



**Homer City Hall**  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## **City of Homer Agenda**

**City Council Regular Meeting**

**Monday, January 25, 2021 at 6:00 PM**

**City Hall Cowles Council Chambers via Zoom Webinar**

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

**Webinar ID: 205 093 973 Password: 610853**

### **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

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

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

### **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

### **RECONSIDERATION**

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

- a. Homer City Council Unapproved Regular Meeting Minutes for January 11, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-014 from Mayor Castner Re: Appointment of Crisi Matthews and Casey Siekaniec to the Port and Harbor Advisory Commission. Recommend approval.
- c. Memorandum 21-015 from Mayor Castner Re: Re-appointment of Carla Stanley to the Cook Inlet Regional Council. Recommend approval.
- d. Memorandum 21-016 from City Clerk Re: Vacation of Drainage Easements within Lillian Walli Estate Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska within the Kenai Peninsula Borough. KPB File 2020-119V1. Recommend approval.
- e. Ordinance 21-04, An Ordinance of the City Council of Homer, Alaska Amending the FY21 Capital Budget and Authorizing the Expenditure of an Additional \$19,700 for the Airport and Library Security Camera Replacement Project. City Manager. Recommended dates Introduction January 25, 2021, Public Hearing and Second Reading February 8, 2021

Memorandum 21-017 from Library Director as backup

[f.](#) Ordinance 21-05, An Ordinance of the City Council of Homer, Alaska Amending the FY21 Capital Budget and Authorizing an Expenditure in an Amount up to \$79,000 for Payment of the Water and Sewer Assessments for Lot 4, Hodnik Subdivision KPB Parcel No. 17936032 when Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc and a Deed Restriction has been Recorded Regarding Conservation and Public Access on the Property. City Manager. Recommended dates Introduction January 25, 2021 Public Hearing and Second Reading February 8, 2021

[g.](#) Resolution 21-010, A Resolution of the City Council of Homer, Alaska Approving an Updated Memorandum of Understanding with University of Alaska Anchorage and Kachemak Bay National Estuarine Research Reserve and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 21-018 from Port Director/Harbormaster as backup

[h.](#) Resolution 21-011, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Halt Collection Fees for Park Pavilion Rentals until May 27, 2021. City Manager. Recommend adoption.

Memorandum 21-019 from City Manager as backup

[i.](#) Resolution 21-012, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Review and Release Approved Capital Projects put on hold by Resolution 20-050 on a Case-by-Case Basis. City Manager. Recommend adoption.

Memorandum 21-020 from City Manager as backup

Memorandum 21-021 from Finance Director as backup

## **VISITORS**

[a.](#) Unified Command Report (20 minutes)

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

a. Committee of the Whole Report

b. Mayor's Report

[i.](#) Memorandum from Mayor Castner Re: Veto of Budget Line Items for Administrative Charges to the HART and HAWSP Fund

c. Borough Report

d. Planning Commission

[i.](#) Planning Commission Report

e. Economic Development Advisory Commission

- f. Parks Art Recreation and Culture Advisory Commission
- g. Americans with Disabilities Act Compliance Committee
- [h. Sister City Report](#)

## **PUBLIC HEARING(S)**

- [a.](#) Ordinance 21-01, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineering for the Rehabilitation of the Beluga Lift Station. City Manager/Public Works Director. Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-003 from Public Works Director as backup

- [b.](#) Ordinance 21-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease. City Manager. Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-004 from City Manager as backup

- [c.](#) Ordinance 21-03, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services. City Manager/Public Works Director. January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 20-010 from Public Works Director as backup.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

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

### **PENDING BUSINESS**

### **NEW BUSINESS**

### **RESOLUTIONS**

- [a.](#) Resolution 21-013, A Resolution of the City Council of Homer, Alaska Promoting Civility. Smith/Lord.

### **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 8, 2021 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-01 a Regular Meeting of the Homer City Council was called to order on January 11, 2021 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:** COUNCILMEMBER ADERHOLD, EVENSEN, HANSEN-CAVASOS, LORD, SMITH, VENUTI

**ABSENT:** COUNCILMEMBER EVENSEN (excused)

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
PUBLIC WORKS DIRECTOR KEISER  
FINANCE DIRECTOR WALTON  
CITY ATTORNEY GATTI  
PORT DIRECTOR/HARBORMASTER HAWKINS

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

The following changes were made: **CONSENT AGENDA** Memorandum 21-005 backup for Resolutions 21-004 and 21-005 to is changed to Memorandum 21-012 to correct duplicated Memorandum number. **VISITORS** Lobbyist Update – Session Update Reports **PUBLIC HEARINGS** Ordinance 20-93, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Memorandum 21-013 from Finance Director as backup and written public comment.

**PENDING BUSINESS** Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Payment of the Water and Sewer Assessments for Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. when the Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc, and a Deed Restriction for Conservation and Public Use are Recorded. City Manager. Written public comment

LORD/VENUTI MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

### **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

Roberta Highland, commented on Resolution 21-008 regarding Kachemak Bay State Park and Wilderness Park asking for Council support in continuing the prohibition of personal watercraft in the park due to many compatibility issues. She's shared concern about so much hatchery

information in the resolution and the legality of allowing the continued take in the state parks. She encouraged getting more information regarding what the newest information is on hatcheries.

Lynn Whitmore commented in support of Resolution 20-133(S) and the benefits of the Beluga Wetlands complex it the moose population during heavy snow years.

Rika Mouw commented in support of Resolution 20-133(S) and the importance of land conservation in times of increasing developmental pressures in Homer's and quality of life far into the future.

## **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 for December 14, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-001 from Mayor Castner re: Appointment to the Planning Commission and Multiple Appointments to the Public Works Campus Task Force. Recommend approval.
- c. Memorandum 21-002 from Deputy City Clerk Re: Transfer of Ownership Marijuana Cultivation Facility License for Alaska Loven It, LLC. Recommend approval.
- d. Memorandum 21-008 from Councilmember Aderhold Re: Clarifying Public Purpose Regarding Resolution 20-135 and a Reduced Lease Rate for the Salmon Sisters Holding, LLC. Recommend approval.
- e. Ordinance 21-01, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineering for the Rehabilitation of the Beluga Lift Station. City Manager/Public Works Director. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-003 from Public Works Director as backup

- f. Ordinance 21-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease. City Manager. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-004 from City Manager as backup

- g. Ordinance 21-03, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services. City Manager/Public Works Director. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 20-010 from Public Works Director as backup.

- h. Resolution 21-001, A Resolution of the City Council of Homer, Alaska Confirming the City Manager's Appointment of Melissa Jacobsen as Acting City Manager for Calendar Year 2021. City Manager. Recommend adoption.

Memorandum 21-005 from City Manager as backup

- i. Resolution 21-002, A Resolution of the City Council of Homer, Alaska Confirming the Appointment of Elizabeth Walton as Treasurer and Jenna DeLumeau as Deputy Treasurer for Calendar Year 2021. City Manager. Recommend adoption.
- j. Resolution 21-003 A Resolution of the City Council of Homer, Alaska Designating Signatories on City Accounts and Superseding any Previous Resolutions so Designating. City Manager. Recommend adoption.
- k. Resolution 21-004, A Resolution of the City Council of Homer, Alaska Approving a Mutual Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-012 from Fire Chief as backup.

- l. Resolution 21-005, A Resolution of the City Council of Homer, Alaska Approving an Automatic Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-012 from Fire Chief as backup.

- m. Resolution 21-006, A Resolution of the City Council of Homer, Alaska Opposing the Closure of the Homer Department of Motor Vehicle Office on June 30, 2021 Included in the 2021 Budget per Governor Dunleavy. City Manager. Recommend adoption.

Memorandum 21-006 from City Manager as backup

- n. Resolution 21-007, A Resolution of the City Council of Homer, Alaska Adopting an Alternative Allocation Method for the FY 2021 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in the Cook Inlet Fisheries Management Area. City Manager. Recommend adoption.

Memorandum 21-007 from Harbormaster as backup

- o. Resolution 21-009, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2021 Land Allocation Plan. City Manager. Recommend adoption.

Memorandum 21-009 from Deputy City Planner as backup

City Clerk Jacobsen read the consent agenda.

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

## **VISITORS**

- a. Lobbyist Update - Christine Hess and Reggie Joule (15 minutes)

Christine Hess and Reggie Joule reviewed their report included in the packet that addressed the political landscape for 2021, the State Budget and the declining savings balance, and current House and Senate make up. They also touched on the Federal scene and the need to be shovel ready in anticipation of receiving federal funds in upcoming years.

- b. Unified Command Report (20 minutes)

Mark Kirko, Fire Chief, Leslie Felts and Lorne Carroll, Public Health Nurses, Derotha Ferraro South Peninsula Hospital PIO, and Jenny Carroll City of Homer PIO, reported about planning efforts for the upcoming COVID Vaccination Point of Dispensing (POD) event to distribute approximately 700 vaccinations to citizens 65 and older on January 16<sup>th</sup> and 17<sup>th</sup>.

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

- a. Worksession Report

There was no worksession scheduled.

- b. Committee of the Whole Report



Councilmember Lord reported Council discussed the Land Allocation Plan, Main Street Sidewalk 35% design, and ordinances regarding the Beluga Lift Station and the 2021 truncated budget.

c. Mayor's Report

Mayor Castner acknowledged former Councilmember Sylvia Cassidy, who recently passed away. He recalled her involvement in the controversial issue of whether to cap the existing dump at that time to make ball fields, which is what ended up happening.

He reported the Kenai Peninsula Mayors had a discussion with Governor Dunleavy about a number of things including the future in what we're looking at for economic possibilities and COVID. During their discussion he had mentioned being interested in making sure the economy we have today is one that continues, and Governor Dunleavy requested a meeting with him that was canceled and will happen later. He'll report after they meet.

d. Borough Report

Kenai Peninsula Borough Assembly member Lane Chesley reported the assembly had their first in person meeting since the pandemic began, it went well, was lightly attended by the public, and there's follow on work occurring to the audio and video levels to make the remote platform more effective. At their meeting they had a presentation from Dr. Kristen Mitchell from Central Peninsula Hospital regarding vaccination distribution in the State. They also heard a lot of public testimony regarding an ordinance updating the KPB schedule of rates, charges, and fees for agricultural and grazing leases.

e. Library Advisory Board

Kate Finn, Library Advisory Board member, commented there have been a lot of inquiries about when the library will re-open, and shared that services are still available at the library through curbside pickup. She noted the Endowment Fund matching challenge raised \$18,100, other donations for book purchases, and story time is ongoing on KBBI.

f. Planning Commission

Roberta Highland, Planning Commissioner, reported they had a special meeting regarding an appeal on City Planning staff issuance of Zoning Permit 1020-782 at 541 Bonanza Avenue and the Commission took action to continue the hearing. At their regular meeting they had a presentation on the Main Street Sidewalk 35% design and discussed the project, and passed a CUP on Lakeshore Drive. The Commissions also discussed a letter regarding coal burning and they're interested in what the Council views and interest in pursuing the subject.

g. Economic Development Advisory Commission

h. Parks Art Recreation and Culture Advisory Commission

Robert Archibald, Parks Art Recreation and Culture Advisory Commission, reported they will have a presentation on the Main Street Sidewalk project at their upcoming meeting along with starting discussion on the Beach Policy.

i. Port and Harbor Advisory Commission

Steve Zimmerman, Port and Harbor Advisory Commission Chair, commented at their last meeting they didn't get a chance to address Ordinance 20-93 and they weren't aware of the truncated budget and shift to a July 1 to June 30 fiscal year. He expressed concern about the amount of money that will disappear from the Port and Harbor enterprise fund from this change, suggested forgiving the \$311,000 admin fee in the 2021 budget, and questioned whether this could be put off until they have time to discuss it.

j. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee will be meeting January 14<sup>th</sup> at 4:00 p.m.

k. Economic Relief Grant Report

Special Projects and Communications Coordinator Carroll reviewed her final report that was included in the packet. Since her report the Mortgage and Rent Relief Grant (MARRG) closed with a total of 91 households approved, \$521,058 dispersed, and a balance of \$242,142 will be returned to the City. There are still 101 people in the que and AHFC representatives have been reaching out to all applicants to verify information and while there are no longer city funds available, AHFC will be working with those 101 applicants who returned calls or emails, using alternative funding sources.

**PUBLIC HEARING(S)**

- a. Ordinance 20-92, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget and Authorizing Expenditure of \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund to Retrofit High Energy Light Fixtures at the Sewer Treatment Campus and at the Water Treatment Plant. City Manager/Public Works Director. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021.

Memorandum 20-199 from Public Works Director as backup

Memorandum 20-200 from Public Works Director as backup

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 20-92 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 20-93, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-206 and 21-013 from Finance Director as backup

Mayor Castner opened the public hearing.

Daniel Donich, Port and Harbor Advisory Commissioner, commented that the Commission hasn't had an opportunity to discuss. He understands there are benefits to truncating the budget, but they need to look at pros and cons of the process. He sees more cons with rolling 20% of our savings to finance the first six months of the year. The Harbor enterprise doesn't get a majority of its funds until October. He feels this has been rushed through and would like the opportunity to discuss it with the other commissioners.

Steve Zimmerman, Port and Harbor Advisory Commission Chair, added to his earlier comments that this change may also affect the bond rating of the Harbor Enterprise fund. They'd like the time to plan for it and he questioned what the benefits are and how much it will cost the City as a whole, in taxpayer money, to make this transition. He requested postponement until people have had time to analyze this and comment correctly.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 20-93 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Lord commented it's taken a couple of weeks for her to wrap her head around the financial implications of a truncated budget from an accounting perspective. This ends up reducing our general fund balances by \$3.5 million. She thinks there are legitimate reasons for changing the fiscal year, but doesn't think they're urgent and she regrets the path were on. Regarding the enterprise, she agrees with the Commissioners that spoke in that there wasn't time for them to review. Municipalities do this sort of thing, but typically you'd plan for it and understand what the implications are and look ahead at how to address them. She agrees it's

responsible of Council to take unassigned fund balance from the general fund and make sure they cover the enterprise hole that this truncated budget creates. She sees a way to get halfway there at this point, and by the end of the truncated fiscal year she'd like to make sure they get to the other half.

LORD/ADERHOLD MOVE TO AMEND THE FY21 PROPOSED TRUNCATED BUDGET BY REMOVING THE GENERAL FUND ADMIN FEES ON ACCOUNT NUMBER 5241 IN THE AMOUNT OF \$311,223.

Councilmember Smith expressed his support for the amendment and acknowledged Commissioners Donich and Zimmerman make good points in the sense that it shouldn't be the enterprise's burden to bear. He feels they fully understood there would be some financial implications with the change and it's only right to do our part to ensure the enterprise is fully compensated. This is the first step in making that happen.

Councilmembers Aderhold and Venuti concurred that the enterprise fund should be compensated.

There was brief discussion clarifying the result of this is a reduction in revenue to the general fund.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Aderhold shared that it also took her some time to understand the implications of the truncated budget. She shared the frustration that it would have been nice for them to have had the time to spend with the possibility of changing the budget and assess what the fiscal implications would be, time for feedback from the Commissions, and this was a busy time for the public. She hopes as Council moves forward they'll evaluate all the reserve funds and develop our policies to rebuild the reserves in a systematic way, based on future needs for equipment replacement, road rebuilds, and so forth.

Councilmember Lord appreciates the work of staff in developing this truncated budget. The unassigned fund balance can cover the cash to make this happen, but she would prefer to use the money for something else. As we look at making big financial decisions or other complex or complicated decisions to remember there are very few things where there's a fire under them to have to move this quickly. COVID and CARES Act Funding was something that had to happen immediately, but they didn't have to move this fast with this change.

Councilmember Smith doesn't see this as a loss of revenue or that it creates a hole, it spends revenue we've collected to pay to operate the cost of doing business. We can argue the merits of having \$9.5 million in the general fund and the utility of what it serves versus what we're

doing now, which is paying for running the government. He expects we can still achieve projects that we feel are priorities, we're still going to be in a good position in doing this. He knows the timing isn't perfect, but questions if there would ever be perfect timing or that we'd be in the financial situation to make this change. These things have aligned and he's in favor of it.

At the request of the Mayor, City Manager Dumouchel read the recommendation from Memorandum 21-013, "City Administration strongly recommends Council provide support to the Enterprise Fund to balance out the impacts of the fiscal year change."

Councilmember Lord appreciates Councilmember Smith's thoughts on this. A question from Memorandum 20-206 about what we're going to do about capital projects. City Manager Dumouchel responded he plans to bring forward an action item or report at the next meeting focused on capital projects and addressing a path forward.

Councilmember Aderhold appreciates the comments from the Port and Harbor Commissioners. If this passes this evening they won't have the opportunity to have weighed in on this, but thinks it will be great to get feedback from them on methods to use at the end of the year to make sure they address this change. She thanked staff for their work on the budget, for the upcoming work of getting through this truncated year, and ready for our upcoming new fiscal year.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 20-94, An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Operating Budget by Appropriating Funds in the Amount of \$78,579 in order to fund Emergency Temporary Hires at the Homer Volunteer Fire Department for an Additional 6-Months, Associated with COVID-19 Response. City Manager. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-201 from Fire Chief as backup

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

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 20-94 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold supports the ordinance and questioned if this might qualify for FEMA reimbursement sometime in the future.

City Manager Dumouchel responded that it may qualify and staff continues to track COVID issues. We continue to track data and see what comes out of the new administration at a federal level to see what might be the best route to consider.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Mayor Castner called for a break at 8:03 p.m. and resumed the meeting at 8:13 p.m.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

a. City Manager's Report

City Manager Dumouchel addressed the letters in the packet from the City of Seldovia, they're interested in ways we might be able to work together with them to communicate with the State Ferry. Councilmember Aderhold expressed her willingness to participate and champion legislation.

He highlighted items in the City Manager's written report in the packet including new welcoming the new finance staff member, the Homer Police Station award from the Alaska Chapter of the American Institute of Architects for creative use of materials, and organizationally the City remains in Code Red status related to COVID with ongoing consideration of the situation. He also addressed work being done in sketching out a budget process for FY22/23 to bring Council and others in the conversation earlier.

There was brief discussion regarding personal watercraft and how Council would like to proceed given the City's limited window of jurisdiction. Comments from Council included a desire for Council to have a worksession that includes what current code is and possible directions we could go. There has been some past discussion that the City has no near shore rescue capabilities. It would be valuable to discuss what it looks like with these watercraft coming in, along with other users like kayakers, surfers, kite boarders, paddle boarders, and other near shore users. It was noted that PARCAC will be taking up the Beach Policy and they should be sure to look at how to take this into account.

In response to questions City Manager Dumouchel provided an update on the Council Chambers remodel, noting the completion date is still pending, and the pot hole near Bishops Beach is being addressed by Public Works and should be repaired soon.

## **PENDING BUSINESS**

- a. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor.

Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Payment of the Water and Sewer Assessments for Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. when the Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc. and a Deed Restriction for Conservation and Public Use are Recorded. City Manager.

Memorandum 21-011 from City Manager as backup

Mayor Castner announced there's a motion on the floor to adopt Resolution 20-133 that was postponed from the December 14<sup>th</sup> meeting. He opened the floor for discussion or a motion to substitute.

LORD/ADERHOLD MOVED TO SUBSTITUTE RESOLUTION 20-133(S) FOR 20-133.

Councilmember Aderhold commented she's had discussion with different people including the City Manager and Deputy City Planner Engebretsen. One thing that has come up is at the closing of the sale of the property, these assessments are dealt with at that time and she wonders if they have the latitude to work with the title company at closing to address this.

City Manager Dumouchel responded in passing a resolution to do this, an ordinance will need to come forward to allocate funds so staff will work with the parties involved to help ensure a smooth closing.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Councilmember Smith is in favor of this because the merits prove out, but going forward we need to have a larger discussion about long term planning on how we do this. There's been 9 properties that have gone through this same process and about \$400,000 of SAD money that was obligated to the land owners to pay as part of the agreement through the formation of the SAD. The City has transferred the obligation from the land owners to the tax payers. When talking about this percentage of a project, it then goes back into the tax payer obligation, he has a problem with that. They'll have to have a larger conversation to look at what point has the City done its part when it comes to moose habitat and land conservation. It's important, but we're a relatively small city and how much can we dedicate.

Councilmember Aderhold appreciates the points raised by Councilmember Smith and offered to work with Councilmember Smith on updated code language to address this. Regarding the property being discussed she added that the area is very high value wetlands and when filling wetlands other problems are created. She expressed that these conservation properties have value to the taxpayers, even though they aren't tax bearing properties.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 21-008, A Resolution of the City Council of Homer, Alaska Providing Comments to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation on Kachemak Bay State Wilderness Park Management Plan Intent to Adopt, dated November 2020. Aderhold/Evensen.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 21-008 BY READING OF TITLE ONLY.

There was brief comment suggesting it's appropriate for the City provide some input on the plan. The park as a whole is very beneficial to Homer and the comments in the resolution are somewhat consistent with comment they've provided in the past.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **COMMENTS OF THE AUDIENCE**

### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti commented regarding Councilmembers Smith and Aderhold's earlier comments on distribution of public money to various entities, suggesting a lot of these transactions are really in the form of a grant or something like that. He thinks it's prudent to have a more global examination of those issues to develop process and a more official distribution of those revenues.

### **COMMENTS OF THE CITY CLERK**

City Clerk Jacobsen announced openings for the Port and Harbor Advisory Commission and for the Economic Development Advisory Commission Student Representative.



### **COMMENTS OF THE CITY MANAGER**

City Manager Dumouchel had no comments.

### **COMMENTS OF THE MAYOR**

Mayor Castner had no comments.

### **COMMENTS OF THE CITY COUNCIL**

Councilmember Venuti wished everyone Happy New Year. This past week has been really difficult, what happened at America's capital by extremists have left many friends and neighbors with a feeling of sadness and disappointment. She thinks it's important that we try to stay positive for our own good mental health, and shared a quote from Emerson, *"The purpose of life is not to be happy, but it is to be useful, to be honorable, to be compassionate, and to have it make some difference that you have lived and lived well."*

Councilmember Smith shared at his house they have a sign that reads *"Happiness is Homemade"*. If we relegate other people to make us happy, we'll probably be disappointed more often than not. Finding our place in the world and being a light that shows we can be happy regardless of circumstances is something that's important. He recommended reading the book by Leo Tolstoy *"The Kingdom of God is within Us"* that was recommended to him by a pilot who served in Viet Nam and that flew here during the Exxon Valdez Oil Spill. When thinking about even the title, it talks about what is within us makes all the difference and how we interact with the external forces around us.

Councilmember Lord welcomed everyone to the New Year. She's had a lot of thoughts and reflection on what we're doing within our local, state, and federal government. She believes strongly in local government and that we're all neighbors and a group of people sitting at this table, doing the best we can with all of our own challenges. She shared how her family works through challenging situations with patience, kindness, and empathy. She thanked teachers and administrators for their work in getting some of the kids back in school today. She's incredibly proud of the work City staff and Council on CARES Act, it was a huge undertaking and they moved a lot of money into the community.

Councilmember Aderhold commented that January 6<sup>th</sup> was a very horrible day in American history. She's personally devastated by the storming of the US Capital and the attempt to disrupt the peaceful transfer of Presidential power. It's been difficult for her as we learn more about what happened and she processes what occurred last week. The images of people who call themselves patriots attacking the foundation of our democracy are devastating. As those responsible for the destruction of our US Capital are held accountable we must also find a way

forward as a nation, as a community, and as individuals. Her hope is that we examine our responsibilities as citizens. We love our Constitution and often invoke the Bill of Rights, but less frequently reflect on responsibilities we have to each other and our communities. We have the privilege of disagreeing with each other through debate and discussion. Council makes decisions at this table based on public comment and debate, amend legislation to compromise and improve. We can do that in our personal lives by listening to other people's perspectives and be curious about them. She encouraged people to watch to the video by Arnold Swarzenegger's following the attack on the US Capital.

Councilmember Hansen-Cavasos shared her appreciation for the hard work of the medical staff in our community in their efforts for planning for the vaccinations. She wished the kids good luck in heading back to school.

**ADJOURN**

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:53 p.m. The next Regular Meeting is Monday, January 25, 2021 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: \_\_\_\_\_



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 21-014

TO: HOMER CITY COUNCIL  
FROM: KEN CASTNER, MAYOR  
DATE: JANUARY 20, 2021  
SUBJECT: APPOINTMENTS TO THE PORT AND HARBOR ADVISORY COMMISSION

---

Crisi Matthews and Casey Siekaniec are appointed to the Port and Harbor Advisory Commission to fill the seats of Glenn Carroll and Daniel Donich. The terms are for a three year terms each and will expire February 1, 2024.

### RECOMMENDATION:

Confirm appointments of Crisi Matthews and Casey Siekaniec to the Port and Harbor Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER  
APPLICATION TO SERVE ON ADVISORY BODY  
COMMISSION, BOARD, COMMITTEE, TASK FORCE

CITY CLERK'S OFFICE  
CITY OF HOMER  
491 E. PIONEER AVE  
HOMER, AK 99603  
PH. 907-235-3130  
FAX 907-235-3143  
clerk@cityofhomer-ak.gov

The information below provides some basic background for the Mayor and Council  
This information is public and will be included in the Council Information packet

Name: Crisi Matthews Date: 11/10/20

Physical Address: 40755 Misty Ridge Rd Homer AK 99603 (winter)

Mailing Address: same (winter)

Phone #: \_\_\_\_\_ Cell #: 9072998700 Work #: \_\_\_\_\_

Email Address: shop@HomerShores.com

The above information will be published in the City Directory and within the city web pages if you are appointed  
by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.  
You may select more than one.

ADVISORY PLANNING COMMISSION  
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM  
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY  
COMMISSION  
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS ART RECREATION & CULTURE ADVISORY  
COMMISSION  
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION  
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION  
3RD WEDNESDAY OF THE MONTH  
OCT-APRIL AT 5:00 PM  
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD  
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE  
2ND THURSDAY OF THE MONTH AT 5:00 P.M.  
FEB, MAY, AUGUST & NOVEMBER  
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE  
\_\_\_\_\_

CITY COUNCIL  
2ND & 4TH MONDAY OF THE MONTH  
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM  
COMMITTEE OF THE WHOLE AT 5:00 PM  
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for 6 years. I have been a resident of the area for 6 years.

(Summers on the Spit)  
I am presently employed at business owner in city limits

Please list any special training, education or background you may have which is related to your choice of advisory body.

\* Port & Harbor: (many topics addressed by this commission affect 2 of our Harbor-Adjacent Properties/Businesses. Also a real estate broker of 9 years and keen on government/planning & coastal commissions.

Have you ever served on a similar advisory body? If so please list when, where and how long:

HERC Task Force Chairperson. Chamber of Commerce

Board Member. Civic Leadership; BOA, GSA Boards & Chairperson of Chamber Sub-Committees

Why are you interested in serving on the selected advisory body?

\* EDC: After serving 3 years on Chamber, there should be a liaison between these two bodies. EDC would benefit greatly with a representative in both capacities.

Please list any current memberships or organizations you belong to related to your selection(s):

I am involved civically as mentioned above and have attended many Port & Harbor meetings in addition to being a vested small business

Please answer the following only if you are applying for the Advisory Planning Commission: Have you ever developed real property other than a personal residence, if so briefly explain: champion for Homer.

Also yes - over 100 properties though not presently applying for this commission!

Please answer if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes  No  What is your primary use? Commercial  Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

We have or do own businesses in the most income producing sectors for Homer. Accommodations, Retail, Marine Trades + Food Sectors in conjunction with Real estate experience as a broker who managed 4 agents of my own; these two commissions would be an area of service I can contribute.

When you have completed the application please sign and return to the City Clerk's Office. You may also email this to [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov) or fax 21 907-235-3143. Thank you for applying!

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

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

#### Submission information

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

Submitted by Visitor (not verified)

Tue, 01/12/2021 - 4:32pm

192.168.5.254

#### Applicant Information

##### **Name of Organization**

Casey Siekaniec

##### **Physical Address**

4241 Claudia St, Homer, AK, 99603

##### **Mailing Address**

PO Box 1275, Homer, AK, 99603

##### **Email**

casey.siekaniec@gmail.com

##### **Phone**

9074357485

Please select the bodies you are interested in serving on

##### **Advisory Bodies**

Port & Harbor Advisory Commission 4th Wednesday of the month at 5:00 p.m. September thru April and May thru September meetings are at 6:00 p.m. No meetings in November

##### **I have been a resident of the city for**

9 years

##### **I have been a resident of the area for**

20 years

#### **Special Training & Education**

- Commercial fisherman for 12 years, boat owner and enthusiast for even longer.
- Have a bachelors degree in business finance from University of Montana.
- Several years of small business experience in Homer.

#### **Prior Service**

Currently serving on the board of directors of the Center for Alaska Coastal Studies. One year total.

**Why are you interested?**

I have an interest in the operations of the harbor and the economic impact it has in Homer in general.

**Other memberships**

No

**Additional related information**

I have a desire to help in growing Homer in a smart and sustainable manner.

**Finish**

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/44918>

**Links**

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



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

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[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 21-015

TO: HOMER CITY COUNCIL  
FROM: KEN CASTNER, MAYOR  
DATE: JANUARY 15, 2021  
SUBJECT: RE-APPOINTMENT OF CARLA STANLEY TO THE COOK INLET REGIONAL CITIZENS ADVISORY COUNCIL

---

Carla Stanley is re-appointed to the Cook Inlet Regional Citizens Advisory Council for a three year term to expire in April 2021.

### RECOMMENDATION:

Confirm the re-appointment of Carla Stanley to the Cook Inlet Regional Citizens Advisory Council.

Fiscal Note: N/A





*“The mission of the Council is to represent the citizens of Cook Inlet in promoting environmentally safe marine transportation and oil facility operations in Cook Inlet.”*

*Members*

December 7, 2020

*Tourism  
Group*

The Honorable Ken Castner  
Mayor – City of Homer  
491 E. Pioneer Avenue  
Homer, AK 99603

*Alaska Native  
Group*

Mayor Castner:

*Environmental  
Group*

I am writing to advise you that the current term of the seat representing the City of Homer on the Cook Inlet Regional Citizens Advisory Council (CIRCAC) Board of Directors is set to expire in April 2021 at the CIRCAC Annual Meeting.

*Recreation  
Group*

The Oil Pollution Act of 1990 identifies stakeholder groups to be represented on the Council, and our Policies define a procedure for conducting the specific stakeholder group election or appointment process. This letter of notification is part of that process. The seat is currently filled by Ms. Carla Stanley; it is our understanding at this time that Ms. Stanley would like to retain her seat on the Board.

*Aquaculture  
Associations*

*Commercial  
Fishing Group*

We would like to receive formal notification of Homer’s appointment by no later than March 1, 2021. Please don’t hesitate to reach out should you have any questions or comments regarding this process; please contact me by email ([jerryrombach@circac.org](mailto:jerryrombach@circac.org)) or cell phone – 907-398-6210.

*City of Kodiak*

*City of Kenai*

Speaking on behalf of the Board and staff, we value and appreciate your engagement in this important process, and your commitment to the mission of CIRCAC.

