



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

City of Homer
Agenda
City Council Regular Meeting
Monday, February 10, 2020 at 6:00 PM
Council Chambers

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

AGENDA APPROVAL (Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council unapproved Regular Meeting Minutes of January 27, 2020 and Special Meeting February 3, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-024 from Mayor Castner re: Reappointment of Clark Fair, Ingrid Harrauld and Peter Roedl to the Parks, Art, Recreation and Culture Advisory Commission. Recommend approval.
- c. Memorandum 20-027 from Human Resources Director re: City Manager Hiring Next Steps and Review of Interview Questions. Recommend approval.
- d. Ordinance 20-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the FY20 State of Alaska Community Assistance Program payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund. City Manager. Introduction February 10, 2020 Public Hearing and Second Reading February 24, 2020.
- e. Resolution 20-017, A Resolution of the City Council of Homer, Alaska, Delegating Authority to Implement, Administer and Enforce the Provisions of the Uniform Code to the Alaska Intergovernmental Remote Sales Tax Commission and Supporting Adoption of Kenai Peninsula Borough Ordinance 2020-03. City Manager. Recommend adoption.

- f. Resolution 20-018, A Resolution of the City Council of Homer, Alaska, Supporting the Recertification of the Prince William Sound Regional Citizens Advisory Council by the United States Coast Guard to be the Regional Citizens Advisory Council for Prince William Sound and Affected Entities by the Tanker Exxon Valdez Oil Spill. Lord. Recommend adoption.

VISITORS

- a. League of Women Voters - (5 Minutes)

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

- a. Committee of the Whole Report
- b. Worksession Report
- c. Special Meeting Report
- d. Mayor's Report
- e. Borough Report
- f. Library Advisory Board
- g. Planning Commission
- h. Economic Development Advisory Commission
- i. Parks Art Recreation and Culture Advisory Commission
- j. Port and Harbor Advisory Commission
- k. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. Ordinance 20-06, An Ordinance of the City Council of Homer, Alaska Amending the FY 2020 Capital Budget by Appropriating Funds in the Amount of \$750,000 from the General Fund Fund Balance for the Purpose of Re-initiating and Conducting a U.S. Army Corps of Engineers General Investigation Study for the Homer Large Vessel Port Expansion. Smith/Lord. Recommended dates: Introduction January 27, 2020, Public Hearing and Second Reading February 10, 2020.

Memorandum 20-016 from Port Director as backup

- b. Ordinance 20-07, An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing the Expenditure of up to \$100,000 in Pass Through Funds for Repairing Damage to the Deep Water Dock. City Manager/Public Works Director. Recommended dates Introduction January 27, 2020 Public Hearing and Second Reading February 10, 2020

Memorandum 20-017 from Port Director as backup

ORDINANCE(S)

- a. Ordinance 19-47, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord. Introduction October 14, 2019 Postponed. Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020.

Ordinance 19-47(S), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord.

- b. Ordinance 20-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer city Code Chapter 5.42 Single Use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of any Material labeled as Biodegradable as an Exception and Define Compostable. Venuti. Recommended dates Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020.

Memorandum 20-028 from City Manager as backup.

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

- a. Resolution 20-010, A Resolution of the City Council of Homer, Alaska Approving a Five Year Extension of the Memorandum of Understanding between the City of Homer and Kachemak City Regarding the Canyon Trails Subdivision and Road Maintenance on Stellers Jay Drive and Golden Plover Avenue. City Manager.

NEW BUSINESS

- a. Memorandum 20-025 from Councilmember Aderhold re: City of Homer Comments on the Alaska We Want
- b. Memorandum 20-026 from Councilmember Smith re: Directing Parks Art Recreation & Culture Advisory Commission to Consider Lot for Sale Adjacent to Jack Gist Park

RESOLUTIONS

- a. Resolution 20-016, A Resolution of the City Council of Homer, Alaska, Reaffirming their Commitment to Provide Indoor Recreation Opportunities to Area Residents Via A Multi-Use Community Center. Aderhold.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is **MONDAY, FEBRUARY 24, 2020**, at 6:00 p.m. Special Meetings at 4:00 p.m. are scheduled for Wednesday, February 12, 2020 and Friday, February 14, 2020. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-02 a Regular Meeting of the Homer City Council was called to order on January 27, 2020 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, EVENSEN, HANSEN-CAVASOS, LORD,
SMITH, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN

AGENDA APPROVAL (Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

The following changes were made: **CONSENT AGENDA Memorandum 20-015**, from City Manager Re: Adopting Council Initiated 2020 Priorities. Written Public Comments.; **Ordinance 20-07**, An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing the Expenditure of up to \$100,000 in Pass Through Funds for Repairing Damage to the Deep Water Dock. City Manager/Public Works Director. Memorandum 20-017 with revisor corrections.; **Resolution 20-012**, A Resolution of the City Council of Homer, Alaska Reopening the Homer Accelerated Water and Sewer Program for Citizen Initiated Special Assessment Districts Under HCC 17.02.040, Directing the Planning Commission to Provide Input on Criteria for Evaluation, and Scheduling a Worksession for Council to Provide Input on Appropriate Metrics for the Fiscal Health of the Fund. Mayor/Lord. Proposed Amendments from Councilmember Aderhold.; **ANNOUNCEMENTS / PRESENTATIONS / REPORTS, Mayor's Report** Juneau Travel Report **NEW BUSINESS Memorandum 20-020** City Manager Hiring Next Steps, Copy of Candidate Scoring Rubric; **RESOLUTIONS Resolution 20-015(S)** A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Homer Airport Terminal Roof Replacement Project to the firm of Homer Roofing, LLC of Homer, Alaska in the Amount of \$93,400, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Memorandum 20-023 from Public Works Director as backup.

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

Mayor Castner recognized February 14th as Brother Asaiah Bates Day, and shared about Asaiah Bates time on City Council in 1973 and encouraged people to fondly remember the temperance he brought to that divided Council and to the community.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Larry Slone, city resident, commented Ordinance 20-06 is a step in the ongoing process administrative process for a port expansion.

RECONSIDERATION

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

- a. Homer City Council Unapproved Meeting Minutes of January 13, 2020. City Clerk. Recommend Adoption.
- b. Memorandum 20-013 from Mayor Re: Appointments to the Port & Harbor Advisory Commission and the ADA Compliance Committee. Recommend approval.
- c. Memorandum 20-014 from Deputy City Clerk Re: Liquor License Renewal for Cosmic Kitchen. Recommend approval.
- d. Memorandum 20-015 from City Manager Re: Adopting Council Initiated 2020 Priorities. Recommend approval.
- e. Memorandum 20-019 from Mayor Re: Approving the City Manager Hiring Advisory Committee Appointments and their Charge. Recommend approval.
- f. Ordinance 20-06, An Ordinance of the City Council of Homer, Alaska Amending the FY 2020 Capital Budget by Appropriating Funds in the Amount of \$750,000 from the General Fund Fund Balance for the Purpose of Reinitiating and Conducting a U.S. Army Corps of Engineers General Investigation Study for the Homer Large Vessel Port Expansion. Smith/Lord. Recommended Dates Introduction January 27, 2020 Public Hearing and Second Reading February 10, 2020

Memorandum 20-016 from Port Director as backup

- g. Ordinance 20-07, An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing the Expenditure of up to \$100,000 in Pass Through Funds for Repairing Damage to the Deep Water Dock. City Manager/Public Works Director. Recommended dates Introduction January 27, 2020 Public Hearing and Second Reading February 10, 2020

Memorandum 20-017 from Port Director as backup

- h. Resolution 20-010, A Resolution of the City Council of Homer, Alaska Approving a Five Year Extension of the Memorandum of Understanding between the City of Homer and

Kachemak City Regarding the Canyon Trails Subdivision and Road Maintenance on Stellers Jay Drive and Golden Plover Avenue. City Manager. Recommend Adoption.

Moved to Resolutions item d. Aderhold.

- i. Resolution 20-011, A Resolution of the Homer City Council Awarding the Contract for the Hazardous Material Survey of the HERC Buildings to the Firm of Environmental Management, Inc. of Anchorage, Alaska in the Amount of \$7,600 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend approval.

Memorandum 20-018 from Public Works Director as backup

- j. Resolution 20-012, A Resolution of the City Council of Homer, Alaska Reopening the Homer Accelerated Water and Sewer Program for Citizen Initiated Special Assessment Districts Under HCC 17.02.040, Directing the Planning Commission to Provide Input on Criteria for Evaluation, and Scheduling a Worksession for Council to Provide Input on Appropriate Metrics for the Fiscal Health of the Fund. Mayor/Lord. Recommend approval.

Moved to Resolutions item c. Lord.

- k. Resolution 20-013, A Resolution of the City Council of Homer, Alaska Approving a Memorandum of Agreement between the Kenai Peninsula Borough Regarding a Regional Application to Assistance to Firefighters Grant Program and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

VENUTI/ADERHOLD MOVED TO APPROVE THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

- a. Special Meeting Report

The special meeting was canceled

b. Committee of the Whole Report

Councilmember Lord reported Council discussed the items that were moved from the Consent Agenda. They also discussed the City Manager next steps addressing scheduling their application review on February 3rd, the scoring rubric, and calendaring for telephonic interviews; and heard an update on police station project from Public Works Director Meyer.

c. Mayor's Report

- i. Brother Asaiah Bates Day February 14, 2020
- ii. Congenital Heart Defect Awareness Week February 7-14, 2020

Mayor Castner announced Congenital Heart Defect Awareness Week and reviewed his travel report to Juneau where he participated in meetings regarding the Alaska Marine Highway System.

d. Borough Report

e. Library Advisory Board

f. Planning Commission

Scott Smith, Planning Commissioner, reported at their last worksession they had a presentation from the Alaska Division of Geological and Geophysical Surveys to discuss an update of landslides and coastal erosion studies. At their regular meeting they approved decision and findings documents for CUPs to add a second floor to a business and for multiple buildings on a lot on the Sterling highway. They also made recommendations regarding the Borough's Ordinance 2019-24, Subdivision Private Streets and Gated Subdivisions, and discussed the Medical Zoning District.

In response to questions, Mr. Smith explained the proposed boundaries of the Medical District along the Bartlett Corridor with a couple of extensions toward Main Street, existing medical facilities won't be impacted, and new facilities outside the proposed district would have to use the Conditional Use Process. There was brief discussion regarding notification to property owners in the area.

g. Economic Development Advisory Commission

h. Parks Art Recreation and Culture Advisory Commission

i. Port and Harbor Advisory Commission

Mark Zieset, Port and Harbor Advisory Commissioner, reported the Commission continues discussion on parking needs on the spit and utilizing space appropriately. They've come up with some bullet points to submit to Council, that the Commission asks they consider

regarding the upcoming parking study. He noted the Seattle Boat Show is this week and the Harbormaster is there promoting our harbor.

- j. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. Ordinance 20-01, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2020 Operating Budget to Fund Anticipated Repairs to the Seawall by Establishing Authority in the 2020 Budget for Emergency Repairs to the Seawall. City Manager. Introduction January 13, 2020, Public Hearing and Second Reading January 27, 2020.

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

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 20-01 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 20-02, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Lot 9 Tract A, Nils O Svedlund Subdivision Amended Excluding any Portion within Lot 9A Thomas Shelford Subdivision '68 Addition a Portion of the Residential Office (RO) Zoning District, to Central Business (CBD) Zoning District. Planning Commission. Introduction January 13, 2020, Public Hearing and Second Reading January 27, 2020

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 20-02 BY READING OF TITLE ONLY

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 20-03, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.70.040, Permit Terms to Require an As-Built Survey be Submitted to the

City Planner After Completion of any Building or Structure. Planning Commission.
Introduction January 13, 2020, Public Hearing and Second Reading January 27, 2020

Mayor Castner opened the public hearing.

Larry Slone, city resident, shared his disagreement with this amendment because increased regulation and the added expense to a property owner.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 20-03 BY READING OF TITLE ONLY.

Councilmember Evensen commented he's on the fence about requiring as-built surveys, he's talked to staff and understands the need, but also has concerns about the financial burden to property owners, and potential challenges of finding a qualified person who offers the service. He noted it wouldn't be required for a building less than 200 square feet, and a lot of sheds wouldn't be impacted.

Councilmember Smith understands the property owner concerns, but we have a permitting process where plans are submitted to the Planning office, then there isn't a way to ensure they followed what they're permitted to do. There are too many people who've taken great license and build to close to, or in to, the setback, then it becomes a problem to everyone else.

Councilmember Lord concurred with Mr. Smith and emphasized the importance as density increases in the City. This change is borne out of problems and this seems like a reasonable solution.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 20-04, An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing \$20,825 Additional Pass Through Funds for the Alaska Department of Transportation (ADOT) Lake Street Project. City Manager/Public Works Director. Introduction January 13, 2020, Public Hearing and Second Reading January 27, 2020

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 20-04 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Ordinance 20-05, An Ordinance of the Homer City Council Adopting the Industrial Waste Disposal Permit. City Manager. Introduction January 13, 2020, Public Hearing and Second Reading January 27, 2020

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

LORD/EVENSEN MOVED TO ADOPT ORDINANCE 20-05 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

Councilmembers Smith and Evensen shared their interest in having Parks, Art, Recreation and Culture Advisory Commission evaluate the land sale and provide some recommendations to Council. City Manager Koester said she'll work with them to draft a memo making that request for the next meeting.

Councilmember Venuti commented regarding the Beluga Slough trail extension and that it's a unique opportunity to move forward. City Manager Koester noted this is something proposed by outside organizations but could meet with her to discussion options for the City.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum 20-020 from City Manager Re: City Manager Hiring Next Steps

City Manager Koester noted Council discussed this topic during Committee of the Whole. Mayor Castner reviewed the memos deliverables and re-established Council's concurrence on the following items:

- February 3rd Special Meeting and February 12th and 14th for telephonic interviews,
- HR collation of interview questions, and

- rubric with broader scoring criteria
- b. Memorandum 20-021 from Planning Commission Re: Recommendations on KPB Ordinance 2019-24 Subdivision Private Streets & Gated Subdivisions.

LORD/ADERHOLD MOVED TO APPROVE THE MEMORANDUM FROM THE PLANNING COMMISSION AND SUBMIT IT TO THE BOROUGH ASSEMBLY.

There was brief discussion that this memorandum includes the recommendations from the Planning Commission, as requested and Resolution 20-014 is a statement from the Council.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

- a. Resolution 20-014, A Resolution of the City Council of Homer, Alaska Requesting the Kenai Peninsula Borough not to Enact Ordinance 2019-24(S) Adopting KPB Chapter 20.80, Subdivisions Private Streets and Gated Subdivisions. Lord.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 20-014 BY READING OF TITLE ONLY.

Councilmember Lord explained it came to her attention that the City of Kenai submitted a similar ordinance. As a home-rule city they had concerns that there were concerns that enough consideration hadn't been given to the change. She also explained there is existing Borough code where a gated subdivision or private street can be developed in a new subdivision, and also a way to convert public roads to private roads through an exception process. In looking at other borough communities comments and our Planning Commissions memo, this feels like it hasn't been worked through the communities very well and she doesn't think its high on our priority list to be devoting commission and staff time to.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 20-015, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Homer Airport Terminal Roof Replacement Project to a Firm to be Announced in an Amount to be Disclosed and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Resolution 20-015(S), A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Homer Airport Terminal Roof Replacement Project to the firm of Homer

Roofing, LLC of Homer, Alaska in the Amount of \$93,400, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 20-015 BY READING OF TITLE ONLY.

There was no discussion.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 20-015(S) FOR 20-015.

Councilmember Evensen commented he was pleased it went to a local bidder.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Resolution 20-012, A Resolution of the City Council of Homer, Alaska Reopening the Homer Accelerated Water and Sewer Program for Citizen Initiated Special Assessment Districts Under HCC 17.02.040, Directing the Planning Commission to Provide Input on Criteria for Evaluation, and Scheduling a Worksession for Council to Provide Input on Appropriate Metrics for the Fiscal Health of the Fund. Mayor/Lord. HAWSP

LORD/EVENSEN MOVED TO ADOPT RESOLUTION 20-012 BY READING OF TITLE ONLY.

ADERHOLD/LORD MOVED TO AMEND AND REPLACE LINES 50-52 WITH THE FOLLOWING TEXT: WHEREAS, ALTMAN & ROGERS CO. FOUND, AND MANAGEMENT CONCURRED, THAT WHEN THE WATER AND SEWER UTILITY FUND WAS CONVERTED FROM AN ENTERPRISE FUND TO A SPECIAL REVENUE FUND IN 2010, THE BEGINNING BALANCES FOR THE UTILITY OPERATIONS AND HAWSP FUNDS WERE INCORRECTLY REPORTED AND RECOMMENDED A TRANSFER OF \$3.1 MILLION FROM UTILITY OPERATIONS INTO HAWSP TO PROPERLY REFLECT BALANCE, WHICH WAS ACCOMPLISHED BY ORDINANCE 19-58.

Councilmember Aderhold explained this amendment corrects the dollar amount and clarifies the reasoning to re-open the program.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/LORD MOVED TO AMEND AND REPLACE LINE 78 WITH THE FOLLOWING BULLET TEXT: THE CURRENT METHOD FOR ESTABLISHING HAWSP SADS IS FIRST COME FIRST SERVED,

TRACKED BY THE CLERK'S OFFICE. IS THIS THE MOST APPROPRIATE METHOD OR SHOULD A DIFFERENT METHOD BE EMPLOYED?

Councilmember Aderhold explained this clarifies the question of the last bullet point regarding looking at alternative methods.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Lord noted there is a worksession scheduled for March 9th to address the topics referenced in the resolution.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Resolution 20-010, A Resolution of the City Council of Homer, Alaska Approving a Five Year Extension of the Memorandum of Understanding between the City of Homer and Kachemak City Regarding the Canyon Trails Subdivision and Road Maintenance on Stellers Jay Drive and Golden Plover Avenue. City Manager.

ADERHOLD/LORD MOVED TO POSTPONE TO FEBRUARY 10, 2020.

There was brief comment the City is waiting for a response from Kachemak City regarding the MOU.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Dennis Young, President of ILW Alaska Longshore Division, commented regarding M/V Iberain Bulker that came into port in Homer. It was the first time in Homer's history to have a vessel intending to have cargo loaded without local longshoremen performing the tasks. That vessel didn't meet Coast Guard requirements, and the Tufty came in to load. He explained all the major ports across the State have labor agreements and union longshoremen that have historically performed the loading and unloading of foreign cargo vessels. He had conversations with the Harbormaster, but then read a statement the Harbormaster made to the newspaper that the city wanted to be competitive port and that's why it's an open port, and he finds that puzzling. Homer is only competing with itself as there isn't a port near that has the ability to do what the Port of Homer port can do. It's the only terminus this side of the peninsula has. He encouraged seriously considering and protecting the work opportunity for the local longshoremen.

Larry Slone, city resident, commented regarding Ordinance 20-03, he commented taking it to the next step of health benefits and the city's responsibility for the physical health of the resident. He requested the city provide masks to residents in response to the Coronavirus outbreak.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti was not in attendance.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced an opening on the Library Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Castner had no comments.

COMMENTS OF THE CITY COUNCIL

Councilmember Evensen said he enjoyed the recent library tour and was impressed to learn that up to 450 people come through the library daily. He appreciated the staff's time and information. He will be absent from the next meeting.

Councilmember Venuti commented about impacts of the reduced ferry service to the high school and shared an example that the Debate Team budgeted last year for travel to Juneau using the ferry and now have to find funding to fly. She appreciates the Mayor's participation in the meetings and hope it makes an impact on getting ferry service back. She thanked Mr. Young for his comments regarding Longshoremen, and reminded listeners about the upcoming Winter Carnival.

Councilmember Lord noted the Governor's state of the State address is happening now. She signed up to be on the AML Legislative Committee and she'll provide updates on their meetings. There is a lot going on and information can be found at akleg.gov, the Legislative Information Office in town, and live streaming Gavel to Gavel. The Paul Banks PTA is hosting a budget 101 for school funding on Thursday at Paul Banks. She said it's been a tough couple of weeks and recalled her Grad School advisor explaining the most important things are being kind to children, respecting your elders, and telling the people you love that you love them.

Councilmember Smith also thanked Mr. Young for his comments about Longshoremen, and shared briefly about his time working as a Longshoreman, it's difficult and dangerous labor. He commented about the importance of taking ownership in being prepared in the case of an

emergency, and noted the Kenai Peninsula Borough has information on emergency preparedness, as well as the Homer Volunteers Fire Department. He commented about Dave Schroer, Councilmember in the early 70's and people characterized him by things he didn't agree with, but the great thing is we can have diversity in opinion and still get along and be great neighbors. He thanked everyone who participated and helped with the Celebration of Life for Gary Thomas, he appreciated Gary and the difference he made for us. Brendan Rider, a young man in his mid-20's, died from pneumonia recently, so we need to be proactive in taking care of our personal health. Kobe Bryant also died recently. There's no clock, and it goes back to the sage advice of Rachel's advisor, to do what's important.

Councilmember Aderhold agreed she's feeling the loss in the community and worldwide. We've also lost Marge Tillion and Ron Senungetuk, it makes Homer feel a little smaller. Wednesday is Project Homeless Connect, she's thrilled that people stepped up to make this happen and is sorry she's unable to participate this year. In talking about how different departments go above and beyond, she recognized the Library staff and their efforts in bringing together the 2020 Lit Lineup, the categories and lineup they've put together is great and loves that our librarians put their time and effort in highlighting books for a wide variety of people to read over the year. She recalled a story of her Master's Advisor getting some grief over eating meat among a group with some vegetarians, and referring to her Coke as porpoise blood.

Councilmember Hansen-Cavasos thanked the Council for excusing her at the last meeting, she had the opportunity to travel to Oregon to visit the college her daughter has been accepted to. She also toured of the library, it was great and what stood out to her was that everyone is treated the same when they come in the door, regardless of who they are or their circumstances. She noted that South Peninsula Hospital is good about putting out information, and people can go to their local provider, whoever they see in the community, and get useful information on masks.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:27 p.m. The next Regular Meeting is Monday, February 10, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____

Session 20-03 a Special Meeting of the Homer City Council was called to order on February 3, 2020 by Mayor Ken Castner at 4:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COUNCILMEMBERS: ADERHOLD, HANSEN-CAVASOS, LORD, SMITH,
VENUTI

TELEPHONIC:COUNCILMEMBER EVENSEN

STAFF: CITY MANAGER KOESTER
DEPUTY CITY CLERK KRAUSE
DEPUTY HARBORMASTER CLARKE
PERSONNEL DIRECTOR BROWNING
INFORMATION TECHNOLOGY MANAGER POOLOS

City Council agreed by Consensus to allow Councilmember Evensen to participate telephonically.

AGENDA APPROVAL

City Council approved the agenda by Consensus.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

PENDING BUSINESS

NEW BUSINESS

- a. Review of City Manager Applications and Selection of Applicants to Schedule for Telephonic Interviews

Mayor Castner inquired if there was Consensus among Council to select applicants from the three sections starting with Section C first then each proceeding Section to discuss further.

There was a brief discussion on extending the application period since there was some concern expressed on the lack of qualified applicants in the number of applications received. There was consensus against that idea at this time with Councilmembers expressing that there were several candidates that deserved a further review and that they can re-open the application period if Council did not find suitable applicants from the applications received.

Mayor Castner then requested Council to select candidates from each section for further discussion and consideration.

