



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

## City of Homer Agenda

### Economic Development Advisory Commission Regular Meeting

Tuesday, June 14, 2022 at 6:00 PM

Cowles Council Chambers In-Person & via Zoom Webinar

Webinar ID: 990 0366 1092 Password: 725933

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

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

#### AGENDA APPROVAL

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

#### RECONSIDERATION

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

- A. May 10, 2022 Regular Meeting Minutes **Page 3**

#### VISITORS/PRESENTATIONS (10 minute time limit)

- A. Update on Non-Motorized Transportation from Homer Draw Down & Homer Trails Alliance – Commissioner Person **Page 9**

#### STAFF & COUNCIL REPORT/COMMITTEE REPORTS (5 minute time limit)

- A. EDC Staff Report **Page 10**  
i. City of Homer Camping Brochure **Page 12**

- B. Homer Chamber of Commerce Report

- C. Homer Marine Trades Association (HMTA) Report **Page 14**

#### PUBLIC HEARING

#### PENDING BUSINESS

- A. Housing Staff Report **Page 18**

- B. Balance of Quality of Life, Change, & Community Growth Discussion **Page 19**  
i. SWOT Graphic **Page 20**  
ii. Opportunities Table Generated from Last Meeting **Page 21**

## **NEW BUSINESS**

- A.** Recommendation to Sell City Owned Property at 3713 Main Street **Page 23**
  - i. Land Allocation Plan Excerpt for 3713 Main Street **Page 24**

## **INFORMATIONAL MATERIALS**

- A.** Commissioner Speakman Recognition Letter dated May 18, 2022 **Page 25**
- B.** EDC 2021-2022 Strategic Plan/Goals **Page 27**
- C.** City Manager’s Report for May 9, 2022 **Page 29**
- D.** City Manager’s Report for May 23, 2022 **Page 33**
- E.** EDC 2022 Calendar **Page 36**

## **COMMENTS OF THE AUDIENCE** (3 minute time limit)

## **COMMENTS OF THE CITY STAFF**

## **COMMENTS OF THE COMMISSION**

## **ADJOURNMENT**

Next Special Meeting is **TUESDAY, AUGUST 23, 2022 at 6:00 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Session 22-05 a Regular Meeting of the Economic Development Advisory Commission was called to order by Vice Chair Deborah Brown at 6:01 p.m. on May 10, 2022 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

**PRESENT:** COMMISSIONERS BROWN, GAMBLE, AREVALO, CHEROK, PERSON

**ABSENT:** MARKS (excused), SPEAKMAN (unexcused), STUDENT REPRESENTATIVE PEARSON

**STAFF:** ECONOMIC DEVELOPMENT MANAGER ENGBRETSEN  
DEPUTY CITY CLERK TUSSEY

### **AGENDA APPROVAL**

PERSON/AREVALO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

### **RECONSIDERATION**

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

A. April 12, 2022 Regular Meeting Minutes

Vice Chair Brown read the Consent Agenda and requested a motion.

PERSON/AREVALO MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

A. Comprehensive Plan Review – Julie Engebretsen, Economic Development Manager

Economic Development Manager Engebretsen provided an overview of the City’s Comprehensive Plan, highlighting Chapter 6 – Public Services and Facilities, Chapter 7 – Economic Vitality, and the goals that are listed as the “primary duty” of the EDC. She spoke to how this document is reviewed once every year or two, and how the work the EDC is currently doing ties into the plan.

Ms. Engebretsen answered questions and facilitated discussion with the commission on the following:

- History of Comprehensive Plan rewrites; recent one was revised in 2018 after a considerable amount of work and public meetings, and the amount of effort, public input, and funding it takes to do a large rewrite.
- Ways of structuring the public input phases; having multiple comment periods and tracking them out visually.

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

#### A. EDC Staff Report

Economic Development Manager Engebretsen spoke to her written staff report and her experiences/ planning-related observations while traveling through San Diego, California for a conference.

#### B. Homer Chamber of Commerce Report

Economic Development Manager Engebretsen commented that the Chamber of Commerce is looking to hire a Marketing Director and a bookkeeper.

#### C. Kenai Peninsula Economic Development District (KPEDD) Report

Economic Development Manager Engebretsen noted that Tim Dillon with KPEDD and Shirley Kelly, Alaska Representative for the U.S. Economic Development Administration, were in Homer looking at site locations for funding projects. She noted it was great to have that level of attention from the State in our community and Jenny Carroll, Special Projects Coordinator, was able to meet with them in person.

### **PUBLIC HEARING**

### **PENDING BUSINESS**

#### A. Pioneer Gateway Revitalization Project Update (HERC) i. Letter from Tim Joyce

Vice Chair Brown introduced the agenda item by reading the title.

Economic Development Manager Engebretsen reported on her City Council presentation that broke down the estimated capital costs of the different HERC project options, and different financing and bonding options for Council to consider. Council opted to have a series of worksessions to talk out the options, which will take some time, with the hopes to have something in place in time for the October election ballot. Ms. Engebretsen recapped some of the questions they'll consider: What is the budget? How will we right-size the building? What's the level of service? What grants to pursue? Timeframe?

Vice Chair Brown requested clarification on the comments made at the Council meeting, and if we are looking at other alternatives on what to do with the building. Ms. Engebretsen explained how much of that work to looking into alternative options was previously done, and how the amount of rehabilitation that has to be done would cost just as much if not more than a new building. Commissioner Pearson commented on the poor condition of the HERC building and when evaluating those conditions it's easier to come to the conclusion that a new facility is needed.

Commissioner Cherok commented on the EDC's previous discussions on how the new facility could possibly generate revenue, and inquired if those options, such as leasing space, are still on the table.

Ms. Engebretsen explained how they are still on the table, but the City did not discover any interested parties willing to take on those leases now. The decision point for Council would be build nothing now because the bond payments would be huge without knowing if there will be guaranteed rental income, or build something smaller with the possibility in the future to build something else. She does not foresee Council agreeing to build a \$20-23 million facility without a significant business partner.

Commissioner Gamble inquired if the college has been involved in any communications of expansions to use that facility. Ms. Engebretsen explained how they have been involved in the past and that moving away from utilizing the HERC, building their own new facilities, and making campus improvements within their existing area has been part of their plan.

Commissioner Arevalo reiterated Commissioner Cherok's comments on staying on top of promoting conference uses that can help mitigate some of the bond costs. There is a lot in the plan about recreation, but using it for conferences is very appealing and will benefit the town in many ways.

Ms. Engebretsen spoke to the next steps in the process, Council's wish to dive further into things, and the challenges they're facing with use/building size planning and costs. She let the commissioners know that if there is an opportunity for the EDC to play a role she will bring them in.

There was discussion on operational and maintenance costs and where there are opportunities to generate revenue to help offset the expenses of running/operating the facility.

B. Balance of Quality of Life, Change, & Community Growth Discussion  
i. Weaknesses & Threats to Homer's Quality of Life Worksheet

Vice Chair Brown introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen to begin discussion.

