



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, September 12, 2023 at 6:00 PM

Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 990 0366 1092 Password: 725933

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

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

AGENDA APPROVAL

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

RECONSIDERATION

CONSENT AGENDA Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business.

- A. [Unapproved Regular Meeting Minutes of August 8, 2023.](#)

VISITORS/PRESENTATIONS (10 minute time limit)

- A. Robert Green, Alaska Small Business Development Center

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

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

PUBLIC HEARING

PENDING BUSINESS

[A.](#) Housing Update

Memorandum from Economic Development Manager as backup.

[B.](#) EDC Mission Statement

Memorandum EDC 23-034 from Economic Development Manager as backup

NEW BUSINESS

[A.](#) Alaska Small Business Development Center Advisor Position Funding

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

Memorandum EDC 23-035 from Economic Development Manager as backup

INFORMATIONAL MATERIALS

[A.](#) City Manager's Reports for August 28, 2023 and September 11, 2023

[B.](#) City of Homer Newsletter - September 2023

[C.](#) 2022-2023 EDC Adopted Strategic Plan

[D.](#) EDC 2023 Meeting Calendar

[E.](#) Commissioner Attendance at 2023 City Council Meetings

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, October 10, 2023, at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 23-06 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:06 p.m. on August 8, 2023 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, AREVALO, BROWN, KIM, GAMBLE

ABSENT: COMMISSIONERS PITZMAN, PEREZ & STUDENT REPRESENTATIVE PEARSON

STAFF: ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN, DEPUTY CITY CLERK PETTIT & CITY CLERK JACOBSEN

AGENDA APPROVAL

AREVALO/BROWN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Billy Day was recognized by the Chair to speak about the Diamond Creek Recreation Area Multi-Resource Management Plan and the upcoming Sterling Highway Realignment Project. Mr. Day was asking for the Commission's support in advocating to the City Council to open a dialogue with the Department of Transportation to lobby for the construction of the pedestrian underpass. Mr. Day was adamant that he wants to see more communication between the City of Homer and the Department of Transportation.

RECONSIDERATION

CONSENT AGENDA

VISITORS/PRESENTATIONS

A. Homer Housing Conversation Report; Ryan Foster, AICP, Karin Marks

City Planner Foster and Chair Marks provided a synopsis on the Homer housing crisis to the Commission. They addressed the various community organizers, background research conducted in regards to housing, outreach efforts including the March 25th event at the Christian Community Church, findings of the report, thematic analysis, preliminary survey results, and the next steps for tackling the issue.

Mr. Foster facilitated discussion on the following:

- Actionable timeline the City is looking at in order to address this issue
- The capability of developers in the Homer area
 - o Labor and material costs
- Timeline for the Comp Plan and updating the zoning code
- Changes and the impact those decisions will have on Homer

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report for August

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

- STIP List
 - o Urged commissioners to go onto the state website and voice their opinions on Kachemak Drive if that is a road they would like to see improved
- Wayfinding Update
 - o Materials, price variances between different types of materials, best practice for installing the signs, locations of the signs, and the allocated budget for wayfinding updates

B. Chamber Director Report

Economic Development Manager Engebretsen reviewed the Chamber Director Report. Ms. Engebretsen directed the Commission to the information provided in the supplemental packet by Brad Anderson:

- Slower summer than normal
- No update on the future work session with City Council

C. Homer Marine Trades Association Report

Chair Marks noted that there were no minutes included in the packet. There was no one present to provide further information from the Homer Marine Trades Association.

D. Kenai Peninsula Economic Development District Report

Chair Marks noted that there was no Kenai Peninsula Economic Development District Report due to the fact that the Commission meets quarterly. She did briefly outline the Kenai Peninsula Regional Mariculture Meet Up on August 9, 2023.

- An engaged process for the \$25 million grant that the federal government issued to Southeast Alaska and the Kenai Peninsula to work on the Maritime Culture Business Growth

E. Port Expansion Project

Economic Development Manager Engebretsen noted that the next public forum is going to be held on Saturday, September 23rd.

F. Guiding Homer's Growth Group

Commissioner Kim outlined the plans of the group for the foreseeable future:

- Panel conversation from October 5th – 8th that represents the various major groups in Homer
- Advocating for a two-day training in November where they are looking to include as many different groups as possible in order to have conversations that lead to building community

The group will meet again Tuesday, August 22 at 5:30 p.m. at Grace Ridge Brewing. Mr. Kim will report back to the group after the next meeting.

G. HERC Update

Economic Development Manager Engebretsen covered the following:

- Limited, hazardous materials assessment of the big building in addition to a detailed report of the small building
 - o Asbestos, lead paint, and PCBs in concentrations that currently cannot be disposed of in the state.
 - o Economic Development Manager Engebretsen will meet with the City Council for a work session on Monday, August 14 to discuss the results.
- Results of the assessment are posted on the City's website for the public to view.

PUBLIC HEARING

PENDING BUSINESS

- A. Housing Update
Memorandum EDC 23-030

Discussion on the housing update took place earlier in the meeting when Chair Marks and City Planner Foster conducted their slideshow presentation.

- B. EDC Mission Statement
Action Item Report EDC 23-031

Chair Marks directed all commissioners to review the draft of the mission statement provided by Mr. Perez. The Commission decided that the statement needs some revising, which Mr. Kim and Ms. Arevalo agreed to edit together.

- C. EDC Bylaws

Chair Marks reviewed the changes to the wording of the bylaws, including:

- "The City Manager shall assign a staff liaison to the commission."
- Changing "APPROVAL OF MINUTES" to "CONSENT AGENDA" on the agenda.

BROWN/AREVALO MOVED TO ACCEPT THE CHANGES TO THE BYLAWS

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- A. Ordinance 23-40
Agenda Item Report EDC 23-032

Chair Marks provided an overview of the recent work session with the Planning Commission regarding Ordinance 23-40 and this Commission's role in considering the economic impact of the changes in the ordinance. Economic Development Manager Engebretsen reviewed her memorandum in the packet and explained the purpose of Conditional Use Permits and how the rules apply to different zoning districts.

After in-depth discussion regarding 4 dwelling units on a lot for residential districts and 4 buildings on a lot in commercial districts, Economic Development Manager Engebretsen concluded by saying that the Commission had reached a consensus that it doesn't want to treat all zoning districts the same. The Commissioners were in agreement that they had differing opinions on the subject, and the Commission felt that it needs to have a broader discussion at a future time. Ms. Engebretsen added that she would write a memo to share with all of the Commissioners, in addition to sending it to the City Council.

B. City of Homer Draft 2024-29 Capital Improvement Plan (CIP)
Memorandum from Special Projects and Communications Coordinator

Economic Development Manager Engebretsen welcomed discussion about which projects the commission felt should be of highest priority. The Commission was in general consensus from the start of debate that the Slope Stability & Erosion Mitigation Program was the project of highest priority. Ms. Arevalo then went on to say that she felt the A-Frame Water Transmission Line Replacement was the project of next highest priority, followed by the Steel Grid. The Commission agreed with both of these opinions, and Ms. Engebretsen added that they could submit more than just their top three priority projects to City Council. The Commission then determined that they also wanted to add the Pioneer Avenue Gateway Redevelopment project to the list in addition to the Homer Harbor Critical Float System Replacement project.

GAMBLE/BROWN MOVED TO SUBMIT TO THE CITY COUNCIL THEIR TOP FIVE PRIORITY PROJECTS IN THE FOLLOWING ORDER:

1. Slope Stability
2. A-Frame Water
3. Steel Gird
4. Pioneer Ave/Gateway
5. Floats

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Recommendation to City Council on a Sterling Highway Underpass at Diamond Creek

Chair Marks introduced the item by reading the title. Ms. Arevalo then gave a little more insight on the proposal, saying that the DOT is already planning on redoing the stretch of road from Anchor Point to Homer in addition to widening the culver that exists at Diamond Creek to accommodate wildlife. She

then explained that the Homer Trails Alliance is simply proposing to add a pedestrian underpass walkway to the intersection given that the intersection is already going to be torn up due to road reconstruction anyway. It would make sense to implement that now while construction is going on rather than waiting until later if ever to have the work constructed.

AREVALO/GAMBLE MOVED THAT THE EDC IS IN AGREEMENT WITH THE HOMER TRAILS ALLIANCE AS WRITTEN IN THEIR LETTER TO THE EDC, AND THAT THE COMMISSION WOULD PUT ITS FULL SUPPORT BEHIND THIS UNDERPASS WALKWAY AND MAKE THESE RECOMMENDATIONS TO CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

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

Chair Marks noted the informational materials and volunteered herself to take Commissioner Pitzman's spot at the City Council Meeting for Report on August 14th, 2023 at 6:00 p.m. in hopes of relieving Mr. Pitzman of some of the pressure.