*City of Seldovia*

*City of Homer*

Sincerely,

*Kodiak Island  
Borough*

Jerry Rombach  
Director of Administration

*Kenai Peninsula  
Borough*

*Municipality of  
Anchorage*

*Cook Inlet Regional Citizens Advisory Council \* 8195 Kenai Spur Hwy, Kenai, AK 99611-8033*

*Phone: (907) 283-7222 \* Fax (907) 283-6102*

[www.circac.org](http://www.circac.org)



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 21-016

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: JANUARY 15, 2020

SUBJECT: VACATION OF DRAINAGE EASEMENTS WITHIN LILLIAN WALLI ESTATE PLAT HM 88-16 AND WITHIN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, ALASKA WITHIN THE KENAI PENINSULA BOROUGH. KPB FILE 2020-119V1.

---

At their January 11, 2021 regular meeting, the Kenai Peninsula Borough Planning Commission considered six proposed drainage easement vacations within the Lillian Walli Estates Subdivision, labeled a. through f. in the back up materials provided. The KPB Planning Commission approved three of the six as follows:

- a. Vacate the 20-foot wide drainage easement adjoining Lots 13, 14, 20, and 21
- b. Vacate the 20-foot wide drainage easement adjoining lots 32 and 33
- f. Vacate the 20-foot wide drainage easement adjoining lots 7, 8, 26, and 27

All drainage easements were granted by, and are within, Lillian Walli Estate Plat Hm 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska within the Kenai Peninsula Borough. KPB File 2020-119V1.

Per AS 29.40.140, no vacation of a City right-of-way and/or easement may be made without the consent of the City Council.

The City Council has thirty days from January 11, 2021 in which to veto the decision of the Kenai Peninsula Borough Planning Commission.

The Homer Planning Commission forwarded a recommendation for approval of vacating easements a. b. and f. and retaining easements c, d, and e., regarding this vacation as reflected in the June 10, 2020 Notice of Action and minutes from the May 20, 2020 regular meeting.

### RECOMMENDATION:

Voice non objection and consent to-

- a. Vacate the 20-foot wide drainage easement adjoining Lots 13, 14, 20, and 21
- b. Vacate the 20-foot wide drainage easement adjoining lots 32 and 33
- f. Vacate the 20-foot wide drainage easement adjoining lots 7, 8, 26, and 27

all within, Lillian Walli Estate Plat Hm 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska within the Kenai Peninsula Borough. KPB File 2020-119V1.



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce  
Borough Mayor

January 14, 2021

Homer City Council  
491 East Pioneer Avenue  
Homer, AK 99603-7645

RE: Drainage Easement Vacations

- a. Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
- b. Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
- f. Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);

all drainage easement were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Dear Homer City Council Members:

In accordance with AS 29.40.140, no vacation of a city right-of-way and/or easement may be made without the consent of the city council. The KPB Planning Commission approved the referenced utility easement vacation during their regularly scheduled meeting of January 11, 2021. This petition is being sent to you for your consideration and action.

The City Council has 30 days from January 11, 2021 in which to veto the decision of the Planning Commission. If no veto is received from the Council within the 30-day period, the decision of the Planning Commission will stand.

Attached are draft, unapproved minutes of the pertinent portion of the meeting and other related material.

Sincerely,

Melanie Aeschliman  
Planning Director  
Kenai Peninsula Borough

Attachments:

Draft 01-11-2021 Planning Commissioner Meeting Minutes  
01-11-21 Meeting Packet Information

**AGENDA ITEM E. NEW BUSINESS****2. Drainage Easement Vacations**

- a) Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
  - b) Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
  - c) Vacate the 20-foot-wide drainage easement adjoining Lots 10, 11, 23, and 24 (Item C found on Water Resources Map KPB);
  - d) Vacate the 20-foot-wide drainage easement adjoining Lots 28 and 29 (Item D found on Water Resources Map KPB);
  - e) Vacate the 20-foot-wide drainage easement adjoining Lots 9, 10, 24, and 25 (Item E found on Water Resources Map KPB);
  - f) Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);
- all drainage easement were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Staff report given by Scott Huff.

**Purpose as stated in petition:** Petitioners are vacating lots lines and right of way under an agreement with the City of Homer. (These utility easements are adjoining the right of way to be vacated.)

**Purpose as stated in letter from Geovera, LLC:** The City of Homer has recommended vacating the existing drainage easements shown on the parent plat in favor of a note stating that creeks and drainages are subject to a 15 foot building setback per Homer city code.

**Petitioners:** Weisser Homes, Miller, Walli, Johnson and Dobrzynski

**Location:** Off of West Hill Road and Eric Lane, in the City of Homer

**Notification:** Notice of vacation mailings were sent by regular mail to 16 owners of property within 300 feet. Notice of the proposed vacation was emailed to 10 agencies and interested parties;

State of Alaska DOT (4)  
 State of Alaska DNR  
 State of Alaska Fish and Game  
 State of Alaska Public Facilities  
 KPB Homer Office  
 CES Homer  
 Ninilchik Native Traditional Council

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building. The petition was published as part of the agenda in the Homer News on January 7, 2021.

**Utility Company Comments Received:**

Alaska Communications Systems: No objection.

ENSTAR Natural Gas: No objection.

GCI: A response was not received. The surveyor provided proof that an attempt was made to receive comment.

Homer Electric Association: No objection.

**Staff comments:**

This petition is to vacate six different drainage easements all located within the City of Homer. This is in conjunction with project to vacate Cheryl Lane right of way and combine and/or reconfigure 28 parcels. If approved the drainage easement vacations will be finalized by the Lillian Walli Estate 2020 Replat, KPB File 2020-119.

The vacation of Cheryl Lane was heard and approved by the Kenai Peninsula Borough Planning Commission at their October 26, 2020 regularly scheduled meeting. That decision was upheld by the Homer City Council on November 9, 2020. The preliminary plat was heard and approved by the Kenai Peninsula Borough Plat Committee on November 9, 2020.

On May 20, 2020 the Homer Planning Commission unanimously approved to adopt staff report 20-31 and recommended the retention of drainage easements C, D, E, and the vacation of drainage easements A, B, and F. Per the city memorandum dated May 19, 2020 from the Deputy City Planner, it was recommended to retain easements C, D, and E "as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them."

Staff would like to note that if approved the drainage easement vacations should only be drawn to the property line as granted by the parent plat and not the centerline of the former right of way.

When looking at the plat submitted the approximate centerline of drainage is not always within the designated drainage easements. This was also noted within the City of Homer staff report. Per their code HCC 21.50.020(b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

A comment was previously received by a land owner, Fran Durner. The comments were submitted prior to the other meetings that were scheduled for the plat and right of way vacation. Ms. Durner is supportive of the vacation and plat but has concerns regarding the drainage easement vacations. She owns lots 48 and 49 south of Eric Lane and is concerned about future development and lot clearings and how that will impact and create the potential for flooding and water damage because of the steep slopes in the area. Ms. Durner requested that all of the drainage easements be retained.

**Findings:**

1. Per the petition, the drainage easement proposed to be vacated is not in use by a utility company.
2. ACS, ENSTAR and Homer Electric Association provided written non-objection to the proposed vacation, GCI did not respond.
3. The Homer Advisory Planning Commission recommended approval to retain three (C, D and E) and vacate three (A, B, and F) of the six (A, B, C, D, E and F) proposed vacations on May 18, 2020, see Water Resource Map HCC and Water Resource Map KPB.
4. Lillian Walli Estate (Plat HM 88-16) granted six 20-foot wide drainage easements adjoining lots 7, 8, 9, 10, 11, 13, 14, 20, 21, 23, 24, 25, 26, 27, 28, 29, 32, and 33.
5. Staff used KPB 20.90 "Easement" definition when determining what process to follow for the drainage easement vacation application.
6. May 20, 2020 City of Homer Planning Commission meeting was opened to allow a public comment period and confirming with the Clerk that there were no members of the public present to provide testimony the chairman closed the public comment period.
7. Homer Public Works Department recommends retaining the easements marked C, D and E on the "Water Resources Map", as they feed into the designed drainage system for Eric Lane. The other easements to not appear to serve a purpose or have any water associated with them.
8. The 20-foot drainage easements were granted by Plat HM 88-16.
9. The easements are reserved for drainage purposes only.
10. Any use of the drainage easement, by the public, would require approval from the City of Homer Public Works Department.
11. An objection comment from a neighboring land owner (Durner) was received. The land owner requested that all existing drainage easements be retained.
12. The approximate drainage is not wholly within the drainage easements.
13. City of Homer Code requires structures be a minimum of 15 feet from the top of the bank of a

defined channel.

- 14. The proposed plat has a plat note that addresses the city code and the setback requirements.
- 15. There is not a drainage easement that connects drainage C and drainage E to drainage D.
- 16. A drainage easement to provide a connection from drainage C and E to drainage D can be granted on the Lillian Walli Estate 2020 Replat.

**STAFF RECOMMENDATION:**

Based on the means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and findings 1, 2, 3, 7, 10, 13, 16, **Staff recommends** approval of the drainage easements labeled A, B and F on the Water Resources Map KPB, and the denial of the drainage easements labeled C, D and E on the Water Resources Map KPB, subject to:

- 1. The granting of a 15 foot drainage easement to provide a connection from drainages C and E to drainage D with the location of the easement being defined on the Lillian Walli Estate 2020 Replat.
- 2. Finalize the approved vacations by submitting a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).
- 3. Any drainage easements that are retained may require additional drainage easement dedications within the vacated portion of Cheryl Lane that are approved by the City of Homer Public Works Department.

**NOTE: Action after denial of vacation (KPB 20.70.120)**

**A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**

**B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**

**END OF STAFF REPORT**

Chair Martin open the item for public comment. Seeing and hearing no one from the public wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Bentz to approve the vacation of drainage easements labeled A, B & F as shown on the Water Resources Map KPB in the meeting packet, based on the means of evaluating public necessity established by KPB 20.70, and findings 1, 2, 3, 7, 10, 13 & 16.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes	10	No	0	Absent	1
Yes	Bentz, Brantley, Carluccio, Chesser, Ecklund, Fikes, Gillham, Martin, Ruffner Venuti				
No	None				
Absent	Morgan				

**AGENDA ITEM E. NEW BUSINESS**

- 3. ~~Second Amendment to Ordinance 2020-45: An ordinance amending Kenai Peninsula Borough Code of Ordinances including Chapter 2.40-Planning Commission, Title 20-Subdivisions, Chapter 21.20-Hearing & Appeals to correct grammatical errors, clarify and improve certain administrative procedures.~~

Staff report given by Scott Huff (from the December 16, 2020 memo to the Planning Commission)

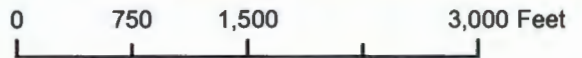
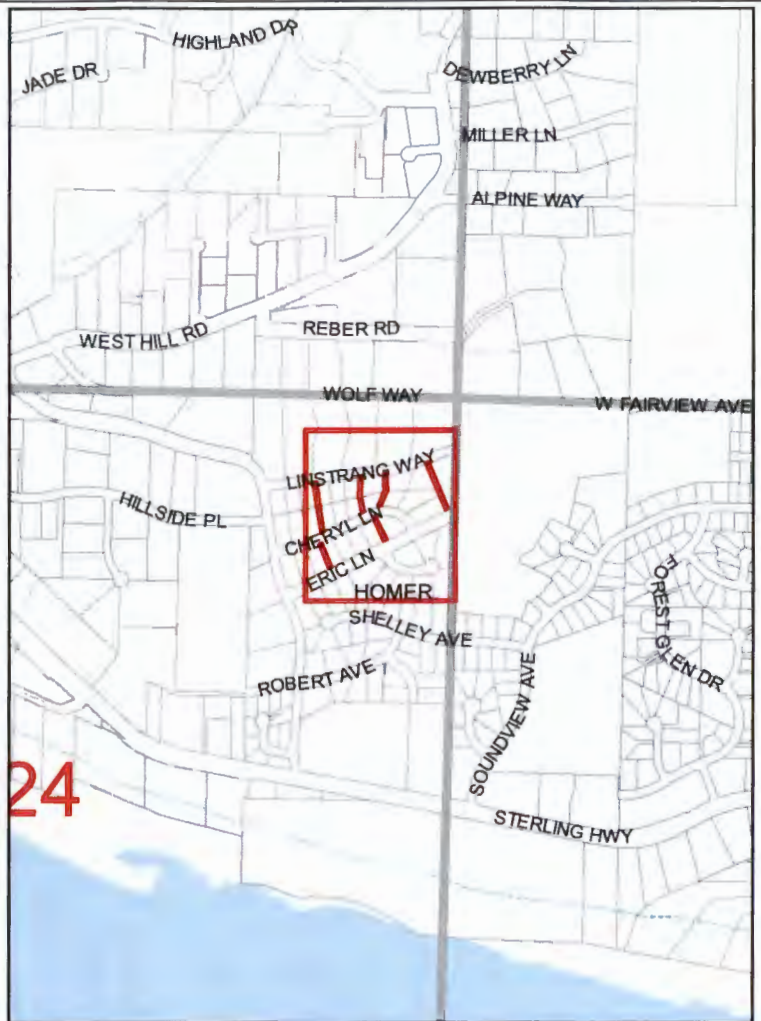
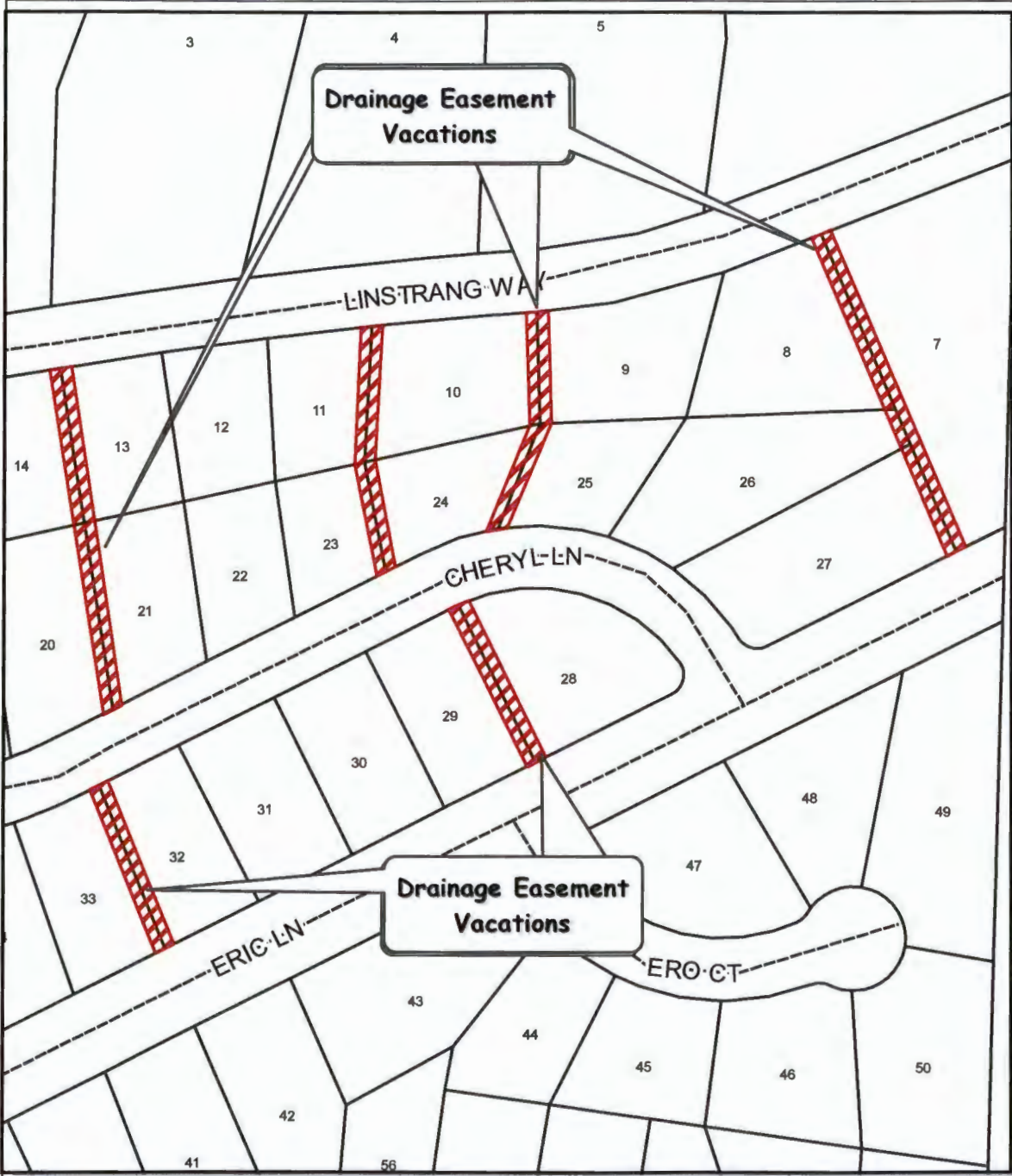
The following is a timeline of events regarding Ordinance 2020-45

## **E. NEW BUSINESS**

### **2. Drainage Easement Vacation**

**Lillian Walli Estate 2020 Replat Cheryl Lane ROW Vacation  
KPB File 2020-119V1**

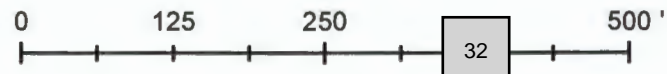
**Petitioners: Mill, Walli, Johnson, Weisser Homers & Eugene P.  
Dobrzynski Trust**



**KPB 2020-119V1**  
**S24 T06S R14W**  
**HOMER**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



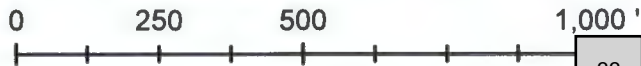
PClements, KPB  
 Date: 10/19/2020





The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**Aerial View**



33



 Drainage Easements

PClements, KPB 2020-119V1  
Date: 10/19/2020  
Imagery: HOMER 2016

AGENDA ITEM E.      NEW BUSINESS

2.      Drainage Easement Vacations

- a)      Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
- b)      Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
- c)      Vacate the 20-foot-wide drainage easement adjoining Lots 10, 11, 23, and 24 (Item C found on Water Resources Map KPB);
- d)      Vacate the 20-foot-wide drainage easement adjoining Lots 28 and 29 (Item D found on Water Resources Map KPB);
- e)      Vacate the 20-foot-wide drainage easement adjoining Lots 9, 10, 24, and 25 (Item E found on Water Resources Map KPB);
- f)      Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);

all drainage easement were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

**STAFF REPORT**

PC Meeting: January 11, 2021

**Purpose as stated in petition:** Petitioners are vacating lots lines and right of way under an agreement with the City of Homer. (These utility easements are adjoining he right of way to be vacated.)

**Purpose as stated in letter from Geoyera, LLC:** The City of Homer has recommended vacating the existing drainage easements shown on the parent plat in favor of a note stating that creeks and drainages are subject to a 15 foot building setback per Homer city code.

**Petitioners:** Weisser Homes, Miller, Walli, Johnson and Dobrzynski

**Location:** Off of West Hill Road and Eric Lane, in the City of Homer

**Notification:** Notice of vacation mailings were sent by regular mail to 16 owners of property within 300 feet Notice of the proposed vacation was emailed to 10 agencies and interested parties;

- State of Alaska DOT (4)
- State of Alaska DNR
- State of Alaska Fish and Game
- State of Alaska Public Facilities
- KPB Homer Office
- CES Homer
- Ninilchik Native Traditional Council

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building. The petition was published as part of the agenda in the Homer News on January 7, 2021.

**Utility Company Comments Received:**

Alaska Communications Systems: No objection.

ENSTAR Natural Gas: No objection.

GCI: A response was not received. The surveyor provided proof that an attempt was made to receive comment.

Homer Electric Association: No objection.

**Staff comments:**

This petition is to vacate six different drainage easements all located within the City of Homer. This is in conjunction with project to vacate Cheryl Lane right of way and combine and/or reconfigure 28 parcels. If approved the drainage easement vacations will be finalized by the Lillian Walli Estate 2020 Replat, KPB File 2020-119.

The vacation of Cheryl Lane was heard and approved by the Kenai Peninsula Borough Planning Commission at their October 26, 2020 regularly scheduled meeting. That decision was upheld by the Homer City Council on November 9, 2020. The preliminary plat was heard and approved by the Kenai Peninsula Borough Plat Committee on November 9, 2020.

On May 20, 2020 the Homer Planning Commission unanimously approved to adopt staff report 20-31 and recommended the retention of drainage easements C, D, E, and the vacation of drainage easements A, B, and F. Per the city memorandum dated May 19, 2020 from the Deputy City Planner, it was recommended to retain easements C, D, and E "as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them."

Staff would like to note that if approved the drainage easement vacations should only be drawn to the property line as granted by the parent plat and not the centerline of the former right of way.

When looking at the plat submitted the approximate centerline of drainage is not always within the designated drainage easements. This was also noted within the City of Homer staff report. Per their code HCC 21.50.020(b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

A comment was previously received by a land owner, Fran Durner. The comments were submitted prior to the other meetings that were scheduled for the plat and right of way vacation. Ms. Durner is supportive of the vacation and plat but has concerns regarding the drainage easement vacations. She owns lots 48 and 49 south of Eric Lane and is concerned about future development and lot clearings and how that will impact and create the potential for flooding and water damage because of the steep slopes in the area. Ms. Durner requested that all of the drainage easements be retained.

**Findings:**

1. Per the petition, the drainage easement proposed to be vacated is not in use by a utility company.
2. ACS, ENSTAR and Homer Electric Association provided written non-objection to the proposed vacation, GCI did not respond.
3. The Homer Advisory Planning Commission recommended approval to retain three (C, D and E) and vacate three (A, B, and F) of the six (A, B, C, D, E and F) proposed vacations on May 18, 2020, see Water Resource Map HCC and Water Resource Map KPB.
4. Lillian Walli Estate (Plat HM 88-16) granted six 20-foot wide drainage easements adjoining lots 7, 8, 9, 10, 11, 13, 14, 20, 21, 23, 24, 25, 26, 27, 28, 29, 32, and 33.
5. Staff used KPB 20.90 "Easement" definition when determining what process to follow for the drainage easement vacation application.
6. May 20, 2020 City of Homer Planning Commission meeting was opened to allow a public comment period and confirming with the Clerk that there were no members of the public present to provide testimony the chairman closed the public comment period.
7. Homer Public Works Department recommends retaining the easements marked C, D and E on the "Water Resources Map", as they feed into the designed drainage system for Eric Lane. The other easements to not appear to serve a purpose or have any water associated with them.
8. The 20-foot drainage easements were granted by Plat HM 88-16.
9. The easements are reserved for drainage purposes only.
10. Any use of the drainage easement, by the public, would require approval from the City of Homer

Public Works Department.

11. An objection comment from a neighboring land owner (Durner) was received. The land owner requested that all existing drainage easements be retained.
12. The approximate drainage is not wholly within the drainage easements.
13. City of Homer Code requires structures be a minimum of 15 feet from the top of the bank of a defined channel.
14. The proposed plat has a plat note that addresses the city code and the setback requirements.
15. There is not a drainage easement that connects drainage C and drainage E to drainage D.
16. A drainage easement to provide a connection from drainage C and E to drainage D can be granted on the Lillian Walli Estate 2020 Replat.

**STAFF RECOMMENDATION:**

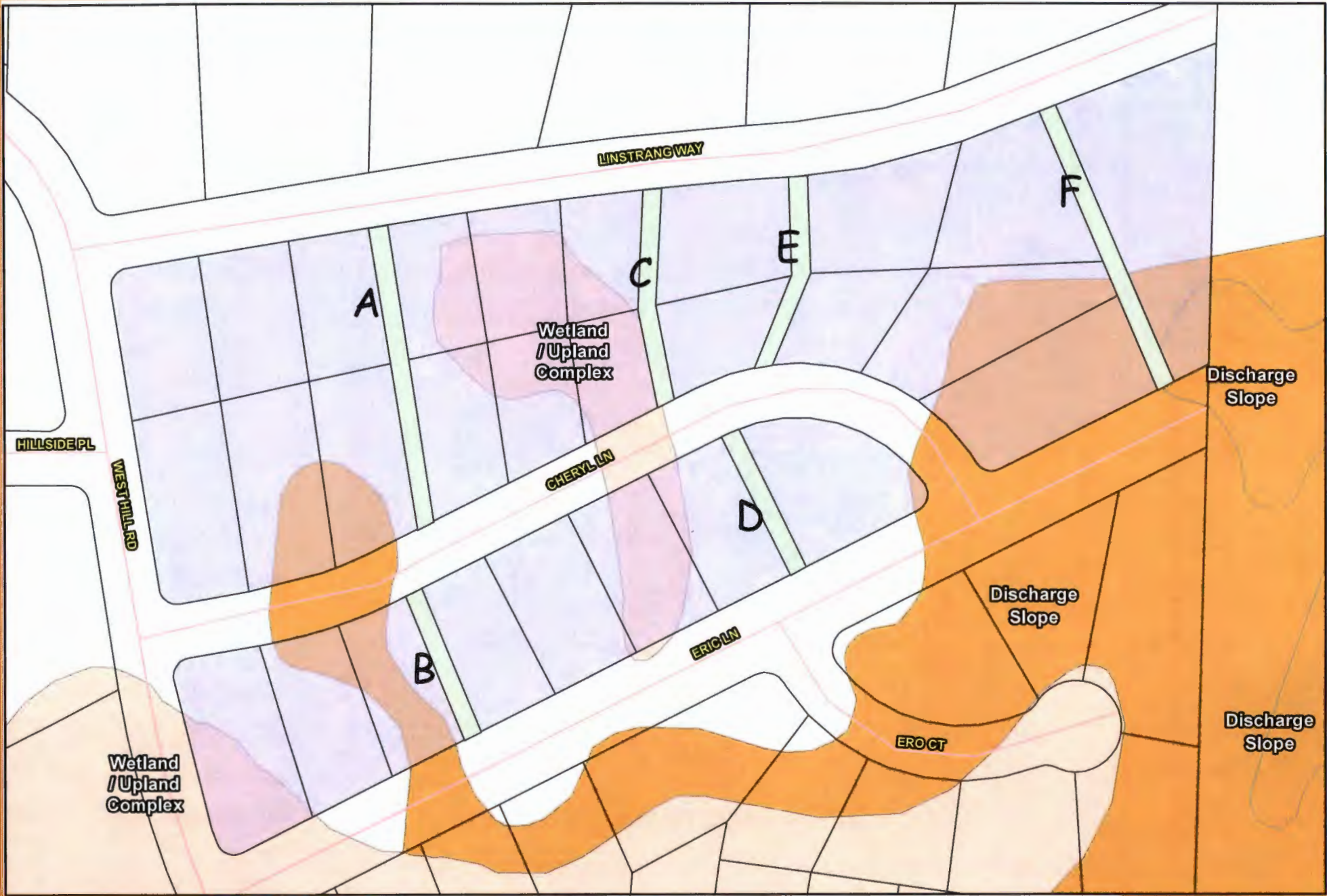
Based on the means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and findings 1, 2, 3, 7, 10, 13, 16, **Staff recommends** approval of the drainage easements labeled A, B and F on the Water Resources Map KPB, and the denial of the drainage easements labeled C, D and E on the Water Resources Map KPB, subject to:

1. The granting of a 15 foot drainage easement to provide a connection from drainages C and E to drainage D with the location of the easement being defined on the Lillian Walli Estate 2020 Replat.
2. Finalize the approved vacations by submitting a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).
3. Any drainage easements that are retained may require additional drainage easement dedications within the vacated portion of Cheryl Lane that are approved by the City of Homer Public Works Department.

**NOTE: Action after denial of vacation (KPB 20.70.120)**

- A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**
- B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kernal Peninsula Borough assumes no responsibility for any errors on this map.

Water Resources Map KPB



Date: 11/5/2020

- NOTES**
1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON GUN-FREQUENCY HIGH-V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. 44681 ALASKA STATE PLANE GRID COORDINATES (N.S. SURVEY FEET) DERIVED FROM THE GPS. OBSERVATIONS WERE INDEXED ON THE NAD 83 PUBLISHED VALUES FOR FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" (94 770 543).
  2. WELL BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" AS A SCALING POINT. TRUE DISTANCES WERE DETERMINED BY MEASURING GRID INVERSE AZIMUTHS - 1711.8". TRUE DISTANCES WERE OBTAINED BY CHANGING GRID INVERSE DISTANCES BY 0.000000000.
  3. THE RESULTING SCALD COORDINATES WERE TRANSLATED TO A LOCAL, COORDINATE SYSTEM BASED ON FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" (94 770 543). ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ADJUSTED TO TRUE NORTH.
  4. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SFF DEVELOPMENT RESTRICTIONS. CHECKS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
  5. PER THE PARENT PLAT (94 88-148), THE 10 FEET FRONTING THE LINDSEYWAY MAY RIGHT-OF-WAY AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SOIL LOT LINES IS A UTILITY EASEMENT. THE 20 FEET FRONTING THE WEST HILL ROAD AND ERIC LANE RIGHT-OF-WAYS IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DIVIDED LOCATION GRANTED TO HOMER ELECTRIC CORPORATION (E1117, PG 328 198).
  8. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
  9. ACCESS TO STATE MAINTAINED WEST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
  10. EXISTING CREEKS ARE SUBJECT TO DRAINAGE EASEMENTS PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
  11. VACATION OF THE UTILITY EASEMENT ADJOINING THE CHERRY LANE RIGHT-OF-WAY FOR THE PARENT PLAT (94 88-148) WAS APPROVED BY THE KENAI PENINSULA BOROUGHS PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7 WITH THE VACATED PORTIONS ATTACHING TO THE SUBJECT PARCELS IN COMPLIANCE WITH AS 20.70.20 AND AS 28.40.180 UNDER KRS 20.0880, AND IN ACCORDANCE WITH AGREEMENTS BETWEEN OWNERS FOR DISTRIBUTION OF RECORD.
  12. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) FOR THE PARENT PLAT (94 88-148) WAS APPROVED BY THE KENAI PENINSULA BOROUGHS PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7.
  13. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) FOR THE PARENT PLAT (94 88-148) WAS APPROVED BY THE KENAI PENINSULA BOROUGHS PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7.
  14. LOTS 31, 34 AND 31 ARE AFFECTED BY TERMS, CONDITIONS, PROVISIONS AND COVENANTS OF THE SUDENE P GOVERNMENT DECLARATION OF TRUST.