Ms. Engebretsen shared screen and facilitated feedback from commissioners on identifying three to five opportunities, or solutions to weaknesses and threats, that would improve or strengthen Homer's quality of life. Ideas shared by the commission included:

- Housing:
  - Solicit for developers to build multifamily homes; bringing them in with financial incentives to help build sustainable housing to address the housing issue.
  - Way to cap utilities on new facilities to encourage development of new housing.
  - Subsidize ADU (accessory dwelling units).
- Art/murals as a draw for downtown in a thoughtful way; could encourage more businesses participation, cost sharing.
- Keeping youth in the community; college could be an asset; vo-tech training/apprenticeships such as manufacturing, mechanics, etc.
- Wayfinding/Streetscape:
  - Aesthetics/natural living landscape; connected greenspace – trails, water management, wildlife. Opportunities with Stormwater and wildlife, trails.
  - Walkability easy flow of traffic with businesses and the community; wayfinding.
  - Roads and trails maintenance (HART fund usage) Public Works plan.
  - Living or shared streets; roads where cars yield to pedestrians.
- Manage growth wisely.

- Divert Chamber marketing; stop marketing the community aggressively; need to manage the tourism we have.
- Keeping taxes down; lowering taxes; addressing costs as the city grows.
- Look closely at tax policy, state and local levels. Sales tax cap.
- Partner with local native associations on community health and wellbeing; they have other funding streams.
- Collaborating partnerships with other organizations to use mitigation funds when they become available. Be shovel ready.
- PARC has too much work; perhaps arts and culture should be its own entity.
- Tidal generation.
- Identify wildlife and habitat corridors, keep health of local fish and wildlife corridors, maybe not near people trails; purchase key habitat locations.
- Fisheries: lower returns, participating in discussions that aim to identify solutions to bycatch issues.

Ms. Engebretsen agreed to organize this information for review and further discussion at the next meeting.

C. Housing Staff Report

Vice Chair Brown introduced the agenda item by reading the title.

Economic Development Manager Engebretsen noted that Chair Marks requested this topic be a standing agenda item for now; there is no action needed at this meeting. She reported on her Spit Comprehensive Plan presentation to the Port and Harbor Advisory Commission (PHC) and the strategic plan and goals overlap between the EDC and PHC, particularly in regards to workforce housing on the Spit for seasonal workers.

**NEW BUSINESS**

A. EDC Meeting Schedule for Summer 2022

Vice Chair Brown introduced the agenda item by the reading title.

Economic Development Manager Engebretsen explained how she will be traveling this summer and requested the commission consider canceling their July regular meeting and rescheduling the August meeting to later in the month.

AREVALO/PERSON MOVED TO CANCEL THE JULY 12<sup>TH</sup> AND AUGUST 9<sup>TH</sup> REGULAR MEETINGS AND SCHEDULE A SPECIAL MEETING ON AUGUST 23<sup>RD</sup> AT 6:00 P.M.

Commissioners Gamble and Brown clarified with staff that they would not have a report to City Council in the months they do not meet, and that the agenda topics scheduled for those two months can easily be moved to the following September meeting.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Strategies for Deploying HART Road/Trails Funds to Accelerate Non-motorized Transportation & Road Repair
- i. Attachments 1 – 4 Roads & Trails Maps
  - ii. Road Financial Plan Spreadsheet
  - iii. Draft Ordinances

Vice Chair Brown introduced the agenda item by reading the title.

Deputy City Clerk Tussey gave a brief synopsis of Public Works Director Keiser’s memo; noting the various non-motorized transportation programs that she is proposing to City Council that utilizes HART road and trail funds. The ordinances that appropriate funding had their first reading at last night’s Council meeting and are scheduled for public hearing and second reading at the May 23<sup>rd</sup> meeting. Ms. Keiser has been requesting motions of support from the commissions.

Commissioner Person clarified with staff that the budget cost discrepancies for Item I. Create new Non-Motorized Transportation Opportunity Program, is a typo and the proposed \$1.5 million for sidewalks is the correct number.

PERSON/GAMBLE MOVED TO SUPPORT THE STRATEGIES PROPOSED BY PUBLIC WORKS FOR DEPLOYING HART ROAD AND TRAILS FUNDS TO ACCELERATE NON-MOTORIZED TRANSPORTATION AND ROAD REPAIR, AND RECOMMEND CITY COUNCIL APPROVAL.

Commissioner Arevalo gave the proposal two big thumbs up.

Commissioner Person inquired on the repairs being proposed for East Bayview Avenue. Economic Development Manager Engebretsen commented it may be related to water lines and not necessarily the road itself, but to follow up with Public Works directly to confirm.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **INFORMATIONAL MATERIALS**

- A. EDC 2021-2022 Strategic Plan/Goals
- B. Port & Harbor Advisory Commission Strategic Plan & Goals for 2022-2023
- C. Sales Tax Reminder Flyer for Short Term Vacation Rentals
- D. City Manager’s Report for April 11, 2022
- E. City Manager’s Report for April 25, 2022
- F. EDC 2022 Calendar

Vice Chair Brown noted and facilitated discussion on the informational materials provided. She commented that she will be out of town for the May 23<sup>rd</sup> meeting and requested a volunteer to give the EDC report; Commissioner Person agreed to give that report.

### **COMMENTS OF THE AUDIENCE**

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

Economic Development Manager Engebretsen and Deputy City Clerk Tussey thanked the commission, had no further comments.

**COMMENTS OF THE COMMISSION**

Commissioner Person commented on her attendance at the Homer Drawdown, a local climate action group, and how they selected non-motorized transportation planning as the solution for this year. There will be a lot of community interest and effort on the subject and she's looking forward to that work coming up.

Commissioner Cherok commented it was a good meeting and seeing everyone.

Commissioner Gamble had no comments; thanked the commission.

Commissioner Arevalo thanked Economic Development Manager Engebretsen and Deputy City Clerk Tussey for the effort and information they put forth in the EDC packets, and for making sure the commission stays abreast of things that they are concerned about.

Vice Chair Brown thanked everyone for bearing with her through chairing her first meeting.

**ADJOURN**

There being no further business to come before the Commission, Vice Chair Brown adjourned the meeting at 7:32 p.m. Their next regular meeting is Tuesday, June 14, 2022 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

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RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II

Approved: \_\_\_\_\_





# City of Homer

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## 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

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: June 14, 2022  
SUBJECT: Update on Non-Motorized Transportation from Homer Draw Down & Homer Trails Alliance by Commissioner Adele Person

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The 2018 Business Retention and Expansion Survey project found that local businesses highly value a walkable town with greenspace, and more specifically a pedestrian accessible town with trail connected business districts.

Our very own Commissioner Person has been an active member in the trails and pedestrian community for many years. She will provide an update on the activities of Homer Draw Down, which has chosen non-motorized transportation as their focus this year. She is also the President of the newly incorporated 501(c)3 Homer Trail Alliance.



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(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: June 14, 2022  
SUBJECT: June Staff Report

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## **Staff Highlights**

- I watched a webinar “The Outdoor Recreation Economy” presented by the International Economic Development Council. There were many tie-ins between recreation, tourism and quality of life. (Sound familiar?) The biggest message for me was their recommendation to build the infrastructure that locals want. Don’t build something that only serves visitors. Take care of the local population, and if its something cool and fun, it will also draw visitors. I also learned Utah and Colorado both have state offices that specifically work on outdoor recreation issues in terms of economic development, sustainable recreation management, and recreation-specific tourism. This movement for states to have state level planning for outdoor recreation is growing across the country. Alaska does not have this level of coordination (yet).
- Mayor Castner held a meeting of the Commission Chairs. Internally, the City is undergoing tremendous change, and the Mayor would like to facilitate the Commissions and the City working better together on common goals. Starting in August, you will see more reporting between Commissions, and sharing items such as strategic plans. Sometimes as staff and Commissions we focus on our area of interest, not realizing another group is working on the same topic but with a different emphasis.
- The Seldovia Chamber of Commerce hosted city and chamber officials for a day. We enjoyed the first day of operations for the Seldovia Ferry, a luncheon provided by different restaurants in town, golf carts to explore, and visited a few hotels and bed and breakfasts. If you have not been to Seldovia (over a decade for me), the town has come a long way in restaurant and accommodation availability. I highly recommend a day or overnight trip.
- I will be out of the office/traveling until July 6<sup>th</sup>. I will not be checking voice mail or email in this time period.

