



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

City of Homer Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, August 11, 2020 at 6:00 PM

City Hall Cowles Council Chambers via Zoom

Webinar ID: 990 0366 1092 Password: 725933

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

RECONSIDERATION

APPROVAL OF MINUTES

A. EDC March 10 & June 9, 2020 Regular Meeting Minutes

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VISITORS/PRESENTATIONS

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

A. Special Projects & Communications Coordinator Staff Report

B. Chamber Director Report

C. Homer Marine Trades Association Report

D. Pioneer Avenue Task Force Report

E. KPEDD Report

PUBLIC HEARING

PENDING BUSINESS

A. EDC Bylaws & Commission Purpose

Page 14

i. Compilation Chart of Correspondence between Chair Marks & Commissioners
Arevalo & Richardson with Email Correspondence Backup

Page 16

ii. Proposed EDC Bylaw Amendments

Page 30

B. EDC Strategic Plan/Goals Update

Page 35

i. EDC Strategic Plan/Goals, Revised August 2019

Page 36

NEW BUSINESS

- | | |
|--|----------------|
| <u>A.</u> City of Homer Draft 2021-26 Capital Improvement Plan (CIP) | Page 40 |
| i. Q&A Info for City of Homer CIP | Page 41 |
| ii. DRAFT City of Homer 2021-2026 CIP | Page 44 |

INFORMATIONAL MATERIALS

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| <u>A.</u> City Manager's Report for August 10, 2020 | Page 112 |
| <u>B.</u> EDC 2020 Meeting Calendar | Page 134 |
| <u>C.</u> Commissioner Attendance at 2020 City Council Meetings | Page 135 |

COMMENTS OF THE AUDIENCE (3 Minute Time Limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **TUESDAY, SEPTEMBER 8, 2020 at 6:00 p.m.** All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-02 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on March 10, 2020 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance. One seat remains vacant from Commissioner Evans' July 18, 2019 resignation.

PRESENT: COMMISSIONERS MARKS, RICHARDSON, AREVALO, MINK

ABSENT: COMMISSIONERS BROWN, JOHNSON, AND STUDENT REPRESENTATIVE BROWN (all excused)

STAFF: SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Marks called for a motion to approve the agenda.

AREVALO/MINK MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. EDC January 14, 2020 Regular Meeting Minutes

Commissioner Richardson requested that his absence be considered excused.

Commissioner Arevalo pointed out an inaccurate description of an agriculture lease program that she had worked on, to be corrected in the minutes.

Chair Marks called for a motion to approve the minutes as amended.

MINK/AREVALO MOVED TO APPROVE THE MINUTES AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Special Projects & Communications Coordinator Staff Report

Special Projects & Communications Coordinator Carroll provided a verbal report and spoke to the following topics:

- Rolling out of Census 2020 and that much of their efforts were already complete by the time COVID-19 began.
- Update on the Wayfinding and Streetscape RFP, which has been started and later turned over to Deputy City Planner Engebretsen for review.
- Grant deadlines that she has been working on.
- Public Information Officer (PIO) efforts due to COVID-19.
- Coronavirus impacting the local economy.

B. Chamber Director Report

Chair Marks commented on staffing limitations at the Chamber of Commerce.

C. Homer Marine Trades Association Report

Chair Marks noted the HMTA materials provided in the packet.

D. Pioneer Avenue Task Force Report

Chair Marks stated that the PATF is in hiatus.

PUBLIC HEARINGS

PENDING BUSINESS

- #### A. Ordinance 19-47(S-2) Follow-up
- i. February 24, 2020 City Council Unapproved Minutes Excerpt

Chair Marks introduced the item by reading of the title and provided a verbal update on the failing of Ordinance 19-47(S-2) and what was decided at the City Council meeting. Councilmember Smith has agreed to work with Chair Marks on rewriting EDC code. She shared her hopes to have something presented at the next City Council meeting.

Commissioner Richardson agreed to help with those rewriting efforts.

Commissioner Arevalo questioned how Councilmember Smith's vision is different from what was presented in the ordinance. Chair Marks responded, stating that Council will still be involved but instead of forming a task force, it would be directed to the commission. The concept is that they don't want to create too much effort or use more staff time.

NEW BUSINESS

- A. EDC Bylaws
 - i. EDC Bylaws, Adopted May 13, 2019

Chair Marks introduced the agenda item by reading of the title. She gave a general estimate of what the next steps will be in relation to Councilmember Smith's work, updating code, and will then lead to bylaw amendments. Deputy City Clerk Tussey clarified that last year's bylaw amendments were revisions for improving their meeting process, and that any significant changes to their purpose or process would also require code change and therefore an ordinance. She explained that this is why any major changes to the EDC is for City Council to pursue, figure out, and decide, not the commission. Chair Marks opined that commissioners could discuss their feedback at this meeting to ensure their voice is heard during the Council process, to which Ms. Tussey explained that commissioners' feedback on the topic can be shared directly with councilmembers at any time, it does not have to be at the meeting.

There was discussion on staff's recommendation that the EDC refrain from bylaw discussion or amendments until such time as the EDC code re-write that Councilmember Smith agreed to take on is completed. Ms. Tussey reiterated that it is still too premature, that until it is determined how the EDC will function going forward, it isn't a productive use of staff's or the commission's time. She encouraged the commissioners to reach out to and continue working with Councilmember Smith to voice their opinions, and if they have concerns about the process to contact the City Clerk.

Special Projects & Communications Coordinator Carroll pointed out that their existing bylaws still allow them to function and move forward with the business they have already been tasked to do. The only thing that is considered "in limbo" is that Councilmembers are recognizing there may be better ways to do business, and that their feedback on that process can be shared with Councilmember Smith while he's actively working on that.

Commissioner Arevalo suggested that bylaw discussions be tabled until after Council's decision-making process. In response to Ms. Carroll's comments, Ms. Arevalo suggested they focus on business items that can get done in a meeting or two.

Commissioner Richardson commented that he is still planning to follow up on sign code amendments that were instituted last year. He noted that there are things to work on, they're just not happening quickly. Ms. Carroll added that sign code is still a priority of the City, and had recently been discussed at their last department head meeting, the Planning Commission, and during talks for the new City Manager transition.

Chair Marks commented on the Kenai Peninsula Economic Development District (KPEDD) upcoming rewrite of the Kenai Peninsula's Comprehensive Economic Development Strategy (CEDS), which occurs every five years, and the EDC's role in preparing CEDS. Ms. Carroll commented on the KPEDD's CEDS structure and process, noting that it is unlikely the City Council will want to create our own CEDS because of the tremendous amount of time/money that goes into preparing such a document, when there's a regional one that represents Homer. Her recommendation to the EDC is to be a part of the City's response to KPEDD when that time comes.

There was discussion on KPEDD's CEDS and the City's outdated CEDS in relation to what business the EDC can work on. It was discussed that EDC no longer needs to have that section and purpose in their bylaws. Eventually, whether or not things change at the Council level, the EDC might need to make sure they address a real purpose working with KPEDD and a regional CEDS. It was agreed that Chair Marks will bring to the next meeting a report on how KPEDD intends to gain the information from the City of Homer, as a boardmember of KPEDD.

Deputy City Clerk Tussey noted that the current discussion is not germane to bylaws and really should be discussed under strategic plan and goals, which is the next business item.

B. EDC Strategic Plan/Goals
i. EDC Strategic Plan/Goals, Revised August 2019

Chair Marks introduced the idea of what EDC could be working on while city code updates are pending. Special Projects & Communications Coordinator Carroll clarified the goal for reviewing Comprehensive Economic Development Strategy (CEDS) was based on a request from Commissioner Brown to have the EDC take time during their meetings to review sections of the CEDS to better understand them, not necessarily to review them for editing. Chair Marks asked the commission to suggest strategic plans and goals that can be added at the April meeting.

Commissioner Arevalo commented on a meeting invite she had received for skill job training on the peninsula. She explained how the training's goal was the same as their Mid-term Goal, Item 1: Job training needs of Homer businesses. If those meetings are to continue to exist, it could be of interest to the EDC as an upcoming project. They could create a short survey to send out to Homer area businesses to discern what training and skillsets that they need in their workforces.

Commissioner Mink inquired on the short-term goal of research and zoning recommendations to forward to Planning Commission. Ms. Carroll explained the background of that goal, how it came from the Business Retention and Expansion (BR&E) Survey, and current work being done on that topic by the Planning Commission, the City Planner, and Commissioner Richardson's sign code efforts. It was intended as a way that the EDC could follow up with planning/zoning concerns from the public and businesses.

Discussion ensued on current goals, suggested changes/additions, and other potential goals. Some subjects covered included:

- Seeking clarification on what zoning/permit barriers businesses were talking about.
- Reaching out to the job center to learn of job areas are in need of training/skills.

- There is a section in the BR&E Report on holes in the workforce for reference.
- Commissioner Mink willing to speak to that issue from a business owner perspective.
- More collaboration could be done with the Chamber of Commerce for workforce retention.
- “Just stay another day” program and similar projects that KPEDD has been working on that may have missed Homer.
- Having a quarterly KPEDD report included in the EDC packet.
- Request from staff on having additional information on how to hold a public hearing (referenced in the bylaws Article II, Section 4).
- Level of participation by the Chamber of Commerce within the EDC.

INFORMATIONAL MATERIALS

- A. City Manager's Report for February 24, 2020
- B. EDC 2020 Meeting Calendar
- C. Commissioner Attendance at 2020 City Council Meetings

Chair Marks spoke to the informational materials, specifically the EDC calendar, upcoming events, and who will attend the next City Council meeting. Commissioner Arevalo agreed to attend the March 23rd meeting.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Special Projects and Communications Coordinator Carroll had no comments.

Deputy City Clerk Tussey spoke to the vacant seat and that it can be a non-resident.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Marks voiced her appreciation of the commission and their willingness to serve on the EDC. She also spoke to the vacant seat, encouraging commissioners to find a friend to bring to a meeting and noting the revisions needed to the orientation packet for newly appointed/reappointed members. Ms. Marks suggested that commissioners sign up for the City of Homer's daily website updates.

COMMENTS OF THE COMMISSION

Commissioner Richardson thanked everyone.

Commissioner Mink noted they are still in business.

Commissioner Arevalo spoke to a workshop titled “Estimating the Local Marine Economy”, occurring next Wednesday. Ms. Carroll noted that she will be attending that workshop.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:34 p.m. The next regular meeting is scheduled for Tuesday, April 14, 2020 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____

Session 20-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on June 9, 2020 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance. One seat remains vacant.

PRESENT: COMMISSIONERS MARKS, BROWN, AREVALO, MINK, JOHNSON, RICHARDSON

STAFF: CITY CLERK JACOBSEN

AGENDA APPROVAL

The agenda was amended to include reports from Commissioner Richardson on his attendance at the Planning Commission meeting and from Chair Marks on the Workforce Planning Meeting with KPEDD.

MARKS/BROWN MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

RECONSIDERATION

APPROVAL OF MINUTES

VISITORS/PRESENTATIONS (10 Minute Time Limit)

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

A. Staff Report Laydown Memo from Deputy City Planner Engebretsen

Chair Marks noted the staff report and its recommendation that the Wayfaring and Streetscape project move to 2021. It's probably best to have the work done on Pioneer Avenue completed and then have a consultant come in to help with next steps. It was recommended that the City wait to purchase banners before a Wayfaring and Streetscape plan is in place.

B. Chamber Director Report

Brad Anderson, Chamber of Commerce Executive Director, reported Tim Dillon was onsite today to work with business owners on Alaska Cares Act grants. Mr. Anderson shared that the Homer Halibut Tournament has been postponed to the first weekend in July and provided an overview of the steps being taken to create a successful event and accommodate social distancing throughout the event. The first peony celebration will be July 10-25 to celebrate the growers and the different businesses supporting it. The Chamber is trying to show that Homer is more than fishing. The World Arts Festival is in September and there is work being done to make it a virtual event. The Chamber is getting a lot of calls from instate tourists, but travel is down and people are dealing with a decrease.

C. Homer Marine Trades Report

D. Pioneer Avenue Task Force Report

Chair Marks commented briefly about the upcoming Peony Festival and efforts to make this sustainable for years to come.

E. Planning Commission Meeting Regarding Sign Code Amendments

Commissioner Richardson reported the Planning Commission the sign code is very broad. Our goal was to get increased signage for buildings with multiple tenants and larger sized buildings. The Commission changed parameters where signage is in parking lot and increasing the access to signage for larger businesses with multiple road frontage or for multiple tenants. It also allows the Planner to approve up to 50% more signage for those buildings. The next step will be for it to go to City Council.

F. Workforce Group meeting with KPEDD

Chair Mark reported on attending the Workforce Preparedness Program meeting was informative and she feels strongly that KPEDD is serious about working with diverse groups to create more workforce development. One issue is having workforce development on the south peninsula. Marine trades has had various programs at the high school and college. It may be possible to have AVTEC programs in Kenai.

PUBLIC HEARING

PENDING BUSINESS

A. Economic Development Advisory Commission Bylaws

Chair Marks opened the discussion addressing some of the conversation she's had with KPEDD staff regarding a regional CEDS program and how to incorporate that into their bylaws under their purpose. She also touched on her suggestions for bylaw amendments that she and Commissioners Richardson and Arevalo assisted with.

Commissioner Mink shared his experience that bylaws are created to be fairly simple and ambiguous, because if they're too specific then you're always trying to change something with the ebb and flow.

City Clerk Jacobsen concurred that bylaws are generally rules on how a body runs their meeting and noted the Clerk's office recommendation from March to hold off on any bylaw amendments until the EDC information is updated in City Code under duties and responsibilities of the Commission. She suggested the information addressed in the emails could be more effective as items for a strategic planning type document.

The Commission discussed compiling the information in a working document type format and reviewing at their next meeting. They agreed to schedule a worksession August 11th at 5:00 before their regular meeting to talk through the items with the goal of finalizing something at their regular meeting.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. CARES Act Funding
 - i. Ordinance 20-25(S) Appropriating Funds
Resolution 20-057 Establishing a Small Business Economic Relief Grant (SBERG) Program
 - ii. SEBERG Program
 - iii. Memorandum 20-070 Re: SEBERG Program

- B. City Manager's Report - June 8, 2020

Commissioner Arevalo commented regarding the SBERG Grant program, sharing her appreciation for the program, wondering how to help promote it, and whether there were any opportunities for household assistance or non-profit assistance. City Clerk Jacobsen replied that Council touched on the program during their worksession and will be discussing it further at the June 22nd Committee of the Whole.

COMMENTS OF THE AUDIENCE (3 Minute Time Limit)

COMMENTS OF THE CITY STAFF

City Clerk Jacobsen thanked the Commission for their good discussion this evening.

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

Chair Marks appreciated everyone showing up tonight. She thinks it's important now that they're back on track and have some potential for being very involved with the CEDS program this fall.

COMMENTS OF THE COMMISSION

Commissioner Richardson commented regarding the SBERG, he doesn't know the capacity of the city now. The payroll protection program that's available through the Federal government is the biggest benefit to small businesses right now. He doesn't know how best to reach out to small businesses to apply.

Commissioner Johnson said it was good to read the comments about the bylaws and he'll try to have some better comments for their next meeting. He thanked Brad for the information he shared about the CARES funding and the work with small businesses.

Commissioner Arevalo commented the Homer Farmer's Market is open so we should all go there and support the farmers. It's set up differently to accommodate social distancing, masks are required, and craft vendors aren't allowed to be there because of spacing issues. They're asking that only one person per family go to the market, and there's no hot food on site right now.

Chamber Executive Director Anderson shared the Chamber will continue to work with businesses and the grant programs that are becoming available.

Commissioner Mink commented he just returned from Texas and they seem about as open as we are in Homer. Traveling is a pain right now, chat him up later if you want to hear more about it. He's tested and is doing his quarantine now. He shared that he'll miss playing live music this summer, there have already been a few events cancelled. There are some unique opportunities to enjoy Alaska right now and he encouraged taking advantage of them.

Commissioner Brown thanked Nicole and Bill for their work on the bylaws, she appreciated their comments and looks forward to working on them at their next meeting. She commented

on behalf of her daughter, who's out playing softball now, and shared her appreciation for the opportunity to serve as their Student Representative this past year.

ADJOURN

There being no further business to come before the Commission Chair Marks adjourned the meeting at 7:33 p.m. The next Regular Meeting is Tuesday, August 11, 2020 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.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

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Office of the City Clerk

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Memorandum

TO: Chair Marks and the Economic Development Advisory Commission
FROM: Melissa Jacobsen, MMC, City Clerk
DATE: August 5, 2020
SUBJECT: EDC Bylaws and Commission Purpose

As explained in the current edition of Robert's Rules of Order, bylaws are rules established by an organization to regulate itself. They prescribe how the group functions, and include rules that are so important that they can't be changed unless the members get previous notice of an proposed change and a large majority (commonly 2/3) is required to enact any proposed changes. Bylaws cannot be suspended, even by a unanimous vote. In the case of the City advisory bodies it goes one step further and bylaw amendments have to be approved by City Council.



The Bylaws should include only fundamental rules governing the commission. Information that is likely to change frequently should not be included. These are better suited for documents related to worklists, strategic planning documents, etc.

Basic bylaws include the following articles and a proposed draft is included in with this memorandum:

- I. Name – the full name of the body.
- II. Object - the object of the body should be concisely expressed in a single sentence and general in its application.
- III. Members – information such as number of members, membership eligibility, how a seat is vacated, identifying voting and non-voting members.
- IV. Officers – what officers will be elected and their duties, nomination procedures, limitations (if any).
- V. Meetings – identify meeting specifics such as when regular meetings will be held, rules for special meetings or worksessions, regular order of business, quorum and voting rules.
- VI. Executive Board – Not applicable for city commissions and board.
- VII. Committees - identify any committees that report to the group. This isn't the case for City commissions so this sections identifies rules for establishing committees, their make-up, and reporting requirements
- VIII. Parliamentary Authority – this has been established by Homer City Council as the current edition of Robert's Rules of Order for Council and all advisory bodies.
- IX. Amendment of bylaws – the rules in which the bylaws can be amended.

Per HCC 2.25. 010 City Council may create or abolish boards and commissions. Council shall create or abolish boards and commissions via ordinance. **Council shall establish** the number of members of each board or commission, their terms of office, and **the purpose for which the board or commission is created via ordinance.**

Compilation of Email commented between Chair Marks and Commissioners Arevalo and Richardson

	Current Language	Where it's found	Proposal	Comments and Notes
A.	Act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer.	Bylaws Section 1 HCC 2.76 Title	No change	
B.	<p>Oversee responsibility of the City of Homer Comprehensive Economic Development Strategy (adopted by City Council April 26, 1993; formerly known as the Overall Economic Development Plan):</p> <ul style="list-style-type: none"> a. Revisions, amendments and extensions of the Comprehensive Economic Development Strategy (CEDS) which may be adopted by the City Council after consideration and report by the Commission. b. Provide continued review and evaluation of the CEDS. c. Supervise and monitor the implementation of the CEDS 	<p>Bylaws Section 2 HCC 2.76.040 a-c</p> <p>Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040</p>	<p>Proposed Revised language</p> 	<p>Karin- Oversee responsibility of the City of Homer's work with KPEDD in developing a 2-page strategic plan for the specific Homer portion of the regional CEDS that is written every 5 years.</p> <ul style="list-style-type: none"> a. Co host with KPEDD public meetings to collect comments on local strengths, opportunities, weaknesses and threats especially relating to the economy to determine the City's needs and wants. This is done to broaden public involvement b. Review and comment on yearly CEDS updates. c. Monitor the implementation of the regional CEDS in terms of the Homer portion
C.	Collect and analyze data relevant to economic development to evaluate existing community resources.	<p>Bylaws Section 3 HCC 2.73.040 d</p> <p>Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040</p>	<p>Combine Sections 3,4,5,8 Proposed Revised Language</p> 	<p>Karin - Collect and analyze data relevant to economic development, evaluating existing community concerns and resources by a-conducting BR&E survey every 5 years and b-conducting a biannual joint summit with the other commissions and stakeholders like the Marine Trades Association and the Homer Chamber of Commerce to provide a list of economic priorities and action items to present to City Council and then working on those action items.</p> <p>Bill -conducting a BR&E survey every 5 years – I realize that the BRE is a lot work – especially the data compilation. It may be more effective to break the BRE</p>

			<p>survey up into roughly 5 segments and do one segment every year.</p> <p>This gives several benefits</p> <ul style="list-style-type: none">• Hopefully 1/5 is not overwhelming to the participants• Helps to increase exposure of the committee to the Businesses of Homer• Frequency of positive interaction can build support, constructive input and trust. <p>RE: conducting a biannual joint summit with the other commissions and stakeholders like the Marine Trades Association and the Homer Chamber of Commerce to provide a list of economic priorities and action items to present to City Council and then working on those action items. Yes!! This is fabulous.</p> <p>Nicole Item 1- combining sections 3,4,5 & 8 seems to make sense. Outlining those two projects (the 5-yr BR&E and the biannual joint priorities summit) seem like reasonable deliverables for the EDC to achieve. The joint summit more or less accomplishes the goal from when we encouraged Rachel to include in her ordinance clauses that would direct the city council to set a yearly schedule for reviewing and prioritizing economic development issues to be followed by action items, task forces, etc,. That ask to Rachel also included annual weighing in from a variety of other bodies/organizations/the community, so a summit would certainly encourage that public involvement in developing priorities. Good idea.</p>
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Compilation of Email commented between Chair Marks and Commissioners Arevalo and Richardson

D.	Formulate and develop the overall long range economic development goals of the residents of the City of Homer through public hearing process.	Bylaws Section 4 HCC 2.73.040 e Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040	Combine Sections 3,4,5,8 (See box C)	
E.	Identify specific alternatives or projects to accomplish the City's objectives and recommend priorities.	Bylaws Section 5 HCC 2.73.040 f & g Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040	Combine Sections 3,4,5,8 (See box C)	
F.	Review recommendations of the Homer Advisory Planning Commission to encourage a business-friendly environment in Homer.	Bylaws Section 6 Clerk's note - This is not a bylaw, and should be proposed to Council for consideration to include in Homer City Code 2.76.040		
G.	Promote public interest in overall economic development.	Bylaws Section 7 HCC 2.73.040 h Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040		

Compilation of Email commented between Chair Marks and Commissioners Arevalo and Richardson

H.	Make inquiries regarding matters related to economic development.	Bylaws Section 8 HCC 2.73.040 i Clerk's note - This is not a bylaw and should not be in the bylaws. This is duty and responsibility outlined in Homer City Code 2.76.040	Combine Sections 3,4,5,8 (See box C)	
I.	Collaborate with other City of Homer advisory bodies, the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and Kenai Peninsula Tourism Marketing Council in activities of mutual interest.	Bylaws Section 9 Clerk's note - This is not a bylaw, and should be proposed to Council for consideration to include in Homer City Code 2.76.040		
J.		Clerk's note - This is not a bylaw. The Planning Commission has authority over the Comprehensive Plan process and reaches out to Advisory Bodies when updates are being addressed		Karin - Set up a section on EDC participating in the development of Chapter 7 of the Homer Comprehensive Plan. This could be included as a reason to have the above-mentioned biannual summit.
K.		Clerk's note - This is not a bylaw and should be proposed to Council for consideration to include in Homer City Code 2.76.040		Karin - include <u>Ord 19-47 (S-2) Section 5</u> . The Mayor shall appoint a member of the Homer Business Community to fill the City of Homer seat on the KPEDD Board of Directors who shall report to the City Council on a quarterly basis <u>at least annually and who shall additionally work with the City Council, Mayor, and the City Manager's office to strategically engage with KPEDD on the regional CEDS update in order to gather and promote inclusion of Homer-specific economic development priorities and needs.</u>

Compilation of Email commented between Chair Marks and Commissioners Arevalo and Richardson

				<p>Nicole- We wouldn't want to put all of that in there. We'd only want to put the part that pertained directly to EDC. So, something like "work with the city-appointed representative for the Homer seat on the KPEDD Board of Directors, the City Council, the Mayor and the City Manager's office on the regional CEDS updates." We of course would need to spell out the full names for KPEDD and CEDS in their first mention in the bylaws.</p> <p>Bill Not sure on this one.</p>
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From: [Karin Marks](#)
To: [Melissa Jacobsen](#)
Subject: My first notes sent to Bill and Nicole
Date: Sunday, May 31, 2020 8:08:00 PM

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

I think I will send each of the "documents" in separate emails.

In spite of the current situation Heath and I met early last week to discuss changes to the EDC Bylaws that would make the Commission more effective and hopefully keep staff work to a reasonable amount.

Even though this process has slowed due to life concerns, Heath would like to report at the 23rd Council meeting that progress is happening and possibly ideas being discussed. Since you were interested in participating, I am sending you some ideas for your input. I need to collate this by Monday morning so look forward to your response. Remember because of open meeting requirements please only discuss with me.

Because of the virus situation my meeting with Tim Dillon the Ex Dir of KPEDD was postponed so I am only looking at those sections 1 and 3-9 not section 2 dealing with CEDS.

I-I am combining Sec 3,4,5 and 8

Collect and analyze data relevant to economic development, evaluating existing community concerns and resources by:

a-conducting a BR&E survey every 5 years

b-conducting a biannual joint summit with the other commissions and stakeholders like the Marine Trades Association and the Homer Chamber of Commerce to provide a list of economic priorities and action items to present to City Council and then working on those action items.

II-I am leaving sec 1 as is

III-With Sec 7 are there some actions that can be listed as ways we should promote public interest in overall economic development so

that future Commissions do not have to reinvent the wheel?

IV- We should include the Sec 5 of the failed ordinance 19-47(S-2). “In consultation with the KPEDD Ex Dir, the Mayor shall appoint and City Council confirm a City of Homer representative to fill the City of Homer seat on the KPEDD Board of Directors. This representative shall report to the City Council at least annually. In addition, work with the City Council, Mayor, the City Manager’s office and with EDC (depending on what is set up for CEDS) on the regional CEDs update in order to gather and promote inclusion of City of Homer economic development priorities and needs.”

V- work on Sec 6 to develop how to review and work with Planning Commission to encourage business-friendly environment in Homer.

VI-set up a section to state how the EDC will participate in the development of Chapter 7 of the Comprehensive Plan.

Under Article III-Members Section 3 the Chamber and the Marine Trades association are listed as non-voting, consulting members. Work on a way to make them feel that it is worth their time to come and participate in meetings.