The following candidates were nominated by consensus of the Council from Section C:

- Curtis Wilson
- Jeffrey Barker

The following candidates were selected by Council from Section B:

- Jefferson Dubel
- Michael Klimmish
- Michael Bork

Mayor Castner then requested the top candidates from Section A from each Councilmember:

- | | |
|--------------------|--------------------|
| - Randy Robertson | - Adam Hammatt |
| - Cynthia Northrup | - Abul Hassan |
| - George Zoukee | - Susanna Stinnett |

Councilmember Evensen disconnected at 4:11 p.m. Several attempts were made to connect with Councilmember Evensen by Staff. It was determined that the teleconference line was working appropriately and that connection issues were on the other end at Councilmember Evensen's location.

City Council and Mayor Castner discussed the various attributes of the Section A candidates and the process to reducing the candidates. Council moved a couple of members to the alternate group for various reasons. The listing below represents the candidates that were identified as top tier and it was agreed to reduce from that listing to the next phase of telephone interviews:

- | | |
|--------------------|--------------------|
| - Randy Robertson | - Abul Hassan |
| - Cynthia Northrup | - Susanna Stinnett |
| - Adam Hammatt | - George Zoukee |

Discussion ensued on each candidate in alphabetical order and using the scoring process City Council refined the list to the following candidates for telephonic interviews:

- Adam Hammatt
- Cynthia Northrup
- Randy Robertson
- George Zoukee
- Michael Bork

Personnel Director Browning provided clarification on the telephone interview process and background/reference check process. These would be available for the face to face interviews.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE MAYOR

Mayor Castner thanked everyone for their input. He also extended his appreciation for Deputy Harbormaster Clarke and Personnel Director Browning attending the meeting.

COMMENTS OF THE CITY COUNCIL

COMMENTS OF THE CITY MANAGER

City Manager Koester reminded the Councilmembers that they would be providing Personnel Director Browning interview questions and she will then have a draft of those questions compiled for the packet for Monday, February 10, 2020.

COMMENTS OF THE CITY CLERK

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 5:25 p.m. The next Regular Meeting is Monday, February 10, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. There will be Special Meetings at 4:00 p.m. on Wednesday, February 12, 2020 and Friday, February 14, 2020. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, MMC, Deputy City Clerk

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 20-024

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: FEBRUARY 4, 2020
SUBJECT: RE-APPOINTMENTS TO THE PARKS, ART, RECREATION & CULTURES ADVISORY COMMISSION

Clark Fair, Ingrid Harrald and Peter Roedl are reappointed to the Parks, Art, Recreation & Culture Advisory Commission.

Clark Fair and Peter Roedl terms will expire The terms expire October 31, 2022.

Ingrid Harrald's term will expire October 31, 2023.

Recommendation: Confirm the reappointments of Clark Fair, Ingrid Harrald and Peter Roedl to the Parks, Art, Recreation & Culture Advisory Commission.



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

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

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

APPLICANT INFORMATION

Full Name: Clark Fair

Physical Address Where you Claim Residency: 4945 Tundra Rose Road, Homer, AK 99603

Mailing Address: P.O. Box 2773 City: Homer State: Alaska Zip: 99603

Phone: (907) 398-9364 Email: c.fair@live.com

Cell#: _____ Work #: _____

ADVISORY BODY YOU ARE REQUESTING REAPPOINTMENT TO:

- ADVISORY PLANNING COMMISSION
- PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION
- PORT & HARBOR ADVISORY COMMISSION
- ECONOMIC DEVELOPMENT ADVISORY COMMISSION
- LIBRARY ADVISORY BOARD
- OTHER – PLEASE INDICATE _____

CITY OF HOMER PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

PLEASE PROVIDE THE FOLLOWING

Do you fill a seat for a City Resident or Non Resident

Has your residency changed since your last appointment? Yes No

PLEASE PROVIDE THE FOLLOWING

How long have you served on the advisory body?

Almost 3 years.

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

I want to continue working to ensure the best progress and protection for the City of Homer's parks and trails, recreational opportunities and the arts. Over the past three years, I think we have accomplished many important things in this regard, including physical trail work and other construction projects, helping to determine the fate of the HERC building, prioritizing parks and trails as part of the city's CIP list, selecting the artwork for the exterior of the new public safety building, hosting celebrations of arts and recreation, and on and on. There is still more to do, and I am eager to remain a part of these efforts.

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

Kenai Peninsula Outdoor Club

Kenai Peninsula Photographers Guild



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

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

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

APPLICANT INFORMATION

Full Name: Ingrid Harraald

Physical Address Where you Claim Residency: Waterman Rd 40521

Mailing Address: PO Box 2665 City: Homer State: AK Zip: 99603

Phone: (907) 299-4370 Email: iharraald@hotmail.com

Cell#: ↓ ↓ Work #: 907-235-5558

ADVISORY BODY YOU ARE REQUESTING REAPPOINTMENT TO:

- ADVISORY PLANNING COMMISSION
- PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION
- PORT & HARBOR ADVISORY COMMISSION
- ECONOMIC DEVELOPMENT ADVISORY COMMISSION
- LIBRARY ADVISORY BOARD
- OTHER - PLEASE INDICATE _____

CITY OF HOMER PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

PLEASE PROVIDE THE FOLLOWING

Do you fill a seat for a City Resident or Non Resident
Has your residency changed since your last appointment? Yes No

Received
City Clerk's Office
FEB 04 2020
City of Homer
Alaska

PLEASE PROVIDE THE FOLLOWING

How long have you served on the advisory body?

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

I would like to continue serving on the Parks and Recreation advisory board. I am dedicated to the creation and maintenance of open spaces and outdoor recreation opportunities and the positive impacts the access to these things has on community and mental health. As a 15+ yr resident of Hanover I feel like I can bring community connection and input into the decision making process

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



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

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

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

APPLICANT INFORMATION

Full Name: Peter Roedl

Physical Address Where you Claim Residency: 4029 Main Street Homer, AK 99603

Mailing Address: Same City: _____ State: _____ Zip: _____

Phone: _____ Email: peter.roedl@gmail.com

Cell#: 907-399-6227 Work #: _____

ADVISORY BODY YOU ARE REQUESTING REAPPOINTMENT TO:

- ADVISORY PLANNING COMMISSION
- PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION
- PORT & HARBOR ADVISORY COMMISSION
- ECONOMIC DEVELOPMENT ADVISORY COMMISSION
- LIBRARY ADVISORY BOARD
- OTHER – PLEASE INDICATE _____

CITY OF HOMER PUBLIC OFFICIAL CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

PLEASE PROVIDE THE FOLLOWING

Do you fill a seat for a City Resident or Non Resident

Has your residency changed since your last appointment? Yes No

PLEASE PROVIDE THE FOLLOWING

How long have you served on the advisory body?

6 YEARS

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

I like to see HOME PARK & TRAILS well MAINTAINED AND RECREATION OPPORTUNITIES GROW

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



City of Homer

www.cityofhomer-ak.gov

Human Resources

491 East Pioneer Avenue
Homer, Alaska 99603

personnel@cityofhomer-ak.gov
(p) 907-235-8121 x2225
(f) 907-235-3148

Memorandum 20-027

TO: City Council
THROUGH: Katie Koester
FROM: Andrea Browning, HR
DATE: February 5, 2020
SUBJECT: City Manager Interview Questions and Telephonic Interview Schedule

Telephonic Interview Schedule for City Manager candidates:

Wednesday, February 12th

4:00pm Michael Bork
5:00pm George Zoukee

Friday, February 14th

4:00pm Randy Robertson
5:00pm Adam Hammatt

Candidates listed above were given electronic copies of the 2020/21 Budget, as well as the Capital Improvement Plan. Background Authorizations were sent to each candidate and those are underway. Applicant Cynthia Northrop advised the City that she has accepted another City Manager position, and removed herself from consideration.

Attached are the interview questions as submitted by City Council members, broken down by suggested telephonic vs. in-person interview questions.

Please keep in mind that all applicants must be asked the same interview questions. If a candidate answers part of a question within a previous reply, each question still must be asked in order to afford the candidate the opportunity to answer the question more thoroughly.

Follow-up questions are expected and encouraged. If Council members would like clarification on any portion of a candidate's application- qualifications, why they want to leave their current or past position(s), the most appropriate time to ask this would be after the first question on the telephonic list.

Action to be taken: Revision of telephonic and in-person interview questions

Telephonic Interview Questions

1. What interests you about the City Manager position in Homer?
2. You will be providing leadership for over 100 employees, please describe your approach to management.
3. How and when do you delegate responsibility & authority?
4. How do you educate, encourage, and motivate your staff?
5. What do you think the primary role of the City Manager is relative to involvement with the community and accessibility to the public?
6. How would you deal with citizen complaints and have you had any experience with lawsuit resolution?
7. What do you perceive to be the City Manager's role in working with the governing body, City Attorney, and Clerk?
8. What experiences have you had with labor relations, personnel matters, and grievance procedures?
9. What is your approach to risk management as it pertains to municipal government?
10. Describe your thoughts on the role of government and its relationship to the private sector.
11. Describe your philosophy and experience regarding the relationship between private development and planning and zoning.
12. Please describe your experience with budget preparation, presentation, and implementation. Explain the outcomes of various budget processes, and any challenges you've encountered from budget development through Council adoption.
13. Have you reviewed our 2020/21 Budget? What is your impression of our financial condition?
14. Have you read our comprehensive plan, climate action plan, and other city plans? What are your impressions or thoughts?
15. What is your experience with state and federal agencies? Do you feel comfortable lobbying on behalf of the City?
16. Please identify what you feel are your strengths and weaknesses.
17. If you are selected as City Manager, what would your plan be for the first 30 days?
18. Do you have any questions for us?

In-Person Interview Questions

1. What challenges and opportunities do you foresee as the City Manager of Homer?
2. What are your expectations of the governing body in relation to yourself and city staff?
3. How do you build trust with a new team?
4. Have you ever had to discipline, demote, or fire an employee? Please elaborate.
5. Have you taken part in mediation, fact finding, or arbitration? Which ones? Please explain your experience in such processes including your role/level of involvement and your thoughts regarding the outcomes of these experiences.
6. Describe your management style in relation to communicating, decision-making, morale-building, and effecting change. What do you do to maintain your leadership and management skills?
7. What is your experience preparing budgets and having them approved by an elected body? What challenges did you encounter as part of that process?
8. How and when do you communicate with the governing body?
9. How do you deal with special interest or single interest groups?
10. How do you deal with the news media?
11. What is the best way for an administrator to deal with an angry constituent?
12. Describe a professional accomplishment that you feel best demonstrates your skill as a City Manager?
13. What is your experience with employee benefits administration, group health insurance, and risk management?
14. Describe your experience being at a bargaining table and actively engaged in negotiating an agreement?
15. Describe the most successful capital improvement project you were responsible for and what made it successful?
16. Please describe your experience with: land use planning, municipal facilities expansion, police and fire.
17. What is your experience with debt financing?
18. Do you have any questions for us?

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-09

An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the FY20 State of Alaska Community Assistance Program Payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund.

Sponsor: City Manager

1. City Council Regular Meeting February 10, 2020 Introduction

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

3 City Manager

4 **ORDINANCE 20-09**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ACCEPTING AND APPROPRIATING THE FY20 STATE OF ALASKA
8 COMMUNITY ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT
9 OF \$152, 080.41 TO THE OLD MIDDLE SCHOOL CAPITAL ASSET
10 REPAIR AND MAINTENANCE ALLOWANCE FUND.

11
12 WHEREAS, In FY19 the City of Homer received \$177,172.05 from the Community
13 Assistance Program (CAP), which was allocated to the Police Station Fund; and

14
15 WHEREAS, The FY20 payment for Homer is \$152,080.41; and

16
17 WHEREAS, The application for the FY20 Community Assistance Program funds
18 indicated the City of Homer would designate those funds towards City reserves, specifically the
19 Old Middle School (HERC) Depreciation Account (now referred to as the Old Middle School
20 Capital Asset Repair and Maintenance Allowance (CARMA) Fund) as reported in the May 13,
21 2019 City Manager’s Report; and

22
23 WHEREAS, Fiscal year 2020 CAP funds would be used towards the HERC demolition/new
24 community recreation center, which is the top large 2020 priority adopted by the body; and

25
26 WHEREAS, Although this ordinance accepts and transfers FY20 Community Assistance
27 Program funds into the Old Middle School CARMA account, it does not authorize an
28 expenditure or limit the Council in the future from designating those funds for a different
29 purpose as long as that purpose is reported to the State.

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

32
33 Section 1. The Homer City Council hereby accepts and appropriates a 2020 Community
34 Assistance Program Payment in the amount of \$152,080.41 to the Old Middle School CARMA
35 fund as follows:

36
37 Revenue:

38
39

<u>Description</u>	<u>Amount</u>
FY2020 Community Assistance Program	\$152,080.41

43 Transfer:

44

45 <u>Description</u>	<u>Amount</u>
46 Old Middle School CARMA	\$152,080.41

47

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

50

51 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
52 _____, 2020.

53

54 CITY OF HOMER

55

56 _____
57 KEN CASTNER, MAYOR

58

59

60

61 ATTEST:

62

63 _____
64 MELISSA JACOBSEN, MMC, CITY CLERK

65

66 YES:

67 NO:

68 ABSTAIN:

69 ABSENT:

70

71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:

75

76 Reviewed and approved as to form.

77

78 _____
79 Katie Koester, City Manager

Michael Gatti, City Attorney

80

81 Date: _____

Date: _____

82

83 Fiscal Note: The transfer of funds will increase the Old Middle School CARMA Fund from
84 \$187,818 to \$339,898.41

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

City Manager

3
4 **RESOLUTION 20-017**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 DELEGATING AUTHORITY TO IMPLEMENT, ADMINISTER AND
8 ENFORCE THE PROVISIONS OF THE UNIFORM CODE TO THE
9 ALASKA INTERGOVERNMENTAL REMOTE SALES TAX COMMISSION
10 AND SUPPORTING ADOPTION OF KENAI PENINSULA BOROUGH
11 ORDINANCE 2020-03.

12 WHEREAS, The City of Homer became a member of the Alaska Remote Seller Sales Tax
13 Commission (“the Commission”) with the passage of Resolution 19-077; and

14 WHEREAS, The purpose of the Commission is to implement a single-level statewide
15 sales tax administration for the collection and remittance of sales tax for goods and services
16 sold by remote sellers (i.e. internet orders); and

17 WHEREAS, Per the Alaska Intergovernmental Remote Seller Sales Tax Agreement, each
18 member municipality must adopt the Alaska Uniform Remote Seller Sales Tax Code as adopted
19 by the Commission’s Board of Directors (“Uniform Code”); and

20 WHEREAS, The Commission adopted the Uniform Code on January 6, 2020; and

21 WHEREAS, The Kenai Peninsula Borough has proposed adopting the Uniform Code by
22 Kenai Peninsula Borough Ordinance 2020-03, which will amend Title 5 of the Kenai Peninsula
23 Borough Code of Ordinances; and

24 WHEREAS, Section 9.16.040 of the Homer City Code incorporates Kenai Peninsula
25 Borough Code of Ordinances applicable to the levy and collection of the sales tax as if fully
26 incorporated in the Homer City Code; and

27 WHEREAS, Section 4 of the Kenai Peninsula Borough Ordinance 2020-03 authorizes the
28 Commission to implement, administer and enforce the provisions of the Uniform Code on
29 behalf of the Borough.

30 NOW, THEREFORE, BE IT RESOLVED By the City Council of Homer, Alaska that the City
31 concurs with the Kenai Peninsula Borough’s authorization and delegation of authority to the
32 Alaska Intergovernmental Remote Sales Tax Commission to implement, administer and
33 enforce the provisions of the Uniform Code on behalf of the City of Homer and supports
34 adoption of Kenai Peninsula Borough Ordinance 2020-03.

35
36 PASSED AND ADOPTED by the Homer City Council this 10th day of February, 2020.

37
38
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47
48

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Lord

RESOLUTION 20-018

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA SUPPORTING THE RECERTIFICATION OF THE PRINCE WILLIAM SOUND REGIONAL CITIZENS ADVISORY COUNCIL BY THE UNITED STATES COAST GUARD TO BE THE REGIONAL CITIZENS ADVISORY COUNCIL FOR PRINCE WILLIAM SOUND AND AFFECTED ENTITIES BY THE TANKER EXXON VALDEZ OIL SPILL.

WHEREAS, The Prince William Sound Regional Citizens Advisory Council (PWSRCAC) was created in 1989 and certified by the United States Coast Guard (USCG) in 1990 as mandated by the Oil Pollution Act of 1990; and

WHEREAS, The USCG requires the recertification of a Citizens Advisory Council annually with the third year recertification requiring comments from the public; and

WHEREAS, The PWSRCAC was created to provide citizens a voice in promoting the environmentally safe operation of the Valdez Marine Terminal and associated tankers; and

WHEREAS, The City of Homer, Alaska, has been a member entity of the PWSRCAC since its creation; and

WHEREAS, The City of Homer, Alaska, experienced the effects of the Tanker Exxon Valdez Oil Spill; and

WHEREAS, The City of Homer, Alaska, recognizes the value in citizen input on the environmentally safe operation of the Valdez Marine Terminal and its associated tankers.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska supports the recertification of the PWSRCAC as its Regional Citizens Advisory Council promoting the Environmentally Safe Operation of the Valdez Marine Terminal and associated tankers.

PASSED AND ADOPTED by the City Council this 10th day of February, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-06

An Ordinance of the City Council of Homer, Alaska Amending the FY 2020 Capital Budget by Appropriating Funds in the Amount of \$750,000 from the General Fund Fund Balance for the Purpose of Reinitiating and Conducting a U.S. Army Corps of Engineers General Investigation Study for the Homer Large Vessel Port Expansion.

Sponsor: Smith/Lord

1. City Council Regular Meeting January 27, 2020 Introduction
 - a. Memorandum 20-016 from Port Director as backup
 - b. 2019 Homer PAS Final Report Executive Summary
 - c. Letter to B. Huber Re: Large Vessel Harbor and attachments

2. City Council Regular Meeting February 10, 2020 Public Hearing & Second Reading
 - a. Memorandum 20-016 from Port Director as backup
 - b. 2019 Homer PAS Final Report Executive Summary
 - c. Letter to B. Huber Re: Large Vessel Harbor and attachments

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

3 Smith/Lord

4 **ORDINANCE 20-06**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE 2020 CAPITAL BUDGET BY APPROPRIATING
8 FUNDS IN THE AMOUNT OF \$750,000 FROM THE GENERAL FUND
9 FUND BALANCE FOR THE PURPOSE OF REINITIATING AND
10 CONDUCTING A U.S. ARMY CORPS OF ENGINEERS GENERAL
11 INVESTIGATION STUDY FOR THE HOMER LARGE VESSEL PORT
12 EXPANSION.

13
14 WHEREAS, The City Council has identified the Homer Large Vessel Port Expansion as its
15 top priority Capital Improvement Project (CIP); and

16
17 WHEREAS, In 2019 the City and the U.S. Army Corps of Engineers (USACE) completed a
18 Planning Assistance for States(PAS) study that took a high level look at the costs and benefits
19 of expanding the City’s port facility to include a large vessel harbor providing safe moorage for
20 vessels up to 250 feet; and

21
22 WHEREAS, The results from that PAS study showed a positive economic cost to benefit
23 ratio and the USACE, anticipating a positive Section 905(b) analysis and the development of a
24 Project Management Plan, placed the Homer Port Expansion General Investigation Study on
25 their 2020 work plan budget, as well as their 2021 regular budget, to secure funds for their
26 share of that study; and

27
28 WHEREAS, In 2007 the City and the State of Alaska Department of Transportation (DOT)
29 entered into a Memorandum of Agreement to share the non-federal costs of the General
30 Investigation of Homer’s port expansion study; and

31
32 WHEREAS, Staff shared the results of the PAS study with ADOT and have been working
33 to secure a financial commitment from the State for the purpose of resuming and completing
34 the General Investigation that we started in 2007; and

35
36 WHEREAS, The cost of this study will be shared between the USACE (50%), the State
37 DOT (25%), and the City (25%) with the USACE contributing \$1,500,000; the State \$750,000; and
38 the City \$750,000; and

39
40 WHEREAS, The General Investigation will cover planning aspects needed to build a
41 large vessel port at the Homer Spit including, but not limited to: breakwater basin design,
42 economic factors, environmental, geo-physical, construction methods and costs. The end

43 result of the study will provide an end Benefit Cost Ratio that will justify federal funding for
44 final construction; and

45
46 WHEREAS, The purpose of this ordinance is to budget for the City’s commitment for the
47 cost of completing a General Investigation Study for the Homer CIP-listed Large Vessel Port
48 Expansion, and thereby take the next step in building a port expansion that will address both
49 the navigational safety concerns that come from current overcrowding as well as support
50 emerging regional and national economic opportunities; and

51
52 WHEREAS, It is appropriate that the City participate in funding the General Investigation
53 study as the new Large Vessel Port will magnify our current Port and Harbor’s vital
54 contribution to the City of Homer’s overall economic growth, health and welfare.

55
56 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

57
58 Section 1: The FY 2020 Capital budget is hereby amended by appropriating funds in the
59 amount of \$750,000.00 from the General Fund Fund Balance for the purpose of conducting a
60 General Investigation Study in partnership with the U.S. Army Corps of Engineers and the
61 Alaska Dept. of Transportation for the Homer Large Vessel Port Expansion, as follows:

62

63 Account No.	64 Description:	65 Amount:
	66 U.S. ACE General 67 Investigation Study- 68 Large Vessel Port 69 Expansion	70 \$750,000.00

71
72 Section 2: The Finance Department is directed to establish a project account for the
73 Large Vessel Harbor to track all project related expenses.

74
75 Section 3: This is a budget amendment ordinance and shall not be codified.

76
77 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
78 2020.

79
80 CITY OF HOMER
81
82 _____
83 KEN CASTNER, MAYOR
84

85 ATTEST:

86

87 _____

88 MELISSA JACOBSEN, MMC, CITY CLERK

89

90 YES:

91 NO:

92 ABSTAIN:

93 ABSENT:

94

95 First Reading:

96 Public Hearing:

97 Second Reading:

98 Effective Date:

99

100 Reviewed and approved as to form.

101

102 _____

103 Katie Koester, City Manager

104

105 Date: _____

Michael Gatti, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 20-016

TO: HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: JANUARY 21, 2020

SUBJECT: RE: FUNDING FOR USACE GENERAL INVESTIGATION STUDY-PORT EXPANSION

Homer's Port & Harbor is a regional port, serving the needs of commercial vessels operating across southcentral and western Alaska in the maritime industrial, marine transportation, and commercial fishing industries. Over time, demand has outgrown Homer harbor's ability to safely and efficiently serve this fleet. Certain sizes of commercial vessels can't access the port and harbor due to depth limits and configuration of the harbor entrance. Those that can find harbor moorage at capacity. Even after rafting large vessels three to four deep on the moorage floats, Homer annually turns away 40-60 vessels requesting to home port.

The City has identified a new large vessel harbor as its highest priority capital project to (1) meet current need, (2) address overcrowding and associated navigational safety concerns and high maintenance costs, and (3) support emerging regional and national economic opportunities such as the opening of the Arctic for transportation and resource development.

High demand combined with favorable changes in cost drivers (new local sources of more competitively priced building materials and an in-water option for disposal of dredge material) prompted the City and Corps to continue the general investigation from 2009 utilizing a Section 22 Planning Assistance to States Program grant.