COMMENTS OF THE AUDIENCE

There were no comments of the audience.

COMMENTS OF THE CITY STAFF

City Clerk Jacobsen reminded everyone that it's not necessarily the goal of the board to obtain consensus on any matter, but rather to make motions that can then be voted on and recorded in the minutes as to what the result of that vote was. She added that motions are very valuable in keeping discussions more concise and focused, in addition to giving everyone the opportunity to vote their conscience and what they feel is the most appropriate way that they want to see things move forward. Ms. Jacobsen then thanked the Commission for a good meeting.

COMMENTS OF THE COMMISSION

Commissioner Arevalo stated that she was very excited about both the Kachemak Sponge Project and that the City's working with the Kachemak Heritage Land Trust to secure lands up in the Bridge Creek Watershed.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 9:00 p.m. The next regular meeting is Tuesday, September 12, 2023 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved: _____



City of Homer

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Planning

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(p) 907-235-3106

(f) 907-235-3118

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

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

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

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



ACTION ITEM REPORT

EDC Mission Statement

To: Economic Development Advisory Commission
From: Julie Engebretsen, Economic Development Manager
Meeting Date: September 12, 2023

Summary Statement:

EDC Short Term Goal #2: View economic development through the lens of balancing growth with quality of life.

Task: Create an EDC Mission statement as a guiding principle for what the EDC does.

Task: Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.

Recap: The Commission has defined a vision statement, below. At the last meeting, the EDC modified the draft mission statement language, and Commissioners Kim and Arevalo were going to fine tune.

Draft as of 8/23 meeting

The Economic Development Commission (EDC) of the City of Homer serves as a volunteer advisory body providing an interface between citizens and city government. Our driving philosophy is to foster sustainable economic growth while preserving cultural and natural heritage, and promoting a high quality of life for residents and businesses in Homer and the surrounding area.

The EDC exists to serve the local community, and as informed citizens, we will provide a forum to engage in community economic issues. The EDC will also facilitate community quality of life projects and provide actionable recommendations for the City of Homer. The EDC seeks to bring together broad perspectives and backgrounds from our volunteer citizens to ensure our priorities provide value to our city. We believe that by engaging in community issues and facilitating discussions around sustainable economic growth, we can help to shape the economic future of our community in a positive and impactful way.

Staff Recommendation: Discuss the draft mission statement.

Vision Statement: The Economic Development Advisory Commission provides a forum for civic and business engagement on behalf of the City of Homer with the goal of fostering sustainable growth of an economically diverse community while preserving its cultural and natural heritage to maintain a high quality of life.



MEMORANDUM

Ordinance 23-50, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Small Business Advisor Position for the Alaska Small Business Development Center. Venuti/Erickson.

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: September 2, 2023
From: Julie Engebretsen, Economic Development Manager
Through: Council members Venuti and Erickson

Background

As part of the budget process for FY 24/25, Council voted down a \$15,000 annual request to fund the Homer Small Business Advisor position of the Alaska Small Business Development Center (AKSBDC). However, the Kenai Peninsula Borough was able to increase funding to the AKSBDC, which helped close the budget gap for this position. The AKSBDC is now requesting \$10,000 to fund the remainder of this part time position through FY24.

RECOMMENDATION:
Adopt Ordinance 23-50

**CITY OF HOMER
HOMER, ALASKA**

Venuti/Erickson

ORDINANCE 23-50

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 OPERATING BUDGET BY APPROPRIATING \$10,000 FROM THE GENERAL FUND UNASSIGNED FUND BALANCE TO FUND PART OF THE HOMER SMALL BUSINESS ADVISOR POSITION FOR THE ALASKA SMALL BUSINESS DEVELOPMENT CENTER, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The 2018 Comprehensive Plan Chapter 7 Goal 2 States: Encourage the retention and creation of more year round, higher wage jobs; and

WHEREAS, The Alaska Small Business Development Center (AKSBDC) provides no-cost, confidential, individual business coaching to grow small businesses in Homer; and

WHEREAS, The AKSBDC is requesting the city provide funding as a local match in the amount of \$10,000 to fund the local half time Homer Business Advisor position through FY24, and

WHEREAS, The Kenai Peninsula Borough has been increasing funding to the AKSBDC which has reduced the amount needed for a local community match to continue this economic development service; and

WHEREAS, The Homer position is conveniently located within the Homer Chamber of Commerce, which provides the office space and supports free of charge; and

WHEREAS, The current Small Business Advisor is on track to log the most hours yet provided to the Homer community in a year, showing the need and support for this service to support small businesses and entrepreneurs.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Operating Budget by appropriating \$10,000 for the purpose of funding a portion of the Homer Business Advisor of the Alaska Small Business Development Center as follows;

Revenue:			
<u>Fund</u>	<u>Description</u>		<u>Amount</u>
100-0099-4990	General Fund Unassigned Fund Balance		\$10,000

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Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0350-5210	Non-Departmental Professional Services	\$10,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of September, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

Second Reading:

Effective Date:

From: [Julie Engebretsen](#)
To: [Melissa Jacobsen](#)
Subject: FW: information on the SBDC position in Homer
Date: Wednesday, September 6, 2023 12:10:02 PM

From: Karin Marks <weskar70@gmail.com>
Sent: Wednesday, August 16, 2023 4:27 PM
To: Caroline Venuti <CarolineVenuti@ci.homer.ak.us>; Shelly Erickson <ShellyErickson@ci.homer.ak.us>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; Robert Dumouchel <RDumouchel@ci.homer.ak.us>
Cc: Cliff Cochran <cliff.cochran@aksbdc.org>; Robert Green <robert.green@aksbdc.org>; Brad Anderson <exdir@homer.alaska.org>
Subject: information on the SBDC position in Homer

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

Information on the SBDC position in Homer for use to write and submit an ordinance to City Council

Background:

The Small Business Administration, a Federal Agency, administers the Small Business Development Center (SBDC) program, which is a cooperative effort with the private sector, educational community and federal, state, and local governments to provide technical assistance to current and prospective small business owners. The SBDC is the most comprehensive small business assistance network in the US and its territories, featuring offices in 997 locations across the US and its territories.

Due to the education and research nature of the organization, SBDCs are hosted primarily by leading universities and colleges, with the Alaska SBDC hosted by the University of Alaska. Since the university provides HR and finance functions, the university requires a 10% fixed and administrative fee for all contractual programs. UAA's Office of Sponsored Programs handles this. This Office has dozens of these contracts as an economical way to assist groups. This means that a separate administration/layer which could be costly is not necessary. Funding for the Alaska SBDC is primarily provided by the Small Business Administration, which provided \$927,581 in FY23, and the State of Alaska, which provided \$719,714 for FY23. Due to the nature of the SBDC's charter, the organization is not permitted to collect payments from clients for technical assistance so it is entirely supported by federal, state, and local funding. This funding is spread across nine locations with 26 staff in Alaska.

The program places a heavy emphasis on metrics and those are best achieved in larger communities, like Anchorage, Fairbanks, and the Mat-Su Valley. Smaller communities in Alaska with under 80,000 residents are required to provide a local match in order to fund those positions. These communities include Juneau, Soldotna, Seward, and Homer. Local funding for the SBDC positions in Juneau, Soldotna, and Seward was

most recently unanimously approved by their local governments.

The Kenai Peninsula Borough has recognized that although our largest population is in the Soldotna/Kenai cities, the Borough has two smaller urban areas (Homer and Seward) that have strong economic potential, especially for small businesses. Small businesses are looked on favorably as a way to add to the economic benefits of the individuals and city government programs. Due to the fact that Homer does not have a bed tax, the Borough provided a funding increase for the Alaska SBDC to pick up two-thirds of the Homer Business Advisor local match. This leaves a balance of \$10,000 due from the Homer community to retain the SBDC position for FY24.

Here is an overview of FY24 funding for the Homer SBDC position:

Alaska SBDC - \$40,927 (54.9%)

Kenai Peninsula Borough - \$20,000 (26.8%)

Homer Chamber of Commerce (non-cash) - \$3,600 (4.8%)

City of Homer (proposed) - \$10,000 (13.4%)

There is some hope that the Borough will not only continue with their support for the next FY but may increase it for the next FY.

Homer has and is a community of small businesses partly because one has to create one's job/livelihood to be able to afford to live here. Encouraging a multi-level community is a positive for quality of life. Having small businesses has created a spirit that marries with "what makes Homer, Homer". In today's world, with many requirements/regulations that require real understanding, there are often not timely ways to obtain information needed to start, buy and or grow a small business. This is especially so since most, if not all, small business people need to wear every hat in the business. This lack is not the skill to produce a product or service but how to make it into a successful small business.