## **Other News:**

For Fiscal Year 22, you may recall the City of Homer funded the Alaska Small Business Development Center (AKSBDC) small business advisor position here in Homer in the amount of \$25,000. Good news: The Kenai Peninsula Borough has increased their funding to cover that \$25,000 for FY 23 (starts July 1). However, the AKSBDC has determined they will need an additional \$10,000 contribution from the

City to keep the same level of service in Homer. This issue will be brought to the Commission for a recommendation in August/September.

### **Planning Commission Activities**

City Council will hear a presentation from City Planner Abboud on rezoning the area roughly between West Homer Elementary, west to Bidarki Creek. This change would up zone the area from Rural Residential, to Urban Residential. Many of the land owners west of West Hill Road testified against the change, and the Planning Commission decided to rezone a smaller area (ending at West Hill.) The City Council will make the final decision on the zoning change.

### **Attachments**

1. Camping Brochure

# CITY OF HOMER CAMPGROUNDS

59.6481° N, 151.5299° W

## Registration & Camping Fees

- All campers must self-register
- Auto-pay kiosks accept cash or credit card payments. No checks.
- RVS & TENTS: \$20 per night
- Fees collected April 1 to October 30
- One RV or Tent per permit
- Display permit visibly
- 14 day limit per campsite
- No reservations - 1st come, 1st serve

## Campground Rules & Regulations

- Quiet Hours **11pm-7am**
- Fires must be contained within fire pits
- Dogs & pets must be on leash
- Keep an orderly campsite
- Camp Host on duty

**CAMPGROUND  
INFORMATION HOTLINE**

**907-235-1583**

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

- *Endless views*
- *Beaches*
- *Homer Spit*
- *Fishing*
- *Conveniently located  
to access:*

- Hiking trails
- Wildlife tours
- Ferry system
- Restaurants
- Shopping
- Charters

# CAMPING

HOMER, AK



*"where the land ends and  
the sea begins"*

**CITY OF HOMER  
PARKS DEPARTMENT**

**907-435-3139**

*cityofhomer-ak.gov/recreation*

# Where to Camp in Homer...



Hillside view from Hornaday Campground

## Hornaday Campground



Located on the wooded hillside above Karen Hornaday Park and Playground, this campground offers 30 sheltered sites with picnic tables and fire rings. There is potable water available next to the registration kiosk at the campground entrance. ADA accessible porta-potties and hand wash stations are located at the campground and in the park area.



Fishing Hole Campground adjacent to the Nick Dudiak Lagoon



Beachfront shops and restaurants on the Homer Spit

## The Homer Spit

### Mariner Park



34 Scenic beachfront sites are located at the base of the Homer Spit in this 111 acre multi-use area. One of the most popular beach access points in Homer for fat-tire bikes, joggers, dogs, surfers, beachcomers, coal collectors, fossil hunters, or bird watchers to enjoy the view. There is a day use area along the northern border of the park with a fire ring and a gazebo. The gazebo is available for reservation for private events.

### Fishing Hole



This popular camping destination has over 80 sites and is located next to the Nick Dudiak Fishing Lagoon. Amenities include Fishing Hole campsites, beach sites, fish cleaning tables, handicapped accessible restroom facilities, potable water, and easy access to one of the city's RV dump stations. Pier One Theatre is located next door for weekend evening entertainment.



Mariner Park camping and kite surfing on Kachemak Bay

### West Side Camp Area



Enjoy beachfront tent camping on the west side of the Homer Spit overlooking Kachemak Bay. Watch the long sunsets, soaring eagles and otters! Listen to the waves and walk to all the Spit shops and activities.

West Side Camp Area is walk-in tent only campsite. Free parking, restrooms, potable water and RV dump station located across the street near the Fishing Hole Campground and Ramp 5.



West Side Tent Camp Area

**HMTA Meeting Minutes**  
**April 26, 2022**  
**NOMAR**

The meeting was called to order by President, Aaron Fleenor at 6:10 p.m.

Officers/Directors Present: Aaron Fleenor, Eric Engebretsen, Mark Zeiset, Cinda Martin, Josh Hankin-Foley and Kate Mitchell; Claire Neaton, Matt Alward, Jen Hakala and Bruce Friend were absent/excused. A quorum was established.

Guests: None

Approve Agenda: Motion by Eric Engebretsen to approve the Agenda as presented, 2<sup>nd</sup> and carried.

Minutes of the March Meeting: Motion by Mark Zeiset to approve the minutes of the March 22<sup>nd</sup> meeting as written, 2<sup>nd</sup> and carried.

Treasurer's Report: Kate Mitchell reported on behalf of Jen, there is \$17,504 in the checking currently. Eric was able to get the Expo banner invoice cut in half for us, it has been paid.

Committee Reports:

- Advertising/Social Media –
  - Updates – Mark reported that the committee members met with Erica at Port & Harbor to discuss the 2022 Expo. They learned about the City's involvement behind the scenes and reviewed costs and split for 2021. Discussion held regarding promotion strategies for 2022.
  - Schedule Next Meeting – May 10th
- Workforce Development – no report
- FOL List – Aaron reported that Walter has been ill and canceled Bay Weld and NOMAR field trips and Salmon Sisters for tomorrow. Being close to the end of the school year, we'll pick up in the fall. Aaron will work on the attendance list with Walter to determine sweatshirt awards.
- Scholarship – Cinda reported the following:
  - KPC reimbursements total \$3,724 with \$165 over budget and one more application for a \$700 100-ton reimbursement. Motion by Kate to approve \$165 over budget for KPC reimbursements, 2<sup>nd</sup> and carried. Cinda will talk to Dee Dee Shoultz about funds from Aleutian Harvester to fund the last request for 100-ton reimbursement. In the meantime, Jen can get us an accurate balance of funds set aside for workforce development.
  - Annual Scholarship – received 1 application from Joshua Ruby who is attending the AVTEC Welding program. Motion by Mark Zeiset to approve Joshua as our selection for a \$1,000 scholarship.
- Website – Aaron reported that he spoke with Grady about maintaining our site @ \$100/month flat fee. Kate gave Grady some Homer marine history. He would like access to the email to make things easier for him to obtain content. Grady is developing a form to submit content and pictures with to give us some control.

Old Business:

- Mitsubishi Lunch & Learn – Aaron reported that attendance was light primarily attributed to the time of year. They are expressed interest in doing it again next year and will plan differently.
- Homer Marine Trade Show – Mark suggested that the week prior to Kodiak’s Comm Fish in March would be ideal to put a show together with various vendors who are traveling to Alaska already for Comm Fish and the Outdoorsman Show.
- PME – discussed above

New Business:

- Bill Walker Meeting 4/27 9AM at Northern Enterprises – Bill is running for Governor again and would like to meet with fishermen and marine industry folks. There is a fundraiser at Buck and Shelly Laukitis’ that evening. Aaron will be attending the meeting and will highlight the efforts of HMTA.
- HHS BBQ May 19<sup>th</sup> – Cinda reported that Paul Story from the HHS has requested support for their year-end BBQ, both financially and with cooks/servers. Motion by Mark Zeiset to donate \$500 toward the BBQ, 2<sup>nd</sup> and carried. Cinda will email Paul for more information regarding time and serving.