The positive results from that Planning Assistance to States Study provided a Cost Benefit Ratio that qualified for further USACE funding going forward, with the General Investigation Study portion of Homer's Large Vessel Port Expansion being the next step, and they placed the project on their 2020 Work Plan and 2021 Budget accordingly. Final approval of USACE's 2020 Work Plan is currently set for Feb 10 2020 and we will know more at that time. The Alaska Dept. of Transportation is also working to secure a financial commitment from the State. By budgeting for the City's commitment for the cost of completing the upcoming General Investigation Study it not only helps with our own planning but also can be used as assurance to both the Federal and State entities as they endeavor to also approve their respective funding portions.

Once all funding portions are in place we will still need to enter into a formal agreement that will be presented to City Council for approval, before the General Investigation Study can commence. This Ordinance is simply to plan and budget for such an event so that the prerequisites are in place.

RECOMMENDATION

That City Council approve Ordinance 20-06 amending the FY2020 Operation budget by appropriating funds in the amount of \$750,000. From the General Fund fund balance for the purpose of conducting a General Investigation Study in partnership with the U.S. Army Corps of Engineers and the Alaska Dept. of Transportation for the Homer Large Vessel Port Expansion.

Enc:

Letter to Governor Dunleavy Requesting State Participation

CIP Page Write up - Homer Port & Harbor: New Large Vessel Moorage Facility

Planning Assistance to States Study Executive Summary

Entire report can be found at <https://www.cityofhomer-ak.gov/port/new-large-vessel-port-expansion-project>



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

November 8th, 2019

Mr. Brett Huber, Sr.
Senior Policy Analyst
Executive Office of Governor Dunleavy
550 W 7th Ave.
Anchorage, AK 99501
Submitted electronically: Brett.Huber@alaska.gov

Mr. Huber,

Honorable Governor Dunleavy recently visited Homer to attend the Alaska State Home Builders Association conference but he also was able to share some of his time with Homer Mayor Ken Castner, Port and Harbor Advisory Commission Chair Steve Zimmerman, and myself to discuss the City of Homer's Large Vessel Harbor Expansion Project. During our meeting, the Governor recommended we continue our conversation with you as our next point of contact.

Brief background information: the Large Vessel Harbor Expansion Project is a regional economic development initiative that will allow vessels up to 250 feet in length safe moorage in Alaskan waters. The outcome will be hundreds of thousands of dollars in savings for large vessel owners that currently have to moor their boats elsewhere while letting Alaska keep more dollars in-state. Industries that have so far expressed interest in having central gulf region operations include oil and gas, commercial fishing, commercial transportation, research, enforcement, and adventure cruise ships. Homer's large vessel harbor will also provide safe moorage for the US Coast Guard, and result in high paying jobs for Alaska marine tradesmen since vessels could now be worked on and in Alaska instead of Washington.

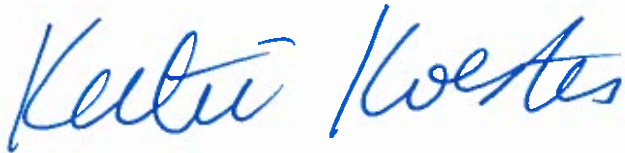
The State of Alaska has long been a partner with the City of Homer in the Large Vessel Harbor Expansion Project. In 2007, a General Investigation Study for the new harbor was initiated with funding shared 25% City, 25% State through the Alaska Department of Transportation (ADOT), and 50% Army Corps (see attached agreement). In 2009, this study was shelved due to project cost and demand however there is good news to share. The US Army Corps Planning Assistance to States (PAS) grant completed this year has determined variables like cost and demand have significantly improved, making this a feasible project. During their upcoming budget cycle, the Corps will be recommending funding to reinstate the General Investigation Study. The Study will be a three year commitment with a total cost of \$3 million dollars.

The City of Homer is asking for the State of Alaska to continue our longstanding partnership in this transportation project by contributing a 25% match over 3 years, totaling \$750,000. ADOT staff in the Central Region Planning office have recommended cruise ship passenger vessel tax dollars as the State's funding source for this match.

Given the positive momentum behind this project, I would appreciate any opportunity to further discuss the Large Vessel Harbor Expansion Project with you and the Governor as soon as possible. It would be a significant accomplishment to line out potential next steps to initiate the General Investigation Study with ADOT and reaffirm the City's important partnership with the State regarding this endeavor.

Thank you for your time and attention.

Best regards,



Katie Koester
Homer City Manager

Enc:

2007 MOA between ADOT and City of Homer for Payment of Matching Funds for Homer Harbor Feasibility Study

2020-2025 Capital Improvement Plan, New Large Vessel Moorage Facility

Memorandum of Agreement
 between the
 Alaska Department of Transportation and Public Facilities
 and the
 City Of Homer
 for
 Payment of Matching Funds
 For Homer Harbor Feasibility Study

This Memorandum of Agreement is by and between the Alaska Department of Transportation and Public Facilities, hereafter referred to as the Department, and the City of Homer, hereafter referred to as the City.

The City, as local sponsor, has requested State assistance in the funding of the feasibility study for a harbor expansion project in Homer.

The Alaska legislature in Chapter 82, SLA 2006, has appropriated funds that may be used as matching funds for the Army Corps of Engineers Harbor projects.

The Department has agreed to provide these funds in the amount of \$150,000 for the City's matching fund requirement.

The City requests the Department make payments directly to the Corps of Engineers.

Therefore, the Department agrees to issue payment directly to the Army Corps of Engineers, not to exceed \$150,000.

The City agrees that the Department has no obligation on the Homer Harbor Expansion Project beyond that specifically agreed to in this Memorandum of Agreement.

City Of Homer

Steve Dew, Acting City Manager

Date

11/28/07

Alaska Department of Transportation
& Public Facilities

Patricia M. Hetherington

Date

11.27.07

**State-Municipality Cooperation Agreement
Between the
State of Alaska Department of Transportation and Public Facilities
and**

The City of **Homer**

Project Name: **Homer** Navigation Improvements

Project No. #####

The Municipality and the State are entering a long term working relationship with the Corps of Engineers (hereinafter called the Corps) on the above reference project. The Municipality as project sponsor has requested State assistance.

This cooperation agreement is effective upon execution by the State of Alaska, Department of Transportation and Public Facilities, (hereinafter called the State) and City of **Homer**, Alaska (hereinafter called the Municipality). The State and Municipality are entering this Agreement pursuant to AS 35.15.080 et. seq. and any regulations promulgated thereunder.

The Municipality's coordinator for this Agreement is **Steve Dean, Harbormaster**. The State's coordinator for this Agreement is **Harvey Smith**, State Harbors Engineer. Each party agrees to notify the other party of any change in the coordinator.

1. This agreement defines and formalizes the State's role during the Corps' Feasibility Study process. It is our intent that the State's engineer will be a Technical Consultant to the Municipality and liaison between the State and the Corps. This function is reserved for a department representative on any project anticipating state funding for either design or construction, or for any project that may affect an existing state harbor facility.
2. The Municipality recognizes that:
 - a) It will be required to provide access, uplands, and tidelands sufficient to support construction, operation, and maintenance of the proposed facility and that the State will not participate in land acquisition and right of way purchases.
 - b) If not already in place, the Municipality shall adopt harbor ordinances that provide for the administration, management, operation, and maintenance of the completed facility for public purposes as a condition of receiving State construction funds for the proposed project.
 - c) The Corps process seeks to satisfy National Economic Development (NED) criteria to determine the national interest, which may not include local or state interest.
 - d) The State has unique professional coastal and harbor engineering expertise and considerable experience as sponsor that can provide substantial technical and administrative strength to the project.
3. The Municipality and the State agree to appoint members as appropriate to the project study team and one member each to the project executive committee.
4. The Municipality agrees to a joint review with the State of the draft Project Feasibility Cost Share Agreement (FCSA) before signature by the Municipality.

5. The Municipality agrees to a joint review of intermediate work products, study recommendations and final draft report.
6. The Municipality agrees to promote the project, support the team effort, and actively participate as a team member.
7. The State agrees to:
 - a) Provide review and consultation during FCSA development.
 - b) Act as technical advisor and consultant to the Municipality. This includes taking information presented by the study team and, working cooperatively with the Corps and Municipality, compile it into an optimum design representing the interests of the Municipality while conforming with State Policy and Corps' National Economic Development (NED) requirements.
 - c) Look at the whole harbor concept by integrating the necessary uplands, mooring basin, and protective structures into a fully functional harbor. This effort will strive to create harmony with the Corps' NED plan. The NED plan normally focuses on the General Navigation Features (GNF), consisting of only breakwaters and primary navigation channels. The harbor area recommended for upland development is approximately equal to that required for moorage and may have similar, or greater, potential for economic benefits.
 - d) Work in cooperation with state planning personnel providing technical guidelines for planning decisions. The planning objectives are to identify local and State benefits in addition to national benefits and to help the Municipality develop facilities that maximize the economic opportunities for the Municipality and the State.
 - e) Work with the study team to develop measurable criteria from which to evaluate harbor alternatives.
 - f) Work with environmental and other groups to resolve issues that may cause delay in the design development.
8. Subject to appropriation by the Legislature, the State will provide in-kind services. Financial obligations are understood to be obligations of the Municipality. Where State financial assistance is approved, payment (less in-kind services) will be made directly to the Corps of Engineers. Prepayment, when required by the federal program, will be made upon receipt of requests for payment accompanied by documentation submitted by the District Engineer, Alaska District Corps of Engineers, or his authorized representative. The required documents are the signed FCSA between the Corps of Engineers and the Municipality, and a letter from the District Engineer requesting payment.
9. In the event the final total amount of the local Municipality's financial obligation is less than the total amount estimated at the time of signing this agreement, then the State shall receive its proportionate share of any unused portion of the local Municipality funding returned by the Corps of Engineers at the completion of the project.

10. The State and Municipality will make no commitment for subsequent project development costs unless this agreement is amended in writing and signed by both parties.
11. If, due to changed circumstances, the State or the Municipality wishes to terminate this Agreement prior to its completion, the initiating party shall notify the other party in writing of its reasons for requesting the early termination. To terminate, both parties must agree in writing that it is in their mutual best interests to terminate. If the State and Municipality agree to terminate, the State assumes no further liability to the Municipality, the Corps of Engineers or any other party.
12. Before any party to this agreement may bring suit in any court concerning an issue relating to this agreement, such party must first seek in good faith to resolve the issue through negotiation or other forms of non-binding alternative dispute resolution mutually acceptable to the parties.
13. Unless changed by prior written notice, any correspondence required by this Agreement must be sent to the following addresses:

STATE:

Office of the State Harbors Engineer
 Department of Transportation and Public Facilities
 3132 Channel Drive
 Juneau, AK 99801

MUNICIPALITY:

City of Homer
 491 East Pioneer Avenue
 Homer, Alaska 99827

APPROVALS:

Authorized Signature for Municipality, Title	Date
(Director of Design and Engineering Services	Date

APPENDIX A

Scope of Project:

1. Description of Project: The Municipality plans to enter into a project feasibility cost share agreement (PFCSA) with the Corps of Engineers, Alaska District to investigate and report on the proposed project feasibility.
2. The Municipality has requested State assistance by letter dated August 27, 1998

APPENDIX B

Payment Schedule:

For Corps of Engineers Matching Funds

There is no appropriation for the Homer Navigation Improvements project at this time, however, the State agrees to transfer funds, if appropriated by the Legislature and approved by the Commissioner, for the project to a special account in the State Treasury. The funds transferred to this special account for the Municipality shall not exceed a total of \$ ##### or the amount actually appropriated by the Legislature for this project, whichever is less. In no case shall the amount expended on this project be more than 50% of the total non-federal cost including in-kind services. State will charge directly to this account for in-kind services provided under this agreement and the PFCSA.

Payment, less State incurred in-kind costs, will be made directly to the Corps of Engineer at FINANCE AND ACCOUNTING OFFICE, ALASKA DISTRICT, US ARMY CORPS OF ENGINEERS, PO BOX 898, ANCHORAGE AK 99506-0898. The check will be pay to the order "FAO, USAED, ALASKA"; memo "Homer Navigation Improvements"; Or, in the case where the Municipality has advance funded the project, the State may make payment directly to the Municipality.



2. Homer Port & Harbor: New Large Vessel Moorage Facility

Project Description & Benefit: This project will construct a new large vessel moorage facility 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 ADOT, and Army Corps of Engineers (ACOE) partnered on a port expansion feasibility study in 2004. At that time, preliminary results indicated the project’s Benefit to Cost ratio would be non-competitive for Federal funding so the study was put on hold. 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 to dredge and build the new moorage facility. The City has formally expressed its intent to work with the ACOE on the Study and renew our partnership with the State of Alaska for technical expertise and funding, with the understanding that costs are shared 50% Federal, 25% City, 25% State.

Total Project Cost: \$124,233,000

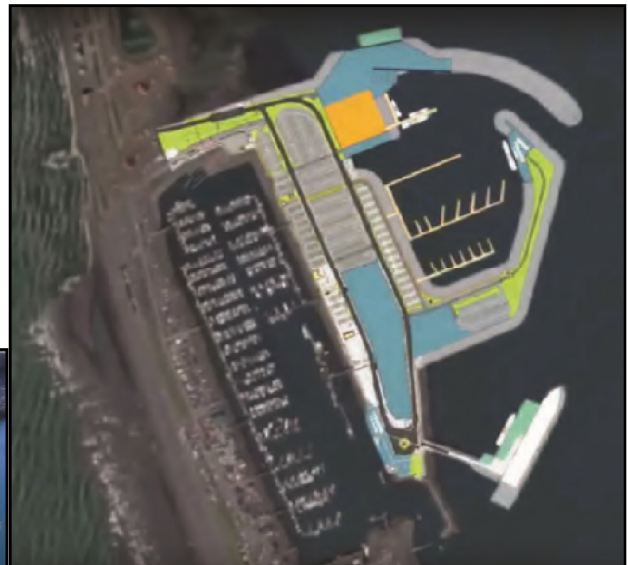
Design and Permitting: \$10,258,000

Breakwater Construction and Dredging: \$90,275,000

Inner Harbor Improvements: \$23,700,000

FY2021 State Request: \$10,258,000

(City of Homer 10% Match: \$1,025,800)



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 .

Executive Summary

This study provides planning and technical assistance to the City of Homer (the City) related to the Homer Harbor Large Vessel Expansion Project. The purpose of this study is to provide planning/technical assistance to the local sponsor by developing a preliminary assessment of the benefits and costs of implementing navigation improvements to build a large vessel harbor to the north of Homer's existing small boat harbor.

The authority for this study is the Planning Assistance to States (PAS) Program Section 22 of WRDA 1974 (P.L. 93-251) as amended. Section 22(a)(2) provides authority for the U.S. Army Corps of Engineers (USACE), at the request of a non-Federal sponsor, to provide technical assistance with provisions and integration of hydraulic, economic, and environmental data and analyses. This analysis considers one alternative, which is consistent with the conceptual drawings developed by the non-Federal sponsor.

This technical report is a high-level preliminary economic analysis of the benefits and costs of implementing the proposed navigation improvements. The previous Homer Small Boat Harbor Navigation Improvements feasibility study in 2008 (USACE 2008a) resulted in a benefit-cost ratio (BCR) ranging from 0.5 to 0.7 for the array of alternatives considered. The current PAS effort uses new available information for re-evaluation of benefits and costs for the alternative considered. This results in a preliminary BCR range of 0.89 to 1.0 for a project cost range of \$72.5 million to \$81 million based on rough order magnitude (ROM) costs.

The analysis brought price level updates to 2018 prices, and applied the discount rate for fiscal year 2019. Each benefit category was assessed against readily available data. Transportation cost savings, through avoided travel for commercial fishing vessels, are quantified by cross-referencing data sets from the harbor office and other sources. The subsistence harvest evaluation is updated with the alternative method, Production Cost Analysis, which is used more commonly by the USACE Alaska District.

The project costs range is developed with two broad assumptions, which are discussed in subsequent sections. The considerations of the BCR range from a benefits perspective are constrained by limited data. There are potential increases to existing benefits if sufficient data are available. There are also potential new benefits that emerged during this study; however, these are unquantifiable at this time. As such, this report elaborates on data gaps as opportunities for the local sponsor to focus on data gathering for a more in-depth analysis.

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-07

An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing the Expenditure of up to \$100,000 in Pass Through Funds for Repairing Damage to the Deep Water Dock.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting January 27, 2020 Introduction
 - a. Memorandum 20-017 from Port Director as backup

2. City Council regular Meeting February 10, 2020 Public Hearing and Second Reading
 - a. Memorandum 20-017 from Port Director as backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 20-07

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE CAPITAL BUDGET AND AUTHORIZING THE
EXPENDITURE OF UP TO \$100,000 IN PASS THROUGH FUNDS FOR
REPAIRING DAMAGE TO THE DEEP WATER DOCK.

WHEREAS, The Deep Water Dock was damaged when a vessel collided with it on Nov
19-2019; and

WHEREAS, The vessel owner has insurance that will cover the cost of repairs
(Harbormaster has been in contact with the owner’s insurance company representative), and

WHEREAS, The Harbormaster estimates the cost of repairs may be up to \$100,000. (See
Memorandum 20-017 from the Harbormaster).

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby authorizes up to an additional \$100,000 be
expended from and reimbursement deposited in the account described below:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
415-0910	Deep Water Dock Repair	up to \$100,000

Section 2. This is a budget ordinance and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this 10th day of February, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

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

Reviewed and approved as to form:

Katie Koester, City Manager

Date: _____

Michael Gatti, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 20-017

TO: MAYOR AND CITY COUNCIL
THROUGH: CITY MANAGER KATIE KOESTER
FROM: BRYAN HAWKINS HARBORMASTER
DATE: JANUARY 18, 2020
SUBJECT: DEEP WATER DOCK FENDER REPAIR

On November 19-2019 a vessel collided with our Deep Water Dock and damaged one of the dock fender units. The vessel owner was contacted as well as his insurance company. A claim was filed and a local marine surveyor was engaged by the insurance company to oversee the claim. The city issued a task order to R&M Consulting one of our term contract engineering firms to represent the cities interests and oversee the repair project. A survey of the damage will be completed this week and from that a plan will be formed based on the extent of the damage and how the repairs will be done. At this time it is difficult to come up with a cost estimate as we do not know the full extent of the damage but I estimate it will be less than \$100,000 but more than \$25,000.

Ordinance 20-07 authorizes the city to pay contractors for the repair labor and materials. The city will be fully reimbursed by the vessel owner's insurance company.

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-47

An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission.

Sponsor: Lord/Erickson

1. City Council Regular Meeting October 14, 2019 Postponed

2. City Council Regular Meeting February 10, 2020 Introduction

**CITY OF HOMER
HOMER, ALASKA**

Lord/Erickson

ORDINANCE 19-47

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA REPEALING HOMER CITY CODE 2.76 ECONOMIC DEVELOPMENT ADVISORY COMMISSION, REQUIRING ECONOMIC FINDINGS TO ACCOMPANY RECOMMENDATIONS FROM CITY COMMISSIONS, ESTABLISHING AN OFFICIAL MAYORAL APPOINTMENT TO THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT BOARD OF DIRECTORS CITY OF HOMER SEAT AND ENCOURAGING APPOINTMENT OF TASK FORCES TO ADDRESS TIMELY COMMUNITY ISSUES, AND AMENDING HOMER CITY CODE 2.58.020 CREATION OF CITY BOARDS AND COMMISSIONS TO DELETE (E) ECONOMIC DEVELOPMENT ADVISORY COMMISSION.

WHEREAS, The strength of Homer’s economy, including the business community and quality of life, is an overarching consideration for all of the City’s Commissions and the City Council; and

WHEREAS, City representatives participate with the Homer Marine Trades Association, the Homer Chamber of Commerce, and the Kenai Peninsula Economic Development District (KPEDD); and

WHEREAS, The City of Homer Comprehensive Economic Development Strategy (CEDS) overlaps in many ways with the Homer Comprehensive Plan, including within Chapter 7 Economic Vitality; and

WHEREAS, on behalf of the Kenai Peninsula Borough, the KPEDD regularly produces and annually updates a CEDS inclusive of the entire Kenai Peninsula Borough; and

WHEREAS, The Kenai Peninsula Borough CEDS 2019 Update includes many of the tenants of the Homer CEDS (last updated in 2011) that may not be included in the Homer Comprehensive Plan; and

WHEREAS, The majority of the tasks within the Homer CEDS are targeting actions for the City Council, and when recommendations for City Council actions are needed they would be best drafted by specific-issue Task Forces created by Council and the Mayor; and

WHEREAS, The few tasks identified for the EDC in the Homer Comprehensive Plan are providing reviews and updates; and

43 WHEREAS, CEDS reviews and updates should be completed in partnership with the
44 KPEDD, and Comprehensive Plan updates occur on a 5-10 year cycle and are not best suited
45 for the time and expense of a standing City Commission; and
46

47 WHEREAS, City Commissions can recommend to City Council and Council can appoint
48 Task Forces to address timely issues of concern to the community, including those related to
49 economic development; and
50

51 WHEREAS, Focusing limited City resources is critically important to ensure the efficient
52 and productive response to concerns and answering questions; and
53

54 WHEREAS, Maximizing citizen involvement to answer specific questions and provide
55 recommendations through the Task Force model will enhance public engagement and provide
56 for targeted efforts that are most viable for City action.
57

58 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
59

60 Section 1. HCC 2.76 is repealed.
61

62 Section 2. HCC 2.58.020 is amended as follows:
63

64 2.58.020 Creation of City boards and commissions.
65

66 The following commissions and boards have been created by City Council and are
67 subject to this chapter unless otherwise provided in this title:
68

- 69 a. Library Advisory Board;
- 70 b. Parks, Art, Recreation, and Culture Advisory Commission;
- 71 c. Port and Harbor Advisory Commission;
- 72 d. Planning Commission;
- 73 e. ~~Economic Development Advisory Commission.~~

74
75 Section 3. City Council shall consider creating Task Forces in accordance with the City
76 Council Operating Manual (per Resolution 19-051) in proactive response to timely issues of
77 concern to the community.
78

79 Section 4. Recommendations from the Planning Commission, Port & Harbor Advisory
80 Commission and the Park, Arts, Recreation and Culture Advisory Commission should include
81 any relevant economic development nexus information for City Council review.
82

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

3 Lord/Erickson

4 **ORDINANCE 19-47(S)**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 REPEALING HOMER CITY CODE 2.76 ECONOMIC DEVELOPMENT
8 ADVISORY COMMISSION, REQUIRING ECONOMIC FINDINGS TO
9 ACCOMPANY RECOMMENDATIONS FROM CITY COMMISSIONS,
10 ESTABLISHING AN OFFICIAL MAYORAL APPOINTMENT TO THE
11 KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT BOARD
12 OF DIRECTORS CITY OF HOMER SEAT AND ~~ENCOURAGING~~
13 ~~APPOINTMENT OF TASK FORCES TO ADDRESS TIMELY~~
14 ~~COMMUNITY ISSUES~~ **CREATING AN ANNUAL PROCESS FOR THE**
15 **CITY TO REVIEW AND TAKE ACTION ON PRIORITIZED**
16 **ECONOMIC DEVELOPMENT ISSUES**, AND AMENDING HOMER
17 CITY CODE 2.58.020 CREATION OF CITY BOARDS AND
18 COMMISSIONS TO DELETE (E) ECONOMIC DEVELOPMENT
19 ADVISORY COMMISSION.
20

21 WHEREAS, The strength of Homer’s economy, including the business community and
22 quality of life, is an overarching consideration for all of the City’s Commissions and the City
23 Council; and
24

25 WHEREAS, City representatives participate with the Homer Marine Trades Association,
26 the Homer Chamber of Commerce, and the Kenai Peninsula Economic Development District
27 (KPEDD); and
28

29 WHEREAS, The City of Homer Comprehensive Economic Development Strategy (CEDs)
30 overlaps in many ways with the Homer Comprehensive Plan, including within Chapter 7
31 Economic Vitality; and
32

33 WHEREAS, on behalf of the Kenai Peninsula Borough, the KPEDD regularly produces
34 and annually updates a CEDs inclusive of the entire Kenai Peninsula Borough; and
35

36 WHEREAS, The Kenai Peninsula Borough CEDs 2019 Update includes many of the
37 tenants of the Homer CEDs (last updated in 2011) that may not be included in the Homer
38 Comprehensive Plan; and
39

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41 the City Council, and when recommendations for City Council actions are needed they would
42 be best drafted by specific-issue Task Forces created by Council and the Mayor; and

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45 providing reviews and updates; and

46 WHEREAS, CEDS reviews and updates should be completed in partnership with the
47 KPEDD, and Comprehensive Plan updates occur on a 5-10 year cycle and are not best suited
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51 Task Forces to address timely issues of concern to the community, including those related to
52 economic development; and

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55 and productive response to concerns and answering questions; and

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58 recommendations through the Task Force model will enhance public engagement and provide
59 for targeted efforts that are most viable for City action.

