions. “We always say that, like vegetables, information has to be fresh,” says Jón. “If you bring these findings a year later, people would say, Oh, this was a long time ago and maybe things have changed...” As well as fresh, it has to be local so that schools, parents and officials can see exactly what problems exist in which areas.

The team has analyzed 99,000 questionnaires from places as far afield as the Faroe Islands, Malta and Romania—as well as South Korea and, very recently, Nairobi and Guinea-Bissau. Broadly, the results show that when it comes to teen substance use, the same protective and risk factors identified in Iceland apply everywhere. There are some differences: in one location (in a country “on the Baltic Sea”), participation in organized sport actually emerged as a risk factor. Further investigation revealed that this was because young ex-military men who were keen on muscle-building drugs, drinking and smoking were running the clubs. Here, then, was a well-defined, immediate, local problem that could be addressed.

While Jón and his team offer advice and information on what has been found to work in Iceland, it’s up to individual communities to decide what to do in the light of their results. Occasionally, they do nothing. One predominantly Muslim country, which he prefers not to identify, rejected the data because it revealed an unpalatable level of alcohol consumption. In other cities—such as the origin of Jón’s “crisis call”—there is an openness to the data and there is money, but he has observed that it can be much more difficult to secure and maintain funding for health prevention strategies than for treatments.

No other country has made changes on the scale seen in Iceland. When asked if anyone has copied the laws to keep children indoors in the evening, Jón smiles. “Even Sweden laughs and calls it the 119 curfew!”

Across Europe, rates of teen alcohol and drug use have generally improved over the past 20 years, though nowhere as dramatically as in Iceland, and the reasons for improvements are not necessarily linked to strategies that foster teen wellbeing. In the U.K., for example, the fact that teens are now spending more time at home interacting online rather than in person could be one of the major reasons for the drop in alcohol consumption.

But Kaunas, in Lithuania, is one example of what can happen *(Dave Imms / Mosaic)* through active intervention. Since 2006, the city has administered the questionnaires five times, and schools, parents, healthcare organizations, churches, the police and social services have come together to try to improve kids' wellbeing and curb substance use. For instance, parents get eight or nine free parenting sessions each year, and a new program provides extra funding for public institutions and NGOs working in mental health promotion and stress management. In 2015, the city started offering free sports activities on Mondays, Wednesdays and Fridays, and there are plans to introduce a free ride service for low-income families, to help kids who don't live close to the facilities to attend.

Between 2006 and 2014, the number of 15- and 16-year-olds in Kaunas who reported getting drunk in the past 30 days fell by about a quarter, and daily smoking fell by more than 30 percent.

At the moment, participation in Youth in Europe is a haphazard affair, and the team in Iceland is small. Jón would like to see a centralized body with its own dedicated funding to focus on the expansion of Youth in Europe. “Even though we have been doing this for ten years, it is not our full, main job. We would like somebody to copy this and maintain it all over Europe,” he says. “And why only Europe?”

After our walk through Laugardalur Park, Gudberg Jónsson invites us back to his home. Outside, in the garden, his two elder sons, Jón Konrád, who’s 21, and Birgir Ísar, who’s 15, talk to me about drinking and smoking. Jón does drink alcohol, but Birgir says he doesn’t know anyone at his school who smokes or drinks. We also talk about football training: Birgir trains five or six times a week; Jón, who is in his first year of a business degree at the University of Iceland, trains five times a week. They both started regular after-school training when they were six years old.

“We have all these instruments at home,” their father told me earlier. “We tried to get them into music. We used to have a horse. My wife is really into horse riding. But it didn’t happen. In the end, soccer was their selection.”

Did it ever feel like too much? Was there pressure to train when they’d rather have been doing something else? “No, we ju¹²¹ had fun playing football,” says Birgir. Jón adds, “We tried it and got used to it, and so we kept on doing it.”

It's not all they do. While Gudberg and his wife Thórunn don't consciously plan for a certain number of hours each week with their three sons, they do try to take them regularly to the movies, the theatre, restaurants, hiking, fishing and, when Iceland's sheep are brought down from the highlands each September, even on family sheep-herding outings.

Jón and Birgir may be exceptionally keen on football, and talented (Jón has been offered a soccer scholarship to the Metropolitan State University of Denver, and a few weeks after we meet, Birgir is selected to play for the under-17 national team). But could the significant rise in the percentage of kids who take part in organized sport four or more times a week be bringing benefits beyond raising healthier children?

Could it, for instance, have anything to do with Iceland's crushing defeat of England in the Euro 2016 football championship? When asked, Inga Dóra Sigfúsdóttir, who was voted Woman of the Year in Iceland in 2016, smiles: "There is also the success in music, like Of Monsters and Men [an indie folk-pop group from Reykjavik]. These are young people who have been pushed into organized work. Some people have thanked me," she says, with a wink.

Elsewhere, cities that have joined Youth in Europe are reporting other benefits. In Bucharest, for example, the rate of teen suicides is dropping alongside use of drink and drugs. In Kaunas, the number of children committing crimes dropped by a third between 2014 and 2015.

As Inga Dóra says: “We learned through the studies that we need to create circumstances in which kids can lead healthy lives, and they do not need to use substances, because life is fun, and they have plenty to do—and they are supported by parents who will spend time with them.”

When it comes down to it, the messages—if not necessarily the methods—are straightforward. And when he looks at the results, Harvey Milkman thinks of his own country, the US. Could the Youth in Iceland model work there, too?

Three-hundred-and-twenty-five million people versus 330,000. Thirty-three thousand gangs versus virtually none. Around 1.3 million homeless young people versus a handful.