For these reasons it is great to have a real person in the area who knows the local situations to assist with this so that we can continue to grow our economy which means a growth of our tax base which means affording things that support our quality of life.

Karin Marks

Dear Members of the Homer City Council,

Due to a recent procedure, I am unable to attend in person, but want to extend my gratitude and appreciation for the Alaska Small Business Development Center, more specifically the Homer Business Advisor who is currently Robert Green and the accomplishment that has been made possible with this local resource and support.

I am excited to report that within just two months of establishing my business, Elevate Business Management, I have been able to secure two substantial contracts. This achievement serves as a testament to the potential and growth that small businesses can bring to our town.

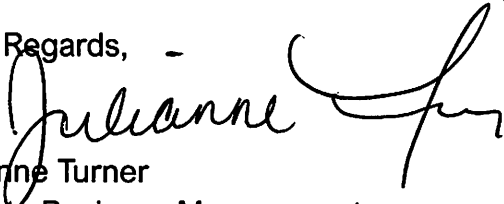
I would like to acknowledge the instrumental role played by the Alaska Small Business Development Center and the Homer Business Advisor in this success. Their guidance and expertise have been invaluable in shaping my business strategy, and ultimately contributing to the realization of these contracts.

I am grateful for the resources and assistance provided by the Alaska Small Business Development Center. They are an invaluable asset and made the process simple from inception to reality. The collaborative spirit that I received from start to finish has played a key role in my rapid progress.

I am committed to upholding the standards of excellence that have led to this initial achievement. It is my hope that my success story can serve as inspiration to fellow entrepreneurs and reinforce the idea that, with the right support, business can flourish and contribute positively to our community. Without the Alaska Small Business Development Center, I do not believe I would have been able to make it as far as I have. I encourage any entrepreneur to reach out to the Alaska Small Business Development Center; they are a wealth of knowledge and will help steer you in the right direction even after being established.

I appreciate your time and attention to my letter.

Best Regards, -



Julianne Turner
Elevate Business Management
Owner
(951) 591-6141



City of Homer

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Planning

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(f) 907-235-3118

MEMORANDUM EDC 23-035

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: October 4, 2022
SUBJECT: Strategic Plan

Requested Action: Review the 2022/2023 EDC Strategic Plan

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

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

Attachments

Draft 2023-2024 Strategic Plan

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

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

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

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

OVERALL EDC DUTIES AND RESPONSIBILITIES

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

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

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

DUTIES OF COMMISSION/STAFF

Commissioners

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

Staff (Julie Engebretsen)

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

Clerk's Office

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

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

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

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

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

MOST MENTIONED SUGGESTIONS FOR CITY OF HOMER INFRASTRUCTURE & SERVICES:

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

EDC Proposed Action Items

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

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

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

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



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(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: August 23, 2023
SUBJECT: City Manager's Report for August 28, 2023 Council Meeting

Safety Exercise with USCG

City public safety officials met with the Coast Guard and the State Troopers to discuss the make-up of a joint response to a mass maritime shooting event or a similar event involving an active shooter in our port area. We spoke about our respective agencies' capabilities and training. The Coast Guard highlighted the differences in responding to these events on a vessel versus in a building. The following day, our Police officers joined the Coast Guard for a walk through on the Tustumena. We appreciate the opportunity to get a thorough tour of the vessel and walk through various responses to different situations with the Coast Guard.

Code Enforcement Progress

I have been working with staff to build better processes for code enforcement within the City. In reviewing Homer City Code Chapter 5.16 for public nuisance abatement, we found that certain powers to enforce nuisance regulations can be delegated to positions within the City outside of the Police Department if the City Manager grants them in writing. To meet that standard, I have written a memo which grants the City Planner, Volunteer Fire Chief, City Engineer, and Public Works Director the authority to enforce elements of HCC Chapter 5.16.

Park Plans – Public Engagement Opportunities

Corvus Design will be in Homer on September 12th and 13th to host a variety of public meetings to gather input for the Bayview Park Plan and the Karen Hornaday Park Plan. Once times and locations are determined the information will be advertised publicly.

Hornaday Park Playground Improvements

Funded through a mix of donations from the Homer Foundation and the FY24/25 Capital Budget, the Hornaday Park Playground is getting some needed updates and repairs. The large slide and tire swing have been replaced. We are anxiously awaiting delivery of two new diggers, one of which is an accessible design, to be installed in the lower sandpit between the slide and the rope climber.

City Phone System Upgrade Complete

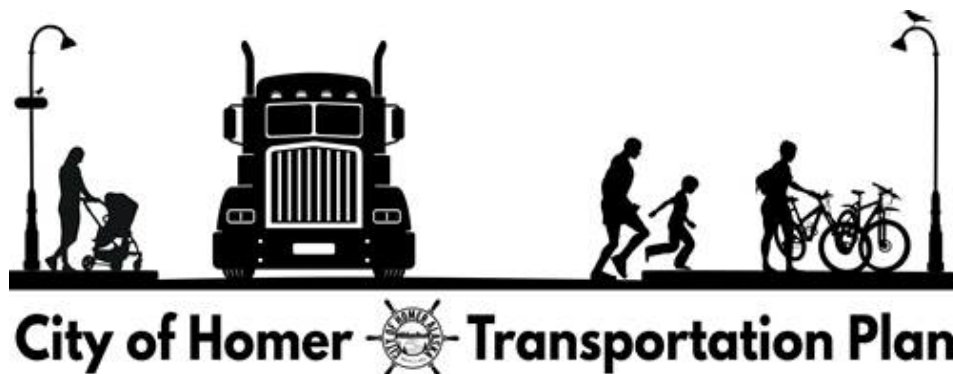
On Tuesday, August 22, 2023, IT staff completed upgrades to the City's phone system which was funded by emergency ordinance 23-38 and extended by 23-47. Upgrades entailed replacing 68 of the oldest desktop phones in use by city staff (most of those replaced were about 20 years old), as well as replacing five separate departmental call manager servers with one new Avaya call manager. These older servers were each a single

point of failure and in some cases were running on computer hardware that is over 20 years old. The new call manager resides on server infrastructure at City Hall that has redundancy built in to provide more robust levels of reliability and availability. The move to put the entire City staff on Avaya phones also means that internal calls can be made with the four-digit dialing plan across all City locations.

Transportation Plan Update

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

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



Dog Poop

I'm receiving reports from the field that an unprecedented amount of dog poop is accumulating in our parks, ball fields, and beaches. We provide numerous dog poop bag dispensers throughout the City and Parks maintenance staff cleans up what they can, but poop scooping is a personal responsibility and not a municipal service. We're considering ways to better educate the public and enforce existing regulations to reduce this public health hazard. In certain situations, up to a \$300 fine is possible under existing code, but we'd much rather folks just clean up after their dogs!

Short Term Rental Tracking

Earlier this year, the City entered into a one year agreement with GovOS to test their short term rental tracking service. Once we got past the set up and initial data collection, the program proved to not be a good fit for the City in the long run and I have terminated the agreement. The City will be refunded for the remainder of the contract. We were able to develop a better idea of the volume of short term rentals within the City. For instance, 206 units (more than double what the Borough has on file as paying sales tax) at an average rent of \$334 were tracked in June with an 80% occupancy which equates to approximately \$1,653,300 in taxable sales. Unfortunately, the connections to actual addresses for enforcement purposes were not meeting our needs. I think it is the unique challenge of rural Alaska that made this so difficult and I don't expect another vendor will perform much better. Councilmembers Aderhold and Davis have been working on this topic with me and I am looking forward to working with them to develop the next phase of action.

Summer Maintenance for Winter Trails

City staff have been working alongside our loyal crew of volunteers from Homer Drawdown to make continued improvements on our trails in town. Resurfacing of Karen Hornaday Nature Trails and Calhoun Trail have been ongoing, with some work still to be done this season. The primary goal this summer has been improving existing trails so that they are more accessible and easier to maintain in the winter time. This has also included several vegetation removal work parties as we reclaim our trails from the encroaching greenery.



Volunteer Mike Haines raking gravel while Parks Coordinator Chad Felice operates the Toolcat and Parks Technician Matt Hornaday runs the compactor on the upper section of Calhoun Trail.