Comments:

- Eric reported that he and a group of folks testified at the State Budget Committee on behalf of the Harbor Expansion project for their feasibility study. The State has to participate in order for the Feds to pick up the remainder of the cost. He and a few of his AVTEC graduates attended a job fair at AVTEC and found it to be very well attended. His involvement on their board has proved to be beneficial with positive changes to their curriculum.
- Mark reported on Port & Harbor; if anyone has anything to report at the meeting, he is happy to relay. They have an open seat; Eric is interested.

Next Meeting: Tuesday, May 24<sup>th</sup> at 6pm at the Harbor Office

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Cinda Martin  
HMTA Secretary

**Homer Marine Trades Association  
May 24, 2022  
Homer Harbor Master's Office**

The meeting was called to order by President Aaron Fleenor at 6:30 p.m.

Officers/Directors Present: Aaron Fleenor, Eric Engebretsen, Mark Zeiset, Cinda Martin, Kate Mitchell, Matt Alward and Claire Neaton, telephonically. Jen Hakala, Bruce Friend and Josh Hankins-Foley were absent, excused. A quorum was established.

Guests: Bryan Hawkins, Homer Harbormaster reported that he went back to Juneau last week, our project is in the budget that has been presented to the Governor for signature. He did a presentation to the Corps of Engineers on the expansion project planning as well as challenges with working with the corps as a small boat harbor emphasizing the need to look at small harbors through a different lens. The Hickory's berth has been dredged. Bruce Friend has been added as a Port & Harbor commissioner. Met with former Governor Bill Walker who is running for Governor in the upcoming election. Working on damage to the Pioneer dock sustained by the Tustamena during a storm. Senator Sullivan stopped in during his visit to Homer, expressed support for the expansion project and has big ideas for utilization. He and Senator Murkowski are working through the challenges with the Corps budget.

Approve Agenda: Motion by Mark Zeiset to approve the Agenda as presented, 2<sup>nd</sup> and carried.

Minutes of the April Meeting: Motion by Kate Mitchell to approve the Minutes of the April 24<sup>th</sup> meeting as written, 2<sup>nd</sup> and carried.

Treasurer's Report: no report

Committee Reports:

- Advertising – Aaron reported that they did not meet in May; re-scheduled for June 14th
- Workforce Development – Kate reported that Jesus' position has been terminated due to lack of funding; UAA/KPC is looking for a new funding source to continue with the program.
- FOL recap – Cinda reported that BBQ was well organized and attended. Jen and Matt Hakala, Bruce and myself were present to help cook and serve. The staff at the high school greatly appreciated the donation and help. Pictures were taken that can be posted on the website. We did not award any shirts this year due to the number of FOLs cancelled late this spring; will try again next year.
- Scholarship – Cinda reported that HMTA received \$3,000 from the Aleutian Harvester Memorial to use for our KPC reimbursements. She received 10 applications for the Deckhand course held on 5/7, 8. All applications including the one remaining 100-Ton course that was left to fund have now been paid thanks to the unexpected donation. HMTA funded a total of \$6,419 in KPC scholarships and the \$1,000 spring scholarship awarded to Joshua Rudy. Thanks to Aleutian Harvester and Homer Kachemak Bay Rotary for their contributions. A total of 18 reimbursements were awarded this year; 8 of which were high school and middle school students; and 6 100-Ton certificates.
- Website – no report

Old Business:



- Sweatshirt count – Mark reported that we have a dwindling supply of shirts; 1 SM, 2 LG, 3 XL, 5 2XL, currently stashed at his store on the Spit. Will need to order more for next year. Kate reported that there are decals ready at Skiff Chicks that were paid for a few years back. Will need to decide if we want to use those and use them up before printing our new logo.
- Back to the Bay – Kate reported that the boat will be sailing on July 5<sup>th</sup> and she would like HMTA to participate in some manner; she will let us know via email if an opportunity arises.

New Business:

- PME – dates have been released - November 17-19, 2022; Mark will start talking to members about attendance and banner advertising

Next Meeting: Tuesday, July 13<sup>th</sup> at 6pm at NOMAR

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Cinda Martin  
HMTA Secretary



# 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

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: June 14, 2022  
SUBJECT: Housing Staff Report

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Chair Marks requested this item remain on the agenda as a standing item.

### **Staff UPDATE:**

No action needed.

- There has been some interest in building worker housing – we’re seeing more calls in the Planning Department inquiring about apartment standards. We’re finding that Homer standards don’t allow the number of units per acre that lower 48 developers are accustomed to. On one hand that keeps our community feeling very suburban, on the other it’s an impediment to the kind of new housing units that seem to be in demand.
- Aspen Hotel is building worker housing across the street from Safeway. Walls are going up!
- A 20 unit cabin development is slated for Adams Drive (on the way to Jack Gist Park. Construction is likely later this summer.



# City of Homer

www.cityofhomer-ak.gov

Planning  
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Homer, Alaska 99603

Planning@ci.homer.ak.us  
(p) 907-235-3106  
(f) 907-235-3118

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: June 14, 2022  
SUBJECT: Balance of Quality of Life, Change & Community Growth Discussion

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**Commission Goal:** View economic development through the lens of balancing growth with quality of life. We are using a SWOT analysis approach - strengths, weakness, opportunities, threats.

**Recap from last meeting:** The Commission finished up with comments on opportunities.

**Next Steps:** The Commission has made some great observations. The hard part was whittling them down to a one page synopsis. I had a co-worker help me with the SWOT graphic. I was thinking our end product would be as follows:

1. Cover page (see homework below)
2. Short intro page
3. The SWOT analysis
4. The tables for strengths, weakness + threats, and opportunities.

That would give us a one pager for those who want a snapshot, like the City Council and other Commissions, as well as all details for folks who want to see it all.

**Homework:** Ask people you know to list three words that make Homer, “Homer.” We will use these words to create a cover page word art/cloud graphic.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Attachments:**

SWOT Graphic  
Opportunities Table Generated from Last Meeting

# Homer Quality of Life

## Strength

- Small town feel and scale
- Eclectic businesses, buildings and people
- Wide variety of locally owned small businesses
- Integration of town with the outdoor environment
- Connected community with vibrant cultural and business groups

**S**

## Weakness

- Lack of worker support: Housing, Childcare, Training
- Difficulty for early to mid-career residents to grow in place and thrive in Homer due to lack of worker supports
  - Infrastructure is in some cases in poor repair (roads) or in need of expansion - stormwater system + green infrastructure
  - Local regulation is not resulting in the patterns and kinds of development the community would like to see

**W**

## SWOT Analysis

- Encourage multi-family housing construction
- Increase ease of walking and biking
- Collaborate with community partners on habitat, climate, erosion and other natural environment issues that impact quality of life
- Find ways to keep young or returning residents in the community

**O**

**T**

- Difficult to recruit new talent
- Poor retention of workers
- Loss of town/nature interface
- New residents may not become involved in the community; slow loss of volunteer run organizations, events and services