From: [Karin Marks](#)
To: [Melissa Jacobsen](#)
Subject: My final notes with Sec 2 about CEDS
Date: Sunday, May 31, 2020 8:18:24 PM

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

Karin Marks' suggested changes to Article II- Purpose of EDC Bylaws

Section 1. Keep as is.

Section 2. see separate comments

Section 3,4,5 and 8. Combine these sections-

Collect and analyze data relevant to economic development, evaluating existing community concerns and resources by a-conducting BR&E survey every 5 years and b-conducting a biannual joint summit with the other commissions and stakeholders like the Marine Trades Association and the Homer Chamber of Commerce to provide a list of economic priorities and action items to present to City Council and then working on those action items.

Section 6. Keep as is. The problem is how to execute it. So, does execution aspects belong in the By Laws?

Section 7. Again, an appropriate purpose for EDC but how to accomplish it and should these specifics be in the Bylaws.

Section 9. Keep as is.

Two things to include:

1-We should include the Sec 5 of the failed ordinance 19-47(S-2) "In consultation with the KPEDD Ex Dir, the Mayor shall appoint and City Council confirm a City of Homer representative to fill the City of Homer seat on the KPEDD Board of Directors. This representative shall report to the City Council at least annually. In addition, work with the City Council, Mayor, the City Manager's office and (if not a member of the EDC, sitting as a nonvoting member) with the EDC on the regional CEDS in order to gather and promote inclusion of the City of Homer's economic development priorities and needs.

2-Set up a section on EDC participating in the development of Chapter 7

of the Homer Comprehensive Plan. This could be included as a reason to have the above-mentioned biannual summit.

Section 2. This covers Homer CEDs as listed in by laws and it was adopted by City Council April 26, 1993. Now the needed practice is a regional CEDS conducted by KPEDD with their understanding that individual towns will have specifics included. Therefore, the Homer EDC must become current by rewriting this section.

Oversee responsibility of the City of Homer's work with KPEDD in developing a 2-page strategic plan for the specific Homer portion of the regional CEDS that is written every 5 years.

- a. Co host with KPEDD public meetings to collect comments on local strengths, opportunities, weaknesses and threats especially relating to the economy to determine the City's needs and wants. This is done to broaden public involvement
- b. Review and comment on yearly CEDS updates.
- c. Monitor the implementation of the regional CEDS in terms of the Homer portion

From: [Karin Marks](#)
To: [Melissa Jacobsen](#)
Subject: Fwd: Bill's response to my suggestions EDC
Date: Sunday, May 31, 2020 8:11:41 PM

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Here is Bill's response.

----- Forwarded message -----

From: akawer@horizonsatellite.com <akawer@horizonsatellite.com>
Sent: Thursday, March 19, 2020 9:31 PM
To: 'Karin Marks' <weskar70@gmail.com>
Subject: RE: EDC

Hi Karin,

Thank you for including me. I have listed some feedback in color regarding the topics below.

From: Karin Marks <weskar70@gmail.com>
Sent: Thursday, March 19, 2020 5:50 PM
To: William Richardson <akawer@horizonsatellite.com>
Cc: Jennifer Carroll <JCarroll@ci.homer.ak.us>
Subject: EDC

Dear Bill,

In spite of the current situation Heath and I met early last week to discuss changes to the EDC Bylaws that would make the Commission more effective and hopefully keep staff work to a reasonable amount.

Even though this process has slowed due to life concerns, Heath would like to report at the 23rd Council meeting that progress is happening and

possibly ideas being discussed. Since you were interested in participating, I am sending you some ideas for your input. I need to collate this by Monday morning so look forward to your response. Remember because of open meeting requirements please only discuss with me.

Because of the virus situation my meeting with Tim Dillon the Ex Dir of KPEDD was postponed so I am only looking at those sections 1 and 3-9 not section 2 dealing with CEDS.

I-I am combining Sec 3,4,5 and 8

Collect and analyze data relevant to economic development, evaluating existing community concerns and resources by:

a-conducting a BR&E survey every 5 years – I realize that the BRE is a lot work – especially the data compilation. It may be more effective to break the BRE survey up into roughly 5 segments and do one segment every year.

This gives several benefits

- Hopefully 1/5 is not overwhelming to the participants
- Helps to increase exposure of the committee to the Businesses of Homer
- Frequency of positive interaction can build support, constructive input and trust.

b-conducting a biannual joint summit with the other commissions and stakeholders like the Marine Trades Association and the Homer Chamber of Commerce to provide a list of economic priorities and action items to present to City Council and then working on those action items. Yes!! This is fabulous.

II-I am leaving sec 1 as is

III-With Sec 7 are there some actions that can be listed as ways we should promote public interest in overall economic development so that future Commissions do not have to reinvent the wheel?

The above question is a great one – philosophers will still be discussing this in the next millennia.

I don't have an answer to "Overall economic development" but I have a starting point to look into motivating people to be part of the city EDC process. See the link below:

<https://www.bustle.com/articles/130400-why-i-started-attending-city-council-meetings>

For our purposes I think the individual changed their mind about involvement in the city government process after they witnessed the process.

Sometimes an idea can't be sold regardless of how hard the sell is. Ideas that people grow up with stick hard.

IV- We should include the Sec 5 of the failed ordinance 19-47(S-2). "In consultation with the KPEDD Ex Dir, the Mayor shall appoint and City Council confirm a City of Homer representative to fill the City of Homer seat on the KPEDD Board of Directors. This representative shall report to the City Council at least annually. In addition, work with the City Council, Mayor, the City Manager's office and with EDC (depending on what is set up for CEDS) on the regional CEDs update in order to gather and promote inclusion of City of Homer economic development priorities and needs."

Not sure on this one.

V- work on Sec 6 to develop how to review and work with Planning Commission to encourage business-friendly environment in Homer.

Yes – Collaboration is important. This is a leadership issue rather than a procedural issue. In many high functioning organizations there would be a quarterly or more frequent meeting of the division heads and upper management to discuss functionality of the organization, specifically productivity, collaboration and communication between divisions.

VI-set up a section to state how the EDC will participate in the

development of Chapter 7 of the Comprehensive Plan.

I don't have enough information to comment on this one.

Under Article III-Members Section 3 the Chamber and the Marine Trades association are listed as non-voting, consulting members. Work on a way to make them feel that it is worth their time to come and participate in meetings.

See collaboration above

From: [Karin Marks](#)
To: [Melissa Jacobsen](#)
Subject: Fwd: Nicole's response to my suggestions EDC
Date: Sunday, May 31, 2020 8:14:36 PM

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

Nicole's comments

----- Forwarded message -----

From: **Karin Marks** <weskar70@gmail.com>
Date: Thu, May 14, 2020 at 11:14 AM
Subject: Nicole's response to my suggestions EDC
To: <heathsmith@ci.homer.ak.us>

Nicole Arevalo <genehackmanwho@yahoo.com>

Mon, Mar 23, 3:46 PM



to me



Here's a little bit of input on what you have put out there so far:

Item 1- combining sections 3,4,5 & 8 seems to make sense. Outlining those two projects (the 5-yr BR&E and the biannual joint priorities summit) seem like reasonable deliverables for the EDC to achieve. The joint summit more or less accomplishes the goal from when we encouraged Rachel to include in her ordinance clauses that would direct the city council to set a yearly schedule for reviewing and prioritizing economic development issues to be followed by action items, task forces, etc.,. That ask to Rachel also included annual weighing in from a variety of other bodies/organizations/the community, so a summit would certainly encourage that public involvement in developing priorities. Good idea.

Item 2- leaving section 1 as is might not be the best move. If the point of revising the purpose section is to help restructure the EDC and to outline more deliverables, then perhaps that one-liner would need to be amended once the deliverables and any other actions outlined for EDC to do are agreed upon. Then, we could revise section 1 to reflect that there the commission is there to move and shake in getting information for the city council and also to advise them on economic development matters that come to them through the public process.....or something to that effect.

Item 3- I don't have any solid input for this one just now. I'm not even really sure what "promote public interest in overall economic development" means. If it means promote that those out there in our community pipe up and bring economic development ideas and/or concerns to both us and the city council so we can put eyes on the issues, then great. We can probably figure out some actions. If it means promoting public awareness about various economic development opportunities and/or issues that come up at the city level, then also, I think we can come up with some actions. If it means that we should just wholesale promote economic development within the city in some sort of "Homer is open for business" type of way, then I can't support the mission. I'd suppose the first thing with this section is to define what "*promoting public interest in overall economic development*" means.

Item 4- We wouldn't want to put all of that in there. We'd only want to put the part that pertained directly to EDC. So, something like "work with the city-appointed representative for the Homer seat on the KPEDD Board of Directors, the City Council, the Mayor and the City Manager's office on the regional CEDS updates." We of course would need to spell out the full names for KPEDD and CEDS in their first mention in the bylaws.

Item 5- agreed, section 6 is pretty vague. However, I'm not sure whether or not the bylaws is the place to outline details for how we get that done. Rachel Tussey may be a good person to ask for advice on this one. If not in the bylaws, would we develop a procedures document that outlines how we do things like this in greater detail?

Item 6- yes, it seems to make sense to include the EDC in the development of Chapter 7 in the Comprehensive Plan.

Article III Members- that one will take a little bit of thinking

**CITY OF HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION
BYLAWS**

ARTICLE I - NAME AND AUTHORIZATION

~~This organization shall be called The Economic Development Advisory Commission **was** established October 25, 1993 with the adoption of via Ordinance 93-15(S)(A). The Commission was inactivated on ___ and reactivated February 27, 2006 by Resolution 06-20. and Resolution 06-20, existing by virtue of the provisions of Chapter 2.76 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code. The following bylaws were adopted on May 13, 2019 and shall be in effect and govern the procedures of the Economic Development Advisory Commission.~~

ARTICLE II - PURPOSE OBJECT

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.

~~Section 1. Act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer.~~

~~Section 2. Oversee responsibility of the City of Homer Comprehensive Economic Development Strategy (adopted by City Council April 26, 1993; formerly known as the Overall Economic Development Plan):~~

- ~~a. Revisions, amendments and extensions of the Comprehensive Economic Development Strategy (CEDS) which may be adopted by the City Council after consideration and report by the Commission.~~
- ~~b. Provide continued review and evaluation of the CEDS.~~
- ~~c. Supervise and monitor the implementation of the CEDS.~~

~~Section 3. Collect and analyze data relevant to economic development to evaluate existing community resources.~~

~~Section 4. Formulate and develop the overall long range economic development goals of the residents of the City of Homer through public hearing process.~~

~~Section 5. Identify specific alternatives or projects to accomplish the City's objectives and recommend priorities.~~

~~Section 6. Review recommendations of the Homer Advisory Planning Commission to encourage a business friendly environment in Homer.~~

~~Section 7. Promote public interest in overall economic development.~~

~~Section 8. Make inquiries regarding matters related to economic development.~~

~~Section 9. Collaborate with other City of Homer advisory bodies, the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and Kenai Peninsula Tourism Marketing Council in activities of mutual interest.~~

ARTICLE III - MEMBERS

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits and shall be registered voters in the Kenai Peninsula Borough or the City of Homer. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on April 1st of designated years.

Section 2. One City Council member and one Homer area high school Student Representative may be appointed by the Mayor, subject to confirmation by the City Council, as consulting, non-voting members.

Section 3. The Mayor, City Manager, City Planner, and/or the Director of the Homer Chamber of Commerce and a representative from the Homer Marine Trades Association may serve as non-voting, consulting members of the Commission.

Section 4. A commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed:

- Fails to qualify to take office within 30 days after their appointment;
- Resigns and the resignation is accepted;
- Is physically or mentally unable to perform the duties of their office;
- Misses two (2) consecutive regular meetings unless excused;
- Is convicted of a felony.

Section 5. Honorary members of the Commission may be appointed by the Mayor, subject to confirmation by the City Council. Honorary members may participate in the deliberations of the Commission, but may not vote nor shall they be counted in determining the quorum of Commissioners.

ARTICLE IV - OFFICERS

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular April meeting of the Commission.

Section 2. Officers shall serve a term of one year from the April meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

ARTICLE V – MEETINGS

Section 1. Regular meetings shall be open to the public and held on the second Tuesday of each month at 6:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 3. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

NAME OF BODY	DATE OF MEETING
PHYSICAL LOCATION OF MEETING	DAY OF WEEK AND TIME OF MEETING
HOMER, ALASKA	MEETING ROOM

NOTICE OF MEETING REGULAR MEETING AGENDA

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA
6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments.) No action may be taken at this time.
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS (Chair set time limit not to exceed 5 minutes.)
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PLAT CONSIDERATION (Planning Commission only)
10. PENDING BUSINESS or COMMISSION BUSINESS
11. NEW BUSINESS or COMMISSION BUSINESS
12. INFORMATIONAL MATERIALS (NO ACTION MAY BE TAKEN ON THESE MATTERS, THEY MAY BE DISCUSSED ONLY).
13. COMMENTS OF THE AUDIENCE (3 MINUTE TIME LIMIT)
14. COMMENTS OF THE CITY STAFF (not required) (Staff report may be at this time in the agenda.)
15. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
16. COMMENTS OF THE CHAIR (May be combined with COMMENTS OF THE COMMISSION/BOARD since the Chair is a member of the Commission/Board.)
17. COMMENTS OF THE COMMISSION
18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR _____ note any worksessions, special meetings, committee meetings etc. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (Sometimes the meeting is scheduled for the Conference Room)

Contact info for the department constructing the agenda. Example: City Clerk's Office, clerk@ci.homer.ak.us, 235-3130.

Section 4. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chair's discretion or by a majority vote of the members in attendance.

Section 5. Special Meetings and Worksessions may be called by the Special Projects and Communications Coordinator, Chair, or a majority of the Commission. Worksessions do not require a quorum, however, no action may be taken at a worksession; items on the agenda are for discussion only. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 6. A quorum for the transaction of business at any meeting shall consist of four members. For purposes of determining the existence of a quorum, honorary members shall not be counted.

Section 7. Four affirmative votes are required to approve any action before the Commission and shall constitute the meaning of "majority vote". The Chairperson may vote upon, and may move or second a proposal before the Commission.

Section 8. Recorded minutes shall be made available by the City Clerk's Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 9. The Commission shall abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer City Code, as well as Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer City Code.

ARTICLE VI - COMMITTEES

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of the Commission's regular meetings.

ARTICLE VII - BYLAW AMENDMENTS

Section 1. The Bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting.

Section 2. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

ARTICLE VIII – TELECONFERENCING

Section 1. Teleconference meetings:

- a) The preferred procedure for a Commission meeting is that all members be physically present at the designated time and location for the meeting. However, physical presence may be waived and a member may participate in a meeting by Teleconference. This allowance is limited to two (2) meetings per year.
- b) There must be a quorum of four members physically present in addition to the telephonic member.
- c) A Commissioner participating by teleconference shall be deemed to be present at the meeting for all purposes.
- d) In the event the Chair participates telephonically, the Vice-Chair shall run the meeting.

Section 2. Teleconference procedures:

- e) A Commissioner who cannot be physically present for a regularly scheduled meeting shall notify the Clerk at least five days prior to the scheduled meeting time of their intent to participate telephonically.
- f) The Clerk shall notify the other Commissioners of the Commissioner's intent to participate by teleconference three days prior to the scheduled meeting time.
- g) The means used to facilitate a teleconference meeting must enable each Commissioner participate telephonically to clearly hear, and be heard by, all other Commissioners, and members of the public.
- h) The Clerk shall note in the attendance record all Commissioners participating telephonically.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: Chair Marks and the Economic Development Advisory Commission
FROM: Melissa Jacobsen, MMC, City Clerk
DATE: August 5, 2020
SUBJECT: Strategic Plan and Goals Update

Introduction

The EDC adopted their 2019 Strategic Plan/Goals document at their August 13, 2019 regular meeting.

Requested Actions:

- **Review the 2019 Strategic Plan Goals provided in your packet.** Consider what's been accomplished, what items may need updated, and additions for the remainder of 2020.
- **Propose and discuss any changes/additions.** Consider the addition of items suggested regarding discussion of your bylaws that aren't appropriate for inclusion there and could be better accomplished through the Strategic Plan and Goals document.

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2019 STRATEGIC PLAN/GOALS**

Annually, the EDC prioritizes a list of short, medium and long-term goals to aid the commission in charting a general course for the year and keeping on-task.

2019 EDC GOALS

Ongoing Goals	Short Term Goals < 6 Months or by end of 2019	Midterm Goals 1 - 3 Years (2019 – 2022)	Long Term Goals 5 Years or More (2024+)
Follow Wayfinding- Streetscape planning effort; keep focus on opportunities for implementation	Research any zoning recommendations to forward to Planning Commission	Assess job training needs of Homer businesses; communicate to Kenai Peninsula College	Collaborate with Chamber of Commerce on Recruit & Retain Remote Workforce Project
Familiarize with Smart Growth principles and best practices	Review CEDS	Multipurpose community center in CBD	
	Evaluate how to move downtown vitalization forward		
	Form ‘Recruit & Retain Remote Workforce” work group to collaborate with Chamber of Commerce		

Overall EDC Duties and Responsibilities

The outline below summarizes the EDC’s overall duties and responsibilities as prescribed in the EDC’s Bylaws, under Homer City Code 2.76.040 at www.codepublishing.com/AK/Homer/ and in official City planning documents including the Homer Comprehensive Plan, the Comprehensive Economic Development Strategy (CEDS), and the 2017 Business Retention and Expansion Survey Report (BR&E).

EDC Bylaws/HCC

- Act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer.
- Oversee responsibility of the City of Homer Comprehensive Economic Development Strategy (adopted by City Council April 26, 1993; formerly known as the Overall Economic Development Plan):
 - a. Revisions, amendments and extensions of the Comprehensive Economic Development Strategy (CEDS), which may be adopted by the City Council after consideration and report by the Commission.
 - b. Provide continued review and evaluation of the CEDS.
 - c. Supervise and monitor the implementation of the CEDS.
- Collect and analyze data relevant to economic development to evaluate existing community resources.
- Formulate and develop the overall long-range economic development goals of the residents of the City of Homer through public hearing process.

- Identify specific alternatives or projects to accomplish the City's objectives and recommend priorities.
- Review recommendations of the Homer Advisory Planning Commission to encourage a business-friendly environment in Homer.
- Promote public interest in overall economic development.
- Make inquiries regarding matters related to economic development.
- Collaborate with other City of Homer advisory bodies, the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and Kenai Peninsula Tourism Marketing Council in activities of mutual interest.

Document 1: 2018 Homer Comprehensive Plan: Chapter 7 Economic Vitality – The Comp Plan has six summarized goals, each with implementation strategies and additional objectives. The table at the end of the chapter breaks down these projects by a timeframe and whose primary duty it is to take action on them. The following goals have been marked as the EDC's responsibility:

1. Goal 1 – Encourage Economic Development
 - 1-5. Review the Community Economic Development Strategy (CEDS) Plan (*Mid Term*)
 - 1-6. Create an action plan from the CEDS plan (*Near Term*)
 - 1-7. Stay abreast of the requirements of information (*Ongoing*)
2. Goal 2 – Encourage Year-round Jobs
 - 2-A3. Identify business needs through business retention program participation (*Ongoing*)
 - 2-A4. Stay abreast of the needs of technology-based business and review the ability of the city to support (*Ongoing*)
 - 2-A5. Partner with KPEDD to identify options for incentives to encourage local business growth (*Near Term & Ongoing*)
 - 2-A6. Work with KPEDD to identify regional successes (*Near Term & Ongoing*)
 - 2-C4. Connect sources of information that contribute to identifying local job training needs (*Ongoing*)

Document 2: 2011 Comprehensive Economic Development Strategy: Implementation Plan – The strategies listed in the CEDS are implemented collaboratively by local government and community organizations/businesses. The goal listed that EDC should focus on is:

THREE BROAD SECTORS: CONSTRUCTION & MANUFACTURING, RETAIL, SERVICES

Goal: Increase the contribution these sectors make to Homer's overall economic health

- A. Encourage enterprises that will provide jobs and other economic benefits without serious negative side effects; and
- B. Encourage value-added manufacturing to maximize local resources and provide products for export.

Although this item is marked EDC's responsibility, the continued review/evaluation of the CEDS and supervising/monitoring its implementation **in its entirety** is the duty of the EDC per the commission's bylaws and HCC 2.76.040

Document 3: Business Retention & Expansion Survey Report: EDC Proposed Action Items – The EDC conducted a BR&E survey in 2017. Survey responses helped the EDC formulate 2017-2018 goals. Some of these goals have been accomplished, while others may need to be prioritized into a more specific timeline.

1. 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.
2. 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.

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 (Jenny Carroll)

- 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).



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: City of Homer Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
THROUGH: Rachel Tussey, Deputy City Clerk
DATE: August 6, 2020
SUBJECT: City of Homer Draft 2021-26 Capital Improvement Plan (CIP)

Background: The CIP is the City's six-year planning document that forecasts and describes community priorities for capital improvements. Capital projects are major, nonrecurring budget items (with a lower cost limit of \$50,000 for City projects and \$25,000 for projects proposed by other organizations) that result in a fixed asset with an anticipated life of at least three years.

The CIP consists of three sections: Legislative Priority Projects, mid-range projects and long-term projects. Typically, five Legislative priority projects are selected by City Council for efforts to obtain state and/or federal funding in the coming year.

The CIP is updated annually with input from department staff, City advisory commissions and the public. Ultimately, after considering public input, City Council adopts a final version of the plan.

Requested Actions:

- **Review the draft 2021-2026 CIP provided in your packet.** Substantive updates and/or changes from last year's CIP to date are indicated in red font.
- **Discuss current Economic Development related CIP projects and provide input on changes/updates to project descriptions.**
- **Pass a motion that identifies #1 and #2 priority projects the EDC recommends to Council for inclusion in the Legislative Request section.** Any City project in the CIP is eligible. I will share your Legislative Request recommendations with City Council for consideration at their August 26, 2020 CIP worksession.

Thank you for participating in this planning process. I will incorporate your project updates into the draft CIP. The CIP will remain a draft document until after public hearings in September and City Council formally adopts the CIP via Resolution.

Enclosed: Everything You Always Wanted To Know About The City of Homer Capital Improvement Plan

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CITY OF HOMER CAPITAL IMPROVEMENT PLAN

Q: What is a CIP?

A: The CIP (or Capital Improvement Plan) identifies capital projects that are community priorities. The plan includes a description of proposed capital improvement projects ranked by priority, their benefits to the community, an estimate of project costs and progress to date (money raised, plans drawn up, etc.). An estimated timeline for completion is also included for City of Homer projects. The CIP is a working document and is reviewed and updated annually to reflect changing community needs, priorities and funding opportunities.

NOTE: The Capital Improvement Plan is not a funding request. From the City’s standpoint, it is a plan. From the standpoint of a non-profit organization, it is a mechanism to raise awareness of a needed project and increase chances of funding from various sources. Nominating a project for inclusion in the CIP is **not** a request for City funding.

Q: What is a capital project?

A: Capital projects are the acquisition and/or development of a major, non-recurring asset such as land, buildings, public road/utility infrastructure and equipment with a useful life of at least three years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the City of Homer CIP are City projects, but some are community projects spearheaded by non-profit organizations and state or federal agencies (e.g., Alaska DOT).

City of Homer CIP projects must have an estimated cost of at least \$50,000. Those from non-profit organizations must have an estimated cost of at least \$25,000.

Q: Newspaper articles often refer to the CIP as a “wish list.” Is that accurate? If so, what’s the point of writing up a “wish list”?

A: That’s not entirely accurate. Projects in the CIP are segregated into sections, City of Homer legislative priority projects, mid-range projects (that *may* be undertaken in the next six years) and long range projects. This allows the CIP to be a forward thinking plan for City projects.

There are several reasons to maintain a CIP even in years like this when there is no State Capital Appropriation’s budget. It 1) helps focus attention on community needs; 2) helps leverage funding if project has been identified as a community priority in the CIP; and 3) highlights community priorities for our state/federal legislative representatives.

Q: What is the process for developing the Capital Improvement Plan?

A: CIP development is a multi-step process that starts around May of each year and ends in November.

Step 1 involves the City's Special Projects & Communications Coordinator developing a plan update schedule that will be approved by the City Council in early May of each year.

Step 2 is to publicize the CIP process and invite project nominations from community organizations.

Step 3 is to send a copy of the current CIP to all the City department heads and the City Manager and ask for recommendations for new projects, projects that should be deleted, and updates to existing projects.

Step 4 is to make sure that all the City advisory bodies have a chance to weigh in. They are given the opportunity to select their top "#1 and #2" Legislative priority projects. Their recommendations are passed on to the City Council. They can also suggest new projects, changes to existing projects, or any other recommendations related to the CIP.

Throughout this time, City staff will continuously update the draft CIP. The CIP will be labeled DRAFT until it is approved by City Council. Proposed new projects are kept separate until they are approved by Council.

Step 5 The City Council will hold a work session to discuss the CIP and will they take public comment as advertised at regular City Council meetings. Members of the public are encouraged to attend and testify. The City Council will view the CIP as a whole and will also work to identify legislative priorities (a subset of the CIP) for special attention during the coming year.

Step 6 is to finalize the CIP as per City Council approval, and make digital and bound copies. These should be ready to post on the website and for distribution in October.

Q: What are "legislative priorities"?

A: Legislative priorities are a special subset of the CIP. The full CIP might contain 50 projects that have gone through the public hearing process and approved by the City Council. City Council also looks over City of Homer projects and prioritizes a "short list" for the City to highlight during the upcoming legislative session. These projects, when there has been a State Capital Budget, would be considered for at least partial funding. The state budget process begins with a proposed budget submitted by the Governor in December. The legislature takes the Governor's budget and works it over starting in mid-January. The House and Senate must both agree on a budget before it is finally passed in mid-April. (NOTE: The "operating budget" is different from the "capital budget.")

In the past, the City's "short list" may have had 10-15 projects on it. More recently, the list numbers five. Given the State of Alaska's current budget shortfalls, the City will likely keep a reduced number of projects on the "short list."

It is City policy that only City of Homer projects are promoted to the Legislative Priority list (e.g., for roads, harbor improvements, water and sewer upgrades, etc.) Legislative priority projects presented to legislators and state commissioners in specially tailored packets, and typically, the Mayor and one or two

City Council members will make one or more trips to Juneau during which they will bring awareness to these projects and the community needs they address.

Q: Does the City seek Federal funding for CIP projects also?

A: Yes. All three members of the Alaska congressional delegation invite local governments and other groups to submit funding requests in February of each year. Typically the City of Homer will select 3-6 projects for which we seek federal funding. In recent years, the City has received partial funding for the proposed Homer Large Vessel Harbor. With the moratorium on federal “earmarks” in early 2011, chances of receiving federal funding for a project have diminished substantially.

