



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, March 27, 2024 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 954 2610 1220 Password: 556404

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

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

APPROVAL OF MINUTES

- [A.](#) Unapproved January 24, 2024 PHC Minutes

VISITORS / PRESENTATIONS

- A. Agnew::Beck - City of Homer Comprehensive Plan Rewrite

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- [A.](#) Port Finance/Budget Report - FYTD Report for March 2024
- [B.](#) Port & Harbor Staff Report - March 2024
- [C.](#) Homer Marine Trades Association (HMTA) Report

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Comprehensive Plan

INFORMATIONAL MATERIALS

- [A.](#) March 2024 Port Operations Report
February 2024 Statistics

[B.](#) March City Newsletter

[C.](#) March City Manager's Reports to Council

March 11th, 2024 Report

March 26th, 2024 Report

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, April 24th, 2024 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

1. CALL TO ORDER, 5:30 P.M.

Session 24-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Crisi Matthews at 5:30 p.m. on January 24, 2024 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS FRIEND, MATTHEWS, PITZMAN, SHAVELSON, SIEKANIEC, VELSKO, ZEISET & STUDENT REPRESENTATIVE ROGERS

CONSULTING: PORT DIRECTOR HAWKINS, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF

STAFF: DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

SIEKANIEC/VELSKO MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved December 13, 2023 PHC Minutes

SIEKANIEC/PITZMAN MOVED TO APPROVE THE MINUTES OF THE DECEMBER 13, 2023 REGULAR MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

7.A. Port Finance/Budget Report – FYTD Report for January 2024

7.B. Port & Harbor Staff Report – December 2023

Port Director Hawkins noted the second and final reading of the ordinance pertaining to the City’s share of additional funding in the amount of \$266,000, which passed at City Council’s meeting on Monday. He added that a resolution was passed requesting the state to match the additional funding. The Kenai Peninsula Borough also passed a resolution to state supporting the increase of their share of the funds for the project.

Other discussion topics included:

- Oil spills in the harbor.
- Property leasing on the Spit.
- Large Vessel Haul Out Facility.
- Cruise Boom Documentary.

7.C. Homer Marine Trades Association (HMTA) Report

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

9.A. Property Leasing

SIEKANIEC/PITZMAN MOVED TO APPROVE COMMISSIONER SHAVELSON’S MEMORANDUM REGARDING PROPERTY LEASING FOR RECOMMENDATION TO CITY COUNCIL.

Mr. Shavelson offered clarification that the end of the proposed changes would include a sentence that reads, “This requirement does not apply to subleases.”

There was no further discussion.

Chair Matthews requested a roll-call vote.

VOTE: YES: VELSKO, ZEISET, FRIEND, SIEKANIEC, MATTHEWS, PITZMAN, SHAVELSON, ROGERS.

Motion carried.

10. NEW BUSINESS

10.A. Scheduling Work Session for Port & Harbor Advisory Commission

The Commission agreed to schedule a work session for Tuesday, March 5th at 5:30 p.m.

11. INFORMATIONAL MATERIALS

11.A. Port Operations Report

11.B. January City Newsletter

11.C. City Manager's Reports to Council

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

Scott Adams, city resident, expressed his concern about the potential impact of higher parking and launch fees in comparison to Seward's, suggesting that the City should align its pricing with Seward's to remain competitive for tourism dollars. He added that he felt it was a good idea for the Port and Harbor Advisory Commission to review leases before they go to City Council, given that the spit is within the Commission's neck of the woods. Lastly, Mr. Adams urged caution in balancing the development of the haul-out facilities with the public camping spaces on the spit to cater to a diverse range of visitors and to avoid restricting access with high camping fees.

13. COMMENTS OF THE CITY STAFF

Port Director Hawkins thanked everyone for a good meeting.

Port Administrative Supervisor Woodruff noted that the conference for the Alaska Association of Harbormasters and Port Administrators is scheduled for October 21st-25th at Land's End. She added that it will take place the same week as the regular meeting for the Port and Harbor Advisory Commission, and because of that they will possibly look to reschedule/cancel the meeting. Lastly, Ms. Woodruff added that a speaker is coming to Homer on Tuesday, February 20th to discuss cities, growth and change.

14. COMMENTS OF THE MAYOR

15. COMMENTS OF THE COMMISSION

Commissioner Rogers provided a brief background on herself and her reasons for wanting to get involved with the Commission.

Commissioner Zeiset thanked the Commission for a good meeting, and stated that he was excited about the Anchorage Boat Show.

Commissioner Velsko welcomed Ms. Rogers and thanked the Commission for a good meeting.

Commissioner Siekaniec welcomed Ms. Rogers.

Commissioner Pitzman thanked Chair Matthews for running an effective meeting. He also welcomed Ms. Rogers and thanked Commissioner Shavelson for his thoughtful work on the memorandum pertaining to property leasing on the spit.