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66
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68
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70 subject to this chapter unless otherwise provided in this title:

- 71
72 a. Library Advisory Board;
73 b. Parks, Art, Recreation, and Culture Advisory Commission;
74 c. Port and Harbor Advisory Commission;
75 d. Planning Commission;
76 e. ~~Economic Development Advisory Commission.~~

77
78 Section 3. ~~City Council shall consider creating Task Forces in accordance with the City~~
79 ~~Council Operating Manual (per Resolution 19-051) in proactive response to timely issues of~~
80 ~~concern to the community.~~ **Annually during the first quarter, staff shall circulate the**
81 **Comprehensive Plan's Economic Vitality Chapter, highlighting the implementation table,**
82 **amongst Departments, Commissions, Committees, Boards, and other community**
83 **stakeholders with a request to provide City Council with priorities, additional**

84 **opportunities, needs, concerns, and suggestions for implementation. The City Council**
85 **shall hold an annual Economic Development Priorities worksession, during which they**
86 **shall set their top three priorities and develop strategies for working on these EDPs over**
87 **the year.**

88
89 Section 4. Recommendations from the Planning Commission, Port & Harbor Advisory
90 Commission and the Park, Arts, Recreation and Culture Advisory Commission should include
91 any relevant economic development nexus information for City Council review.
92

93 Section 5. The Mayor shall appoint a member of the Homer Business Community to fill
94 the City of Homer seat on the KPEDD Board of Directors who shall report to the City Council on
95 a quarterly basis **and work with the City Council, Mayor, and the City Manager's office to**
96 **strategically engage with KPEDD on their CEDS update in order to gather and promote**
97 **inclusion of Homer-specific economic development priorities and needs.**
98

99 Section 6. This ordinance is of a permanent and general nature and shall be included in
100 Homer City Code, ~~effective January 1, 2020.~~

101
102 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____, 2019.
103

104
105 CITY OF HOMER
106

107
108 _____
109 KEN CASTNER, MAYOR
110

111 ATTEST:
112

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114 _____
115 MELISSA JACOBSEN, MMC, CITY CLERK
116

117
118 YES:

119 NO:

120 ABSTAIN:

121 ABSENT:
122

123 Introduction:

124 Public Hearing:

125 Second Reading:

126 Effective Date:

127

128 Reviewed and approved as to form:

129

130 _____

131 Katie Koester, City Manager

132

133 Date: _____

Michael Gatti, City Attorney

Date: _____

PUBLIC HEARINGS

PENDING BUSINESS

- A. Wayfinding-Streetscape Plan Ordinance
 - i. Draft Ordinance 19-XX Developing Wayfinding-Streetscape Plan
 - ii. Planning Commission October 6, 2019 Meeting Minutes Excerpt
 - iii. PARCAC October 17, 2019 Meeting Minutes Excerpt

Chair Marks asked for a motion regarding the Wayfinding-Streetscape Plan Ordinance to begin discussion.

BROWN/MINK MOVED TO SUPPORT THE INITIATIVE TO CREATE A WAYFINDING-STREETScape PLAN AND FORWARD TO CITY COUNCIL.

Chair Marks mentioned a correction that needed to be made to the draft ordinance, Line 39-40, to include the Non-Motorized Trail Plan. Special Projects and Communications Coordinator Carroll confirmed the verbiage to be used to update the clause and said she would make sure the revised draft will be the one that goes before Council. Ms. Carroll also noted some of the changes she made after the commission's worksession, such as grammatical. Commissioner Arevalo stated her revision suggestions at that meeting were with the Clerk. In response to a question from Ms. Arevalo, Ms. Carroll clarified that adding the Non-Motorized Trail Plan to a draft already approved by other commissions (such as Planning Commission) does not change the substance so it is allowed without having to go back to all the other commissions.

VOTE: YES: AREVALO, MINK, MARKS, BROWN, RICHARDSON

Motion carried.

Chair Marks reminded the commissioners that this ordinance will be before City Council at their November meeting, and requested as many commissioners attend to voice their support.

- B. Ordinance to Repeal HCC 2.76 to Inactivate the EDC
 - i. Draft Ordinance to Repeal HCC 2.76

Chair Marks opened the floor for discussion regarding the ordinance to repeal HCC 2.76 to inactivate the EDC and noted the recommendations made by staff on the types of motions the commission could make.

MARKS/AREVALO MOVED TO RECOMMEND TO CITY COUNCIL THAT THE THREE FOLLOWING GOALS BE CONSIDERED WHEN RESTRUCTURING THE CITY'S ECONOMIC DEVELOPMENT STRATEGY.

Special Projects and Communications Coordinator Carroll spoke to her memo, describing how she came to her recommendations. Per the EDC's meeting minutes, she discerned that the commission wanted to give a statement to Council in agreement that things could be better, that they are open to

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change, and to voice primary goals such as the EDC's mission statement and utilizing Staff/Commissioners' time most effectively. She condensed the commission's numerous discussions on the matter into three goals that the EDC can recommend to City Council for consideration when restructuring the City's economic development cycle:

- Create an effective annual cycle for review and action on economic issues
- Make sure the City of Homer is represented in the CEDS, which is now developed by the KPEDD
- To use people's time and resources effectively so we can move forward

Ms. Carroll noted that the four restructuring ideas she has provided to the commission were based on several brainstorming meetings with Councilmembers Lord, Erickson, and Smith, the City Manager, and Chair Marks. She emphasized that these ideas were all written keeping in mind the wishes the EDC has voiced throughout their meetings.

Chair Marks shared her thoughts and how these suggestions give feedback to Councilmember Lord, who is writing an ordinance to repeal the EDC, and City Council. She noted that this is the commission's opportunity to put forward suggestions not just on goals, but also on how the EDC will be restructured.

Commissioner Brown voiced her confusion on the whole process and inquired as to why the goals wouldn't be the EDC's bylaws. She read to the commission the "Purpose" section of the bylaws and voiced her feelings that it seems they are throwing away their main purpose and making something new. She opined why they can't just go back to what the EDC's purpose is and change that.

Ms. Carroll repeated that the goals being recommended are not for the EDC, they are for Councilmember Lord who is proposing an ordinance to disband the EDC. She reminded the commission that at their last meeting they agreed to craft a statement to Council accepting the change from a standing commission. She posed the question: if the structure is flawed and they agreed to a change, then how does that change look like to the commission? Ms. Carroll reiterated the three goals provided, the purpose and reasoning behind them, and that this is the commission's opportunity, as an advisory body, to recommend to City Council their combined thoughts/opinions on how the City should handle economic development. She clarified that she is not proposing bylaw changes for this body.

Commissioner Mink opined that the commission should be discussing the structure options first before the recommendation goals and making any type of recommendation to Council.

Chair Marks spoke to her motion and it possibly being too specific at this time before the commission had a better opportunity to have a more general discussion about the topic as a whole.

VOTE: NO: AREVALO, MINK, MARKS, BROWN, RICHARDSON

Motion failed.

Chair Marks repeated Ms. Carroll's reasoning behind the four restructuring ideas and reiterated that they are not talking about if there should be a change, but that there will be a change; they're just discussing what that change may look like.

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Commissioner Mink questioned City Council's buy-in with the EDC, if any. Chair Marks shared the discussion that happened at the last meeting where Councilmember Smith voice his support of keeping a body of citizens available to participate in economic development. Councilmember Smith's idea was that councilmembers are independent citizens that may not have a professional economic background, and having a group of economic-related volunteers would better serve the need.

Chair Marks voiced her opinion on the reasoning for restructuring, noting the following:

- Conflicting ideas of needing more or less economic development activity.
- The Kenai Peninsula Economic Development District (KPEDD) has created a borough-wide Comprehensive Economic Development Strategy (CEDS), making the EDC's primary purpose of overseeing the City's CEDS duplicative and obsolete.
- Lack of buy-in to EDC's projects from the Council/breakdown in the EDC's advising duties.
- Needing to maintain some sort of system to handle economic issues while minimizing the impact to staff time/resources.

Commissioner Arevalo noted that there has not been any buy-in yet from Council since Councilmember Lord agreed to postpone her ordinance introduction to give EDC time to formulate their suggestions and solutions.

RICHARDSON/AREVALO MOVED TO RECESS FOR FIVE MINUTES.

Chair Marks confirmed the time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The commission recessed at 6:55 p.m.¹

The commission reconvened at 6:57 p.m.

Chair Marks echoed Commissioner Richardson's opinion that the commission needs to agree on what their plan is for this meeting.

Commissioner Richardson shared his thoughts on what he heard from the councilmembers: "value vs. time spent and staff resources". He opined that groups (such as City Council) need to have a way to prioritize certain tasks to someone else who is dedicated to take care of those issues. It is not necessarily EDC's job to provide tasks/projects to work on, but to be present, to participate, and be

¹ Commissioner Richardson had requested to go "off record". The commission understood this to mean take a recess, which was voted for unanimously. Mr. Richardson wished to seek commissioners' candid opinions about the EDC being disbanded. Commissioner Richardson and Brown began to voice their personal opinions. Deputy City Clerk Tussey called for a point of order and explained that their comments are germane to the matter at hand and cannot be discussed off record. Chair Marks reconvened the meeting.

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active, and that those tasks should be fed to them [from City Council]. He suggested that the commission recommend ideas of what Council can feed them that would help while specifically stating how that should be done.

Commissioner Brown opined that there's a lot of value to the EDC. She feels it's a great commission to start on for city involvement and pointed out the differences in opinion between councilmembers on the matter. She voiced her opposition to disbanding the commission at this time.

Commissioner Mink stated they need to look at the facts: they are an advisory commission, do not have much power, and lost their City Council representative. He explained that Council has more power and they as commissioners either find a great way to sell the EDC/restructuring, which will require a significant amount of work and tenacity, or put it in City Council's hands since this is their decision. He understands why Council would want to disband the commission given the amount of time/resources it takes for being such a nebulous group. He noted Mr. Richardson's comment that they need to focus on what is best for the City, and opined that the facts are clear that Council does not want this commission to remain in its current state.

Commissioner Arevalo echoed Mr. Mink's comments, reiterating that change is in the air and the EDC is not going to remain the same. She commented on what she learned from the meeting with Chair Marks, Councilmember Lord and Erickson, and Ms. Carroll. She explained one idea that came up was creating a yearly prioritization of issues and seeing if task forces were the best way to tackle those issues, which correlates with Option 4 in the memo. The idea still allows for community involvement and providing an opportunity for understanding city processes. She acknowledged the large amount of time Ms. Carroll puts into the EDC, how the Council is not seeing enough value there, and shared her confliction with the decision; she referenced Councilmember Smith's comments that the EDC can be a place that citizens can have a focus point for their concerns. She felt that having an organized, annual structure for review of economic issues/CEDS would still allow community involvement while using less resources.

Discussion ensued on the four restructuring options:

1. Disband the EDC and amend City Council operating manual to include a time on City Council's annual calendar when they consider Economic Development issues.
2. Replace the EDC with an Economic Development Committee.
3. EDC remains as a standing advisory commission but without a designated staff person and possibly meets quarterly and/or as needed.
4. Disband the EDC and establish an annual review/action-plan for Economic Development Priorities (EDP).

Commissioners shared their thoughts on each idea, directed questions of clarification to staff, and deliberated on what they would like to recommend to Councilmember Lord for consideration. Ms. Carroll pointed out that the commissioners have brought up important aspects they feel should be considered when restructuring the EDC. She reiterated staff's initial recommendation to the EDC about their top three goals outlined in her memo, and how she was looking for the commission to agree to those goals so she can properly translate the commission's recommendations to Councilmember Lord

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and Council. She explained that the commission needs to figure out the core goals, and then determine how to accomplish them.

Deputy City Clerk Tussey outlined the two motions being requested: a motion agreeing on the important aspects/goals that the EDC would like to have incorporated into the statement that Ms. Carroll will be writing; and a motion in response to Councilmember Lord's request for feedback with the EDC's restructuring recommendation for her to consider when revising her draft ordinance.

There was discussion on what type of verbiage the commission wanted to use in a motion and where it would be appropriate to list out the EDC's important aspects versus where to outline the recommended actions.

AREVALO/MINK MOVE TO RECOMMEND THAT STAFF WRITE A MEMO TO CITY COUNCIL THAT READS "THE EDC RECOMMENDS THAT THE FOLLOWING IMPORTANT ASPECTS BE INCLUDED WHEN RESTRUCTURING THE EDC: 1) CREATE AN EFFECTIVE ANNUAL CYCLE FOR CITY COUNCIL REVIEW AND ACTION ON ECONOMIC ISSUES FACING THE CITY; 2) INCREASE ENGAGEMENT AND DRIVE CITY OF HOMER ISSUES INTO THE KPEDD BOROUGH-WIDE CEDS; AND 3) UTILIZE CITIZEN TIME AND CITY RESOURCES TO THE MAXIMUM POTENTIAL FOR EFFECTIVE DECISION-MAKING THAT MOVES FORWARD ECONOMIC DEVELOPMENT IN THE CITY" TO BE FOLLOWED BY THE EDC'S RECOMMENDATION.

There was no further discussion.

VOTE: YES: MINK, MARKS, BROWN, RICHARDSON, AREVALO

Motion carried.

BROWN/AREVALO MOVED TO GO WITH RECOMMENDATION NUMBER FOUR FOR THE RECOMMENDATION TO COUNCILMEMBER LORD.

There was discussion on the commission's consideration for action to disband the EDC and establish an annual review/action-plan (similar to the Capital Improvement Plan) for Economic Development Priorities. In response to Mr. Mink's concern that it was too lengthy of a recommendation, Chair Marks reiterated that the information they're agreeing on is a recommendation to Councilmember Lord for her to input into her draft ordinance; Councilmember Lord can wordsmith the detailed information the commission gives her. Ms. Carroll noted that councilmembers are also already familiar with the CIP process, so the additional description in the memo is to describe the process to the commission.

Ms. Arevalo requested clarification on Mr. Mink's statement. He explained that he wasn't sure if the commission should be recommending any type of action but instead make a statement acknowledging their intent to disband the EDC, along with the important aspects they discussed, and then leave it in the hands of City Council to decide.

Discussion ensued on the shorter statement in Option 1, if the commission wished to combine different aspects of other options into one, and the details listed in Option 4. Chair Marks clarified with Deputy

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City Clerk Tussey that an amendment to the motion was not needed to include the BR&E Study to the list in 4.i.b. "These may include..."

VOTE: YES: MARKS, AREVALO, MINK, BROWN, RICHARDSON

Motion carried.

NEW BUSINESS

- A. Meeting Schedule for 2020
 - i. Draft Resolution 19-XXX Adopting 2020 Meeting Schedule

Chair Marks introduced the agenda item by reading of the title and opined if the commission should approve or postpone the schedule given the unknown future of the EDC. Deputy City Clerk Tussey noted that technically they are still a commission and recommended they pass the schedule, and if it changes in the future then it can be amended.

AREVALO/BROWN MOVED TO ACCEPT THE 2020 MEETING SCHEDULE.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. 2020 Draft Land Allocation Plan
 - i. HCC 18.08.020 Land Allocation Plan
 - ii. Draft 2020 Land Allocation Plan (Supplemental Document Online)

Chair Marks introduced the agenda item and noted staff's request to recommend any changes to the draft LAP, and a recommendation on retaining Lot D-3 for a public purpose until such time as Council determines another use. Chair Marks described the location and brief history of the vacant lot. The commission used area maps to identify the parcel and briefly discussed its location. Commissioner Mink noted he had attended the last City Council meeting. He explained Council's decision to keep it City-owned was because of a potential offer for a 5G wireless tower.

Chair Marks confirmed that the commission mutually agreed they did not have any recommendations to change lands available for long term lease.

Chair Marks reiterated the second request: if the commission wanted to recommend Lot D-3 be retained for a public purpose, or made available on the market to sell.

MINK/AREVALO MOVED RECOMMEND TO CITY COUNCIL TO MAKE LOT D-3 AVAILABLE FOR SALE.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Special Projects & Communications Coordinator Staff Report

Special Projects and Communications Coordinator Carroll provided a verbal report. She shared information regarding hers and Chair Marks' attendance at the annual KPEDD Industry Outlook Forum in Seward, AK, including on the 2020 Census. Ms. Carroll encouraged everyone to participate in the census as it will determine \$3.2 billion federal fund allocation to the State of Alaska for roads, schools, education, healthcare, etc.

There was brief discussion regarding the 2020 census, and an agriculture lease program study that Commissioner Arevalo had worked on that was presented at the outlook forum.

B. Chamber Director Report

Jan Knudson, Visitor Center Director, provided a verbal report on the following topics:

- New Executive Director for the Chamber of Commerce: Brad Anderson
- Success with the Homer Bucks program
- Winter Carnival Parade; scheduled for Saturday, February 8, 2020
- Tourism scholarships from Alaska Travel Association for high school and college students interested in tourism careers
- Two open positions at the Chamber
- Annual Chamber meeting scheduled for January 21st, now held in the evening at Islands and Oceans Visitor Center
- Brainstorming new ideas to bring businesses/people to Homer: food truck festival in the Elks Lodge parking lot

C. Homer Marine Trades Association Report

D. Pioneer Avenue Task Force Report

PUBLIC HEARINGS

PENDING BUSINESS

- #### A. Ordinance 19-47(S) & the Restructuring of Economic Development City Code
- i. Memo to City Council Re: Recommendations from EDC for Ordinance 19-47 to Repeal HCC 2.76 Economic Development Advisory Commission
 - ii. Ordinance 19-47(S)

Chair Marks introduced the agenda item and noted that a revised Ordinance 19-47(S) was provided as a lay-down with the amendments marked in red.

Special Projects and Communications Coordinator Carroll explained the reasoning for the changes to Section 5 of the draft ordinance. Discussions with the City Manager, councilmember sponsors, and Tim Dillon, KPEDD, led to revisions that included KPEDD rules on boardmember composition and Resolution 19-048 which lays out the policies for appointing City representatives to outside boards. She noted that changing the verbiage to a City of Homer representative provides flexibility on who the Mayor and City Council appoints.

There was discussion on making a motion of support for the ordinance, including verbiage to use and what version of the ordinance will be presented at City Council's February 10, 2020 regular meeting.

MARKS/AREVALO MOVE THAT THE ECONOMIC DEVELOPMENT COMMISSION SUPPORT ORDINANCE 19-47(S) AS PROPOSED BY COUNCILMEMBERS LORD AND VENUTI AT THE FEBRUARY 10TH CITY COUNCIL MEETING.

Commissioner Arevalo commented that the proposal in Ordinance 19-47(S) seemed complete, well done, and most of her preliminary questions were already addressed by Ms. Carroll.

Commissioner Mink commented that the ordinance looked clean, comprehensive, and organized in a way that makes sense for all parties involved. He stated his support for it.

Commissioner Brown thanked Ms. Carroll for all her work. Ms. Brown stated that she is still not on board with disbanding the EDC and listed her reasons why:

- She feels the commission brings significant enough value to the City, City Council, the community, and future commissioners.
- Two councilmembers began on the EDC; it provides an excellent entry point for getting involved in City government.
- She thinks there's a lot of economic development issues that are worthy of being heard at the commission level; whether it's being taken seriously, not given enough guidance, or a lack of buy-in by Council is a different, greater issue.
- She believes the way that EDC and City Council work together is what should be addressed; they are only as good as what they're given to work with [by Council] and the support given by Council.
- She noted Councilmembers Lord and Erickson's opinion that the EDC wasn't very productive when they served on the EDC, yet it provided the grooming to go on to be council members.
- The EDC was viewed historically as having problems, was disbanded, but then was brought back; she voiced her concerns that the commission was brought back but the primary problems weren't fixed, causing a repeat, and at what point will the EDC be brought back again?

Ms. Brown feels the ideas presented in the ordinance are good, but could be done with the EDC in place. She does not believe that option was explored enough before deciding to disband the commission.

At the request for clarification from Commissioner Arevalo, Ms. Carroll provided an interpretation of the “whereas” on Line 51 regarding focusing limited City resources, and noted that the verbiage could be better clarified.

Student Representative Brown commented, noting similar opinions voiced by Commissioner Brown and it being a good start for City involvement.

Chair Marks commented that the process is more important to her than the structure. She pointed out that the ordinance creates a new structure and explained how the changes still accomplish economic development goals:

- Brings a variety of stakeholders and groups together once a year.
- Has a requirement that City Council look at certain economic issues annually in a worksession.
- Has a process that sets the top three priorities, which will mean the Council has to buy in and addresses that previous problem.
- Develops strategies for working on issues: task forces and/or committees can be put together from groups of citizens, Council can then give actionable items for that group to focus on, and they are then better able to provide Council with deliverables.

Chair Marks opined that if we can get more action (through task forces or committees) in certain areas rather than talking about it, we are better serving. She reiterated that the change still requires the subject of economic development to be addressed annually; it may not be every month with the EDC but it does highlight important aspects. She stated she is willing to give the new structure a shot since the old way has not been workable.

Commissioner Arevalo reiterated Chair Marks comments and spoke to Ms. Brown’s concerns: she noted that these change suggestions to the structure (outlined in the ordinance) were developed at their behest. She pointed out that the EDC had voiced issue with disbanding the commission without a plan to fill the wake. The commission had agreed that if the existing structure is not feasible for City resources or efficient with staff and commissioner time, then there needs to be key elements of what the EDC was meant to do imbedded in code.

Ms. Arevalo explained that these changes essentially mandate, in code, that City Council shares the “Economic Vitality” chapter with the listed user groups for public input, engaging them, and addresses economic issues on an annual basis. The code will ensure that economic development issues are being tasked to Council to address, the public is engaged, and any task forces/committees created to focus on key issues will have to provide deliverables. She thought the ordinance addressed Ms. Brown’s concerns and meets Council in the middle.

Commissioner Brown thanked Ms. Arevalo and Chair Marks for their comments. She thought the attempt at what is being proposed in the ordinance was good, but that the changes (or variation of) can be done in conjunction with continuing to keep the EDC intact. She suggested either incorporating the commission into some of the proposed processes, or that it stays as-is in addition to implementing some of the changes. She pointed out that the EDC doesn’t have a department, therefore the EDC is worth supporting for that reason, and reiterated her concerns with disbanding the commission. She

felt the ordinance addresses the issues with process and getting results, but that we continue with the existing body.

VOTE: YES: MARKS, MINK, AREVALO
NO: BROWN

Motion failed.

There was discussion regarding the failed motion due to lack of the commission's majority being present and what that meant going forward. Deputy City Clerk Tussey noted that another motion could be made; the agenda item currently on the table is Ordinance 19-47(S) and that staff recommended the EDC either make a statement of support or other recommended City Council action.