## Opportunity

## Threat

Opportunities

Previous	Deborah	Luke
study groundwater to increased understanding and ability to plan for natural environment	keeping taxes down, lowering taxes - addressing costs as the city grows. * education opportunity.	solicit developers (could be from outside of Homer) to build multifamily housing
increase density to allow for population growth, reduced commute	Roads maintenance + trails (HART fund usage) Jan's plan	Art/murals as a draw for downtown, in a thoughtful way. Could encourage more businesses participation, cost sharing
tax breaks to encourage certain business activities, or construction of multifamily homes	manage growth wisely	keeping youth in the community, college could be an asset, NOMAR, manufacturing, Bayweld as examples, vocational training/apprenticeships such as mechanic, etc
rezone to allow more housing and tiny homes		tidal generation? Heat pumps
plan for pedestrian and stormwater drainage		
road and infrastructure planning with new subdivisions		
provide education on what government does		

Adele	Nicole	Jay
connected greenspace - trails, water management, wildlife. Opportunities with stormwater and wildlife, trails	identify wildlife and habitat corridors, keep health of local fish n wildlife corridors... maybe not near people + trails	multifamily developers, financial incentive ie tax break for a period of time
housing: subsidize ADU (accessory Dwelling Units)	purchase key habitat locations	cost of utilities - water, sewer, power subsidy to get lower cost housing
divert chamber marketing? Stop marketing the community in an aggressive way. Need to manage the tourism we have	fisheries: lower returns, participate that aim to identify solutions to bycatch issues. City could be participating more	aesthetics/some natural living landscape to break up box store type look. Blend built env with nature.
look closely at tax policy, state + local levels. Sales tax cap increase?	collaboration: partnerships for habitat, climate, erosion, with other organizations - cities, gvts, to use mitigation funds when they become available. Be shovel ready.	walkability/biking. Easy flow of traffic within businesses and the community, wayfinding. All transportation modes, keep small town feel and opportunity to meet on the street
Partner w NTC or SVT on community health+well being, they have other funding streams than the PARCAC has too much work. Perhaps Arts+Culture commission should be its own entity, partnership with other non-profits.		
Look at city art commission, partnership w library + others		
Revisit the Parks, Art Rec+ Culture needs assessment		
agreements with entities, like the library+ Friends partnership		
Shared streets/living streets. On smaller roads, cars yield to pedestrians. Maybe on dead end roads		



# City of Homer

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## Planning

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(f) 907-235-3118

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: June 14, 2022  
SUBJECT: Recommendation to Sell City Owned Property at 3713 Main Street

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### **Requested Action:**

*The goal for this meeting is to make a recommendation to the City Council on selling this lot.*

Chair Marks requested this item remain on the agenda. Some members of the City Council have suggested this lot be sold to potentially help fund a new multi-purpose facility.

### **Background**

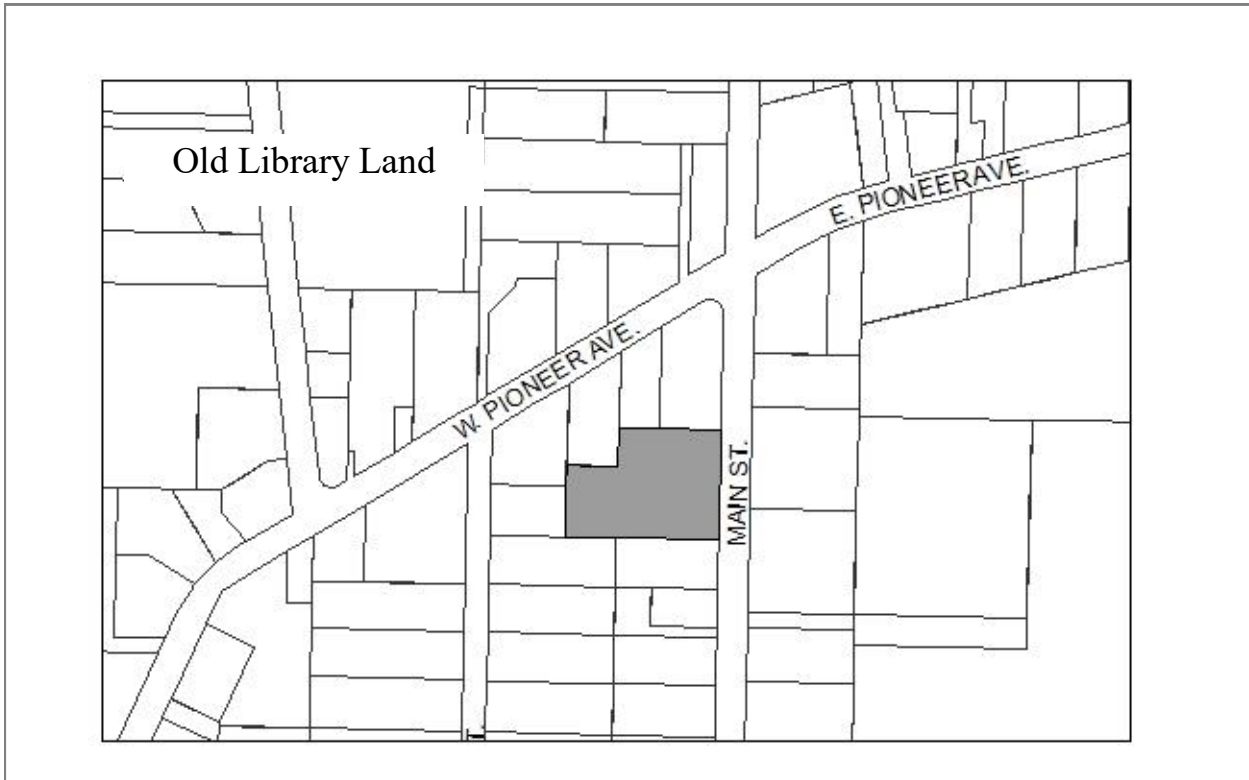
The City has a document called the Land Allocation Plan that lists every piece of city property and its use. If a property is no longer needed, Council can decide to sell it.

This property was previously for sale for over a decade. When the city did receive an offer a few years ago, the city turned down the offer. The city then removed the lot from the market. At this time there is no specific use or reason the city is holding the land.

**Recommendation:** Bring any questions to the meeting. Discuss the idea of selling the lot and make a recommendation to the City Council.

### **Attachment**

Land Allocation Plan Excerpt for 3713 Main Street



**Designated Use:** City Facility and Other Lands (Resolution 20-019)  
**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 17514416
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**2019 Assessed Value:** \$69,400

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Drainage and wetlands may be present
--	---

**Infrastructure:** Paved road, water, sewer, natural gas

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

**Finance Dept. Code:**





# City of Homer

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## Office of the Mayor

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May 18, 2022

Debbie Speakman  
P.O. Box 93  
Homer, AK 99603

Dear Debbie,

Thank you for serving the City of Homer on the Economic Development Advisory Commission from October 12, 2020 to May 12, 2022. Your contributions of time, energy and sincere concern for responsible development are much appreciated.

Thank you for your dedication!