The City can (and does) apply for grants to fund capital projects, but those funders almost always require the City to cover some of the costs with local funds.

Q: What advice do you have for a community member who wants to see a particular project included in the CIP?

A: • Keep in mind that if a proposal comes from one of the following, it is automatically forwarded to the City Council for consideration: 1) a City department head, 2) a City advisory body, 3) the Mayor or an individual City Council member, 4) a non-profit organization or state/federal government agency. If you can sell your idea to one or more of those, and that person or group nominates the project, City staff will work with you to draft a project description to include in the proposed new projects section for public comment and Council approval. NOTE: The City provides a Project Nomination Form to use for this purpose.

- Take advantage of opportunities to express support for one or more projects anytime the CIP is on a Council meeting agenda. If you testify earlier in the process, Council members will have more time to consider what you say before making their final decisions. The CIP will be on the Council agenda at least three times: For introduction, public hearing, and final vote. Check with the Clerk’s Office regarding the dates. You can also communicate with City Council members individually.

If you are seeking funding for your project through the state legislature, talk to our local state representatives about that process.

Q: Once a project is approved for inclusion in the CIP, what can I do to make sure it doesn’t just languish there?

- A:** • Keep your eyes on the prize. If you are with a community group or advisory body, develop a long-range plan and base your CIP request on that plan. Limit your request to one or two items and then keep your attention and energies focused on that goal.
- Be realistic in your expectations. Many projects require multiple sources of funding over a period of years. Project success starts with a vision, then a well-developed funding plan followed by focused implementation of that plan.



DRAFT

City of Homer 2021-2026 Capital Improvement Plan



Homer's Port & Harbor is a regional asset serving commercial fishing vessels from nearly every fishery in the State, the US Coast Guard and industrial support vessels whose delivery of supplies to industries and remote communities is foundational to Alaskan commerce at all levels.

Development of a haul out repair facility for large commercial vessels (pictured above) and a new large vessel moorage facility are top priorities in the City's CIP.



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September 23, 2020

To The Honorable Mayor and Homer City Council:

This document presents the City of Homer 2021 through 2026 Capital Improvement Plan. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Priority Level 1 (highest), 2 or 3. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the City of Homer's 2021-2026 CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

It is the City of Homer's intent to update the CIP annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Rick Abboud

Acting City Manager



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Funded Projects from the 2019-2024 Capital Improvement Plan

The City of Homer is pleased to report that the following projects have been completed and/or funding procured:

- Emergency Radio Communication System
The Homer Volunteer Fire Department secured FY2017 reallocation grant funds from the AK Division of Homeland Security and Emergency Management to upgrade a portion of the Department’s mobile radios. The City’s systematic upgrade of its Emergency Radio Communication System will continue as other components of the project remain to be upgraded.



Introduction: The Capital Improvement Program

A capital improvement plan (CIP) is a long-term guide for capital project expenditures. The CIP includes a list of capital projects the community envisions for the future, and a plan that integrates timing of expenditures with the City's annual budget. The plan identifies ways a project will benefit the community, indicates the priorities assigned to different projects, and presents a very general target construction schedule.

A carefully prepared capital improvement plan has many uses. It can assist a community to:

- Anticipate community needs in advance, before needs become critical.
- Rank capital improvement needs in order to ensure the most important projects are given consideration for funding before less critical projects.
- Plan for maintenance and operating costs so expenses are budgeted in advance to help avoid projects that the community cannot afford.
- Provide a written description and justification for projects submitted for state funding so the legislature, governor and appropriate agencies have the information necessary to make decisions about funding capital projects.
- Provide the basis for capital projects as part of the annual budget.

A capital improvement project is one that warrants special attention in the municipal budget. Normally, public funds are not expended if the project is not listed in the CIP. A capital expenditure should be a major, nonrecurring budget item that results in a fixed asset with an anticipated life of at least three years. Projects eligible for inclusion in the City of Homer CIP have a lower cost limit of \$50,000 for City projects and \$25,000 for those proposed by non-profit organizations. Projects proposed by non-profit organizations and other non-City groups may be included in the CIP with City Council approval, but such inclusion does not indicate that the City intends to provide funding for the project.

The municipality's capital improvement plan is prepared in accordance with a planning schedule, usually adopted by City Council at the onset of the CIP process. A copy of the City of Homer CIP schedule appears in the appendix of this document.

The number of years over which capital projects are scheduled is called the capital programming period. The City of Homer's capital programming period coincides with the State's, which is a six year period. The CIP is updated annually, due to some of the projects being funded and completed within the year.

A capital improvement plan is not complete without public input. The public should be involved throughout the CIP process, including the nomination and adoption stages of the process. The City of Homer solicits input from City advisory bodies, advertises for public input during the CIP public hearing, and invites the public to participate throughout the entire process.

The City's capital improvement program integrates the City's annual budget with planning for larger projects that meet community goals. Though the CIP is a product of the City Council, administration provides important technical support and ideas with suggestions from the public incorporated through the entire process.

Determining project priorities: City of Homer CIP projects are assigned a priority level of 1, 2, or 3, with 1 being the highest priority. To determine priority, City Council considers such questions as:

- Will the project correct a problem that poses a clear danger to human health and safety?
- Will the project significantly enhance City revenues or prevent significant financial loss?
- Is the project widely supported within the community?
- Has the project already been partially funded?
- Is it likely that the project will be funded only if it is identified as being of highest priority?
- Has the project been in the CIP for a long time?
- Is the project specifically recommended in other City of Homer long-range plans?
- Is the project strongly supported by one or more City advisory bodies?



Integration of the CIP With Comprehensive Plan Goals

Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

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

Transportation: Address future transportation needs while considering land use, economics and aesthetics, and increasing community connectivity for vehicles, pedestrians and cyclists.

Public Service & Facilities: Provide public services and facilities that meet current needs while planning for the future. Develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Parks, Recreation & Culture: Encourage a wide range of health-promoting recreation services and facilities, provide ready access to open space, parks, and recreation, and take pride in supporting the arts.

Economic Vitality: Promote strength and continued growth of Homer's economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Support development of a variety of well-defined commercial/business districts for a range of commercial purposes. Preserve quality of life while supporting the creation of more year-round living wage jobs.

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.

Homer Spit: Manage the land and other resources of the Spit to accommodate its natural processes, while allowing fishing, tourism, other marine-related development, and open space/recreational uses.

Town Center: Create a community focal point to provide for business development, instill a greater sense of pride in the downtown area, enhance mobility for all forms of transportation, and contribute to a higher quality of life.



State Legislative Request FY2021

City of Homer FY2022 State Legislative Priorities
approved by the Homer City Council
via Resolution 20-???

To be updated.

1. ~~Barge Mooring & Large Vessel Haul Out Repair Facility - \$4,470,854~~
2. ~~New Large Vesse Moorage Facility, Phase 2 - \$250,000~~
3. ~~Storm Water Master Plan - \$250,000~~
4. ~~Main Street Sidewalk Facility: Pioneer Avenue North - \$943,059~~
5. ~~Multi-Use Community Center, Phase 1 - \$500,000~~

FY 2022 - DRAFT Document



1. Homer Barge Mooring & Large Vessel Haul Out Repair Facility

FY 2022 - DRAFT Document

Project Description & Benefit: This project provides safe moorage and an associated uplands haul out repair facility for large shallow draft vessels. This improvement supports the marine transportation needs of central and western Alaska. Because of the lack of facilities, these vessels currently have to travel to perform annually required maintenance and repairs which could otherwise be completed here in Homer. The facility benefits the local fleet of larger vessels as well as local marine trades businesses, and can accommodate the growing freight needs of existing Homer businesses.

The mooring facility, proposed along the beach front of Lot TR-1-A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) will stage barges in the tidal zone with the bow end pulled tight to the beach for accessing a haul out ramp. A dead-man anchoring system will be provided for winching vessels up the ramp above the high tide line for maintenance and minor repairs. Upland improvements will include a large vessel wash down pad (which can also be used by recreational/sport boats), electrical pedestals, lighting, security fencing and a drainage/water management system to facilitate local, efficient and environmentally sound vessel repairs. This site has accommodated approximately six to eight vessels (depending on size) with ample workspace; it will offer barges the ability to complete their required annual maintenance at the uplands repair facility while wintering over.

Plans & Progress: Project development is being carried out in phases. Phase 1, initiated in 2014, consisted of forming a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements. Staff additionally completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements, the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer.

Phase 2 is the design and construction of the barge mooring stations. Design and permitting for Phase 2 was initiated with \$255,000 in State Legislative Grant funds and is being completed with \$42,626 in additional City of Homer funds. Phase 3 will design and construct the upland improvements.

The project earned top ranking among four Kenai Peninsula projects that were ultimately submitted to the Alaska Office of the Economic Development Administration for inclusion on a list for potential federal infrastructure funding.



Three vessels hauled out for repairs on Homer Spit Lot TR 1 A.

Total Project Cost: \$4,932,526

- 2019:** Phase 2 Barge Mooring Engineering/Permitting/Geotechnical/Design: \$297,626 (Funding Completed.)
- 2021:** Phase 2 Barge Mooring Construction: \$1,255,000
- 2022:** Phase 3 Haul Out Repair Facility Design: \$178,400
Haul Out Repair Facility Construction: \$3,201,500

FY2021 State Request for Phase 2: \$1,129,136
(City of Homer 10% Match: \$125,500)



2. Port of Homer: New Large Vessel Harbor

FY 2022 - DRAFT Document

Project Description & Benefit: This project will construct a new **large vessel harbor** to the north of Homer’s existing Port and Harbor. It will enhance port capabilities by:

- Accommodating large commercial vessels (fishing vessels, work boats, landing craft, tugs, etc.) outside the small boat harbor. Currently, large vessels are moored at System 4 and System 5 transient floats. Due to shortage of moorage space, large vessels are rafted two and three abreast constricting passage lanes, creating traffic congestion and overstressing the floats. The new facility will address overcrowding and associated navigational safety concerns and high maintenance costs in Homer’s small boat harbor,
- Enabling Homer to moor an additional 40 to 60 large commercial vessels that potentially would use Homer Port & Harbor as a home port, but have been turned away due to their overall size, draft, or that the systems are working beyond capacity and we simply lack the space;
- Positioning Homer’s Port and Harbor to meet the demands of emerging regional and national economic opportunities such as the Cook Inlet Oil & Gas industry, a possible LNG export plant in Nikiski, the opening of the Arctic for research, transportation and resource development and the US Coast Guard’s long-term mooring needs. Currently, the USCGC *Hickory* moors at the Pioneer Dock which provides inadequate protection from northeasterly storm surges. The large vessel harbor will be built to provide protected and secure moorage suitable to accommodate USCG assets.

Centrally located in the Gulf of Alaska, Homer’s Port & Harbor is the region’s only ice-free gateway to Cook Inlet, the port of refuge for large vessels transiting the Gulf of Alaska, Cook Inlet, and Kennedy Entrance, and is the marine industrial and transportation system hub for central and Western Alaska. The new moorage facility will fill the unmet needs of large commercial vessels operating in the maritime industrial, marine transportation and commercial fishing industries.

Plans & Progress: The City, State of Alaska DOT, and Army Corps of Engineers (ACOE) partnered on a port expansion feasibility study in 2004, which was put on hold because preliminary results indicated the project’s Benefit to Cost ratio would be non-competitive for Federal funding. High demand and favorable changes in cost drivers since then prompted the City and the ACOE to reexamine feasibility utilizing a Section 22 Planning Assistance to States Program Study grant in 2018. The study’s positive results led to a recommendation by the ACOE to resume work on the Navigational Improvement Feasibility Study. ACOE listed the project on their FY21 workplan for a budget allocation in FY22. The City has formally expressed its intent to work with the ACOE on the Study and to renew our partnership with the State of Alaska for technical expertise and funding, with cost sharing (50% Federal, 25% State, 25% City) over three years.

Total Project Cost Estimate: \$124,233,000

Phase 2: General Investigation Study \$3,000,000

Federal: \$1.5M
 State: \$750,000 (\$250,000 annually for three years)
 City: \$750,000 (\$250,000 annually for three years)

FY2021 State Request: \$250,000

(City of Homer Match: \$250,000)



The large vessel port expansion adds a new basin with its own entrance adjacent to the existing Small Boat Harbor. It will relieve large vessel congestion in the small boat harbor and will provide secure moorage compatible with the USCG’s assets .





3. Storm Water Master Plan

FY 2022 - DRAFT Document

Project Description & Benefit: The City of Homer has an outdated storm water master plan. The current plan was prepared in the 1980's, projecting only basin runoff flows. The existing storm drainage system is expanding and a comprehensive storm water plan is needed to more effectively plan and construct storm water infrastructure, including sedimentation/detention facilities, snow storage and water quality improvements.

A new master plan will outline how the City can:

- Identify current and future storm runoff flows from individual drainage basins within the community.
- Identify infrastructure needed to effectively collect, transmit, treat, and discharge surface water runoff to Kachemak Bay.
- Provide a staged approach to constructing needed infrastructure to serve an expanding/developing community.
- Establish pipe sizing, detention basin volumes, and cost estimates.
- Mitigate storm water runoff through the use of a wide variety of gray and green infrastructure practices and technologies that improve the quality and reduce the quantity of runoff discharging directly to receiving waters.
- Develop public education programs targeting specific stream degradation from storm water runoff.
- Provide storm water management systems and practices including collection, storage, conveyance and treatment structures that are components of a comprehensive plan to preserve or restore natural/stable in-stream hydrology.
- Identify projects that incorporate green infrastructure to manage, treat or reduce storm water discharges and urban non-point source runoff to the critical wildlife habitat of Kachemak Bay.

Plans & Progress: In 2019, the Department of Environmental Conservation awarded the City an Alaska Clean Water Action stewardship grant to begin work on the Stormwater Master Plan. Grant funds were used to produce baseline stormwater collection and treatment to minimize the ecological, economic and community impacts of runoff. Local planners, engineers and the public will use this information as a tool in the development of the Master Plan. Funds also constructed green infrastructure features at the new Homer Police Station with interpretive signage that teaches the public about the value of green infrastructure for our community.

Total Project Cost: \$320,000

2019 ACWA Grant: 70,000

FY2022 State Request: \$225,000
(City of Homer 10% Match: \$25,000)



A master plan is needed to address storm water management issues.



4. Main Street Sidewalk Facility: Pioneer Avenue North

Project Description and Benefit: This project will provide ADA-compliant sidewalks, curb and gutter on Main Street from Pioneer Avenue north to Bayview Park.

Main Street is Homer’s primary north-south corridor extending from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop’s Beach); it crosses Homer’s primary east-west thoroughfares, Pioneer Avenue and the Sterling Highway. It provides access to residential neighborhoods, South Peninsula Hospital and Bayview Park, yet has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will provide pedestrian safety, accessibility and enhance the quality of life for residents and visitors alike.

Plans and Progress: The need for Main Street sidewalks was first articulated in Homer’s 2004 Non-Motorized Transportation and Trail Plan. Main Street sidewalk improvements for the State-owned portion of Main Street (from Pioneer Avenue south) have long been a project in the CIP. Completing a sidewalk facility on the City-owned portion from Pioneer Avenue northward would provide a continuous, safe pedestrian route through the heart of Homer.

The overall project is conceived as sidewalks on both sides of Main Street from Pioneer Avenue to Bayview Park. A phased approach is suggested, beginning with sidewalk on the west side of Main Street only, first to Fairview Avenue, then to Bayview Park.

Plans & Progress: A engineer’s conceptual cost estimate for both phases of the project has been developed.

Total Project Cost: \$943,055

Phase I: \$422,604

Phase II: \$520,451

FY2022 State Request: \$848,750

(City of Homer 10% Match: \$94,305)



Pedestrian safety along Main Street, one of Homer’s primary north-south roads, would benefit from a sidewalk facility.

FY 2022 - DRAFT Document



5. Multi-Use Community Center, Phase 1

Project Description & Benefit: This project is the first phase in designing and constructing a multi-use Community Center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. Years of growing numbers of requests to Parks and Recreation for access to indoor facilities highlights the need for this project. A 2015 City of Homer Parks, Art, Recreation and Culture (PARC) Needs Assessment validated this perceived need. Incorporating an extensive public input process, the PARC Needs Assessment reflects the community's high priority on community access to public recreational and educational spaces and identifies a community center as a significant future investment for the community.

The PARC Needs Assessment included a statistically valid survey question asking the community's interest for constructing and funding an \$18 million facility. 30% of respondents agreed with the statement that this facility is a priority in the next five years; an additional 27% placed it as a priority in the next five to ten years. The success of this project requires sources for capital funding and a sound feasibility study to determine how ongoing operations would be funded.

Public input identified a general-purpose gymnasium and a multi-purpose space for safe walking/running, dance, martial arts, performing arts, community meetings and events, and dedicated space for youth as priority features. The PARC Needs Assessment describes the community center as a comprehensive multi-generational facility that offers something for people of all ages; an important part of the feasibility study will be to help avoid overbuilding, building without considering other area amenities, or underestimating operations and maintenance costs to create a vibrant, sustainable multi-purpose public space.

Plans & Progress: In 2017, community members completed construction on the South Peninsula Athletic and Recreation Center (SPARC) on Kenai Peninsula Borough School District property located adjacent to the Homer Middle School. SPARC offers indoor recreation and event space for activities such as indoor soccer, walking, and running; parent/child play groups; roller skating and roller derby; pickleball (with a non-regulation ball); and open gym.

In 2018 the Homer Education and Recreation Complex (HERC) Task Force completed several months of study and provided recommendations to the City Council regarding the future of HERC1. Based on Task Force recommendations the City Council requested letters of interest for use of the facility and issued a request for proposals to upgrade and manage HERC1 in spring 2019. No proposals were received and the **City Council initiated steps to evaluate HERC1 demolition.**

A reconnaissance or preliminary feasibility study will evaluate the size and type of facility, recommend functional spaces based on community need and not duplicating services, develop conceptual floor plans and site plans, estimate total construction cost, project ongoing operational costs and identify funding mechanisms.

Total Project Cost: \$500,000

FY2022 State Request: \$500,000
(City of Homer 10% Match: \$50,000)



The City of Unalaska's Community Center is the hub of community activities. Centrally located, the Community Center is widely used by both residents and visitors. It has everything from a cardio and weight room to music and art areas.



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ADA Transition Projects

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City Hall Access Barrier Removal

FY 2022 - DRAFT Document

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. From 2017-2019, the City of Homer ADA Compliance Committee and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City’s Transition Plan, in accordance with Title II of the ADA regulations. City Hall is one of the most used city buildings throughout the year and this project corrects access barriers (ADA Priority Level 1 issues) to get into the building.

City Hall access barriers include:

- Cross slopes that exceed 1:48 ratio for all designated accessible parking spaces;
- absence of van accessible parking;
- incorrect dimensions of accessible parking spaces;
- improperly located signage;
- absence of a level landing at the top of the curb ramp below the front entrance ramp;
- handrails on ramp protrude into the path of travel and reduces the width to less than 36” width requirement;
- push bar on main entrance door protrudes into the doorway and reduces the width of the opening to less than 32” width requirement; and
- front door entrance threshold height.

Plans & Progress: Public Works Staff assisted the ADA Compliance Committee during the self-evaluation process, and together with Port and Harbor staff helped develop solutions and remedies included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. This project could potentially be addressed in conjunction with DOT&PF’s Lake Street Repaving Project (currently scheduled for 2021) to take advantage of the paving equipment and contractors which will be mobilized locally.

Total Project Cost: \$400,000

Schedule: 2021

Priority Level: 1



The cross slope of the accessible parking spaces at the lower entrance to City Hall exceeds the maximum allowed 1:48 under ADA standards.



Nick Dudiak Fishing Lagoon Accessible Ramp and Retaining Wall

FY 2022 - DRAFT Document

Project Description & Benefit: The Nick Dudiak Fishing Lagoon located on the Homer Spit (also known as the “Fishing Hole”) is a man-made marine embayment approximately 5 acres in size that is annually stocked with king and silver salmon smolts to provide sport fishing opportunity. Salmon fishing at the Nick Dudiak Fishing Lagoon brings visitors to Homer throughout the summer and is also popular with city residents. This outdoor recreation activity provides a local, road accessible, shore-based salmon fishery that attracts a wide array of sport anglers, including handicapped accessible and youth-only fishing opportunities. This outdoor recreational activity helps stimulate and diversify local businesses and the economy. During the summer when salmon are returning, up to 250 bank anglers have been present at any one time between 7 a.m. and 10 p.m. The parking area, shoreline and tide line 17 feet above mean high water are owned by the City of Homer. Below mean high water, the tidelands and water are owned by the State of Alaska.

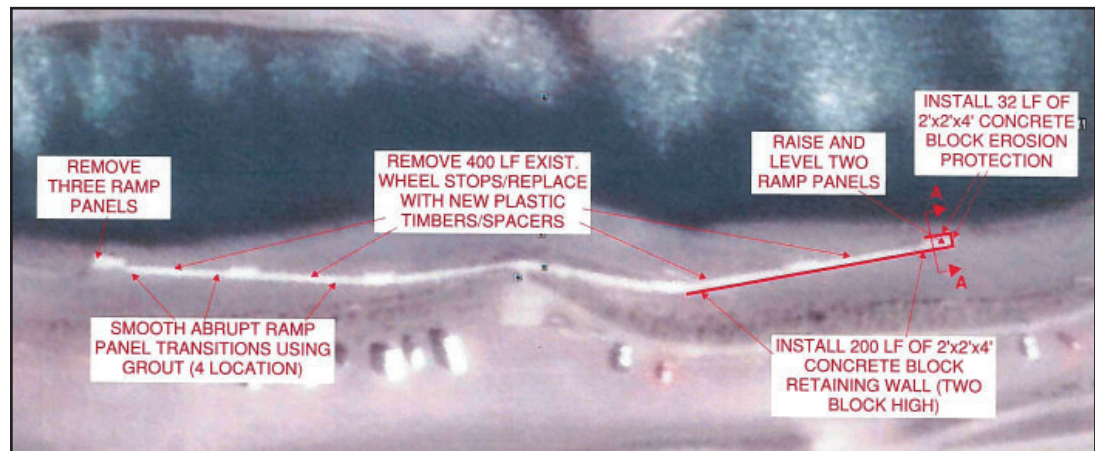
Over the years the accessible ramp has fallen into major disrepair and is no longer complaint or usable by anglers with mobility challenges. In 2018 the Alaska Department of Fish and Game attempted to provide funding for improvements to the accessible ramp, however funding was pulled.

Plans & Progress: The City of Homer ADA Compliance Committee has identified this improvement as a significant benefit and ADF&G has submitted a request for Fiscal Year 2021 to replace the South ADA ramp.

Total Project Cost: \$59,300

Schedule: 2022

Priority Level: 2



Homer Harbor and Public Works personnel working with the Alaska Department of Fish & Game developed this plan to make the Nick Dudiak Fishing Lagoon ramp accessible.



Public Restroom Accessibility Barrier Removal

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. From 2017-2019, the City of Homer ADA Compliance Committee and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City's Transition Plan, in accordance with Title II of the ADA regulations. This project corrects barriers at City public restroom facilities. A clear path of travel to a bathroom and clearance for entry, maneuverability inside, and access to water closets, toilet paper, soap and hand towel dispensers or dryers, are just some of the key requirements of the ADA. These accessible features are required for public restrooms whether they are restrooms with stalls in a City building or individual bathrooms that are located on the spit and in town. Correcting these issues are a benefit the entire community.

Barrier removal in existing bathrooms include:

- Relocation of grab bars, toilet paper dispensers, coat hooks, and mirrors;
- moving tactical signage to the appropriate location on the left side of the entrance;
- adjusting the entrance threshold height;
- replacing toilets that are too high or have flush lever to the open side of the water closet;
- covering pipes below lavatories;
- replacing hardware on stall doors and bathroom doors;
- removing obstacles to clear floor space for wheelchair maneuverability, and;
- complete bathroom facility replacement.

Plans & Progress: Public Works Staff assisted the ADA Compliance Committee during the self-evaluation process, and together with Port and Harbor staff helped develop solutions and remedies included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. This project could proceed in phases. Phase 1 would remove accessibility barriers in existing City restrooms, bringing them into ADA compliance. Many of the barriers exist in several restrooms and could be addressed through one project. ADA improvements to the Karen Hornaday Park restroom is not recommended due to the buildings advanced age and poor condition. Phase 2 is to remove and replace the bathroom at Karen Hornaday Park.

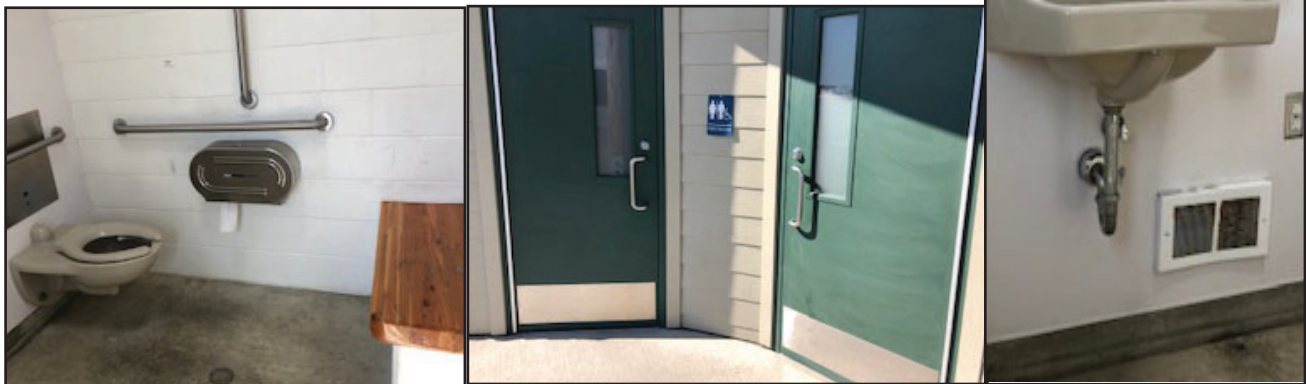
Total Project Cost: 400,000

Schedule:

2021-2022: Phase 1 Barrier removal in existing bathrooms \$75,000

2023-2024: Phase 2 Demo and replace existing bathroom at Karen Hornaday Park \$325,000

Priority Level: 1



This project will correct accessibility issues at City of Homer public restrooms. Some depicted here include improperly placed dispensers and grab bars, lack of wheel chair space from bench, incorrect door swing and lack of cover on the lower pipes



Removing Parking and Pavement Accessibility Barriers at City Facilities

FY 2022 - DRAFT Document

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. From 2017-2019, the City of Homer ADA Compliance Committee and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City’s Transition Plan, in accordance with Title II of the ADA regulations. This project corrects parking and pavement barriers (ADA Priority Level 1 issues) at City facilities to aid the entire community in accessing and participating in programs, services or activities provided by the City of Homer.