**NOTARY'S ACKNOWLEDGMENT**

FOR AMBER WESSON AND JERRY WESSON  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR EUGENE P. GROVERA  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR AND BY WILLET  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR BRUCE STEVE WALLI  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

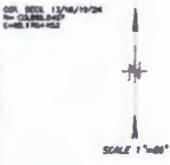
FOR BRETT GUSTAF JOHNSON AND ALYSSA ABBEY JOHNSON  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGHS PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: ALYSSA ABBEY JOHNSON  
 KENAI PENINSULA BOROUGHS

**WATER RESOURCES MAP**



**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT CERTAIN REAL PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF PETERSIA COMMUNITY PROPERTY TRUST WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR ACTS CONDUCE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

FOR WILLET  
 ORIGINAL LOTS 7-12 AND 20-23  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR STEVE WALLI  
 ORIGINAL LOTS 15-18 AND 24-27  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR BRETT GUSTAF JOHNSON  
 ORIGINAL LOTS 28-31  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR ALYSSA ABBEY JOHNSON  
 ORIGINAL LOTS 32-35  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR AMBER WESSON  
 ORIGINAL LOT 36  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR JERRY WESSON  
 ORIGINAL LOT 37  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

FOR EUGENE P. GROVERA  
 TRUSTEE OF SUDENE P DECLARATION OF TRUST  
 ORIGINAL LOTS 38-40  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

**ULLAN WALLI ESTATE 2020 REPLAT**

THE VACATION OF THE CHERRY LANE RIGHT-OF-WAY AND THE RECONFIGURATION OF LOTS 7-12 AND 15-20, ULLAN WALLI ESTATE (94 88-148)

LOCATED WITHIN THE 1/4 SEC 24, T 4 S, R 13 W, SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGHS THIRD JUDICIAL DISTRICT, ALASKA

BRUCE STEVE WALLI  
 20214 NORTH PISCOPINE LINE CLAY GLAICH, AK 99568  
 PCT N 1/2  
 BRETT GUSTAF JOHNSON  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568  
 JERRY WESSON  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568  
 ALYSSA ABBEY JOHNSON  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568  
 AMBER WESSON  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568  
 JERRY WESSON  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568  
 EUGENE P. GROVERA  
 TRUSTEE OF SUDENE P DECLARATION OF TRUST  
 20213 PISCOPINE LINE CLAY GLAICH, AK 99568

**GROVERA, LLC**  
 PO BOX 3235  
 HOMER ALASKA 99603  
 (907) 358-4345  
 EMAIL: ugrovera@gcnet

FORM 01-01  
 DATE 01-01-2019  
 SCALE 1" = 40'  
 SHEET 1 OF 1

Page 32 of 146

**From:** [durner1](#)  
**To:** [Planning Dept.; Clements, Peggy](#)  
**Cc:** [Fran Durner](#)  
**Subject:** <EXTERNAL-SENDER>  
**Date:** Monday, December 28, 2020 3:29:01 PM

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CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To the Kenai Peninsula Borough Planning Commission,

At your Monday, January 11, 2021 Planning Commission meeting, you will be considering **KPB 2020-119V1**, a proposal to vacate drainage easements in the replat of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense overall and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill, on a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent, below and to the east of the Walli Subdivision.

One of the owners of the largest lots at the top of this proposed replat, has stated his intent to remove all the trees.

With so many trees removed above Eric Lane, and with the already existing flooding problems, I am concerned with the potential for increased flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area which can be viewed on the Homer Wetlands map.

*On May 20, 2020, the City of Homer Planning Commission Special Meeting unanimously approved a recommendation to retain drainage easements C, D, and E on the proposed replat. These drainages and the wetlands areas are marked plainly on the Water Resources Map that was sent to me in the recent meeting notice packet.*

*The recent notice that was sent to me does not mention the full recommendations of the Homer Planning Commission, and only states that the City of Homer recommends vacating the drainage easements in favor of a note stating that creeks and drainages are subject to a 10 foot building setback. The statement without the full recommendation is misleading.*

*It is also misleading to suggest that drainages can be subject to a 10 foot setback, for without the drainage easements*



*marked on the plat, who is to say where drainages are located for 10-foot setbacks?*

I respectfully ask the KPB Planning Commission to revisit the question of the drainage easements on the proposed replat and give careful consideration to not just the City of Homer's recommended retention of easements C, D, and E, but vote to retain all six of the easements, A, B, C, D, E, and F.

Thank you,

Respectfully,

Fran Durner

--  
Fran



June 10, 2020

## Homer Planning Commission

### Notice of Action

#### Requests

- 1) Approval of Vacation of Cheryl Lane
- 2) Approval of Lillian Wali Estate 2020 Replat Preliminary Plat
- 3) Approval of Vacation of utility and drainage easements within Lillian Wali Estate Subdivision

#### Surveyor:

Steve Smith  
Geovera LLC  
PO Box 3235  
Homer, AK 99603

#### Property Owners:

Pat W. Miller  
2020 North Star, Apt. 1  
Anchorage, AK 99503

Judith Arlene Johnson  
20773 Porcupine Lane  
Clam Gulch, AK 99568

Eugene P. Dobrzynski  
Declaration of Trust  
288 Season Drive  
Fernley, NV 89408

Ero Steve Walli  
35910 North Fork Road  
Anchor Point, AK 99556

Aaron Weisser  
3677 Forest Glen Dr.  
Homer, AK 99603

Brent Gustave Johnson  
20773 Porcupine Lane  
Clam Gulch, AK 99568

Jenny Weisser  
3677 Forest Glen Dr.  
Homer, AK 99603

At the special meeting of May 20, 2020, the Homer Planning Commission forwarded a **recommendation for approval** of all three requests with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

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

Chair Venuti closed the public hearing having no additional members of the public present for testimony and opened the floor to the Commission for questions.

There was a brief discussion between the Commission, City Planner and the Applicant on the following:

- Previously the lot held three structures and the one dilapidated structure would be removed and a new structure would be constructed.
- The sloped driveway was reworked to reduce the slope and mitigate the issues in the winter
- Prior discussion with Public Works Superintendent noted the previous problems of parking on the street and the applicant explained that he has provided plans for 6 parking spots and is only required to provide four places.
- The Zoning District does allow multiple structures on a parcel
- This Applicant plans to have this as a rental property and does not believe that there will be any need for his tenants to park on the street.
- Applicant explained that he will be providing the following services: water/sewer, sanding, plowing and garbage

HIGHLAND/BOS MOVE TO ADOPT STAFF REPORT 20-28 AND APPROVE CUP 20-08 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. OUTDOOR LIGHTING MUST BE DOWNWARD DIRECTIONAL AND MUST NOT PRODUCE LIGHT TRESPASS OR GLARE PER CDM AND HCC 21.59.030
2. DUMPSTER MUST BE SCREENED ON THREE SIDES

Brief discussion on the historical parking problems on Bayview which restricted thru traffic that any future or current issues are a police matter and that the applicant has provided parking over the requirement.

VOTE. YES. DAVIS, SMITH, HIGHLAND, BENTZ, VENUTI, BOS

Motion carried.

- A. Staff Report 20-29, Vacation of Cheryl Lane

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary of Staff Report 20-29 for the Commission.

Chair Venuti declared that he may have the appearance of a conflict of interest.

BENTZ/HIGHLAND - MOVED THAT COMMISSIONER VENUTI HAD A CONFLICT OF INTEREST.

A brief discussion ensued with Commissioner Venuti declaring that he was conducting inspection services for one of the applicants but the monetary amount was less than the stated limit. Chair Venuti did not feel that it would impact his decision.

VOTE. NO. BENTZ, HIGHLAND, BOS, DAVIS, SMITH

Motion carried.

Chair Venuti invited the applicant to provide a presentation if desired.

Mr. Steve Walli, applicant, provided a statement that it has been a plus to have the city working with his family on this project and his family have been residents of the city for many long years and looking forward to having it completed.

Chair Venuti opened the Public Hearing and there were no citizens registered to provide testimony so the Public Hearing was closed and opened the floor to the Commission for questions.

There were no questions from the Commission and Chair Venuti requested a motion.

HIGHLAND/BENTZ MOVED TO ADOPT STAFF REPORT 20-29 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PLAT CONSIDERATION**

#### **A. Staff Report 20-30, Lillian Walli Estate 2020 Replat Preliminary Plat**

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary review of Staff Report 20-30 for the Commission.

There was no applicant present.

Chair Venuti opened the public comment period and confirming with the Clerk that there were no members of the public present to provide testimony he closed the public comment period and opened the floor to the Commission for questions.

There was a brief discussion on a memorandum which applied to the next agenda item.

Chair Venuti requested a motion.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.

No discussion.

No objection to the motion.

Motion approved.

Deputy City Clerk Krause called for a point of order noting the motion shown was in error and related to the previous action. The correct motion was shown on page 94 of the packet, page 4 of Staff Report 20-30. She requested Commissioner Bentz to restate the motion.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
2. INCREASE THE WIDTH OF THE UTILITY EASEMENT ALONG LINSTRANG WAY TO 15 FEET PER HCC 22.10.051(A)
3. AMEND PLAT NOTE 10 TO STATE THAT CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **PENDING BUSINESS**

## **NEW BUSINESS**

- A. Staff Report 20-31, Vacation of utility and drainage easements within Lillian Walli Estate Subdivision
  - a. Memorandum from Deputy City Planner re: Amending Recommendations in Staff Report 20-31

Chair Venuti introduced the item into the record by reading of the title.

City Planner Abboud reviewed Staff Report 20-31 and the memorandum from the Deputy City Planner regarding the recommendations received from Public Works on the drainages.

There was no applicant present.

There was a brief discussion on the recommendations retaining drainage easements C, D, and E and vacating the easements A, B, F.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-31 AND RECOMMEND VACATION OF UTILITY EASEMENT THAT RUN PARALLEL TO CHERYL LANE WITH THE VACATION OF CHERYL LANE AND FURTHER RECOMMEND RETENTION OF DRAINAGE EASEMENTS C, D, E AND VACATION OF DRAINAGE EASEMENTS A, B, AND F.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### **INFORMATIONAL MATERIALS**

A. City Manager Reports for April 27 and May 11 City Council Meetings

The Commission and City Planner Abboud held a brief discussion on the chemical storage building at the airport and what types of chemicals would be stored in there noting that more research would be needed and the City Planner did not want guess.

#### **COMMENTS OF THE AUDIENCE**

#### **COMMENTS OF THE STAFF**

Deputy City Clerk apologized for the oversight on the motion and expressed that it was a good meeting.

City Planner Abboud expressed his appreciation for the meeting going so well using this format he requested the Commission to contact him with any comments, questions or suggestions on the process. Mr. Abboud expressed some concerns on the larger items of interest and worksession items, since they are more disciplined using Zoom. He believed that having the opportunity to bounce ideas with each other very valuable to their discussions.

#### **COMMENTS OF THE COMMISSION**



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum

TO: Homer Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: 5/19/20  
SUBJECT: RE: Staff Report 20-31 Vacation of utility and drainage easements with Lillian Walli Estate Subdivision

When staff wrote Staff Report 20-31 regarding the drainage easement vacations, Public Works had not responded with comments.

Planning staff discussed the drainage easements with Public Works on Monday, May 18. Public Works recommends retaining the easements marked C, D and E on the 'Water Resources Map,' as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them.

### **Revised Staff Recommendation:**

Retain drainage easements C, D and E. Vacated easements A, B and F.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 20-31

TO: Homer Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: May 20, 2020  
SUBJECT: Vacation of utility and drainage easements within L Walli Estates  
Subdivision

---

**Requested action:** Recommend approval of the utility and drainage easement vacations. This action is regarding ONLY the vacation of easements, not the granting of new easements or any plat notes. Any request for new easements will be addressed in the preliminary plat staff report.

#### Introduction

The applicant is requesting the vacation of the utility easements that run parallel to Cheryl Lane. With the vacation of Cheryl Lane, these easements will no longer be needed.

The applicant is also requesting the vacation of drainage easements that were granted in the original plat. The local drainage system does always not run within these easements. The actual drainage pattern is shown on the plat. Staff has labeled the drainage easements– see the “Water Resources Map.” HCC 21.50.020 (b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

**Planning Staff Comments:** No objection to the vacations.

**Public Works Comments:** No objections to the vacations of the utility easement.

#### Staff Recommendation

1. Recommend the vacation of the utility easements that run parallel to Cheryl Lane, in coordination with the vacation of Cheryl Lane.
2. Recommend the vacation of the drainage easements

#### Attachments

Petition

Water Resources Map



**From:** [durner1](#)  
**To:** [Clements, Peggy; Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>Public comment re: Vacation of Cheryl Lane KPB 2020-119V  
**Date:** Thursday, October 22, 2020 9:04:36 AM  
**Attachments:** [HomerWetlandsMap.pdf](#)

---

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To the Kenai Peninsula Borough Planning Commission,

At your Monday, October 26, 2020 Planning Commission meeting, you will be considering KPB 2020-119V, a proposed replat and vacation of a portion of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill in a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent and to the east of the Walli Subdivision.

One of the owners of the largest lots at the top of this proposed replat, has stated verbally, and in writing, that he is planning to remove all the trees on his lot, and has pressured all the owners of the other lots along Eric Lane to do the same.

With all these trees removed, I am concerned with the potential for buildup of considerable flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area. Please see the attached Homer Wetlands map.

On May 20, 2020, the City of Homer Planning Commission Special Meeting approved a recommendation to retain drainage easements C, D, and E on the proposed replat. Please see the attached map from the City of Homer Planning Commission packet.

I respectfully ask the KPB Planning Commission to revisit the drainage easements on the proposed replat, and vote to recommend retention of all six of the easements, A, B, C, D, E, and F.

Thank you for your consideration.

Respectfully,

Fran Durner

--  
Fran



Vaccinated drainage easement

# WATER RESOURCES MAP

# Homer Wetlands Map

Page 46 of 146



**Legend**

<b>Wetlands RANK</b>	Bridge Creek Watershed Protection District
Low	Parcels
Moderate	City Limits
High	
Drainages	

**At your Monday, October 26, 2020 Planning Commission meeting, you will be considering KPB 2020-119V, a proposed replat and vacation of a portion of the Walli Subdivision in Homer.**

**I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.**

**While I think the replat makes sense and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.**

**The Walli Subdivision is at the bottom of West Hill in a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent and to the east of the Walli Subdivision.**

**One of the owners of the largest lots at the top of this proposed replat, has stated verbally, and in writing, that he is planning to remove all the trees on his lot, and has pressured all the owners of the other lots along Eric Lane to do the same.**

**With all these trees removed, I am concerned with the potential for buildup of considerable flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area. Please see the attached Homer Wetlands map.**

**On May 20, 2020, the City of Homer Planning Commission Special Meeting approved a recommendation to retain drainage easements C, D, and E on the proposed replat. Please see the attached map from the City of Homer Planning Commission packet.**

**I respectfully ask the KPB Planning Commission to revisit the drainage easements on the proposed replat, and vote to recommend retention of all six of the easements, A, B, C, D, E, and F.**

Thank you for your consideration.

Respectfully,

Fran Durner

--

Fran

**NOTES**

1. BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HP-VI RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS. OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMER" (FD 19158).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMER" AS A SOURCE POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $\pm 117.154^\circ$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999998885.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMER"  $N=180,000$   $E=180,000$ . ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
5. THE 15 FEET FRONTING THE LINGSTADT WAY RIGHT-OF-WAY AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. PER THE PARENT PLAT (HM 88-16), THE 20 FEET FRONTING THE WEST HILL ROAD AND ERIC LANE RIGHT-OF-WAYS IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT INLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION ORIENTED TO HOMER ELECTRIC ASSOCIATION (EM 17, PG 238 HM).
8. THESE LOTS ARE BOUND BY CITY OF HOMER WATER AND SEWER.
9. ACCESS TO STATE MAINTAINED WEST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
10. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK FOR HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
11. VACATION OF THE UTILITY EASEMENT ADJOINING THE CHERYL LANE RIGHT-OF-WAY FOR THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19.
12. THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19 WITH THE INCURRED PORTIONS ATTACHING TO THE ADJACENT PARCELS IN COMPLIANCE WITH KRS 20.70.150 AND AS 29.40.160 UNDER KRS 20.10.000, AND IN ACCORDANCE WITH AGREEMENTS BETWEEN OWNERS FOR DISTRIBUTION OF ACRESAGE.
13. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) FOR THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19.
14. LOTS 33, 34 AND 35 ARE AFFECTED BY TERMS, CONDITIONS, PROVISIONS AND COVENANTS OF THE EUGENE P. DOBRYZHNIK DECLARATION OF TRUST.

**NOTARY'S ACKNOWLEDGMENT**

FOR: PAUL D. MILLER  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: ERIC STEVE WALLI  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

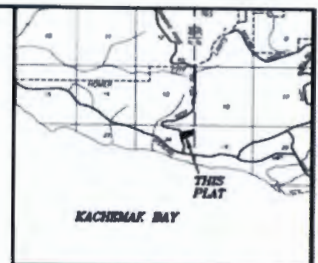
**NOTARY'S ACKNOWLEDGMENT**

FOR: BRENT CURTIS JOHNSON AND JUDITH ARLENE JOHNSON  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

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

BY: \_\_\_\_\_  
 KENAI PENINSULA BOROUGH



**VICINITY MAP**  
 SCALE 1" = 100' U.S. SURVEY UNITS 1" = 4.8 C.M.

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

- PAUL D. MILLER  
 ORIGINAL LOTS 7-13 AND 22-25  
 2020 NORTH STAR, APT. 1  
 ANCHORAGE, ALASKA 99503
- ERIC STEVE WALLI  
 ORIGINAL LOTS 13-16 AND 18-21  
 2670 FOREST DRIVE  
 ANCHORAGE, AK 99506
- BRENT CURTIS JOHNSON  
 ORIGINAL LOTS 28-31  
 20773 PORCUPINE LAKE  
 CLAM GULCH, AK 99588
- JUDITH ARLENE JOHNSON  
 ORIGINAL LOTS 28-31  
 20773 PORCUPINE LAKE  
 CLAM GULCH, AK 99588
- ARON WESSER  
 ORIGINAL LOT 32  
 2677 FOREST GLEN DRIVE  
 HOMER, ALASKA 99603
- JERRY WESSER  
 ORIGINAL LOT 32  
 2677 FOREST GLEN DRIVE  
 HOMER, ALASKA 99603
- EUGENE P. DOBRYZHNIK  
 TRUSTEE OF EUGENE P. DOBRYZHNIK DECLARATION OF TRUST  
 ORIGINAL LOTS 33-35  
 206 SOUTH BIRCH  
 FERNLEY, NV 89408

**NOTARY'S ACKNOWLEDGMENT**

FOR: ARON WESSER AND JERRY WESSER  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: EUGENE P. DOBRYZHNIK  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND**

- INDICATES 1917 2-1/2" IC OLD MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS DESCRIBED
- INDICATES 5/8" REBAR WITH 1-1/2" ALCP (NO LN OR DATE) RECOVERED THIS SURVEY
- INDICATES 5/8" x 30" REBAR WITH 2" ALCP (7/30-8, 2020) SET THIS SURVEY
- INDICATES LIMIT OF POSSIBLE LOW WET AREAS PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 77° 12' 10" W	172.17' ± 0.10'
2	S 77° 12' 10" W	172.17' ± 0.10'

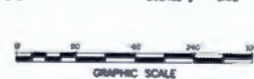
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
1	117.154°	1000.00'	1000.00'	1000.00'	1000.00'
2	117.154°	1000.00'	1000.00'	1000.00'	1000.00'

**WASTEWATER DISPOSAL**

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

SURVEYOR LICENSE # DATE



**KPB 2020-119V1**

HOMER RECORDING DISTRICT KPB FILE NO. 2020-777

**LILLIAN WALLI ESTATE 2020 REPLAT**

THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY AND THE RECONFIGURATION OF LOTS 7-16 AND 18-25, LILLIAN WALLI ESTATE (HM 88-16)

LOCATED WITHIN THE NE 1/4 NE 1/4, SEC 24 T. 6 S. R. 13 W., SOUTHWEST BOROUGH, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 13.289 ACRES

ERIC STEVE WALLI  
 2020 WESSER STR, APT 1 ANCHORAGE, AK 99503  
 BRENT CURTIS JOHNSON  
 20773 PORCUPINE LAKE CLAM GULCH, AK 99588  
 JERRY WESSER  
 2677 FOREST GLEN DRIVE HOMER, AK 99603  
 EUGENE P. DOBRYZHNIK DECLARATION OF TRUST  
 206 SOUTH BIRCH, FERNLEY, NV 89408

**GEOVERA, LLC**  
 PO BOX 3235  
 HOMER ALASKA 99603  
 (907) 388-4345  
 EMAIL: scsmith@gcl.net

DRAWN BY: SCJ DATE: SEPT 2020 SCALE: 1" = 60'  
 CHK BY: SCJ JOB: 0000-23 SHEET: 1 OF 1





**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-04**

An Ordinance of the City Council of Homer, Alaska Amending the FY21 Capital Budget and Authorizing the Expenditure of an Additional \$19,700 for the Airport and Library Security Camera Replacement Project.

Sponsor: City Manager Director

a. Introduction January 25, 2021 Introduction

Memorandum 21-017 from Library Director as backup

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 21-04**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY21 CAPITAL BUDGET AND AUTHORIZING THE EXPENDITURE OF AN ADDITIONAL \$19,700 FOR THE AIRPORT AND LIBRARY SECURITY CAMERA REPLACEMENT PROJECT.

WHEREAS, Through Ordinances 18-44(A) and 19-38(A)(S), the Homer City Council has previously allocated funds in the amount of \$60,000 to replace existing security cameras at the Homer Public Library and the Homer Airport, and

WHEREAS, The Review Committee for the Upgrade to Video Security Systems Request for Proposals recommends awarding the contract to the firm of Sherman Technologies, LLC, to supply the security cameras and the necessary supporting equipment, and to complete the installation at both the library and the airport, for a total cost of \$76,100, and

WHEREAS, The design of the replacement system requires an additional 18 perpetual software licenses for the operation of the cameras, at a total cost of \$3,600.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. That the FY21 Capital Budget is hereby amended by appropriating an additional \$19,700 for the Airport and Library Security Camera Replacement as follows:

<u>Account No.</u>	<u>Description:</u>	<u>Amount:</u>
156-0390	Library CARMA	\$4,100
156-0388	Airport CARMA	\$15,600

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non-code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

43 ATTEST:

44

45 \_\_\_\_\_

46 MELISSA JACOBSEN, MMC, CITY CLERK

47

48 YES:

49 NO:

50 ABSTAIN:

51 ABSENT:

52

53 First Reading:

54 Public Hearing:

55 Second Reading:

56 Effective Date:



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Homer Public Library

500 Hazel Avenue  
Homer, AK 99603

[library@cityofhomer-ak.gov](mailto:library@cityofhomer-ak.gov)

(p) (907)-235-3180

(f) (907)-235-3136

### Memorandum 21-017

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Dave Berry, Library Director  
DATE: January 15, 2021  
SUBJECT: Airport and Library Security Camera Upgrade

---

In 2007, security camera systems were installed at the Homer Public Library and the Homer Airport. These systems are well past the end of their designed lifespan, and many of the cameras are no longer functional.

In 2018 and 2019, the City Council approved funds to replace these systems and upgrade them to meet modern standards. The project has been significantly delayed and redesigned due to requirements imposed by the federal government. The National Defense Authorization Act (NDAA), passed in 2019, dictates that security equipment installed at airports must contain no Chinese-made components. This has limited the choice of available suppliers and driven up costs, as well as slowed delivery through supply chains. COVID-19 has further delayed the project, both by tying up suppliers of the equipment and by forcing City personnel to concentrate on other tasks.

In late 2020, the City advertised for bids to supply and install the equipment at both locations. The winning bid, from Sherman Technologies, was selected in January 2021. Sherman Technologies has offered to complete the full project at a total cost of \$76,100. The City will also need to pay \$3,600 for additional software licenses to support the new cameras, bringing the total cost to \$79,700. This is an increase of \$19,700 over the existing \$60,000 appropriation.

In the estimation of the City IT Manager, the bid includes a reasonable cost increase, given the two years that have elapsed since the original appropriation and the aforementioned complications in the equipment supply.

#### RECOMMENDATION

Appropriate an additional \$19,700 to cover cost increases and complete the project and follow up with a Resolution awarding the contract to Sherman Technologies to supply and install security cameras and supporting equipment at the Homer Public Library and Homer Airport.

CITY OF HOMER  
HOMER, ALASKA

City Manager

ORDINANCE 18-44(A)

AN ORDINANCE OF THE HOMER CITY COUNCIL APPROPRIATING FUNDS FOR THE CALENDAR YEAR 2019 FOR THE GENERAL FUND, THE WATER FUND, THE SEWER FUND, THE PORT/HARBOR FUND, CAPITAL PROJECTS, AND INTERNAL SERVICE FUNDS.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the calendar year ending December 2019:

General Fund	\$12,250,363
Water Fund	\$ 2,116,651
Sewer Fund	\$ 1,772,014
Port/Harbor Fund	\$ 4,750,515
Capital Projects	<u>\$ 858,024</u>
Total Expenditures	\$21,747,567
Internal Service Funds	\$2,143,964

Section 2. The amounts appropriated by this ordinance are appropriated to the objects and purposes stated in the adopted budget.

Section 3. Grant funds. (a) If grant funds that are received during the fiscal year exceed the amounts of such funds appropriated by this ordinance by not more than \$25,000, the affected appropriation is increased by the amount of the increase in receipts.

(b) If grant funds that are received during the fiscal year exceed the amounts appropriated by this ordinance by not more than \$25,000, the appropriation from city funds for the affected program may be reduced by the excess if the reduction is consistent with applicable federal and state statutes.

(c) If grant funds that are received during the fiscal year fall short of the amounts appropriated by this ordinance, the affected appropriation is reduced by the amount of the shortfall in receipts.

Section 4. Donations or charitable contributions. If donations or contributions are received during the fiscal year that exceed the amounts of such funds appropriated by this

42 ordinance by not more than \$5,000, the affected appropriation is increased by the amount of  
43 the increase in receipts.

44  
45 Section 5. A copy of the adopted budget shall be certified by the City Clerk and filed in  
46 the office of the City Clerk.

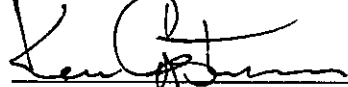
47  
48 Section 6. The supporting Line Item Budget detail as presented by the Administration  
49 and reviewed by the City Council is incorporated as part of this Budget Ordinance.

50  
51 Section 7. The property tax mill levy is set at 4.5 mills for 2019.

52  
53 Section 8. This Ordinance is limited to approval of the Budget and appropriations for  
54 Calendar Year 2019, is a non code Ordinance and shall become effective January 1, 2019.

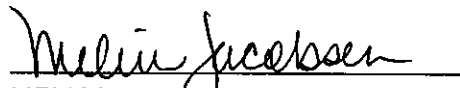
55  
56 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10<sup>th</sup> day of December, 2018.

CITY OF HOMER



KEN CASTNER, MAYOR

62 ATTEST:



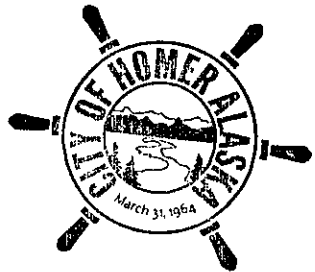
MELISSA JACOBSEN, MMC, CITY CLERK

68 YES: 5

69 NO: 0

70 ABSTAIN: 0

71 ABSENT: 1



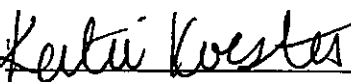
73 First Reading: 10-22-18

74 Public Hearing: 11-20-18, 12-10-18

75 Second Reading: 12-10-18

76 Effective Date: 01-01-19

78 Reviewed and approved as to form:



Katie Koester, City Manager



Holly C. Wells, City Attorney

83 Date: 1-15-19

Date: 1-28-19



41 Section 1. The City Council hereby appropriates \$40,000 from the transfer to Public  
42 Works Fleet Reserve to the Motor Pool budget to fund increased equipment and maintenance  
43 costs for the city's motor pool and for the repair of backhoe bucket:  
44

45 Expenditure:

46 <u>Account</u>	<u>Description</u>	<u>Amount</u>
47 100-0176-5207	Vehicle and Boat Maintenance	\$40,000

48  
49 **Section 2. The City Council hereby appropriates \$20,000 from the transfer to Public**  
50 **Works Reserve to the Public Works Administration budget to fund the hire of temporary**  
51 **project manager:**  
52

53 **Expenditure:**

54 <u>Account</u>	<u>Description</u>	<u>Amount</u>
55 <b><u>100-0170-5103</u></b>	<b><u>Part-time Wages</u></b>	<b><u>\$15,000</u></b>
56 <b><u>100-0170-5104</u></b>	<b><u>Part-time Benefits</u></b>	<b><u>\$5,000</u></b>

57  
58  
59  
60 Section 3. The City Council hereby appropriates \$10,000 from the Library Depreciation  
61 Reserve to provide additional funding for the replacement of security cameras at the Library:  
62

63 Expenditure:

64 <u>Account</u>	<u>Description</u>	<u>Amount</u>
65 156-0390	Security Camera Replacement	<del>\$4,194</del> <b><u>\$10,000</u></b>

66  
67 Section 4. The City Council hereby appropriates \$85,500 from the Fire Fleet Reserve to  
68 purchase a new command vehicle and to repurpose Utility 2 as another command vehicle:  
69

70 Expenditure:

71 <u>Account</u>	<u>Description</u>	<u>Amount</u>
72 156-0381	Purchase New Command Vehicle	\$75,000
73 156-0381	Repurpose Utility 2 as Command Vehicle	\$10,500

74  
75 Section 5. The City Council hereby appropriates ~~\$33,000~~ **\$23,000** from the Airport  
76 Depreciation Reserve to fund the design of the airport terminal roof replacement and provide  
77 additional funding for the replacement of security cameras at the airport:



78 Expenditure:

79 <u>Account</u>	<u>Description</u>	<u>Amount</u>
80 156-0388	Design Terminal Roof Replacement	\$23,000- <del>\$13,000</del>
81 156-0388	Security Camera Replacement	\$10,000

82

83 Section 6. The City Council hereby appropriates \$25,643 from the Public Works  
84 Depreciation Reserve to fund the replacement of road traffic and construction inventory, to  
85 fund a policy change that impacts the accounting of inventory, and to fund the replacement of  
86 GIS equipment:

87

88 Expenditure:

89 <u>Account</u>	<u>Description</u>	<u>Amount</u>
90 156-0395	Inventory Replacement	\$6,300
91 156-0395	Inventory Policy Change - Accounting	\$12,526
92 156-0395	GIS Equipment Replacement	\$6,817

93

94 Section 7. The City Council hereby accepts and appropriates \$62,500 from the  
95 Division of Forestry for reimbursement of expenses incurred providing mutual aid for the  
96 North Fork Fire:

97

98 **Revenue:**

99 <u>Account</u>	<u>Description</u>	<u>Amount</u>
100 <b>157-0934</b>	<b>North Fork Fire</b>	<b>\$62,500</b>

101

102 **Expenditure:**

103 <u>Account</u>	<u>Description</u>	<u>Amount</u>
104 <b>157-0934</b>	<b>North Fork Fire Personnel Costs</b>	<b>\$10,500</b>
105 <b>152-0381</b>	<b>Fire Fleet Costs</b>	<b>\$52,000</b>

106

107 Section 8. The City Council hereby appropriates \$35,000 from the Old Middle  
108 School Depreciation Reserve to fund a study on the demolition of the HERC building:

109

110 **Expenditure:**

111 <u>Account</u>	<u>Description</u>	<u>Amount</u>
112 <b>156-0396</b>	<b>HERC Demolishment Study</b>	<b>\$35,000</b>

113

114            Section 9. The City Council hereby appropriates \$35,000 from the transfer to Water Fund  
115 Reserve to the Water Meters budget for meter head installation:

116

117 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
200-0406-5202	Operating Supplies	\$35,000

120

121            Section 10. The City Council hereby appropriates \$106,817 from the Sewer Fund  
122 Reserve to fund the upgrade to the Sewer Treatment Plant HVAC control system, to purchase  
123 a new ½ ton pick-up truck with flatbed, and to fund the replacement of GIS equipment:

124

125 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
256-0379	STP HVAC Control System Upgrade	\$83,500
256-0379	½ ton Pick-Up Truck with Flatbed	\$16,500
256-0379	GIS Equipment Replacement	\$6,817

130

131            Section 11. The City Council hereby appropriates \$23,317 from the Water Fund Reserve  
132 to purchase a new ½ ton pick-up truck with flatbed, and to fund the replacement of GIS  
133 equipment:

134

135 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
256-0378	½ ton Pick-Up Truck with Flatbed	\$16,500
256-0378	GIS Equipment Replacement	\$6,817

139

140            Section 12. This is a budget amendment ordinance only, is not permanent in nature,  
141 and shall not be codified.