Ken Castner, Mayor

THANKS FOR YOUR  
SERVICE.

cc: Economic Development Advisory Commission

**City of Homer**  
**Homer, Alaska**  
**Mayor's Certificate of Recognition**

**Greetings**  
**Be It Known That**

*Debbie Speakman*

is hereby recognized for her service on the  
**“Economic Development Advisory Commission”**  
as  
**“Commissioner”**

from

**October 12, 2020 to May 12, 2022**

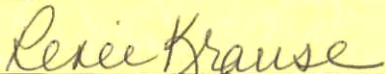
*This recognition is made because of your dedication to the cause of good government, your contributions to your community, and your willingness to serve your fellow man.*

*In Witness whereof I hereunto set my hand  
This 18<sup>th</sup> day of May 2022.*



Ken Castner, Mayor

Attest:

  
Renee Krause, MMC, Acting City Clerk



**ECONOMIC DEVELOPMENT ADVISORY COMMISSION  
2021-2022 STRATEGIC PLAN/GOALS**

<p><b>Ongoing Goals</b></p>	<p>1. Define what is positive economic development for Homer, and how it leads to the quality of life and growth outcomes desired in the Comprehensive Plan.</p> <p>2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."</p>
<p><b>Near Term Goals</b> &lt; 6 Months</p>	<p>1. Familiarize with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration.</p> <p><i>Task:</i> Staff to provide smart growth resources.</p> <p><i>Task:</i> Invite a member of the KPB Resiliency and Security Commission make a presentation to the EDC about what the Commission does.</p> <p>2. View economic development through the lens of balancing growth with quality of life.</p> <p><i>Task:</i> Create an EDC Mission statement as a guiding principle for what the EDC does.</p> <p><i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.</p> <p>3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc affordable year round housing.</p> <p><i>Task:</i> Define one or two housing types/populations of people to focus on.</p> <p>4. Assess jobs training needs and workforce development. Communicate to KPC.</p> <p><i>Opportunity:</i> Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is work force development part of the planning? What does the KBC Advisory Board do?</p> <p><i>Opportunity:</i> KPEDD/Chamber to host in Homer will be hosting a jobs meeting for employers to help them learn how to attract workers, and a job fair for job seekers.</p> <p>5. Do some outreach to local businesses to take the pulse of the business community in pandemic recovery.</p> <p>6. Present an annual report of EDC accomplishments to the City Council</p> <p><i>Task:</i> approve memo to Council, read accomplishments to Council</p>
<p><b>Mid Term Goals</b> 1 - 3 Years (2020 – 2023)</p>	<p>1. Multipurpose community center (HERC) <i>Status:</i> Scoping study has been funded</p> <p>2. Downtown vitalization momentum and wayfinding/streetscape plan <i>Status:</i> Wayfinding and Streetscape work ongoing through 21 and implementation activities in 2022 <i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program</p>

	3. Economic resiliency planning.  <i>Opportunity:</i> EDC provide suggestions to KPEDD on the business tool box. EDC promote tool box to community.
<b>Long Term Goals</b> 5 Years or More (2025+)	1. BR&E – review annually and plan for a new report (5 year mark is 2022-2023) <i>Opportunity:</i> consider a funding request for the FY 2024-2025 budget

**OVERALL EDC DUTIES AND RESPONSIBILITIES**

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

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

**DUTIES OF COMMISSION/STAFF**

Commissioners

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

Staff (Julie Engebretsen)

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

Clerk’s Office

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



# City of Homer

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## Office of the City Manager

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### Memorandum

TO: Mayor Castner and Homer City Council  
 FROM: Rob Dumouchel, City Manager  
 DATE: May 5, 2022  
 SUBJECT: City Manager's Report for May 9, 2022 Council Meeting

#### Port Expansion – State Match is in Capital Budget

A draft of the State's capital budget released on April 27<sup>th</sup> included \$750,000 for a general investigation study of the large vessel port expansion project. These state funds, matched with the \$750,000 the City of Homer has already set aside for this project, make up the "local" match for a general investigation with the Army Corps of Engineers. From here, we have two major objectives: 1. Keep the state funding in the budget (nothing is final until the Governor signs the budget), 2. Convince the Army Corps of Engineers to authorize a new start general investigation. On a related note, the budget also fully funds the Municipal Harbor Grants program for the first time in many years.

#### Green Stormwater Infrastructure Program Added to Governor's GO Bond Package

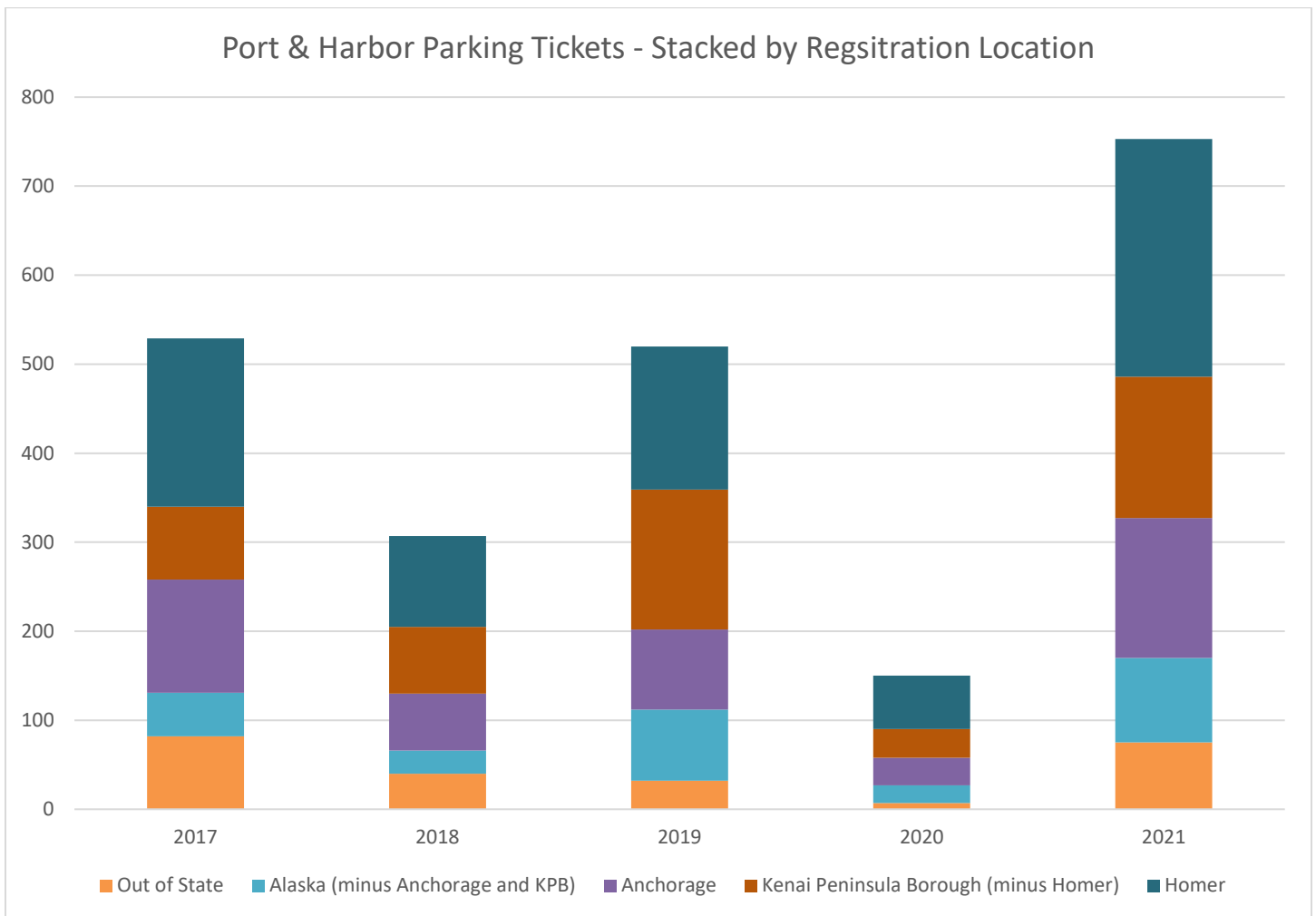
The political future of the Governor's GO Bond package remains uncertain, however, it continues to move through the processes it needs to complete if it is to have an opportunity to be seen on a future ballot. In the most recent draft, \$3,725,000 was included for the "Homer slope stability and erosion mitigation program" which is another way to refer to the green stormwater infrastructure program. Staff will continue to follow the GO Bond package and report back any notable changes.