Attachments:

- August Employee Anniversaries
- Memorandum dated August 17, 2023 from City Manager Granting Enforcement Powers under HCC Chapter 5.16
- Memorandum dated August 23, 2023 from Special Projects and Communications Coordinator Re: Homer Harbor Expansion Monthly Written Update
- Council Work Session Schedule



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(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: August 28, 2023
SUBJECT: August Employee Anniversaries

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

Joe Inglis	Public Works	11	Years
Kellen Stock	Police	3	Years
Rob Dumouchel	Admin	2	Years
Winnifred Wade	Police	1	Year



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Memorandum

TO: Mayor Castner and Homer City Council

FROM: Rob Dumouchel, City Manager

DATE: August 17, 2023

SUBJECT: Granting of "Department" Powers to City Planner, Fire Chief, City Engineer, and Public Works Director under HCC Chapter 5.16

City staff are attempting to refocus our efforts as they apply to issues related to code enforcement in our neighborhoods. There are existing codes which are seldom used. In using Homer City Code (HCC) Chapter 5.16 PUBLIC NUISANCE ABATEMENT as a tool, we believe that we can make an impact on the growing instances of code violations within residential neighborhoods.

HCC Chapter 5.16 includes a definition for the term "Department" in which "Department" means the Police Department or another department or division of the City designated in writing by the City Manager to have the authority, in whole or in part, to enforce the chapter. The intent of this memo is to grant the City Planner, Volunteer Fire Chief, City Engineer, and Public Works Director the authority to enforce elements of HCC Chapter 5.16.

While some nuisances are criminal in nature and require the use of police officers to manage and mitigate, others have a public health and safety aspect which can be more effectively and appropriately handled by either the Planning Division or the Volunteer Fire Department. If either official requires backup for safety purposes, that will be provided by the Homer Police Department.

Staff Recommendation: Receive informational report



MEMORANDUM

Homer Harbor Expansion Study Monthly Written Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: August 23, 2023
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Rob Dumouchel, City Manager and Bryan Hawkins, Port Director

Purpose: This memorandum provides the fifth Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

Study Activities Update: The U.S. Army Corps of Engineers (USACE) Project Development Team has completed the Scoping Phase and successfully completed the Alternatives Milestone.

The second phase of the study is underway. USACE activities include:

- Environmental coordination with agencies; sending Tribal engagement letters and regular engagement with the Environmental Stakeholder Working Group. Next meeting is scheduled for August 23rd.
- Economic benefits analysis; developing and submitting a survey for the harbor fleet USACE approval; identifying current fleet and future with and future without scenarios.

HDR – Owner Representative Activities

- Coastal Numerical Modeling (waves, tides/storm surge, sediment transport) of existing conditions.
- Maintaining and updating project website
- Assisting USACE with future with and future without scenario designs
- Coordinating second Community meeting scheduled for Saturday, September 23, 2023 at 10 am. The event will be held at the Kenai Peninsula College Campus at 533 E Pioneer Avenue in Room P201. It will include an update from HDR and the USACE on the study and design alternatives that are moving forward, as well as the opportunity to work in small focus groups to offer input and ideas on reaching HHE Charter objectives. More information about this opportunity will be forthcoming.

USACE Project Management Plan: The USACE is still working to finalize the Project Management Plan (PMP), which defines study costs and timeline for deliverables.

- At a recent Project Development Team (PDT) meeting, the USACE informed the City that the Federal funds allocated to the study in FY23 will carry USACE activities through December 2023.
- Presently, the USACE has not secured Federal funding to continue study activities, and they are evaluating a potential pause January 2024 through June 2024, which will change the milestone dates. The USACE anticipates resuming the study in July 2024 by receiving additional Federal funding through a balance of unused funds in the USACE FY24 workplan, though this funding is not confirmed.
- While all USACE general investigation studies (GI's) are incrementally funded, it is unprecedented for a study to pause for lack of continuation funding. However, the Homer Harbor Expansion study falls into a unique cohort of new start general investigations that were funded through congressionally designated spending appropriations. The procedure for securing continuation funding for these studies in the FY24 Federal budget (either through a second federal appropriation or through inclusion in the USACE workplan) was unclear and no funding was included. It is our understanding that all new start GI's funded through FY23 Federal appropriations are in the same position.
- The USACE Colonel Palazzini will be sending a letter to officially update the City.
- City staff is working diligently to assess funding and other opportunities to keep the study on schedule and/or minimize the impacts of a delay.

The PMP also cannot be approved by the vertical team until final study cost has been calculated and agreed upon. Geotechnical activities (sampling) are a significant component expected to increase the study cost above the budgeted \$3M. The City and HDR are working with the USACE geotechnical team to bring those costs down while gathering sufficient data to support basin design assumptions which is important to mitigating risk associated with anticipated construction costs.

Communications

City staff are actively coordinating with the HDR communications team to provide outreach and public information about the study with a current focus on social media posts sharing goals of the study established in the City Council adopted Charter and have just begun promoting the September public scoping meeting.

Study information and updates are consistently being shared in the City's monthly newsletter, through social media (FB and Instagram), and on the Homer Harbor Expansion website.

RECOMMENDATION:

Informational Only.

WORK SESSION

AGENDA CALENDAR 2023

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



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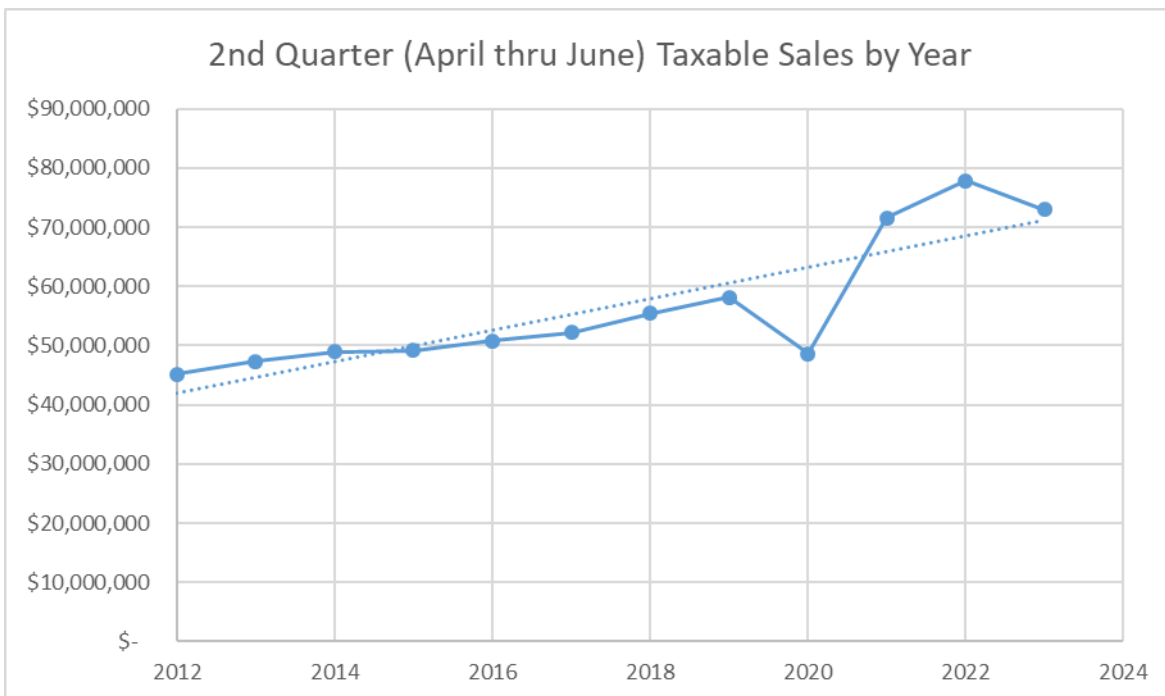
(f) 907-235-3148