ADA regulations standardize the size and number of marked accessible parking spaces in a lot and appropriate signage placed such that it cannot be obscured by a vehicle parked in the space. Accessibility standards also require firm, stable and slip resistant surfaces. Many City of Homer facilities do not meet these standards.

This project will correct the following parking barriers in the vicinity of the Homer Harbor, and at Public Works, Homer Public Library, the Animal Shelter, Baycrest pullout bathroom facility and the Fire Hall:

- Absence of accessible parking;
- absence of van accessible parking;
- incorrect dimensions of accessible parking spaces;
- improperly located signage;
- accessible parking spaces where water pools and snow melt creates icy conditions that become hazardous in the winter;
- parking space identified in gravel lots that fail to provide a path of travel to a sidewalk or facilities; and
- cross slopes that exceed 1:48 ratio on paved lots.

Plans & Progress: Public Works Staff assisted the ADA Compliance Committee during the self-evaluation process, and together with Port and Harbor staff helped develop solutions and remedies included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. This project proposes to proceed in two phases. Phase 1 includes at least eight paved accessible parking spaces and at least two van accessible spaces in the vicinity of Harbor Ramps 3, 4 and 5 and at public restrooms and resolving non-compliant signage and pavement marking. Phase 2 includes resolving non-compliant parking lot cross slopes and non-compliant signage and pavement marking at the remaining city facilities listed above. If not already completed, this project could potentially address cross slope corrections at City Hall (included in a separate CIP project) to take advantage of mobilized paving equipment and crews.

Total Project Cost: \$400,000

Schedule:

2021-2022: Phase 1 Harbor Accessible Parking,
\$50,000

2022-2023: Phase 2 City Facility Parking Lot Cross
Slopes & Signage, \$350,000

Priority Level: 1



Accessible parking spaces at Ramp 4 in the Port & Harbor provide an example of where spaces need to be paved and a path of travel provided to the sidewalk.



Self-Evaluation and Transition Plan for City Parks, Trails & Campgrounds

FY 2022 - DRAFT Document

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. The Self-Evaluation is a comprehensive report that outlines the barriers for people with disabilities as they seek to use local government services and programs. It is drafted by the state or local government in collaboration with and review by a sample user group of people with disabilities. It includes a transition plan of architectural and administrative barriers to programs that need to be removed in order to make the program accessible. Completion of this project will be a significant step meeting the requirements of Title II of the ADA, by having a full Self-Evaluation and Transition Plan for the City of Homer.

A completed Self Evaluation and Transition Plan will:

- Acknowledge the City's obligation to comply with ADA Title 2 Subpart D- Program Accessibility § 35.149 Discrimination prohibited;
- meet the requirement of ADA Title 2 Subpart D- Program Accessibility § 35.150 Existing Facilities, (d) Transition Plan;
- identify barriers to be resolved and establish a timeline for completion; and
- bring the City of Homer closer to its goal of being a Universally Accessible City as identified in Resolution 17-075(A).

Plans & Progress: In 2017, the City of Homer ADA Compliance Committee and City Staff began evaluating City facilities to identify accessibility barriers and prepared a Transition Plan, which City Council approved in 2019. Evaluating and preparing a plan for City Parks, Trails and Campgrounds exceeds the ability and time allowance of City staff and ADA Compliance Committee members. This project entails hiring a consulting firm that specializes in preparing ADA Transition Plans to evaluate City parks, trails and campground facilities for inclusion in the City's Transition Plan.

Total Project Cost: \$60,000

Schedule: 2021

Priority Level: 1



Accessibility improvements to trails, parks and campgrounds allows everyone to receive full benefits of Homer's park & recreation amenities.



Parks, Art, Recreation & Culture

- **Bayview Park Restoration Project..... 15**
- **Homer Spit Trailhead Restroom 16**
- **Jack Gist Park Improvements, Phase 2..... 17**
- **Karen Hornaday Park Improvements, Phase 2 18**

FY 2022 - DRAFT Document



Bayview Park Restoration

FY 2022 - DRAFT Document

Project Description & Benefit: Bayview Park is a small, relatively quiet fenced neighborhood park at the top of Main Street. The goal of this project is to improve the accessibility and safety of the Park and its playground elements with a focus on making the park more user-friendly to young children (infant-toddler-preschool age) and for children and parents/caregivers with disabilities or mobility issues.

A dedicated group of volunteers in Homer’s Early Childhood Coalition have adopted the park, created a park Master Plan and completed some improvements to the park: an embankment slide, log steps, and an alder fort and boulders. Homer’s Early Childhood Coalition continues to work to complete elements included in the Park’s Master Plan. In 2014, they completed an ADA accessible pathway and made temporary repairs to the perimeter fence. They are currently working to replace the fence, add new play equipment and extend accessible pathway to all play features.

- Summer 2022: Replace existing white picket fence with a wood frame-chain link fence to improve the stability and durability of the fence (current fence is in constant need of repair). Parents and caregivers appreciate having a fence as it provides a level of safety for young children around the busy roads and ditches surrounding the park.
- Summer 2023: Upgrade ground cover to playground standards, replace jungle gym, add additional swing port, and extend ADA trail to new elements as needed. The goal is to provide new playground elements that are designed for younger/toddler age and to have some accessible for children with disabilities.

Plans & Progress: In 2011 Homer Early Childhood Coalition raised money and funded a new slide and boulders that were installed by the City of Homer. Several parents built and installed stepping logs and 2 small “bridges”. In 2013 Homer Early Childhood Coalition coordinated with Corvus Design to meet with local families and children for project ideas and create a master plan with cost estimates. \$5,347.76 was raised to pay for design costs and install new play elements. ADA parking and access trail improvements were completed in 2014 utilizing in-kind donations of equipment and labor and an additional \$5,118 in fundraising dollars.

Total Project Cost: \$189,974

Schedule: 2022-2023

Priority Level: 2



Though charming, the white picket fence that surrounds Bayview Park is in need of constant repair. A more practical chain length fence is needed to keep young children out of roads and ditches.



Homer Spit Trailhead Restroom

FY 2022 - DRAFT Document

Project Description & Benefit: The parking lot at the intersection of the Ocean Drive bike path and Homer Spit Trail gets heavy use year round. The Spit trail is a popular staging area for biking, running, walking, and roller blading. Parents bring their young children to ride bikes because the trail is relatively flat and has few dangerous intersections. An ADA accessible restroom would be used by recreationalists and commuters using both trails.

Total Project Cost: \$295,000

Schedule: 2023

Priority Level: 3



The parking lot at the Spit trail head full of cars on a sunny day.



Jack Gist Park Improvements, Phase 2

FY 2022 - DRAFT Document

Project Description & Benefit: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel has been developed primarily for softball fields. It also features a disc golf course.

The proposed project will complete Phase 2 by improving drainage around the upper ball field, constructing a concession stand/equipment storage building adjacent to the softball fields, and developing an irrigation system utilizing a stream on the property in conjunction with a cistern. Phase 3 will provide potable water (water main extension), construct a plumbed restroom, and acquire land for soccer fields.

Plans & Progress: Phase 1 of this project was completed in 2011 after a five year period of incremental improvements. In 2005-2006, a road was constructed to Jack Gist Park from East End Road, a 70-space gravel parking area was created, and three softball fields were constructed including fencing, dugouts, and backstops. In 2008, bleachers were installed at all three softball fields. In 2009, three infields were resurfaced. In 2010, with volunteer help, topsoil was spread and seeded on two of the three fields and the parking area was improved and expanded. 2011 saw improvements to the third ball field: drainage improvements on the outside perimeter (right and left field lines), imported material to improve the infield and topsoil and seeding to improve the outfield.

Total Project Cost: \$160,000

Drainage: \$50,000

Concession Stand and Equipment Storage: \$75,000

Irrigation System: \$35,000

Schedule: 2021-2022

Priority Level: 2



One of the softball fields at Jack Gist Park.



Karen Hornaday Park Improvements

FY 2022 - DRAFT Document

Project Description & Benefit: Homer’s popular Karen Hornaday Park encompasses baseball fields, a day use/ picnic area, a playground, a campground, and a creek on almost 40 acres. It also hosts community events such as the Highland Games. The Karen Hornaday Park Master Plan, updated and approved in 2009, sets forth goals and objectives to be accomplished over a 10-year period.

Presently, Phase 2 improvements providing safe and inclusive access to the park and its essential facilities are underway. Thanks to volunteer efforts and HART Program funding, significant trail access improvements were completed in 2018: (1) an access trail along Fairview Avenue on the southern border of the park that extends up into the park along the park access road, and (2) the Woodard Creek Nature Trail provides pedestrian access from Danview Avenue and allows people to enjoy and appreciate Woodard Creek. In 2019, the City plans to adjust the road alignment entering the park, and better delineate the eastern overflow parking area. This will increase pedestrian safety from the parking areas to the main portion of the park.

Phase 3, is the replacement of the central restrooms for the park, and increasing ADA accessibility to the restrooms, parking area and main picnic facility. The current restrooms are well past their useful life and will need total replacement in the near future. The travel surface from the parking area to the restrooms and the main picnic shelter is too steep and uneven for universal access. This phase includes rebuilding ADA compliant restrooms, parking spaces, path to restrooms, path to the picnic shelter, and paved area around the BBQ’s and fire pit area.

Plans & Progress: Phase 1 of park improvements were accomplished through an Alaska Legislature appropriation of \$250,000 in FY 2011. This money, together with City funds and fundraising by HoPP (an independent group organized to make playground improvements), helped complete Phase 1: drainage improvements, ballfield improvements, new playground, new day use area and northern parking lot improvements. The City received a Land and Water Conservation Fund (LWCF) grant for campground improvements and development of a new day use area between the two ball fields which was completed in 2014. For 2019, the City budgeted funds for minor road alignment work, speed bumps and parking lot reconfiguration.

Phase 3: The City has conducted a site visit with the local independent living center to access the access problems and potential solutions. Additionally, the City has an adopted ADA Transition Plan that prioritizes upgrades to parking, access routes, equitable access, and restrooms.

Total Project Cost: \$1,970,750

Schedule: 2021 - 2024

Priority Level: 1



Upper Woodard Creek Nature Trail and an access trail along Fairview Avenue were completed in 2017 with volunteer labor and a small amount of City funds.



The road into Karen Hornaday Park is between the park and the parking lot, requiring children to have to cross traffic to get to the park’s attractions. Traffic calming features are scheduled to be completed in 2019.



Port and Harbor

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FY 2022 - DRAFT Document



Deep Water/Cruise Ship Dock Expansion, Phase 1

FY 2022 - DRAFT Document

Project Description & Benefit: Upgrades to the Deep Water/Cruise Ship Dock are necessary to provide a facility that can accommodate multiple industry groups and provide the greatest economic benefit to the area. A feasibility study of expanding and strengthening the dock (with later phases including a terminal building and other upland improvements) is nearing completion. Expansion increases the Port & Harbor’s capability to support regional resource development initiatives with moorage and a staging area for freight service to the Lake and Peninsula Borough (via the Williamsport-Pile Bay Road) and to potential future Cook Inlet region resource development projects. There is current demand for modifications to the existing dock to accommodate long-term moorage of large resource development vessels such as timber, mining and oil and gas barges, and as designed, the dock will be able to handle icebreakers, of particular importance given Alaska’s strategic arctic location.

The facility will boost cargo capability. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, the Aleutians, and Bristol Bay. Handling containerized freight delivery to the Kenai Peninsula would reduce the cost of delivering materials and supplies to much of the Peninsula. The dock expansion will also enhance cruise ship-based tourism in Homer by providing moorage at the dock for two ships (a cruise ship and a smaller ship) at the same time, reducing scheduling conflicts.

Finally, improvements to the dock will fulfill a contingency planning requirement under Homeland Security provisions. The Port of Anchorage, through which 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula passes, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, Homer’s port would become even more important as an unloading, staging, and trans-shipping port.

Plans & Progress: In 2005 the City of Homer spent \$550,000 for cathodic protection of the existing dock and conceptual design of an expanded dock. \$2 million in federal transportation earmark funds were appropriated in FY2006 to prepare preliminary design and conduct further economic analysis. The Alaska Legislature appropriated an additional \$1 million for FY2011. Homer City Council has authorized the sale of \$2 million in bonds to help fund the construction of this project. The City started on project design and feasibility with R&M consulting to begin design and feasibility. To date, the team completed an extensive conditions survey of the existing infrastructure, bottom condition survey, soils core drilling, and a very detailed tide/current profile for the dock. The feasibility study helped identify the best option for expansion to improve freight and cargo handling capabilities. Some uplands improvements have been completed to benefit cargo movement and storage on land close to the deep water dock: paving outer dock truck bypass road, removing the old wooden fence around the concrete storage yard and replacing it with a chain link fence, stormwater runoff handling, lighting and security cameras.

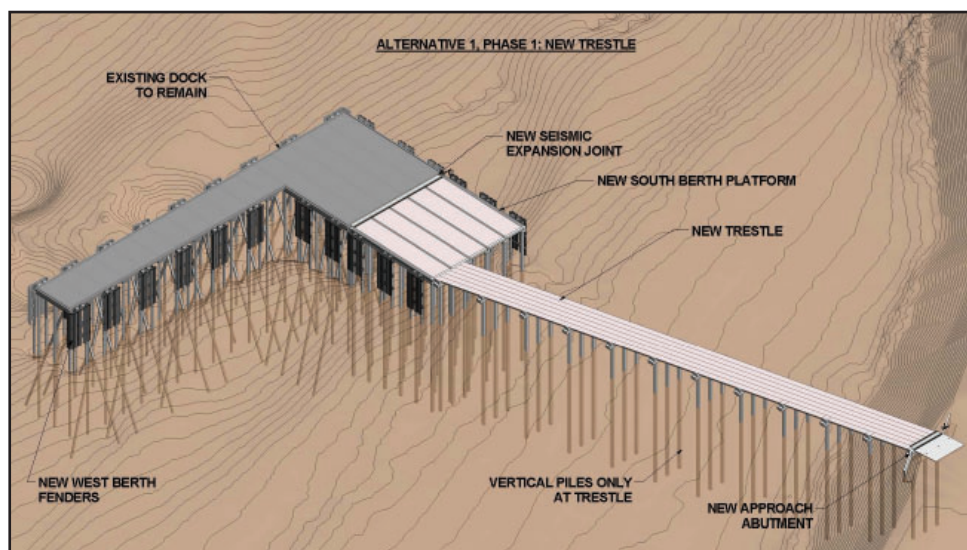
Total Project Cost: \$35,000,000

Feasibility: \$1,250,000
(Completed September 2016)

Design: \$1,750,000

Construction: \$32,000,000

Priority: 2



Deep Water Dock Expansion proposed design.



Harbor Ramp 8 Public Restroom

Project Description & Benefit: Ramp 8 serves System 5, the large vessel mooring system. Previously, restroom facilities for Ramp 8 consisted of an outhouse. This outdated restroom brought many complaints to the Harbormaster's office. Sanitary restroom facilities are expected in modern, competitive harbors along with potable water and adequate shore power. The Ramp 8 outhouse was removed in 2015. A new public restroom in this location is needed to serve the crew members of large vessels when they come to port.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location.

Total Project Cost: \$295,000

Schedule: 2025

Priority Level: 3



Ramp 8 sees heavy use from crews of large vessels moored in System 5. Since this outhouse was removed in 2015, crews either use a porta potty provided by the Port & Harbor, or walk 1.5 blocks to use the nearest restroom facility.



Homer Harbor Cathodic Protection

FY 2022 - DRAFT Document

Project Description & Benefit: Homer Harbor’s float system is comprised of 161,000 square feet of concrete and wood floats supported by over 500 steel pilings. Steel has a number of characteristics that make it desirable for structural use in harbors, including the ability to last almost indefinitely if properly protected from the destructive effect of electrolysis. Corrosion stemming from electrolysis, however, dramatically shortens the useful life of the pilings.

Most of the float system piling in Homer Harbor predates the 1999 ownership exchange from the State to the City of Homer. When originally installed, a hot-dipped galvanized coating protected the piling. This coating is typically effective between 15 and 20 years. Harbor pilings range in age from 34 to 26 years old.

Over time, electrolysis has depleted this original protective coating to the point where it is no longer protecting the pilings. The potential readings obtained in a cathodic protection half-cell survey in 2018 were -0.60, a reading that indicates freely corroding steel according to National Association of Corrosion Engineers (NACE) Standards.

This project proposes to install a passive cathodic protection system to fully protect the saltwater and soil submerged harbor pilings from corrosion. The method selected provides zinc anodes attached externally to the pile as a “sacrificial” source of positively charged ions. The anode material oxidizes preferentially to the steel, greatly reducing or eliminating the rusting of the steel piles.

The long-term benefit is to extend the remaining safe and usable service life of the harbor float system, at least an additional 20 years and perhaps indefinitely, avoiding the high costs of limiting allowable loads on corroded load-bearing piles and eventually repairing or replacing structurally disabled piling.

Plans & Progress: The City began the process of installing cathodic protection in 2018. As part of that project, R&M Engineering designed a cathodic protection program for the entire harbor float system. The sacrificial anode system was selected as it has the advantage of being relatively simple to install, is suitable for localized protection, and less liable to cause interaction on neighboring structures.

Utilizing \$200,000 in Port and Harbor reserve funds, the City contracted a firm to install zinc anodes on 139 of the 500 harbor piles. Test results from a post-construction cathodic protection survey verified that the system is providing adequate levels of cathodic protection to the piles as defined by the applicable NACE International Standards SP0176-2007.

It is our goal to get this work done as quickly as possible to preserve the integrity of the foundation of the float system harbor-wide.

Total Project Cost: \$914,240

Cathodic Protection 2018: \$200,000
(139 pilings completed with City of Homer Port & Harbor Reserve funds)

Cathodic Protection 2019 \$714,240
(protect remaining pilings)



Example of the damage electrolysis causes to harbor pilings. This broken piling in 2012 caused the R & S floats in the harbor to be condemned until it could be repaired.

Schedule: 2021

Priority Level: 1



Ice Plant Upgrade

FY 2022 - DRAFT Document

Project Description & Benefit: The ice plant at the Fish Dock is a critical component of the overall Port and Harbor enterprise, providing more than 3,500 tons of flake ice each year to preserve the quality of more than 20 million pounds of salmon, halibut, sablefish, and pacific cod landed at the Port of Homer.

Although the Ice Plant has been maintained very well since being built in 1983, efficiencies may be gained by upgrading certain key components of the plant with current technologies, which may include replacing the refrigeration compressors, integrating natural gas into the process, and/or upgrading the control systems to increase the plant's efficiency and reduce operating costs.

Plans & Progress: This project is proceeding in a three-phase approach. Phase 1 initiated in 2019 with the City contracting Coffman Engineering from Anchorage assess Homer's Ice Plant and prepare a list of recommendations/options for upgrading the facility to optimize energy savings, plant maintenance, equipment longevity and return on investment. The study also considered the possibility of creating a year-round cold storage refrigeration system as an upgrade to the original plan. The study is complete and staff are creating recommendations for how to move forward with upgrades.

Total Project Cost:

Phase 1: \$40,000

Phase 2: TBD based on consultant recommendations and upgrade plan adopted.

Schedule:

- 2019-2020: Phase 1 study completed; staff review and findings/recommendations being developed;
- 2021: Design and engineering for upgrades;
- 2022: Upgrade ice plant.

Priority: 1



Four of the Ice Plant's aging compressors are shown here.



Large Vessel Sling Lift, Phase 1

FY 2022 - DRAFT Document

Project Description & Benefit: During the investigation conducted in 2014 by the Large Vessel Haulout Task Force, the Task Force quickly recognized a need to provide haulout services to all vessels that moor in the harbor. As a first step in filling this need, the Port & Harbor developed an airbag haul-out system on available tidelands within the harbor. This system has proved successful.

However, it works only for part of the fleet: large, flat-bottomed, shallow draft vessels. Much of the fleet in the harbor is not able to use this system because of the vessel's deep draft hull configuration.. A lift in a local commercial yard is being expanded to accommodate vessels up to 150 tons, which will accommodate most limit seiners and many of our larger boats. Homer will still lack haulout services for deep draft vessels larger than 150 tons.

A sling lift has been proposed as a possible haulout solution for vessels that are not currently being served in Homer. The lift, coupled with an on-site repair yard would provide these vessel owners the option to perform their annually required maintenance and repairs locally without having to travel, similar to how large shallow draft vessels currently utilize the airbag system. Haul outs ease the burden of travel for the vessel owners during the winter season and, as an added bonus, generate business to help sustain local marine trades.

The sling lift facility is proposed for the old chip pad to provide an on-site repair yard.

Plans & Progress: Project development will have two phases. The first phase will be a comprehensive study about how to best build and operate this new service at the Port of Homer. It will address if the proposed location is compatible, and include engineering and design options and a cost-benefit analysis. The study will also research options for operating this new service, providing an analysis of various ownership and operating models such as privately owned and operated with a lease to the Enterprise, a public private partnership, or alternatively, municipally owned and operated by the City using Enterprise employees. It will also work on regulatory requirements such as a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation.

Phase 2 will be acquisition of the sling lift and construction of the support infrastructure after considering the results of the phase one study.

Total Project Cost: \$65,000 (Phase 1)

Schedule: 2022

Priority Level: 2



An example of a sling lift and adjacent repair yard area.



Old Main Dock Removal and Disposal

Project Description & Benefit: This project will remove the old Main Dock from inside the Pioneer Dock facility and dispose of or salvage all associated materials. The old Main Dock was the original ocean dock in Homer, built in 1965 at the time of the first dredging for the Homer Harbor. When the Main dock was no longer safe to be used as a commercial pier in 2001, the City built the new Pioneer Dock around it, leaving the Main Dock in place.

The Main Dock has become a safety hazard and potential liability for the City. It has deteriorated to the point that it is unsafe even for an individual to walk on.

Plans & Progress: Identifying this project in the Capital Improvement Plan aids in the project's first step, which is to search and solicit sources of financial aid for the project. For instance, it is possible it would qualify under a State or Federal initiative for waterfront renewal or rehabilitation. Removal of the Main Dock can be achieved using a variety of heavy equipment and disposal methods that satisfy safety, environmental and building requirements.

Total Project Cost: Unknown. Methods for removal presented by interested contractors at a later date will help hone the scope of work and cost requirements for this project.

Priority Level: 3

Schedule: 2024



The former Main Dock in Homer's Port & Harbor is over fifty years old, defunct and deteriorated to the point that it is a hazard and a liability.

FY 2022 - DRAFT Document



System 4 Vessel Mooring Float System

FY 2022 - DRAFT Document

Project Description & Benefit: System 4 is made up mostly of floats that were relocated from the original harbor construction in 1964. In the 2002 Transfer of Responsibility Agreement (TORA) project, System 4 was completed by moving the old floats into place. Within two years it was filled to maximum capacity. System 4 floats are over 20 years beyond their engineered life expectancy and are showing their age. This project can be done in phases.

Plans & Progress: Phase 1 floats HH, JJ, and headwalk float AA between those floats were replaced in fall of 2014. Power and water was extended from ramp 7 to JJ and HH as part of the same project. A new landing float was installed for Ramp 7 in the spring of 2014. Phase 2 floats CC, DD, EE, GG will be replaced next.

Total Project Cost: \$5,600,000

Schedule:

2021 Design: \$600,000

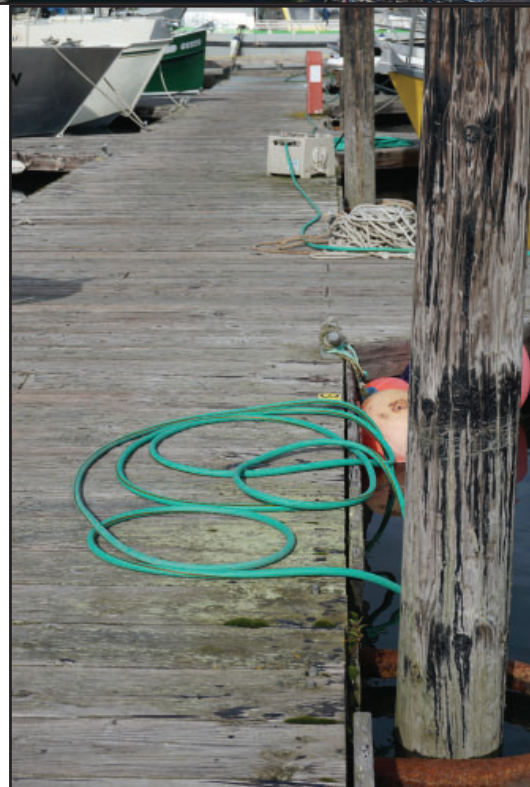
2022-2025 Construction: \$5,000,000

Priority Level: 3



System 4 ramps to be replaced next.

Detail of aging Float DD, at right.





Seafarers Memorial Parking

FY 2022 - DRAFT Document

Project Description & Benefit: This project would use materials from dredging the harbor to build up a parking lot between Seafarers Memorial and the east end of the nearby boardwalk complex. The additional parking will be a welcome improvement as it is often hard to find parking during peak summer months on this section of the Spit. The project has the added benefit of replenishing the beaches on the east side of the Spit and protecting infrastructure from erosion. The material will be placed on the beaches as part of the Army Corps of Engineers' dredging/disposal operations. Funding is needed to supplement hauling costs, compact material, cap with gravel and pave the lot. A Corps permit will be needed to accomplish this work.

Plans & Progress: The City has appropriated \$15,000 for the Homer Area Roads and Trails (HART) fund for preliminary engineering design and permitting. 95% of engineering design work was completed in 2015. A phased approach to construction will be used.

Total Project Cost: \$635,000

Schedule:

- 2017: Design and Permitting at 95% complete: \$8,000
- 2019: Conditional Use Permit Application submitted to Planning Department
- 2020: Dredged Material Placement by Corps: In kind
- 2021: Install drainage, riprap protection, paving, striping and all parking lot delineation: \$627,000

Priority Level: 1

Staff recommends removing this project due to the inability to obtain a Conditional Use Permit to expand the parking area. A new Seafarer's Memorial project is proposed that reflects a reduced project scope of work: improving existing parking area.

Awaiting project description & budget from Harbormaster & Public Works.