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143            ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 9<sup>th</sup> day of

144 September, 2019.

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CITY OF HOMER

Ken Castner  
KEN CASTNER, MAYOR

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ATTEST:

Renee Krause, MMC, Acting City Clerk  
MELISSA JACOBSEN, MMC, CITY CLERK

YES: 5  
NO: 0  
ABSTAIN: 0  
ABSENT: 1

First Reading: 8/26/19  
Public Reading: 9/9/19  
Second Reading: 9/9/19  
Effective Date: 9/10/19

Reviewed and approved as to form:

Katie Koester  
Katie Koester, City Manager

Date: 9-17-19

Holly C. Wells  
Holly C. Wells, City Attorney

Date: 9.24.19

**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-05**

An Ordinance of the City Council of Homer, Alaska Amending the FY21 Capital Budget and Authorizing an Expenditure in an Amount up to \$79,000 for Payment of the Water and Sewer Assessments for Lot 4, Hodnik Subdivision KPB Parcel No. 17936032 when Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc and a Deed Restriction has been Recorded Regarding Conservation and Public Access on the Property.

Sponsor: City Manager

- a. Introduction January 25, 2021 Introduction

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 21-05**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY21 CAPITAL BUDGET AND AUTHORIZING AN EXPENDITURE FROM THE LAND ACQUISITION FUND AN AMOUNT UP TO \$79,000 FOR PAYMENT OF THE WATER AND SEWER ASSESSMENTS FOR LOT 4, HODNIK SUBDIVISION KPB PARCEL NO. 17936032 WHEN PROPERTY OWNERSHIP TRANSFERS TO KACHEMAK BAY MOOSE HABITAT, INC AND A DEED RESTRICTION HAS BEEN RECORDED REGARDING CONSERVATION AND PUBLIC ACCESS ON THE PROPERTY.

WHEREAS, Resolution 20-133(S) authorized the City’s participation in the payment of water and sewer assessments for Lot 4, Hodnik Subdivision and identified public purpose to justify participation; and

WHEREAS, Payment of the water and sewer assessment fees by the city is contingent on the purchase of the property by Kachemak Bay Moose Habitat Inc, and recording of a deed restriction regarding conservation and public access on the property.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. That the FY21 Capital Budget is hereby amended by appropriating up to \$79,000 from the City’s Land Acquisition Fund for the purpose of paying the water and sewer assessment for Lot 4, Hodnik Subdivision, KPB Tax Parcel No. 17936032 as follows:

<u>Account No.</u>	<u>Description:</u>	<u>Amount:</u>
150-0392	Land Acquisition Fund	\$ 79,000

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non-code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

43 ATTEST:

44

45 \_\_\_\_\_

46 MELISSA JACOBSEN, MMC, CITY CLERK

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49 YES:

50 NO:

51 ABSTAIN:

52 ABSENT:

53

54 First Reading:

55 Public Hearing:

56 Second Reading:

57 Effective Date:

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 20-133(S)**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA EXPRESSING INTENT TO PARTICIPATE IN THE PAYMENT OF THE WATER AND SEWER ASSESSMENTS FOR KENAI PENINSULA BOROUGH PARCEL NUMBER 17936032 T 06S R 13W SEC 22 SEWARD MERIDIAN HM 2017050 HODNIK SUB LOT 4, WHEN THE PROPERTY OWNERSHIP TRANSFERS TO KACHEMAK BAY MOOSE HABITAT, INC, AND A DEED RESTRICTION FOR CONSERVATION AND PUBLIC USE ARE RECORDED

WHEREAS, Township 6 South, Range 13 West, Section 22, Lot 4 Hodnik Subdivision Seward Meridian, Kenai Peninsula Borough parcel number 17936032, is a twenty one acre property which contains valuable wetlands and a large portion of Lampert Lake; and

WHEREAS, The wetlands are part of an ecologically significant system which serves animals such as moose and migratory birds while also providing recreational and ecosystem services to the humans that inhabit and visit the City of Homer; and

WHEREAS, The subject parcel is part of Districts created by Resolution 04-11 which authorized the formation of the Kachemak Drive Phase I Sewer Special Assessment District, and Resolution 05-80 which authorized the formation of the Kachemak Drive Phase 1 Water Special Assessment Districts; and

WHEREAS, There are outstanding water and sewer assessments in the amount of approximately \$78,500 associated with the subject parcel; and

WHEREAS, It is expected that the subject parcel will be purchased by Kachemak Moose Habitat, Inc., a small nonprofit that has preserved more than 630 acres of moose habitat on the Southern Kenai Peninsula since 1996; and

WHEREAS, Kachemak Moose Habitat, Inc allows public access to their lands, and is amenable to a further deed restriction for conservation and public access; and

WHEREAS, While the City is not purchasing the property but the public would be gaining access to recreational opportunities such as ice skating and bird watching in perpetuity, without the costs associated with managing a public park; and

42 WHEREAS, The Council finds that conservation of this parcel provides significant value  
43 to the public; and

44  
45 WHEREAS, the 2018 Comprehensive Plan, Chapter 4 Land Use, Goal 2 supports the  
46 acquisition of environmentally sensitive land for preservation; and

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48 WHEREAS, Comprehensive Plan Implementation Item 2-C-1 states: “Work with land  
49 trusts and/or public agencies to acquire land for protection and recreational use”; and

50  
51 WHEREAS, The Council does not believe it is appropriate for the HAWSP fund to bear  
52 the cost of this expansion of conservation and recreation opportunities within the City; and

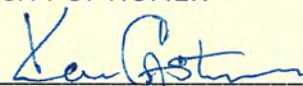
53  
54 WHEREAS, The Land Acquisition Fund has sufficient funds to pay the assessments on  
55 the subject parcel.


56  
57 NOW, THEREFORE, BE IT RESOLVED The City intends to pay the Kachemak Drive Phase  
58 I Water and Sewer Special Assessment District assessments on Township 6 South, Range 13  
59 West, Section 22, Lot 4 Hodnik Subdivision Seward Meridian, Kenai Peninsula Borough parcel  
60 number 17936032 from the Land Acquisition Fund when the property ownership has  
61 transferred to Kachemak Moose Habitat, Inc. and a deed restriction has been recorded  
62 regarding conservation and public access on the property.

63  
64 BE IT FURTHER RESOLVED, This resolution will be followed with an Ordinance  
65 appropriating the funds from the Land Acquisition Fund when the above conditions have been  
66 met.

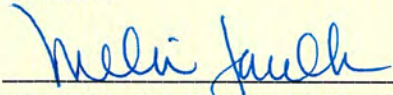
67  
68 PASSED AND ADOPTED by the Homer City Council on this 11th day of January, 2021.

69  
70

71 CITY OF HOMER  
72   
73 \_\_\_\_\_  
74 KEN CASTNER, MAYOR



The seal of the City of Homer, Alaska, is circular with a compass rose design. The text 'CITY OF HOMER ALASKA' is written around the perimeter, and 'March 31, 1954' is at the bottom. The center features a landscape with mountains, a river, and a boat.

75 ATTEST:  
76   
77 \_\_\_\_\_  
78 MELISSA JACOBSEN, MMC, CITY CLERK

79  
80 Fiscal Note: Approximately \$79,000 in water and sewer assessments for Kenai Peninsula  
81 Borough Parcel number 17936032, LEGAL DESCRIPTION: T 06S R 13W SEC 22 SEWARD  
82 MERIDIAN HM 2017050 HODNIK SUB LOT 4.





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

### Memorandum 21-011

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager and Julie Engebretsen, Deputy City Planner  
DATE: December 14, 2020  
SUBJECT: Payment of water and sewer assessments for Lot 4, Hodnik Subdivision

A 21 acre parcel located between Lampert Lake and Kachemak Drive is currently for sale. This property is particularly popular with birdwatchers and ice skaters. Kachemak Moose Habitat, Inc (KMHI) is intending to purchase the land and retain it for conservation purposes. KMHI has a history of land acquisition in the Beluga Lake/Kachemak Drive area to preserve moose habitat (see attachment 1). KMHI also has a practice of allowing public access to their properties. KMHI would like to partner with the City to “waive” the existing water and sewer assessments (~\$78,500). As the assessments are debts owed to the HAWSP fund, it is inappropriate to waive the assessments. Instead, staff recommends the Council consider paying off the assessments with available funds from the Land Acquisition Fund.

#### **Subject Parcel Information**

The subject parcel is identified as Township 6 South, Range 13 West, Section 22, Lot 4 Hodnick Subdivision Seward Meridian, Lot 4 Kenai Peninsula Borough parcel number 17936032. It is located between Kachemak Drive and the Homer Airport.



The parcel is 21 acres in size and contains a large portion of Lampert Lake. The parcel is zoned “General Commercial 2,” but the opportunities for development are limited due to the lake and wetlands. Lampert Lake and its adjacent wetlands provide both ecosystem services and recreational opportunities to the City’s residents and visitors. The parcel attracts migratory birds as well as moose. The parcel also attracts birdwatchers, amateur ecologists, environmental educators, and, when conditions are right, ice skaters.

### **Assessment History**

At this time, the subject parcel is associated with approximately \$78,500 in water and sewer assessments. The assessments, when paid, would refund the HAWSP Fund’s participation in the extension of water and sewer to this part of the City.

The subject parcel is part of two districts:

1. Kachemak Drive Phase I Sewer Special Assessment District (Resolution 04-11, approved by Council January 12, 2004)
2. Kachemak Drive Phase 1 Water Special Assessment District (Resolution 05-80, approved by Council July 25, 2005)

In 2005, the City Council adopted Resolution 05-50(A) to exempt certain lands from water and sewer assessments when the lands would be conserved for a public purpose or habitat protection. Over the years, the city has exempted at least six lots along Kachemak Drive for this purpose. Because of the impact “exemptions” or “waivers” have on the HAWSP Fund, staff does not recommend following the past practice of waiving any fees associated with the parcel.

Prior resolutions which had provided “waivers” to assessments, included language that stated if a property benefiting from a waiver were later developed, the full assessment would come due. While the post-development concept is very valid, it is very difficult to administer. If Council wants to develop a program of this nature, Administration, Finance, and the City Attorney will need to collaborate on a program which can adequately address situations such as this.

### **Request from Kachemak Moose Habitat, Inc.**

This fall, KMHI contacted the mayor to request an exemption (“wavier”) for the subject parcel (see attachment 2). The property is under private ownership, and is in the process of being purchased with the intent that KMHI will be the owner. Initially it was believed that there were approximately \$30,000 in assessments on the subject property, however further research determined that the amount is actually \$78,500. At the time the assessments were approved, the land included two parcels; lot lines have since changed and it is now one large property with the two original two assessments.

In exchange for the City paying the assessments, KMHI has proposed the following language as a deed restriction:

*“The above described real property is protected, in perpetuity, primarily for the purpose as a wetland and habitat conservation area. The property shall be protected and managed in its natural condition for the preservation of its surface resources, vegetative cover, habitat for fish and wildlife, wetland hydrology and other water quality values of the property. The property shall remain available for public recreational activities provided those activities do not conflict with this primary purpose.”*

### **Potential Funding Source**

Staff has identified the Land Acquisition Fund as a potential funding source. The fund currently has a balance of about \$170,000. If the fund is used for these assessments, the remaining balance would be approximately \$91,000.

**Recommendation:** Adopt the Resolution. When the property transaction is complete with the recorded deed restriction, staff will bring forward an ordinance to pay the water and sewer assessments.

### **Attachments**

1. Area Map
2. KMHI letter
3. Hodnik Subdivision Plat



*City of Homer*  
**Planning and Zoning Department**  
 December 29, 2020

**Land Ownership**

- Subject Property
- Kachemak Moose Habitat, Inc
- Airport Critical Habitat Area



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



Kachemak Moose Habitat, Inc.

Anchor River Beach Road P.O. Box 335 Anchor Point, AK 99556

October 28, 2020

Mayor Ken Castner  
Office of the Mayor  
City of Homer  
491 E. Pioneer Ave.  
Homer AK 99603

RE: Lampert Lake Acquisition

Dear Mayor Kastner:

Kachemak Moose Habitat Inc. (“KMH”) is currently negotiating the acquisition of 21 acres of prime moose habitat land, which includes a large portion of Lampert Lake. I know there has been previous attempts by the City to acquire this popular lake to no avail. The KMH acquisition will help move the ownership out of private hands, make this popular skating lake more accessible to the public, protect high value wetlands and provide moose habitat in a popular viewing area. Additionally Beth Trowbridge, Center for Alaskan Coastal Studies, has expressed a desire to utilize the property for field education classes. We have always allowed public access to our properties as long as moose habitat is not damaged. We believe the public will enjoy this environment for a long time to come.

The Lampert Lake property is currently subject to about \$30,000 in unpaid utility assessment, levied by the City of Homer. In the past, the City has waived such fees so long as the impacted property remained in habit conservation status. For example, attached is a City of Homer Resolution, passed in 2017, in which the City agreed to waive utility assessment fees related to a different property we placed into habitat conservation status. This is what we propose for the Lampert Lake acquisition

It has always been the intent of our organization to protect in perpetuity the wildlife habitat we acquire and we have such language in many of our property deeds. Our previous agreements with the City specify that any changes to our properties’ protection status, such as development of any kind, would cause the waiver to be set aside and any assessment district fees to be immediately reinstated.

We asked the owners of the Lampert Lake property to get the property appraised. As a result, they reduced their asking price to a number we could agree on. We have found funds to purchase the property, but the funder does not want to pay \$30,000 in utility fees assessments.

Jan Keiser, City of Homer Public Work Director, is familiar with our organization and Julie Engebretsen, Assistant Planner, is familiar with KMH's relationship with the City regarding previous Kachemak Drive property acquisitions. Jan recommended I reach out to you and ask for help in resolving this. I would like to schedule a brief meeting with you to discuss our proposal.

Thank you for your consideration in these matters.

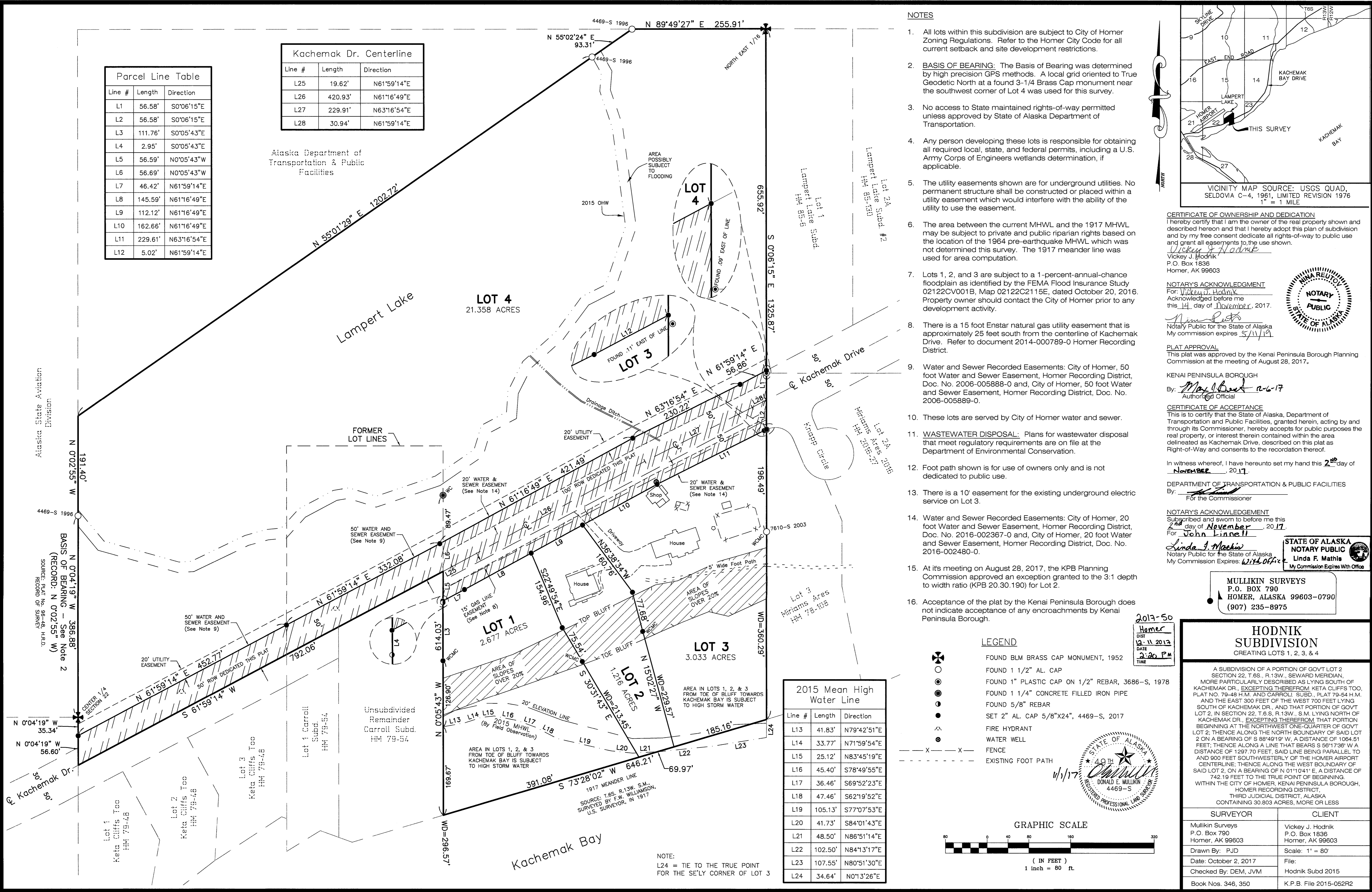
Sincerely,

Lynn Whitmore, President  
KMH Board of Directors  
(907)299-1760

Line #	Length	Direction
L1	56.58'	S0°06'15"E
L2	56.58'	S0°06'15"E
L3	111.76'	S0°05'43"E
L4	2.95'	S0°05'43"E
L5	56.59'	N0°05'43"W
L6	56.69'	N0°05'43"W
L7	46.42'	N61°16'49"E
L8	145.59'	N61°16'49"E
L9	112.12'	N61°16'49"E
L10	162.66'	N61°16'49"E
L11	229.61'	N63°16'54"E
L12	5.02'	N61°59'14"E

Line #	Length	Direction
L25	19.62'	N61°59'14"E
L26	420.93'	N61°16'49"E
L27	229.91'	N63°16'54"E
L28	30.94'	N61°59'14"E

Alaska Department of Transportation & Public Facilities



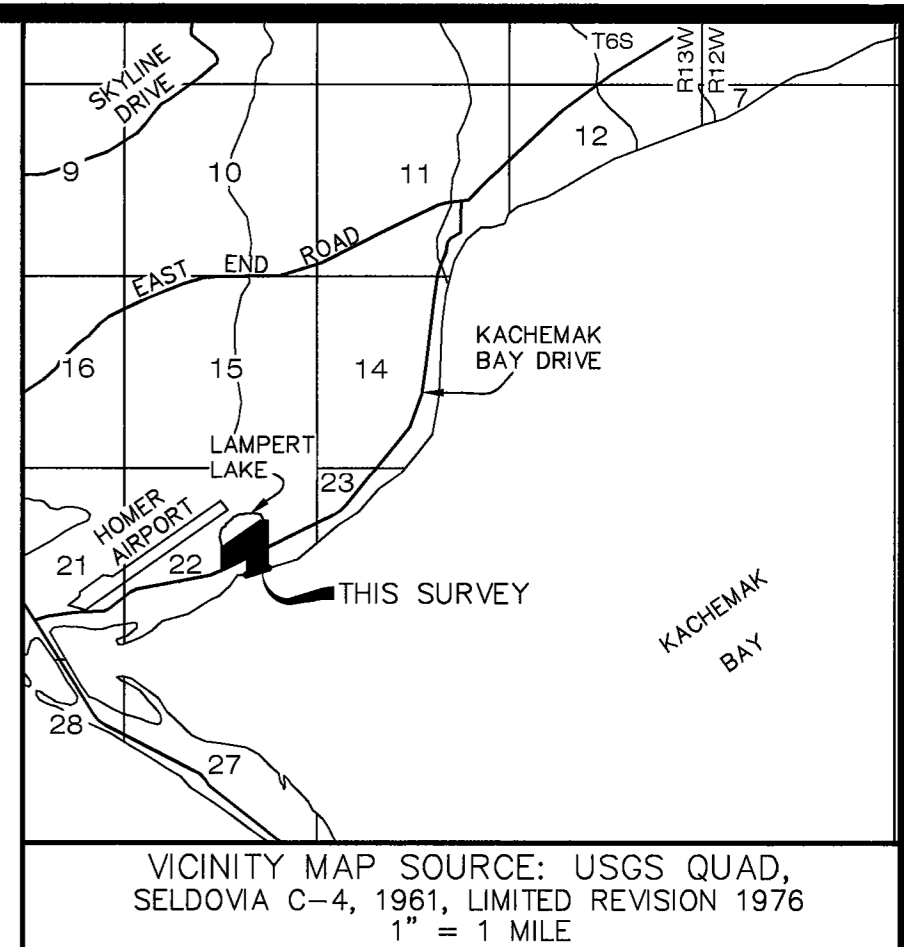
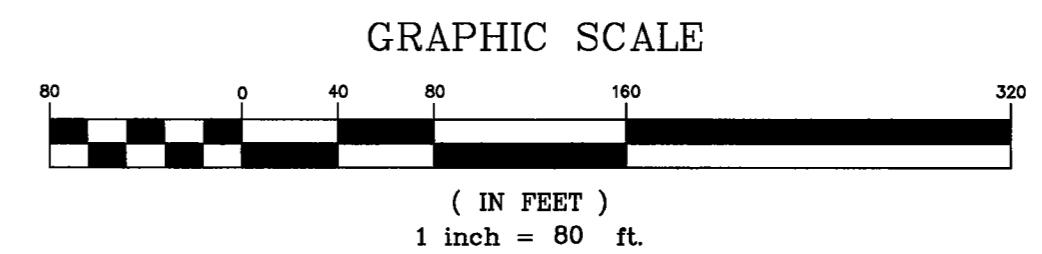
NOTES

- All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Homer City Code for all current setback and site development restrictions.
- BASIS OF BEARING:** The Basis of Bearing was determined by high precision GPS methods. A local grid oriented to True Geodetic North at a found 3-1/4 Brass Cap monument near the southwest corner of Lot 4 was used for this survey.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Any person developing these lots is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- The utility easements shown are for underground utilities. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of the utility to use the easement.
- The area between the current MHWL and the 1917 MHWL may be subject to private and public riparian rights based on the location of the 1964 pre-earthquake MHWL which was not determined this survey. The 1917 meander line was used for area computation.
- Lots 1, 2, and 3 are subject to a 1-percent-annual-chance floodplain as identified by the FEMA Flood Insurance Study 02122CV001B, Map 02122C2115E, dated October 20, 2016. Property owner should contact the City of Homer prior to any development activity.
- There is a 15 foot Enstar natural gas utility easement that is approximately 25 feet south from the centerline of Kachemak Drive. Refer to document 2014-000789-0 Homer Recording District.
- Water and Sewer Recorded Easements: City of Homer, 50 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2006-005888-0 and, City of Homer, 50 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2006-005889-0.
- These lots are served by City of Homer water and sewer.
- WASTEWATER DISPOSAL:** Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.
- Foot path shown is for use of owners only and is not dedicated to public use.
- There is a 10' easement for the existing underground electric service on Lot 3.
- Water and Sewer Recorded Easements: City of Homer, 20 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2016-002367-0 and, City of Homer, 20 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2016-002480-0.
- At its meeting on August 28, 2017, the KPB Planning Commission approved an exception granted to the 3:1 depth to width ratio (KPB 20.30.190) for Lot 2.
- Acceptance of the plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments by Kenai Peninsula Borough.

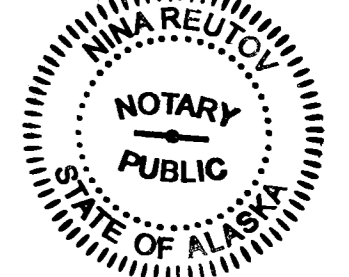
LEGEND

- FOUND BLM BRASS CAP MONUMENT, 1952
- 
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- 

Line #	Length	Direction
L13	41.83'	N79°42'51"E
L14	33.77'	N71°59'54"E
L15	25.12'	N83°45'19"E
L16	45.40'	S78°49'55"E
L17	36.46'	S69°52'23"E
L18	47.46'	S62°19'52"E
L19	105.13'	S77°07'53"E
L20	41.73'	S84°01'43"E
L21	48.50'	N86°51'14"E
L22	102.50'	N84°13'17"E
L23	107.55'	N80°51'30"E
L24	34.64'	N0°13'26"E



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.  
 Vickey J. Hodnik  
 P.O. Box 1836  
 Homer, AK 99603



**NOTARY'S ACKNOWLEDGMENT**  
 For: Vickey J. Hodnik  
 Acknowledged before me this 14 day of November, 2017.  
 Notary Public for the State of Alaska  
 My commission expires 5/11/19

**PLAT APPROVAL**  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 28, 2017.

**KENAI PENINSULA BOROUGH**  
 By: *Max J. Beal* 10-6-17  
 Authorized Official

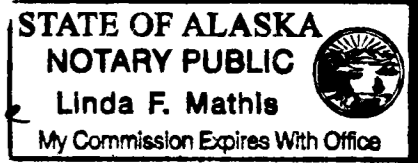
**CERTIFICATE OF ACCEPTANCE**  
 This is to certify that the State of Alaska, Department of Transportation and Public Facilities, granted herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein contained within the area delineated as Kachemak Drive, described on this plat as Right-of-Way and consents to the recordation thereof.

In witness whereof, I have hereunto set my hand this 2<sup>nd</sup> day of November, 2017.

**DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**  
 By: *John Linnell*  
 For the Commissioner

**NOTARY'S ACKNOWLEDGMENT**  
 Subscribed and sworn to before me this 2<sup>nd</sup> day of November, 2017.  
 For: *John Linnell*

*Linda J. Mathis*  
 Notary Public for the State of Alaska  
 My Commission Expires: 12/14/2022

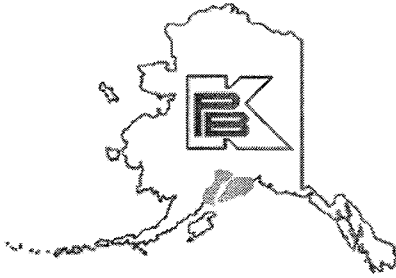


**MULLIKIN SURVEYS**  
 P.O. BOX 790  
 HOMER, ALASKA 99603-0790  
 (907) 235-8975

**HODNIK SUBDIVISION**  
 CREATING LOTS 1, 2, 3, & 4

A SUBDIVISION OF A PORTION OF GOV'T LOT 2 SECTION 22, T.6S., R.13W., SEWARD MERIDIAN, MORE PARTICULARLY DESCRIBED AS LYING SOUTH OF KACHEMAK DR., EXCEPTING THEREFROM KETA CLIFFS TOO, PLAT NO. 79-48 H.M. AND CARROLL SUBD., PLAT 79-54 H.M. AND THE EAST 300 FEET OF THE WEST 700 FEET LYING SOUTH OF KACHEMAK DR., AND THAT PORTION OF GOV'T LOT 2, IN SECTION 22, T.6S., R.13W., S.M. LYING NORTH OF KACHEMAK DR., EXCEPTING THEREFROM THAT PORTION BEGINNING AT THE NORTHWEST ONE-QUARTER OF GOV'T LOT 2; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2 ON A BEARING OF S 88°49'19" W, A DISTANCE OF 1064.51 FEET; THENCE ALONG A LINE THAT BEARS S 66°17'38" W A DISTANCE OF 1297.70 FEET; SAID LINE BEING PARALLEL TO AND 800 FEET SOUTHWESTERLY OF THE HOMER AIRPORT CENTERLINE; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 2, ON A BEARING OF N 01°10'41" E, A DISTANCE OF 742.19 FEET TO THE TRUE POINT OF BEGINNING WITHIN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 30.803 ACRES, MORE OR LESS

SURVEYOR	CLIENT
Mullikin Surveys P.O. Box 790 Homer, AK 99603	Vickey J. Hodnik P.O. Box 1836 Homer, AK 99603
Drawn By: PJD	Scale: 1" = 80'
Date: October 2, 2017	File:
Checked By: DEM, JVM	Hodnik Subd 2015
Book Nos. 346, 350	K.P.B. File 2015-052R2



## **KENAI PENINSULA BOROUGH**

*Finance Department*

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441, Ext. 2304

**PHONE:** (907) 714-2304 • **FAX:** (907) 714-2376

www.kpb.us

**CHARLIE PIERCE  
BOROUGH MAYOR**

### **CERTIFICATE OF TAX DEPARTMENT**

I, Rhonda Krohn, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: HODNIK SUBDIVISION

Parcel # 17936002

T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LT 2 DESC AS BEGIN @ POINT 800 FT S OF NW COR OF GL 2 & 400 FT E OF W LINE OF GL 2 & EXTENDING S 0 DEG 4'E 725 FT TO POINT ON MHW LINE TH ALONG SAID LINE S 70 DEG 15' E 135 FT TH N 73 DEG 30' E 181 FT TH N 0 DEG 03' W 720 FT TH W 300 FT TO POB WHICH LIES N OF KACHEMAK DR

Parcel # 17936024

T 6S R 13W SEC 22 Seward Meridian HM THAT PORTION OF GOVT LOT 2 LYING NORTH OF KACHEMAK DR EXCLUDING THOSE PARCELS PER D 5 @ 228 & WD 106 @ 988

Parcel # 17936005

T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$.00.

Witness my hand and seal this 15th day of November, 2017.