Special Projects and Communications Coordinator Carroll explained that the sponsoring councilmembers brought Ordinance 19-47 before the commission, in good faith, to work with the EDC and collaboratively craft something that would be acceptable for all. That is the reason staff made the recommendation that they did and it is up to the commission to make the decision.

Ms. Carroll reiterated that the commissioners previously agreed (at their October 8, 2019 meeting) that they did not want to see the EDC just go away without having something else in place, and requested to work with Council on coming up with suggestions. At their November 12, 2019 meeting, the commissioners authored a memo of support for the option reflected in Ordinance 19-47(S), which included disbanding the EDC and creating a restructured economic development strategy for the City. Ms. Carroll asked the commission that if that opinion has changed, then they need to make a different kind of motion to let City Council know where they stand. Staff is only trying to facilitate the commission's decision.

Commissioner Brown voiced her request to take more time and that the Council postpone introduction of the ordinance. She understands there was a lot of time put into the current proposal but she is pulling back. She reiterated her concerns with disbanding the commission.

Commissioner Mink noted that since they cannot read the minds of those commissioners who are absent, and the meeting minutes will show 3:1 for yes and two absent, they should leave it up to City Council to determine what they want to do next. He opined that submitting a recommendation while two members are absent is presumptuous.

Commissioner Arevalo pointed out that the councilmembers who brought this ordinance up will likely move forward on February 10th, but they will read that there was a 3 to 1 vote for support of the ordinance and discontent about disbanding EDC. She noted that there will be another opportunity to speak on the issue at the Council meeting when it is introduced.

There was discussion on using the EDC meeting minutes as backup material to the ordinance.

AREVALO/BROWN MOVE THAT THE EDC RECOMMEND TO THE CITY CLERK AND CITY COUNCIL THAT THE UNAPPROVED MEETING MINUTES FROM TONIGHT'S MEETING BE CONSIDERED AS BACKUP FOR DELIBERATIONS ON ORDINANCE 19-47(S) AT THE CITY COUNCIL MEETING.

There was no further discussion.

VOTE: YES: MINK, AREVALO, BROWN, MARKS

Motion carried.

NEW BUSINESS

- A. EDC Economic Development Priorities for City Council Recommendation
 - i. Comprehensive Plan: Chapter 7 – Economic Vitality

Chair Marks introduced the agenda item and explained the reasoning for having it before the commission. If City Council adopts Ordinance 19-47(S), it will create a process designed for Council to select the top three economic development priorities/recommendations for the upcoming year at an Economic Development Priorities worksession. Chair Marks noted that one of the ordinance sponsors suggested the EDC select their top three priorities so that if the ordinance is adopted, their recommendation could initiate the first worksession in time to still take place this year, rather than waiting until next year to implement the new process.

Chair Marks initiated discussion on what three priorities they would like to recommend.

Commissioner Arevalo pointed out that staff is suggesting they select the broader goals, not necessarily a specific project, that are outlined in Chapter 7 of the Comprehensive Plan.

Special Projects and Communications Coordinator Carroll reminded the commission that until the ordinance has passed, this process/structure is still tentative. Ms. Carroll explained in what ways she was trying to help the commission approach the task. She asked the commission to review just the goal statements and their associated objectives (rather than looking at the implementation table), select the goals/objectives that resonate with the commission, and then determine the means by which the City could address them in an effective manner.

Commissioner Arevalo stated what resonated with her the most was Goal #1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community. She listed out the implementation strategies for Goal #1 and noted that they are do-able action items, some of which the City is currently doing and should be more strongly encouraged. Ms. Arevalo emphasized that we have a unique town/character, and that should be taken into consideration when looking at economic development; that part of the goal, unique, is integral in keeping Homer "Homer".

Commissioner Brown voiced her agreement with Ms. Arevalo, primarily with the concept of keeping Homer's unique character in mind when developing the city.

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-08

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 5.42 Single use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of Any Material Labeled as Biodegradable as an Exception and Define Compostable.

Sponsor: Venuti

1. City Council Regular Meeting February 10, 2020 Introduction
 - a. Memorandum 20-028 from City Manager as backup

**CITY OF HOMER
HOMER, ALASKA**

Venuti

ORDINANCE 20-08

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE CHAPTER 5.42 SINGLE-USE PLASTIC CARRYOUT BAGS, SECTION 5.42.020 DEFINITIONS TO REMOVE BAGS MADE OF ANY MATERIAL LABELED AS BIODEGRADABLE AS AN EXCEPTION AND DEFINE COMPOSTABLE.

WHEREAS, Ordinance 18-43(S) was adopted on October 23, 2018 that addressed submitting a question to the voters to prohibit sellers from providing single-use plastic carryout bags; and

WHEREAS, Proposition A read “Shall the City of Homer Amend Homer City Code to add Chapter 5.42 Single Use Plastic Carryout Bags the Purpose of which is to Prohibit A Seller from Providing a Buyer a Single Use Plastic Carry Out Bag under 2.5 Mils Thick?”; and

WHEREAS, Proposition A passed at the October 1, 2019 City of Homer Regular Election; and

WHEREAS, Homer City Code Chapter 5.42 Single-Use Plastic Carryout Bags excludes bags of any material labeled as “biodegradable” or “compostable” from the ban; and

WHEREAS, There are many bags available for use by retailers labeled as “biodegradable” or “compostable” which are primarily or partially composed of plastic and do not meet a qualified standard for completely breaking down in a natural or typical landfill environment; and

WHEREAS, Plastic bags labeled as “biodegradable” or ”compostable” contribute to environmental problems, litter in drainage ditches, rivers and the ocean similarly to prohibited single-use plastic carryout bags as defined by Homer City Code Chapter 5.42; and

WHEREAS, The American Society of Testing Materials (ASTM) has created D6400 as an industry standard for plastics that can be certified as biodegradable and compostable in commercial composting facilities; and

WHEREAS, There is no similarly recognized standard for biodegradable, making it much more difficult to determine biodegradability of a non-bacteria based material; and

42 WHEREAS, It is in the best interest of the City of Homer and consistent with the voter's
43 intent to adhere to nationally recognized standards so retailers have clear guidelines on what
44 is permissible.

45
46 NOW, THEREFORE, The City of Homer Ordains:

47
48 Section 1: Homer City Code Chapter 5.42.020 Single-Use Plastic Carryout Bags
49 Definitions, is hereby amended to read:

50
51 5.42.020 Definitions. In this chapter:

52
53 a. "Buyer" means a person who is a buyer under Kenai Peninsula Borough Code
54 5.18.900.

55
56 b. "Single-use plastic carryout bag" means a bag made from plastic that is neither
57 intended nor suitable for continuous reuse and that is less than 2.5 mils thick, designed to carry
58 customer purchases from the seller's premises, except for: bags used by customers inside
59 stores to package bulk items such as fruit, vegetables, nuts, grains, candy, or small hardware
60 items, such as nails and bolts; bags used to contain dampness or leaks from items such as
61 frozen foods, meat or fish, flowers or potted plants; bags used to protect prepared foods or
62 bakery goods; bags provided by pharmacists to contain prescription drugs; newspaper bags,
63 laundry or dry cleaning bags; or bags sold for consumer use off the seller's premises for such
64 purposes as the collection and disposal of garbage, pet waste, or yard waste; bags made of any
65 material labeled as "biodegradable" or "compostable".

66
67 c. "Seller" means a person who is a seller under Kenai Peninsula Borough Code 5.18.900.

68
69 **d. "Compostable" means a bag that meets the American Society of Testing**
70 **Materials (ASTM) D6400 for compostable plastics.**

71
72 Section 2. This ordinance is of a permanent and general character and shall be included
73 in Homer City Code.

74
75 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
76 2020.

77 CITY OF HOMER

78
79 _____
80 KEN CASTNER, MAYOR

84 ATTEST:

85

86 _____

87 MELISSA JACOBSEN, MMC, CITY CLERK

88

89 YES:

90 NO:

91 ABSTAIN:

92 ABSENT:

93

94 First Reading:

95 Public Hearing:

96 Second Reading:

97 Effective Date:

98

99 Reviewed and approved as to form.

100

101 _____

102 Katie Koester, City Manager

103

104 Date: _____

Michael Gatti, City Attorney

Date: _____



City of Homer

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Memorandum 20-028

TO: Mayor Castner and Homer City Council

FROM: Katie Koester, City Manager

DATE: February 5, 2020

SUBJECT: Ordinance 20-08: Removing bags labeled as biodegradable as a listed exception to the single-use carry out bag ban and defining compostable

Ordinance 20-08 removes a bag labeled as 'biodegradable' from the exceptions section of the single-use plastic bag ban and defines "compostable" in the Homer City Code 5.42.020 Single-Use Plastic Carryout Bags Definitions section.

The need for clarification came to the attention of the Planning Department when a local retailer provided the Department with a thin plastic bag labelled as "biodegradable." The bag stated "49.28% BIODEGRADATION IN 900 DAYS UNDER NON-TYPICAL CONDITIONS. NO EVIDENCE OF FURTHER BIODEGRADATION, ASTM D5511." While one can debate this label meets the letter of the exception, it seems contrary to the voters' intent "to prohibit a seller from providing a buyer a single use plastic bag under 2.5 mils thick".

Other communities have avoided this problem by banning all plastic bags under a certain thickness (Soldotna), or banning all plastic bags entirely (Anchorage). However, the City of Homer has already provided retailers with materials indicating bags labelled as biodegradable and compostable are permissible. When researching how to address retailer concerns for clear guidelines on what is permissible under City Code, staff found no good testing method or widely used standard for the term biodegradable, which is why the attached ordinance recommends removing the term. However, the American Society of Testing Materials (ASTM) has developed a standard for "compostable" that is nationally recognized - a bag made of any material that meets the ASTM D6400 standard for breaking down in an industrial composting facility. This standard should be straightforward to identify and enforce. Nevertheless, it still requires an industrial composting facility, of which there are none in Alaska.

The attached publication from the Institute on Local Self-reliance has some good information for terminology and understanding the biodegradable/compostable issue (www.ilsr.org)

Enc:

"Compostable Bags: A Glance at What's Packed Inside the Bag"

Compostable Bags: A Glance of What's Packed in the Bag

Institute for Local Self-Reliance

March 2012



Compostable plastic bags are becoming more prevalent in the market for use in collecting food scraps for composting. Compostable bags effectively remove the “ick factor” associated with collecting food residuals by keeping collection containers clean and odors at bay.

Unfortunately, there are now many plastic bags in the market claiming to be “biodegradable” or environmentally preferable in other ways. Often claims cannot be verified or are misleading. The companies selling these products are taking advantage of markets that are unaware of the difference between certifiable compostable and biodegradable products and those that are not. Oxo-degradable plastics, for instance, do not meet any standards in place for biodegradability and should not be considered biodegradable or compostable.

While many bioplastics are certifiable as compostable in commercial compost facilities, not all can be home composted and not all are biodegradable in the marine environment. Furthermore, a number of petrochemical-based polymers are certified biodegradable and compostable. Biodegradability is directly linked to the chemical structure, not to the origin of the raw materials.

Truly biodegradable plastics are plastics that can decompose into carbon dioxide, methane, water, inorganic compounds, or biomass via microbial assimilation (the enzymatic action of microorganism). To be considered biodegradable, this decomposition has to be measured by standardized tests, and take place within a specified time period, which vary according to the “disposal” method chosen. The American Society of Testing and Materials (ASTM) has created definitions on what constitutes biodegradability in various disposal environments.

Plastics that meet ASTM D6400, for instance, can be certified as biodegradable and compostable in commercial composting facilities. In Europe the equivalent standardized test criteria is EN 13432. Other countries have similar standards and certifications. Belgium is unique in offering “The OK Compost HOME” mark, which assesses whether the product can be composted in home composting systems.

The purpose of this fact sheet is to provide purchasers with information on compostable plastic bags and environmental attributes worth considering in order to drive demand for environmental preferable biobased products.

ILSR surveyed compostable bag manufacturers to solicit data and requested bag samples, which we had tested for biobased content and marine biodegradability (see table). All the compostable bags surveyed meet the standards for compostability in commercial composting facilities. But they differ in other aspects, such as their biobased content, whether or not the biobased feedstocks are derived from genetically modified organisms, and if they will break down in typical backyard compost bins or even in the marine environment. Marine biodegradation test results are not yet available.¹

Performance may vary too, but our survey did not address this important attribute. Users want bags that will not break under the weight of wet and heavy organic materials such as food scraps, and that will not degrade before reaching the compost facility. Manufacturers acknowledge that biobased content is currently low in bags. Bags lose strength as biobased content rises. As the industry grows and more research goes into creating biobased resins and additives, improvements in both performance and environmental attributes will certainly be made.

Considering use of compostable plastic bags? Ask for proof of compostability and biobased content.

¹ The US Army Natick Soldier Research, Development and Engineering Center is testing select compostable bags for biodegradation in the marine environment.

PERCENT BIOBASED CONTENT

The biobased (organic) carbon content is a ratio of the amount of biobased organic carbon to the total amount of organic carbon in the material or product. It is important to note that biobased content is not the amount of biobased carbon to the total weight of the product, but to the total amount of organic carbon in the product. Biobased carbon represents renewable or biological carbon such as corn sugar, bagasse, canola oil, castor seeds, wheat straw, potato starch, switchgrass, and forestry residues. The radiocarbon analysis described in ASTM D6866 – Standard Test Methods for Determining the Biobased Content of Solid, Liquid, and Gaseous Samples Using Radiocarbon Analysis – is the US-government-approved method for determining the biobased content of biobased products. It is also used in Europe. The US Department Agriculture now offers a biobased content label under its BioPreferred® Program. Look for this product label when purchasing products claiming biobased content.

Some bag makers falsely claim or imply they are 100% biobased. We had bags tested by a reputable lab and found that the highest percentage of biobased content was 47%, with the lowest level at 1%. When surveying companies, several manufacturers disregarded the need for ASTM D6866 and said they knew the amount of biobased content in their product because they knew the amount of biobased resin that is in their product. Trust but verify.

GENETICALLY MODIFIED (GM)

In North America, many of the biomass crops currently in production have been genetically modified, primarily for resistance to herbicides or insects. For example, 85% of all field corn planted in the US, 91% of the soybeans planted in the US, and 85% of the canola planted in Canada in 2009 were genetically modified. This profusion of GM crops on the landscape makes it difficult to directly source non-GM crops for industrial production, despite concern among potential buyers about the potential environmental and health impacts of GM crops. The widespread use of GM biomass crops has resulted in a documented increase in the use of herbicides and the spread of herbicide-resistant plants. There remain many under-addressed and under-researched environmental, biodiversity, and health concerns about the introduction, use, and dissemination of GM biomass crops.

For this reason, we asked bag manufacturers to share whether the biomass used in their products was genetically modified. Of the ten manufacturers who responded to our survey, five indicated use of GM feedstocks, while two indicated use of GMO-free biomass. Data was not available for three. Novamont and Cereplast are two resin manufacturers that pride themselves on using non-genetically modified feedstock and Novamont regularly traces the origin of their raw material to be certain. As a further measure to improve the availability of GM-free corn, Novamont takes part in offset programs to assure the growth of GM-free crops when sourcing additives from markets and geographical locations that GMO cannot be avoided.

While much of the corn currently used to produce the corn-derived polylactic acid (PLA) plastic is genetically modified, GMO corn is not required for PLA production.

COMPOSTABILITY

The primary purpose of using compostable bags is to divert organic materials, such as food scraps and yard trimmings, for composting. Ensuring the compostability of bags is important. Existing tests and standards, such as EN13432, ASTM D6400, ISO 17088, and AS 4736, evaluate the compostability of bags and other products in commercial or industrial composting systems. Bags that meet these standards can be third party certified by the Biodegradable Products Institute (BPI) in the US, Bureau de Normalisation du Québec (BNQ) in Canada, AIB-Vinçotte in Belgium, Din-Certco in EU, Japan Bioplastics Association, or the Australian Environmental Labeling Association to receive a certification logo that can be displayed on the bag.

It is important for products to display certification logos and have the words “compostable” legibly written on the bags. This minimizes confusion when collected and builds trust that the product is what it claims. Products should be third-party certified compostable or at least meet the compostability standards to ensure the product will break down in industrial facilities. The word “biodegradable” does not equal compostable. Compostable means that the product will decompose in commercial compost facilities within 180 days.

In places such as California, bags claiming compostability must be labeled with a third party certification logo indicating the bags meet ASTM D6400, and one of the following: bag is a uniform green color with the word “compostable” in 1-inch high letters on one side of the bag, or labeled “compostable” on both sides of the bag in at least 1-inch high green letters or in a contrasting color on a 1-inch high green band.

Encouraging the use of backyard compostable products can potentially facilitate wider composting of biobased products than is currently possible due to the lack of commercial composting facilities that accept such products. Composting essentially takes place within two temperature ranges in which certain microorganisms thrive: mesophilic (10-40°C) and thermophilic (over 40°C). Not all products that meet the ASTM D6400 composting standard will biodegrade and disintegrate at lower mesophilic temperatures. Backyard composting systems can reach thermophilic conditions, but not all do.

Products that can compost in a variety of backyard/home systems greatly increase the opportunities for waste diversion, given that many regions of the country lack commercial composting facilities. (Although mesophilic temperatures and microorganisms can allow effective composting given sufficient time, it should be noted that thermophilic temperatures destroy more pathogens, weed seeds, and fly larvae in the composting materials. Higher temperatures also speed the composting process and facilitate thermophilic fungi and bacteria favorable for effective composting.)

Products may be backyard or home compostable if they are certified by Vinçotte OK Compost HOME. OK Compost HOME is the only certification that assesses compostability in typical backyard compost settings, which do not reach or maintain the high temperatures of industrial compost facilities. Only two of our surveyed bag products indicated they met the Vinçotte OK Compost HOME standard.

AQUATIC BIODEGRADABILITY

The negative impact of plastics on aquatic ecosystems is increasingly being documented. Plastics fragment into minute pieces and are mistaken for food by the tiniest of species as well as by larger marine animals. Aquatic biodegradability is an added environmental attribute for any biobased product. We had the bags tested by the US Army Natick Soldier Research Development & Engineering Center (NSRDEC) to determine marine biodegradability of the bags according to ASTM D7081, Standard Specification for Non-Floating Biodegradable Plastics in the Marine Environment. Results are not yet in.

Vinçotte's OK Biodegradable WATER certification verifies products that are freshwater biodegradable.

Compostable Bags (3-33 gallon size) Surveyed for Environmental Attributes

Bag Brand (Company)	Composition Resin Blends	Biobased Content (%) ²	GMO- free?	Certified Compostable?	
				Industrial	Home/Backyard
Bag-to-Nature (Indaco Manufacturing)	Naturework's PLA BASF's EcoFlex	16%	No	BPI Din Certco	
Biobag (Biobag International)	Novamont's Mater-Bi	46%	Yes ³	BPI Vinçotte Din Certco	
BioSak (W. Ralston)	PCL	27%	N/A	BPI BNQ	OK Compost HOME
Comp-Lete (Fortune Plastics, Inc.)	Novamont's Mater-Bi	26%	Yes	BPI Cedar Grove	OK Compost HOME
Ecosac (IBI Plast Inc)	Novamont's Mater-Bi	47%	Yes	Vinçotte Din Certco	
EcoSafe 6400 (Plastics Solutions)	Naturework's PLA BASF's EcoFlex	9%	No	BPI	
Maximum (CPI Plastics Group Ltd)	Naturework's PLA BASF's EcoFlex	9%	Unsure	BPI	
Nat-UR Bags ³ (Cereplast Inc.)	Cereplast Resin	26%	Yes	BPI Cedar Grove	
Natur-Tec (Northern Technologies International Corp)	Natur-Tec BF703B BASF's EcoFlex	1%	N/A	BPI	
Quikki (El-En Packaging)	BASF Ecoflex and Ecovio	10-15%	Yes ⁴	BPI	

Acronym Guide:

PLA = Polylactic acid (biobased)
PCL = Polycaprolactone (petroleum-based)
GMO = Genetically Modified Organism
BPI = Biodegradable Products Institute
BNQ = Bureau de Normalisation du Québec

COMPOSTABLE BAG COMPANIES THAT DID NOT RESPOND TO OUR INQUIRIES OR SURVEY

The following companies did not respond to our survey or requests for data on their products. Please submit company/product updates to bplatt@ilsr.org

Company	Bag Brand(s)	Company	Bag Brand(s)
Farnell Packaging	BioTrue	US Compo Solutions	Compo-Bags
Inteplast Group	InteGreen Compostable Bags	Sharp Packaging Systems	Compostable Bags
Heritage Bag Company	Bio-Tuf Compostable Bags	S & Q Plastic	Green Line, Impact

² These bags were originally tested in 2008 by Beta-Analytic. Since then, formulations and biobased content may have changed. We asked for updates in 2012 but did not get any claims substantiated with lab data, therefore this table presents the 2008 data. Institutional and other large-scale purchasers should request updated biobased content data.

³ Cereplast uses nanocomposites for optimizing the surface of their resin pellets.

⁴ Majority of feedstock is reportedly GMO-free.

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

Venuti

3
4 **ORDINANCE 18-43(S)**
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 SUBMITTING A BALLOT QUESTION TO THE VOTERS AT THE
8 OCTOBER 1, 2019 REGULAR MUNICIPAL ELECTION INQUIRING
9 WHETHER TO AMEND CITY CODE TO PROHIBIT SELLERS FROM
10 PROVIDING BUYERS SINGLE-USE PLASTIC CARRY OUT BAGS.
11

12 WHEREAS, The use of single-use plastic carryout bags by retail establishments has been
13 recognized by many communities nation-wide as detrimental to the environment; and

14 WHEREAS, The use of single-use plastic carryout bags by consumers at retail
15 establishments is detrimental to the environment; and

16 WHEREAS, The manufacture and distribution of single-use plastic carry out bags
17 requires utilization of natural resources and results in the generation of greenhouse gas
18 emissions; and

19 WHEREAS, Single-use plastic carryout bags contribute to environmental problems,
20 litter in drainage ditches, rivers and the ocean; and

21 WHEREAS, Single-use plastic carryout bags impose unseen costs on consumers, local
22 governments, the state and taxpayers and constitute a public nuisance; and

23 WHEREAS, It is in the best interest of the City of Homer to restrict the use of single-use
24 plastic carryout bags.

25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

26 Section 1: The Homer City Council finds that it is in the best interest of the community
27 to ask the voters to authorize amendments to Homer City Code to prohibit the sellers from
28 providing buyers with single use carry out bags.

29 Section 2: The City shall submit the following proposition to the qualified voters of the
30 City at the October 1, 2019 regular election. The proposition must receive an affirmative vote
31 from a majority of the qualified voters voting on the question to be approved.

32 PROPOSITION NO. 1

33 AMEND HOMER CITY CODE TO ADD CHAPTER 5.42 SINGLE USE PLASTIC CARRYOUT
34 BAGS THE PURPOSE OF WHICH IS TO PROHIBIT A SELLER FROM PROVIDING A BUYER A
35 SINGLE USE PLASTIC CARRY OUT BAG UNDER 2.5 MILS THICK

36 Section 3: Section 4 and Section 5 of this Ordinance are of permanent and general
37 character and shall be included in the City Code with the passage of Ballot Proposition 1 at the
38 regularly scheduled October 1, 2019 municipal election.