This project would fill in, level and pave the grassy area pictured above between the Seafarer's Memorial and the nearby boardwalk.



Truck Loading Facility Upgrades at Fish Dock

FY 2022 - DRAFT Document

Project Description & Benefit: Approximately 22 million pounds of fish are landed at the Homer Fish Dock each year and loaded onto trucks. The resulting truck, fork lift, and human traffic creates considerable congestion as fish buyers jockey for space to set up portable loading ramps. Lack of adequate drainage in the area creates further problems as the vehicles must maneuver in soft and often muddy conditions.

This project will construct a loading dock to facilitate the loading of fish onto trucks. In addition, it will provide for paving of Lot 12-B and other improvements to address the drainage problems that impact the area.

Total Project Cost: \$300,000

Schedule: 2023

Priority: 3



Currently at the Fish Dock, fish buyers have to contend with a muddy lot and lack of a loading dock to facilitate the transfer of fish to trucks.



Wood Grid Replacement

FY 2022 - DRAFT Document

Project Description & Benefit: The Wood Grid is a series of benches (in this case wooden beams) laid out on intertidal land that can support a boat for hull repairs during low tides. Vessels float over the grid at high tide and then set down on the grid as the tide recedes. Vessel owners are able to do minor repairs and inspections to their vessels hulls while “dry” on the grid and refloat with the incoming tide.

The Wood Grid is one of two tidal grids that the Port and Harbor operates. Because of our large tidal exchange in Kachemak bay, Homer’s tidal grids are likely one of the most useful vessel grid systems in the world. They utilize the tides to our advantage to provide an inexpensive way for vessel owners to maintain their vessels’ hulls.

Homer’s Wood Grid was originally built 40 years ago and accommodates vessels up to 59 feet with a 50-ton limit. Other than the walkway replacement that occurred in 2001, the wood grid has seen very little in terms of upgrades since.

Three particular issues would likely be addressed in an upgrade. Gravel has migrated downhill and filled in between the benches, making it increasingly difficult for people to actually to get under the vessels on the grid to perform repairs. A second issue is with the Wood Grid’s retaining walls. Due to age, the upper wall is no longer retaining infill from the bank above and the lower submerged wall has degraded to the point that staff are not able to repair it. Another concern is that the benches and the buried pile that support them have deteriorated to the point that staff is unable to repair them. At a minimum the piles and benches will need to be replaced.

Plans & Progress: This project would consist of two phases. The first phase is preliminary engineering and design to ascertain the scope and cost of the improvement, including what permitting is required. The second phase would be construction.

Total Project Cost:

Phase 1: Engineering and design: \$25,000

Phase 2: Construction: to be determined in Phase 1.

Schedule: Phase I: 2021

Priority Level: 1



The Wood Grid in Homer’s Port and Harbor was originally built 40 years ago and accommodates vessels up to 59 feet with a 50 ton limit. Other than replacing the walkway in 2001, the wood grid has seen very little in terms of upgrades since.



Public Safety

- **City of Homer
Radio Communications System Upgrade 31**
- **Fire Department Fleet Management 32**
- **Fire Hall Expansion, Phase 1..... 33**

FY 2022 - DRAFT Document



City of Homer Radio Communication System Upgrades

FY 2022 - DRAFT Document

Project Description & Benefit: The City's radio communication system is a complex, high-tech, multi-component communication infrastructure that serves the daily needs of the Homer Police, Fire, Port & Harbor and Public Works Departments and is critical for effective emergency response to natural disasters and man-made incidents. Communication system technology has changed tremendously during the last thirty years of the digital age. It is now completely digital, can carry encrypted data in addition to voice communications and must comply with FCC bandwidth requirements.

Homer's communication system (consisting of the Public Safety Radio System, the Port and Harbor Radio System and the Public Works Radio system) needs upgrading to keep up with technological advances, comply with new FCC bandwidth requirements, maintain interoperability with all local, borough and state agencies utilizing the ALMR system and maintain software updates and other manufacturer product support.

The goal of this project is to upgrade the entire radio communication system by 2020 to stay within FCC compliance.

Plans and Progress: Progress on this project has been incremental with assistance from Alaska State Homeland Security grant funds. To date, the main dispatch consoles, two City of Homer repeaters, two emergency backup dispatch radios and all Police Department radio units have been upgraded. Components still needing upgrades are listed under the Total Project Cost section below.

Total Project Cost: \$850,362 - \$950,362

(\$560,362 of total project cost has been funded through State Homeland Security and Emergency Management grant awards.)

Public safety repeater relocation on Homer Spit:	\$ 35,271 (completed)
Dispatch consoles and associated equipment:	\$ 296,000 (completed)
Public Safety repeater upgrade:	\$ 63,430 (completed)
HPD Public Safety radios:	\$ 165,661 (completed)
HVFD Public Safety radios	\$ 53,325 (completed of 100,000 - \$120,000)
Port & Harbor radios and possible repeater:	\$ 40,000 - \$ 70,000
Public Works radios:	\$ 100,000 - \$120,000
Public Works data radio system:	\$ 50,000 - \$ 80,000

Schedule: 2019-2022

Priority: 1



City-wide radio system upgrades are needed to maintain full communication operability.



Fire Department Fleet Management

FY 2022 - DRAFT Document

Project Description & Benefit: To meet the community's fire protection needs and Insurance Services Office (ISO) requirements, Homer requires two Tankers for off-hydrant operations, three front-line Fire Engines and one Reserve Fire Engine. National Fire Protection Agency codes recommend maintaining apparatus with the latest safety features and operating capabilities to maximize firefighting capabilities while minimizing the risk of injuries. Apparatus in first-line service should not be more than 15 years old; apparatus over 25-years old and properly maintained should be placed in reserve status.

Many of the apparatus and specialized vehicles in the Homer Volunteer Fire Department fleet are 15 years to over 30 years old and at the end of their functional life. Functional capabilities and safety features of fire apparatus has greatly improved in the last 10-15 years. Current apparatus have fully enclosed cabs, modern seat belt configurations, improved roll-over stability, significantly improved braking systems, better roadability, and many other safety improvements. Apparatus over 25 years old also become unreliable. Systems fail, putting both firefighters and the public at risk. Extending the life to 30 years may be marginally acceptable with the volume of HVFD runs, but anything beyond that poses an unacceptable level of risk.

The HVFD fleet is in need of a number of vehicle replacements to safely and efficiently protect the lives and property of Homer residents. The Department has developed a strategic, cost saving approach to meeting Homer's fire protection needs with the following top-prioritized replacements:

Tanker-2 is a 31-year old Tanker/Pumper. Tanker/Pumpers combine the capabilities of a Fire Engine and a Tanker, fulfilling response vehicle requirements with four vehicles rather than six at a huge savings of two fewer apparatus and reduction of the number Fire Station Bays needed. This project replaces Homer's Tanker-2 while Kachemak City simultaneously replaces its 34-year old Tanker-1. This will require coordinating the acquisition of the two apparatus to potentially reduce the unit cost and to assure matching Apparatus for interoperability. \$650,000

Brush-1. Brush-1 is a 1990 Ford F-350 Crew Cab Pickup with a forestry firefighting slip-in unit. It is HVFD's single front-line wildland firefighting apparatus and is 15 years past its useful life. The entire City of Homer is in the Wildland-Urban Interface (with the exception of most of the Spit) and at significant risk from wildfire. The City is also often called to provide mutual aid in wildland fires in neighboring Anchor Point and KESA districts. Brush Trucks are designed to provide a rapid response to wildfires and to provide access to areas that will not support the weight or dimensions of larger fire trucks. Brush-1 is overloaded with a crew of four firefighters, a slip on firefighting unit with 200 gallons of water and the required firefighting tools and hoses. It has none of the safety systems on current vehicles, including airbags for the front seat occupants. \$95,000

Command-1, a 2006 Ford is as a rolling command post that sets up at incidents to provide for incident command especially at complex or lengthy incidents. At 15-years old, Command-1 lacks a command module used for properly providing scene control and tactical decision-making and lacks effective communication capabilities, which is a key component to incident command and a safety priority. \$75,000

Plans and Progress: HVFD developed a fleet replacement plan that places apparatus on standard replacement cycles consistent with NFPA requirements and community needs. These three pieces of equipment are the highest priority.

Total Project Cost: \$820,000

Schedule: 2020-2021

Priority Level: 1



At 31 years old, HVFD's Tanker 2 has aged out of its function life. Newer models, like the one above, have greatly improved functionality and safety features.



Fire Hall Expansion, Phase 1

Project Description & Benefit: In 2014, in response to aging and crowded conditions, the City assessed Homer’s emergency services space needs. Initial plans to correct building and space inadequacies was to co-locate the Police and Fire stations within a new Public Safety facility. However, ultimately, the decision was made to build a stand-alone Police Station and defer expansion of the Fire Hall. For the interim, the City addressed much needed deferred maintenance at the Fire Hall, which included conversion to natural gas, improved air handling, fixing floor drainage issues in Bays 2 and 3, and general refurbishing of wall and floor finishes and kitchen cabinets. While the plan initially called for adding 2,000 square feet to meet minimum space needs, in the end, nothing was done to address inadequate facility space.

This project resumes the process to expand the Fire Hall, either through enlarging and extending at the current site or replacement. The current site, centrally located with access to Pioneer Avenue and Lake Street is an optimum location, but expansion is required to meet minimum space requirements for firefighting apparatus, provide an adequate number of offices and bunk rooms and sufficient storage, parking and drill training spaces.

Plans & Progress: This project can progress in phases. Phase 1 includes pre-development work: updating the needs assessment to reflect current departmental conditions/needs and a stand-alone Fire Station facility, determining site feasibility, the potential to include the old Police Station into the design and preliminary design drawings.

Total Project Cost: Design phase \$350,000

Schedule: 2020

Priority Level: 1



Two examples illustrating the department’s need for additional space: parking area in the equipment bay does not meet minimum space requirements for firefighting apparatus and insufficient storage capacity .

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Public Works Projects

- **New Public Works Facility 35**
- **Raw Water Transmission Main Replacement 36**
- **Water Storage/Distribution Improvements 37**

FY 2022 - DRAFT Document



New Public Works Facility

FY 2022 - DRAFT Document

Project Description & Benefit: The Public Works Department, located at the bottom of Heath Street, has outgrown its facilities. Additionally, the new Tsunami Inundation map shows the potential for a 30' high wave moving through the complex. The Public Works facility and associated heavy equipment is critical infrastructure for response and recovery activities before, during and after a disaster. To be best prepared to safeguard public health and safety, a new site and administrative/maintenance support infrastructure for Public Works should be developed. Building maintenance (located in HERC 2) may soon need a new location as well.

Based on an evaluation of current and future needs (see table), it is expected that a new site containing all Public Works maintenance facilities would require 4.6 acres. Ideally, this site would be located outside the tsunami inundation zone, within or close to the Central Business District, and compatible with adjacent land uses. The facility will be sized to provide for current and future administrative and customer support personnel; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage

The existing Public Works site could be converted into public summer use open space (adjacent to the animal shelter, Beluga Slough, and conservation land) and provide space for environmentally sensitive snow storage in the winter.

Plans & Progress: This project will most likely be completed in three phases consisting of concept design and property acquisition, full design and construction. The proposed timeframe is to prepare a concept design in 2020/2021; purchase property in 2025; design facility in 2026/2027; begin construction in 2029, with a new facility ready in 2030. Availability of funding would change these time periods.

Total Project Cost: \$12,027,750

2021-2022 (Concept Design):	\$ 100,000
2026 (Purchase Property):	\$1,150,000
2027-2028 (Facility Design):	\$ 828,500
2030-2031 (Construction):	\$9,949,250

Priority Level: 1



City of Homer existing Public Works facility.

Future Public Works Footprint/Cost Estimates

Use	SF	Constr. Cost
Building - Office	3,000	\$ 1,200,000
Building - Motor Pool	4,500	\$ 2,250,000
Building - Water/Sewer	3,000	\$ 1,275,000
Building - Building Maintenance	2,500	\$ 937,500
Building - Parks	1,500	\$ 562,500
Building - Heated Vehicle Storage	3,000	\$ 750,000
Total Building	17,500	\$ 6,975,000

Parking - Customer & Employee	30,000	\$ 450,000
Large Equipment Storage	20,000	\$ 400,000
Small Equipment Storage	10,000	\$ 250,000
Gravel Storage	7,500	\$ 10,000
Sand Barn	5,000	\$ 875,000
Material Storage	7,500	\$ 75,000
Access Corridors	5,000	\$ 150,000
Watering Point	1,000	\$ 100,000
Total Parking/Storage/Misc	86,000	\$ 2,310,000

Construction	\$ 9,285,000
Design	\$ 928,500
Inspection	\$ 371,400
Furnishings	\$ 200,000
1% for Art	\$ 92,850

Total Design/Construction	\$ 10,877,750
Land Purchase 4.6 acres	\$ 1,150,000
Total Project Cost Estimate	\$ 12,027,750



Raw Water Transmission Main Replacement

FY 2022 - DRAFT Document

Project Description & Benefit: This project replaces the two 45-year old cast iron raw water transmission mains that transfer raw water from Bridge Creek Reservoir to the treatment plant. These aging cast iron transmission mains are susceptible to earthquake damage. Multiple repairs have already been made to these mains. The last two repairs made were in response to earthquake damage. Major damage to the raw water transmission mains would make it impossible to serve the town with treated drinking water for domestic use and would reduce the City's ability to provide adequate water pressure for fire protection. Both mains will be replaced with High Density Polyethylene (HDPE) pipe, which is extremely durable and is less susceptible to damage by earthquakes or other natural disasters.

One of water mains, at 8 inches, is under-sized to meet the maximum capacity of the Water Treatment Plant. The other main, a 10-inch line, is at capacity now. The Water Treatment Plant produces 2 million gallons a day. However, the capacity of the treatment can be increased to 2.9 million gallons a day to meet increased demand in the future. The 10-inch transmission main would not be able to provide the plant with enough water to serve the City's needs at this higher rate.

Plans & Progress: The plan is to replace both lines with larger 12-inch HDPE pipe. HDPE pipe is more resilient to damage by earthquakes or other natural disasters; larger pipes provide system redundancy and will be able to transport an adequate amount of raw water to the treatment plant for plant maximum daily flow both now and for future expansion of the treatment facility.

The City applied for a FEMA FY19 Hazard Mitigation Grant. The proposal ranked fifth out of 51 eligible projects by the State and was submitted to FEMA for review and requests for information prior to funding authorization.

Total Project Cost: \$1,988,650

Schedule: 2021

Priority Level: 1



HDPE pipes do not rust, rot or corrode and are more resilient to earthquakes than the cast iron pipes currently in use.



Water Storage/Distribution Improvements, Phase 3

FY 2022 - DRAFT Document

Project Description & Benefit: This project replaces aging water storage/distribution system components and makes other system improvements to increase water storage capabilities and drinking water quality, improve water system distribution and water transmission effectiveness and safeguard public health. A dependable water system ensures public safety and contributes to Homer’s growth and economic vitality. First identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan, these critical infrastructure improvements have been designed and partially completed:

- **Phase 1:** was completed in 2016. 2,600 linear feet of 10” and 12” water distribution main was installed across Shellfish Avenue and a new pressure reducing vault (PRV) was constructed to provide water supply to a new tank site; 4,500 linear feet of 12” water main was extended on Kachemak Drive, both connecting isolated sections of town and eliminating dead end mains. The City removed an old redwood tank and purchased property on which the new tank will be constructed.
- **Phase 2:** consists of installing water transmission main in support of a future new water storage tank, rehabilitation of the existing A-Frame existing storage tank, and demolition of the A-Frame pressure reducing vault (PRV).
- **Phase 3:** consists of the construction of a new 0.75 million gallon water storage tank on the east side and a 0.25 million gallon tank on the west side to provide increased capacity for domestic use, fire flow and future micro hydro power generation, modifying/replacing three PRV station and the installation of micro-hydro turbines that can efficiently produce power back onto the grid, reducing the City’s electricity costs and creating green power.

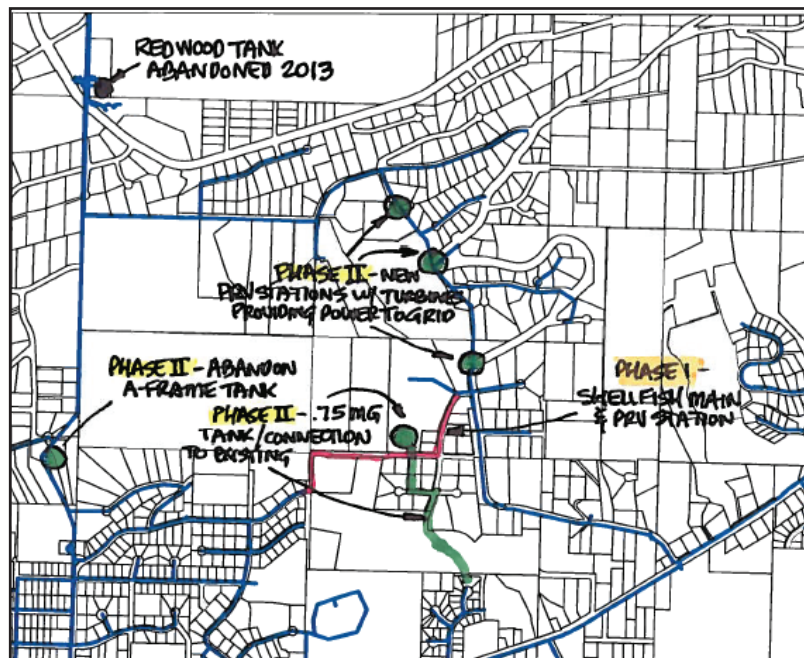
Plans & Progress: Project design was completed in 2014 utilizing \$485,000 in Special Appropriation project grant funds from the Environmental Protection Agency and \$399,214 (45%) in matching funds from the City . Phase 1 construction was completed in 2016 utilizing \$1,980,254 in FY16 State of Alaska Municipal Matching Grant program funds, \$848,680 City of Homer funds and benefitted property owner’s assessments. Phase 2 construction work will be completed in 2019 using ADEC grant monies and water reserve funds using State of Alaska Municipal Matching Grant program funds and City of Homer water reserve account funds.

Phase 3 construction can be completed after phase 2 is finished and funding has been identified.

Total Project Cost: \$10,438,214
 2014 (Design, Completed): \$884,214
 2016 Phase 1 Construction (Funded, Completed): \$1,980,000
 2018-2019 Phase 2 Construction: \$1,600,000
 2020 Phase 3 Construction: \$5,974,000

FY2016 State Capital Allocation: \$1,980,254
 (City of Homer 30% Match: \$848,680)

Priority Level: 1



Phase 1, Shellfish Subdivision Main and PRV Station (indicated by red line) was completed in 2016. Phase 2 (green line) will be completed in 2018 - 2019.



State Projects

The City of Homer supports the following state projects which, if completed, will bring significant benefits to Homer residents.

Transportation projects within City limits:

- **Baycrest Overlook Gateway Improvements, Phase 39**
- **Homer Intersection Improvements..... 40**
- **Kachemak Drive Rehabilitation/Pathway 41**
- **Main Street Reconstruction..... 42**
- **Sterling Highway Milepost 172:
Drainage Improvements 43**

Transportation projects outside City limits:

- **Sterling Highway Reconstruction,
Anchor Point to Baycrest Hill..... 44**

FY 2022 - DRAFT Document



Baycrest Overlook Gateway Improvements Phase 3

FY 2022 - DRAFT Document

Project Description & Benefit: When you drive to Homer on the Sterling Highway, it is hard to resist pulling over at the Baycrest Hill Overlook, even if you have been there before. The overlook (constructed in the 1990’s by visionaries at Alaska Department of Transportation and Public Facilities during a Sterling Highway reconstruction project) has become the primary entrance to Homer. The first experience of that Baycrest view is cited by many residents as the primary reason for deciding to settle in Homer.

Baycrest Overlook is one of three gateways into Homer and is part of Homer’s Gateway Project, which entails enhancing visitor and resident experiences at the entrances to Homer.

This project requests that the State Department of Transportation complete Phase 3 of the Baycrest Overlook Interpretive Plan -- paving the parking lot near the Welcome to Homer sign and upgrading the restroom facility -- as part of the Sterling Highway Reconstruction project Anchor Point to Baycrest Hill.

The City of Homer’s ADA Transition Plan identified immediate needs to bring the site into ADA compliance, making the site accommodating for all visitors. The Van Accessible parking space needs clear demarcation with new painted lines and a “Van Accessible” sign. Public restroom improvements include relocating the grab bars to meet all location requirements, specifically addressing objects below the grab bar, and marking the restroom for the visually impaired.

Plans & Progress: The Gateway Project began in 2009 when a collaborative effort (involving the City of Homer, Alaska State Parks, National Park Service, Kachemak Research Reserve and U.S. Fish and Wildlife Service) created a beautiful diorama in Homer’s airport terminal highlighting the wealth of public and private lands available to everyone who comes to Kachemak Bay.

In 2013, the City and State of Alaska DOT continued the focus on Homer’s gateway sites by collaboratively producing the Baycrest Overlook Interpretive Plan which outlines three phases for improving the overlook. Many of the goals of the first two phases have been achieved, including making the site more welcoming, orienting visitors to the natural landscape and community, helping encourage commerce and allowing travelers a comfortable place to linger, rest and enjoy the spectacular setting.

To address the immediate accessibility issues, the City of Homer Public Works Department will evaluate the options of scheduling repairs in house as time and budget allow, and preparing cost estimates and requesting funds for a contractor to correct many accessibility barriers cited in the ADA Transition plan at once.



Baycrest Overlook is often the first stop and introduction to Homer for many visitors.



Homer Intersection Improvements

FY 2022 - DRAFT Document

Project Description & Benefit: This project implements recommendations of the 2005 Homer Intersections Planning Study commissioned by the Alaska Department of Transportation and Public Facilities. The study analyzed the needs of twelve intersections according to traffic forecasts, intersection safety records, pedestrian concerns and intersection options. The benefit of the improvements will be to enhance traffic safety and quality of driving and pedestrian experiences, particularly as the community continues to grow.

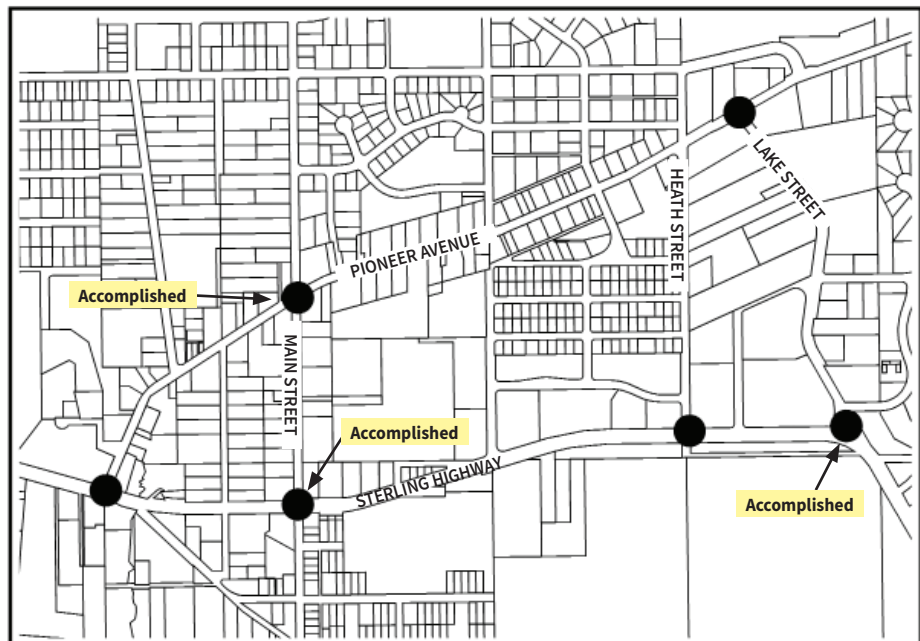
The study noted six Homer intersections needing traffic controls to 1) provide gaps for turning vehicles and 2) provide safer crossings for pedestrians on Homer’s main thoroughfares where traffic volumes are increasing and worsening in the summer months. Three intersections have been improved; the three remaining include:

- Sterling Highway and Pioneer Avenue;
- Sterling Highway and Heath Street;
- Pioneer Avenue and Lake Street/East End Road.

The intersection study also analyzed areas with poor or non-existent lane and crosswalk pavement markings, missing or inadequate crosswalk signage and heavy traffic volumes. While the City and DOT&PF have improved pedestrian mobility and safety through some crosswalk projects, accessible standards have not been met by the State when they make intersection improvements. City Council passed two resolutions formally requesting DOT&PF include additional enhanced pedestrian safety measures in two area road improvement projects: Pioneer Avenue and Lake Street. Resolution 18-034 asked DOT&PF to install a pedestrian crosswalk across Lake Street at Grubstake when DOT&PF installs sidewalks and repaves Lake Street. Resolution 19-029 requests DOT&PF include crosswalks with lighting features across Pioneer Avenue at intersections in the Pioneer Avenue Pavement Preservation Project.

The City also expects the State of Alaska to adhere to 2010 ADA standards when constructing, altering or repaving streets and intersections, including mandated curb ramps or other sloped areas at intersection having curbs or other barriers to entry from a street level pedestrian walkway. Further, while not mandated, the City’s ADA Committee endorses upgrading Homer’s four traffic signals to audible pedestrian signals and evaluating potential additional traffic control/pedestrian crosswalk installation in areas where there are major pedestrian traffic generators or where multi-use trails crosses the roadway.

Plans & Progress: State of Alaska DOT/PF installed a four-way stop with flashing overhead beacon at the Pioneer Avenue and Main Street intersection in 2016. They installed a traffic signal at the Main Street and Sterling Highway intersection in 2019.



Alaska DOT/PF’s traffic study recommended traffic control signals at four central Homer intersections shown above.