Rhonda Krohn  
Property Tax and Collections Manager



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

3 City Manager

4 **RESOLUTION 21-010**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 APPROVING AN UPDATED MEMORANDUM OF UNDERSTANDING  
8 WITH UNIVERSITY OF ALASKA ANCHORAGE AND KACHEMAK BAY  
9 NATIONAL ESTUARINE RESEARCH RESERVE AND AUTHORIZING  
10 THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE  
11 APPROPRIATE DOCUMENTS.  
12

13 WHEREAS, The Alaska Dept. of Fish and Game has, in the past, been designated by the  
14 State of Alaska as the agency responsible for managing the Reserve; and  
15

16 WHEREAS, Resolutions 96-43 and 96-106 were adopted in support of the establishment of a  
17 National Estuarine Research Reserve in Kachemak Bay; and  
18

19 WHEREAS, Resolution 98-14 was adopted in strong support of that newly established  
20 Kachemak Bay National Estuarine Research Reserve (KBNERR) ; and  
21

22 WHEREAS, The University of Alaska Anchorage (UAA) is now designated by the State of  
23 Alaska and in the KBNERR Management Plan, as the agency responsible for managing the  
24 Reserve; and  
25

26 WHEREAS, KBNERR's stated goals are research, monitoring, education, and training,  
27 providing a natural field laboratory and a living classroom for improving the scientific  
28 understanding and management of national resources in and around Kachemak Bay; and  
29

30 WHEREAS, Their management plan encourages the free exchange of management,  
31 research, and assessment data among agencies; and  
32

33 WHEREAS, KBNERR has historically provided beneficial research services to the City on  
34 multiple City projects such as including baseline data on coastal bluff erosion used in project  
35 considerations like Seawall improvements and erosion mitigation, groundwater models for  
36 Bridge Creek reservoir, work on the City's climate action plan, and providing trainings on green  
37 infrastructure, among others; and  
38

39 WHEREAS; The addition of UAA as KBNERR's managing partner will serve as a magnet  
40 for emerging research and technological approaches to help understand and manage any  
41 regional ecological shifts to coastal and marine ecosystems in ways that promote their  
42 resilience and sustainability; and  
43

44 WHEREAS, KBNERR has stated that any activities or research conducted within City  
45 lands will be conducted in a manner which is consistent with the management plans for the  
46 City and those of KBNERR, and that the City shall be fully and regularly consulted by UAA  
47 regarding research and education needs, opportunities, and information pertaining to  
48 KBNERR; and

49  
50 WHEREAS, The City of Homer is listed under the KBNERR management plan as a  
51 cooperative partner within administrative and educational fields with no financial obligation  
52 now or in the future.

53  
54 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the  
55 Memorandum of Understanding between the City of Homer, University of Alaska Anchorage,  
56 and Kachemak Bay National Estuarine Research Reserve in support of their goals of research,  
57 monitoring, education, and training in and around Kachemak Bay to encourage the study and  
58 free exchange of management, research, and assessment data among agencies; and  
59 authorizing the city manager to negotiate and execute the appropriate documents.

60  
61 PASSED AND ADOPTED by the Homer City Council on this 25<sup>th</sup> day of January, 2021.

62  
63 CITY OF HOMER  
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67 KEN CASTNER, MAYOR  
68

69 ATTEST:  
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72 \_\_\_\_\_  
73 MELISSA JACOBSEN, MMC, CITY CLERK  
74

75 Fiscal note: N/A



# City of Homer

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Port and Harbor

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## Memorandum 21-018

TO: HOMER CITY COUNCIL & MAYOR CASTNER  
THRU: ROB DUMOUCHEL, CITY MANAGER  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER  
DATE: JANUARY 14 2021  
SUBJECT: KBNERR MOU

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The Kachemak Bay National Estuarine Research Reserve (KBNERR) is in the process of updating their partnerships. In 1998, the City of Homer signed a Memorandum of Understanding with ADF&G to “assist the governmental agencies in cooperatively managing the areas within the boundaries of KBNERR.” At that time, ADF&G was assigned by the State as the agency responsible for managing the Reserve.

In November 2019, the UAA Alaska Center for Conservation Science’s Director Matt Carlson contacted the City with a request to update the MOU since it is now the University of Alaska, Anchorage that is responsible for managing KBNERR. The MOU is tied to KBNERR’s Management Plan, which has also been updated. Port and Harbor and Administration received the final draft of the Kachemak Bay National Estuarine Research Reserve’s (KBNERR) on July 6<sup>th</sup> from KBNERR Reserve Manager Coowe Walker and reviewed the proposed MOU and made comments. City attorneys, JDO Law, have also reviewed the document and made suggested edits. Presented today is the final document encompassing all input from KBNERR and City interests for final council review and approval.

### Background:

- Homer City Council has passed legislation over the years supporting the efforts of KBNERR, namely Resolutions 18-027, 14-030, 98-14, and 96-106.
- KBNERR has historically provided beneficial services to the City, including baseline data on coastal bluff erosion currently being used to inform capital improvements to the Seawall; assess nearshore fish prior to harbor expansion; provide trainings on green infrastructure; work on the City's climate action plan; and most recently applying groundwater models for the Bridge Creek reservoir, and exploring options for financing coastal peatlands.

- The Homer Harbor and area slated for expansion are not part of KBNERR’s domain. In 2014, the harbor and surrounding areas were excluded from the Kachemak Bay Critical Habitat Area managed by ADF&G after findings that this area should not be precluded from development on account of environmental needs/sensitivity. This important City project will not be hindered as a result of this partnership.

Going Forward:

- The updated MOU provides the opportunity for the City to partner with the UAA system and receive benefits like a free exchange of management, research, and assessment data while making sure KBNERR is in compliance with City regulations.
- Points of interest in the updated Management Plan and possible ways the Port can benefit:
  - long-term datasets that facilitate understanding of regional ecological shifts (such as fish and sea life) over time and serve as a magnet for emerging research and technological approaches. Understanding such shifts is critical in managing coastal and marine ecosystems in ways that promote their resilience and sustainability.”
  - Invitation for attendance to the Coastal Training Program (CTP). “The CTP provides up-to-date scientific information and skill-building opportunities to coastal decision-makers on relevant coastal management issues. Target audiences may vary for each reserve, but generally include local elected or appointed officials, managers of both public and private lands, natural resource managers, coastal and community planners, and coastal business owners and operators.” The City was identified as a priority audience for this program.
  - Partner on research and monitoring projects and enhance place-based research.
  - “...identify lands and waters with high priority for retention.” “Consistent communication and coordination between these entities and KBNERR will facilitate cooperative efforts on land acquisition, management, and potential restoration projects, as well as collaboration on critical resource issues, research needs, and outreach efforts on affected lands.”
  - Provide access to resources held by other partnering agencies including NOAA regional, Alaska Sea Grant, and Alaska Ocean Observing System, Chugach Regional Resource Commission, and Prince William Sound Science Center.
- The Management Plan also offers other benefits that, although they don’t directly tie to the port, could benefit the City as a whole such as public education programs and general information exchange and consultation services.

Homer is a regional commerce center and transportation hub for many different industries. Protection and sustainable use of natural resources while balancing the needs of the industries supported by them is paramount. Signing on to partner with UAA in regards to KBNERR will provide helpful information and guidance on topics like land development and coastal erosion. As stated in the MOU, “the Reserve will serve to increase public awareness and understanding of the complex nature of estuarine systems, their values and benefits to humans and the natural world, and the problems the confront them.” The City is not under any

financial obligation under this agreement and may terminate it without penalty.

**Recommended Action:**

Make a motion of support for the proposed MOU between the City of Homer, University of Alaska Anchorage and Kachemak Bay National Estuarine Research Reserve and authorize the City Manager to execute appropriate documents.

**Enclosures:**

Draft MOU

MEMORANDUM OF UNDERSTANDING  
between the

UNIVERSITY OF ALASKA ANCHORAGE  
Alaska Center for Conservation Science  
and the

CITY OF HOMER

concerning portions of the  
KACHEMAK BAY NATIONAL ESTUARINE RESEARCH  
RESERVE

This Memorandum of Understanding (MOU) is designed to assist the governmental agencies in cooperatively managing the areas within the boundaries of the Kachemak Bay National Estuarine Research Reserve (KBNERR). The agreement pertains to the responsibilities of: 1) University of Alaska Anchorage (UAA), College of Arts and Sciences, Alaska Center for Conservation Science, whose address is 3211 Providence Drive, Anchorage, Alaska 99508, and 2) the City of Homer ("City"), whose address is 491 E. Pioneer Ave., Homer, Alaska 99603. In no way does this MOU alter existing authorities and responsibilities either between or within the agencies.

WHEREAS, the State of Alaska has determined that the designation of the KBNERR under the National Estuarine Research Reserve System (NERRS) would provide for beneficial long-term research and improve public understanding of our coastal resources; and

WHEREAS, the National Oceanic and Atmospheric Administration (NOAA), Office of Ocean and Coastal Resource Management, designated the KBNERR, which includes areas along the Homer spit and portions of Beluga Slough; and

WHEREAS, UAA is designated by the State of Alaska and in the KBNERR Management Plan, as the agency responsible for managing the Reserve; and

WHEREAS, the City of Homer has passed resolutions (e.g., Res. 98-14, 96-106) supporting the establishment of KBNERR; and

WHEREAS, the City of Homer has title to lands which form important components of the Reserve, including several acres of tidelands and salt marshes alongside the Homer Spit, and marshland and park parcels in the Beluga Slough area; and

WHEREAS, including these areas in the reserve may better facilitate estuarine research and education programs in the Homer area;

NOW THEREFORE, it is agreed by and between the City and UAA as follows:

1. The purpose of the KBNERR is to provide a natural field laboratory and living classroom which, in addition to current uses, will be used to gather data and educate people of the state and nation on the natural and human processes occurring within coastal watersheds and estuaries. As stated in the NERRS goals, the Reserve will serve to increase public awareness and understanding of the complex nature of estuarine systems, their values and benefits to humans and the natural world, and the problems the confront them.
2. A management plan for the KBNERR was finalized by UAA after public review with critical input from the City of Homer. The management plan provides a framework for conducting research and educational programs in the Reserve. Activities within the City lands will be conducted in a manner which is consistent with the management plans for City lands and the KBNERR, designated as a NERR in 1999. Under terms of this agreement, the City of Homer will continue to manage and administer its lands and programs in these areas.
3. The City shall be fully and regularly consulted by UAA regarding research and education needs, opportunities, and information pertaining to Reserve areas.
4. The Signatories will coordinate and cooperate to ensure that research and educational activities do not adversely affect the lands, waters, fish, wildlife, natural and scenic values in these areas, or each other's management plans.
5. The Signatories acknowledge that the City intends to significantly expand port and harbor facilities on the spit. Nothing in the agreement is to be construed as opposing the City's projects or impairing the City's ability to expand port and harbor facilities for purposes which may include, but are not limited to, marine industrial, commercial, and recreational uses.
6. Nothing in this agreement shall obligate any party in the expenditure of funds, or for future payments of money, in excess of appropriations authorized by law.
7. Each party agrees that it will be responsible for its own acts and omissions including those of its officers, agents, and employees, and each party shall indemnify, defend and hold harmless the other, to the maximum extent allowed by law, from any claim of, or liability for error, omission or negligent act of whatever kind, including attorney fees, for damages to property or injury to persons occasioned by each party's own acts or omissions in connection with the terms of this agreement.
8. Nothing herein is intended to conflict with federal, state, or local laws or regulations. If there are conflicts, this agreement will be amended at the first opportunity to bring it into conformance with conflicting laws or regulations.
9. A free exchange of management, research, and assessment data among agencies is encouraged and is necessary to insure the success of these cooperative efforts.

This MOU will become effective on the date of signature. The termination date of this agreement shall be indefinite; however, either party may terminate its participation by providing written notice to the other party ninety days before termination. This agreement may be amended by mutual written consent of the Parties.

IN WITNESS THEREOF, the Parties hereto have caused this MOU to be executed

\_\_\_\_\_  
UAA Chancellor Cathy Sandeen      Date

\_\_\_\_\_  
Rob Dumouchel      Date  
City Manager  
City of Homer

\_\_\_\_\_  
UAA Provost John Stalvey      Date

\_\_\_\_\_  
UAA CAS Dean John Petraitis      Date

\_\_\_\_\_  
UAA ACCS Director Matthew Carlson      Date

DRAFT



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 21-011**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
DIRECTING THE CITY MANAGER TO HALT COLLECTION OF FEES  
FOR PARK PAVILION RENTALS UNTIL MAY 27, 2021

WHEREAS, The COVID-19 Pandemic has created economic hardships for many individuals and organizations in our community; and

WHEREAS, Outdoor recreation and gatherings are a safer option than congregating indoors; and

WHEREAS, Council has signaled support of outdoor winter recreation through the passage of Resolution 20-130; and

WHEREAS, A team of staff members focused on winter recreation identified a moratorium on pavilion rental fees as a way to reduce barriers to access to outdoor recreation spaces.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, directs the City Manager to halt the collection of fees for pavilion rentals until May 27, 2021.

PASSED AND ADOPTED by the Homer City Council on this 25<sup>th</sup> day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Revenues



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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### Memorandum 21-019

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: January 14, 2021  
SUBJECT: Moratorium on Fee Collection – Park Pavilion Rentals

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I am recommending that Council pass a resolution directing staff to enact a moratorium on collecting fees for the rental of park pavilions through May 27, 2021. No amendment to the fee schedule is required as there is no intent to change the fee. Fee collection would resume in time for Memorial Day weekend.

#### Background

Staff, and Council through the passage of Resolution 20-130, are doing their best to support and encourage outdoor recreation. Starting December 4, 2020 I began meeting regularly with a group of staff to discuss winter recreation issues. This group has been referenced in previous City Manager reports as “winter recreation champions.” One actionable idea which has come from this team is the temporary removal of fees to use park facilities. In 2020, pavilion rentals generated approximately \$1000 in revenue. If a fee moratorium is enacted, reservations will still be required, but we would be removing a barrier to usage for some folks who may be having economic issues related to COVID and can’t afford other options away from their home to safely gather and recreate.

**Staff Recommendation:** Approve Resolution 21-011

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 21-012**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AUTHORIZING THE CITY MANAGER TO REVIEW AND RELEASE  
APPROVED CAPITAL PROJECTS WHICH HAD BEEN PUT ON HOLD  
BY RESOLUTION 20-050 ON A CASE-BY-CASE BASIS

WHEREAS, The Mayor of the City of Homer declared a local emergency in response to the COVID-19 pandemic on March 18, 2020 and that emergency declaration has been extended repeatedly due to the ongoing nature of the emergency; and

WHEREAS, The Council approved Resolution 20-050 which directed staff to delay certain non-critical capital projects; and

WHEREAS, City staff evaluated projects and put them on hold throughout the remainder of 2020; and

WHEREAS, Many which were able to wait in 2020 have become more critical to complete in 2021; and

WHEREAS, The City has become more confident in the state of its economic resiliency in relation to the impacts caused by the pandemic; and

WHEREAS, It is imperative to make a determination as soon as possible to allow staff enough time to plan their projects which have limited windows of opportunity regarding weather and other conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Manager is authorized to review and release approved capital projects which had been put on hold by Resolution 20-050 on a case-by-case basis.

PASSED AND ADOPTED by the Homer City Council on this 25<sup>th</sup> day of January, 2021.

CITY OF HOMER

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KEN CASTNER, MAYOR

43 ATTEST:

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47 MELISSA JACOBSEN, MMC, CITY CLERK

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49 Fiscal note: N/A



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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## Memorandum 20-020

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: January 7, 2021  
SUBJECT: Plan to Resume Capital Projects

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Administration is recommending that the Council endorse a move to resume the implementation of approved capital projects on a case-by-case basis at the discretion of the City Manager.

Council passed Resolution 20-050 in May of 2020 which directed staff to be conservative and delay non-critical capital projects. This was done early on in the pandemic when there was much more uncertainty over the potential impacts of COVID-19 on the City's revenues. While some uncertainty remains, we have been under pandemic conditions for approximately ten months and are actively working on a change to our fiscal year as well as a new two-year budget. In that financial review process, staff is finding that we are in a position where we can begin to resume projects which had been delayed due to COVID.

I have provided a resolution which directs staff to evaluate and resume capital projects with the caveat that they must be first approved by my office before moving forward. I intend to create a small review team to assist me in this process.

Finance Director Walton has prepared a memo with more information regarding the status of our existing capital projects and the budget implications of bringing them back online.

**Staff Recommendation:** Approve Resolution 21-012



# City of Homer

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Finance Department

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## Memorandum 21-021

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Elizabeth Walton, Finance Director  
DATE: January 13, 2021  
SUBJECT: FY20/21 Capital Budget Update

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The purpose of this memo is to provide an update on the FY20/21 capital budget.

### **Background**

Council passed Resolution 20-050 stating that all non-critical capital projects were to be delayed. As such, City Departments took that direction and postponed those non-critical projects. At the City Council meeting on January 11<sup>th</sup>, Administration stated it would bring additional information associated with the capital budget to Council at the next meeting. This memo provides Council with the update on all of the General Fund CARMA (152/156), Water and Sewer CARMA (256), and Port Reserves (452/456) capital projects that were approved for FY20 and FY21.

Per HCC 3.05.035(b), an appropriation for a capital expenditure shall continue in force until the purpose for which it is made has been accomplished or abandoned; the purpose of such appropriation shall be deemed abandoned if three years pass without disbursement or encumbrance of the appropriation. It is important to keep the second piece in mind when determining how to address FY20 capital spending already approved. Three years will lapse during FY22 and that fiscal year covers the period of July 1, 2021 – June 30, 2022.

### **General Fund**

The FY20 capital budget for the General Fund CARMA (156) and Fleet CARMA (152) included approved projects totaling \$1,035,109. Of this approved amount, roughly \$329,952 has been spent to date. This total spend value is low, as the majority of capital projects slated for FY20 were postponed per Resolution 20-050.

Here is a chart summarizing the capital spending approved for FY20 and the status of those requests. The total spend to date value represents the actual amount that has been recorded to our general ledger and does not reflect any committed spending with vendors. For example, HPD has purchased both of their patrol vehicles, but the invoices for them have yet to be processed through accounts payable. Therefore, you will see an open amount suggesting no spending has been done to date. The completed marker has been assigned to

those projects that departments have confirmed are completed and all expenses have been recorded. The open amounts remaining on these completed projects are able to be unencumbered.

<u>Fund</u> <u>Dept A/C</u>	<u>Requests (&gt;=\$5000) Description</u>	<u>BY</u>	<u>Approved</u> <u>Amount</u>	<u>Spend</u> <u>to Date</u>	<u>Open</u> <u>Amount</u>	<u>Completed</u>
	<b>General Fund - 2020</b>					
156-0384	Metal Security Rolling Counter Door	Clerks	3,000	-	3,000	
156-0384	Records Storage Space/Document Management System	Clerks	8,000	-	8,000	
156-0393	Self Contained Breathing Apparatus (SCBA) Replacement	HVFD	170,000	-	170,000	
156-0393	Nozzle Replacement	HVFD	15,000	11,903	3,097	x
156-0394	Microwave Link Replacement- Phase I	HPD	11,511	-	11,511	
156-0394	Cell Phone Replacement	HPD	12,320	-	12,320	
156-0394	Replace 2 Dispatch Workstations	HPD	49,409	49,409	-	x
156-0398	Departmental Servers	IT	50,000	-	50,000	
156-0385	Ballfield Maintenance (#1 of 6)	Parks	20,000	-	20,000	
156-0385	Pioneer Avenue Banners - Summer, Winter, Holiday	Parks	10,000	-	10,000	
156-0385	Fire Rings	Parks	10,000	1,500	8,500	
156-0388	Airport Roof Replacement	PW	150,000	103,672	46,328	x
156-0395	Mattox Road Gas Line Relocation	PW	20,000	-	20,000	
156-0395	Fuel Island Replacement	PW	85,000	-	85,000	
156-0395	Hornaday Park Main Restroom Prelim. Design	PW	15,000	-	15,000	
156-0387	Spit Parking Study	Council	20,000	-	20,000	
156-0394	Replace 2 Additional Dispatch Work Stations	HPD	49,408	24,704	24,704	x
156-0400	Spit Handicap/ADA vehicle parking improvement	ADA	34,560	-	34,560	
156-0369	Seawall Maintenance - ORD 20-01	Council	7,705	8,114	(409)	x
156-0385	Fuel Island Replacement - ORD 20-35(S)	Council	14,400	-	14,400	
156-0393	Fuel Island Replacement - ORD 20-35(S)	Council	10,800	-	10,800	
156-0394	Fuel Island Replacement - ORD 20-35(S)	Council	39,600	-	39,600	
156-0394	Traffic Calming Improvements - ORD 20-51	Council	7,049	-	7,049	
156-0384	Finance Office Remodel - ORD 20-77	Council	13,480	8,480	5,000	
156-0369	Seawall Maintenance - ORD 20-84	Council	16,200	11,796	4,404	
152-0382	Fleet - HPD Patrol Vehicle Replacement	HPD	53,000	29,086	23,914	
152-0382	Fleet - HPD Patrol Vehicle Replacement	HPD	53,000	-	53,000	
152-0383	Fleet - 1/3 of Asphalt Mixer Replacement	PW	26,667	26,667	-	x
152-0383	Fleet - 1/3 of Backhoe Replacement	PW	55,000	54,622	378	x
152-0383	Fleet - 1/3 of Vac Truck Brakes Modification	PW	5,000	-	5,000	
	<b>Total 2020 General Fund Requests</b>		<b>1,035,109</b>	<b>329,952</b>	<b>705,157</b>	

The FY21 capital budget for the General Fund CARMA (156) and Fleet CARMA (152) includes approved projects totaling \$466,000. Those already approved projects are detailed below.

<u>Fund</u> <u>Dept A/C</u>	<u>Requests (&gt;=\$5000) Description</u>	<u>BY</u>	<u>Approved</u> <u>Amount</u>	<u>Spend</u> <u>to Date</u>	<u>Open</u> <u>Amount</u>	<u>Completed</u>
	<b>General Fund - 2021</b>					
156-0393	Lighting Upgrade	HVFD	24,000	-	24,000	
156-0393	Thermal Imaging Cameras	HVFD	16,000	-	16,000	
156-0387	Spit Plan (50% Planning CARMA, 50% PH Reserves)	Planning	25,000	-	25,000	
152-0381	Fleet - Brush 1 Replacement	HVFD	95,000	-	95,000	
152-0382	Fleet - HPD Patrol Vehicle Replacement	HPD	53,000	-	53,000	
152-0382	Fleet - HPD Jail Van Replacement	HPD	53,000	-	53,000	
152-0383	Fleet - Grader Replacement	PW	200,000	-	200,000	
	<b>Total 2021 General Fund Requests</b>		<b>466,000</b>	<b>-</b>	<b>466,000</b>	

Staff has identified a small number of additional capital purchases that they would like Council to consider for FY21. Public Works will be seeking increased funding for the replacement of a grader and sanding trucks. The Police Department will be seeking an additional patrol vehicle. Those additions will be brought forward at a future date to be determined.

### **Water/Sewer Fund**

The FY20 capital budget for the Water and Sewer CARMA Fund (256) included approved projects totaling \$1,474,933. Of this approved amount, roughly \$244,829 has been spent to date. This total spend value is low, as several of the bigger approved projects for FY20 were passed recently by Council via Ordinance.

Here is a chart summarizing the capital spending approved for FY20 and the status of those requests. The total spend to date value represents the actual amount that has been recorded to our general ledger and does not reflect any committed spending with vendors. The completed marker has been assigned to those projects that departments have confirmed are completed and all expenses have been recorded. The open amounts remaining on these completed projects are able to be unencumbered.

<b>Fund Dept A/C</b>	<b>Requests (<math>\geq</math>\$5000) Description</b>	<b>BY</b>	<b>Approved Amount</b>	<b>Spend to Date</b>	<b>Open Amount</b>	<b>Completed</b>
	<b>Water/Sewer - 2020</b>					
256-0378	Comercial Meter Replacement	Water	80,000	-	80,000	
256-0378	WTP On-line and lab meters	Water	49,258	46,847	2,411	x
256-0378	Gas detection system	Water	8,000	6,468	1,532	
256-0378	Dredge for WTP	Water	10,000	-	10,000	
256-0378	Dustless Blasting Equipment	Water	6,250	6,250	-	x
256-0378	Million Gallon Water Tank Aeration System - ORD 20-56	Council	210,000	-	210,000	
256-0378	Tesoro Water Vault Upgrade - ORD 20-56	Council	100,000	-	100,000	
256-0378	Raw Water Line Replacement - Design ORD 20-56	Council	215,000	-	215,000	
256-0378	PRV Replacement West Trunk Line - ORD 20-56	Council	25,000	-	25,000	
256-0378	Fuel Island Replacement - ORD 20-35(S)	Council	7,200	-	7,200	
256-0378	Retrofit High Energy Light Fixtures - ORD 20-92	Council	18,696	-	18,696	
256-0379	Launch Ramp Lift Station enclosure	Sewer	17,500	3,826	13,674	
256-0379	STP On-line and lab meters	Sewer	39,800	26,915	12,885	
256-0379	Dustless Blasting Equipment	Sewer	6,250	6,250	-	x
256-0379	Replace Deep Shaft Air Compressor - ORD 20-57	Council	85,000	-	85,000	
256-0379	Upgrade SCADA for 7 Lift Stations - ORD 20-57	Council	210,900	-	210,900	
256-0379	WWTP Digester Blowers - ORD 20-57	Council	189,000	-	189,000	
256-0379	Fuel Island Replacement - ORD 20-35(S)	Council	7,200	-	7,200	
256-0379	Retrofit High Energy Light Fixtures - ORD 20-92	Council	16,546	-	16,546	
256-0378	Fleet - 1/3 of Asphalt Mixer Replacement	Water	26,667	26,667	-	x
256-0378	Fleet - 1/3 of Backhoe Replacement	Water	55,000	54,622	378	x
256-0378	Fleet - 1/3 of Vac Truck Brakes Modification	Water	5,000	-	5,000	
256-0379	Fleet - 1/3 of Asphalt Mixer Replacement	Sewer	26,667	26,667	-	x
256-0379	Fleet - 1/3 of Backhoe Replacement	Sewer	55,000	40,318	14,682	x
256-0379	Fleet - 1/3 of Vac Truck Brakes Modification	Sewer	5,000	-	5,000	
	<b>Total 2020 Water and Sewer Requests</b>		<b>1,474,933</b>	<b>244,829</b>	<b>1,230,104</b>	



The FY21 capital budget for the Water and Sewer CARMA Fund (256) includes approved projects totaling \$18,000. Those already approved projects are detailed below.

<u>Fund</u> <u>Dept A/C</u>	<u>Requests (&gt;=\$5000) Description</u>	<u>BY</u>	<u>Approved Amount</u>	<u>Spend to Date</u>	<u>Open Amount</u>	<u>Completed</u>
	<b>Water/Sewer - 2021</b>					
256-0378	Data Loggers for leak detection	Water	18,000	-	18,000	
	<b>Total 2021 Water and Sewer Requests</b>		<b>18,000</b>	<b>-</b>	<b>18,000</b>	

### **Port and Harbor Fund**

The FY20 capital budget for the Port Reserves Fund (456) and Fleet Reserves (452) included approved projects totaling \$82,800. Of this approved amount, roughly \$61,305 has been spent to date.

Here is a chart summarizing the capital spending approved for FY20 and the status of those requests. The total spend to date value represents the actual amount that has been recorded to our general ledger and does not reflect any committed spending with vendors. The completed marker has been assigned to those projects that departments have confirmed are completed and all expenses have been recorded. The open amounts remaining on these completed projects are able to be unencumbered.

<u>Fund</u> <u>Dept A/C</u>	<u>Requests (&gt;=\$5000) Description</u>	<u>BY</u>	<u>Approved Amount</u>	<u>Spend to Date</u>	<u>Open Amount</u>	<u>Completed</u>
	<b>Port and Harbor- 2020</b>					
456-0380	Fish Grinder Outfall Line Pump	Port	19,000	17,320	1,680	x
456-0380	Snow Plow Replacement	Port	8,000	8,010	(10)	x
456-0380	Electrical Loadbank Testing Equipment	Port	6,000	5,975	25	x
456-0380	Fuel Island Replacement - ORD 20-35(S)	Council	19,800	-	19,800	
452-0374	Fleet - Manlift Replacement	Port	30,000	30,000	-	x
	<b>Total 2020 Port Requests</b>		<b>82,800</b>	<b>61,305</b>	<b>21,495</b>	

The FY21 capital budget for the Port Reserves Fund (456) and Fleet Reserves (452) includes approved projects totaling \$37,000. Those already approved projects are detailed below.

<u>Fund</u> <u>Dept A/C</u>	<u>Requests (&gt;=\$5000) Description</u>	<u>BY</u>	<u>Approved Amount</u>	<u>Spend to Date</u>	<u>Open Amount</u>	<u>Completed</u>
	<b>Port and Harbor- 2021</b>					
456-0380	Commercial Barge Ramp Improvement	Port	6,000	-	6,000	
156-0387	Spit Plan (50% Planning CARMA, 50% PH Reserves)	Council	25,000	-	25,000	
	<b>Total 2021 Port Requests</b>		<b>37,000</b>	<b>-</b>	<b>37,000</b>	

### **Discussion**

Upon review of the data, the Finance Department is of the opinion that it would be appropriate for the City to resume Capital Projects as approved in the FY20/21 budget. Finance is in agreement with the conservative approach proposed in the memo and resolution from the City Manager which would have projects reviewed and released on a case-by-case basis.

### **Attachments**

Included with this Memorandum is an attachment that provides Council with a fund balance update for each of the CARMA and Reserve funds aforementioned.