39 Section 4: Homer City Code Section 1.16.040 is amended to add the following line to the
40 fine schedule:

<u>CODE SECTION</u>	<u>DESCRIPTION OF OFFENSE</u>	<u>FINE</u>
<u>HCC 5.42.030</u>	<u>Single-use plastic carryout bags prohibited</u>	<u>\$50.00</u>

41 Section 5: Homer City Code Chapter 5.42 Single-Use Plastic Carryout Bags, is hereby
42 enacted to read as follows:

43 Chapter 5.42
44 SINGLE-USE PLASTIC CARRYOUT BAGS

45 5.42.010 Purpose.

46 5.42.020 Definitions.

47 5.42.030 Prohibition on use of single-use plastic carryout bags.

48 5.42.040 Exceptions.

49 5.42.050 Penalty.

50 5.42.010 Purpose. The purpose of this chapter is to reduce the generation of waste from
51 single-use plastic carryout bags.

52 5.42.020 Definitions. In this chapter:

53 a. "Buyer" means a person who is a buyer under Kenai Peninsula Borough Code
54 5.18.900.

55 b. "Single-use plastic carryout bag" means a bag made from plastic that is neither
56 intended nor suitable for continuous reuse and that is less than 2.25 mils thick, designed to
57 carry customer purchases from the seller's premises, except for: bags used by customers inside
58 stores to package bulk items such as fruit, vegetables, nuts, grains, candy, or small hardware
59 items, such as nails and bolts; bags used to contain dampness or leaks from items such as
60 frozen foods, meat or fish, flowers or potted plants; bags used to protect prepared foods or
61 bakery goods; bags provided by pharmacists to contain prescription drugs; newspaper bags,

62 laundry or dry cleaning bags; or bags sold for consumer use off the seller's premises for such
63 purposes as the collection and disposal of garbage, pet waste, or yard waste; bags made of any
64 material labeled as "biodegradable" or "compostable".

65 c. "Seller" means a person who is a seller under Kenai Peninsula Borough Code 5.18.900.

66 5.42.030 Prohibition on use of single-use carry out bags. No seller may provide to a
67 buyer, any single-use plastic carryout bag for the purpose of carrying a buyer's purchased
68 goods from the seller's premises.

69 5.42.040 Exceptions. Inventories of single-use plastic carryout bags purchased before
70 the date of enactment of this ordinance may continue to be used by sellers and provided to
71 customers after January 1, 2019 until all such inventories of single-use plastic carryout bags
72 are completely used in the course of regular business operations. Sellers providing single-use
73 plastic carryout bags under this exception after January 1, 2019 must be willing and able to
74 provide documentation that such bags were purchased on or before the date of enactment of
75 this ordinance.

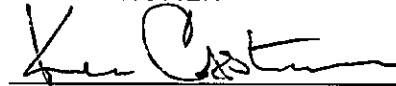
76 5.42.050 Violation - Penalty. The penalty for an offense in this chapter is the fine listed
77 in the fine schedule in HCC 1.16.040. If no fine is listed for the offense in HCC 1.16.040, then the
78 defendant must appear in court and, if convicted, is subject to the general penalty as provided
79 in HCC 1.16.010 unless another penalty is specifically provided.

80 Section 6: If Ballot Proposition 1 passes at the regularly scheduled October 1, 2019
81 municipal election, this ordinance shall take effect January 1, 2020.

82 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 22nd day of October, 2018

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CITY OF HOMER



KEN CASTNER, MAYOR

89 ATTEST:

90 

91 MELISSA JACOBSEN, MMC, CITY CLERK

92

93
94 YES: 4

95 NO: 2

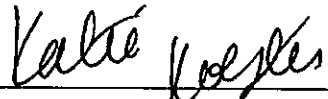
96 ABSTAIN: 0

97 ABSENT: 0

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First Reading: 0.24.18
Public Hearing: 10.8.18, 10.22.18
Second Reading: 10.22.18
Effective Date: 10.23.18

Reviewed and Approved as to form and content:



Katie Koester, City Manager



Holly Wells, City Attorney

Date: 10.26.18

Date: 11.6.18



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 5, 2020
SUBJECT: February 10th City Manager Report

FY21 State of Alaska Community Assistance Program (CAP) Estimate, Allocating FY 20 Funds

The State Division of Community and Regional Affairs (DCRA) has announced CAP payment amounts for FY21. Based on an estimated population of 5,478, Homer will receive a CAP amount totaling \$75, 828.92. The City has up until April 1st to contest its population estimate by initiating a Head Count Census Method or Housing Unit Method along with a resolution from Council proposing a different amount.

The City's application for FY21 must identify where the CAP funds will be allocated and is due no later than June 1, 2020. In 2019, the City indicated transferring FY20 CAP funds into the the Old Middle School (HERC) depreciation reserve (renamed Capital Asset and Repair Maintenance Allowance, or CARMA). There is an ordinance before you today that officially executes that recommendation. My recommendation for state fiscal year '21 would be to leave the intended designation for the funds the same unless council indicates otherwise. The funds will still need to be officially accepted by Council when received. As a matter of practice, the City does not factor the CAP into our budget in case the State elects not to fund the program.

Travel to AML Legislative Fly-in

I will be joining Councilmembers Lord and Smith in Juneau the week of February 17th to attend Alaska Municipal League meetings and meet with state legislators and officials. I have attached the agenda, complete with a couple meeting topic suggestions, and welcome any comments, recommendations or items to highlight from members.

Airport Terminal Roof Replacement

The Council established a \$150,000 budget in the FY2020 Capital Budget to replace the roof at the Homer Airport. The project write-up approved did not designate an anticipated life expectancy for the new roof, however it noted that the existing roof is 28 years old and at end of life. Council awarded the project at the January 27th Council meeting to Homer Roofing, LLC in the amount of \$93,400.

The contract calls for shingles with a 30 year warranty. However, during the bidding process, several contractors suggested that we should consider upgrading the shingle requirement to a 50 year warranty product. The cost to increase the single product to a 50 year warranty would be \$7,330. To increase from a 110 mph to 130 mph wind warranty would cost another 2,000. Public Works believes this is a small cost for a

significant public benefit and intends to use available budget to issue a change order in the amount of \$9,330 to provide a 130 mph wind, 50 year warranty on the shingles for this project.

According to Procurement Policy 1.3, “the City may, by written order, make change within the general scope of a contract...but shall not exceed any contingency fund established for a particular project.” I consider this change within the scope of the original project and an acceptable change order as long as Council is notified of the change.

Water Transmission Replacement Grant Submitted

Staff recently completed an application to the Alaska Division of Homeland Security and Emergency Management for hazard mitigation grant funds to replace the City’s 45-year old cast iron Raw Water Transmission Mains. These mains are critical water supply infrastructure. Due to their age and material, they are vulnerable to damage or a catastrophic break during an earthquake. The proposed \$1.9M project would protect the City’s water supply by installing seismically-resistant High Density Polyethylene (HDPE) pipes. If funded, the project would proceed in two phases. The first would develop design specifications. The second phase, construction, would proceed once FEMA approves the design. Funding for the project would be 75% Federal disaster funding; 25% State funding. Staff will continue to work with the State and FEMA as the application goes through a lengthy review process with award notification not projected until summer 2021. The federal application process has been lengthy and involved; Special Projects and Communications Coordinator/grant writer Jenny Carroll, Public Works Director Meyer and Water and Sewer Superintendent Cook deserve kudos for putting in the hard work to be able to address a serious infrastructure concern in the community.

Police Station Budget Summary

At the January 27th Council meeting, Public Works Director Meyer presented a report on the progress of the Police Station, including change orders made to date. Attached is a summary of all the costs outside the construction contract to give Council the complete picture of the \$7.5 million police station budget. Both Public Works Director Meyer and Project Manager McNary will be available at the Committee of the Whole to answer any questions related to the budget or project.

Enc:

Agenda for Council Travel to Juneau
Summary of all Anticipated Costs – Outside Cornerstone’s GC/CM Contract
Council-Initiated Projects Table

Alaska Municipal League Winter Legislative Conference

Treadwell Room, Baranof Hotel

Juneau, Alaska

Attending:

City Manager Koester

Councilmember Lord

Councilmember Smith

Monday, February 17, 2020

City, State and Federal holiday (President's Day); offices closed. No meetings.

Tuesday, February 18, 2020 - 1st day of Conference

- 10am Welcome address
- 11:00am Legislative Review
- 12:00 pm Lunch (included) - Invited speakers
- 1pm 2020 Budget Review
- 2:30PM Rep. Kopp's Chief of Staff Grace Ervine (*Rep. Kopp is House Rules Chair; Co-Chair of VPSO working group; Sits on 13 other committees*), Rm 216
- 3:30pm Rep. Louise Stutes (*Majority Whip; Chair of Fisheries; Chair of Transportation; Sits on 13 other committees*), Rm 406
- 4:00pm Leave for Federal Building/ensure time for going through screening
- 4:30pm Courtesy visit with USCG Rear Admiral Matthew Bell, 709 W. 9th St, Flag Conference Room
- 6pm Dinner "On the Town"

Wednesday, February 19, 2020

- 8 am Breakfast (included)
- 9am-12pm State of Alaska - Agency Update and Priorities
- 12pm Lunch (included) - Invited speakers
- 1:30pm Governor Dunleavy's Chief of Staff Ben Stevens and AKDOT&PF Commissioner MacKinnon regarding the Homer Large Vessel Port Expansion and Cruise Ship Tax Funding (specifically fund # 1206), Governor's Office
- 2:45pm Rep. Vance (*Sits on State Affairs, Fisheries, Tribal Affairs, University of Alaska (Fin Sub), Fish and Game (Fin Sub), Administration (Fin Sub)*), Rm 424
- 3:30pm Sen. Stevens (*Vice Chair of Labor & Commerce, Chair of Education, Chair of Legislative Council; Sits on Judiciary (Fin Sub), University of Alaska (Fin Sub) Education and Early Development (Fin Sub), Free Conference Committee on SB 89*), Rm 429
- 5:30pm AML legislative reception

Thursday, February 20, 2020

- 8am Breakfast (included)
- 9am Deep Dive – Economic Development
- 11:30am Adjourn
- 12pm Lunch (on your own)
- 1-4pm AML board meeting
- 5:30pm Board of Directors dinner

Meeting Topic Suggestions

- Future of the Alaska Marine Highway System
- Large vessel port and harbor expansion
- Anything else Council proposes during February 10th Council meeting

**Summary of all Anticipated Costs - Outside Cornerstone's GC/CM Contract
2/1/2020**

Project Budget =	\$7,500,000
Cornerstone GC/CM Contract =	\$6,064,758
Remaining Budget =	\$1,435,242

Other Anticipated Costs

Accessory Buildings	\$81,000
HEA Installalation Fees	\$63,995
GCI - Installation Fees	\$9,500
COH IT costs - Equipment	\$62,500
COH IT costs - Labor/Integratation costs	\$10,000
Enstar - Installation Fees	\$1,959
Design Fees	\$476,649
Inspection	\$5,000
1% for Art	\$50,322
Furnishings	\$55,000
Communications-(Pro Comm)	\$98,837
Fire Marshall Permit Fee	\$7,000
Geotechnical Investigation	\$25,605
Field Survey	\$7,550
SWPPP	\$2,020
Landscape Design	\$4,650
Demolition of Existing Meter Shed	\$41,160
Repay HART for Property	\$258,000
Landscaping Installation	\$23,919
Topsoil & Hydroseed	\$9,000
Credit for Green Infrastructure (Grant)	-\$17,500
City Project Management/Inspection	\$95,000
City Contingency	\$64,931
	\$1,436,097

Council Initiated/Involved Projects

Date Initiated	Project	Primary Impacted Departments/Divisions	Status	Category	% Complete	Next Steps	Sponsor/Champion
March 2019 (Reso 19-018)	Green Infrastructure Study	Administration, Public Works	Draft complete. Out for comment. June 2020 final due. Pilot project incorporated into Police Station	Medium	90	Analyze for implementation	Lord
Feb 2011 (Ord 11-02 SA)	Energy Conservation at City Buildings (lighting)	Public Works	Most facilities' lighting has been converted	Medium	80		Stroozas
May 2019 (Ord 19-17)	Ice Plant Feasibility Study	Port and Harbor	Reviewing draft	Small	75	Analyze for implementation	Stroozas
Feb 2017 (Reso 16-128 SA)	New Police Station	HPD, Public Works, IT	Estimated completion date: June 1, 2020	Large	40		Mayor/Council
Aug 2019 (Ord 19-35 S)	Fund Balance Policy, City-wide	Administration, Finance	Needs Council direction	Medium	25		Mayor
Sept 2019 (Memo 19-153)	Traffic Calming Policy	Administration, HPD, Public Works	Research collated	Medium	20	Draft policy for dept review	Lord
Sept 2019 (Ord 19-38 A S)	HERC Demolition Cost est.	Public Works	Proposals went out 12.19 for hazmat survey	Medium	10	Funding demo	Mayor/Council
Jan 2018 (Ord 18-03)	Large Vessel Harbor General Investigation Study	Administration, Port and Harbor (and ADOT, Army Corps)	Soliciting proposal for program lead; Council will consider ordinance for City match on 1-27-20	Large	5	Procure professional oversight; get DOT onboard as partner	Lord/Smith
Dec 2019 (Ord 19-51 A)	Spit ADA Parking Improvements	Port and Harbor, Public Works	Funded in 2020 budget	Medium	0		Aderhold
Dec 2019 (Ord 19-51 A)	Spit Parking Study	Port and Harbor, Public Works	Funded in 2020 budget	Medium	0		Lord
July 2019 (Memo 19-080)	Re-opening HAWSP	Administration, Finance	Council will consider resolution on 1-27-20	Medium	0	Schedule worksession; refer to Planning Comm.	Smith/Mayor
Dec 2019 (Ord. 19-54 S2 A2)	Wayfinding Plan/Committee	Administration	Drafting RFP: will issue in Feb.	Medium	5	Advertise RFP.	Venuti/Smith
Nov 2019 (Ord 19-49 SA)	Medical Zoning District	Planning	Planning Commission is refining boundaries; Council issued moratorium on new CUPs	Medium	35	Neighborhood meeting planned in early March. SPH will present at next meeting on expansion plans.	Smith
Oct 2019 (Reso 19-073 S)	Right of Way Clearing Policy	Administration, Public Works	Working group met twice	Medium	20	Request legal opinion on covenants draft language that could be included in policy document	Lord/Aderhold
Dec 2019 (Ord 19-51 A)	Spit Parking Expansion	Public Works, Port and Harbor	CUP denied - P&H Commission considering Reso 20-008(S) to designate as green space	Medium	On hold	Consider for removal if resolution passes	Evensen

Updated 2/5/2020

Please note:

*It is of great benefit for Admin Initiated projects to have the sponsorship of a Councilmember(s).

*Color-coding indicates how close to completion a capital project is; Red (0-24%), Yellow (25-49%), Green (75-100%)

*The proposed categories (small, medium, and large) are intended to gauge workload for the attorney to develop or implement and do not reflect level of priority.



January 28, 2020

Homer City Council
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

Dear Mayor Castner & City Council Members:

Thank you to the City of Homer for continuing its support of the nonprofit community through funds administered by the Homer Foundation. This consistent support makes a big difference in our capacity to provide a wide range of services to local residents.

As a community-based organization, Cook Inletkeeper develops programs to help connect people to place and promote stewardship of our land and responsible use of our fresh and marine water resources. For example, our annual Electronics Recycling Event in Homer facilitates safe and responsible recycling of potentially harmful electronic devices. In partnership with communities across the Bay, on the Central Peninsula and Seward, we facilitated recycling of 43,607 lbs. of electronic waste from the Kenai Peninsula in 2019.

In recent years, we've expanded our program focus to include local foods: how we grow, harvest, and obtain our food. Consuming food grown locally reduces transportation emissions, but also lowers energy use, which is often fossil fuel-based, for processing and storage. Local food is also "Fresher by Far," as the Alaska Grown program proclaims. Reducing transportation time allows for more nutrient-dense, higher quality food products while supporting regenerative local economies. In supporting local farmers and food producers, the Alaska Food Hub - coordinated by Cook Inletkeeper - is helping to create solutions to food insecurity while increasing resiliency in Homer's local food system, and reducing our carbon 'foodprint'.

So, thank you. Support from the City of Homer demonstrates the Council's commitment to making Homer a world-class place to live, work and play. And thank you too for your dedicated service to our community.

Sincerely,

A handwritten signature in black ink that reads "Sue Mauger". The signature is fluid and cursive.

Sue Mauger
Interim Executive Director & Science Director

cc: Homer Foundation



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Katie Koester
DATE: February 10, 2020
SUBJECT: February 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 Miotke,	Fire	18	Years
Tim Yarbrough,	Fire	18	Years
Jim Knott,	Police	10	Years
Nate Hull,	Police	7	Years
Daren Hill	Public Works	5	Years
Jenny Carroll	Admin	4	Years
Morgan Tracy	Police	3	Years
Kevin Co	Library	1	Year
Tyler Jeffres	Police	1	Year

PROGRESS STATUS REPORT
New Homer Police Station
January 9, 2020 through February 5, 2020

Work Completed this Period:

GWB – hanging/taping 80%. Exterior CMU insulation. Insulation and vapor barrier. HEA transformer and service entry underground to A line wall. Mechanical and Electrical rough in upper and lower 80%. Fire sprinkler rough in.

Work to be Performed Next Period:

Complete GWB – hanging taping. Begin prime/paint interior. Metal siding. FRP siding begin. Mechanical and Electrical rough in. Elevator installation. Overhead garage doors installation.

Schedule Status: Below are milestone start dates for this period:

Milestone Task	Original Start	Actual Start
HEA service hookup	11/12/2019	1/13/2020

Anticipated Problems:

NONE

End of week, (Friday and/or Saturday), Daily Reports with site photos attached for information.

Prepared by: Pat McNary
Project Manager

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 01/03/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

<p>6:00 AM</p> <p>20° </p> <p>Mostly Cloudy</p> <p>Wind: 16 MPH Precipitation: .0" Humidity: 69%</p>	<p>12:00 PM</p> <p>20° </p> <p>Overcast</p> <p>Wind: 17 MPH Precipitation: .01" Humidity: 71%</p>	<p>4:00 PM</p> <p>20° </p> <p>Mostly Cloudy</p> <p>Wind: 16 MPH Precipitation: .03" Humidity: 69%</p>
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Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Journeyman and an apprentice onsite continuing fire sprinkler rough in on main level. Close to 50% complete on rough in. <small>Carl Brinkerhoff 01/03/20 06:48PM</small>	2	8	70
Alasco Insulation		0	0	91
Carl's Drywall & Paint	Two hangers onsite continuing sheet rock at both levels. <small>Carl Brinkerhoff 01/03/20 06:49PM</small>	2	8	56
Consolidated Roofing		0	0	477
Duct or Sheet Metal	Two duct workers onsite installing ducting to exhaust fan in sally port. Installed duct out of electrical to jailers area. <small>Carl Brinkerhoff 01/03/20 06:51PM</small>	2	8	107
East Road Services		0	0	944
Eayrs Plumbing	One plumber on site continuing copper rough in at upper level. No word on shower arrival. Falling behind on rough in. <small>Carl Brinkerhoff 01/03/20 06:54PM</small>	1	8	689
Puffin Electric	One electrician onsite continuing rough in at upper level. Installed mud rings at lower level. Under manned and falling behind on rough in. <small>Carl Brinkerhoff 01/03/20 06:55PM</small>	1	8	1169.5
Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Continued work on damaged door frames. Installed blocking for added monitors requested by owner at lower level.	5	8	80

Continued prep for pick proof caulking. Continued framing for smoke proof at cells. Installed new fuel gauge on fork lift.

Carl Brinkerhoff | 01/03/20 | 06:59PM

Total 13 104 12122

Time Cards

No entry

Materials

No entry

General Notes

- 1. Confirmed insulators to be onsite Monday morning. No word on door frame 100A.

Carl Brinkerhoff | 01/03/20 | 07:08PM

Site Safety Observations

- 1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 01/03/20 | 07:01PM

Quality Control Observations

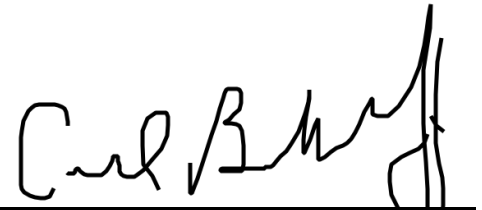
- 1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 01/03/20 | 07:01PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Still no word on electrical service to building. Carl Brinkerhoff 01/03/20 07:07PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mayor and city manager on site for tour. Pat McNary was onsite this afternoon. Carl Brinkerhoff 01/03/20 07:07PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door frames at main entry. Exterior doors and hardware, both types of siding. Showers not onsite preventing sheet rock installation at locker rooms. Elevator install delayed by lack of electrical service. Carl Brinkerhoff 01/03/20 07:07PM
6. Any equipment rented on site?				All terrain scissor lift.