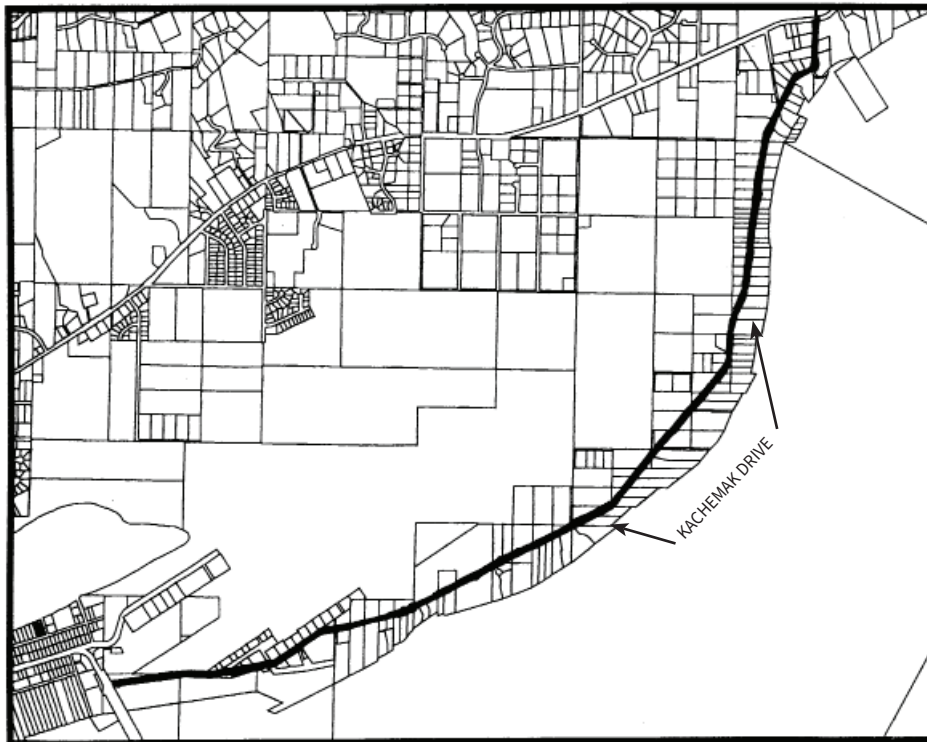
Kachemak Drive Rehabilitation/Pathway

FY 2022 - DRAFT Document

Project Description & Benefit: Kachemak Drive connects Homer Harbor with Homer’s industrial boat yards, serves drivers as a connector from the Homer Spit to East End Road, has a residential community, and serves as an alternate route to the airport. Truck, boat trailer, residential and commuter traffic are often heavy, with an approximate daily traffic of 1,500 vehicles. The road needs rehabilitation including raising the embankment, resurfacing, widening the road, and drainage improvements.

Bicyclists, pedestrians and occasional moms with strollers use Kachemak Drive to connect to the Spit, Ocean Drive, and East End Road bike paths. Kachemak Drive has narrow to non-existent shoulders, forcing cyclists to the left of the fog line. Motorists typically slow down behind bicyclists, wait until there is no oncoming traffic, then pass by crossing the center line. This procedure is dangerous to motorists and cyclists, especially on the hill leading up from the base of the Spit to the airport, where visibility is low. Bicycle traffic has increased in the past couple of years due to the advent of wide-tire winter bicycles and Homer’s increasing popularity as a bicycle friendly town. Construction of a separated pathway along East End Road will increase recreational and commuter bicycle and pedestrian traffic on Kachemak Drive and will improve driver, bicycle, and pedestrian safety. Because of the significant right-of-way acquisition involved, this project will likely take several years to complete.

Plans & Progress: The Kachemak Drive Path Committee has worked with the City of Homer Advisory Parks and Recreation Commission and Transportation Advisory Committee to explore potential alternatives. The City performed preliminary engineering in 2012 on a portion of the trail and found significant grade and easement challenges to the project.



Project location for Kachemak Drive pathway.



Main Street Reconstruction

Project Description & Benefit: This project will provide curb and gutter, sidewalks, storm drainage, and paving for Main Street from Pioneer Avenue to Bunnell Street.

Homer’s Main Street is a primary north-south corridor running from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop’s Beach). In the process, it connects Homer’s primary downtown street, Pioneer Avenue, with the Sterling Highway and provides the most direct access to the Old Town district. It also provides the western border to Homer’s undeveloped Town Center district.

Despite its proximity to the hospital, businesses and residential neighborhoods, Main Street has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will enhance the quality of life for residents and visitors alike and provide economic benefits to local businesses and the community as a whole.

Plans & Progress: Main Street is a City street from Pioneer Avenue northward, and a State street from Pioneer Avenue south. The Homer Non-Motorized Transportation and Trail Plan, adopted by the City Council in 2004, calls for construction of sidewalks on both sides of Main Street to provide a safe means for pedestrians to travel between Old Town and Pioneer Avenue, and stresses that this should be regarded as a “near term improvement” to be accomplished in the next two years. The Homer City Council passed Resolution 06-70 in June 2006 requesting that Alaska Department of Transportation and Public Facilities (DOT/PF) “rebuild and upgrade Main Street from Pioneer Avenue to Bunnell Avenue as soon as possible in exchange for the City assuming ultimate ownership, maintenance, and operations responsibility.”

State of Alaska DOT/PF has obtained \$2.8 million to make safety improvements to Main Street Intersections. In 2016, they installed a four-way stop and flashing overhead beacon at the Pioneer and Main Street intersection. They will be moving ahead with the preferred alternative of installing a traffic signal at the Sterling Highway and Main Street intersection (2019). However, much work remains to be done to improve and reconstruct of the entire section of Main Street from Pioneer Avenue to Bunnell Street.



A mother pushes a stroller along Main Street between the Sterling Highway and Bunnell Street, while another pedestrian walks on the other side of the road.



Sterling Highway Milepost 172 Drainage Improvements

FY 2022 - DRAFT Document

Project Description & Benefit: The Baycrest Subdivision neighborhood (downslope from a beehive collector installed at milepost 172 on the Sterling Highway by the Alaska Department of Transportation (ADOT)) is built on sloping terrain of unconsolidated soils containing blue clay with a high water table and incidental springs. Properties in this subdivision experience unusually high levels of flooding, runoff and erosion.

Some Judy Rebecca Court properties in this neighborhood in particular have suffered damage due to water saturation including cracked windows and shifting foundations. The property damage is related to the amount of water in the soil and every effort needs to be extended to control the amount of water introduced into the soil, including water runoff from the Sterling Highway. These homes are located 750 linear feet distant and 125 feet vertical downslope from the beehive collector outfall. While certainly not all the problematic water is coming from the outfall, attention to drainage in the area is important to reduce the potential for slope failure and possible loss of property and life.

Water flow volume measurements from the beehive collector over time indicate that the outfall is directing a concentrated discharge of water onto the Baycrest neighborhood slope, adding to an already precarious water saturated soil condition. The City of Homer requests that ADOT divert the beehive collector outfall off the slope and into a natural drainage similar to the one that exists below the next Sterling Highway concrete encased cross-drain some 80 paces east of the Mt. Augustine Drive intersection with the Sterling Highway.

Keeping water off this slope where possible helps mitigate the potential for catastrophic slope failure; discharging the beehive collector outfall into a naturally occurring drainage mitigates the potential for impacting other area properties with the additional runoff.

Plans & Progress: At the request of affected home owners and Homer City Council members, a local retired geologist studied and provided mitigation recommendations to the City of Homer and ADOT. Additionally, Newton Bingham, a PE with ADOT evaluated the situation in November of 2017. In recognition of the potential hazard to property and life, Homer City Council passed Resolution 17-082 in September 2017 directing the Homer Advisory Planning Commission to consider a Natural Hazards Overlay District or other appropriate zoning regulation on and around Baycrest Subdivision. In line with an Alaska Administrative Order 175 under Order item 1 which states, "To the maximum extent possible consistent with existing law, all state agencies with construction ...shall encourage a broad and united effort to lessen the risk of flood and erosion losses in connection with State lands and installations and state-financed or supported improvements..."; City Council passed Resolution 18-008 in January 2018 requesting ADOT fix Sterling Highway drainage effecting the Baycrest Subdivision.

In February 2018, a group from Homer met with ADOT Deputy Commissioner Amanda Holland and telephonically with Central Region Director Dave Kemp about Homer's request.

A February 2019 letter from ADOT refutes that the highway and culvert are altering the drainage pattern as the highway and culvert predates development of the Baycrest Subdivision by twenty years. The letter also states that no engineering analysis would suggest that moving the culvert to a new location would improve conditions in the subdivision. On the contrary, it would (rightly) result in claims that ADOT is altering drainage patterns and then would be held responsible for any and all erosion in the area downhill.



Aerial photo of the area downslope of the outfall from a Sterling Highway beehive collector.



Sterling Highway Reconstruction Anchor Point to Baycrest Hill

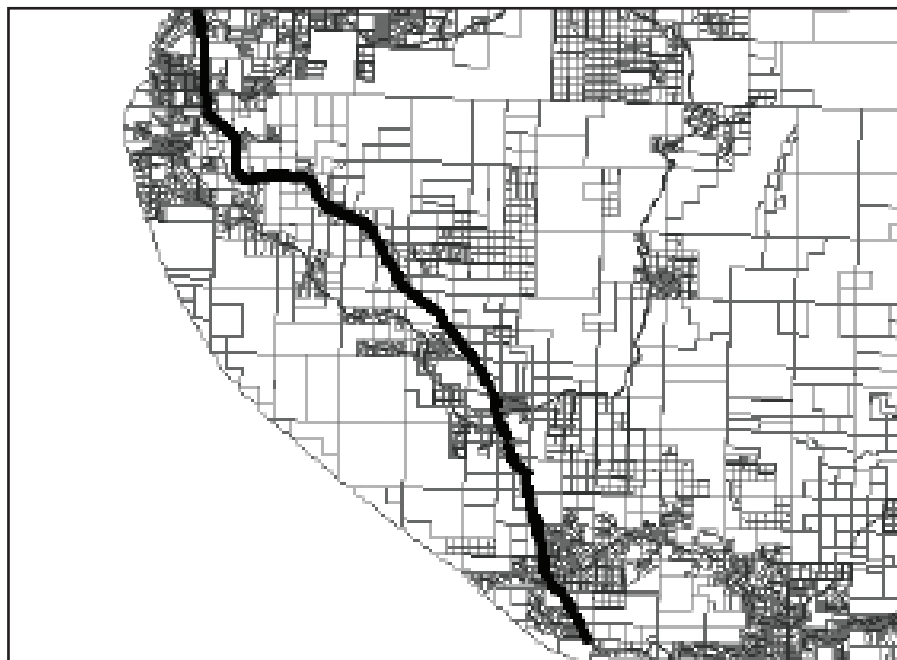
FY 2022 - DRAFT Document

Project Description & Benefit: This project will reconstruct 12 miles of the Sterling Highway between Anchor Point (MP 157) and the top of Baycrest Hill in Homer (MP 169) to address severe safety issues resulting from curves, hills and blind spots on the existing road. The project has been identified as a high priority of the Kenai Peninsula Borough.

Many major side road intersections, gravel hauling operations, and school bus stops contribute to dangerous conditions on the 12-mile section of highway, which has been the scene of several serious accidents, many with fatalities, over the past several years. Continued population growth has led to more subdivisions with intersecting roads and more traffic on the highway, exacerbating the problem. School buses must stop in some locations with blind corners and hills.

According to the 2018-2021 Statewide Transportation Improvement Plan, the project will provide passing lanes, widening and realignment to address safety and passing opportunities, and pavement resurfacing between Anchor Point and the top of Homer Hill. The South Fork Anchor River Bridge (deemed structurally deficient by DOT&PF) will be replaced and a new bridge is proposed to replace culverts that currently carry the North Fork Anchor River under the Sterling Highway.

Plans & Progress: \$2.5 million dollars was included in the FY2013 capital budget for design and right of way phases of this project. Preliminary engineering and environmental assessment services began in the summer of 2014. DOT&PF is still working on project plans. As a full rehabilitation project, it has a high level of environmental work. \$1.7 million dollars was in the FY19 budget for Right of Way funding. DOT does not expect to go into construction on it for several years. \$80.8 is currently budgeted after 2021.



Location of DOT&PF's Sterling Highway Reconstruction Project.



Projects Submitted by Other Organizations

The City of Homer supports the following projects for which local non-profit organizations are seeking funding and recognizes them as being of significant value to the Homer community:

- **Beluga Slough Trail Extension 46**
- **Homer Hockey Association:
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Beluga Slough Trail Extension

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Project Description and Benefit: The goal of this project is to extend the existing Beluga Slough Trail around the northern perimeter of Beluga Slough to expand recreational and educational opportunities for the Homer community and its visitors. Beluga Slough is a unique environment which has been the focus of environmental education activities for decades. Naturalists from federal, state and non-governmental agencies bring local families and visitors to the existing trail to share the rich natural history of the slough's vegetation, wildlife and invertebrates. The 0.5 mile extension provides greater viewing opportunities for shorebirds, salt marsh habitats and intertidal flats. The extension would create a quiet, non-motorized trail away from the Sterling Highway with connections to Bishop's Beach, Homer's Old Town District and Ben Walters Park.

Plans and Progress: This trail concept is included in the 2004 Homer Non-Motorized Transportation and Trail Plan. A community-based project team has formed to honor Carmen Field, who taught so many about Beluga Slough through her work at the Kachemak Bay National Estuarine Research Reserve and Alaska Department of Fish and Game. This trail extension would allow Carmen's memory and her love for bringing people out into the natural world to live on.

The proposed trail (see map below) would be on City of Homer property. Owners of the new Aspen Suites Hotel, which opened in May 2019, anticipate re-platting their private parcel and donating the lower portion to the city (indicated by yellow star). Planning for the project and discussions with the private landowner is under way. Construction of Phase 1 is anticipated to start in fall of 2019.

Project proponents have discussed potential project sponsorship and/or trail coalition membership with The Homer Foundation and other area organizations. Discussions with City of Homer Park, Arts, Recreation & Culture Advisory Commission and City staff, yielded the following issues that will need to be addressed and budgeted for as the project moves forward:

- security vulnerability of the Public Works complex and sewer treatment facility;
- places recreational feature in floodplain, which is inconsistent with AK Department of Transportation & Public Facilities emergency response plan in the event of potential Beluga Slough Dam failure;
- mitigation of illegal use of lands newly accessed by the trail and the added security measures (landscaping/patrol time) it requires to insure public safety; and
- environmental permitting /land use authorizations.

Total Project Cost: The project will be accomplished in three phases with significant community-based labor and supplies anticipated.

Phase 1: negotiation with private land owner for donation or easement, project design work, and construction of 375 feet of the western-most part of the trail (backcountry – recreational trail design): \$25,000 - 75,000

Phase 2: construction of 1,200 feet of the eastern part of the trail (backcountry - recreational trail design): \$150,000 - 250,000

Phase 3: construction of 1,000 feet of the middle and wettest section requiring a semi-improved trail design: \$300,000 - 450,000



Proposed extension of the Beluga Slough Trail indicated by white dashed line.



Homer Hockey Association Kevin Bell Ice Arena Acquisition

FY 2022 - DRAFT Document

Project Description & Benefit: The Kevin Bell Arena was constructed in 2005, with initial funding from grants associated with the 2006 Arctic Winter Games combined with a loan from English Bay Corporation /Homer Spit Properties. Homer Hockey Association (HHA) has successfully operated the Arena since its opening. HHA has met operating and capital acquisition costs within a yearly budget of \$300,000 to \$350,000. HHA is seeking financial support to retire the remaining debt of \$2,087,000 million dollars from purchasing the Arena.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. HHA has been accomplishing this mission for more than a decade as one of the few non-profit, volunteer run ice rinks in the United States. Volunteers contribute an estimated 14,000 hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, hockey at all age and skill levels, broomball, curling and numerous community and school open skate events. The public and open skate events bring up to 1000 additional users during the busiest months. These efforts earned HHA the 2012 Alaska Recreation and Parks Association Outstanding Organization award and more recent recognition from the USA Hockey Association.

The Kevin Bell Arena hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. In 2015-2016 these games brought over 1,160 out of town players to Homer, accompanied by family and fans that contributed an estimated \$646,187 to the local economy through lodging, transportation, dining and merchandise purchases. KBA has hosted several consecutive youth State Hockey Championship Tournaments which are widely attended by families from all over the State.

Plans and Progress: HHA has an active and committed Board of Directors and membership. The volunteer hours are leveraged by several successful fundraisers, sponsor and advertising campaigns, grant awards and donations each year. This covers approximately one third of the annual operating and capital expenses. The remaining expenses are covered by user fees.

The purchase of the building would provide HHA the opportunity to open more programs and expand existing programs to include more of the community. The high user fees are a barrier for many families but necessary just to meet annual expenses. The building purchase would allow HHA to adequately fund and plan for the replacement of the major mechanical components of the ice arena. It would also allow for major building maintenance projects to be funded. It could allow for heating and additional seating to accommodate the spectators. Major projects that could increase revenue such as permanent year-round flooring could become feasible. The building purchase would allow this important community resource to grow and prosper into the future.

Total Project Cost: \$2, 087,000



Christmas Eve public skate at Kevin Bell Arena is well attended.



Homer Senior Citizens Inc. Alzheimer's Unit

FY 2022 - DRAFT Document

Project Description & Benefit: Seniors are the fastest growing population for the State of Alaska. Homer is projected as the second city in the State which will see the most significant growth in this demographic. Homer Senior Citizens (HSC) operates a 40 bed assisted living facility. We have sent four seniors from our community due to Alzheimer’s disease in the past four years. Losing one senior a year is unacceptable as it tears away the fabric of our community. All of the seniors have families remaining in the Homer community.

In order to maintain the health of our senior population, a full continuum of care is required. Maintaining physical, mental and social capacity supports the dignity of our most vulnerable adults. An Alzheimer’s Unit has been a strategic priority for the HSC’s Board of Directors to keep our seniors home in the community.

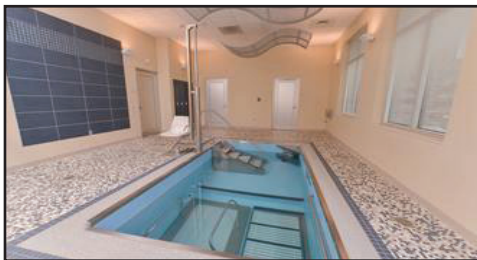
The Alzheimer’s Unit will include fifteen beds and 24/7 nursing care. Additionally, it will include a memory care unit to help maintain residents’ existing cognitive capacity. Specific features of the facility (therapy pool and activities room) will be open to all seniors 55 years of age and older. The activities room will be Phase 2 of the project and will incorporate low-impact exercise equipment to maintain seniors’ physical capacity. This also opens up the possibility to contract with South Peninsula Hospital for use of the therapy pool for other age groups, benefiting the entire population of Homer.

Operating funds will be secured from “fees for service;” room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once Phase 2 has been completed) and fees for contracted use of therapy equipment and the pool. Projected five year profit will be approximately \$1,508,600. This does not include contractual arrangements with third party vendors.

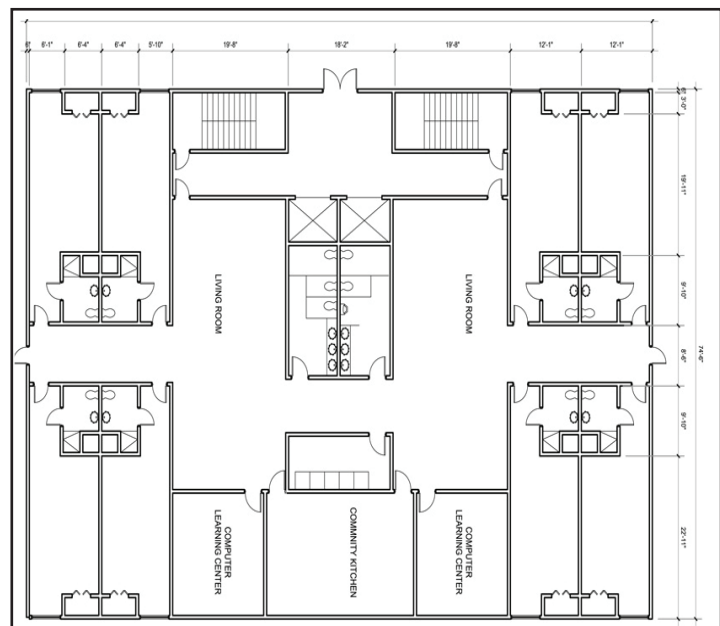
Plans & Progress: Currently HSC staff is completing the State of Alaska Certificate of Need. Design work continues; HSC has met with HydroWorx to incorporate the Therapy Pool with the Alzheimer’s Unit.

HSC is in the initial stages of fundraising for the Alzheimer’s Unit. Three foundations that fund this type of project have been identified. HSC sponsors annual fundraising events to secure the match for foundation grants.

Total Project Cost: \$3,000,000



Example of a HydroWorx Therapy Pool Room .





Kachemak Heritage Land Trust Poopdeck Platt Trail

FY 2022 - DRAFT Document

Project Description & Benefit: Kachemak Heritage Land Trust (KHLT) owns the 3.47-acre Poopdeck Platt property at the end of Klondike in Homer. Over the years, KHLT has worked with the National Park Service Rivers, Trails, Conservation Assistance Program, architects, Alaska State Parks, the City, the Independent Living Center (ILC) and community members on a conceptual site plan for a community park and Americans with Disabilities Act (ADA) accessible trail on this property.

Most of the trail will be on KHLT land (KPB Parcel #17719234). Part of the trail will be situated on adjacent City of Homer land (KPB Parcel #17719231) though to minimize the crossing of delineated wetlands in the southern portion of the Poopdeck Platt property. An added advantage is to provide potential ADA connectivity between Pioneer Avenue and Bishop's Beach. This project will benefit the Homer community by providing a universally accessible trail in the town center area, open to use by all people.

Plans & Progress: KHLT, working with a design consultant, completed the trail design and cost estimate in August 2018. Homer City Council adopted Resolution 18-29 supporting the project and authorized funds from the Homer Accelerated Roads and Trails Program for trail design. Design has been completed with \$1200 funds donated by community businesses and individuals and \$4000 from the City of Homer.

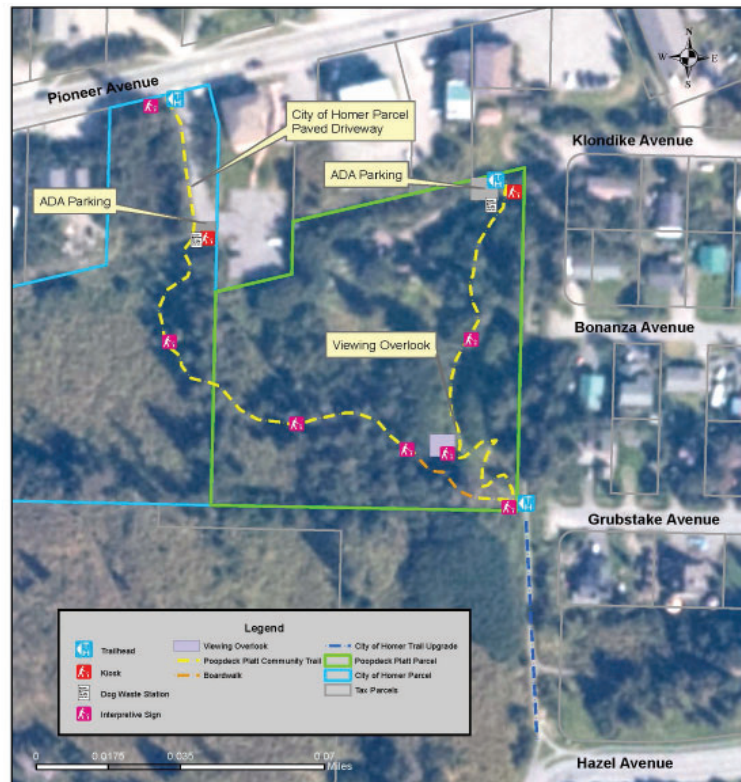
KHLT applied for and was awarded a \$45,921 Recreations Trails Program grant from the State of Alaska for trail construction. The City of Homer is providing a 10% match in the amount of \$5,103, bringing total trail construction costs to \$51,023. Trail construction is scheduled to begin July 12, 2019 with an expected completion by September 2019. The City of Homer will be resurfacing the Poopdeck Trail from Grubstake Avenue to Hazel Avenue.

KHLT is seeking additional funding for trailhead kiosks, ADA compliant interpretative signs, ADA accessible benches (not on map), dog waste receptacles, dog leash lending program, and ADA compliant parking spaces as depicted on the trail plan map.

- Total Project Cost:** \$88,546
- Trail Design: \$5,200
 - Trail Construction: \$51,023
 - Upgrade City of Homer Trail: \$5,253
 - Trail Signs Design: \$9,500
 - ADA Parking: \$19,400
 - Dog Waste Disposal & Leash Lending: \$1,870
 - ADA Benches: \$1,500



Community members and representatives of KHLT, the Homer Independent Living Center and City of Homer worked with Ptarmigan PTrails consultant to design the Poopdeck Platt trail.





KACHEMAK HERITAGE LAND TRUST

315 Klondike Ave., Homer, AK 99603
(907) 234-5263 www.KachemakLandTrust.org

**Poopdeck Platt
Community Trail
Site Plan**

KACD 19825 State Plan - Alaska 4 F815 102047.kwd
Thumbnail Metadata: 1/18/2019 10:56:00 AM
Created: 04/19/2019 11:46:00 AM
On this project a graphic representation of land available sources
KHLT assumes no responsibility for any errors on this map.



Kachemak Shellfish Mariculture Association Kachemak Shellfish Hatchery

FY 2022 - DRAFT Document

Project Description and Benefit: Since 1994 Kachemak Mariculture Association (KSMA), a 501c5 organization, has steadfastly upheld its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its close partnership with the Kachemak Shellfish Growers’ Coop (KSGC), eleven aquatic farms are providing jobs for processing, marketing, and shipping half-shell oysters. For the last seven years the processing facility on the Spit is also culturing, marketing, and shipping oyster seed to the eleven member farms and to farms outside of Kachemak Bay.

Seven years ago KSGC farms were severely impacted by an oyster seed shortage affecting the entire Pacific Coast. The farmers wrestled with the financial realities of unpredictable seed shortages. KSMA farmers had to be in charge of their own seed production. It was decided to build a small experimental seed hatchery / setting facility at the KSMA building to address the seed needs of the growers. This experimental hatchery has consistently set millions of spat seed every year thanks due to the nutrient rich waters, dedication of two KSMA employees, and the growers volunteerism. The local nursery has been undermanned and underfunded, but the resulting seed has proven to out perform all other seed—it grows faster and mortality rates are significantly better than all previous seed grown outside of Alaska. However, this past year, severe tides and storms have hastened the degeneration of a critical piece of nursery equipment.