Memorandum

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

Early Season Sales Tax Update

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



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

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

Harbor Staff Tours the Coast Guard Cutter Aspen

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

Short Term Rental Code

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

Park Plans – Public Engagement Opportunities

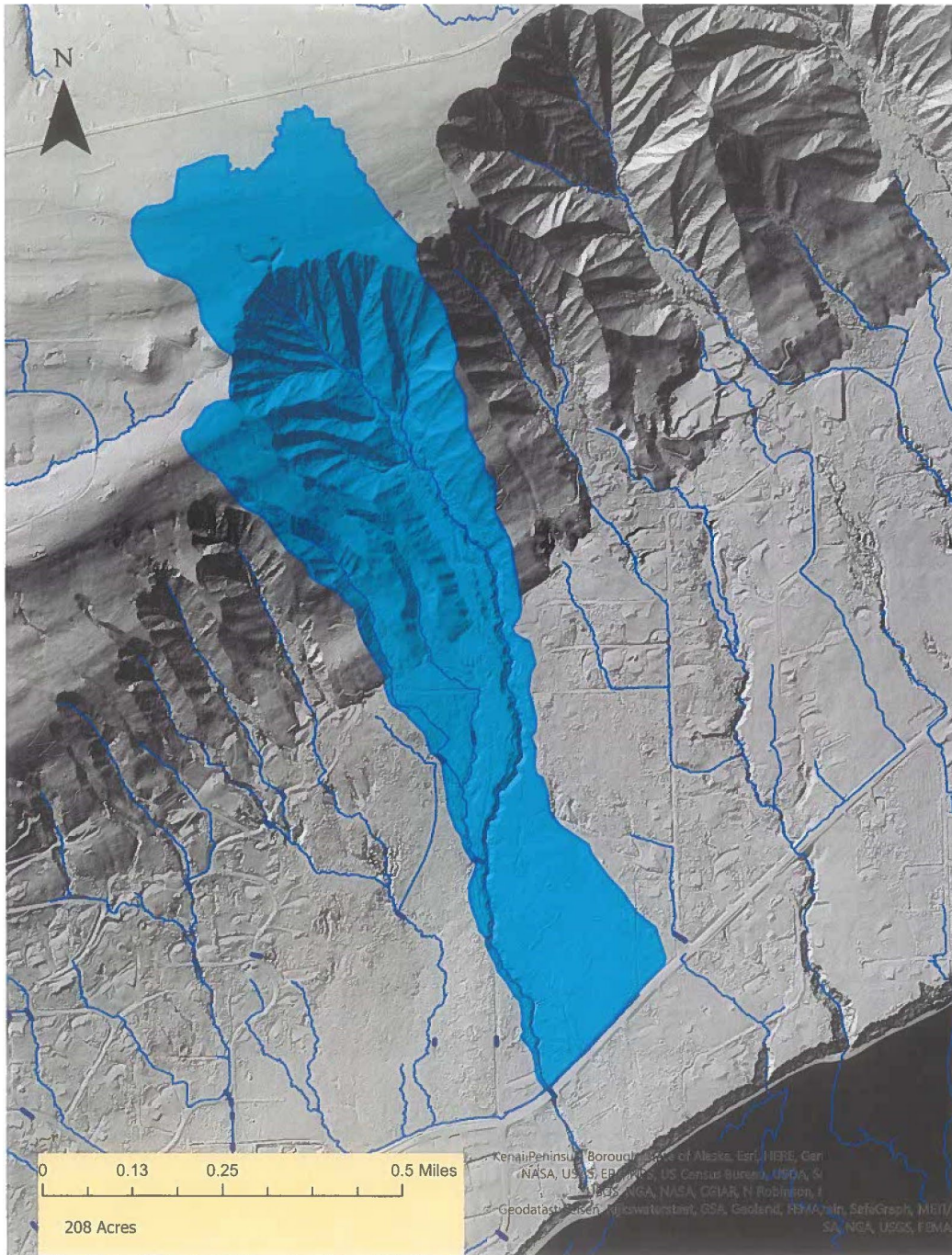
Corvus Design will be in Homer on September 12th to host public meetings to gather input for the Bayview Park Plan and the Karen Hornaday Park Plan. Council and the Public are invited to join us for a Bayview Park public forum at noon in the park, a Karen Hornaday Park public forum at 3pm in the park,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

East End Road Mud Flow

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

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

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



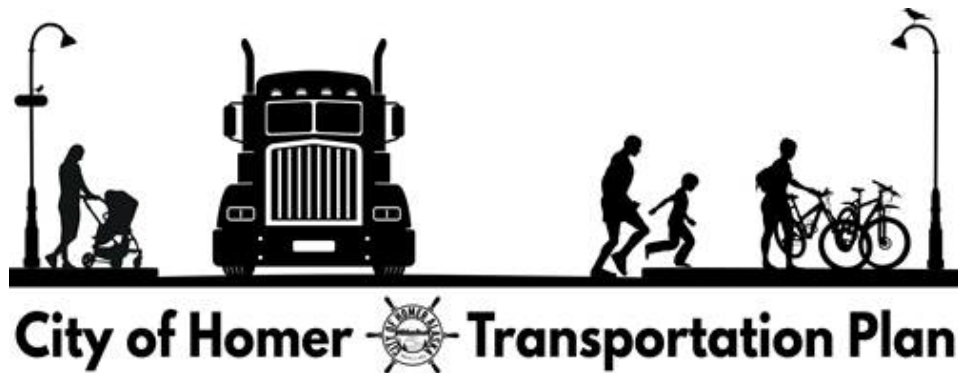
This graphic shows the stream’s substantial, natural drainage area and the slope that has eroded over time. One local property owner remembers playing in the stream as a boy, over 45 years ago, and jumping across the channel. Over time, man-made devices have exacerbated the situation. For example, several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

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

Transportation Plan Update

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

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



Seldovia Regional Partnership

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

Consistency of Bid Awards

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

Library Siding Follow Up

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

Deaccessioning of Poopdeck Trail Sign Posts

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

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

Attachments:

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



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Memorandum

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

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

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

Bayview Park & Karen Hornaday Park



Public Forums

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

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

TUESDAY • SEPTEMBER 12 • 2023



BAYVIEW PARK PUBLIC FORUM

Location: 195 W Bayview Ave, Homer, AK 99603

Time: 12:00 PM — 1:00 PM

SCAN ME!



KAREN HORNADAY PARK PUBLIC FORUM

Location: 475 W Fairview Ave, Homer, AK 99603

Time: 3:00 PM — 5:00 PM

SCAN ME!



CITY HALL PUBLIC FORUM

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

Time: 5:30 PM — 6:30 PM

SCAN ME!

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

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

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

Questions?

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



AGENDA ITEM REPORT

Deaccessioning the Poopdeck Trail Sign Posts

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

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

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

PENDING BUSINESS

9. A. *Deaccessioning the Poopdeck Trail Sign Posts*

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

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

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

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

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

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

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WORK SESSION

AGENDA CALENDAR 2023

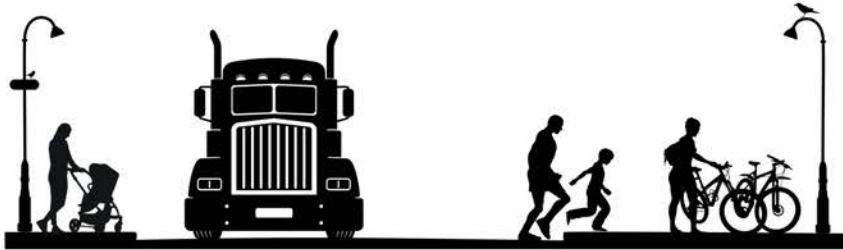
Council Meeting Dates	4:00 p.m. Worksession Topic
<i>Monday, May 8</i>	
<i>Tuesday, May 22</i>	<i>Coast Guard ws 2 5 COW @ 4</i>
<i>Monday, June 12</i>	<i>2023 City of Homer Salary and Benefits Survey</i>
<i>Monday, June 26</i>	<i>FY24/25 Capital Budget</i>
<i>Monday, July 24</i>	<i>HDR-Homer Harbor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

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE I | SEPTEMBER 2023

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER



City of Homer Transportation Plan

The public review draft of Homer's Transportation Plan is out!

GET INVOLVED!

Your voice matters in shaping the direction of our transportation system. We invite you to share your thoughts, suggestions, and insights. This is your opportunity to make a meaningful impact on the way we move, connect, and thrive in our city.

Copies of the [Public Review Draft \(PDF\)](#) and comment forms are available at City Hall and the Homer Public Library, or via the [City website](#).

PROVIDE YOUR FEEDBACK VIA EMAIL

Comments on the draft Transportation Plan can be sent to homer.transportationplan@kinneyeng.com by end of business day Tuesday, October 10, 2023.

OR STOP BY THE PUBLIC OPEN HOUSE

There will be a public presentation and discussion on Tuesday September 26th, 2023 from 6-8 pm at the Kenai Peninsula College campus.

Thereafter, a draft with revisions based on public comment will be presented to the Planning Commission in late 2023, followed by the City Council in 2024.

WHAT'S INSIDE?