Attachments



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 01/03/20 | 07:08PM

SUBCONTRACTOR REPORTS



Fri 01/03/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	280.0
Subtotal		0	0	280.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		13	104	12402.0

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 01/10/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM	12:00 PM	4:00 PM
<p>10° </p> <p>Clear</p> <p>Wind: 9 MPH Precipitation: .0" Humidity: 84%</p>	<p>14° </p> <p>Clear</p> <p>Wind: 9 MPH Precipitation: .0" Humidity: 70%</p>	<p>15° </p> <p>Clear</p> <p>Wind: 9 MPH Precipitation: .0" Humidity: 58%</p>

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Put sally port on test for 2 hours, held 200 lbs for duration. Continued upper level sprinkler piping. <small>Carl Brinkerhoff 01/10/20 08:28PM</small>	2	8	102
Alasco Insulation	Completed interior sound batt insulation and insulation and vapor barrier at covered entries. <small>Carl Brinkerhoff 01/10/20 08:31PM</small>	2	8	179
Carl's Drywall & Paint	Completed hanging and fire taping elevator shaft. Hung rock at stair well to upper level floor height. <small>Carl Brinkerhoff 01/10/20 08:33PM</small>	2	8	124
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Welded backing plate for ADA opener inside door frame 100A. Installed door frames 100A and re-installed frame 100B. Completed zee metal, rigid insulation and vapro shield at grid A. Fire caulked metal in elevator pit. Built platform over stairs to install Sheetrock in stairwell. Too delivery of freight. <small>Carl Brinkerhoff 01/10/20 08:41PM</small>	5	8	120
Duct or Sheet Metal	Onsite continuing duct installation at upper level. <small>Carl Brinkerhoff 01/10/20 08:42PM</small>	2	8	219
East Road Services		0	0	944
Eyres Plumbing	Onsite continuing hydronic rough in at upper level. Put some areas on test. <small>Carl Brinkerhoff 01/10/20 08:43PM</small>	2	7	37

Puffin Electric	Onsite continuing electrical rough in at upper level. Started assembling components for service entrance. <small>Carl Brinkerhoff 01/10/20 08:44PM</small>	3	8	1256.5
Total		18	142	12791

Time Cards

No entry

Materials

No entry

General Notes

- HEA back onsite several times today working on thaw machine. Got it functional by end of day. Insulators finished all insulation except stud bays waiting on plumbers .
Carl Brinkerhoff | 01/10/20 | 08:48PM

Site Safety Observations

- Site safety protocols were observed onsite today.
Carl Brinkerhoff | 01/10/20 | 08:50PM

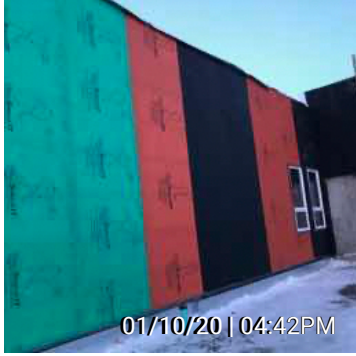
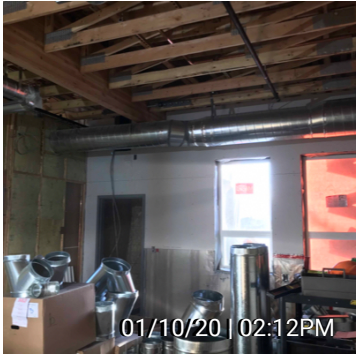
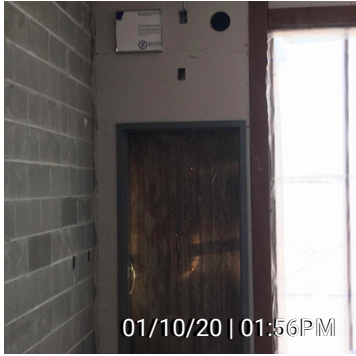
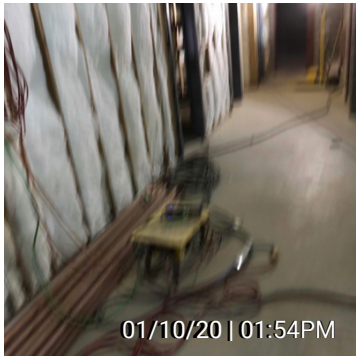
Quality Control Observations

- All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 01/10/20 | 08:50PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware, both types siding. <small>Carl Brinkerhoff 01/10/20 08:49PM</small>
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift <small>Carl Brinkerhoff 01/10/20 08:49PM</small>

Attachments



SUBCONTRACTOR REPORTS



Fri 01/10/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	280.0
Subtotal		0	0	280.0
Grand Total (Includes Cornerstone General Contractors Work Log Total)		18	142	13071.0

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 01/17/2020

Job # 1809-2

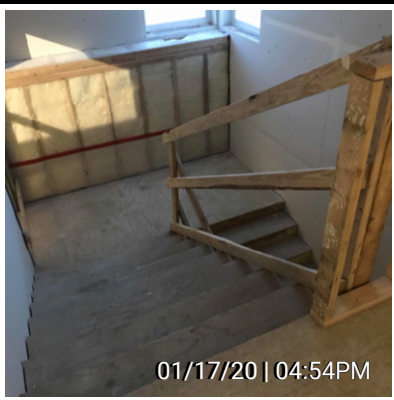
Prepared By Carl Brinkerhoff



01/17/20 | 09:30AM



01/17/20 | 04:57PM



01/17/20 | 04:54PM



01/17/20 | 04:52PM

Weather

6:00 AM

19°

Clear

Wind: 7 MPH | Precipitation: .0" | Humidity: 75%

12:00 PM

24°

Partly Cloudy

Wind: 9 MPH | Precipitation: .0" | Humidity: 74%

4:00 PM

27°

Clear

Wind: 10 MPH | Precipitation: .01" | Humidity: 75%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Continued upper level branches and drops <small>Carl Brinkerhoff 01/17/20 09:55PM</small>	1	6	131
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Hung rock radio room ,electrical room, lid at stairway, staff restroom. Continued taping, second coat sally port, fire taped above 9' at suspended gyp ceilings. <small>Carl Brinkerhoff 01/17/20 10:07PM</small>	4	8	284
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Continued framing ceilings at suspended gyp ceilings. Reframing at lower level locker rooms. Stocked rock, patched concrete round plumbing that was moved to fit in walls. Scrapped out sheet rock offs. Took down fence sections for HEA and reinstalled end of shift <small>Carl Brinkerhoff 01/17/20 10:12PM</small>	4	8	224
Duct or Sheet Metal	Onsite all day today working at upper level supply and return branches. <small>Carl Brinkerhoff 01/17/20 10:04PM</small>	3	8	311
East Road Services		0	0	944
Eyres Plumbing	Journeyman and an apprentice onsite working on hydronic and gas piping upper level. <small>Carl Brinkerhoff 01/17/20 10:05PM</small>	2	7	119
Puffin Electric	Journeyman and an apprentice onsite continuing work at service entry. Various electrical and com rough in	2	8	1334.5

upper level.

Carl Brinkerhoff | 01/17/20 | 10:07PM

Total	16	124	13336
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Time Cards

No entry

Materials

No entry

General Notes

1. HEA back onsite today setting transformer.

Carl Brinkerhoff | 01/17/20 | 10:08PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 01/17/20 | 10:08PM

Quality Control Observations

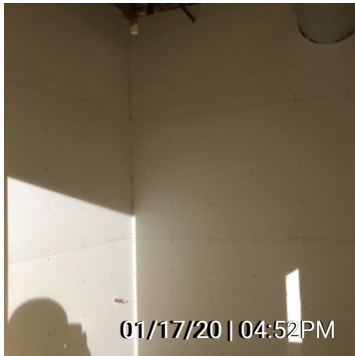
1. All materials and workmanship performed onsite today met or exceeded project specifications

Carl Brinkerhoff | 01/17/20 | 10:09PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical still behind still waiting on locker rooms to be roughed in to Sheetrock. Electrical service needs to be completed and panel set interior to install elevator Carl Brinkerhoff 01/17/20 10:15PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police Chief Roble and Pat McNary were on site today. Carl Brinkerhoff 01/17/20 10:11PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware, both types siding. Carl Brinkerhoff 01/17/20 10:11PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 01/17/20 10:11PM

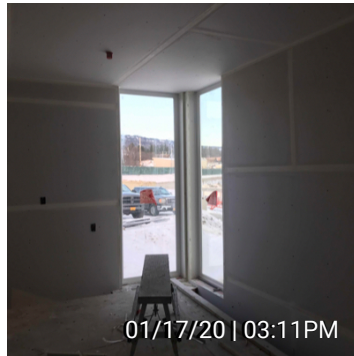
Attachments



01/17/20 | 04:52PM



01/17/20 | 04:37PM



01/17/20 | 03:11PM



01/17/20 | 12:13PM



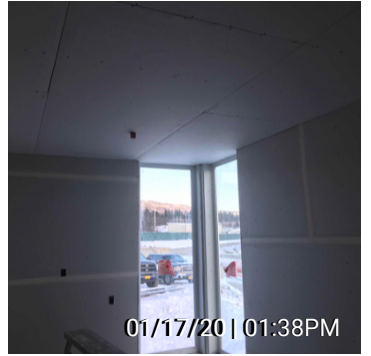
01/17/20 | 12:13PM



01/17/20 | 09:30AM



01/17/20 | 01:38PM



01/17/20 | 01:38PM



01/17/20 | 03:11PM



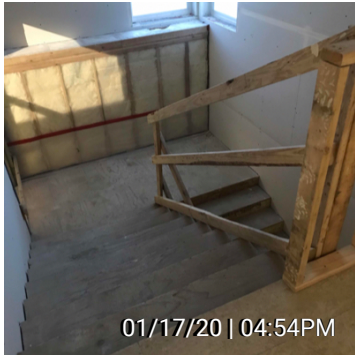
01/17/20 | 04:37PM



01/17/20 | 04:52PM



01/17/20 | 04:52PM



01/17/20 | 04:54PM



01/17/20 | 04:57PM

Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 01/17/20 | 10:15PM

SUBCONTRACTOR REPORTS



Fri 01/17/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	Cody, Ernie, and Chris worked to try to drive ground rods, but ground it too frozen. Met with	3	24.0	529.5
Subtotal		3	24	529.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		19	148	13865.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 01/24/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM	12:00 PM	4:00 PM
<p>15° </p> <p>Clear</p> <p>Wind: 14 MPH Precipitation: .0" Humidity: 61%</p>	<p>15° </p> <p>Clear</p> <p>Wind: 11 MPH Precipitation: .0" Humidity: 62%</p>	<p>16° </p> <p>Clear</p> <p>Wind: 15 MPH Precipitation: .0" Humidity: 61%</p>

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Aaron on site putting entire upper level on test. Test held for 2 hours at 200 lbs. Installed seismic bracing at upper level. <small>Carl Brinkerhoff 01/24/20 08:06PM</small>	1	8	163
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Continued hanging sheet rock at upper level. Continued taping upper level. Applied PVA at sally port and vehicle evidence. <small>Carl Brinkerhoff 01/24/20 08:08PM</small>	3	8	372
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Crew continued extrusions at sally port exterior. Cut extrusions for vehicle parking shed. Furred our around showers for Sheetrock to plane over flanges. Filled in with concrete at floors at front of showers. Patched CMU imperfections at vehicle evidence. <small>Carl Brinkerhoff 01/24/20 08:13PM</small>	4	8	408
Duct or Sheet Metal	Continued ducting branches upper level Moved to lower level and installed supply and returns at locker rooms. <small>Carl Brinkerhoff 01/24/20 08:35PM</small>	3	9	427
East Road Services		0	0	949
Eyres Plumbing	One journeyman and an apprentice onsite. Finishing work at locker rooms began domestic and hydronic piping in evidence storage. Insulator onsite for a few	2	8	191

	hours insulating domestic lines at locker room and various locations. Carl Brinkerhoff 01/24/20 08:39PM			
Puffin Electric	3 journeyman and one apprentice onsite running conduits at lower level corridor by grid 4 extended conduit to elevator. Roughed in for drinking fountain power. Installed service entrance conduits to generator pad. Installed ground rods. Carl Brinkerhoff 01/24/20 08:42PM	4	8	1430.5
Total		17	139	13929

Time Cards No entry

Materials No entry

General Notes

- Called Buck Jones to schedule sand and backfill at electrical conduits. Touched base with Nicks welding on flashing fabrications.
Carl Brinkerhoff | 01/24/20 | 08:45PM

Site Safety Observations

- Safety protocols were observed onsite today.
Carl Brinkerhoff | 01/24/20 | 08:46PM

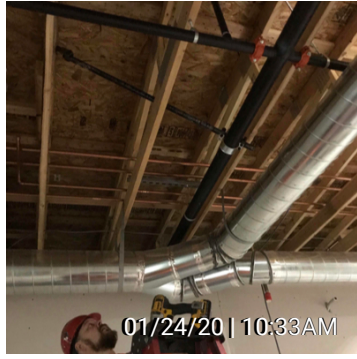
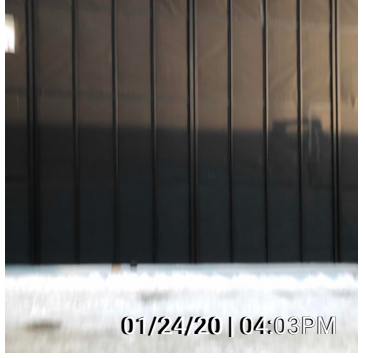
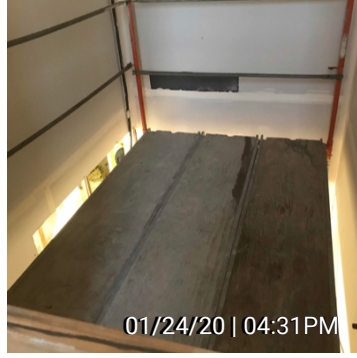
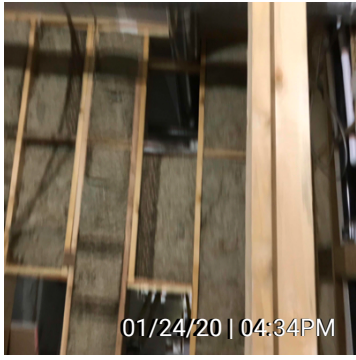
Quality Control Observations

- All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 01/24/20 | 08:46PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical still lagging. Carl Brinkerhoff 01/24/20 08:47PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Both types of siding. Carl Brinkerhoff 01/24/20 08:48PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 01/24/20 08:48PM

Attachments



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 01/24/20 | 08:48PM

SUBCONTRACTOR REPORTS



Fri 01/24/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	641.5
Subtotal		0	0	641.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		17	139	14570.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 01/31/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM	12:00 PM	4:00 PM
<p>18° </p> <p>Overcast</p> <p>Wind: 9 MPH Precipitation: .02" Humidity: 89%</p>	<p>21° </p> <p>Overcast</p> <p>Wind: 8 MPH Precipitation: .05" Humidity: 81%</p>	<p>20° </p> <p>Mostly Cloudy</p> <p>Wind: 10 MPH Precipitation: .09" Humidity: 82%</p>

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Arron on site continuing mains at lower level. Coordinated with city to shut off water for permanent back flow preventer installation. City turned water back on after installation complete. Sprinkler piping completed in locker rooms for hard lids. <small>Carl Brinkerhoff 02/01/20 09:53AM</small>	1	8	187
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Continued hanging out lids, continued infills for smoke partitions above CMU. Tapers taping and finishing at both levels. <small>Carl Brinkerhoff 02/01/20 10:09AM</small>	4	9	519
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Installed flashing at sally port garage doors per changed details as discussed with GG during site visit. continued layout and drilling extrusions. Moved both temp heaters to different locations to facilitate siding installation. Defined and patched CMU at cells. Snow removal. <small>Carl Brinkerhoff 02/01/20 05:14PM</small>	5	8	608
Duct or Sheet Metal	Onsite installing ducting at lower level. Took measurements for fittings they need to fabricate. <small>Carl Brinkerhoff 02/01/20 05:17PM</small>	2	7	465
East Road Services		0	0	953
Eyres Plumbing	One journeyman and an apprentice onsite piping lower level put on test. Another journeyman and apprentice	2	8	303

onsite briefly but discovered they didn't have correct fittings to tie in VAV's at upper level.

Carl Brinkerhoff | 02/01/20 | 05:35PM

Ottis Elevator		0	0	2
Puffin Electric	Two journeyman and an apprentice electricians onsite working at both levels. Two telephone techs onsite pulling com cables at upper level,	5	8	1622.5
Total		19	154	14648

Carl Brinkerhoff | 02/01/20 | 05:41PM

Time Cards No entry

Materials No entry

General Notes

1. Talked to Ron Vance with Pioneer Door about garage door installation,he confirmed next Tuesday.

Carl Brinkerhoff | 02/01/20 | 05:51PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 02/01/20 | 05:51PM

Quality Control Observations

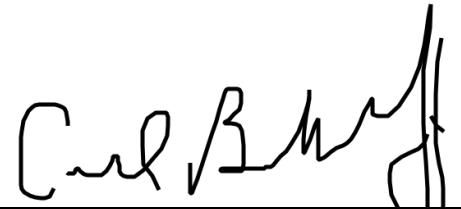
1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 02/01/20 | 05:52PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pat McNary was onsite to discuss intercoms at detention ceilings. Wesley from Siemens onsite to discuss scheduling for control wiring. Carl Brinkerhoff 02/01/20 05:48PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 02/01/20 05:48PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 02/01/20 05:49PM

Attachments



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 02/01/20 | 05:52PM

SUBCONTRACTOR REPORTS



Fri 01/31/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	737.5
Subtotal		0	0	737.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		19	154	15385.5

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

3 City Manager

4 **RESOLUTION 20-010**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
7 APPROVING A FIVE YEAR EXTENSION OF THE MEMORANDUM OF
8 UNDERSTANDING BETWEEN THE CITY OF HOMER AND
9 KACHEMAK CITY REGARDING THE CANYON TRAILS SUBDIVISION
10 AND ROAD MAINTENANCE ON STELLARS JAY DRIVE AND GOLDEN
11 PLOVER AVENUE.
12

13 WHEREAS, The City of Homer and Kachemak City signed a Memorandum of
14 Understanding (MOU) in 2014 that provided for limited road maintenance on two roads outside
15 City limits as City crews passed through Kachemak City to provide service to the newly
16 developed Canyon Trails Subdivision (within Homer City limits); and
17

18 WHEREAS, The MOU defines the limited road maintenance effort expected of the City,
19 and provided a way for a higher level of maintenance to be provided at the expense of
20 Kachemak City; and
21

22 WHEREAS, A higher level of road maintenance provided for in the MOU was never
23 formally implemented; and
24

25 WHEREAS, The MOU expired December 31, 2019; and
26

27 WHEREAS, Kachemak City has requested that the MOU be extended; and
28

29 WHEREAS, Additional time/expense to the City in providing limited road maintenance
30 was small and no significant complaints were received from Kachemak City; and
31

32 WHEREAS, Public Works has suggested some additional language to require City
33 Council approval before implementing a higher level of maintenance beyond the limited effort
34 currently provided.
35

36 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska approves a
37 Memorandum of Understanding with Kachemak City effective for an additional five years and
38 authorizes the City Manager to execute the appropriate documents.
39

40 PASSED AND ADOPTED by the City Council this ___ day of _____, 2020.
41
42

43
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56

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Estimated City of Homer cost is \$4780

MEMORANDUM OF UNDERSTANDING

Between

The City of Homer

And

Kachemak City

WHEREAS, The Canyon Trails Subdivision contains approximately 30 lots and is located within the corporate boundaries of the City of Homer; and

WHEREAS, The only access to the Canyon Trails Subdivision is via Stellers Jay Drive and Golden Plover Avenue; both of which are located within the municipal boundaries of Kachemak City; and

WHEREAS, The Canyon Trails Subdivision has the potential to double the amount of traffic on Stellers Jay Drive and Golden Plover Avenue; and.

WHEREAS, In the development of Canyon Trails Subdivision, heavy construction equipment and trucks continue to access the Canyon Trails Subdivision via Stellers Jay Drive and Golden Plover Avenue; and.

WHEREAS, The City of Homer will benefit by development of this subdivision because the result will be increased population, an increase in water and sewer customers, and increased property tax revenues; and

WHEREAS, Kachemak City will benefit from this MOU through sharing maintenance costs for roads used by both cities; and

WHEREAS, The development of Canyon Trails Subdivision will result in increased traffic, dust, noise, and maintenance requirements on Stellers Jay Drive and Golden Plover Avenue; and

WHEREAS; The City of Homer is obligated to provide road maintenance within the Canyon Trails subdivision but City equipment must travel through Kachemak City in order to do so; and

WHEREAS, Stellers Jay Drive and Golden Plover Avenue are approximately 2,000 linear feet in length and it would be mutually beneficial for City of Homer Public Works crews to provide limited maintenance to that section of road as they pass through to provide service to Canyon Trails Subdivision; and

WHEREAS, The developer of the Canyon Trails Subdivision and Kachemak City have made improvements to Stellers Jay Drive and Golden Plover Avenue that has brought these roads up to acceptable City of Homer rural road standards; and

WHEREAS, Kachemak City currently provides a basic level of funding for road maintenance to its neighborhoods through its Roads Program; and

WHEREAS, The City of Homer and Kachemak City have worked together cooperatively in order to upgrade Stellers Jay Drive and Golden Plover Avenue to minimum road standards, improve traffic flow and public safety, mitigate the impacts of increased development and traffic, and promote the general welfare of the residents of both communities.

THE PARTIES HEREBY AGREE:

General Terms:

1. **Term:** The term of this Memorandum of Understanding shall be five years commencing on January 1, 2020 and ending on December 31, 2025. The term may be extended or renewed by mutual consent of the parties.

2. **Cost of Service:**

Routine Maintenance: The parties agree that enhancing road maintenance is mutually beneficial. The parties therefore agree to share the cost of maintaining Stellers Jay Drive and Golden Plover Avenue. The City of Homer will provide routine maintenance as provided below in Section 5.

Additional Maintenance: Kachemak City is responsible for any additional road maintenance above routine maintenance level. Kachemak City may request Homer assistance paying for maintenance above routine maintenance level, if the cost exceeds the amount available (for Stellers Jay) in Kachemak City's Matching Road Grant Program. Homer city maintenance above routine levels requires written request by Kachemak City and Homer City Council approval. If approved by the Homer City Council, Kachemak City will contribute a negotiated amount consistent with Homer's existing rural road maintenance program, the average cost per foot, and Section 5 below.

3. **Amendments:** Amendments to this Memorandum of Understanding can be made by mutual consent of the parties. Amendments must be made in writing and signed by both parties.
4. **Termination:** This MOU may be terminated by either party with or without cause. The party wishing to terminate the agreement must provide 90 days notice of its intent to terminate.
5. **Routine Maintenance Defined:** The parties agree that Routine Maintenance provided by Homer on Stellers Jay Drive and Golden Plover Avenue includes activities such as grading,

dust control, snow plowing, and sanding when the Public Works Department is also providing such service to Canyon Trails Subdivision. Routine maintenance does not include fixing or cleaning culverts, fixing potholes, installing or maintaining signage, surface improvements, or drainage maintenance. Routine maintenance does not include capital improvements. Capital Improvements remain the responsibility of Kachemak City and/ or its contiguous residents. The level of maintenance provided through this agreement will be similar to other City roads maintained to rural road standards (if requested by Kachemak City and approved by the Homer City Council).

Routine maintenance will include:

- 1) Plowing snow and sanding intersections (based on “rural” road standards) during winter months,
- 2) Complete summer road grading (approximately twice a summer; based on “rural” road standards subject to availability of resources),
- 3) Application of “dust control” (as needed, as available, based on the “rural” road standards schedule).

The City of Homer Agrees to:

1. Provide routine maintenance as described herein on approximately 2,000 linear feet of Stellers Jay Drive and Golden Plover Avenue that leads to the Canyon Trails subdivision.
2. Share the cost of Additional Maintenance with Kachemak City pursuant to Number 2 under General Terms.

Kachemak City Agrees to:

1. Share the cost of providing Additional Maintenance and pay Homer a negotiated fee subject to Number 2 under General Terms.
2. Be the point of contact for all inquiries, comments, questions, concerns, and complaints regarding maintenance on this section of road that originates from Kachemak City residents.

NOTICES:

All notices shall be sent to both parties as follows:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

City Mayor
Kachemak City
P.O. Box 958
Homer, Alaska 99603

38 WHEREAS, The City of Homer and Kachemak City have worked together cooperatively
39 in order to upgrade Stellers Jay Drive and Golden Plover Avenue to minimum road standards,
40 improve traffic flow and public safety, mitigate the impacts of increased development and
41 traffic, and promote the general welfare of the residents of both communities; and
42

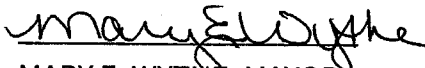
43 WHEREAS, The proposed Memorandum of Understanding provides that the two Cities
44 will share the cost of providing routine rural road maintenance based upon a negotiation
45 process and average maintenance costs per mile for rural road maintenance.
46

47 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that working
48 cooperatively and sharing the cost of routine maintenance on Stellers Jay Drive and Golden
49 Plover Avenue is mutually beneficial and in the best interest of the public.
50


51 BE IT FURTHER RESOLVED that the Homer City Council hereby approves the
52 Memorandum of Understanding between the City of Homer and Kachemak City regarding
53 Canyon Trails Subdivision and road maintenance on Stellers Jay Drive and Golden Plover
54 Avenue; a copy of which is attached and incorporated herein.
55

56 PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2014.
57

58 CITY OF HOMER
59
60

61 
62 MARY E. WYTHE, MAYOR
63

64 ATTEST:
65

66 
67 _____
68 JO JOHNSON, MMC, CITY CLERK
69
70

71 Fiscal Note: Estimated City of Homer costs < \$3,000 annually.

MEMORANDUM OF UNDERSTANDING

Between

The City of Homer

And

Kachemak City

WHEREAS, The Canyon Trails Subdivision contains approximately 30 lots and is located within the corporate boundaries of the City of Homer; and

WHEREAS, The only access to the Canyon Trails Subdivision is via Stellers Jay Drive and Golden Plover Avenue; both of which are located within the municipal boundaries of Kachemak City; and

WHEREAS, The City of Homer will benefit by development of this subdivision because the result will be increased population, an increase in water and sewer customers, and increased property tax revenues; and

WHEREAS, Kachemak City will benefit from this MOU through improved and more consistent road maintenance and better access for emergency vehicles; and

WHEREAS, The development of Canyon Trails Subdivision will result in increased traffic, dust, noise, and maintenance requirements on Stellers Jay Drive and Golden Plover Avenue; and

WHEREAS, Kachemak City residents will experience some negative impacts associated with development adjacent to their properties; and

WHEREAS; The City of Homer is obligated to provide road maintenance within the subdivision but City equipment must travel through Kachemak City in order to do so; and

WHEREAS, Stellers Jay Drive and Golden Plover Avenue are approximately 2,000 linear feet in length and it would be mutually beneficial for City of Homer Public Works crews to provide limited maintenance to that section of road as they pass through to provide service to Canyon Trails Subdivision; and

WHEREAS, The developer of the Canyon Trails Subdivision and Kachemak City have made improvements to Stellers Jay Drive and Golden Plover Avenue that has brought these roads up to acceptable City of Homer rural road standards; and

WHEREAS, Kachemak City currently provides a basic level of funding for road maintenance to its neighborhoods through its Roads Program and it proposes to use a portion to help pay for increased maintenance on Stellers Jay Drive and Golden Plover Avenue; and

WHEREAS, The City of Homer and Kachemak City have worked together cooperatively in order to upgrade Stellers Jay Drive and Golden Plover Avenue to minimum road standards, improve traffic flow and public safety, mitigate the impacts of increased development and traffic, and promote the general welfare of the residents of both communities.