The piece of equipment is called a FLUPSY — a Floating UPwelling System. Microscopic spat cannot go directly from the hatchery to the farm sites. The spat must spend six months to a year in appropriately graded bins, at great labor expense of cleaning and grading, in salt water that is constantly being moved by an electrically-driven paddle wheel. At 18 years old, the FLUPSY lacks AK DEC compliant floatation, and is showing the wear-and-tear of the harsh maritime climate coupled with winter storm damage. The present FLUPSY is also unsecured making it a vandalism target. The project includes new safety equipment and covered, lockable dry storage for tools and laborer’s needs.

The economic benefits of this oyster industry in Homer are great. Oysters have become a sparkling year-round addition to Homer’s seafood options for locals and tourists alike. Every cooler of oysters delivered to the dock represents approximately \$150 to the grower. By the time the end user receives those oysters, the economic ripple effect becomes approximately \$725. Excess seed is sold to other growers in and out of state helping to fulfill an economic development priority in Alaska’s Comprehensive Economic Development Strategy.

Our local hatchery and a new, safe state-of-the-art FLUPSY can also provide a viable educational lab for high school and university students, who currently have to travel to Seward for mariculture studies. Mariculture courses could easily be developed around aquatic farming opportunities including the raising of sea vegetables and kelp.

Plans and Progress: The new FLUPSY is being developed in two phases. The design phase is complete. With the help of the Kenai Peninsula Economic Development District, KSMA is pursuing grant funds to assist with the construction phase. Should funds be secured, KSMA will be seeking grant matching funds.

Total Project Cost: \$247,500



Left: Oyster spat ready to sell to growers. Right: FLUPSY bins taken out of the water. Spat in the right bin has been cleaned, sorted, graded and counted.



Kachemak Ski Club Homer Rope Tow Access & Equipment Upgrades

FY 2022 - DRAFT Document

Project Description & Benefit: The Kachemak Ski Club was founded more than sixty years ago to operate a rope tow on Ohlson Mountain near Homer. Our founders wanted to get Homer kids out of the house on the weekends and it is no different today. Over the years, this historic public recreational treasure has hosted thousands downhill sports enthusiasts as well as family and social gatherings.

This project improves access to the base of the ski hill from Ohlson Mountain Road, making the lodge and slopes more welcoming for youngsters and newcomers. It relocates and refurbishes the hill’s aging bullwheel at the top of the slopes and includes grade work to the upper slope’s towpath to lower the rope’s haul angle. It also includes purchase of equipment used to prep the slopes as well as terrain park devices to challenge the skills of today’s skiers and snow boarders.

Plans and Progress: The Homer Rope Tow recreation area is separated from Ohlson Mountain Road by private land, but has legal access via a section line easement. A circuitous quarter mile long trail connects the road to the hill, avoiding several structures that encroach into the easement. To make access safer and quicker, Kachemak Ski Club plans to purchase easement that would halve the walk-in distance from the road and construct a new Ohlson Mountain Road turnout with a widened parking area. These upgrades will make access shorter and more manageable for parents juggling both gear and young children and minimize the need for double parking on Ohlson Mountain Road during crowded weekends.

In addition to the above-described relocation of the electric motor bullwheel house and grade work to the upper slope, Kachemak Ski Club plans to acquire grooming equipment such as a tracked 4 wheeler vehicle capable of towing the Club’s existing slope grass mowing device and snow groomer, and some limited freestyle terrain park features (such as a rails, boxes or table tops).

Total Project Cost: \$91,000
Equipment: \$44,500
Access Trail & Right of Way: \$46,500



Youth enjoying Homer’s own downhill ski area.



Pratt Museum New Facility and Site Redesign

FY 2022 - DRAFT Document

Project Description & Benefit: The national award-winning Pratt Museum strengthens relationships between people and place through stories of the Kachemak Bay region. For over 50 years, the Pratt's exhibits, education programs, and collections have fostered self-reflection and dialogue among the Museum's community and visitors. Today, the Pratt serves up to 30,000 visitors annually, with more than 5,000 young and adult learners participating in its programs. The Pratt Museum is consistently viewed as one of Alaska's most important cultural institutions and a leader among small community museums across the country.

The Pratt Museum opened its doors to the public in May 1968. The Museum's collection has grown with the community through that period and our current facility does not meet the needs of the Museum's growing collection, which are held in public trust and require specific conditions and storage practices for preservation and display. In addition, the building's current design limits community engagement activities. To better serve our community and visitors long into the future, the Pratt Museum plans to renovate the current museum building so that all gallery and meeting areas are ADA-accessible, the roof protects the collection, and collection items are stored and cared for according to best practices for cultural and natural history artifacts.

The front area of the museum will be renovated to improve the visitor experience, and community engagement areas will be modified to better accommodate community conversations, presentations, and school group activities. The Museum may also renovate the aquarium curatorial area and the kitchen to ensure that these areas meet standards for animal care and food prep. The outcome of this immediate renovation will maintain the building as a well-functioning Museum through the next 10 years, allowing the Museum to expand its outreach programs with a growing membership and student base, even as the organization continues to work towards a new museum facility in the future.

Plans & Progress: Since 2008, the Pratt Museum has been working on a capital project for a new museum building. By 2015, \$3.4 million had been secured for building design and early site work. In 2016, the trail expansion and architectural designs for the new building were completed at the cost of \$2.2 million. It is anticipated that a new museum building, designed to incorporate museum-quality climate controls, accessibility for all community members, and new programming areas, will require another decade to complete.

At this time, the Museum will focus on renovating the current building to move our mission and community engagement goals forward through that decade. This renovation will also serve the larger project by preparing the current building as an auxiliary storage and outreach building and/or as an improved building for lease once the new museum is built. The remaining \$1.2 million in the capital budget will be used for renovations that provide physical accessibility throughout the building (where currently visitors must exit the building and re-enter at a different floor level, vastly improved storage and workspace for the Museum's artifacts, and provide enhanced education opportunities. Phase 1 designs for these renovations will be completed by July 2018 and Phase 2 construction will occur September 2018 – May 2019. We are hoping to raise an additional \$800,000 to upgrade mechanical systems, install new exhibit kiosks, and expand new outreach space on the south side of the building.

Total Project Cost: \$2,000,000 (Renovation of Current Building)

Design of New Building: \$2,200,000 (completed)

Construction of New Building: \$7,500,000

Funding Raised to date: \$3,400,000



Architectural rendering of the new Pratt Museum facility.



South Peninsula Behavioral Health Services: The Annex Upgrade

FY 2022 - DRAFT Document

Project Description & Benefit: South Peninsula Behavioral Health Services provides services at multiple sites throughout Homer. Our customers include children, adults and families that may be struggling with mental illness, development disabilities, substance use disease, or combinations of all three. One of our older facilities, 948 Hillfair Court, also known as The Annex, houses several of our important programs serving over 140 individual customers annually. Programs include:

- *Journeys*, day treatment and adult rehab.
- *Souply*, our vocational training soup delivery program.
- *Individual Placement and Support (IPS)*, our vocational training program that partners with local business to provide vocational experience for those struggling with a variety of issues;
- As well as treatment and case management support for our customers in need.

The building is old and annual repairs to plumbing, painting, the Souply kitchen, and the treatment rooms often exceeds our maintenance budget for our entire agency. We are in the initial planning stages of rebuilding and redeveloping this property to better accommodate the needs of our clients, our staff and the community.

The updated building will include a revitalized commercial kitchen; treatment rooms that are private and secured; group and community rooms that are designed to meet the needs of our population; updated electric, plumbing and network services; and expanded services to meet the health needs of the community.

Plans and Progress: SPBHS has completed phase one of the project with a \$50,000 dollar grant. Improving the foundation and addressing structural issues. This also included clearing space next to the building and addressing drainage issues created by neighboring properties. SPBHS has also received a grant to assist in upgrading the Souply kitchen equipment.

The SPBHS Board of directors Facilities Committee and the Client Council have been reviewing possible next steps for updating/ expanding the building. This has included developing plans to remodel the current footprint while expanding internal square footage to better meet the needs of the program. It has also included proposals to build an additional building immediately adjacent to meet the needs of the clients and the community.

Upon finalizing the next steps the agency will begin moving forward with a two-year project to remodel The Annex. This will include fundraising from foundations and other charitable organizations, determining the full scope of services to implement in the new building, and developing a two-year work plan. SPBHS has included in its budget for the coming year an effort to end the year with a \$250,000 surplus earmarked for the project.

Total Project Cost: \$500,000-\$750,000.



Annual maintenance to the Annex, an older, former residential building that houses several SPBHS programs, often exceeds SPBHS' entire agency maintenance budget.



The Annex's group treatment space needs remodeling to make the space more private and separate from a public entrance, public bathroom and stairway to offices..



South Peninsula Hospital Hillside Stability Survey

FY 2022 - DRAFT Document

Project Description & Benefit: South Peninsula Hospital sits on a very steep hillside, with all parking lots and outbuildings being terraced down from the main hospital building. Both the lot the hospital sits on and the lot behind it continue with a very steep elevation incline. A 12 foot wide cut into the hillside behind the hospital is the only buffer before the terrain continues with the steep incline for as far as 300 yards. The remaining hillside has thick vegetation and is not utilized or developed in any way at this time.

The facility has had numerous additions and structural work completed in the last ten years which may have impacted and affected the stability of the hillside. The hillside runs continuously from the entrance parking lot, along the entire length of the building and beyond. No part of the main hospital building is out of the risk zone for damages from hillside erosion and sloughing.

A site evaluation is necessary to establish the current condition of the hillside, and make any recommendations to secure it from further erosion and sloughing. Such evaluation would include a survey, soils testing, geologic hazard assessment and mitigation report, landslide evaluation, earthquake assessment, and recommendations for options to minimize risk to the facility. The recommended options would include cost estimates.

Plans and Progress: The estimated cost of such a study, evaluation, and report is \$110,000. This could include work by the Army Corps of Engineers, and/or a private engineering firm.

Total Project Cost: \$110,000



A hillside stability study on the slope behind the South Peninsula Hospital will yield recommendations on ways to minimize risk to the facility.



Capital Improvement Long-Range Projects

The following projects have been identified as long-range capital needs but have not been included in the Capital Improvement Plan because it is not anticipated that they will be undertaken within the six-year period covered by the CIP. As existing CIP projects are funded or as other circumstances change, projects in the long-range list may be moved to the six-year CIP.

Local Roads

Fairview Avenue – Main Street to East End Road: This project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to the Homer High School, and finally to East End Road, and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the high school. It would also allow for development of areas not currently serviced by municipal water and sewer.

This improvement is recommended by the 2005 Homer Area Transportation Plan. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

Cost: \$1.75 million **Priority Level** 3

Fairview Avenue – Main Street to West Hill Road: This project provides for the design and construction of Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. In conjunction with the Fairview to East End Road project, this project will benefit the entire community by providing an alternative to Pioneer Avenue for collector street access east/west across town, thereby reducing congestion on Pioneer Avenue and developing alternative access for emergency vehicle response. The need for the road extension has increased markedly with the development of three major residential subdivisions in the area.

This improvement is recommended in the 2005 Homer Area Transportation Plan.

Cost: \$3 million **Priority Level** 3

Parks And Recreation

Beach Access from Main: This project will provide residents and visitors with coastal viewing stations and access to the beach at the southern end of Main Street, utilizing City-owned land. The project will enhance connectivity in Homer's developing trails and park system, providing additional access so that beach-goers can walk onto the beach at one point and off at another, on a loop through Old Town, Town Center, etc. For those not physically able to walk all the way to the beach, platforms near the roads will provide nice views and benches on which to relax. Interpretive signage could provide information on Homer history, beach formation, and other topics.

The Main Street beach access point is envisioned to have a small parking area, a viewing platform with a bench, and stairs with landings.

Cost: \$250,000 **Priority Level** 3

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Capital Improvement Long-Range Projects

FY 2022 - DRAFT Document

East Trunk/Beluga Lake Trail System: This project will create two connecting trails:

- The Beluga Lake Trail will partially encircle Beluga Lake with a raised platform trail that includes a wildlife observation site. The trail will connect neighborhoods and business districts on the north and south sides of the lake.
- The East Trunk Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake (connecting with the Beluga Lake Trail), and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around Beluga Lake. In addition, it will provide an important non-motorized transportation route.

The Beluga Lake Trail, a trail connection to Paul Banks Elementary School and East End Road are included in the 2004 City of Homer Non-Motorized Transportation and Trail Plan.

Cost: Beluga Lake Trail—\$1.5 M East Trunk Trail—\$2 M Priority Level 3

Horizon Loop Trail, Phase 1: The Homer Horizon Loop Trail is proposed as a four to five mile route that would run clockwise from Karen Hornaday Park up around the top of Woodard Creek Canyon, traverse the bluff eastward, and then drop down to Homer High School. The parking lots of Karen Hornaday Park and Homer High School would provide trailhead parking. Those wishing to complete the loop will easily be able to walk from the high school to Karen Hornaday Park or vice versa via Fairview Avenue. A later stage of trail development will connect the Horizon Loop Trail with the Homestead Trail at Bridge Creek Reservoir.

Cost: Staff Time Priority Level 3

Jack Gist Park Improvements, Phases 3: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel was developed primarily for softball fields. The long-term goal is to acquire adjacent properties that will provide space for soccer fields. Phase 3 development will construct a plumbed restroom at the park and develop soccer fields.

Cost: \$400,000 Priority Level 3

Karen Hornaday Park Improvements, Phase 4: Phase 4 park improvements will include building a concession stand, shed, landscaping, signage, and revegetating Woodard Creek.

Cost: \$860,000 Priority Level 2

Mariner Park Improvements: This project will provide significant improvements to Mariner Park as called for in the park's master plan: Construct a bike trail from the "Lighthouse Village" to Mariner Park (\$325,000); Construct a pavilion, additional campsites, and interpretive kiosk (\$150,000); and improve the appearance of the park with landscaping (\$75,000).

Total: \$500,000 Priority Level 3



Capital Improvement Long-Range Projects

FY 2022 - DRAFT Document

UTILITIES

Water Storage/Distribution Improvements Phase 4 - Spit Water Line: The existing Homer Spit water line is 40 years old and is constructed of 10-inch cast iron. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. This project consists of slip lining approximately 1,500 linear feet of water main to the end of the Spit. Slip lining the Homer Spit waterline, versus replacing, will reduce cost while ensuring an uninterrupted water supply for public health, fire/life safety needs, and expanding economic activities on the Spit. Grant funds from the EPA allowed the City to complete project design in 2014.

Cost: \$400,000 Priority Level 3

Bridge Creek Watershed Acquisition: Currently, the Bridge Creek watershed is the sole source of water for Homer. To protect the watershed from development that could threaten the water supply and to ensure the availability of land for possible future expansion of water treatment operations within the watershed, the City seeks to acquire additional acreage and/or utilize conservation easements to restrict development that is incompatible with clean water.

Cost: \$1,000,000 Priority Level 3

Alternative Water Source: Currently Bridge Creek Reservoir is Homer's sole water source. Population growth within the City, increased demands for city water from residents outside City limits, increasing numbers of tourists and summer residents, and climate change that has reduced surface water availability are all factors in the need for a new water source to augment the existing reservoir. An alternative water source also builds redundancy into this essential life/safety municipal infrastructure, making it possible to serve town with treated drinking water and adequate fire protection in the event of contamination or earthquake damage to Bridge Creek Reservoir.

Cost: \$16,750,000 Priority Level 3

West Hill Water Transmission Main and Water Storage Tank: Currently, water from the Skyline treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community.

The addition of a third water transmission main has been identified in comprehensive water plans for over 20 years.

Cost: Design—\$500,000 Construction—\$4.5 M Priority Level 2

STATE PROJECTS

Ocean Drive Reconstruction with Turn Lane: Ocean Drive, which is a segment of the Sterling Highway (a State road) connecting Lake Street with the Homer Spit Road, sees a great deal of traffic, particularly in the summer, and has become a source of concern for drivers, bicyclists, pedestrians, and tour bus operators. This project will improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians by creating a center turn lane, providing well-marked crosswalks, and constructing a separated bike path. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.

Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for cars and trucks to use the bicycle lane to get around vehicles which have stopped in the east-bound traffic lane in order to make a left turn. Some frustrated drivers swing around at fairly high speeds, presenting a significant risk to bicyclists and pedestrians who may be using the bike lane. In recent years, the Homer Farmers Market has become a popular attraction on the south side of Ocean Drive during the summer season, contributing to traffic congestion in the area. In addition, Homer is seeing more cruise ship activity which also translates into more traffic on Ocean Drive. All of these factors have led to increased risk of accidents.



Capital Improvement Appendices

- **CIP Development Schedule59**
- **Resolution 19-06160**
- **City of Homer Financing Assumptions61**



Capital Improvement Appendices

**CITY OF HOMER
2020-2025 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2021 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	April 22, 2019
Solicit new/revised project information from City Departments, local agencies and non-profits	April 30
Input for New Draft Requested By	May 31
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting dates:
Economic Development Advisory Commission	June 11, August 13
ADA Compliance Committee	June 13, July 11
Planning Advisory Commission	June 19, July 17
Park, Arts, Recreation and Culture Advisory Commission	June 20, August 15
Port and Harbor Advisory Commission	June 26, July 24
Library Advisory Board	August 6
Administrative Review and Compilation	August 15- August 21
City Council Worksession to Review Proposed Projects	August 26
Introduction of Resolution on CIP/Legislative Request	September 9
Public Hearing on CIP/Legislative Request	September 10
Adoption of Resolution by City Council	September 23
Administration Forwards Requests for Governor's Budget	September 30
Distribution of CIP and State Legislative Request	October 2
Compilation/Distribution of Federal Request	October 2019 & January 2020



Capital Improvement Appendices

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 19-061

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ADOPTING THE 2020-2025 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2021.

WHEREAS, Duly published hearings were held on September 9 and September 23, 2019 to introduce the final draft of the 2020-2025 CIP and to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, The Council received comments from all of the City of Homer Advisory Commissions and held a CIP worksession on August 26, 2019; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information regarding the City's capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2020-2025" is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY2021 State Legislative Request:

1. Homer Barge Mooring & Large Vessel Haul Out Repair Facility
2. Large Vessel Port Expansion
3. Storm Water Master Plan
4. Main Street Sidewalk North
5. Multi-Use Community Center, Phase 1

BE IT FURTHER RESOLVED that projects for the FY2021 Federal Legislative Request will be:

1. Homer Barge Mooring & Large Vessel Haul Out Repair Facility
2. Large Vessel Port Expansion


BE IT FURTHER RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2021 capital project priorities and take appropriate steps to provide necessary background information.

PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of Homer on this 23rd day of September, 2019.

CITY OF HOMER


KEN CASTNER, MAYOR

ATTEST:


MELISSA JACOBSEN, CITY CLERK





Capital Improvement Appendices

City of Homer Financing Assumptions: Capital Improvement Program

Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- Federal grants or loans
- State grants or loans
- General obligation bonds
- Limited obligation bonds
- Revenue bonds
- Special assessment bonds
- Bank loans
- Pay as you go
- Private sector development agreements
- Property owner contributions
- Lease or lease–purchase agreements

The use of any of the financing mechanisms listed above must be based upon the financial capability of the City as well as the specific capital improvement project. In this regard, financing the CIP should take into consideration the following assumptions:

1. The property tax cap of six-mill (at which point sales tax goes away) precludes use of this revenue source for major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program for building, improving and maintaining Homer’s roads and trails. The annual budget will transfer a minimum of \$550,000 of the ¾ percent dedicated sales tax exclusively for road and trail capital improvements and construction. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
5. The Accelerated Water and Sewer Program will only be considered if the fund has a debt service of 1.25 or greater.
6. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
7. The utilization of bonds will be determined on a project-by-project basis.
8. The lease and/or lease–purchase of capital improvements will be determined on a project-by-project basis.



Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rick Abboud, Interim City Manager
DATE: August 5, 2020
SUBJECT: City Manager's Report for August 10 City Council Meeting

Administrative Flexibility

Per Finance Director Walton, the intent of council to add flexibility to the appropriations in the proposed CARES Act Ord 20-45 meets the general framework of accounting standards and this flexibility should pose no concern during our annual audit. That being said, we are in uncharted territories and the future is unknown. The financial guidelines could change by the time we are working on the 2020 audit. Administration will be in consultation with Finance on how best to apply COVID-19 expenses to the CARES Act disbursements given this feedback from BDO.

Cloth Face Mask Use in City Facilities

Please see the enclosed memo concerning the requirement that cloth face masks be used in City facilities. Councilmembers should have been provided masks in their inboxes at the Clerk's Office and the EOC/Department Heads have been distributing masks to their team members. Please let me know if you are in need of a cloth face mask. The issuance of this memo does not mean all City facilities are reopening but instead is a preparatory measure for if that day comes and COVID-19 is still present in our community. So far, City services have been provided to the public with limited to no interruption and staff have still been able to effectively meet the needs of our constituents with little to no risk. Port and Harbor has retrofitted its lobby at the Harbormaster's Office to potentially allow for foot traffic so as to more continentally serve the 900 or so customers who will need to renew their stall leases. Safety Officer Berry is working with Harbormaster Hawkins to address safety concerns and more information will be provided regarding this opening on the Port and Harbor website. The Library has been requiring the use of face masks by patrons for some time and providing masks to those who do not have one available.

Proposed Uses of Water and Sewer Depreciation Reserve Account Funds

Public Works Director Keiser has identified maintenance and equipment needs in order to rehabilitate and upgrade the City's water and sewer systems. These critical infrastructure needs have either been deferred or are recommendations made by staff and are found in the 2006 Water and Sewer Master Plan. Director Keiser plans to bring before Council two documents for adoption: a Water Capital Improvement Plan and a Sewer Capital Improvement Plan. These documents will demonstrate the current and future needs specifically for the City's water and sewer systems and will be adopted as part of the City's budget cycle. Through the most recent Council retreat, Council identified "Water and Sewer policy" and "Reserve Funding (water and sewer)" as the top two Policy Focused priorities. The documents associated with these priorities are enclosed for reference.

New Police Station Move, Virtual Tour

In order for HPD to move into the new police station, Motorola must first set up Dispatch's equipment. Chief Robl worked out a date for the move with Motorola, which will occur the week of September 21st. There may be a need that requires the use of the new jail before then however. HPD has been very busy lately and had the jail overflowing last week. HPD has enough camera online in the new jail that they will be able to use the cells if needed with a staff member present on site while a cell is occupied. Once staff are fully moved into the building, HPD will work on providing the public with a virtual tour of the building that can be hosted through a platform like HPD'S Facebook. The hope is the video will also be able to provide educational messaging on the green design components that went into the building's construction. In the future once the COVID-19 pandemic has subsided, HPD can host an in-person facility tour of the new police station then.

Teshio Art Display at Homer Public Library

As reported in the January 27, 2020 Manager's Report, the City Manager's office had reached out to Library Director Berry to see if the generous, ornate gifts provided by the City of Teshio could be put on display. Per Library Director Berry, there is the option to host the objects for three months in the fireplace lounge as part of the Art in the Library exhibit, which normally features the work of local artists on a rotating basis. As the library has limited use as a result of COVID-19, this effort will be delayed until more patrons can access the space.

Small Works Drainage Improvement Program

The City Council authorized the creation of a Small Works Drainage Improvement Program, funded by the HART-Roads Fund. The purpose of this Program was to enable Public Works to purchase materials necessary to make small, but critical repairs, to the City's storm drain system as well as cross culverts. For example, so far, Public Works has replaced seven storm drain laterals on the Main Street Storm Drain Line, comprising 185 LF of heavily eroded corrugated pipe, and plans to do eight more installations, comprising another 370 LF, in August.

Main Street Sidewalk Project

Through Ordinance 20-32, City Council authorized Public Works to proceed with the design of the Main Street Sidewalk Project for a Total Project Cost for this phase of the work of \$98,000. So far Public Works has executed a contract for the design work with HDL Engineering Consultants, LLC, in the amount of \$47,480, as well as a contract for the survey work with Ability Surveys, in the amount of \$9,950.

Tsunami Warning 7.21.20

What would have been regarded as a major event in the past has become a familiar exercise that occurred without major fanfare. The EOC was set up in response and we were very successful in getting an estimated 90% plus response to the evacuation quickly initiated by the Police Department. We continue to learn lessons to apply to future events and I am particularly pleased with the staff who were/are currently involved with the COVID-19 emergency and then responded to the tsunami warning. Things went smoothly while going down the depth chart of personnel in the incident command team.

Enclosures:

1. August Employee Anniversaries
2. Council Retreat Documents regarding "Water and Sewer policy" and "Reserve Funding (water and sewer)"
3. SBERG Update as of August 3, 2020
4. July 20, 2020 CM Memo regarding the Use of Cloth Face Coverings in City of Homer Facilities

5. July 30, 2020 Lt. Governor Meyer Letter regarding Hosting 2024 Arctic Winter Games
6. Memorandum from City Engineer Re: Seawall Tiered Benefit Explanation



City of Homer

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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: August 10, 2020
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.

Dan Gardner,	Public Works	29	Years
Carey Meyer,	Public Works	21	Years
Joe Inglis,	Public Works	9	Years
Eve Dickmann,	Police	8	Years
Staci LaPlante,	Public Works	6	Years
Shawn Krause	Public Works	1	Year
Kellen Stock	Police	1	Year

Medium, Policy Focus-1st priority

City of Homer Council-Initiated 2020 Priorities

Water and Sewer Policy

Champions: Lord, Aderhold

Council-Initiated Proposals Submitted at Retreat:

- Strategic plan for the water/sewer utility, including smart use of HAWSP (Lord)

COUNCIL-INITIATED PROPOSAL

CITY OF HOMER ALASKA

A proposal is a brief summary of your council-initiated project that can be used to introduce a project to the City Manager, Mayor, and Homer City Council. It serves as a tool for clarifying ideas, scoping the project, and communicating about the benefits of this project with council and administration. Please complete this proposal form by tabbing through the table and submit to the City Manager.