**City of Homer**  
**CARMA and Reserve Funds**  
**Updated 1/12/21**

**Capital Asset and Maintenance Allowance Fund and Depreciation Reserves**

General Fund CARMA		Audited	Actuals through 12/31/20			Estimated	Budgeted		Estimated
Fund # - Account #	Account Name	Ending Balance FY 2019	Transferred In/(out)	Other Income	Expenditures	Ending Balance FY 2020	Transferred In/(out)	Expenditures	Ending Balance FY 2021
156-0367	Public Art	172				172			172
156-0369	Seawall	31,084	10,000		(26,521)	14,564	10,000		24,564
156-0370	Animal Shelter	19,400				19,400			19,400
156-0375	General	(286,188)		39,224		(246,964)			(246,964)
156-0384	City Hall	62,118			(9,106)	53,012			53,012
156-0385	Park & Rec	135,461			(1,723)	133,738			133,738
156-0387	Planning	38,652				38,652		(25,000)	13,652
156-0388	Airport	120,781	83,397		(103,672)	100,506			100,506
156-0390	Library	206,274				206,274			206,274
156-0393	Fire	187	87,257		(11,903)	75,542		(40,000)	35,542
156-0394	Police	233,753			(74,112)	159,641			159,641
156-0395	Public Works	296,720				296,720			296,720
156-0396	HERC	187,818			(10,937)	176,881			176,881
156-0397	Fishing Hole	110,165				110,165			110,165
156-0398	IT	267,749				267,749			267,749
156-0399	Sister City	18,197				18,197			18,197
156-0400	ADA	100,000				100,000			100,000
<b>Total</b>		<b>1,542,344</b>	<b>180,654</b>	<b>39,224</b>	<b>(237,974)</b>	<b>1,524,244</b>	<b>10,000</b>	<b>(65,000)</b>	<b>1,469,246</b>
<b>Audited (CAFR)</b>		<b>1,542,344</b>							

General Fund Fleet CARMA		Audited	Actuals through 12/31/20			Estimated	Budgeted		Estimated
Fund # - Account #	Account Name	Ending Balance FY 2019	Transferred In/(out)	Other Income	Expenditures	Ending Balance FY 2020	Transferred In/(out)	Expenditures	Ending Balance FY 2021
152-0375	General	114,273		24,845		139,118			139,118
152-0380	Administrative	41,929				41,929			41,929
152-0381	Fire	405,707			(62,572)	343,135		(95,000)	248,135
152-0382	Police	190,758			(29,086)	161,672		(106,000)	55,672
152-0383	Public Works	53,846	196,500		(107,545)	142,800		(200,000)	(57,200)
152-0391	Insurance	139,817				139,817			139,817
<b>Total</b>		<b>946,329</b>	<b>196,500</b>	<b>24,845</b>	<b>(199,203)</b>	<b>968,471</b>	<b>0</b>	<b>(401,000)</b>	<b>567,471</b>
<b>Audited (CAFR)</b>		<b>946,329</b>							

Water & Sewer CARMA		Audited	Actuals through 12/31/20			Estimated	Budgeted		Estimated
Fund # - Account #	Account Name	Ending Balance FY 2019	Transferred In/(out)	Other Income	Expenditures	Ending Balance FY 2020	Transferred In/(out)	Expenditures	Ending Balance FY 2021
256-0378	Water	2,615,008	81,240		(141,145)	2,555,102		(18,000)	2,537,102
256-0379	Sewer	2,065,382	14,856		(148,020)	1,932,218			1,932,218
<b>Total</b>		<b>4,680,390</b>	<b>96,096</b>		<b>(289,166)</b>	<b>4,487,320</b>	<b>0</b>	<b>(18,000)</b>	<b>4,469,320</b>
<b>Audited (CAFR)</b>		<b>4,680,390</b>							

Port & Harbor Depreciation Reserve		Audited	Actuals through 12/31/20			Estimated	Budgeted		Estimated
Fund # - Account #	Account Name	Ending Balance FY 2019	Transferred In/(out)	Other Income	Expenditures	Ending Balance FY 2020	Transferred In/(out)	Expenditures	Ending Balance FY 2021
456-0380	P & H Reserve	1,622,693	256,611	326	(36,304)	1,843,327		(31,000)	1,812,327
	Load and Launch Reserve	207,110	46,717			253,827	26,354		280,180
456-0382	P & H Bond Reserve	330,420	300,000		(311,026)	319,394	225,000	(225,000)	319,394
<b>Total</b>		<b>2,160,222</b>	<b>603,328</b>	<b>326</b>	<b>(347,330)</b>	<b>2,416,547</b>	<b>251,354</b>	<b>(256,000)</b>	<b>2,411,900</b>
<b>Audited (CAFR)</b>		<b>2,160,222</b>							

Port & Harbor Fleet Reserve		Audited	Actuals through 12/31/20			Estimated	Budgeted		Estimated
Fund # - Account #	Account Name	Ending Balance FY 2019	Transferred In/(out)	Other Income	Expenditures	Ending Balance FY 2020	Transferred In/(out)	Expenditures	Ending Balance FY 2021
452-0374	P & H Fleet	192,603	30,000		(30,000)	192,603	30,000		222,603
<b>Total</b>		<b>192,603</b>	<b>30,000</b>	<b>0</b>	<b>(30,000)</b>	<b>192,603</b>	<b>30,000</b>	<b>0</b>	<b>222,603</b>
<b>Audited (CAFR)</b>		<b>192,603</b>							

**CITY OF HOMER  
HOMER, ALASKA**

Lord/Smith

**RESOLUTION 20-050**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA DELAYING CERTAIN NON-CRITICAL CAPITAL PROJECTS AND ENCOURAGING CONSERVATIVE OPERATIONAL SPENDING WITH THE INTENT TO REASSESS CAPITAL AND OPERATING EXPENSES AFTER THE FIRST AND SECOND FISCAL QUARTERS WHILE DEVELOPING FINANCIAL SCENARIOS FOR FY2020 AND FY2021.

WHEREAS, The Mayor of the City of Homer declared a local emergency in response to the Covid-19 pandemic on March 18, 2020; and

WHEREAS, The Homer City Council ratified the declaration of local emergency and extended it for 90 days; and

WHEREAS, The Honorable Michael Dunleavy, Governor of Alaska, has issued health mandates to respond to the Covid-19 pandemic, which have resulted in tremendous economic strain and hardship on many individuals, families, and businesses in Homer; and

WHEREAS, 44% of City revenue is budgeted from sales taxes, with another 28% of revenue budgeted from property taxes in FY2020; and

WHEREAS, Under Homer City Code 9.16.010, dedicated City sales tax also provides revenue for the police station project, the Homer Accelerated Roads and Trails fund (HART), and the Homer Accelerated Water and Sewer Project fund (HAWSP); and

WHEREAS, The bulk of City sales tax revenues come in during the second and third fiscal quarters of the year, in line with the typically busy Homer tourist season; and

WHEREAS, The City's 2018 audited General Fund balance was \$6,425,584 and beginning in FY20 \$4,153,169 was assigned as an "emergency fund" that is equal to four months' revenue to be maintained by Council for use only in the event of emergencies, with the remaining balance designated as 'Unassigned Fund Balance'; and

WHEREAS, City activities are also tracked within the Water and Sewer Special Revenue Fund, the Harbor Enterprise Fund, Reserve Funds, Debt Service Funds, and Internal Service Funds all of which may be impacted by economic uncertainty associated with Covid-19; and

42 WHEREAS, The Kenai Peninsula Borough is the tax collection agency for the City of  
43 Homer and is on a fiscal year calendar and as such is currently in their budget process through  
44 which their Administration, under the “Summary Data – Governmental Functions” section of  
45 Mayor Pierce’s proposed FY 21 Annual Budget, has estimated nearly 21% reduction in tax  
46 revenues (sales and property taxes) with an estimated 15% reduction in sales tax returns as a  
47 result of Covid-19 restrictions; and  
48

49 WHEREAS, It is in the best interest of the City to act proactively and plan for long-term  
50 fiscal responsibility across funds and within operations throughout this crisis to continue  
51 providing City services and maintain the City’s workforce through economic uncertainty to the  
52 greatest extent possible; and  
53

54 WHEREAS, The direction provided in this resolution is proactive in nature. Its intent is  
55 to protect the fiscal health of the City and the City’s ability to continue providing essential  
56 services into what is currently an uncertain future. This direction will be followed with staff  
57 reevaluating all capital projects and operational expenses under these new parameters.  
58

59 NOW, THEREFORE BE IT RESOLVED that the City Manager will work with Departments  
60 to assess approved capital projects and will only proceed with projects that are currently  
61 underway, have majority of funds from other sources (i.e. state or federal grants), are  
62 necessary for public safety and welfare, or are recommended to still occur while delaying other  
63 non-critical capital projects.  
64

65 BE IT FURTHER RESOLVED that the City Manager will work with Departments to stretch  
66 operational dollars and spend budgeted funds conservatively and prudently.  
67

68 BE IF FURTHER RESOLVED that the City Council will reassess guidance on capital and  
69 operational spending after the first and second fiscal quarters’ revenue is booked;  
70

71 BE IT FURTHER RESOLVED that the City Council requests the following information from  
72 Administration for a worksession prior to the first meeting in June:

- 73 ○ Updates on all current fund balances and accounts, including reserve accounts,  
74 debt service accounts, the General Fund, Enterprise Fund, and Water Sewer  
75 Special Revenue Fund.
- 76 ○ An update on the 2019 audit and timeline.
- 77 ○ Modeled projections of City revenues for FY20 and FY21 with sales tax revenues  
78 reduced by 15% and 40% and property tax revenues reduced by 10% and 20%.
- 79 ○ Estimates of Fund Balance spending to fill the above projected revenue  
80 reductions.  
81  
82  
83

84 PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER, ALASKA this 26 day of  
85 May, 2020.

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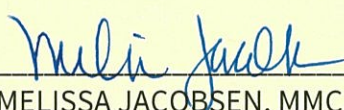
CITY OF HOMER



KEN CASTNER, MAYOR

93 ATTEST:

94

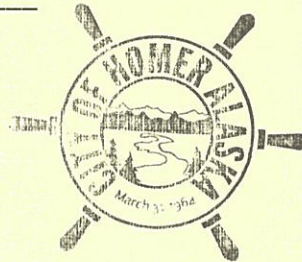
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96 \_\_\_\_\_  
97 MELISSA JACOBSEN, MMC, CITY CLERK

98

99 Fiscal note: N/A

100



**Homer Unified Command COVID-19 Vaccine POD  
January 15 & 16, 2021 at Christian Community Church**



**Staging ambulance and training traffic/parking volunteers.**



**Set up and training of greeters and registration stations.**



**Vaccination room and observation area set up and coordination.**



Vaccination placement demonstration.



Parking lot entry check point.







Over 100 medical staff, City staff and volunteers worked the POD to dispense 715 vaccines to adults 65 years of age and older over the two day period.



Clinic screeners and patient registration in action.



Vaccine room and observation area in action





Seniors of Alaska

Since 1966

"I am Senior!"

January 16, 2021

Ms. Derotha Ferraro, Director of Public Relations & Marketing  
South Peninsula Hospital/ Unified Command  
4300 Bartlett Street  
Homer AK 99603

Dear Derotha,

We would like to take this opportunity to commend and congratulate the staff of South Peninsula Hospital, the City of Homer, Homer Unified Command and the great volunteers who joined with South Peninsula Hospital to operate the Covid virus vaccination clinic on Jan 15, 16.

The very important event, held to inoculate our Senior population against the deadly Covid virus was excellent in planning, preparation and execution, especially during a pandemic.

Upon arrival at the site people were welcomed, directed to parking, welcomed again into the center and participated in a smooth running "well-oiled machine" to receive their vaccination.

Every staff member and volunteer were positive, uplifting and helpful as they guided Seniors through the vaccination procedure.

This clinic, hosted by the South Peninsula Hospital is an example of how a vaccination clinic should be run. Communities around the State of Alaska should take note and follow the example and model you have established.

The vaccination of our Senior citizens, the most vulnerable to severe illness and death, will greatly reduce the pressure and angst experienced by other age groups.

Again, on behalf of Seniors of Alaska, Inc. and all Alaska Senior citizens, we applaud all for your commitment and service to our community. Please share this letter with your associates.

Sincerely,

Peter T. Zuyus  
Executive Director  
Seniors of Alaska, Inc.  
907-299-0539  
www.seniorsofalaska.org

**From:** Anne Wieland <ajpwieland@yahoo.com>  
**Sent:** Friday, January 15, 2021 2:39 PM  
**To:** Zink, Anne B (MSS) <anne.zink@alaska.gov>  
**Subject:** Homer Vaccine operation (Moderna)

Dear Dr. Zink,

Today the Homer crew started vaccinating seniors 65 and up. There had been a very difficult sign uperama with all appointments filling up online in 8 minutes and lots of eager seniors left out. Today they more than made up for it with a remarkably well organized effort at a large church here in town.

As an Anchorage School District K-6 Science teacher long ago I had to organize 1 or 2 day inservices for one or more schools now and then so I remember what it took in terms of organization. The Homer crew more than outdid themselves in every little tiny aspect of the entire process from people out on Bartlett Street at the church waving us in, conveniently a few tenths of a mile down from the South Peninsula Hospital, to the person who after going through all the (friendly professional) stations, helped me back out of my parking spot and informed me that a brake light was out. It is probably the best organized group effort I have ever experienced, all on time. Should there be other groups and organizations who need some help with that aspect of administering the vaccine, I highly recommended these folks, after they finish up this round on Saturday and can catch their breath.

All the best,

Anne Wieland  
Homer

On behalf of the Unified Command partners of the first-ever southern peninsula Covid-19 vaccine point of dispensing event, we would like to recognize and thank the following people and businesses for their support in a **job well done!** It takes a community – thank you – we are stronger together!

- South Peninsula Hospital staff
- City of Homer Staff
- Homer Public Health
- Community Christian Church
- Homer Medical Clinic staff
- KPBSD school nurse volunteers
- Homer Volunteer Fire Department volunteers
- Rotary volunteers
- Community volunteers who helped make phone appointments, check clients in, direct traffic and provide food: Shari Daugherty, Lori Evans, Janet Fink, Paul Dungan, Rachel Friedlander, MAPP of the Southern Kenai Peninsula and many more.
- Center for Alaskan Coastal Studies
- L&R Rentals
- Moore & Moore Services
- Pratt Museum
- And many others who may be inadvertently left off this listing – THANK YOU!

It will take more events like this to help our seniors (and other groups as they become eligible under Alaska’s tiered system) have timely access to the vaccine at the outset of the national rollout of COVID-19 vaccines. We are fortunate to have robust volunteerism and strong community partnerships working together for the health and safety of our community.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

January 20, 2021

## **MEMORANDUM OF VETO**

Dear Council Members:

Under the authority granted to me under AS 29.20.270 (a), I am striking three line items that were included in the 2021 (truncated, 6 month) budget that you approved on January 11<sup>th</sup>. They are shown on Page 361 of the agenda packet for that meeting, a copy of which is attached. They are identified as A/C 4984, A/C 4985, and A/C 4987. They are the administrative charges to the HART and HAWSP Funds.

Explanation: The HART and HAWSP Funds are voter approved collections of a sales tax for dedicated purposes. The voters directed the money to be used exclusively for those purposes and expenditures beyond those purposes require voter approval. The City has been charging administrative fees to both for many years, which, in my view to have been an improper appropriation of restricted funds. The Council just adopted a refreshed HAWSP Policy that makes it very clear that administrative fees are not to be charged to the fund.

A similar restraint exists to the HART Fund, whether written or not.

I have included a spreadsheet with back-up materials to illustrate the erosion of fund growth when an administrative fee is in place.

Respectfully submitted,

Ken Castner

Mayor, City of Homer

	A	B	C	D
1	Homer Sales Tax FY 2021		3.35%	equals 4.85% - (.0075*2)
2	2021 Truncated Budget Revenue		1,793,487	A/C # 4201
3	Gross Sales Tax Basis		53,536,925	c3/c2
4	HART Trails Income		40,153	c4*.0075*.1
5	HART Roads Income		361,374	c4*.0075*.9
6	HAWSP Income		401,527	c4*.0075
7				
8	Administrative Charges:			
9	HART Trails		16,504	A/C # 4987
10	% of income		41.10%	c10/c5
11	HART Roads		66,015	A/C # 4984
12	% of income		18.27%	c12/c6
13	HAWSP		82,519	A/C # 4985
14	% of income		20.55%	c14/c7
15				
16	In 2019 HAWSP + W&S Revenue:		3,946,563	Actual 2019 Audit
17	2018 Admin Fees		1,037,185	Water +Sewer Admin
18	% of Income		26.3%	c17/c16
19	In 2018 HAWSP + W&S Revenue:		3,692,778	Actual 2018 Audit
20	2018 Admin Fees		831,036	Water +Sewer Admin
21	% of Income		22.5%	c20/c19
22	In 2017 HAWSP + W&S Revenue:		3,642,491	Actual 2017 Audit
23	2018 Admin Fees		947,441	Water +Sewer Admin
24	% of Income		26.0%	c24/c23

City of Homer  
2021 Operating Budget

General Fund (100) Revenue Detail		Actual			Budget		Δ %	
		12/31/2016	12/31/2018	12/31/2019	Adopted 12/31/2020	Draft 6/30/2021	2020 to 2021	
A/C Num.	Revenue Categories & Descriptions						\$	%
<b>0005</b>	<b>PROPERTY TAXES:</b>							
4101	Real Prop Tax	2,875,193	3,169,797	3,272,292	3,135,010	63,339	(3,071,671)	-98.0%
4102	Per Prop Tax	206,151	219,375	246,130	215,966	6,606	(209,360)	-96.9%
4103	Motr Vehicle Tx	48,779	47,426	46,362	48,869	18,543	(30,326)	-62.1%
4104	Prior Years Taxes	44,605	44,701	79,050	62,444	28,669	(33,775)	-54.1%
4105	Pen/Int Prop Tx	(2,404)	6,416	7,530	1,407	4,198	2,791	198.4%
4107	Oil Tax	10,510	5,998	0	12,080	1,999	(10,080)	-83.4%
	<b>Total Property Taxes</b>	<b>3,182,834</b>	<b>3,493,713</b>	<b>3,651,365</b>	<b>3,475,775</b>	<b>123,353</b>	<b>(3,352,421)</b>	<b>-96.5%</b>
<b>0010</b>	<b>SALES &amp; USE TAXES:</b>							
4201	Sales Tax	6,376,187	6,408,983	6,394,988	5,455,285	1,793,487	(3,661,798)	-67.1%
4202	Cooperative Tax	24,878	24,657	23,996	24,752	7,999	(16,753)	-67.7%
4203	Liquor License	24,750	25,650	25,000	24,933	21,767	(3,167)	-12.7%
4205	Sales Tax Comm	4,000	4,000	4,000	3,667	2,000	(1,667)	-45.5%
	<b>Total Sales and Use Taxes</b>	<b>6,429,815</b>	<b>6,463,291</b>	<b>6,447,985</b>	<b>5,508,638</b>	<b>1,825,253</b>	<b>(3,683,385)</b>	<b>-66.9%</b>
<b>0015</b>	<b>PERMITS &amp; LICENSES:</b>							
4301	Driveway Permit	1,825	2,500	1,830	2,052	1,078	(973)	-47.4%
4302	Sign Permits	500	250	50	367	100	(267)	-72.7%
4303	Building Permit	11,250	17,845	15,450	14,938	7,817	(7,122)	-47.7%
4304	Peddler Permits	1,746	3,504	2,874	2,343	2,375	32	1.4%
4308	Zoning Fees	11,800	14,400	9,125	15,683	8,525	(7,158)	-45.6%
4309	Row Permit	-	2,910	6,225	1,810	2,045	235	13.0%
4310	Marijuana Licenses	-	1,800	1,600	767	333	(433)	-56.5%
4314	Taxi/chauffeurs/safety Inspec	3,088	3,605	3,998	3,566	1,641	(1,925)	-54.0%
	<b>Total Permits and Licenses</b>	<b>30,209</b>	<b>46,814</b>	<b>41,152</b>	<b>41,526</b>	<b>23,914</b>	<b>(17,612)</b>	<b>-42.4%</b>
<b>0020</b>	<b>FINES &amp; FORFEITURES:</b>							
4401	Fines/Forfeit	16,494	9,285	16,008	14,024	3,996	(10,028)	-71.5%
4402	Non Moving Fine	1,535	6,695	12,790	6,738	1,205	(5,533)	-82.1%
	<b>Total Fines and Forfeitures</b>	<b>18,029</b>	<b>15,980</b>	<b>28,798</b>	<b>20,762</b>	<b>5,201</b>	<b>(15,561)</b>	<b>-75.0%</b>
<b>0025</b>	<b>USE OF MONEY:</b>							
4801	Interest Income	44,312	64,372	188,592	43,662	37,360	(6,302)	-14.4%
4802	Penalty/Interest	-	0	-	-	-	0	0.0%
	<b>Total Use of Money</b>	<b>44,312</b>	<b>64,372</b>	<b>188,592</b>	<b>43,662</b>	<b>37,360</b>	<b>(6,302)</b>	<b>-14.4%</b>
<b>0030</b>	<b>REVENUES-OTHER AGENCIES:</b>							
4501	Ak Shared Rev ***	215,905	0	-	-	-	0	0.0%
4503	Prisoner Care	424,080	439,178	440,066	440,000	220,033	(219,967)	-50.0%
4504	Borough 911	52,800	52,800	52,800	52,800	-	(52,800)	-100.0%
4505	Police Sp Serv	36,000	27,000	36,000	36,000	27,000	(9,000)	-25.0%
4509	Assistant Fire Chief	-	129,428	-	-	-	0	0.0%
4511	Pioner Av Maint	34,000	34,000	34,000	34,000	-	(34,000)	-100.0%
4527	PERS Revenue ***	235,899	206,427	294,185	-	-	0	0.0%
	<b>Total Intergovernmental</b>	<b>1,005,505</b>	<b>890,950</b>	<b>867,373</b>	<b>562,800</b>	<b>247,480</b>	<b>(315,320)</b>	<b>-56.0%</b>
<b>0035</b>	<b>CHARGES FOR SERVICES:</b>							
4311	Library Cards	20	0	60	-	-	0	0.0%
4315	Project Administration Fee	-	2,394	516	-	-	0	0.0%
4316	Lid Application Fee	-	0	100	-	-	0	0.0%
4317	Lid Yearly Bill	27,501	23,218	20,736	26,756	9,278	(17,478)	-65.3%
4516	Pw Equip & Serv	11,629	13,049	300	14,607	2,643	(11,964)	-81.9%
4599	Pioneer Beautif	190	190	150	283	55	(228)	-80.6%
4601	Ambulance Fees	271,872	141,706	122,725	189,644	89,815	(99,829)	-52.6%
4603	Fire Contr Kachemack City	71,631	88,594	91,204	86,059	59,133	(26,926)	-31.3%
4604	HVF Class Fees	-	-	-	-	-	0	0.0%

City of Homer  
2021 Operating Budget

General Fund (100) Revenue Detail		Actual			Budget		Δ %	
A/C Num.	Revenue Categories & Descriptions	12/31/2016	12/31/2018	12/31/2019	Adopted	Draft	2020 to 2021	
					12/31/2020	6/30/2021	\$	%
4607	Other Services	28,647	33,995	31,745	31,266	12,952	(18,314)	-58.6%
	Camping	179,034	181,114	178,663	185,272	105,815	(79,457)	-42.9%
4609	Animal Care Fee	13,766	17,444	17,913	15,063	6,839	(8,224)	-54.6%
4610	Plans & Specs	391	15	5	-	-	0	0.0%
4611	City Clerk Fees	1,586	3,004	1,987	2,194	513	(1,681)	-76.6%
4612	Publication Fee	-	25	7	-	-	0	0.0%
4613	Cemetery Plots	2,000	6,600	6,400	3,600	3,633	33	0.9%
4614	Community Recreation Fees	37,603	37,663	42,279	37,972	17,003	(20,969)	-55.2%
4650	Rents & Leases	-	8,601	0	-	-	0	0.0%
4655	Pavillion Rental	-	-	2,650	1,088	533	(554)	-51.0%
4660	Advertising - Community School	1,170	400	0	807	133	(673)	-83.5%
	<b>Total Charges for Services</b>	<b>647,042</b>	<b>558,011</b>	<b>517,438</b>	<b>594,610</b>	<b>308,347</b>	<b>(286,264)</b>	<b>-48.1%</b>
<b>0040</b>	<b>OTHER REVENUE:</b>							
4901	Surplus Prop	-	0	5,651	-	-	0	0.0%
4902	Other Revenue	2,414	30,196	67,476	-	-	0	0.0%
	<b>Total Other Revenues</b>	<b>2,414</b>	<b>30,196</b>	<b>73,126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>0045</b>	<b>AIRPORT TERMINAL REVENUES:</b>							
4655	Airline Leases	62,206	111,966	135,479	81,672	60,678	(20,994)	-25.7%
4656	Concessions	2,979	24,914	11,519	12,600	6,259	(6,341)	-50.3%
4657	Car Rental	33,756	35,410	45,478	36,819	13,549	(23,270)	-63.2%
4658	Parking Fees	32,110	31,531	26,322	32,363	13,328	(19,035)	-58.8%
4660	Advertising	-	0	-	-	-	0	0.0%
	<b>Total Airport</b>	<b>131,051</b>	<b>203,822</b>	<b>218,798</b>	<b>163,455</b>	<b>93,814</b>	<b>(69,641)</b>	<b>-42.6%</b>
	<b>Total Before Operating Transfers</b>	<b>11,491,211</b>	<b>11,767,147</b>	<b>12,034,627</b>	<b>10,411,226</b>	<b>2,664,721</b>	<b>(7,746,505)</b>	<b>-74.4%</b>
<b>0099</b>	<b>OPERATING TRANSFERS:</b>							
4981	G/F Admin Water	270,328	273,039	290,905	292,014	162,101	(129,913)	-44.5%
4982	G/F Admin Sewer	227,617	211,080	226,141	232,276	141,533	(90,743)	-39.1%
4983	G/F Admin P & H	573,691	558,336	591,076	579,038	311,223	(267,815)	-46.3%
4984	G/F ADMIN HART - ROADS	-	-	143,856	<del>118,629</del>	<del>66,015</del>	<del>(52,614)</del>	<del>44.4%</del>
4985	G/F Admin Hawsp	138,289	137,309	143,856	<del>148,287</del>	<del>82,519</del>	<del>(66,768)</del>	<del>44.4%</del>
4987	G/F ADMIN HART - TRAILS	-	-	-	<del>29,657</del>	<del>16,504</del>	<del>(13,154)</del>	<del>44.4%</del>
4990	Other Transfer	-	4,576	615,593	718,843	-	(718,843)	-100.0%
4992	Other Transfer - Fund Balance	10,000	10,000	10,000	-	2,971,020	2,971,020	0.0%
	<b>Total Operating Transfers</b>	<b>1,219,925</b>	<b>1,194,340</b>	<b>2,021,428</b>	<b>2,118,745</b>	<b>3,750,914</b>	<b>1,632,169</b>	<b>77.0%</b>
	<b>Grand Total</b>	<b>12,711,136</b>	<b>12,961,488</b>	<b>14,056,055</b>	<b>12,529,971</b>	<b>6,415,635</b>	<b>(6,114,336)</b>	<b>-48.8%</b>
	<b>Grand Total (Adj) ***</b>	<b>12,259,332</b>	<b>12,755,061</b>	<b>13,761,870</b>	<b>12,529,971</b>	<b>6,415,635</b>	<b>(6,114,336)</b>	<b>-48.8%</b>

*KWC  
12/20/21*



**City of Homer, Alaska**  
**Utility Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and**  
**Changes in Fund Balance - Budget and Actual**

<b>Year Ended December 31, 2019</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Revenues</b>			
Sales taxes	1,338,809	\$ 1,583,087	\$ 244,278
Intergovernmental	-	640,158	640,158
Other	-	100,011	100,011
Charges for services:			
Water charges and connection fees	2,015,298	2,190,568	175,270
Sewer charges and connection fees	1,722,014	1,755,995	33,981
<b>Total charges for services</b>	<b>3,737,312</b>	<b>3,946,563</b>	<b>209,251</b>
Water and sewer special assessments	-	426,218	426,218
Investment income	1,003	105,161	104,158
<b>Total Revenues</b>	<b>5,077,124</b>	<b>6,801,198</b>	<b>1,724,074</b>
<b>Expenditures</b>			
Water:			
Administration	630,904	643,808	(12,904)
Treatment plant	634,642	588,673	45,969
Water system testing	27,400	21,194	6,206
Pumping stations	97,020	88,521	8,499
Distribution system	303,476	305,560	(2,084)
Water reservoir	29,047	22,003	7,044
Water meters	239,972	224,953	15,019
Water hydrants	189,233	195,984	(6,751)
<b>Total water</b>	<b>2,151,694</b>	<b>2,090,696</b>	<b>60,998</b>
Sewer:			
Administration	402,246	393,377	8,869
Sewer plant operations	673,034	693,445	(20,411)
Sewer system testing	14,500	9,235	5,265
Sewer lift stations	199,213	194,147	5,066
Collection system	242,449	232,471	9,978
<b>Total Sewer</b>	<b>1,531,442</b>	<b>1,522,675</b>	<b>8,767</b>
Debt service:			
Principal	868,835	881,066	(12,231)
Interest	172,665	149,933	22,732
<b>Total debt service</b>	<b>1,041,500</b>	<b>1,030,999</b>	<b>10,501</b>
Capital outlay	-	1,019,555	(1,019,555)
<b>Total Expenditures</b>	<b>4,724,636</b>	<b>5,663,925</b>	<b>(939,289)</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>352,488</b>	<b>1,137,273</b>	<b>784,785</b>
<b>Other Financing Sources (Uses)</b>			
Transfers in	-	779,535	779,535
Transfers out	(199,035)	-	199,035
<b>Net Change in Fund Balance</b>	<b>153,453</b>	<b>1,916,808</b>	<b>\$ 1,763,355</b>
<b>Fund Balance, beginning</b>		<b>4,114,638</b>	
<b>Fund Balance, ending</b>		<b>\$ 6,031,446</b>	

**City of Homer, Alaska**  
**Utility Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and**  
**Changes in Fund Balance - Budget and Actual**

Year Ended December 31, 2018	Budget	Actual	Variance
<b>Revenues</b>			
Sales taxes	\$ 1,284,071	\$ 1,244,495	\$ (39,576)
Intergovernmental	-	47,782	47,782
Charges for services:			
Water charges and connection fees	1,944,737	1,897,764	(46,973)
Sewer charges and connection fees	1,797,681	1,795,014	(2,667)
<b>Total charges for services</b>	<b>3,742,418</b>	<b>3,692,778</b>	<b>(49,640)</b>
Water and sewer special assessments	-	543,600	543,600
Investment income	1,003	35,810	34,807
<b>Total Revenues</b>	<b>5,027,492</b>	<b>5,564,465</b>	<b>536,973</b>
<b>Expenditures</b>			
Water:			
Administration	603,754	456,036	147,718
Treatment plant	533,568	546,384	(12,816)
Water system testing	55,803	57,047	(1,244)
Pumping stations	112,330	106,704	5,626
Distribution system	303,668	308,637	(4,969)
Water reservoir	45,944	50,383	(4,439)
Water meters	184,333	156,729	27,604
Water hydrants	184,290	321,870	(137,580)
<b>Total water</b>	<b>2,023,690</b>	<b>2,003,790</b>	<b>19,900</b>
Sewer:			
Administration	380,446	375,000	5,446
Sewer plant operations	572,039	600,978	(28,939)
Sewer system testing	66,007	69,072	(3,065)
Sewer lift stations	186,020	172,068	13,952
Collection system	270,471	277,173	(6,702)
<b>Total Sewer</b>	<b>1,474,983</b>	<b>1,494,291</b>	<b>(19,308)</b>
Debt service:			
Principal	889,626	892,157	(2,531)
Interest	154,064	153,551	513
<b>Total debt service</b>	<b>1,043,690</b>	<b>1,045,708</b>	<b>(2,018)</b>
Capital outlay	450,500	923,589	(473,089)
<b>Total Expenditures</b>	<b>4,992,863</b>	<b>5,467,378</b>	<b>(474,515)</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>34,629</b>	<b>97,087</b>	<b>62,458</b>
<b>Other Financing Sources (Uses)</b>			
Transfers in	92,222	210,662	118,440
Transfers out	(314,919)	-	314,919
<b>Net Change in Fund Balance</b>	<b>\$ (188,068)</b>	<b>307,749</b>	<b>\$ 495,817</b>
<b>Fund Balance, beginning</b>		<b>3,806,889</b>	
<b>Fund Balance, ending</b>		<b>\$ 4,114,638</b>	

**City of Homer, Alaska**  
**Utility Special Revenue Fund**  
**Schedule of Revenues, Expenditures, and**  
**Changes in Fund Balance - Budget and Actual**

Year Ended December 31, 2017	Budget	Actual	Variance
<b>Revenues</b>			
Sales taxes	\$ 1,307,544	\$ 1,307,539	\$ (5)
Intergovernmental:			
Federal sources	-	6,441	6,441
State sources	-	61,130	61,130
<b>Total intergovernmental</b>		<b>67,571</b>	<b>67,571</b>
Charges for services:			
Water charges and connection fees	1,888,667	1,889,034	367
Sewer charges and connection fees	1,741,897	1,753,457	11,560
<b>Total charges for services</b>	<b>3,630,564</b>	<b>3,642,491</b>	<b>11,927</b>
Water and sewer special assessments	-	434,321	434,321
Investment income	1,003	11,833	10,830
<b>Total Revenues</b>	<b>4,939,111</b>	<b>5,463,755</b>	<b>524,644</b>
<b>Expenditures</b>			
Water:			
Pumping system	501,619	113,820	387,799
Treatment plant and operations testing	555,755	608,763	(53,008)
Distribution system and reservoir	318,377	354,070	(35,693)
Water meters	180,974	161,104	19,870
Water hydrants	180,956	197,791	(16,835)
Administration	535,249	558,215	(22,966)
<b>Total water</b>	<b>2,272,930</b>	<b>1,993,763</b>	<b>279,167</b>
Sewer:			
Pumping system	783,722	846,557	(62,835)
Collection system	235,001	230,854	4,147
Administration	434,336	389,226	45,110
<b>Total sewer</b>	<b>1,453,059</b>	<b>1,466,637</b>	<b>(13,578)</b>
Debt service:			
Principal	859,415	855,836	3,579
Interest	177,053	167,017	10,036
<b>Total debt service</b>	<b>1,036,468</b>	<b>1,022,853</b>	<b>13,615</b>
Capital outlay	-	958,650	(958,650)
<b>Total Expenditures</b>	<b>4,762,457</b>	<b>5,441,903</b>	<b>(679,446)</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>176,654</b>	<b>21,852</b>	<b>(154,802)</b>
Other Financing Sources (Uses)			
Proceeds from issuance of long term debt	-	162,900	162,900
Transfers in	180,956	180,955	(1)
Transfers out	-	(43,398)	(43,398)
<b>Net Change in Fund Balance</b>	<b>\$ 357,610</b>	<b>322,309</b>	<b>\$ (35,301)</b>
Fund Balance, beginning		<u>3,484,580</u>	
Fund Balance, ending		<u>\$ 3,806,889</u>	

To: Mayor Castner and Homer City Council  
From: Scott Smith, Homer Planning Commissioner  
Date: January 20, 2021  
Subject: Planning Commission Report for City Council Meeting

Attending: All Commissioners were present including new Commissioner Brad Conely, City Clerk Melissa Jacobson, and Deputy City Clerk Renee Krause.