Clearly, the U.S. has challenges that Iceland does not. But the data from other parts of Europe, including cities such as Bucharest with major social problems and relative poverty, shows that the Icelandic model can work in very different cultures, Milkman argues. And the need in the U.S. is high: underage drinking accounts for about 11 percent of all alcohol consumed nationwide, and excessive drinking causes more than 4,300 deaths among under-21 year olds every year.

A national program along the lines of Youth in Iceland is unlikely to be introduced in the US, however. One major obstacle is that while in Iceland there is long-term commitment to the national project, community health programs in the U.S. are usually funded by short-term grants.

Milkman has learned the hard way that even widely applauded, gold-standard youth programs aren't always expanded, or even sustained. “With Project Self-Discovery, it seemed like we had the best program in the world,” he says. “I was invited to the White House twice. It won national awards. I was thinking: this will be replicated in every town and village. But it wasn't.”

He thinks that is because you can't prescribe a generic model to every community

because they don't all have the same resources. Any move towards giving kids in the U.S. the opportunities to participate in the kinds of activities now common in Iceland, and so helping them to stay away from alcohol and other drugs, will depend on building on what already exists. "You have to rely on the resources of the community," he says.

His colleague Álfgeir Kristjánsson is introducing the Icelandic ideas to the state of West Virginia. Surveys are being given to kids at several middle and high schools in the state, and a community coordinator will help get the results out to parents and anyone else who could use them to help local kids. But it might be difficult to achieve the kinds of results seen in Iceland, he concedes.

Short-termism also impedes effective prevention strategies in the U.K., says Michael O'Toole, CEO of Mentor, a charity that works to reduce alcohol and drug misuse in children and young people. Here, too, there is no national coordinated alcohol and drug prevention program. It's generally left to local authorities or to schools, which can often mean kids are simply given information about the dangers of drugs and alcohol—a strategy that, he agrees, evidence shows does not work.

O'Toole fully endorses the Icelandic focus on parents, school and the community all coming together to help support kids, and on parents or carers being engaged in young people's lives. Improving support for kids could help in so many ways, he stresses. Even when it comes just to alcohol and smoking, there is plenty of data to show that the older a child is when they have their first drink or cigarette, the healthier they will be over the course of their life.

But not all the strategies would be acceptable in the U.K.—the child curfews being one, parental walks around neighborhoods to

identify children breaking the rules perhaps another. And a trial run by Mentor in Brighton that involved inviting parents into schools for workshops found that it was difficult to get them engaged.

Public wariness and an unwillingness to engage will be challenges wherever the Icelandic methods are proposed, thinks Milkman, and go to the heart of the balance of responsibility between states and citizens. *(Dave Imms / Mosaic)*

“How much control do you want the government to have over what happens with your kids? Is this too much of the government meddling in how people live their lives?”

In Iceland, the relationship between people and the state has allowed an effective national program to cut the rates of teenagers smoking and drinking to excess—and, in the process, brought families closer and helped kids to become healthier in all kinds of ways. Will no other country decide that these benefits are worth the costs?

This article appears courtesy of [Mosaic Science](#).

Mosaic is helping with a study to understand people's views about science-related articles, and we would appreciate your opinion. If you'd like to be part of this online survey, [please click here](#).

EMMA YOUNG is a writer based in Sydney, Australia. Her work has appeared in *New Scientist*, *The Guardian*, and *Sydney Morning Herald*. She is the author of *Sane*.

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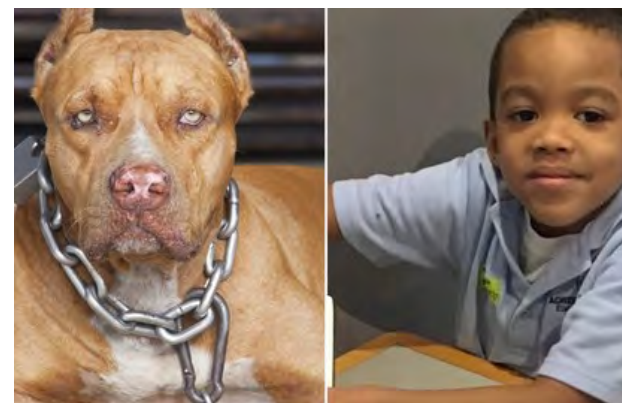
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Tim Joyce
40797 Stacey Street
Homer, Alaska
99603

City of Homer
491 Pioneer Ave
Homer, Alaska
99603

Honorable Mayor and City Council:

I recently attended an Economic Development Commission meeting held on April 12. Two topics on the agenda were of interest to me. The first was the Gateway Revitalization Project (HERC) and the second was the Balance of Life, Change and Community Growth Discussion. I provided public testimony regarding these two topics, but I would like to summarize to you my thoughts regarding these two topics.

I found the Commission's thoughts on challenges and opportunities to Homer very thought out and interesting. I did provide one item I thought should be included, and that would be to look for ways to diversify Homer's economy in the winter. Homer's economy is primarily based on summer tourism. Tourism today is a robust industry, but it can be unsettling when situations occur such as the Covid-19 outbreak and how it affected tourism in 2020. The other more pressing problem is that tourism is a summer activity and the economy slows greatly in the winter months. If there was economic activity in the winter that would provide year round jobs instead of seasonal jobs some of the other issues such as lack of affordable housing could be addressed because of higher incomes. A winter economy then brings me back to the other agenda item regarding the HERC.

The Revitalization Project should consider ways to attract people to Homer in the winter months. There are around 400 societies or associations that meet annually or biannually in Alaska. Providing a meeting facility that could cater to those groups would bring people and revenue to Homer. Hotels and restaurants would keep staff on to accommodate the increase in out of town people. Car rentals would increase. The list goes on. Another way to bring people to town in the winter is to have athletic tournaments, such as pickleball, basketball and other indoor sports. The design of the HERC replacement should consider such activities. Not only will the new HERC meet the local recreational needs, but could also be used to bring in people from outside the community to spend money in Homer expanding the economy in the winter months. It could be called winter tourist if you like.