THE PARTIES HEREBY AGREE:

General Terms:

1. **Term:** The term of this Memorandum of Understanding shall be five years commencing on January 1, 2014 and ending on December 31, 2019. The term may be extended or renewed by mutual consent of the parties. The parties agree that the City of Homer will not provide maintenance service until there are enough residences in the new subdivision to justify service pursuant to City of Homer Policy.
2. **Cost of Service:** The parties agree that enhancing road maintenance is mutually beneficial. The parties therefore agree to share the cost of maintaining Stellers Jay Drive and Golden Plover Avenue. The City of Homer will contribute to the cost of routine maintenance as provided below in Section 5. Kachemak City will contribute a negotiated amount consistent with Homer's existing rural road maintenance program, the average cost per foot, and Number 5 below. Inflation adjustments will be made each year and shall be based upon actual costs subject to review by Kachemak City. The City of Homer shall bill Kachemak City for the service on January 1st of each year. If service begins in the middle of the year, the bill shall be prorated.
3. **Amendments:** Amendments to this Memorandum of Understanding can be made by mutual consent of the parties. Amendments must be made in writing and signed by both parties.
4. **Termination:** This MOU may be terminated by either party with or without cause. The party wishing to terminate the agreement must provide 90 days notice of its intent to terminate.
5. **Routine Maintenance Defined:** The parties agree that Routine Maintenance includes activities such as grading, dust control, snow plowing, and sanding when the Public Works Department is also providing service to Canyon Trails Subdivision. Routine maintenance does not include fixing or cleaning culverts, fixing potholes, installing or maintaining signage, surface improvements, or drainage maintenance. Routine maintenance does not include capital improvements. Capital

Improvements remain the responsibility of Kachemak City and/ or its contiguous residents. The level of maintenance provided through this agreement will be similar to other roads maintained to rural road standards.

- 1) Plowing snow and sanding intersections (based on "rural" road standards) during winter months,
- 2) Complete summer road grading (approximately twice a summer; based on "rural" road standards subject to availability of resources),
- 3) Application of "dust control" (as needed, as available, based on the "rural" road standards schedule).

The City of Homer Agrees to:

1. Provide routine maintenance as described herein on approximately 2,000 linear feet of Stellers Jay Drive and Golden Plover Avenue that lead to the subdivision after there is enough development in the new subdivision to justify the service.
2. Share the cost with Kachemak City pursuant to Number 2 under General Conditions.

Kachemak City Agrees to:

1. Share the cost of providing this service and pay Homer a negotiated fee subject to Number 2 under general Conditions.
2. Be the point of contact for all inquiries, comments, questions, concerns, and complaints regarding maintenance on this section of road that originates from Kachemak City residents.

NOTICES:

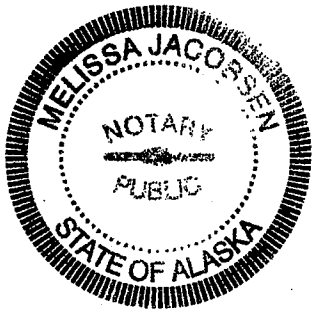
All notices shall be sent to both parties as follows:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

City Mayor
Kachemak City
P.O. Box 958
Homer, Alaska 99603

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

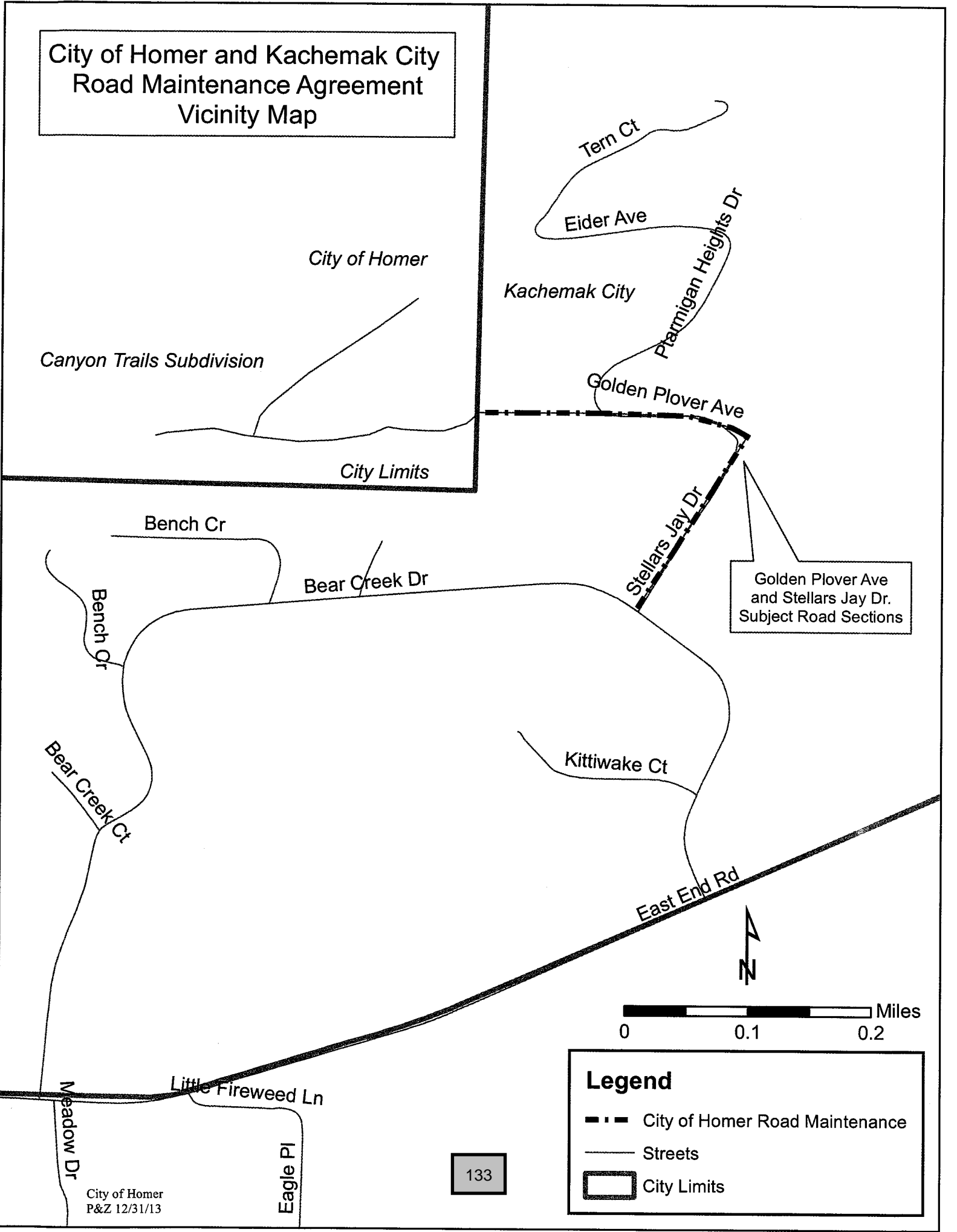
The foregoing instrument was acknowledged before me on the 24 day of March, 2013, by PHILEMON MORRIS, Mayor of the City of Kachemak, on behalf of the City of Kachemak.



Melissa Jacobsen
Notary Public in and for Alaska

My Commission Expires: 9/8/16

**City of Homer and Kachemak City
Road Maintenance Agreement
Vicinity Map**



City of Homer

Kachemak City

Canyon Trails Subdivision

City Limits

Tern Ct

Eider Ave

Parmigan Heights Dr

Golden Plover Ave

Stellars Jay Dr

Golden Plover Ave
and Stellars Jay Dr.
Subject Road Sections

Bench Cr

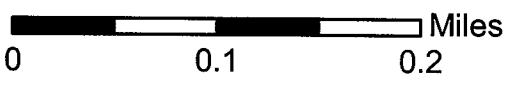
Bear Creek Dr

Bench Cr

Bear Creek Ct

Kittiwake Ct

East End Rd



Legend

- City of Homer Road Maintenance
- Streets
- City Limits

133

Eagle Pl

Meadow Dr

Little Fireweed Ln



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 20-025

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: RENEE KRAUSE, MMC, DEPUTY CITY CLERK
FROM: DONNA ADERHOLD, COUNCILMEMBER
CC: KATIE KOESTER, CITY MANAGER
DATE: FEBRUARY 5, 2020
SUBJECT: CITY OF HOMER COMMENTS ON "THE ALASKA WE WANT"

Following is a letter drafted by Councilmember Aderhold in response to Governor Dunleavy's message in the Anchorage Daily News Opinions column dated January 3, 2020 regarding the Alaska we want and responding to the questions the Governor posed in that article.

Recommendation

Review and make amendments as needed. Make a motion to approve or not.



City of Homer

www.cityofhomer-ak.gov

Homer City Council

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

February 10, 2020

Honorable Governor Dunleavy
Alaska State Legislature, State Capitol
120 4th St.
Juneau, Alaska 99801

RE: City of Homer Comments on the Alaska We Want

Honorable Governor Dunleavy,

Thank you for the opportunity to participate in the conversation about the Alaska we want. At the City of Homer, we want an Alaska that has quality education, a robust transportation network, regulations and enforcement that protect the health and safety of Alaskans and the environments we depend on, and diverse local economies. Furthermore, we understand that all Alaskan citizens need to be part of a revenue solution to get there. This letter provides the Homer City Council's responses to the questions you posed in your January 3rd opinion piece in the *Anchorage Daily News*, "Time for a conversation about the Alaska we want."

How do we want to pay for government going forward if oil revenue is not enough to pay for the government we have?

The Homer City Council reiterates its previous position that we want to be both proactive about revenue solutions and supportive of a sincere and honest look at new revenue for the State of Alaska. This includes:

- Examining the oil tax credit structure to ensure oil and gas exploration is not being subsidized by citizens
- Exploring an income tax
- Using our largest asset, the Permanent Fund, to fund essential government services and ensure the long term sustainability of the corpus by capping the Permanent Fund Dividend.

The City of Homer is supportive of a broad-based tax in which all Alaskans and non-residents who benefit from the resource wealth of our great state pay their fair share of the services provided by State government but we hesitate when it comes to a statewide sales tax initiative. Municipalities such as Homer depend on sales tax to provide essential services such as police protection; water, sewer, and road infrastructure; and emergency

services. Homer shoppers pay 7.85% in sales tax (which includes Kenai Peninsula Borough and City of Homer sales taxes). A statewide sales tax hurts our residents who can least afford it and has the potential to be devastating to municipalities like Homer whose residents are already paying for government services through their purchases. Please consider the regressive nature of sales tax, the need to capture income from non-residents, and the impact to municipalities when debating sales tax proposals.

We understand that it will take a combination of revenue solutions to close the fiscal gap but believe that Alaskans are committed to working together for a fiscally healthy and stable future for Alaska.

What programs and services do we wish to preserve?

All State programs provide important services to different sectors of the economy and constituent groups. State government has been cut to the bone and municipalities are seeing the effects of the cuts in reduced services, reduced State support, and increased costs. A few specific examples of the ways that State budget cuts have resulted in increased costs and disruptions to the City of Homer include: increased costs to train police officers; reductions in the State's contract with the City of Homer for Homer's community jail; and significant delays in the rehabilitation of Pioneer Ave. and Lake St., which are main roadways owned by the State in downtown Homer.

Homer's economy depends on healthy air and waters overseen by the Alaska Department of Environmental Conservation and the sustainable management of commercial and sport fisheries managed by the Alaska Department of Fish and Game. Our tourism economy also depends on adequate management of State parks, refuges, and critical habitat areas in the lower Cook Inlet and Kachemak Bay region.

While the City of Homer does not provide education services directly, we value and rely on our Kenai Peninsula Borough School District and University of Alaska Anchorage education systems. Families seeking to relocate to a new community assess the quality of the school district. Homer is proud of our public schools and we want them to maintain their high quality with State funding support. The Kachemak Bay Campus of Kenai Peninsula College allows local students of all ages to seek post-secondary degrees or pursue classes for life-long learning. Our local campus depends on services provided by the University of Alaska to remain successful and affordable.

As a community at the end of the road system, Homer is the launching point for the Alaska Marine Highway System, which has destinations across Kachemak Bay, the Kodiak Island archipelago, and southwest Alaska. Ferry workers live in Homer and passengers rely on

services provided by Homer businesses.

What should the PFD look like going forward?

The Homer City Council believes that using some portion of the Permanent Fund Earnings Reserve to help pay for government should be considered as part of a long term revenue solution. While this means a cap, or limit, on the Permanent Fund Dividend check, it also is a way all Alaskans can share in the responsibility of providing essential government services.

Are we committed to developing our resources to provide jobs, wealth, and revenue for Alaskans or not?

Responsible resource development is an essential component of the Alaskan economy. For example, Homer residents rely heavily on sustainable and well managed fisheries and the health of the ecosystems that support them. The City of Homer is working to do our share to develop the State's economy by partnering with State and Federal governments to build a Large Vessel Harbor that would home-port oil spill support, tugs, tourism and fishing vessels, among others.

What sacrifices are we as Alaskans willing to make in order to leave a better Alaska for our children and grandchildren?

Municipalities have already made sacrifices. The lack of State capital budgets in recent years have delayed important local capital projects, such as the new Homer Police Station. Cuts to municipal services such as community jails and the Community Assistance Program have affected our ability to provide local services. Municipalities are experiencing 'death by a thousand cuts' as fees from everything from grant management to permits and leases increase exponentially while State services and revenue contributions drop off.

On average, Homer's tax revenue comprises 72% of our total General Fund budget, and any additional cuts that weaken Alaska's economy will further weaken the City's ability to sustainably serve our community. The City of Homer is very concerned about the impact cuts to the University, Alaska Marine Highway System, education system, and Medicaid will have on our local economy.

- The Kachemak Bay Campus of the Kenai Peninsula College is part of the fabric of Homer. It educates students in a formal learning environment and the community through diverse programming. It provides critical job training for everyone from fisherman to nurses and employs 56 full and part-time professionals.
- The City of Homer is the home- port to the M/V Tustumena. In addition to

employing local residents, the Alaska Marine Highway System brings visitors and residents throughout town as a gateway to Seldovia, Kodiak, and Western Alaska.

- South Peninsula Hospital is the largest employer in Homer with over 400 professional jobs. The Hospital provides critical care to our residents; the Kenai Peninsula Borough has the fastest growing senior population in the State.
- Cuts to the Kenai Peninsula Borough and education will have a direct impact on the City of Homer and our residents. Without good schools, people will leave Homer which will further effect our local economy and erode our tax base.

We believe the municipalities of Alaska and the taxpayers who support them have sacrificed enough. It is time for broad-based revenue solutions that allow all Alaskans to participate in funding our State government.

Thank you for the opportunity to comment on the Alaska we want.

Sincerely,
Homer City Council

Mayor Ken Castner

Donna Aderhold

Heath Smith

Rachel Lord

Caroline Venuti

Storm Hansen-Cavasos

Joey Evensen

CC: Alaska State Legislature
Alaska Municipal League



ANCHORAGE DAILY NEWS

Opinions

Time for a conversation about the Alaska we want

✍ Author: Michael J. Dunleavy | Opinion ○ Updated: January 3 📅 Published January 3



Gov. Mike Dunleavy talks and answers questions about his budget vetoes at the start of a meeting with members of his cabinet in Anchorage on July 15, 2019. (Marc Lester / ADN)

In a matter of weeks, our Legislature will begin deliberations on our state's budget for the next fiscal year. There is no doubt we have challenges. The reserve funds that once held more than \$16 billion lie nearly empty. Unlike the federal government, Alaska possesses no cash-printing machines. Any solution to our fiscal crisis must come from within the revenues we generate and the current programs and services on which we spend money.

However, we have much to look forward to as well. According to economists, our three-year recession is finally at an end. Our private sector economy is leading the way with a 4.1% increase in gross domestic product — the third-highest in the nation. Unemployment remains at historic lows, and 1,600 new jobs have been created over the past year. Perhaps most telling, hundreds of these jobs are in the construction industry.

On the North Slope, a renaissance is underway. Private investment has increased by \$1.1 billion, and last year was the region's busiest in more than a decade. Oil industry wages also grew at 7% — nearly double the national average. In fact, wages all across Alaska increased by \$355 million during the first half of 2018.

Economic growth will remain a key part of our recovery in the years to come. That's why I formed the Alaska Development Team. Tasked with identifying and recruiting businesses and investment to Alaska that will result in more jobs here in our state, they are currently working with Anchorage Airport staff to develop more than \$500 million in proposed projects that will capitalize on recent air cargo growth. This

includes 1.4 million square feet of new warehouse space that will create 1,000 construction jobs next summer.

Many of our future economic opportunities will complement our nation's push for a cleaner environment. Our state is rich in resources like zinc and rare earth metals — critical components in the batteries and electronics of most electric vehicles. In fact, Tesla is already active in Alaska with a testing facility in Delta Junction and a battery energy storage project in Homer.

But economic growth alone will not solve our budget issues in the short term. Shared sacrifice will be required as we regain our fiscal footing. The proposed budget I have submitted to the Legislature for its review and discussion acknowledges this reality while also protecting the priorities of Alaskans — the same priorities that I promised to fight for when I was elected last November.

That means continuing our path toward a safer Alaska. After passing landmark sexual assault legislation and hiring more troopers than in any other year in the past decade, my proposed budget funds an additional 15 troopers and three prosecutors. The Department of Corrections budget will see an increase of 7%, and the judiciary will see extra funding for public defenders and guardians.

It also means fully funding K-12 education. Having spent decades as both a teacher and school administrator, it pains me to see our state consistently ranked as one of the worst for K-12 education. Funding, however, is just one piece of the education puzzle — our delivery of education services must be improved.

I recently met with federal officials to discuss how we can move forward with tribal compacting in education as well as ideas to boost reading performance. I believe that our children must be reading at grade level by the third grade and proficient in algebra by the eighth grade. We must achieve these milestones to ensure our children can pursue any career they set their sights on. We must insist proficiency in reading and algebra be a moral imperative for Alaska's children.

Finally, it means protecting the Permanent Fund as well as the Permanent Fund dividend. My budget calls for a full PFD plus complete payment for last year's partial dividend. Until Alaskans decide otherwise, I am committed to honoring the statutes that calculate the PFD.

Alaskans have important decisions to make in the days ahead. The upcoming year represents the final time we can rely on budget reserves to make ends meet, meaning hard decisions must be made. To that end, I will be back in the air beginning this month, visiting with communities in every corner of our state, and gathering more of your critical input as to what Alaska should look like going forward. In order to build that Alaska together, we will need your thoughts on questions such as:

Do we want to continue to grow government with little or no controls on spending, or do we want a spending limit?

How do we want to pay for government going forward if oil revenue is not enough to pay for the government we have?

Which programs and services do we wish to preserve?

What should the PFD look like going forward?

Are we committed to developing our resources to provide jobs, wealth, and revenue for Alaskans or not?

What sacrifices are we as Alaskans willing to make in order to leave a better Alaska for our children and grandchildren?

In preparation for these conversations, my staff has compiled and published extensive budget data. This includes an unbiased set of scenarios that could be used to balance our budget. I truly hope you spend some time reviewing this information ahead of these discussions.

Most importantly, I urge Alaskans to not lose sight of the big picture. Our present budget woes are not simply a math exercise. The long-term solutions will come from people like you — Alaskans with

ingenious ideas and a commitment to delivering better government services with less resources. Alaskans who understand that the decisions we make today will shape the world we leave our children.

I'm confident that, together, we will secure for them a safer and more prosperous Alaska.

Gov. Mike Dunleavy is the 12th governor of Alaska.

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About this Author

Michael J. Dunleavy

Gov. Michael J. Dunleavy, R-Wasilla, is the 12th governor of the state of Alaska.

[Comments](#)



Memorandum 20-026

TO: Parks, Art, Recreation and Culture Advisory Commission
THROUGH: Homer City Council
FROM: Councilmember Smith
DATE: February 10, 2020
SUBJECT: Consideration of lot for sale adjacent to Jack Gist Park



The purpose of this memo is to solicit input from the Parks Art Recreation and Culture Advisory Commission (PARCAC) on the potential purchase of a lot adjacent to Jack Gist Park that has recently been listed for sale at \$285,000.

During the planning phase of Jack Gist Park, this lot was considered for future soccer fields and equestrian areas. In recent years, a smaller 2.33 lot adjacent to the park was for sale. PARCAC recommended against purchasing it because that lot was too small to add much utility to the park, and this 14.84 acres parcel was much more desirable, if it ever came up for sale.

Questions for PARCAC to consider:

- Does the Commission see value in owning this lot for future growth of the park?
- Is purchasing this lot the best use of limited funds designated for parks and recreation? (Estimated 2021 ending balance of Parks Reserve account is \$122,736.)
- What would PARCAC recommend for future development of the land?
- If the whole lot was not available, what portions of the land would they like to have and for what priorities/ purposes?
- Would PARCAC recommend the City offer to purchase a 100 foot buffer between the existing parks and potential residential development if the parcel is subdivided?

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 20-016

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
REAFFIRMING THEIR COMMITMENT TO PROVIDE INDOOR
RECREATION OPPORTUNITIES TO AREA RESIDENTS VIA A MULTI-
USE COMMUNITY CENTER.

WHEREAS, Homer City Council appropriated \$35,000 in the 2020 capital budget to fund
a hazardous material and demolition cost estimate for HERC 1 and HERC 2; and

WHEREAS, The results of the study are anticipated by spring; and

WHEREAS, Homer City Council listed a Multi-Use Community Center, Phase 1 as one of
the top five legislative priorities in the 2021 Capital Improvement Plan adopted via Resolution
19-061; and

WHEREAS, Homer City Council listed HERC Demolition and Community Recreation
Center next steps as their number one large priority Council-Initiated project for 2020 adopted
via Memorandum 20-015; and

WHEREAS, Once demolition costs are determined, next steps will be site selection and
preliminary design for a new Multi-Use Community Center.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, is
committed to moving forward with a Multi-Use Community Center concurrent with
determining next steps for the HERC facilities.

PASSED AND ADOPTED by the Homer City Council this 10th day of February, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: N/A



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

FY2021 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 cardio and weight room to music and art areas.