We held a virtual **Work Session** evaluating the recommended (by JDO) **procedures for hearing the appeals** to decisions made City Planning Office or HPC. City Clerk Melissa Jacobsen guided us through this evaluation. A final process was reached which will be implemented at the Special Meeting on January 27, 2021 to hear the appeal of Zoning Permit 1020-782. City Planner Abboud was excused for this discussion.

We briefly discussed the **Tall Tower topic**. CP Abboud shared that there was need to gathering more information and also have the FAA's evaluation to be able to give final decision.

### **Planning Commission Regular Meeting**

All Commissioners we present with City Planner Abboud and Deputy City Clerk Renee Krause.

The **Agenda** motion was presented and due to the withdraw by the Applicant of Variance 21-01, this was removed from the Pubic Hearings portion of the Agenda.

There were neither **Public Comments** nor **Reconsiderations**.

**Consent Agenda** was passed without discussion or objections.

### **Reports**

City Planner Abboud presented **Staff Report 21-04**. Mr. Abboud emphasized the Main Street Improvement Project reflecting on design options and cost.

Commissioner Charles Barnwell was appointed to the Public Works Task Force and a report from him will be added to the Reports portion of the HPC meetings.

We welcomed Commissioner Brad Conely.

City Planner Abboud also shared briefly on city Land Allocation, 2021 City Budget, and EDC activities.

Various commissioners presented questions to Mr. Abboud about the Public Works Relocation effort regarding possible locations, budget and timing.

Under **Pending Business**, City Planer Abboud presented **Staff Report 21-06; Helicopters and Tall Towers Near the Hospital**. This report evaluates if there is any flight hazard to the hospital by the potential 85' tower (a 4G system) to be located at 3838 Bartlett St. CityScape Consultants presented a thorough and helpful written report of the topography and flight patterns to and from the hospital. There were no significant concerns raised. Additional evaluation by the FAA may be needed. Questions about tower lighting and color were introduced.

We spent a few minutes on **Informational Materials** highlighting the Police Station Architectural Award, Personal Water Craft in Kachemak Bay, affirmation of City Employee involvement with the Covid Vaccination effort, the Library Trail Project and the Camping Report.

The Homer Planning Commission will have a Special Meeting on January 27, 2021. The next Regular Meeting will be held virtually by Zoom on February 3, 2021 at 6:30 p.m.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

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## Memorandum

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: RACHEL TUSSEY, DEPUTY CITY CLERK/SISTER CITY COORDINATOR

DATE: JANUARY 20, 2021

SUBJECT: HOMER-TESHIO SISTER CITY UPDATE

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In November 2020 the Consular Office of Japan in Anchorage reached out to all Alaska municipalities that have sister cities in Japan to be a part of a statewide effort that encourages connections. Given Homer's ties to Teshio, Japan, we were invited to participate in the Consulate's Japan-Alaska Sister City forums.

The purpose of these forums are to exchange information and opinions among municipalities in both Japan and Alaska and share concerns, challenges, good practices, etc., and promote exchange and friendship. Frequency of meetings are currently once a quarter; so far there has been one forum with Alaska-only cities and one joint forum that included all Japan and Alaska communities. Activities of the forums include:

- Plan and implement joint initiatives and events to serve the purposes above.
- Holding online meetings.
- Search for and utilize ways of regular information exchange (For example, email, FB, calls).
- Posting events and disseminating information through the "Newsletter" of the Consular Office.
- Organizing concrete projects; example of this is the "Japan-Alaska Friendship Video Campaign" for residents of the Alaska-Japan sister cities (see attached flyers). This campaign could be an opportunity to educate our community on what is a sister city and that we have one in Japan, while encouraging additional participation from those who have been involved in our sister city relations in the past.

I have been asked by Mayor Castner and the City Manager to represent Homer as the Sister City Coordinator at these forums. Joining me in these meetings and helping with this project is Megumi Beams, who is a Homer resident and works at the Chamber of Commerce.

Homer does not have an "official" sister city exchange program, such as Seward or Ketchikan, and has relied on many amazing volunteers over the years to make these connections happen. I hope that with enough support, we could bolster our efforts into a more formal program. One that includes informational campaigning within our community to businesses and schools, supports annual exchanges (either for students, work, or community interest groups), and does more to showcase our relationship with Teshio. Given my experiences of living in Teshio for nearly a year as an exchange student and visiting again as a delegate, I can attest to how beautiful and giving the Teshio community is. They honor their sister city relationship with Homer at such a high degree; it would be only fair that Homer works to establish a program that matches their energy and love.

Attached: Sister City Japan-Alaska Video Campaign Flyers

THE CONSULAR OFFICE OF JAPAN IN ANCHORAGE  
PRESENTS

# JAPAN-ALASKA FRIENDSHIP VIDEO CAMPAIGN



**SUBMISSION DEADLINE:  
FEBRUARY 26, 2021**

MUST BE SUBMITTED BY A RESIDENT OF  
JAPAN OR ALASKA, LIVING IN A LOCATION  
WITH A HISTORY OF EXCHANGES BETWEEN  
JAPAN AND ALASKA.

VIDEO THEME: "LASTING FRIENDSHIP  
BETWEEN JAPAN AND ALASKA THROUGH  
SISTER CITY RELATIONSHIPS"

VIDEO MUST BE BETWEEN 2-10 MINUTES

FULL CONTEST RULES AND GUIDELINES  
FOUND ON THE CONSULAR OFFICE  
WEBSITE:

[HTTPS://WWW.ANCHORAGE.US.EMB-  
JAPAN.GO.JP/FILES/100121284.PDF](https://www.anchorage.us.emb-japan.go.jp/files/100121284.pdf)



在アンカレジ領事事務所 主催

# 日・アラスカ 友好ビデオ キャンペーン



応募期間:

12月1日(火)から2021年2月26日  
(金)まで

日アラスカ姉妹都市若しくは日アラスカ間交流実績のある市区町村に住んでいる方、文化団体の方々、小学生、中学生、高校生、大学生の皆様の参加大歓迎です。

ビデオテーマ:

日アラスカ姉妹都市関係を通しての暖かな友好

日アラスカ間の交流を盛り上げる2分～10分程度のビデオを作成して応募しよう!

募集要綱の詳細はこのリンクへ:

[HTTPS://WWW.ANCHORAGE.US.EMB-JAPAN.GO.JP/FILES/100120704.PDF](https://www.anchorage.us.emb-japan.go.jp/files/100120704.pdf)





**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-01**

An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineering for the Rehabilitation of the Beluga Lift Station.

Sponsor: City Manager/Public Works Director

- a. Introduction January 11, 2021 Introduction  
Memorandum 21-003 from Public Works Director as backup
- b. Public Hearing and Second Reading January 25, 2021

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 21-01**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE 2021 CAPITAL BUDGET AND AUTHORIZING  
9 EXPENDITURE OF \$19,573 FROM THE SEWER CARMA FUND TO  
10 PERFORM PRELIMINARY ENGINEERING FOR THE REHABILITATION  
11 OF THE BELUGA LIFT STATION.  
12

13 WHEREAS, The Beluga Lift Station is a major piece of the City's sewer system  
14 transporting all sewage from the Spit as well as the Lakeshore Drive/Ocean Drive  
15 neighborhoods; and  
16

17 WHEREAS, For a variety of reasons, the sewage is rich in hydrogen sulfide, which is an  
18 acid that eats metal and concrete, causing the structure of the lift station as well as the  
19 mechanical/electrical components to corrode; and  
20

21 WHEREAS, Rehabilitation is necessary to extend the useful life of this lift station and  
22 protect the neighborhoods it serves; and  
23

24 WHEREAS, The City proposes to issue a contract for preliminary engineering to explore  
25 options, perform conceptual design and prepare a cost estimate for the repairs; and  
26

27 WHEREAS, The City maintains a Sewer CARMA Fund, for the purpose of paying for  
28 capital improvements and repairs that need to be made to the City's sewage collection and  
29 treatment infrastructure.  
30

31 NOW, THEREFORE the City Council of Homer ordains:  
32

33 Section 1. The City of Homer's 2021 Capital Budget is hereby amended by appropriating  
34 \$19,573 from the Sewer CARMA Fund for preliminary engineering of the Beluga Lift Station  
35 Rehabilitation.  
36

Account No.	Description:	Amount:
0256-0379	Sewer CARMA Fund	\$19,573

37  
38  
39  
40 Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall  
41 not be codified.  
42

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2021.

44

45

CITY OF HOMER

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\_\_\_\_\_  
KEN CASTNER, MAYOR

49 ATTEST:

50

51

52 \_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

53

54

55 YES:

56 NO:

57 ABSTAIN:

58 ABSENT:

59

60 First Reading:

61 Public Hearing:

62 Second Reading:

63 Effective Date:



## **Memorandum 21-003**

TO: City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: December 18, 2020  
SUBJECT: Beluga Sewage Lift Station Rehabilitation

---

**Issue:** The Beluga Sewage Lift Station is a major piece of the City's sewer system, transporting all sewage from the Spit as well as the Lakeshore Drive/Ocean Drive neighborhoods. For a variety of reasons, the sewage is extra rich in hydrogen sulfide, which is an acid that eats metal and concrete. As a result, the mechanical/electrical components as well as the concrete structure comprising this lift station, are corroding. Rehabilitation is necessary to extend the useful life of this lift station and protect the neighborhoods it serves. We propose to issue a contract for engineering services to explore options, perform preliminary design, and prepare a cost estimate for the rehabilitation.

### **Background:**

All the sewage from the Spit flows through this lift station. In the winter flows on the Spit are substantially reduced, which means sewage sits in the pipes longer than it does in the summer. This pooling gives the sewage time to generate substantial volumes of hydrogen sulfide, a powerfully corrosive and dangerous gas. When you walk by the lift station and smell rotten eggs, you are smelling low concentrations of hydrogen sulfide. Over time, the acid has caused the concrete structure of the lift station to crack, spall and otherwise deteriorate. This is putting the structure at increasing risk of failure. Likewise, the acid adversely affects the valves, pipes, controls and other mechanical/electrical systems, decreasing their useful life.

There are multiple ways to address this problem. We propose to bring in HDL Engineering, a firm that is well-experienced with waste water collection systems, to evaluate the conditions and help us identify a preferred option as well as perform preliminary engineering sufficient for initiating permitting and developing a reliable cost estimate for final design and construction. HDL is one of the firms, with which the City has a Term Contract. The cost for the proposed services is \$19,573.

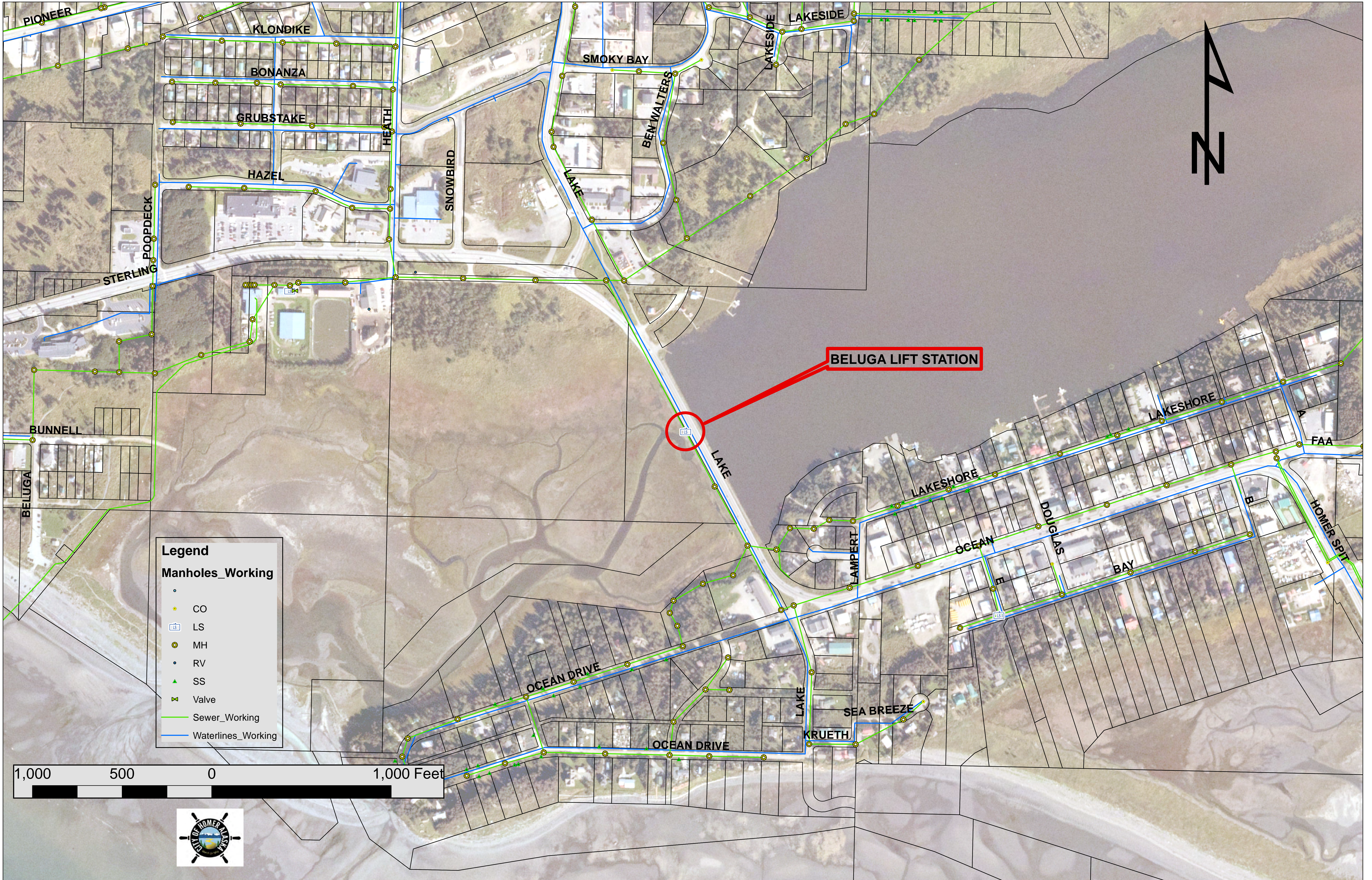
With this preliminary engineering effort, we will be able to ascertain our best option for moving forward and the extent to which we can perform some of the rehabilitation work with our own staff. We will not initiate any new sewer projects from this fund until such time as a new CARMA policy manual is adopted and we have refined our Asset Management Plan and Capital Improvement Plans for the sewer system.

The City maintains a Sewer CARMA, built from the user fees paid by the City’s customers. The value of the Sewer CARMA Account, as of March 31, 2020, was \$2,018,059. Since then, the City Council has appropriated or obligated the following expenses:

Balance in Sewer CARMA Account as of 3-31-20		\$2,018,059
Less:		
a. High Priority Sewer Projects, Ord 20-57	\$ 503,596	
b. Low Energy Light Fixtures for WWTP, Ord 20-92	<u>\$ 18,696</u>	
Total Funds obligated from Sewer CARMA Fund		<u>\$ 522,292</u>
Minimum balance remaining in Sewer CARMA Fund, before this request		\$1,495,767

**Recommendations:**

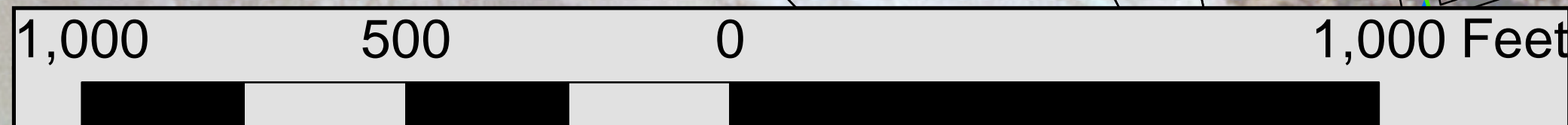
We recommend the City Council appropriate \$19,573 from the Sewer CARMA Account to fund preliminary engineering for the Beluga Lift Station Rehabilitation Project.



**Legend**

**Manholes\_Working**

- CO
- LS
- MH
- RV
- ▲ SS
- Valve
- Sewer\_Working
- Waterlines\_Working



**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-02**

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease.

Sponsor: City Manager

1. Introduction January 11, 2021 Introduction  
Memorandum 21-004 from City Manager as backup
2. Public Hearing and Second Reading January 25, 2021

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

3 City Manager

4 **ORDINANCE 21-02**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING HOMER CITY CODE CHAPTER 18.08 CITY PROPERTY  
8 LEASES, SECTIONS 18.08.010 DEFINITIONS AND 18.08.140  
9 SUBLEASE.

10  
11 WHEREAS, An amendment to HCC code 18.08.140 Subleases and HCC 18.08.010 should  
12 promote the purposes the City's leasing program provided in HCC 18.08.005 ; and

13  
14 WHEREAS, It is the intention of the Council that the amendment to Title 18 will  
15 maximize the value of City lease property and promote fair and nondiscriminatory lease  
16 practices; and

17  
18 WHEREAS, HCC 1.04.055 & 1.04.065 state that amendment to City code shall be enacted  
19 through Ordinance or other official act of the City Council.

20  
21 NOW, THEREFORE, The City of Homer Ordains:

22  
23 Section 1. Homer City Code 18.08.140 Sublease, is amended by repealing subsection  
24 (d) lines to read as follows:

25  
26 18.08.140 Sublease.

27 a. City property may be subleased if expressly permitted in the lease agreement approved in  
28 writing by Council.

29 b. Except as provided otherwise in the lease agreement, all subleases must be in writing,  
30 executed by the parties, and approved by Council after a recommendation is provided by the  
31 City Manager **or their designee.**

32 c. Approval must be granted prior to occupancy of the leased premises by a sub-tenant.

33 ~~d. Lessee shall be assessed additional rent equal to at least 10 percent of the current rent for~~  
34 ~~the subleased area upon approval of a sublease.~~

35 **d.** Subleasing shall not be used to transfer substantially all of a leasehold interest.

36 **e.** All subleases must comply with all applicable Federal, State, and local laws.

37  
38 Section 2. Homer City Code 18.08.010 Definitions, is amended by adding the definition for  
39 "sublease" to read as follows:

40  
41 18.08.010 Definitions.



43 For the purpose of this chapter, the following words and phrases are defined as set forth in  
44 this section:

45 “Applicant” means a person applying to lease or acquire an interest in City-owned real  
46 property and includes bidders and proposers.

47

48 “Appraisal” means a valuation or estimation of value of property by an Alaska certified  
49 general real estate appraiser or an otherwise qualified appraiser selected by the City  
50 Manager.

51

52 “Assignment” means a transfer of a leasehold interest or rights to a leasehold interest, in its  
53 entirety, in City-owned real property.

54

55 “City Manager” means the City of Homer Manager or ~~his or her~~ **their** designee.

56

57 “Fair market rent” means the rental income that a public or private property would most  
58 likely command in the open market, indicated by the current rents paid for comparable  
59 space as of the date of the appraisal.

60

61 “Irregularities” means deviations from the request for proposal that are not substantive in  
62 nature and/or typographical or scrivener errors that do not impact the integrity or  
63 responsiveness of the proposal.

64

65 “Long-term lease” means a written agreement granting exclusive possession or use of City-  
66 owned real property for more than one year.

67

68 “Short-term lease” means a written agreement granting exclusive possession or use of City-  
69 owned real property for one year or less.

70

71 **“Sublease” means a leasing by a tenant or lessee of part or all of a leased premises to**  
72 **another entity or entities with the original lessee retaining the rights and interest under**  
73 **the original lease.**

74

75 “Surveyor” means a registered professional land surveyor.

76

77 Section 3. This ordinance is of a permanent and general character and shall be included  
78 in Homer City Code.

79

80 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of \_\_\_\_\_,  
81 2021.

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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

---

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



## **Memorandum 21-004**

TO: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: DECEMBER 31, 2020

SUBJECT: ORDINANCE 21-02 SUBLEASES

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Subleases, and the businesses that utilize them, generate and grow the tax base benefit for the City, Borough, and State. It's in the City's best interest if City Code supports and encourages the growth of business and equally supports all conditions allowed under the City code and land use requirements. Currently, Homer City Code (HCC) 18.08.140 requires property lessees to pay 10% of any additional rent earned from a sublease.

Currently, as the Harbor has gained experience with implementation of this aspect of the City Harbor leasing requirements, it has been found not to have been an effective tool to promote the leasing goals embedded in Title 18. Instead, the deletion of the sublease premium and the delegation of authority to the Administration to approve subleases should promote the purposes of HCC 18.05.005, "that the lease of City-owned property maximizes the value of City assets and that the City awards leases that provide the highest and best use of City owned property". It should also promote the additional code purpose that "the City to lease its property in a fair and nondiscriminatory way".

Current administrative experience- includes:

- 1) **MONITORING AND ENFORCEMENT ISSUES.** Currently, there are no agencies outside the City that track subleasing within City limits other than the KPB tax assessment office. Sublease tracking is a self-reporting program which assumes the lessee of a City lease property chooses to report their sublease activity. City staff are only aware of subleases that are self-reported or noticed through visual inspection of the property, making it difficult to ensure that enforcement of the subleasing conditions are evenly and fairly applied to all lessees.
- 2) **ADMINISTRATIVE EXPEDIENCY.** Given the seasonality and short term use that often takes place with subleasing, it is not practical to expect that subleases would have to be approved by Council as per the current code. Staff's limited ability to track and enforce the code as written for small subleases, and Council's busy calendar when addressing this shifting field, have made it difficult to keep pace with the code as it currently stands. Instead Administrative approval of sublease activity promotes the purposes of the code and assists lessees by promoting expeditious economic development activity. The City's ability to rapidly respond in a kinetic business environment is important especially as the economy rebounds from the COVID-19 pandemic.

**ADMINISTRATIVE RECOMMENDATIONS:**

- 1) Removal of the 10% subleasing premium -.
- 2) Addition of a self-reporting form/ application requesting approval of subleasing by the City manager or their designee. The reporting form would include:
  - a. The applicant information/lessee requesting the sublease;
  - b. The proposed sublease business information;
  - c. A current Alaska business license;
  - d. Proof of insurance;
  - e. The length of term of the proposed sublease; and
  - f. Confirmation that the proposed use in the proposed sublease is an allowed use with the current zoning.
- 3) Amend code language to delegate administrative approval and management of individual subleases to the City Manager or their designee. This would become an administrative task, streamlining the process, reducing staff time spent on subleases, and providing expedient processing of lessee sublease requests.

**RECOMMENDATION**

Introduce and adopt Ordinance 21-xx amending HCC Chapter 18.08 City Property Leases, Sections 18.08.010 definitions & 18.08.140 Sublease

**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-03**

An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services.

Sponsor: City Manager/Public Works Director

1. Introduction January 11, 2021 Introduction  
Memorandum 21-010 from Public Works Director as backup
2. Public Hearing and Second Reading January 25, 2021

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 21-03**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE 2021 CAPITAL BUDGET AND AUTHORIZING  
9 EXPENDITURE OF \$35,000 EQUALLY SPLIT BETWEEN THE WATER  
10 CARMA FUND AND THE SEWER CARMA FUND FOR UTILITY  
11 FINANCIAL MANAGEMENT CONSULTING SERVICES  
12

13 WHEREAS, The City Council is in the process of developing a Water/Sewer CARMA Policy  
14 Manual that will provide guidance on how City monies should be used for the maintenance,  
15 repairs and upkeep of the City’s water supply, treatment, and distribution infrastructure; and  
16

17 WHEREAS, Financial management of water and sewer utilities is a highly complex  
18 business, involving the administration of user rates, fees, operating budgets, capital expenses  
19 and savings; and  
20

21 WHEREAS, It is typical for municipalities and utilities to seek specialized help when  
22 “right sizing” these business matters; and  
23

24 WHEREAS, In Homer, a citizen Task Force worked for over 10 months to develop a  
25 water/sewer rate model that is still used to compute the rates for water and sewer services,  
26 but there are some questions about how to administer some of the details of the rate model;  
27 and  
28

29 WHEREAS, We have a Term Contract with HDR, a multi-national engineering consulting  
30 firm, which has a division that specializes in helping utilities address financial management  
31 issues; and  
32

33 WHEREAS, HDR has provided a proposal and a reasonable budget for the services we  
34 need is \$35,000.  
35

36 NOW, THEREFORE, the City Council of Homer ordains:  
37

38 Section 1. The City of Homer’s 2021 Capital Budget is hereby amended by  
39 appropriating funds from \$35,000, equally split between the Water CARMA Account and the  
40 Sewer CARMA Account to fund a Task Order to HDR for utility financial management services.  
41  
42

43	Account No.	Description:	Amount:
44		Water CARMA Fund	\$17,500
45		Sewer CARMA Fund	\$17,500

46

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

49

50 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2021.

51

52

CITY OF HOMER

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\_\_\_\_\_  
KEN CASTNER, MAYOR

55

56 ATTEST:

57

58

59 \_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

60

61 YES:

62 NO:

63 ABSTAIN:

64 ABSENT:

65

66 First Reading:

67 Public Hearing:

68 Second Reading:

69 Effective Date:



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907-235-3170

(f) 907-235-3145

## Memorandum 21-010

TO: City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Janette Keiser, PE, Director of Public Works

DATE: December 30, 2020

SUBJECT: Engineering Finance Support to Help Develop Water/Sewer Reserve Policies

**Issue:** The City is in the process of reviewing and adjusting its policies for building and spending reserve funds for the water and sewer utilities. Public Works indicated it needs specialized engineering support to help it identify and develop policies and protocols that best fit Homer's needs. We've asked HDR, one of the firms, with which we have a term contract, to provide a proposal for such services. The purpose of this Memorandum is to request funding for the work, splitting the costs between the Water/Sewer CARMA Funds.

### Background:

Financial management of water and sewer utilities is a highly complex business, involving the administration of user rates, fees, operating budgets, capital expenses and savings. It is typical for municipalities and utilities to seek specialized help when "right sizing" these business matters. In Homer, a citizen task force worked for over 10 months to develop a water/sewer rate model that is still used to compute the rates for water and sewer services. That being said, there are some questions about how to administer some of the details of the rate model, such as how much we should be collecting for reserves and how we can be assured this amount is part of the commodity pricing structure.

We have a term contract with the engineering firm of HDR, which has a division that specializes in helping utilities address financial management issues. They proposed a package of services, the total cost for which is \$57,036. However, this includes a lot of work related to the water and sewer rate model, which we don't need. We do not intend to re-invent the water/sewer rate model, but to ask HDR specific questions regarding how certain elements of the rate model could be more effectively administered – such as the reserve element. We also need help setting up Job Cost Accounting for the W/S utilities so we can better track the expenses related to specific water/sewer projects, whether funded by HAWSP or the CARMA. We believe a budget of \$35,000 is an appropriate target for the scope of work we need at this point.

I'm requesting funding and authorization to issue HDR a Task Order in the amount of \$35,000. I will negotiate with them to fine tune the scope of work. I propose funding be split between the Water and Sewer CARMA Funds.



**A. Water CARMA Fund**

Balance as of March 31, 2020:	\$2,844,934
Allocated by Ordinance 20-56 for urgent projects	\$ 550,000
City's share of Seawall SAD allocated to Water Reserves	\$ 39,364
LED lighting for Water Treatment Plant	<u>\$ 16,546</u>
	\$2,239,023

**B. Sewer CARMA Fund**

Balance as of March 31, 2020:	\$2,018,059
Allocated by Ordinance 20-57 for urgent projects	\$ 484,900
City's share of Seawall SAD allocated to Sewer Reserves	\$ 39,364
LED Lighting for Sewer Treatment Plant	<u>\$ 18,696</u>
Balance	\$1,475,099

**Recommendation:**

Appropriate \$35,000, ½ from the Water CARMA Fund and ½ from the Sewer CARMA Fund, to fund a Task Order to HDR for specialized utility financial management services.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: January 20, 2021  
SUBJECT: City Manager's Report for January 25, 2021 Council Meeting

---

### **FY22/23 Budget**

I am in the process of meeting with each member of the leadership team to discuss the FY22/23 budget. These kick-off meetings are focused on department/division missions, objectives, and goals as well as identifying challenges and opportunities for the future. A budget development schedule document will be brought to Council at the first meeting in February, and I anticipate a discussion on Council's FY 22/23 budget priorities at the second meeting in February.

### **Climate Action Plan**

A draft whitepaper which examines changes in the City's greenhouse gas emissions in the years since the adoption of the 2007 Climate Action Plan has been completed and is being circulated for review. This paper is largely based on significant contributions by Public Works Engineering Technician Aaron Yeaton and will serve as the jumping off point for further sustainability planning for the City. When the review is complete, I will distribute the final draft via a future report.