- Library Events
- Community Corner
- City Clerk's Office
- Economic Development Department
- Parks
- Port & Harbor
- Harbor Expansion Study Update
- Public Works
- Public Safety Corner
- Meet the Staff
- Municipal Art Collection
- Stay Connected with City Council
- Join Our Team

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

Follow us on Social Media

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

Subscribe to the Monthly Newsletter:

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

"Where the Land Ends and the Sea Begins"

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

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

- Sep 7 at 3 p.m. *Life, Love, Family, and Food* by Lidia Bastianich
- Sep 20 at 10 a.m. *How to Get Unstuck When It Matters Most* by Adam Alter
- Sep 27 at 4 p.m. *On Writing Three International Bestsellers* by Amor Towles

ONGOING EVENTS

- Mondays, 1:30-4:30 p.m. Knitting Club
- Wednesdays, 10:30-11 a.m. Toddler Time
- Wednesdays, noon-2 p.m. Community-Defined Youth Outreach
- Wednesdays, 3:30-4:30 p.m. Chess Club
- Fridays, 10:30-11:30 a.m. Preschool Storytime
- Fridays, 3:30-5:45 p.m. LARP
- First Tuesday, 6:30-7:45 p.m. SPARC Radio Club
- First Thursday, 1-3 p.m. Literary Ladies
- First and Third Thursdays, 5:30-7:30 p.m. Tech Help
- Third Thursday, 10:30-11:30 a.m. Radio Storytime on KBBI
- Fourth Tuesday, 4:30-6:30 p.m. FHL/HPL Book Club
- Tuesday following the first City Council meeting of the month, noon-1 p.m. Lunch with a Councilmember (schedule may vary depending on availability)

SPECIAL EVENTS

- Sep 8-9: Fall Book and Plant Sale
- Sep 12, 6-7:45 p.m. Kachemak Swim Club
- Sep 20, 10:15-11:45 a.m. Independent Living Center
- Sep 26, 4:30-5:30 p.m. Zoom author visit by Margaret Willson, author of *Woman, Captain, Rebel*



FALL BOOK & PLANT SALE

Saturday, September 9, 10 a.m. - 6 p.m.
Browse through hundreds of books and dozens of plants at the Friends of the Library 2023 Fall Book & Plant Sale! Everybody welcome.

Want to get first pick? Become a Friends of the Library member and join us for the members pre-sale Friday evening, September 8. Memberships start at \$15. Join at the door or [become a member today](#).

CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



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



COMMUNITY CORNER

ALASKA WORLD ARTS FESTIVAL
September 7-21, 2023

Welcome to the convergence of artists and audiences featuring music, dance, theater, film, visual arts, storytelling, literature, and comedy.

BURNING BASKET

September 3-9 Build Week (12-5 p.m. daily)
Event on Sunday, September 10 at Sundown

More information:
Mavis Muller
907-299-1478
www.facebook.com/BurningBasketProject

GARY THOMAS "THE GIVING MAN" MEMORIAL SQUARE & CONTRA DANCE

WHEN: Saturday, September 9 at 7:30PM
WHERE: West Homer Elementary School Gym
FEE: \$10/adults, payable to Homer Community Rec
Free for youth 12th grade and younger

KACHEMAK BAY RECOVERY CONNECTION 5K RUN FOR FUN

September 16, 2023
Kevin Bell Arena at Homer Spit
www.facebook.com/allthingsrecovery5k

CITY CLERK'S OFFICE

ELECTION DAY IS TUESDAY, OCTOBER 3, 2023

The City of Homer and Kenai Peninsula Borough Regular Elections will be held Tuesday, October 3, 2023. Absentee/early voting will be open downstairs at Homer City Hall Monday through Friday from 8 a.m. to 4 p.m. starting September 18 until October 2. If you'd like to request a ballot by mail or electronic transmission, applications are available the on City Clerk's webpage or at the City Clerk's office.

On election day, polls are open from 7 am to 8 p.m. There are two polling places for city residents, Homer No. 1 precinct is located downstairs at City Hall, and Homer No. 2 precinct is at the Methodist Church.

Voters must be registered to vote thirty days before the day of the election. If you need to register to vote or update voter registration you may do so online at elections.alaska.gov or during regular business hours at the City Clerk's or the Homer Public Library. The deadline to register is Sunday, September 3.

If you have any questions regarding elections, or voter registration, or would like to serve as an Election Worker, please contact the City Clerk's office at clerk@ci.homer.ak.us, 907-235-3130, or stop by the Clerk's Office downstairs at City Hall, located at 491 E Pioneer Avenue.

Deadline to
**REGISTER TO
VOTE**



ECONOMIC DEVELOPMENT

HERC HAZMAT REPORTS AVAILABLE

In spring 2023, the City contracted with Hazardous Building Materials Consulting, LLC to carry out a limited Hazardous Materials Assessment of HERC 1 (big building) and a comprehensive assessment of HERC 2 (little building). The results reveal that both buildings contain hazardous materials, as expected due to their age and the prevailing construction materials utilized in the 1950s. Examples include lead paint, asbestos, and materials like paint and varnish that harbor PCBs. Click [HERE](#) to read the assessment reports.

These test results hold significant implications for these buildings' demolition (or renovation). It will likely be years before the existing property is ready for redevelopment. Options for moving forward are twofold; pursue EPA Brownfields grant funding to remediate the existing HERC buildings, and consider a new site for building a community recreation center. Council will hold a work session at 4 pm Monday September 11th to further consider the concept of new location for a new recreation building.

PARKS

PUBLIC INPUT OPPORTUNITY: MASTER PLANS FOR KAREN HORNADAY AND BAYVIEW PARKS

Since the initial Karen Hornaday Park Master Plan was adopted in 2009, use patterns, community demographics, and site assessments have changed. The Master Plan is due for an update. Homer City Council approved funding in the FY24-25 capital budget to review the existing plan and collect updated input from the public on the role this park will play in our future growth as a community. Funds have also been secured to improve Bayview Park. The first step is to finalize a Master Plan to guide the Bayview Park improvements.

Join the City at one or all of the Public Forums planned for Tuesday, September 12. We want your input! For more park project information, scan the QR codes or contact Matt Steffy, Parks & Trails planner at msteffy@ci.alaska.ak.us or call 907-435-3178.

Bayview Park & Karen Hornaday Park



Public Forums

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

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

TUESDAY · SEPTEMBER 12 · 2023



BAYVIEW PARK PUBLIC FORUM

Location: 195 W Bayview Ave, Homer, AK 99603

Time: 12:00 PM — 1:00 PM

SCAN ME!



KAREN HORNADAY PARK PUBLIC FORUM

Location: 475 W Fairview Ave, Homer, AK 99603

Time: 3:00 PM — 5:00 PM

SCAN ME!



CITY HALL PUBLIC FORUM

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

Time: 5:30 PM — 6:30 PM

SCAN ME!

UPGRADES AT KAREN HORNADAY PARK PLAYGROUND!

The City of Homer's Parks Staff has been hard at work enhancing the Karen Hornaday Park Playground, with more improvements on the horizon. In a display of teamwork, Parks Maintenance Coordinator Chad Felice and Parks Technician Matt Hornaday reassembled the expansive slide, drawing the anticipation of eager youngsters awaiting their turn. An upgrade to the tire swing introduces a more durable and modern design.

Get ready for even more fun as we gear up to introduce two new diggers in the expansive sand pit adjacent to the playground. These additions are sure to spark creativity and imaginative play among our young visitors. Not only have the larger elements received attention, but our team has also been diligently working on hardware replacements and minor repairs, ensuring a safe and enjoyable experience for everyone.

Stay tuned for further updates on the ongoing enhancements at Karen Hornaday Park Playground – where laughter, adventure, and community come together!



Chad Felice with Slide (Julie Engebretsen)

NEW EQUIPMENT HELPS MAINTAIN OFF-ROAD TRAILS AROUND TOWN



Chad Felice, Parks Maintenance Coordinator, stands with Public Works' new powered wheelbarrow and mini-compact. This equipment, acquired with FY24 Capital Budget funds, is a game changer when maintaining off-road, narrow trails around town. This equipment was put to work on the Calhoun Trail recently. See story on page 6.

HOMER'S PARKS EMBRACE RECYCLED PLASTIC PICNIC TABLES

Discover the success of recycling in Homer's Parks Department! The City recently procured two new 8-foot picnic tables crafted by Alaska Plastic Recovery LLC made from recycled plastic materials, including HDPE (#2) and PP (#5) plastics.

The plastics used to manufacture these tables were collected locally from "super sack" collection points outside the offices of the Center for Alaskan Coastal Studies. They were transported to Alaska Plastic Recovery LLC near Anchorage where the plastics were transformed through melting and extrusion into vibrant green "lumber." These picnic tables are cost-competitive with traditional wooden options and offer significantly extended durability, possibly up to 50 years. This endeavor is a win-win – benefiting our budget, the environment, and ensuring joyful picnicking experiences for all.



ENHANCING HOMER'S TRAILS FOR YEAR-ROUND ENJOYMENT

In spite of unpredictable weather conditions, the devoted efforts of our City staff and enthusiastic volunteers persist in enhancing our local trail systems this season. The Karen Hornaday Park (KHP) Playground has seen notable progress, with the creation and compaction of multiple access pathways to ensure both safety and ease of use. The KHP Nature Trails, weaving through Woodard Creek and extending to Danview, have undergone consistent resurfacing for improved quality.