#### Spit Parking Follow Up

At the March 25<sup>th</sup> meeting, Council received a presentation from HDL regarding parking on the spit. The Port & Harbor Commission has provided commentary via a memo (attached, along with minutes). During the meeting I mentioned that I had done a rough analysis of where vehicles receiving tickets are registered with some help from Harbor and Finance staff. Below is an overview of the data I referenced.

Table 1: Harbor parking ticket data 2017-2021, shown by number of tickets by location and percentage of tickets given in that year

Vehicle Registration Location	2017		2018		2019		2020		2021	
Out of State	82	16%	40	13%	32	6%	7	5%	75	10%
Alaska (minus Anchorage and KPB)	49	9%	26	8%	80	15%	20	13%	95	13%
Anchorage	127	24%	64	21%	90	17%	31	21%	157	21%
Kenai Peninsula Borough (minus Homer)	82	16%	75	24%	157	30%	32	21%	159	21%
Homer	189	36%	102	33%	161	31%	60	40%	267	35%
<b>TOTAL</b>	<b>529</b>	<b>100%</b>	<b>307</b>	<b>100%</b>	<b>520</b>	<b>100%</b>	<b>150</b>	<b>100%</b>	<b>753</b>	<b>100%</b>



### Conditional Use Permit Reform

One of the biggest current planning tasks for the City is the review and processing of conditional use permits (CUPs). My perception has been that we likely perform more CUP reviews than are really necessary. To test that assumption, City Planner Rick Abboud compiled ten years of CUP data that we have been looking at for meaningful patterns. Some immediately noticeable patterns include: 96% of all CUPs that make it to the Planning Commission are approved (in large part because City staff works with potential CUP applicants to understand if their project is feasible, and if yes, how); 19% have no conditions set upon them beyond required codes; 49% are triggered by the development of more than one building (which is frequently paired with development over 8000 square feet); 49% include conditions related to lighting (which is equivalent to no condition as it's covered in HCC); and 31% include conditions related to screening a dumpster or other trash enclosure. My take away is that we should reevaluate the multiple building and site coverage triggers (assuming all else is principally permitted), consider some improved codes for things like lighting and dumpster screening, and work towards processing less CUPs. I'm looking for one or two Council sponsors who would like to be involved in this project. The project would fit inside the Council priority of modernizing the zoning code while also freeing up staff time in planning for bigger picture needs like the comprehensive plan fast forward.

### Tsunami Brochure

Included with this report is the final draft of the tsunami evacuation brochure prepared by the University of Alaska Fairbanks (UAF) Alaska Earthquake Center in coordination and consultation with the City. The

brochure graphically and clearly depicts evacuation zone boundaries which follow road and property line boundaries (where logical) near the modeled inundation zone. It also directs readers to local sources of information for preparedness and for directions during an event. We are very pleased to have this resource to help inform and educate both residents and the visiting public. The AK Earthquake Center will be providing us with printed brochures sometime this summer, which we plan to distribute to all City utility customers. We will also be developing a plan to make additional brochures available to businesses located in and near the inundation zone.



Figure 1: City and Borough staff review maps with Dr. Sulemani from UAF's Alaska Earthquake Center

### **Climate Risk Hazard Mapping Assessment**

Woodwell Climate Research Center (WCRC) completed Climate Risk Hazard Mapping Assessment for the City which is attached to this report. WCRC is an affiliate of ICLEI, the City's advisor and consultant for greenhouse gas emission tracking and community outreach. WCRC works closely with ICLEI to provide climate risk research customized to a local scale. This service was offered to Homer free of charge and took a year and a half to complete. Early consultation between Homer and Seldovia, local stakeholders, and WCRC focused the scope of risks to increases in temperature, precipitation and sea level. Expected risks are between years 2021 -2050. Baseline data range for these projections is between years 1971 – 2000.

#### **Key findings for Homer:**

- Temperature - Breaching of 1.5°C – 2°C of warming above current temperature expected to happen between years 2025-2030. An average of 18 days per year between years 2021-2050 expected to exceed maximum temperature between years 1971-2000.
- Drought – During projected time frame, Homer will experience extreme drought conditions around 20% of the time
- Wildfire – Wildfire danger days expected to increase by at least 5 days with peak of extreme fire weather shifting to August
- Precipitation – Inundation from a 1-in-100 year rain event will increase from present day to 2080. Most susceptible area to flooding are the banks of east Beluga Lake.

- Storm Surge – Risk of 1-in-100 year storm event limited almost entirely to the Spit. Largest inundation of 2 meters could occur halfway down the Spit. Inundation threat offset by ongoing process of isostatic rebound.

### **3<sup>rd</sup> Quarter Finance Report**

Attached to this report is the FY22 third quarter report and a memo from the Finance Director with an overview of the data. The next quarterly report should be published in August.

### **2022 Commercial Passenger Tax Grant**

Like last year, the City is expecting replacement funds for Commercial Passenger Vessel Tax (CPVT) through the State and the Kenai Peninsula Borough (KPB). The \$70,910 in total is coming from American Rescue Plan Act (ARPA) funds which means the funds have different rules than the typical CPVT disbursements we receive in regular years. Last year, these funds were used to support the City’s computer-aided dispatch project. This year, we are proposing the funds go to refurbishing Crane #7 at the Fish Dock. More information is available in an attached memo from Special Projects Coordinator Jenny Carroll.

### **Visit with Former Governor Bill Walker**

Governor Walker was in Homer campaigning for the upcoming election. His staff reached out to my office to arrange for a visit with me and some members of my leadership team. I was joined by Chief Kirko, Chief Robl, Jenny Carroll, and Jan Keiser for an hour long discussion about challenges and opportunities here in Homer. Meeting logistics were coordinated by Christine Draais.



*Figure 2: Former Governor Walker visiting with staff to discuss local government issues in Homer*

#### **Enclosures:**

1. May Employee Anniversaries
2. Memo and Minutes from Port and Harbor Commission regarding Spit Parking
3. Tsunami Brochure
4. Climate Risk Hazard Mapping Assessment
5. Quarterly Report for Finance
6. Memo re: 2022 Commercial Vessel Passenger Tax Grant





# City of Homer

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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: May 19, 2022  
 SUBJECT: City Manager's Report for May 23, 2022 Council Meeting

### Visioning Follow Up

In March, the City Council underwent a two-day visioning work session to talk about future priorities. A number of priorities were identified and staff has been evaluating the concepts to see how we can fit them together and move towards implementation. We're also working to expand our capacity through open recruitments for staff, the use of professional services agreements, and the restructuring of departments/divisions. As a regular item for Council, I will bring forward a progress memo (it will probably be quarterly) to provide a brief overview of each topic. The table below shows a condensed view of the 2022 priorities.