Thank you for your time.

Tim Joyce

From: [Melissa Jacobsen](#)
To: [Caroline Venuti](#); [Donna Aderhold](#); [Jason Davis](#); "[Ken Castner \(KenCastner@ci.homer.ak.us\)](#)"; [Rachel Lord](#); [Shelly Erickson](#); [Storm Hansen-Cavasos](#)
Cc: [Robert Dumouchel](#); [Julie Engebretsen](#)
Subject: FW: Commentary on Homer recreation center
Date: Tuesday, April 19, 2022 8:36:00 AM

From: Holly Van Pelt <hvpmaak@gmail.com>
Sent: Monday, April 18, 2022 4:54 PM
To: Department Clerk <clerk@ci.homer.ak.us>
Cc: Mike Illg <MIllg@ci.homer.ak.us>
Subject: Commentary on Homer recreation center

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

Please forward my comments to the Mayor, city manager and city council of Homer.

I want it known that I wholly support this project. It is my concern that we design and provide for our communities recreational needs.

I think the plans submitted by the design company has some problems. I am a senior pickleball player. I have travelled all over the country sampling pickleball courts everywhere I go. I draw some observations from my travels. First, it is apparent that pickleball is not exclusively a senior sport. There is a generous sprinkling of all ages involved in this activity. I don't see that as prevalent in Homer. I think part of the reason is because Homer does not have enough access to courts and times to allow and encourage the full potential of participation. It is clear that the Homer area is not near to providing adequate access to allow for those new players interested in joining this sport.

Pickleball is the fastest growing sport in our country. When considering this statement, any plan should provide enough space to allow for this growth. It would not meet the needs of the community if the finished facility already be inadequate at the start. Any plan that does not provide more than the number of indoor courts that we already have is a mistake.

Another flaw in the design plan is that it does not include any provision for outdoor courts. It was unfortunate from the beginning that the survey never asked this question. It gives the design people the idea that outdoor courts are not needed or appreciated by the public. This is not true. Most pickleball is played outdoors in many areas of the country. Only winter weather and rainy days will

drive play indoors. Both indoor and outdoor options need to be incorporated into any plan. Please do not overlook the possibility of having a few outside courts dedicated to pickleball usage.

I question the value of a space built for a commercial restaurant or cafe. While I support the inclusion of having a commercial kitchen in the lower level I fail to see the need for a second kitchen facility. The space would be better utilized for a weight room which I do not see otherwise provided.

We need 6 indoor courts I question the provision of adequate space within the gymnasium for the 6 pickleball courts. Before another dollar is spent on design effort, the design people need to acquire the book on how to build a pickleball court. There is a very good book out there for little cost that spells out in detail how to design and build both indoor and outdoor facilities.

What is the vision for the second 2 story building? What is the expected need that could not be located in a single building? Why is a second building being considered that will need a duplicating heat source, mechanical, water/sewer hookups, and more exterior walls? If possible expansion is envisioned, then design a single building in such a way as to allow for this.

I do not see any provision for solar development. Now is the time to design a roof that can accommodate this energy source. I would like to see a cost estimate of this alongside a cost estimate of anticipated electrical costs so that wise decision can be made when considering this investment. What is the expected payback period?

I would like to see a smaller lobby area. I would prefer to see some of that space dedicated to better office areas for staff as well as more recreational use of some sort instead.

The amount of parking that is accessed directly from the Sterling Highway seems excessive to me. It looks like it is only convenient for users of the skate park. There is no convenient access to the building, playground, or dog area from this parking lot. All of these other activities are best served by the parking lots that are approached from Pioneer. Consider decreasing the size of the Sterling lot and using the saved space for more outdoor activities.

Thank you for giving consideration to my comments. I appreciate your efforts in moving this project forward.

Sincerely,
Holly Van Pelt
Homer Resident

First and foremost, the intent if this facility is to be a community center. This means a place for events, classes, indoor/outdoor sports, etc. To build anything less than this should not even be considered. It has to be a community space attracting a huge variety of activities catering to the diverse demographics of our City.

Such a facility needs a full-time person present in the building at all times, who will oversee its operation, marketing, etc. This will open up the building fully-on to the public. The use of the volunteer public should not even be considered. This will be a multi-million dollar city-owned facility and should be treated as such. If this cannot be provided, then it should be a no-go.

Will other architects/firms have a chance to present a design? I see the present design to be a set of boxes. Homer needs a "wow" building to present as its gateway to the City.

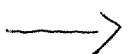
At the end of March, the ADN ran an article about the proposed 48 unit apartment building in Anchorage. The projected cost was 11.5 million. So I question the 20+million cost with the Stantec proposal. I realize Bacon Davis wages come into play here.

I question the cost of the skateboard park at over 1 million dollars.

I sure would like to see some recycling/repurposing of the wooden floor/walls in the present HERC gym. Would it not be neat to use some of that gym floor in the commons area? If it won't be used, I ask that it be offered to the public for their use. Who knows, someone might want to claim it all for their new establishment.

I would hope that the gym could be divided in some way, so that two different activities could go on simultaneously.

It is crucial that this facility be at least 75% sustainable. If this goal cannot be reached, then it is a no-go.



I sure would like to see what shape the foundation of the gym is in. If in good shape, it should be repurposed for outdoor recreation. A large slab of concrete is expensive, let alone helping to further fill up a landfill.