Significant attention has also been dedicated to enhancing the upper section of the Calhoun Trail to improve accessibility and better surface conditions, especially during the winter months. The City Parks Crew, Chad Felice and Matt Hornaday, contributed their expertise and strength to the Calhoun Trail project. These collective endeavors have been guided by Parks & Trails Planner Matt Steffy and the passionate volunteer cohort of Homer Drawdown. As autumn approaches, we look forward to the continuation of these volunteer-driven initiatives.



Volunteers Donna Vixon and Mike Haines spread gravel while Todd Hindman keeps the wheelbarrow running on Calhoun Trail. Photo: Matt Steffy



Volunteer Mike Haines smooths out new gravel that City Parks staff Chad Felice delivers with the Toolcat while Matt Hornaday runs the compactor on Calhoun Trail. Photo credit: Matt Steffy



Calhoun resurfacing in progress shows the difference between the old trail and the new one. Photo credit: Matt Steffy

DOGS CAN'T FLUSH.....

There's nothing worse than going for a stroll down your favorite trail, tossing a frisbee in the park or breathing in the fresh air along the beach, when all of a sudden you smell something gross – and it's coming from the bottom of your shoe!

The City is receiving reports from the field about an unprecedented amount of dog waste in parks, on trails and beaches.

Pet feces not scooped and disposed of properly can pose a health risk to children and adults, and it can also wash into our city storm drains or directly into our urban streams, becoming detrimental to our water quality.

The City provides numerous dog poop collection bag dispensers and trash receptacles in our public parks to make pet clean up a cinch. While City and Parks maintenance staff clean up what they can, poop scooping is a personal responsibility and not a municipal service. From the potential for disease and environmental harm, to the unpleasant surprise of poo on your shoe, there are a multitude of reasons to care. Please scoop and responsibly dispose of your pet waste.



.....PLEASE SCOOP FIDO'S POOP!

PORT & HARBOR

THANK YOU TO JEFF WELLS, A DEDICATED VOLUNTEER!

We proudly honor Mr. Jeff Wells for his exceptional dedication to preserving our beloved port and harbor. For over six years, his citizen-volunteerism has made an indelible impact on our community. Mr. Wells' journey began in 1968 when he first arrived in Ninilchik, and his love for our region deepened over time. His strong connection to Homer Spit is a testament to his desire to positively influence the environment. We've witnessed him patrolling and tidying our spaces, his actions conveying the message that every small effort matters. Beyond this, he has formed connections and shared his passion with like-minded individuals, showcasing the power of community. Mr. Wells' work has led to the collection of six dumpsters' worth of trash, reflecting his commitment. His legacy will inspire future generations. We extend our heartfelt gratitude for his selfless actions and celebrate his enduring impact on our environment.

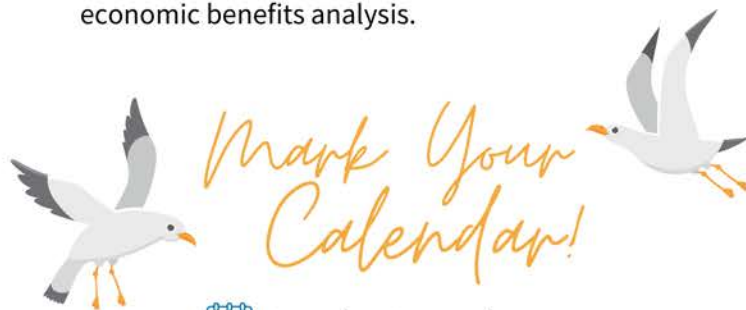


HOMER HARBOR EXPANSION STUDY UPDATE

The U.S. Army Corps of Engineers (USACE) has completed the design alternatives milestone as part of the Homer Harbor Expansion Study. Thirteen innovative design concepts were evaluated and narrowed down to five alternatives. These five designs will move into the design alternative formulation and analysis phase of the study.

The second phase of the study is just getting underway. Activities include:

- Environmental coordination with agencies and environmental stakeholder working group;
- Coastal Numerical Modeling (waves, tides/storm surge, sediment transport) of existing conditions.
- Identifying the current fleet and the future with and without expansion scenarios, as part of the economic benefits analysis.



Saturday, September 23 at 10 a.m.



Kenai Peninsula College Campus, Room P201



www.homerharborexansion.com

THE PUBLIC IS INVITED TO A HOMER HARBOR EXPANSION PUBLIC MEETING SATURDAY, SEPTEMBER 23.

The event kicks off at 10 am in Room P201 at the Kenai Peninsula College campus with a study update and overview of the design alternatives moving forward by USACE and HDR.

Participants will have the opportunity to break into small focus groups to workshop opportunities and offer ideas for the following topics :

- Uplands Considerations & Aesthetics
- Resiliency & Sustainability
- Reduced Environmental Impact
- Balanced Harbor Design
- Business/Economic Opportunities

Conversations will be facilitated by project staff from the City of Homer, USACE, and HDR Engineering.



PUBLIC WORKS

WATER AND SEWER MAIN EXTENSIONS COMPLETED

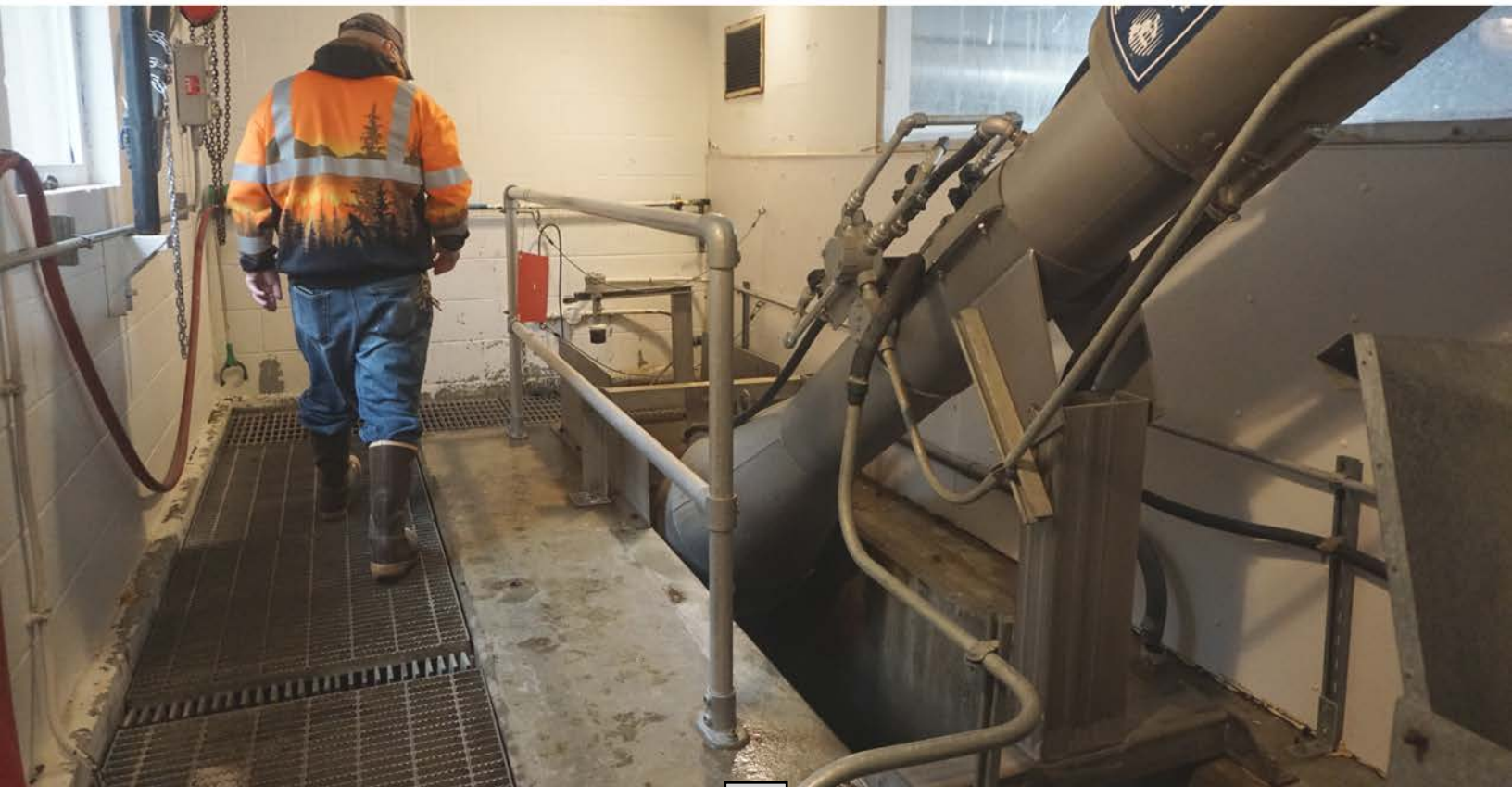
The Charles Way and Bunnell Avenue water and sewer main extensions project is now complete! This project, funded by the City's "Homer Accelerated Water and Sewer Program"(HAWSP) Fund and the Alaska Department of Environmental Conservation's State Revolving Loan Fund, brings improved services to residents and businesses. With the last pipe in the ground, homes and enterprises in the neighborhood can now connect to City water and sewer.