### **Sports Gear Library Update**

In an effort to support additional outdoor recreational opportunities, Community Recreation is pleased to have launched the Sport Gear Lending Program that is now available online at: <https://www.cityofhomer-ak.gov/recreation/sports-gear-lending-program>. This free program provides an initial limited amount of outdoor recreational gear ranging from sleds, to various sporting balls to a pickleball set up. We hope to expand and provide additional items as the program evolves and we envision to network with other local entities to direct community members to locate gear that we may not be able to provide. Participants submit their requests online and make arrangements for curbside pickup and drop off with Community Recreation staff. The program is also open to donated gear, please contact Mike Illg at [millg@ci.homer.ak.us](mailto:millg@ci.homer.ak.us) or 907-399-6090 if you have recreational equipment in good condition which you are interested in donating to the program.

### **Personal Watercraft in Kachemak Bay - Update**

After a brief discussion with Council at the January 11<sup>th</sup> Council meeting, I have asked staff to get feedback from the Port & Harbor Commission as well as PARCAC on this topic. In the meantime, staff continues to investigate potential impacts and potential actions that could be associated with this issue in the future.

### **PFD and Tax Forms Available at the Library**

The Library has forms available for distribution, including both the PFD application and the IRS 1040 tax form. Patrons can pick up forms through curbside pickup or at the plastic tub outside the front door of the building. PFD forms are also available at the Legislative Information Office at 270 W. Pioneer Avenue, and the PFD application can be completed online at my.alaska.gov. The only tax form the library has is the 1040, although we will soon have reproducible tax forms that can be photocopied and taken home.

### **Quarterly Financial Reports**

Included with the CM Report are financial reports for the 2nd and 3rd quarters of fiscal year 2020. One item that remains outstanding is the utilization of CARES funding to reimburse the General Fund for Public Safety payroll expenses. The Finance Department and CARES team are still crunching those numbers and will come to Council with an update shortly. Keep in mind while reviewing these reports that the values presented are preliminary and are subject to change during the fiscal year-end closeout process. Finance is optimistic to provide Council with a 4th Quarter report by the first meeting in April 2021.

### **Water and Sewer CARMA Updates**

Updated reports from the Finance Department regarding the Water and Sewer CARMA funds are attached to this report.

### **Bishops Beach Update**

The sinkhole at the transition from the paved parking lot at Bishops Beach onto the beach itself has been addressed by the Public Works Department. A contractor was brought in to provide fill, shave down ice ridges, and relocated driftwood for parking delineation. The area will be reevaluated by Parks staff when the ground is thawed in the summer.



### **Police Station**

Staff is preparing to make one final purchase before closing out the Police Station project. See attached for a memo about plans to purchase a shelving system for the evidence room.

### **Recruitment for Assistant to the City Manager**

In January the City began its recruitment for a new assistant to the City Manager. This position has been open since November and the Administration Department is excited to find a welcome a new member to the team.

Interested parties are encouraged to visit <https://cityofhomerak.applicantpro.com/jobs/1642188.html> and apply online.

### **Welcome to New Port Team Member – Amy Woodruff**

Amy joined the Port & Harbor team as the Administrative Supervisor earlier this month. Amy has served as a campaign manager for both Paul Seaton, and more recently, Kelly Cooper. She was the Marketing Director for the Homer Chamber of Commerce, and has also worked for the Haven House. Amy has a Master of Arts in Public Policy.

### **Retirements**

In January, we said goodbye to Investigations Sergeant Larry “Beans” Baxter. Sgt. Baxter joined our team in 2009. Originally from Kentucky, he spent four years in the Army which brought him to Alaska. Sgt. Baxter worked for the Unalaska Police Department from 2006 to 2009 before coming to Homer. He was promoted to Sergeant in 2017.

*“Beans served the police department very well. His quick wit, knowledge and hard work will be missed. Happy hunting Beans, may you find your prey!” – Chief Robl*

In February, Port Administrative Supervisor Lisa Ellington will be retiring as well. Lisa joined our team in 2006 and served the City for over 14 years.

*“Although the Port and Harbor team will miss working with Lisa, we’re excited to see how retirement looks on her! Thanks Lisa for all your hard work and leadership over the years, happy trails!” – Harbormaster Hawkins*

## **COVID-Related Updates**

### **COVID Risk Status**

I continue to meet with staff to review our risk level regarding the COVID threat in our community. On November 23<sup>rd</sup> I moved the City to “Red” status and we remain there today. After the schools reopened, I have been receiving increased communications from Library patrons and individuals who use the HERC for recreation asking that those facilities be reopened. While we’re not currently seeing much COVID activity within our organization, we are continuing to take a conservative approach to COVID-safety due to stresses on the healthcare system at a statewide level. Local COVID numbers are low right now, but we are closely watching the impact of the return to in-person schooling on the Kenai Peninsula before considering a move back to “Orange” or below. If we maintain current local trends, there is a chance we could see limited re-openings of the HERC and the Library in February.

### **COVID Vaccine POD**

The City of Homer and South Peninsula Hospital partnered to provide a very successful event at the Christian Community Church, providing the Moderna COVID-19 vaccine to more than 700 people over 65 years of age. Doses were administered on Friday and Saturday, January 15th and 16th. Teamwork between City departments and the hospital really show that Homer is “The City That Works.”



At this time, we are expecting five more vaccination events between the date of this report and the end of March. I am directing staff to continue to participate in the management and implementation of these events. South Peninsula Hospital is picking up many of the expenses, but there is still a cost to the City in staff time and materials for these events. Incident Command Team staff are determining the costs of the original vaccine POD to forecast the expense for the next five. I anticipate that there will be vaccine distribution funding made available from the Federal Government but the timing, amount, and deployment of that mechanism is unknown at this time. For now, departments will track vaccine POD related time and use their existing budgets to fund the program. I expect to bring a different funding program to Council for review once there is more known about any federal programs.



Enclosures:

1. January Employee Anniversaries
2. Quarterly Financial Reports
3. Water and Sewer CARMA Reports
4. HPD Evidence Shelving Memo



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

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Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: January 25, 2021  
SUBJECT: January 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.

<b>Teresa Sundmark</b>	<b>Library</b>	<b>14</b>	<b>Years</b>
<b>Tomasz Sulczynski</b>	<b>IT</b>	<b>13</b>	<b>Years</b>
<b>Andrea Browning</b>	<b>Admin</b>	<b>9</b>	<b>Years</b>
<b>Paul McBride</b>	<b>Public Works</b>	<b>9</b>	<b>Years</b>
<b>Burton Gregory</b>	<b>Harbor</b>	<b>7</b>	<b>Years</b>
<b>Brody Jones</b>	<b>Public Works</b>	<b>7</b>	<b>Years</b>
<b>Jona Focht</b>	<b>Dispatch</b>	<b>6</b>	<b>Years</b>
<b>Lynda Gilliland</b>	<b>Finance</b>	<b>3</b>	<b>Years</b>

Quarterly General Fund  
Expenditure Report  
For Quarter Ended June 30, 2020

	<b>Adopted FY20 Budget</b>	<b>Actual As of 6/30/20</b>	<b>Budget Remaining</b>	<b>% Budget Used</b>
<b><u>Revenues</u></b>				
Property Taxes	\$ 3,475,775	\$ 119,380	\$ (3,356,394)	3.43%
Sales and Use Taxes	5,508,638	2,008,743	(3,499,895)	36.47%
Permits and Licenses	41,526	25,134	(16,392)	60.53%
Fines and Forfeitures	20,762	2,137	(18,625)	10.29%
Use of Money	43,662	186,200	142,538	426.46%
Intergovernmental	562,800	229,033	(333,767)	40.70%
Charges for Services	594,610	302,350	(292,260)	50.85%
Other Revenues	-	27,772	27,772	100%
Airport	163,455	86,962	(76,493)	53.20%
Operating Transfers	2,048,282	1,403,638	(644,644)	68.53%
<b>Total Revenues</b>	<b>\$ 12,459,508</b>	<b>\$ 4,391,348</b>	<b>\$ (8,068,159)</b>	<b>35.24%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
Administration	\$ 1,116,276	\$ 500,532	\$ 615,744	44.84%
Clerks	748,448	262,274	486,174	35.04%
Planning	375,654	173,701	201,953	46.24%
Library	900,395	382,898	517,497	42.53%
Finance	716,367	354,259	362,108	49.45%
Fire	1,276,248	536,570	739,678	42.04%
Police	3,456,531	1,598,272	1,858,260	46.24%
Public Works	2,782,180	1,175,473	1,606,707	42.25%
Airport	205,582	104,513	101,069	50.84%
City Hall, HERC	183,038	76,069	106,969	41.56%
Non-Departmental	94,000	94,000	-	100.00%
<b>Total Operating Expenditures</b>	<b>\$ 11,854,720</b>	<b>\$ 5,258,560</b>	<b>\$ 6,596,159</b>	<b>44.36%</b>
Transfer to Other Funds				
Leave Cash Out	\$ 104,643	\$ 104,643	\$ 0	100%
Debt Repayment	-	-	-	-
Energy	22,788	22,788	(0)	100%
Adjusting Entries	-	-	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$ 127,431</b>	<b>\$ 127,431</b>	<b>\$ (0)</b>	<b>100%</b>
<b>Total Transfer to Reserves</b>	<b>\$ 477,358</b>	<b>\$ 477,358</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 12,459,508</b>	<b>\$ 5,863,349</b>	<b>\$ 6,596,159</b>	<b>47.06%</b>
<b>Net Revenues Over (Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ (1,472,001)</b>		

Quarterly Water and Sewer Fund  
Expenditure Report  
For Quarter Ended June 30, 2020

	Adopted FY20 Budget	Actual As of 6/30/20	Budget Remaining	% Budget Used
<b>Revenues</b>				
Water Fund	\$ 2,118,081	\$ 1,194,131	\$ (923,950)	56.38%
Sewer Fund	1,642,256	776,458	(865,798)	47.28%
<b>Total Revenues</b>	<b>\$ 3,760,337</b>	<b>\$ 1,970,589</b>	<b>\$ (1,789,748)</b>	<b>52.40%</b>
<b>Expenditures &amp; Transfers</b>				
<u>Water</u>				
Administration	\$ 205,484	\$ 73,478	\$ 132,007	35.76%
Treatment Plant	641,651	300,010	341,641	46.76%
System Testing	27,400	13,153	14,247	48.00%
Pump Stations	97,610	33,737	63,873	34.56%
Distribution System	323,079	170,653	152,426	52.82%
Reservoir	16,896	4,429	12,466	26.22%
Meters	206,704	57,483	149,221	27.81%
Hydrants	198,130	89,402	108,729	45.12%
<u>Sewer</u>				
Administration	\$ 189,981	\$ 75,318	\$ 114,664	39.64%
Plant Operations	670,906	325,834	345,072	48.57%
System Testing	14,500	7,379	7,121	50.89%
Lift Stations	212,902	89,074	123,828	41.84%
Collection System	277,422	109,423	167,999	39.44%
<b>Total Operating Expenditures</b>	<b>\$ 3,082,665</b>	<b>\$ 1,349,373</b>	<b>\$ 1,733,292</b>	<b>43.77%</b>
Transfer to Other Funds				
Leave Cash Out	\$ 20,810	\$ 20,810	\$ -	100%
GF Admin Fees	524,290	524,290	-	100%
Debt Repayment	-	613	(613)	100%
Other	36,476	36,476	-	100.00%
<b>Total Transfer to Other Funds</b>	<b>\$ 581,576</b>	<b>\$ 582,189</b>	<b>\$ (613)</b>	<b>100.11%</b>
Transfers to Reserves				
Water	\$ 81,240	\$ 81,240	\$ -	100%
Sewer	14,856	14,856	-	100%
<b>Total Transfer to Reserves</b>	<b>\$ 96,096</b>	<b>\$ 96,096</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 3,760,337</b>	<b>\$ 2,027,659</b>	<b>\$ 1,732,679</b>	<b>53.92%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ (57,070)</b>		



Quarterly Port and Harbor Fund  
Expenditure Report  
For Quarter Ended June 30, 2020

	Adopted FY20 Budget	Actual As of 6/30/20	Budget Remaining	% Budget Used
<b>Revenues</b>				
Administration	\$ 547,529	\$ 311,766	\$ (235,763)	56.94%
Harbor	2,871,732	874,025	(1,997,706)	30.44%
Pioneer Dock	338,087	126,711	(211,377)	37.48%
Fish Dock	562,327	170,505	(391,822)	30.32%
Deep Water Dock	262,996	165,933	(97,062)	63.09%
Outfall Line	4,800	4,800	-	100.00%
Fish Grinder	7,821	293	(7,528)	3.74%
Load and Launch Ramp	127,884	68,993	(58,890)	53.95%
<b>Total Revenues</b>	<b>\$ 4,723,175</b>	<b>\$ 1,723,026</b>	<b>\$ (3,000,149)</b>	<b>36.48%</b>
<b>Expenditures &amp; Transfers</b>				
Administration	\$ 579,735	\$ 315,015	\$ 264,721	54.34%
Harbor	1,328,931	600,203	728,728	45.16%
Pioneer Dock	100,499	49,166	51,334	48.92%
Fish Dock	589,053	237,753	351,299	40.36%
Deep Water Dock	100,187	43,391	56,797	43.31%
Outfall Line	6,500	2,475	4,025	38.08%
Fish Grinder	28,034	4,945	23,089	17.64%
Harbor Maintenance	426,989	175,301	251,688	41.06%
Main Dock Maintenance	41,290	16,832	24,458	40.76%
Deep Water Dock Maintenance	51,790	19,494	32,296	37.64%
Load and Launch Ramp	81,167	29,110	52,057	35.86%
<b>Total Operating Expenditures</b>	<b>\$ 3,334,175</b>	<b>\$ 1,493,685</b>	<b>\$ 1,840,491</b>	<b>44.80%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$ 31,457	\$ 31,457	\$ 0	100%
Debt Service	140,727	69,650	71,077	100%
GF Admin Fees	579,038	579,038	0	100%
Other	304,450	304,450	-	100%
<b>Total Transfer to Other Funds</b>	<b>\$ 1,055,671</b>	<b>\$ 984,595</b>	<b>\$ 71,077</b>	<b>93.27%</b>
<b>Transfers to Reserves</b>				
Administration	\$ 286,611	\$ 286,611	\$ -	-
Harbor	-	-	-	-
Pioneer Dock	-	-	-	-
Fish Dock	-	-	-	-
Deep Water Dock	-	-	-	-
Outfall Line	-	-	-	-
Fish Grinder	-	-	-	-
Load and Launch Ramp	46,717	46,717	-	100%
<b>Total Transfer to Reserves</b>	<b>\$ 333,328</b>	<b>\$ 333,328</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 4,723,175</b>	<b>\$ 2,811,608</b>	<b>\$ 1,911,567</b>	<b>59.53%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ (0) \$ (1,088,582)</b>			

Quarterly General Fund  
Expenditure Report  
For Quarter Ended September 30, 2020

	<b>Adopted FY20 Budget</b>	<b>Actual As of 9/30/20</b>	<b>Budget Remaining</b>	<b>% Budget Used</b>
<b><u>Revenues</u></b>				
Property Taxes	\$ 3,475,775	\$ 1,987,795	\$ (1,487,980)	57.19%
Sales and Use Taxes	5,508,638	3,731,779	(1,776,859)	67.74%
Permits and Licenses	41,526	39,599	(1,927)	95.36%
Fines and Forfeitures	20,762	7,212	(13,550)	34.74%
Use of Money	43,662	210,312	166,650	481.69%
Intergovernmental	562,800	247,033	(315,767)	43.89%
Charges for Services	594,610	521,161	(73,449)	87.65%
Other Revenues	-	40,253	40,253	100%
Airport	163,455	126,194	(37,261)	77.20%
Operating Transfers	2,048,282	1,963,285	(84,997)	95.85%
<b>Total Revenues</b>	<b>\$ 12,459,508</b>	<b>\$ 8,874,622</b>	<b>\$ (3,584,886)</b>	<b>71.23%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
Administration	\$ 1,116,276	\$ 720,873	\$ 395,403	64.58%
Clerks	748,448	440,616	307,833	58.87%
Planning	375,654	270,428	105,226	71.99%
Library	900,395	572,636	327,759	63.60%
Finance	716,367	487,085	229,281	67.99%
Fire	1,276,248	837,734	438,514	65.64%
Police	3,456,531	2,430,018	1,026,514	70.30%
Public Works	2,782,180	1,829,103	953,077	65.74%
Airport	205,582	137,962	67,620	67.11%
City Hall, HERC	183,038	114,287	68,751	62.44%
Non-Departmental	94,000	94,000	-	100.00%
<b>Total Operating Expenditures</b>	<b>\$ 11,854,720</b>	<b>\$ 7,934,741</b>	<b>\$ 3,919,977</b>	<b>66.93%</b>
Transfer to Other Funds				
Leave Cash Out	\$ 104,643	\$ 104,643	\$ 0	100%
Debt Repayment	-	-	-	-
Energy	22,788	22,788	(0)	100%
Adjusting Entries	-	-	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$ 127,431</b>	<b>\$ 127,431</b>	<b>\$ (0)</b>	<b>100%</b>
<b>Total Transfer to Reserves</b>	<b>\$ 477,358</b>	<b>\$ 477,358</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 12,459,508</b>	<b>\$ 8,539,531</b>	<b>\$ 3,919,977</b>	<b>68.54%</b>
<b>Net Revenues Over (Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 335,091</b>		

Quarterly Water and Sewer Fund  
Expenditure Report  
For Quarter Ended September 30, 2020

	Adopted FY20 Budget	Actual As of 9/30/20	Budget Remaining	% Budget Used
<b>Revenues</b>				
Water Fund	\$ 2,118,081	\$ 1,852,286	\$ (265,795)	87.45%
Sewer Fund	1,642,256	1,285,309	(356,947)	78.26%
<b>Total Revenues</b>	<b>\$ 3,760,337</b>	<b>\$ 3,137,594</b>	<b>\$ (622,742)</b>	<b>83.44%</b>
<b>Expenditures &amp; Transfers</b>				
<u>Water</u>				
Administration	\$ 205,484	\$ 125,409	\$ 80,075	61.03%
Treatment Plant	641,651	458,444	183,207	71.45%
System Testing	27,400	18,161	9,239	66.28%
Pump Stations	97,610	71,381	26,229	73.13%
Distribution System	323,079	242,409	80,670	75.03%
Reservoir	16,896	7,691	9,204	45.52%
Meters	206,704	78,687	128,017	38.07%
Hydrants	198,130	130,396	67,734	65.81%
<u>Sewer</u>				
Administration	\$ 189,981	\$ 117,317	\$ 72,664	61.75%
Plant Operations	670,906	522,281	148,625	77.85%
System Testing	14,500	11,594	2,906	79.96%
Lift Stations	212,902	132,035	80,867	62.02%
Collection System	277,422	163,144	114,278	58.81%
<b>Total Operating Expenditures</b>	<b>\$ 3,082,665</b>	<b>\$ 2,078,950</b>	<b>\$ 1,003,715</b>	<b>67.44%</b>
Transfer to Other Funds				
Leave Cash Out	\$ 20,810	\$ 20,810	\$ -	100%
GF Admin Fees	524,290	524,290	-	100%
Debt Repayment	-	930	(930)	100%
Other	36,476	36,476	-	100.00%
<b>Total Transfer to Other Funds</b>	<b>\$ 581,576</b>	<b>\$ 582,506</b>	<b>\$ (930)</b>	<b>100.16%</b>
Transfers to Reserves				
Water	\$ 81,240	\$ 81,240	\$ -	100%
Sewer	14,856	14,856	-	100%
<b>Total Transfer to Reserves</b>	<b>\$ 96,096</b>	<b>\$ 96,096</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 3,760,337</b>	<b>\$ 2,757,552</b>	<b>\$ 1,002,786</b>	<b>73.33%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 380,042</b>		

Quarterly Port and Harbor Fund  
Expenditure Report  
For Quarter Ended September 30, 2020

	Adopted FY20 Budget	Actual As of 9/30/20	Budget Remaining	% Budget Used
<b>Revenues</b>				
Administration	\$ 547,529	\$ 488,042	\$ (59,487)	89.14%
Harbor	2,871,732	2,789,595	(82,137)	97.14%
Pioneer Dock	338,087	219,367	(118,721)	64.88%
Fish Dock	562,327	390,615	(171,712)	69.46%
Deep Water Dock	262,996	189,233	(73,763)	71.95%
Outfall Line	4,800	4,800	-	100.00%
Fish Grinder	7,821	5,508	(2,313)	70.42%
Load and Launch Ramp	127,884	125,391	(2,493)	98.05%
<b>Total Revenues</b>	<b>\$ 4,723,175</b>	<b>\$ 4,212,550</b>	<b>\$ (510,625)</b>	<b>89.19%</b>
<b>Expenditures &amp; Transfers</b>				
Administration	\$ 579,735	\$ 480,243	\$ 99,492	82.84%
Harbor	1,328,931	928,795	400,137	69.89%
Pioneer Dock	100,499	74,032	26,467	73.66%
Fish Dock	589,053	416,626	172,426	70.73%
Deep Water Dock	100,187	62,197	37,990	62.08%
Outfall Line	6,500	2,475	4,025	38.08%
Fish Grinder	28,034	14,885	13,149	53.10%
Harbor Maintenance	426,989	280,538	146,450	65.70%
Main Dock Maintenance	41,290	24,359	16,931	58.99%
Deep Water Dock Maintenance	51,790	28,605	23,185	55.23%
Load and Launch Ramp	81,167	49,410	31,757	60.87%
<b>Total Operating Expenditures</b>	<b>\$ 3,334,175</b>	<b>\$ 2,362,165</b>	<b>\$ 972,010</b>	<b>70.85%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$ 31,457	\$ 31,457	\$ 0	100%
Debt Service	140,727	140,038	689	100%
GF Admin Fees	579,038	579,038	0	100%
Other	304,450	304,450	-	100%
<b>Total Transfer to Other Funds</b>	<b>\$ 1,055,671</b>	<b>\$ 1,054,983</b>	<b>\$ 689</b>	<b>99.93%</b>
<b>Transfers to Reserves</b>				
Administration	\$ 286,611	\$ 286,611	\$ -	-
Harbor	-	-	-	-
Pioneer Dock	-	-	-	-
Fish Dock	-	-	-	-
Deep Water Dock	-	-	-	-
Outfall Line	-	-	-	-
Fish Grinder	-	-	-	-
Load and Launch Ramp	46,717	46,717	-	100%
<b>Total Transfer to Reserves</b>	<b>\$ 333,328</b>	<b>\$ 333,328</b>	<b>\$ -</b>	<b>100%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 4,723,175</b>	<b>\$ 3,750,476</b>	<b>\$ 972,699</b>	<b>79.41%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ (0)</b>	<b>\$ 462,074</b>		

**Sewer CARMA  
256 - 379**

	<b>Acct #</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Actual</b>	<b>2021 Budget</b>
Beginning Balance		1,930,940	2,153,985	1,979,619	2,063,277	1,930,113
<b>Transfers:</b>						
Operating Budget Transfer	4992	249,263	365,603	155,164	14,856	
Project Closeout (ORD 19-57(S-2))				1,052		
Total Expenditures	5xxx	26,218	539,970	70,453	148,021	-
Ending Balance		<u>2,153,985</u>	<u>1,979,619</u>	<u>2,063,277</u>	<u>1,930,113</u>	<u>1,930,113</u>
Encumbered (from 2019 forward)						613,239
<b>Ending Balance After Encumbrance</b>		<b><u>2,153,985</u></b>	<b><u>1,979,619</u></b>	<b><u>2,063,277</u></b>	<b><u>1,930,113</u></b>	<b><u>1,316,874</u></b>

<b>Expenditure Detail</b>	<b>2017</b>		<b>2018</b>		<b>2019</b>		<b>2020</b>		<b>2021</b>		
	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	
Launch Ramp Lift Station Enclosure							80,000	3,826			
STP On-Line and Lab Meters							39,800	26,915			
Dustless Blasting Equipment							6,250	6,250			
1/3 of Asphalt Mixer							26,667	26,667			
1/3 of Backhoe Replacement							55,000	40,318			
1/3 of Vac Truck Brakes Modification							5,000				
Replace Deep Shaft Air Compressor			ORD 20-57				85,000				
Upgrade SCADA for 7 Lift Stations			ORD 20-57				210,900				
WW Treatment Plant - Digester Blowers			ORD 20-57				189,000				
Replace PLC at STP					46,450	46,060					
1/2 of 1 Ton Crew Cab Pickup w/Flatbed					24,750	24,650					
1/2 of 1 Ton Pickup w/Flatbed					24,750	24,650					
Lift Station Safety Hatches					9,600	9,012					
Muffin Monster Rebuild					10,485	10,000					
1/2 of RV Dump Station - Pay Station					7,500	5,741					
1/2 of GIS Equipment Replacement			ORD 19-38(A)(S)		6,817	6,634					
1/2 of 1/2 Ton Pickup w/Flatbed			ORD 19-38(A)(S)		16,500	14,123					
STP HVAC Control System Upgrade			ORD 19-38(A)(S)		83,500	26,154		43,729			
1/3 of Vac Truck			133,333	123,036							
Lift Station Electrical Components			16,500	28,125		1,667					
Electrical Enclosure for Campground			17,500			5,436					
Shaft Air Meter at WW			21,500								
Programmable Logic Computer at STP			40,000	40,482							
Lift Station Electrical Components			12,000								
Heating and Air System at STP	ORD 18-13	280,000	9,041	92,592	337,589	15,478					
Project Closeout (ORD 19-57(S-2))						(127,690)					
<b>Pending Description</b>		<b>5,376</b>	<b>10,738</b>	<b>8,537</b>	<b>316</b>						
		<u>363,290</u>	<u>26,218</u>	<u>333,425</u>	<u>539,970</u>	<u>230,352</u>	<u>70,453</u>	<u>697,617</u>	<u>148,021</u>	<u>-</u>	<u>-</u>

**Water CARMA  
256 - 378**

Acct #	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Budget
Beginning Balance	2,490,079	2,593,246	2,650,270	2,617,113	2,557,208
<b>Transfers:</b>					
Operating Budget Transfer	4992	246,259	224,638	84,252	81,240
Project Closeout (ORD 19-57(S-2))			25,541		
Total Expenditures	5xxx	143,092	167,614	142,950	141,145
Ending Balance		2,593,246	2,650,270	2,617,113	2,557,208
Encumbered (from 2019 forward)					679,374
<b>Ending Balance After Encumbrance</b>		<b>2,593,246</b>	<b>2,650,270</b>	<b>2,617,113</b>	<b>2,557,208</b>
					<b>1,859,834</b>

**Expenditure Detail**

	2018		2019		2020		2021	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Data Loggers for Leak Detection							18,000	
Commercial Meter Replacement					80,000			
WTP On-Line and Lab Meters					49,258	46,847		
Gas Detection System					8,000	6,468		
Dredge for WTP					10,000			
Dustless Blasting Equipment					6,250	6,250		
1/3 of Asphalt Mixer					26,667	26,667		
1/3 of Backhoe Replacement					55,000	54,622		
1/3 of Vac Truck Brakes Modification					5,000			
Million Gallon Water Tank Aeration System					210,000			
Tesoro Water Vault Upgrade			ORD 20-56		100,000			
Raw Water Transmission Line Replacement - Phase 1 (Design)			ORD 20-56		215,000			
PRV Replacement - West Trunk Line			ORD 20-56		25,000			
1/2 of 1 Ton Crew Cab Pickup w/Flatbed				24,750	24,650			
1/2 of 1 Ton Pickup w/Flatbed				24,750	24,650			
Dewatering Geo Tubes				10,761	10,048			
Flatbed w/Tool Box & Headache Rack				6,800				
1/2 of RV Dump Station - Pay Station				7,500	5,741			
1/2 of GIS Equipment Replacement			ORD 19-38(A)(S)	6,817	6,634			
1/2 of 1/2 Ton Pickup w/Flatbed			ORD 19-38(A)(S)	16,500	14,123			
WTP Chlorine Generation Cell Replacement			ORD 19-01	23,600	23,580			
1/3 of Vac Truck	133,333	123,036						
Pressure Reducing Valves	25,000				16,244			
Waterproof Coating on Mix Tanks	30,000							
Bridge Creek Watershed Preservation	33,416	33,415						
Project Closeout (ORD 19-57(S-2))					19,143			
<b>Pending Description</b>		<b>11,164</b>			<b>242</b>	<b>292</b>		
	<b>221,749</b>	<b>167,614</b>	<b>121,478</b>	<b>142,950</b>	<b>790,175</b>	<b>141,145</b>	<b>18,000</b>	<b>-</b>



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: January 14, 2021  
SUBJECT: Evidence Shelving System for Police Station

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The Police Department has identified a shelving system for their evidence room which would increase their ability to use that space efficiently and allow a greater amount of storage. The Finance Department has calculated that the new police station construction project has \$42,936 in funds remaining from the original allocations (\$7,548,548). The total cost of the evidence shelving system has been quoted at \$40,530. I am planning to approve a request from the Police Chief to use these remaining funds for a functional upgrade to the evidence room.

I believe this is an appropriate and beneficial use of appropriated funds. This memo is written with the intent of being transparent in the purchasing of this system and giving Council an opportunity to object if they do not agree that it is an appropriate use of funds.

**Staff Recommendation:** Accept the memo and allow Administration and the Police Department to move forward with purchasing an evidence room shelving system.

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

3 Smith/Lord

4 **RESOLUTION 21-013**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 PROMOTING CIVILITY  
8

9 WHEREAS, Listening to each other and listening across differences for understanding is  
10 important in building respect and sustaining our sense of community; and  
11

12 WHEREAS, The practice of civility and civil discourse is the free and respectful exchange  
13 of different ideas in a way that respects and affirm all persons, while hearing their perspectives;  
14 and  
15

16 WHEREAS, Heated rhetoric and a dramatic shift away from collaboration leaves us  
17 unable to solve the challenges that confront our community; and  
18

19 WHEREAS, Exercising civility assists in the process of working together and helps us to  
20 create lasting solutions to our most pressing challenges, while fostering respect among  
21 opposing groups; and  
22

23 WHEREAS, By sharing our personal hopes, dreams, fears, and opinions we tell the story  
24 of what unites us as Americans over what divides us, helping us to better understand the  
25 diversity of opinion and perspectives, which can connect us to shared values that promote the  
26 common good; and  
27

28 WHEREAS, Recognizing the importance of listening to each other, exercising civility in  
29 our discourse, building trust, and connecting around what unites us are key elements of any  
30 successful community.  
31

32 NOW THEREFORE BE IT RESOLVED that the City of Homer shall promote civility by  
33 listening respectfully to people who have different views, avoiding language or actions that are  
34 insulting or derogatory to others, and supporting efforts to work together across ideological  
35 and political lines.  
36

37 PASSED AND ADOPTED by the Homer City Council on this 25<sup>th</sup> day of January, 2021.  
38

39 CITY OF HOMER  
40

41 \_\_\_\_\_  
42 KEN CASTNER, MAYOR



43 ATTEST:

44

45 \_\_\_\_\_

46 MELISSA JACOBSEN, MMC, CITY CLERK

47

48 Fiscal note: N/A