Mentioning landfill...somewhere I heard that the demolished building would be trucked up the road. I would like the Borough/City to consider dumping it locally on government land. This will save the cost of long-haul trucking.

I sure hope this Community Center can go forward. It is sorely needed.

Many thanks for all of the fine work that has gone into this project so far.

Kathy M. Hill
kathhill@alaska.net

RECEIVED

APR 18 2022

**CITY OF HOMER
PLANNING/ZONING**

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-21

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$13,800 from the General Fund Capital Asset Repair and Maintenance Allowance Fund for Upgrades to the City Clerk's Office and Equipment for City Hall.

Sponsor: City Manager/City Clerk

1. City Council Regular Meeting April 11, 2022 Introduction
Memorandum 22-060 from City Clerk as backup.
2. City Council Meeting April 25, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 City Clerk

5 **ORDINANCE 22-21**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY22 CAPITAL BUDGET AND AUTHORIZING THE
9 EXPENDITURE OF \$13,800 FROM THE GENERAL FUND CAPITAL
10 ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND
11 ACCOUNT FOR UPGRADES TO THE CITY CLERK'S OFFICE AND
12 EQUIPMENT FOR CITY HALL.

13
14 WHEREAS, With the increase in virtual and telephonic meetings due to COVID-19 and
15 changes to City Hall building protocols, having separate work stations in the City Clerk's Office
16 has become a necessity to ensure an orderly and productive work environment for employees
17 sharing an open space; and

18
19 WHEREAS, In the past 17 years, the City Clerk's Office has had only minor improvements
20 made to their workspace, the last being in 2010; and

21
22 WHEREAS, The Clerk's Office has collaborated with IT and Building Maintenance to
23 create an office layout plan that utilizes the space more efficiently for current needs, and
24 reuses majority of the existing office furniture, equipment, and network cabling to keep costs
25 to a minimum; and

26
27 WHEREAS, The equipment and furniture purchases will provide the City Clerk's Office
28 improved filing and storage space, a replacement roll-up counter door for the Clerk window,
29 an ergonomic desk, and front counter and printing/binding workspaces; and

30
31 WHEREAS, Additional equipment purchases requested by the City Manager include dry-
32 erase boards for City Hall meeting spaces and a commercial cross-cut shredder that meets
33 security requirements for Finance and the City Clerk's Office; and

34
35 WHEREAS, Quotes and estimated costs for these purchases, plus a small margin to
36 account for any changes in shipping or prices, totals \$13,800.

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

39
40 Section 1. The Homer City Council Hereby Amends the FY22 Capital Budget and
41 Authorizes the Expenditure of \$13,800 from the General Fund CARMA Fund for Upgrades to the
42 City Clerk's Office and Equipment for City Hall.

43
44 Fund Description Amount



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 22-060

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: APRIL 5, 2022
SUBJECT: CLERK'S OFFICE UPGRADE AND CITY HALL SUPPLIES

The layout in the City Clerk's office has been the same for at least 17 years, with a slight expansion in 2010 when a wall was removed to create a library/file room. As the demands on staff time have increased and considerations for the health and safety of the team during the pandemic continue, we see the need to make changes to provide distance between the staff and better utilize the space.

Our plan is to remodel the library/file area into an office space and have one Deputy Clerk located in that remodeled space and one in the current office area. With the freed up space in the current office area we plan to re-arrange filing cabinets and install cabinetry to create a workspace to put the office printer/copier, glue machine binder, paper, and office supplies.

The Clerk's window counter top will be enlarged to make a more useful workspace for citizens and staff to process transactions. The existing roll up door at the window will be replaced with one that will lock, providing increased security to our office during after hour meetings or if a security risk occurs in the building.

In addition to supplies for the Clerk's office there is a need to purchase a cross cut shredder to replace the current strip cut shredder at City Hall. A strip cut shredder creates bigger strips of paper and someone could much more easily have a chance of piecing together and making sense of a document that's been strip-cut rather than cross-cut.

Large magnetic/dry erase whiteboards will replace our one chalk board and be used by departments in different meeting spaces as needed.

Recommendation: Approve funding requested in Ordinance 22-21.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Upgrades to City Clerk's Office and Equipment for City Hall</u>	DATE	<u>04/06/2022</u>
DEPARTMENT	<u>Administration</u>	SPONSOR	<u>City Manager/City Clerk</u>
REQUESTED AMOUNT	<u>\$ 13,800</u>		

DESCRIPTION	<p>The equipment and furniture purchases will provide the City Clerk's Office improved filing and storage space, a replacement roll-up counter door for the Clerk window, an ergonomic desk, and front counter and printing/binding workspaces.</p> <p>Additional equipment purchases requested by the City Manager include dry-erase boards for City Hall meeting spaces and a commercial cross-cut shredder that meets security requirements for Finance and the City Clerk's Office</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>\$ 2,810,137</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 870,645</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 13,800</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,925,692</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 _____