The project also revitalized the area, reconstructing driveways and hydroseeding yards. We thank the community for their patience during the construction in the area. The completion of this project enhances convenience, aesthetics, and sustainability, fostering a stronger, more vibrant city.

UPGRADES AT HOMER'S WASTE WATER TREATMENT PLANT

The City is pleased to share the successful completion of upgrades at the Waste Water Treatment Plant. The clarifier is now operational with a new belt, ensuring smoother wastewater processing. New high-efficiency blowers have been introduced to provide oxygen, enhancing the natural bacteria's treatment process. These upgrades not only improve efficiency but also reduce the plant's environmental impact.

Originally built in 1987, the plant's rejuvenation extends its lifespan, ensuring continued reliable service to our community. We extend our gratitude to the dedicated crew and contractors for their hard work in making this possible. These improvements reflect our commitment to sustainability and a cleaner future for Homer.



COMMUNITY RECREATION



UPDATED FEE SCHEDULE

The City of Homer Community Recreation division has announced changes to the drop-in program fee schedule. Starting September 1, we're introducing new rates that will offer the community more flexibility and value. For over 20 years, our participation fees have remained the same, reflecting our commitment to providing affordable recreational opportunities. However, as the cost of delivering our diverse programs has increased over time, we find it necessary to adjust our fees slightly to ensure the continued excellence of our services.

For adults, drop-in sessions will be \$5, and you can also choose the convenient 10-visit card for \$45. If you're planning to attend regularly, our 3-month membership at \$110* is the perfect option (*available from December 1). Youth participants (at the HERC only), starting from December 1, can enjoy drop-in sessions for \$3, or opt for the 10-visit card at \$27. A 3-month membership at \$66* provides an excellent way to stay engaged (*available from December 1).

Don't worry if you've already purchased old rate punch cards - we'll continue to honor those. Plus, we're keeping drop-in programs at public schools **free** for youth. And to show our appreciation, all active service members can enjoy all drop-in programs for **free**.

These changes are designed to make our programs more accessible and affordable for everyone. We're excited to see you at our drop-in sessions and create memorable experiences together!

FREE CLOTHING SCHWOP

WHEN: Saturday, September 16th
11am- 2pm

WHERE: Homer High School Commons

Bring your gently used toys, clothes, gear, and equipment for children 0-5yrs, and get ready to swap those items for the sizes that best fit your kiddos!



The SCHWOP event also kicks off National Diaper Awareness week. If you have any unopened diapers that you'd like to donate to our safe diapering program bring them to the Shwop!

This event is co-hosed by Sprout and Community Recreation. For more information call Sprout (907)235-6044 or email classes@sproutalaska.org.



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

A sunny day in Alaska calls for opening all the windows and letting the house air out. But there's a hidden peril for young children, and that is children falling out of the window. Last month we had 2 young children fall out of a window from the second floor in the Homer area. One-third of the children hospitalized after a window fall require intensive care, and one in four children return home with a disability. Children who land on concrete are more likely to be severely injured. Window screens provide no protection against these tragedies and likely contribute to the risk of a fall. Over 85% of the children who fall out of windows first fall through a screen. Following the following steps from the Nationwide Children's Hospital will help prevent falls from windows.

1. Remember that window screens do not prevent children from falling out of a window. Screens are designed to pop out for fire safety- the weight of a toddler can easily push through a screen.
2. When possible, keep windows closed in rooms where children play. Open windows from the top rather than the bottom.
3. For windows you must open fully, commercially available window guards can be installed to prevent children from falling. These guards cost as little as \$20 and are designed to swing open to allow escape in the event of a fire.
4. For other windows, inexpensive window stops can be installed on windows that slide open horizontally to prevent them from opening more than 4 inches and therefore prevent a child from falling.
5. Move beds, chairs, tables and other furniture away from windows in order to prevent a small child from climbing onto the sill. Do not permit children to sit on window sills or jump from them to furniture.
6. Consider placing shrubs, bark or grass under windows to cushion potential falls. The landing surface can greatly affect the degree of injury sustained from a fall. Anything is better than cement.
7. New homes should meet safety standards to prevent window falls. Talk with your contractor or landlord to make sure your home meets window safety standards.



Various manufacturers make window screen guards designed specifically for child safety.

If you would like to check some samples out, stop by the Homer Volunteer Fire Department. They have two examples of Child Safety Screen Guards made by Tough Tek Metals ([toughtekmetals.com](https://www.toughtekmetals.com)). These can be special ordered to fit.

For further information, check out <https://www.nationwidechildrens.org/research/areas-of-research/center-for-injury-research-and-policy/injury-topics/home-safety/window-falls>

Welcome TO THE TEAM!

The City is delighted to extend a warm and enthusiastic welcome to the new members of the team. We are thrilled to have them join!

- **Aaron Knowles**, Firefighter/EMT I
- **Leslie Thomas**, Port Admin Assistant
- **Isaiah Nevak**, Harbor Officer I
- **Japheth McGhee**, Ice Plant Operator I

AUGUST ANNIVERSARIES

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

Joe Inglis	Public Works	12 Years
Kellen Stock	Police	4 Years
Rob Dumouchel	City Manager	3 Years
Winnifred Wade	Police	1 Year

CITY STAFF ANNOUNCEMENTS

This is a bittersweet announcement, but I am transitioning to a job in Anchorage this month. While I'm enthusiastic about this new career opportunity, I also want to express my profound appreciation for the individuals I've had the privilege to collaborate with during my brief tenure at the City of Homer.



The people I've had the pleasure of working alongside here have shown remarkable resilience, industriousness, and creativity. I've gained valuable insights from my time here, and I hope that I've been able to contribute some of my perspectives from the "big city" to our collective endeavors. I eagerly look forward to returning to Homer for visits and staying updated on the exciting and innovative projects that you all will continue to pursue.

- **Bella Vaz**

MEET CITY STAFF

Meet Amy Woodruff

I'm the Administrative Supervisor with the Port & Harbor, which is a role that encompasses recordkeeping, billing, and liaising with the Port & Harbor Advisory Commission. Every day I learn something new in this job!

I get a lot of satisfaction from doing work that supports an essential community resource. The Harbor is a place that we go to work, play, to fill our freezers, and more. It's an economic driver for the whole region.

Outside of work I enjoy hiking, paddling, biking, and harvesting wild foods. I just bought a small sailboat so I'm getting to learn about the harbor from a whole new perspective.



CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

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

City Staff Leadership

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

Commissions and Boards

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

MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection



Roaming the Land
Melisse Reichman



Beings of the Bay
Melisse Reichman

Each piece is located on the exterior of the public restrooms on Pioneer at Bartlett Street. Constructed of fortified cement over carved foam

STAY CONNECTED TO CITY COUNCIL

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

JOIN OUR TEAM

The City of Homer has current Job Openings. Sign up for Job Alerts or Apply Online at: cityofhomerak.applicantpro.com/jobs

CURRENT JOB LISTINGS:

- [Assistant Planner or Associate Planner](#)
- [Building Custodian](#)
- [Mechanic I or II](#)
- [Temporary Building Custodian](#)
- [Temporary Recreation Specialist](#)



UPCOMING MEETINGS

September

6	6:30 p.m.	Planning Commission Regular Meeting
11	5 p.m.	City Council Committee of the Whole
11	6 p.m.	City Council Regular Meeting
12	1 - 6:30 p.m.	Bayview & Karen Hornaday Parks Public Meetings
12	6 p.m.	Economic Dev. Advisory Commission Regular Meeting
19	5:30 p.m.	Library Advisory Board Regular Meeting
21	5:30 p.m.	Parks, Art, Rec & Culture Commission Regular
23	10:00 a.m.	Homer Harbor Expansion Public Meeting
25	5 p.m.	City Council Committee of the Whole
25	6 p.m.	City Council Regular Meeting
26	6 - 8:00 p.m.	City of Homer Transportation Plan Public Open House
27	5:30 p.m.	Port & Harbor Advisory Commission Regular Meeting

ABOUT THIS NEWSLETTER

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

City of Homer

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

www.cityofhomer-ak.gov

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

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

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

OVERALL EDC DUTIES AND RESPONSIBILITIES

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

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

DUTIES OF COMMISSION/STAFF

Commissioners

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

Staff (Julie Engebretsen)

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

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

Clerk's Office

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

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2023 Calendar

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

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