Title of Proposed Project (descriptive title)	Strategic plan for the water/sewer utility, including smart use of HAWSP
Date + Champion (date and who is submitting)	1/6/2020 Rachel Lord
Type of Project (e.g., capital/physical, policy, program, design/engineering, plan/study)	Plan & Policy
Conceptual Goal of Project (one sentence of benefits to City/Homer citizens)	A strategic examination of our water and sewer system to provide a roadmap for expansion and operations that work to reduce rates and provide excellent service, while establishing guidelines and policies for HAWSP projects that benefit the taxpayers and ratepayers.
Needs Statement (why does the community need this?)	Homer's water and sewer system is expensive. The extensive infrastructure coupled with a relatively low population density results in high rates to cover the cost of operations. In order to benefit all customers to the highest amount possible, Council should prioritize strategically examining the water/sewer system to look at opportunities, costs, and benefits to expansion, incentivizing infill, long-term maintenance costs, and other relevant issues facing the utility.
Proposed Outcomes (tangible, concrete, specific end results)	A policy that re-opens HAWSP, taking into account the overall system; policy suggestions for incentivizing infill; a reserve policy for the utility; a map of the City with goals for expanding services over time in a way that doesn't negatively impact rates.
Activities Scope (which steps are needed to complete project?)	Possible Task Force, or series of Council work sessions to ask questions/discuss. RFP for a consultant? Establish funding sources for planning work. Use policy questions raised in 2016 re: HAWSP to begin Council-level discussions again, ask what would be "ideal" utility rates

	(help with business recruitment, housing costs, etc), how do different scenarios pencil out using our current rate formula (i.e. with different levels of infill, with system expansion, with both infill & expansion, with increased consumption), how are utility reserves utilized, what big projects are on the horizon and how will they possibly be funded, how might climate change & increased summer drought potential possibly impact water storage at the reservoir? Etc.
City Resources (preliminary estimate of resources needed)	Water/Sewer and Finance staff time, \$\$
Size Category (estimate) (large, medium, small)	Large

City of Homer Council-Initiated 2020 Priorities

Reserve Funding (Water and Sewer)

Champions: Castner and Lord

Council-Initiated Proposals Submitted at Retreat:

- Responsibility of the water and sewer customers in funding an unsubstantiated tariff increase to fund a reserve that has no established guidelines for expenditures (Castner)
- Fund Policies (Lord)
- Establish a well founded, responsible, attainable, and sustainable reserve (Smith)

Mayor Castner

In 2020 I would like to get resolution on the responsibility of the water and sewer customers in funding an unsubstantiated tariff increase to fund a reserve that has no established guidelines for expenditures.

COUNCIL-INITIATED PROPOSAL

CITY OF HOMER ALASKA

A proposal is a brief summary of your council-initiated project that can be used to introduce a project to the City Manager, Mayor, and Homer City Council. It serves as a tool for clarifying ideas, scoping the project, and communicating about the benefits of this project with council and administration. Please complete this proposal form by tabbing through the table and submit to the City Manager.

Title of Proposed Project (descriptive title)	Fund Policies
Date + Champion (date and who is submitting)	1/6/2020 Rachel Lord
Type of Project (e.g., capital/physical, policy, program, design/engineering, plan/study)	Policy
Conceptual Goal of Project (one sentence of benefits to City/Homer citizens)	Establish policies surrounding fund balance, CARMA, CIP, and reserve accounts vetted by the community and established in code.
Needs Statement (why does the community need this?)	In 2019, the Mayor led Council and staff towards not only a 2-year budget but also a reorganization of City accounts. Additionally, ongoing questions exist regarding the appropriate size and use of different reserve accounts. While some work has happened (primarily with the GF fund balance), there are still many outstanding policy questions for Council to address. Having publically vetted sideboards to the City's financial pots of money is critical for a transparent and responsible government.
Proposed Outcomes (tangible, concrete, specific end results)	Policies surrounding the following accounts, which outline the purpose, any specific restrictions or requirements of that account, and the target floor/ceiling amounts in each: GF CARMA, GF CIP, GF Reserves, Utility Reserve, Port/Harbor Reserve,
Activities Scope (which steps are needed to complete project?)	Summaries of each pot of money, how it's currently used, how much is in it, possible history of its balance brought to Council along with a suite of questions to work through on each? A series of worksessions for Council to plug through, with Port & Harbor Commission input on the Harbor

	accounts, followed by Ordinances (or a single ordinance?) introduced for public hearing(s) before a final vote(s) and codification prior to our FY2022-24 budget cycle.
City Resources (preliminary estimate of resources needed)	Finance, City Managers office, Public Works Director (W/S), Port & Harbor Director
Size Category (estimate) (large, medium, small)	Large

Establish a well founded, responsible, attainable, and sustainable reserve.

- This needs to be resolved.
- The city's residents have an expectation that we maximize the utility of their tax dollars to the benefit of the community at large. Reasonable reserve ceilings/floors must be established as to not create any “dead money” or create conditions unfavorable to providing acceptable service standards.



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rick Abboud, Interim City Manager
DATE: August 5, 2020
SUBJECT: Small Business Economic Relief Program (SBERG) Program Update -8/3/20

The City Manager's office is currently reviewing 12 appeals made to the SBERG program.

The below information is provided by Jody Mastey, CARES Act Local Implementation Manager.

As of August 3, 2020:

281 TOTAL APPLICATIONS

202 online

79 paper

126 TOTAL APPROVED APPLICATIONS - \$378,000 TOTAL GRANTS AWARDED

07.06.20 68 applications have been approved and turned into the Finance Department

07.13.20 58 applications have been approved and turned into the Finance Department

07.20.20 38 applications have been approved and turned into the Finance Department

07.27.20 36 applications have been approved and turned into the Finance Department

08.03.20 31 applications have been approved and turned into the Finance Department

\$693,000 TOTAL GRANTS AWARDED

14 APPLICATIONS PENDING

Reasons pending: Not on KPB list of registered businesses (3); Charter Boat Business - Claims slip for Physical address on Application and Business License records business outside City Limits (2); W9's need current date, signed or provided with application (3); General Questions on Application (3); Not on KPB list of registered businesses but provided filing with "Request to pre-file No Sales tax" box checked (2); Business License records business outside City Limits (4)

21 APPLICATIONS DENIED

Reasons denied: Reports non-taxable sales to KPB (5); Not on KPB registered business lists (3); New business (1); Business part of larger organization outside City limits (1); Outside City limits (7)

15 APPLICATIONS VOIDED

Voids due to duplicate application or incorrect information on application

NOTES:

Resolution 20-070 provided further insight to the council's intent with regards to physical location of business.

APPEALS PROCESS

Denied applicants were notified about the appeals process.

BUSINESS WHO ARE NOT ON THE KENAI PENINSULA BOROUGH PROVIDED LIST

It is Ms. Mastey's understanding that businesses who are actively working with the Borough regarding sales tax collection should be eligible for the SBERG Grant. She currently does not have a method of verifying this information. It would be helpful to have a contact person with the KPB sales tax division to verify provided sales tax reports from businesses or authorization to accept and approve any business who provides documentation.

NEED TO VERIFY

- 1) Businesses who state they collect sales but report yearly. New business starting in 1st quarter of 2020 will have collected sales tax but will not file till 4th quarter 2020
- 2) Businesses who claim they are working with the Borough and do not need to collect or report sales tax
- 3) Business who provide documents with non-taxable sales with request to "pre-file no sales"
- 4) Business who physically located in Homer City Limits but only collect Borough sales tax

RESCINDING AWARDED GRANTS

Is there a process for rescinding awarded SBERG Grants. An applicant who applied for SBERG on 07.02 before he went out fishing, qualified, was approved and cashed the check. Now he is back from fishing and is looking into State of Alaska CARES Act options and realized he might have disqualified his business from other CARES Act funding.

REISSUING CHECKS

5 checks were resubmitted for reissue.



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Memorandum

TO: Department Heads
FROM: Rick Abboud, Interim City Manager *RA*
DATE: July 29, 2020
SUBJECT: Use of Cloth Face Coverings in City of Homer Facilities

The City of Homer has a Declaration of a Local Emergency in place in response to the COVID-19 pandemic. COVID-19 is a respiratory disease that can result in serious illness or death and is easily transmittable person to person. The Center for Disease Control and the State of Alaska (Health Alert 10) recommend everyone wear a cloth face covering when in a public setting where other social distancing measures are difficult to maintain, especially in areas of significant community-based transmission. Homer and the Southern Kenai Peninsula were identified by State Epidemiology as community-based transmission hot spots in June.

Masks and face coverings help prevent the spread of the virus by containing respiratory droplets that transmit the virus. Masks are especially important since many people can be contagious when not exhibiting symptoms and unknowingly transmit the disease to others.

The City Manager has the authority to require the use of cloth face coverings (that cover an individual's nose and mouth). To protect the health of City employees and the public during this time of heightened community transmission, the use of cloth face coverings is required in all indoor facilities owned by the City. I will work with Department Heads to identify and conspicuously post notices for those public facilities or areas of public facilities in which people are required to wear a cloth face covering. For members of the public who cannot afford or cannot locate a face covering, the City shall make a face covering available to them. Any person who chooses not to comply with this requirement or who has been denied a City service because of this requirement may contact the Manager's Office and seek a reasonable accommodation such as meeting outside or interacting with City staff over the phone or computer. A person violating this requirement is prohibited from entering, occupying, or remaining in the indoor City of Homer facility or area of an indoor facility. City employees, when stationary at their desks, are not required to wear a cloth face covering unless approached by another person unable to maintain a six foot distance. City employees are required to wear a cloth face covering when moving through the facility, or when stationary in common areas of indoor City facilities yet are unable to maintain a six foot distance from other employees. Departments must provide employees with at minimum one cloth face mask covering.

Exceptions to this requirement include:

- (a) Any child aged two years or less;
- (b) Any child aged 12 years or less unless a parent or guardian supervise the use of the face covering;

- (c) Any individual who has a physical disability that prevents wearing or removing of a face covering;
- (d) Any individual who is deaf and uses facial and mouth movements to communicate;
- (e) Any individual who has been advised by a medical professional that wearing a face covering may pose an unreasonable risk; and
- (f) Any individual who has trouble breathing or is otherwise unable to remove a face covering without assistance.
- (g) During a special circumstance/event when wearing a face mask in a City facility may not be feasible (ie. in-person voting, recreational activities) as determined by the City Manager.

This requirement will remain in place until the City of Homer's Emergency Operations Center and Incident Command Team deem it unnecessary to wear cloth face coverings in public settings.

In addition to wearing a cloth face covering over the nose and mouth, other effective ways to flatten the COVID-19 curve include:

- Washing your hands often with soap and water; if not available, use hand sanitizer.
- Avoid touching your eyes, nose, or mouth with unwashed hands.
- Clean high touch surfaces frequently.
- Avoid contact with people who are sick; keep a physical distance of 6 feet from non-household members when out in public.
- If you're sick, stay home and avoid close contact with others and cover your mouth and nose with a tissue or sleeve when coughing or sneezing.

Please, if you feel sick or have a sudden onset of a new symptom, even if mild, go home or stay home and get a COVID-19 test. In addition to face masks, this is an important measure to protect our workplaces from COVID-19 spread.



Lieutenant Governor Kevin Meyer
STATE OF ALASKA

July 30, 2020

Rick Abboud
City Manager
City of Homer
Homer City Hall
491 East Pioneer Ave
Homer, AK 99603

2024 Arctic Winter Games – Alaska Hosting

Dear Mr. Abboud,

The State of Alaska is scheduled to host the Arctic Winter Games in March of 2024. As the premier multi-sport and cultural event for youth across the circumpolar world, the Arctic Winter Games International Committee is now in a position to begin the host site bid selection process. Accordingly, we are asking interested communities to submit an ‘Expression of Interest to Host’ no later than September 10, 2020. Letters are to be submitted to:

Lt. Governor Kevin Meyer
550 West 7th Avenue, Suite 1700
Anchorage, AK., 99501

Each community expressing an interest in bidding will then be invited to an information/planning session, either in person or by virtual meeting hosted by the AWGIC. Following that session, the interested communities will be required to submit a formal bid package, by November 30, 2020, prepared in accordance with the attached Bid Manual.

Bid packages are to be submitted electronically to the President of the AWGIC and the Operations Coordinator to dlandry@arcticwintergames.org, (emailed, OneDrive or other shared media). Once received, the International Committee reviews the bids, visits the communities if necessary, and selects a host site.

- Information Session for interested communities to be held Mid-September 2020;
- Bids submitted and received by the Arctic Winter Games International Committee by November 30, 2020;
- International Committee Directors will do site selection tour of bidding communities in January or February of 2021, if required.
- Successful bidder and selected hosting community for the 2024 Games formally announced in March 2021.

Further details on hosting an Arctic Winter Games can be found in the Staging Manual available on the International Committee website (www.arcticwintergames.org). Questions may be directed to the AWGIC Operations Coordinator at dlandry@arcticwintergames.org.

Both Arctic Winter Games International Committee Alaska directors, are also available to answer questions:

Mr. John Rodda, Vice President/Treasurer of the AWGIC by email at johnawg@gmail.com or by telephone at 907-317-7436.

And Mr. John Estle by email at sportalaska@gci.net.

Sincerely,



Kevin Meyer
Lieutenant Governor
State of Alaska

Attachment: Bid Manual

cc: AWGIC Directors via dlandry@arcticwintergames.org



City of Homer

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Public Works

3575 Heath Street
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(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Rick Abboud, Acting City Manager
THRU: Janette Keiser, Public Works Director
FROM: Carey Meyer, City Engineer
DATE: August 5, 2020
SUBJECT: **Proposed Seawall SAD
Tiered Benefit Calculation Explanation**

On July 23, a neighborhood meeting was held to introduce the property owners (who potentially benefitted from the proposed seawall armor rock improvement) to the SAD creation process, listen to concerns, and answer questions. Much of the discussion focused on how to fairly spread the cost of the improvements across the benefitted lots.

Public Works has recommended an assessment methodology, but it is the City Council that will decide what is fair.

As a result of the meeting, the City Clerk prepared a preliminary assessment roll, with estimated assessments for each potentially benefitted lot, based on the recommendations of the Public Works Department. Public Works recommends the use of the “Tiered Benefit” method. This method allows for lots not directly behind the seawall to be assessed based on their level of benefit.

This memo and the map and table attached documents how the assessments were estimated by Public Works for the preliminary assessment role.

The Map shows the bluff line in 2020 and the projected bluff line in 2054. We acknowledge that the projected bluff line (and the erosion rates it is based on) cannot be completely verified and are subject to criticism. No one can tell us what the world will look like in 30 years. Warming climate, sea level rise, major earthquakes, etc. can dramatically increase or decrease erosion rates. The projected 2054 bluff line (as determined by the 2004 Coastal Erosion Study, prepared by the Kachemak Bay Research Reserve) represents the best “science” available to us.

The bluff line “contours” were plotted (between the 2020 and 2054 bluff lines) to show their locations in approximately 7 year increments. Using this map, it was determined when lots not directly behind the seawall would be impacted by erosion and when they begin to receive benefit from the wall and the proposed improvements.

Lots O, P, Q, and R (at the end of Sea Breeze Court) begin to receive benefit when erosion starts to affect Krueth Way (see pink dot labeled “R”). The only access to lots O, P, Q, and R is via Krueth Way. Water and sewer mains in Krueth Way provide service to these lots. Based on the erosion rate contours, benefit begins in 2035. In the 34-year period between 2020 and 2054, these lots benefit 19 of the 34 years. 19 divided by 34 equals 56% benefit.

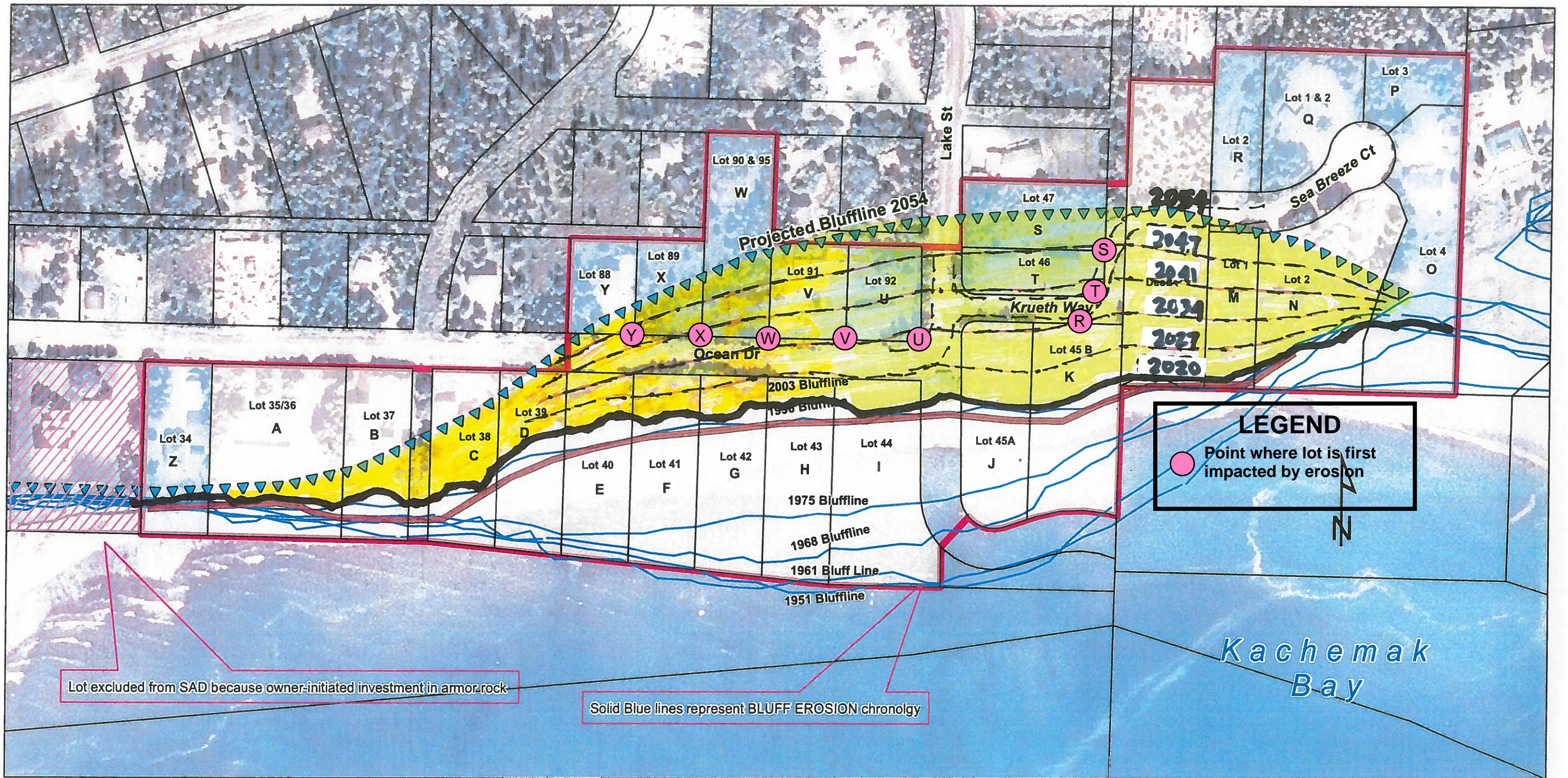
Lots S, T, U, V, W, X, and Y (all the other lots not directly behind the seawall) were evaluated in the same way (see pink dots) and the year in which benefit begins was established and the percent benefit was calculated.

The Table attached documents these calculations and estimates the total assessment amount and the average annual payment (based on a 30 year, 1.5 % financing) for all benefitted lots.

Two other lots deserve further discussion. At the bottom of the table are Lots Z and AA.

Regarding Lot Z, Public Works recommends that this lot (previously removed from the current Special Service Area (SSA) be included in the SAD/SSA, but at less than 100 % benefit. The map suggested that of all the lots directly behind the seawall, Lot Z benefits the least. On the other hand, there is benefit; the lot to the west recently placed armor rock to eliminate erosion that was occurring. We established the percent benefit for this lot at 21% (the lowest rate paid by those lots not immediately behind the seawall).

Regarding Lot AA, Public Works recommends that an equivalent of a lot be created within the assessment methodology to represent the City right-of-way directly behind the seawall. This right-of-way is the 60’ wide Lake Street right-of-way (between Lots I and J) and the 30’ wide pedestrian access corridor (between lots B and C).



Lot excluded from SAD because owner-initiated investment in armor rock

Solid Blue lines represent BLUFF EROSION chronology

POTENTIAL SEAWALL SPECIAL ASSESSMENT DISTRICT (SAD)/ SPECIAL SERVICE AREA (SSA) MAP

Legend

- ▲▲▲ Projected Bluffline 2054
- Seawall - Sheet Pile
- Original Construction LID
- Other Parcels Benefiting
- Potential SAD District Boundary



DEPT OF PUBLIC WORKS
March 11, 2020

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

ESTIMATED ASSESSMENTS - PROPOSED SEAWALL SPECIAL ASSESSMENT DISTRICT (SAD) - ARMORED TOE IMPROVEMENT

ARMOR ROCK IMPROVEMENT COST = \$1,474,824

ASSUMPTIONS:

- 1) Properties receiving an assessment are shown on the proposed assessment district boundary map. (the equivalent of 27 lots).
- 2) Assessments are prorated, based on the period of time (between 2020 and 2054) that each lot benefits from the improvement (as the result of projected erosion rates).
- 3) City obtains a ADEC/EPA loan (1.5%, 30 years)

PARCEL ID	KPB PARCEL_ID	LOT ADDRESS	OWNER	% TIERED BENEFIT	YEAR FIRST EROSION IMPACT	YEARS OF IMPACT (Between 2020-2054)	ESTIMATED ASSESSMENT	ESTIMATED AVERAGE ANNUAL PAYMENT
							TIERED BENEFIT	1.5% INTEREST
A	17718019	829 OCEAN DRIVE LOOP	NEWBY REVOCABLE TRUST	100	2020	34	\$71,248	\$2,967
B	17718016	869 OCEAN DRIVE LOOP	SZAJKOWSKI JOHN J & JANET L	100	2020	34	\$71,248	\$2,967
C	17717701	895 OCEAN DRIVE LOOP	HUEPER MARILYN	100	2020	34	\$71,248	\$2,967
D	17717702	917 OCEAN DRIVE LOOP	NORMAN W SCHUMACHER TRUST	100	2020	34	\$71,248	\$2,967
E	17717703	939 OCEAN DRIVE LOOP	IRWIN PATRICK L	100	2020	34	\$71,248	\$2,967
F	17717704	957 OCEAN DRIVE LOOP	PFEFFER MARK E REVOCABLE TRUST	100	2020	34	\$71,248	\$2,967
G	17717705	979 OCEAN DRIVE LOOP	ABBOTT FINDLAY	100	2020	34	\$71,248	\$2,967
H	17717706	997 OCEAN DRIVE LOOP	HOMER CITY OF	100	2020	34	\$71,248	\$2,967
I	17717707	1017 OCEAN DRIVE LOOP	HOMER CITY OF	100	2020	34	\$71,248	\$2,967
J	17717904	3102 LAKE ST	JUMP CHARLENE A	100	2020	34	\$71,248	\$2,967
K	17717903	1065 KRUETH WAY	GOODE LARRY JACK LIVING TRUST	100	2020	34	\$71,248	\$2,967
L	17923036	1103 KRUETH WAY	KING LAWRENCE A	100	2020	34	\$71,248	\$2,967
M	17923026	1121 SEA BREEZE CT	FRANKLIN CAMARRON JAY	100	2020	34	\$71,248	\$2,967
N	17923028	1137 SEA BREEZE CT	LAWER DAVID A	100	2020	34	\$71,248	\$2,967
O	17923029	1143 SEA BREEZE CT	LAWER DAVID A & BETSY	56	2035	19	\$39,899	\$1,661
P	17923030		LAWER CHILDRENS TRUST	56	2035	19	\$39,899	\$1,661
Q	17923033	1136 SEA BREEZE CT	LAWER SARAH 2012 TRUST	56	2035	19	\$39,899	\$1,661
R	17923027	1120 SEA BREEZE CT	LAWER SARAH 2012 TRUST	56	2035	19	\$39,899	\$1,661
S	17717807		SCHEFFEL TIM	27	2045	9	\$19,237	\$801
T	17717808	1054 KRUETH WAY	MATTHEWS KELLY E	47	2038	16	\$33,486	\$1,394
U	17717614	3119 LAKE ST	TALBOTT JOSEPH C	71	2030	24	\$50,586	\$2,106
V	17717615	1002 OCEAN DRIVE LOOP	JAMES HARRY W	56	2035	19	\$39,899	\$1,661
W	17717616	984 OCEAN DRIVE LOOP	SOTELO ED	50	2037	17	\$35,624	\$1,483
X	17717610	964 OCEAN DRIVE LOOP	O'CONNOR ABIGAIL	41	2040	14	\$29,211	\$1,216
Y	17717611	946 OCEAN DRIVE LOOP	HAAS ANDREW H	27	2045	9	\$19,237	\$801
Z	17718013	811 OCEAN DRIVE LOOP	RENNER MARTIN	27	2045	9	\$19,237	\$801
AA		RIGHT-OF-WAY/EASEMENT	CITY OF HOMER	100	100	34	\$71,248	\$2,967
							\$1,474,824	\$58,445

Economic Development Advisory Commission 2020 Meeting Calendar

MEETING	AGENDA DEADLINE	ANNUAL TOPICS/EVENTS
JANUARY 6:00 p.m. Tuesday, January 14	5:00 p.m. Wednesday, January 7	
FEBRUARY 6:00 p.m. Tuesday, February 11	5:00 p.m. Wednesday, February 4	
MARCH 6:00 p.m. Tuesday, March 10	5:00 p.m. Wednesday, March 3	Appointment Renewals Due
APRIL 6:00 p.m. Tuesday, April 14	5:00 p.m. Wednesday, April 7	Terms Expire April 1 st Election of Chair & Vice Chair Review of Strategic Plan/Goals
MAY 6:00 p.m. Tuesday, May 12	5:00 p.m. Wednesday, May 5	
JUNE 6:00 p.m. Tuesday, June 9	5:00 p.m. Wednesday, June 2	City Budget Review/Develop Requests
JULY 6:00 p.m. Tuesday, July 14	5:00 p.m. Wednesday, July 7	
AUGUST 6:00 p.m. Tuesday, August 11	5:00 p.m. Wednesday, August 4	Capital Improvement Plan Review
SEPTEMBER 6:00 p.m. Tuesday, September 8	5:00 p.m. Wednesday, September 1	
OCTOBER 6:00 p.m. Tuesday, October 13	5:00 p.m. Wednesday, October 6	
NOVEMBER 6:00 p.m. Tuesday, November 10	5:00 p.m. Wednesday, November 3	
DECEMBER 6:00 p.m. Tuesday, December 8	5:00 p.m. Wednesday, December 1	Upcoming Year Schedule Review Land Allocation Plan Review

**2020 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

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

The 2020 meeting dates for City Council is as follows:

January 13, 27	_____
February 10, 24	_____
March 9, 23*	_____
April 13, 27	_____
May 11, 26*	_____
June 8, 22	_____
July 27**	_____
August 10, 24	_____
September 14, 28	_____
October 12, 26	_____
November 23**	_____
December 14, 21****	_____

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

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

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

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

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