Estimated Costs for City Hall/Clerks Purchase Requests			As of 3/31/22
<u>Dry Erase Boards for City Hall</u>			
Large Mobile Rolling Magnetic Whiteboard - Qty. 3 (\$294.97/ea); Shipping to WA	Amazon.com	\$ 884.91	*Adjustable height and rotates 360°; 70"x36" Double Sided, magnetic Dry Erase Board on Wheels, black frame. Does not ship directly to AK due to weight; would need to ship through Gear Shed.
Shipping from WA to AK	Gear Shed	\$ 96.00	*Estimated shipping cost based on 160lbs from item description.
<u>Cross-Shredder for City Hall/Finance</u>			
Commercial Cross-Cut Shredder; Shipping to WA	Amazon.com	\$ 2,798.00	*Fellowes Powershred 485Ci 100% Jam Proof Commercial Grade 30-Sheet Cross-Cut Paper Shredder, TAA Compliant. Prices vary between \$2,800-\$3,700. Does not ship directly to AK due to weight; would need to ship through Gear Shed.
Shipping from WA to AK	Gear Shed	\$ 96.00	*Estimated shipping cost based on 160lbs from item description.
<u>City Clerk's Office Renovations</u>			
2-drawer Commercial Lateral File Cabinet; Shipping to AK	Staples	\$ 359.99	*cabinet is cheapest option when including the shipping; other options do not ship directly to AK.
Heavy Duty Bookcase 84"H x 48"W; Shipping to AK	Wayfair	\$ 1,335.90	*bookcase meets our necessary max weight allowances and preferred color, durability. Shipping to AK was \$357 so using Gear Shed is cheaper.
Bookshelf Shipping from WA to AK	Gear Shed	\$ 66.00	*Estimated shipping cost based on 110lbs from item description.
Roll-up Counter Door/Equipment for Clerk Window; Shipping to AK	QMI	\$ 1,778.00	*out of 3 bid requests, 2 came back and this was the cheapest option; other one from Door Systems of Alaska totaled \$3,991.
Adjustable Standing Desk with drawers, 48"W; Shipping to AK	Amazon.com	\$ 399.99	*standing desk to replace non-ergonomic desk, also matches existing sitting desk in office. Includes shipping to AK.
Base Cabinets for Front Counter & Printing/Binding Workspaces; Shipping to WA	Cabinets.com	\$ 2,885.41	*cabinets on sale through website that lets you pick exact color/style/cabinet sizes you want. Matched to the existing wood/cabinets in City Hall. Spenards quote came in at \$6,205.
Cabinet Shipping from WA to AK	Gear Shed	\$ 270.00	*Estimated shipping cost based on 450lbs.
Countertops for Workspaces	Gerard HouseWorks	\$ 2,779.00	*Gerard did the countertops for the City Hall renovation and still has the same color/material available to match our existing window countertop.
Estimate Total		\$ 13,749.20	

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-22

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by an Amount not to Exceed \$800,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of an Enforcer 2500 Gallon Tender Fire Truck.

Sponsor: City Manager/Mayor

1. City Council Regular Meeting April 11, 2022 Introduction

Memorandum 22-061 from City Manager as backup.

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

3 City Manager/
4 Mayor

5 **ORDINANCE 22-22**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY22 CAPITAL BUDGET BY AN AMOUNT NOT TO
9 EXCEED \$800,000 FROM GENERAL FUND FLEET CAPITAL ASSET
10 REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND
11 ACCOUNT FOR THE PURCHASE OF AN ENFORCER 2500 GALLON
12 TENDER FIRE TRUCK.

13
14 WHEREAS, The Homer Volunteer Fire Department provides critical public safety
15 services to the community; and

16
17 WHEREAS, The fire fleet is aging and in need of replacement; and

18
19 WHEREAS, The Fire Chief has been able to identify and spec out a piece of fire apparatus
20 that would be appropriate for Homer and meet the City's firefighting needs; and

21
22 WHEREAS, Ordinance 22-09 made \$1,500,000 available to the General Fund Fleet
23 CARMA; and

24
25 WHEREAS, The City is able to utilize a cooperative purchasing agreement through
26 Sourcewell, a state agency based in Minnesota that establishes competitively awarded
27 cooperative purchasing contracts on behalf of itself and its participating agencies all over the
28 country.

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

31
32 Section 1. The Homer City Council Hereby Amends the FY22 Capital Budget by
33 appropriating an amount not to exceed \$800,000 from the General Fund Fleet CARMA Account
34 for the purchase of an Enforcer 2500 Gallon Tender Fire Truck.

35
36

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
152	General Fund Fleet CARMA	\$800,000

37
38
39 Section 2. This is a budget amendment ordinance only, is not permanent in nature,
40 and shall not be codified.

41
42 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this ___ day of _____, 2022.

43
44 CITY OF HOMER

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ATTEST:

KEN CASTNER, MAYOR

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:
First Reading:
Public Hearing:
Second Reading:
Effective Date:



Memorandum 22-073

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Mark Kirko, Fire Chief
DATE: April 20, 2022
SUBJECT: Homer Volunteer Fire Department Fleet Future Outlook

The Volunteer Fire Department's fleet is aging and many of the apparatus are long overdue for replacement. This causes concern for operational ability and the safety of our first responders and the public. The condition of the fleet also puts the City's ISO rating¹ at risk. An unfavorable change in the ISO rating could increase insurance premiums for home and business owners throughout the City. Gaining Council approval to replace tanker-2 this year is a great start to solving this larger problem.

With the current state of the national economy, and supply chain problems, the cost of apparatus is increasing and deliveries are twice as long as they were just 2 years ago. Currently, it takes between 22-25 months to receive a pumper/tanker. Longer waits are expected for a ladder truck. Manufacturer representatives are projecting that the delivery time will increase by another 6 months next year.

When I arrived in Homer, I conducted an NFPA² community fire assessment that helps guide the community in risk mitigation and management and to develop pre-incident response plans to fire related emergencies. Part of that planning includes assessing fleet requirements to manage and respond to fire risk in the community. Four of the five pumping apparatus are more than 30 years old. The fire fleet is in a critical state, and these apparatus are a high priority for replacement. Additionally, two of our ambulances are over 15 years old and overdue for replacement.

Our utility vehicles see the most use and have more hours and miles than the rest of the fleet. These vehicles are vital to the operation and used to transport volunteers to emergency incidents after the primary emergency vehicles have left the station. They are also used to

¹ An ISO fire rating is a score provided to fire departments and insurance companies by the Insurance Services Office. The score reflects how prepared a community and area is for fires.