Fiscal Policy Improvements					
Comprehensive Plan Fast Forward		Zoning Code Modernization		Building Code Adoption and Implementation	
Expansion of Sidewalks and Trails			Water and Sewer Expansion		
Housing Challenges			Emergency Preparedness and Training		
Public Safety Conversations	Volunteer Action Plan	Coast Guard City Designation	Harbor Float Replacements	Recreation Priorities and Planning	Cybersecurity Improvements

### Visit from Senator Sullivan

On Saturday, May 14<sup>th</sup>, Senator Dan Sullivan made a stop at the Harbormaster's office to talk about the future of Homer's Port and Harbor. Mayor Castner, Harbormaster Bryan Hawkins, and Special Projects Coordinator Jenny Carroll, along with representatives from the Homer Chamber of Commerce hosted the Senator and his staff.

### Invasive Tree Removal

The City will be engaging in a partnership with Homer Soil & Water Conservation District to eradicate invasive European Bird Cherry (*Prunus padas*) trees around town and replace them with less harmful alternatives. The

locations have been mapped and identified over the last few years. There will be public notice at each location to explain what the project is about and provide links to more information. The schedule for removal is still being set, but we expect Triangle Park to be the first location for removal with Weeping Birch trees being planted as replacements. All replacement trees will be sourced locally. The public notice flyer is included in this report and contains a QR code that takes viewers to the state Department of Natural Resources page on bird cherry.

### **Fire Truck Purchase**

Ordinance 22-22 authorized the purchase of our first new fire truck in many years. It set aside an amount not to exceed \$800,000. We were able to secure discounts which brought the final price to \$706,606 for the vehicle, remaining funds will be cycled back to General Fleet CARMA. The truck is expected to take roughly two years to be manufactured and delivered. Chief Kirko and I are collaborating on potential next steps for the ongoing fleet overhaul. We may be back in front of Council this summer to continue the fleet discussion.



*Mayor Castner signs the check for the City's new pumper/tanker on the front bumper of the truck it will replace (pictured left to right: City Manager Dumouchel, Mayor Castner, Chief Kirko, and Deputy Chief Kahles)*

### **FY22 3<sup>rd</sup> Quarter Sales Tax Update**

Sales tax revenues are on track to meet the City's targets. Calendar year 2021 was an extremely strong year for sales tax revenue in all quarters, 2022 is shaping up the same way. Comparing the 3<sup>rd</sup> quarter of FY22 to the same time period in 2021, we grew sales tax revenues 5% year over year. This matches the escalation 5%

rate we used for FY23 in the mid-biennium budget amendment. For remote seller sales tax, we have surpassed our budget forecast and may break \$400,000 in revenue

### **Public Health Meeting**

Special Projects Coordinator Jenny Carroll and I met with our local public health nurse Lorne Carroll and Sarah Hargrave, SE Regional Public Health Nurse Manager for the Alaska Department of Health & Social Services. We discussed the COVID experience, local public health challenges, and ways that we can better work together in the future outside of a pandemic.

### **Sidewalks**

With the passage of Resolution 22-043, staff began to work through the directions from Council contained therein. I first met with planning staff, and then we integrated Public Works into the conversation. To get Council up to speed on our sidewalk context, staff developed a presentation for the May 23<sup>rd</sup> work session. Work will be ongoing throughout the summer and beyond.

### **Tsunami Brochure**

After receiving feedback at the May 9<sup>th</sup> meeting, we have been working with the folks at the Alaska Earthquake Center to make some modifications to the document. A new draft is attached, our partners are aiming to print brochures in June as part of their grant-funded project's timeline.

### **RAVN Bankruptcy**

When the original RAVN, a tenant in the City's airport terminal, closed down and went through bankruptcy, there was a lot of work to do to get the new RAVN in place with a new lease and ensure the City recouped lost revenues from the departure of the old RAVN. The last bit of that work, which was shepherded by JDO, is complete and we received \$13,733 from the RAVN Air Liquidation Trust. At this point in time, I believe all outstanding issues related to the RAVN bankruptcy as they relate to the City of Homer are concluded.

Enclosures:

1. Memo re: Council Priorities
2. Invasive Tree Removal Flyer
3. Sales Tax Update
4. Tsunami Brochure Draft and Memo

## ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2022 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
<b>JANUARY</b>	Wednesday 1/5 5:00 p.m.	Tuesday 1/11 6:00 p.m.	Monday 1/24 6:00 p.m. <a href="#">[Arevalo]</a>	<ul style="list-style-type: none"> <li>• City Budget Review/Develop Requests *may not be applicable during non-budget years</li> </ul>
<b>FEBRUARY</b>	Wednesday 2/2 5:00 p.m.	Tuesday 2/8 6:00 p.m.	Monday 2/14 6:00 p.m. <a href="#">[Person]</a>	
<b>MARCH</b>	Wednesday 3/2 5:00 p.m.	Tuesday 3/8 6:00 p.m.	Monday 3/14 6:00 p.m. <a href="#">[Gamble]</a>	<ul style="list-style-type: none"> <li>• Clerk Reappointment Notices Sent Out</li> <li>• Update from Public Works Director</li> <li>• KPEDD CEDS Review</li> </ul>
<b>APRIL</b>	Wednesday 4/6 5:00 p.m.	Tuesday 4/12 6:00 p.m.	Monday 4/25 6:00 p.m. <a href="#">[Speakman]</a>	<ul style="list-style-type: none"> <li>• Terms Expire April 1<sup>st</sup></li> <li>• Advisory Body Training Worksession</li> <li>• Election of EDC Officers</li> </ul>
<b>MAY</b>	Wednesday 5/4 5:00 p.m.	Tuesday 5/10 6:00 p.m.	Monday 5/23 6:00 p.m. <a href="#">[Brown]</a>	<ul style="list-style-type: none"> <li>• Comprehensive Plan Review</li> </ul>
<b>JUNE</b>	Wednesday 6/8 5:00 p.m.	Tuesday 6/14 6:00 p.m.	Monday 6/27 6:00 p.m. <a href="#">[Cherok]</a>	
<b>JULY</b>		Regular Meeting Cancelled		
<b>AUGUST</b>	Wednesday 8/17 5:00 p.m.	Special Meeting Tuesday 8/23 6:00 p.m.	Monday 9/12 6:00 p.m.	<ul style="list-style-type: none"> <li>• Update from Public Works Director</li> <li>• Capital Improvement Plan Review</li> </ul>
<b>SEPTEMBER</b>	Wednesday 9/7 5:00 p.m.	Tuesday 9/13 6:00 p.m.	Monday 9/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Review of Strategic Plan/Goals/BR&amp;E</li> <li>• Workforce Development Speaker</li> </ul>
<b>OCTOBER</b>	Wednesday 10/5 5:00 p.m.	Tuesday 10/11 6:00 p.m.	Monday 10/24 6:00 p.m.	
<b>NOVEMBER</b>	Wednesday 11/2 5:00 p.m.	Tuesday 11/8 6:00 p.m.	Monday 11/28 6:00 p.m.	<ul style="list-style-type: none"> <li>• Chamber's Annual Presentation to City Council *usually occurs 1<sup>st</sup> Council Meeting in Nov.</li> <li>• Approve Meeting Schedule for Upcoming Year</li> </ul>
<b>DECEMBER</b>	Wednesday 12/7 5:00 p.m.	Tuesday 12/13 6:00 p.m.	Monday 1/9/23 6:00 p.m.	<ul style="list-style-type: none"> <li>• Upcoming Year Schedule Review</li> <li>• Land Allocation Plan Review</li> </ul>

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