² National Fire Protection Association

provide a means of transportation to training events all over the peninsula and even the Anchorage area.

Fleet needs change over time, and as a result of the community fire assessment, I'm suggesting that we do not replace fleet items that are not meeting the response needs of today which are driven by community growth in residential, commercial, and industrial areas of Homer. The purposes served by those vehicles will either be folded into a new type or vehicle or met in a different way, like use of a trailer.

Examples:

- We no longer have a need for a Heavy Rescue and can do all of our rescue needs with a light rescue and a cargo trailer
- We no longer need the all-terrain Polaris UTV (sold last year in surplus sale)
- To better serve the remote residents on the hillside we need to add a Quick attack pumper that is much smaller in size then our current ones. This type of vehicle will be the only one able to access certain areas of Homer during the spring as our larger vehicles cannot negotiate the spring breakup road conditions. This vehicle can also be used as a backup brush unit.
- Homer's commercial and industrial areas have grown considerably, so a ladder truck is a high priority for the future. It will also be very helpful in response to some of the larger residential apartments and homes in Homer.
- One additional command unit is also needed. It is imperative that all of the chief officers are able to respond direct to calls and provide vital information to incoming personnel. We, much like police officers that have take-home vehicles, need to be able to quickly respond directly to emergencies to mitigate threats and provide life saving measures. It is not uncommon for chief officers to respond directly to incidents from their homes in the middle of the night.

Knowing that we are already behind the required replacement dates for most of the City's fire apparatus, below is an example accelerated replacement timeline.

Unit Name	Order Date	Expected Delivery	Estimated Cost
<i>Tanker-2</i>	June 2022	May 2024	\$720,000
<i>Brush-1</i>	August 2022	May 2023	\$185,000
<i>Command Truck</i>	August 2022	April 2023	\$90,000
<i>Engine-4</i>	January 2023	January 2025	\$785,000
<i>Medic-1</i>	January 2023	May 2025	\$230,000
<i>Utility-2</i>	January 2023	August 2023	\$75,000
<i>Light Rescue-1</i>	January 2024	May 2025	\$375,000
<i>Utility-1</i>	January 2024	September 2024	\$80,000
<i>Engine-3</i>	July 2024	January 2026	\$540,000
<i>Cargo Trailer</i>	May 2025	June 2025	\$60,000
<i>Ladder-1</i>	July 2025	July 2027	\$1,600,000
<i>Medic-2</i>	July 2026	December 2027	\$240,000
4-year Total			\$4,701,000

Below I have listed the fire department vehicles and expected surplus dates and a best guess at what they may bring in for revenue. Emergency response vehicles have a higher standard

for performance and dependability than many other types of vehicle within the City's fleet. While a vehicle may quickly age out of the fire fleet, many types of vehicle could easily find a second life within the Public Works fleet if we found it was economical to retain these vehicles as opposed to selling them as surplus when replaced.

Fleet Surplus:

- Tanker-2, surplus in 2024, Estimate sale price \$5-10,000 or donate it to another fire department
- Rescue-1, surplus in 2025, Estimated sale price: \$15-20,000
- Engine-4, surplus in 2025, Estimated sale price: \$3-7,000
- Squad-3, surplus in 2024, Estimated sale price: \$6-8,000
- Brush-1, surplus in 2023, Estimated sale price: \$6-9,000
- Utility-1, surplus in 2024, Estimated sale price: \$2-5,000
- Medic-1, surplus in 2025, Estimated sale price: \$2-4,000
- Utility-2, surplus in 2023, Estimated sale price: \$2-3,000

Total projected income from surplus fleet: \$59,000.00

The Volunteer Fire Department will be working with the City Manager's office to continue developing the fleet plan and figure out the best way to integrate it into the capital budget process for FY24/25 and beyond. The Department is also actively working with Jenny Carroll in the Manager's office to submit grant applications to support future apparatus purchases. In recent years it has been extremely difficult to win grants for fire apparatus, but we may have a better-than-average opportunity in the next few years as additional federal funds flow to various existing grant programs.



City of Homer

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Memorandum 22-061

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: April 5, 2022
SUBJECT: Purchase of Fire Apparatus

As discussed with Council throughout the FY22/23 budget development process, the Volunteer Fire fleet is quite old and many vehicles are well beyond their intended service life as emergency response vehicles. In February 2022, \$1.5M was moved to General Fund Fleet CARMA (Fund 152) through the adoption of Ordinance 22-09. In Memorandum 22-020 which accompanied Ordinance 22-09, it was communicated that there was an intent to come forward this year with a request to purchase a piece of fire apparatus which could cost as much as \$850,000.

Chief Kirko has worked to identify and spec out a vehicle that will be an excellent first step in the modernization of our fire fleet. The specific vehicle is a Pierce Enforcer 2500 gallon tender fire truck. It is in the public interest to acquire this vehicle as it will enhance our ability to effectively protect public health and safety. It is expected that Kachemak City will be purchasing an identical, or nearly identical truck. That purchase is under consideration separately by their City Council. If we order in late April, it is expected that it will take approximately two years for the vehicle to be manufactured and delivered. Our order is not dependent on the actions of Kachemak City, we just happen to be on similar timelines.

The City used the Sourcwell service cooperative to get a competitive price for this procurement. Sourcwell is a state agency based in Minnesota that establishes competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies all over the country. The City of Homer is able to utilize a cooperative purchasing contract through Sourcwell under HCC 3.16.060 (g) and Alaska Stat. § 36.30.700 regarding cooperative purchasing. We have used Sourcwell in the past for public works vehicles.

Pierce's current Sourcwell contract award is set to lapse this month, however, in discussions with Sourcwell staff, we learned that Pierce won the contract for fire apparatus again for the next contract cycle (they typically run 4-5 years per award). The transition between contract awards may impact the price somewhat. The ordinance provided for introduction is set as an amount not to exceed \$800,000. I expect the final price to be \$750,000 or less. Unspent funds will be returned to CARMA.

Staff Recommendation: Introduce and adopt ordinance to purchase an Enforcer 2500 gallon tender fire truck for an amount not to exceed \$800,000

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Purchase of Enforcer 2500 Gallon Tender Fire Truck</u>	DATE	<u>04/06/2022</u>
DEPARTMENT	<u>Fire</u>	SPONSOR	<u>City Manager/Fire Chief</u>
REQUESTED AMOUNT	<u>\$ 800,000</u>		

DESCRIPTION	
-------------	--

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

FUNDING SOURCE 1: GF Fleet CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,202,454</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 547,761</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 800,000</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>\$ 854,693</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 _____



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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: April 21, 2022
SUBJECT: City Manager's Report for April 25, 2022 Council Meeting

Tasmania Court

East Road Services Inc. started work on the Tasmania Ct. Water and Sewer Main Extensions on Monday, April 18th. They plan to install the sewer main first and have begun excavation, pipe-laying and dewatering along the south side of West Tasmania Ct. Construction of the sewer main is expected to be completed by mid-May. Work on the water main is expected to begin on May 19th and will be complete by early June. The entire project is expected to be complete by June 21st.



Planning and Economic Development Meeting

I met with City Planner Rick Abboud and Economic Development Manager Julie Engebretsen to work on implementation steps and strategies for efforts related to building code implementation, a comprehensive plan rewrite, zoning code modifications, and general housing/short term rental improvements. These are all complex and heavily interconnected efforts. We want to make sure that we are conducting a lot of public engagement, that the public is getting the max value per engagement, and that all of our projects are working well together. Additionally, we identified that managing boards and commissions will be extremely important as we move forward. We want to make sure we're getting the maximum benefit of those groups and that we don't have different groups working on the same issues in different ways creating confusion and inefficient use of limited personnel resources. Updates on these projects will continue to come to Council as we firm up our plans.

Lobbying Update

The City's grant specialist, Special Project Coordinator Jenny Carroll, and Harbormaster Bryan Hawkins traveled to Juneau the week of April 18th to reconnect with legislators and state agency department staffers to advocate for City priorities with J&H Consulting, the City's lobbying firm. Things in Juneau have been very dynamic in regards to scheduling, but our team is making a lot of positive connections related to our priorities so far (they were still in Juneau at the time this report was submitted).

Library & Information Technology Services Department Preparation

At the March visioning session, I shared an updated organization design with Council that included the proposed creation of a Library & Information Technology (LIT) Services Department. Some Library Advisory Board (LAB) members had questions and concerns so I visited the LAB on April 19th to discuss the proposal. They will be writing a memo to me summarizing their thoughts on the matter. I don't have a specific date yet, but I expect to bring an ordinance to Council in the coming months to propose officially creating the LIT Department.

Short Term Rentals and Sales Tax

As noted in my last report, Administration is adding a short term rental sales tax reminder flyer into utility bills this month. Kenai Peninsula Borough Finance Department staff were able to review and comment on our draft flyer. A few small changes were made, and we are now working on printing and distributing them to our utility customers. As a reminder on the big picture of short term rentals and the impacts they create on the City, I am working with Planning and Economic Development on the topic and intend to come to Council with a proposed pathway for addressing this issue in a comprehensive manner at a future meeting.

Summer Parks Prep

The lead up to summer is a busy time for our Parks division. The Little Libraries are being installed at locations around the City, starting with WKFL Park. The RV Dump stations are up and running, just in time for camping season. We are also collaborating with a number of event organizers and nonprofit groups who are looking at hosting events or conducting volunteer activities within our City parks.

Celebrating the 53rd Annual Professional Municipal Clerks Week

May 1 through 7, 2022 will be the 53rd Annual Professional Municipal Clerks Week. Initiated in 1969 by the International Institute of Municipal Clerks and endorsed by all of its members throughout the United States, Canada and 15 other countries, the week is a time of celebration and reflection on the importance of the Clerk's office. Although it is one of the oldest positions in local government, few people realize the vital

services Municipal and Deputy Clerks perform for their community. They are the local officials who administer democratic processes and ensure transparency to the public, which includes keeping the official records of the city, conducting local elections, and facilitate all legislative actions. They act as compliance officers for federal, state, and local statutes, provide parliamentary support to City Council and the commissions/boards, manage public inquiries and relationships, arrange for ceremonial and official functions, and may even serve as financial officers or chief administrative officers. For more information on the Homer City Clerk's Office including our Code of Ethics, staffing history, and the history of the Clerk profession, see the complete Clerk's Office Current and Historical Information Packet online at www.cityofhomer-ak.gov/cityclerk.

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

3 Erickson

4 **RESOLUTION 22-035**

5
6 A RESOLUTION OF THE CITY OF HOMER ALASKA SUPPORTING
7 ALASKA HOUSE BILL 252 NO PATIENT LEFT ALONE ACT.
8

9 WHEREAS, HB 252 seeks to safeguard a patient's right to a support person receiving
10 emergency medical services, or staying at hospital, nursing facility, assisted living home, or
11 hospice care. This bill ensures no patient is left alone when they feel most medically vulnerable
12 and may not be withheld a support person based on a state or federal declaration of disaster;
13 and
14

15 WHEREAS, The pandemic has caused great uncertainty and anxiety across the state and
16 has significantly affected the medical community. Many unintended consequences have
17 happened to patients because of visitation policies that have prohibited them from having any
18 visitors, including a spouse, parent, close family member, guardian, health care agent,
19 chaplain, or caregiver; and as a result, many have been forced to be alone during their
20 treatment for serious conditions, traumas, illnesses, heart attacks, and routine and emergency
21 surgeries; and
22

23 WHEREAS, Some of these patients have been forced to be alone for the entire course of
24 their treatment and in some cases have died alone; and many families have been unable to be
25 physically present with their loved ones while in a hospital, nursing home, hospice care, adult
26 care home, special care unit, or residential treatment setting for mental illness, developmental
27 or intellectual disability, or substance use disorder; and
28

29 WHEREAS, Alaskans have been limited to electronic video communications, if any, with
30 the patient; and the patients who have been affected have included adults, minors, and
31 individuals with intellectual or developmental disabilities; however, it is the belief of the City
32 of Homer that it is our moral obligation that these patients be allowed at least one support
33 person of their choice to be physically present at reasonable times throughout the period of
34 hospitalization or residential treatment; and
35

36 WHEREAS, There has been extensive research and peer reviewed studies done that
37 support persons benefit the health of patients during their stay and increase morale as well as
38 ease the burden of hospital personnel from assisting the patient's basic needs. Additionally,
39 any patient who has a support person by their side for the entirety of their stay will be more at
40 ease mentally and could likely be on track to a faster recovery; and
41

42 WHEREAS, The community at large has struggled greatly in dealing with inconsistent
43 hospital policies that sometimes allow them to be with their loved ones who are laid up in
44 recovery and other times have denied them; and

45
46 WHEREAS, Other states have passed a No Patient Left Alone Act (Florida, Arkansas,
47 North Carolina, Oklahoma) this Bill is in line with others protecting their people.

48
49 NOW, THEREFORE, BE IT RESOLVED that the City of Homer supports House Bill 252, the
50 No Patient Left Alone Act.

51
52 BE IT FURTHER RESOLVED that the Homer City Council respectively request the House
53 leadership bring this bill to the floor for a vote this session.

54
55 PASSED AND ADOPTED by the Homer City Council on this 25th day of April, 2022.

56
57 CITY OF HOMER

58
59
60
61 _____
62 KEN CASTNER, MAYOR

63 ATTEST:

64
65
66 _____
67 MELISSA JACOBSEN, MMC, CITY CLERK

68
69 Fiscal Note: N/A

HOUSE BILL NO. 252

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-SECOND LEGISLATURE - SECOND SESSION

BY REPRESENTATIVES VANCE, Tilton, Rasmussen, Carpenter, Eastman, Kaufman, Rauscher, Gillham,
Tuck, McCabe, Shaw, McKay, McCarty, Kurka

Introduced: 1/18/22

Referred: State Affairs, Health and Social Services

A BILL**FOR AN ACT ENTITLED**

1 **"An Act relating to the right of patients to have a support person present during**
2 **treatment and during stays at certain facilities."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** The uncodified law of the State of Alaska is amended by adding a new section
5 to read:

6 SHORT TITLE. This Act may be known as the No Patient Left Alone Act.

7 * **Sec. 2.** AS 18.08 is amended by adding a new section to read:

8 **Sec. 18.08.093. Right of patients to support person.** (a) A provider of
9 emergency medical services who treats a patient shall allow a support person of the
10 patient's choice to be present during treatment. The support person may be any
11 individual and is not required to be the patient's surrogate under AS 13.52.030.

12 (b) A provider of emergency medical services shall have written policies and
13 procedures regarding a patient's right to have a support person present during
14 treatment, including provisions describing any clinically necessary or reasonable

1 restriction the provider may place on access to the patient and the reason for the
 2 restriction. A provider of emergency medical services shall inform each patient or
 3 support person, as appropriate, of the patient's right to have a support person present,
 4 including any restriction on that right, and shall ensure that a support person enjoys
 5 full and equal visitation privileges consistent with patient preferences and the policies
 6 and procedures.

7 (c) A patient's right to a support person under this section may not be withheld
 8 based on a state or federal declaration of disaster.

9 * **Sec. 3.** AS 18.20 is amended by adding a new section to read:

10 **Article 6. Right of Patients to Support Person While in Hospital, Nursing Facility,**
 11 **Assisted Living Home, or Hospice Care.**

12 **Sec. 18.20.600. Right of patients to support person.** (a) A hospital, nursing
 13 facility, assisted living home, or hospice provider shall allow a support person of the
 14 patient's choice to be present during the patient's stay. The support person may be any
 15 individual and is not required to be the patient's surrogate under AS 13.52.030.

16 (b) A hospital, nursing facility, assisted living home, or hospice provider shall
 17 have written policies and procedures regarding a patient's right to have a support
 18 person present during the patient's stay, including provisions describing any clinically
 19 necessary or reasonable restriction the hospital, nursing facility, assisted living home,
 20 or hospice provider may place on access to the patient and the reason for the
 21 restriction. A hospital, nursing facility, assisted living home, or hospice provider shall
 22 inform each patient or support person, as appropriate, of the patient's right to have a
 23 support person present, including any restriction on that right, and shall ensure that a
 24 support person enjoys full and equal visitation privileges consistent with patient
 25 preferences and the policies and procedures.

26 (c) A patient's right to a support person under this section may not be withheld
 27 based on a state or federal declaration of disaster.

28 (d) In this section,

- 29 (1) "assisted living home" has the meaning given in AS 47.32.900;
 30 (2) "hospice" has the meaning given in AS 47.32.900;
 31 (3) "hospital" has the meaning given in AS 18.20.130;

1

(4) "nursing facility" has the meaning given in AS 18.20.390.