Commissioner Friend thanked the Commission for a good meeting and thanked Mr. Shavelson for his work on the memorandum. He also welcomed Ms. Rogers.

Commissioner Shavelson welcomed Ms. Rogers, and congratulated Ms. Woodruff on her recent anniversary working with the City. He also thanked Mr. Scott Adams for his testimony. He spoke to property leasing on the spit, noting that extra scrutiny when evaluating leases would be a good idea to ensure that there are sideboards for sub-leasing.

Chair Matthews added that there are a lot of layers when sub-leasing happens and that it can often get messy. She thanked Mr. Shavelson for his work on the memorandum pertaining to property leasing on the spit.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Matthews adjourned the meeting at 6:40 p.m. The next Regular Meeting is Wednesday, February 28, 2024 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Zach Pettit, Deputy City Clerk

Approved: _____

FUND 400 - PORT & HARBOR ENTERPRISE FUND

3/20/2024

REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE

72.1% of FY elapsed

A/C Num.	Revenue Categories & Descriptions	FY22	FY23	FY24 YTD ACTUAL		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
0600	HARBOR ADMINISTRATION					
4515	Ferry Lease	18,000	18,000	18,000	100.0%	18,000
4650	Rents & Leases	413,267	503,987	362,878	72.6%	500,000
	Operating Revenue - Admin	431,267	521,987	380,878	73.5%	518,000
4527	PERS Revenue	92,383	-	-	0.0%	-
4634	Port Storage Fee	119,992	207,662	111,627	116.1%	96,164
4635	Port Impound Fee	204	816	997	0.0%	-
4705	Business Licenses	10	20	15	0.0%	-
4801	Interest On Investments	(62,000)	73,468	77,408	0.0%	-
4901	Surplus Property	26,078	2,187	-	0.0%	-
4902	Other Revenue	123,189	11,189	-	0.0%	-
	Non-Operating Revenue - Admin	299,855	295,341	190,047	197.6%	96,164
0601	HARBOR					
4245	Waste Oil Disp	603	1,079	-		-
4249	Oil Spill Recovery	(100)	-	-		-
4318	Parking Revenue	180,789	158,725	103,980	46.2%	225,000
4319	Electrical Supplies	2,275	1,449	798	33.2%	2,403
4402	Non Moving Fine	-	100	9,828		-
4624	Berth Transient Monthly	649,848	716,742	447,232	64.0%	698,295
4625	Berth Reserved	1,533,906	1,628,043	1,825,677	103.1%	1,771,547
4626	Berth Transient Annual	315,591	325,749	255,950	79.4%	322,486
4627	Berth Transient Semi Annual	130,453	132,878	29,479	19.5%	151,515
4628	Berth Transient Daily	152,145	159,413	92,658	61.9%	149,805
4629	Metered Energy	186,689	140,575	93,848	101.3%	92,677
4644	Pumping	-	-	-	0.0%	-
4645	Wooden Grid	5,006	4,089	1,806	31.7%	5,697
4646	Commerical Ramp	54,913	49,562	36,629	66.6%	55,000
4647	Berth Wait List	15,211	15,082	3,893	31.4%	12,394
4648	Steel Grid Fees	7,900	6,969	1,512	18.9%	8,000
4654	Spit Camping	-	35,018	148,076	0.0%	-
4663	Trans Energy 110v	47,616	34,863	28,733	67.2%	42,746
4664	Trans Energy 220v	16,186	20,569	18,615	64.8%	28,744
4665	Trans Energy 208v	205,197	204,723	127,764	80.2%	159,228
4666	Commerical Ramp Wharfage	38,422	41,055	53,465	33.8%	158,000
	Operating Revenue - Harbor	3,542,651	3,676,683	3,279,943	84.5%	3,883,536
4802	Penalty/Int	6,101	7,797	10,012	154.0%	6,500
4902	Other Revenue	68,633	66,923	45,791	64.2%	71,325
	Non-Operating Revenue - Harbor	74,735	74,720	55,803	71.7%	77,825

FUND 400 - PORT & HARBOR ENTERPRISE FUND
REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE

3/20/2024
 72.1% of FY elapsed

A/C Num.	Revenue Categories & Descriptions	FY22	FY23	FY24 YTD ACTUAL		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
0602	PIONEER DOCK					
4631	USCG Leases	35,067	38,976	26,947	73.8%	36,494
4637	Seafood Wharfage-PD	-	-	-		-
4638	PD Fuel Wharfage	207,277	198,654	137,291	63.9%	214,809
4639	Pioneer Dock - Wharfage	-	-	-		-
4641	PD Water Sales	11,338	9,291	5,349	50.9%	10,500
4642	PD Docking	41,079	39,991	25,822	56.1%	46,000
	Operating Revenue - Pioneer Dock	294,761	286,911	195,409	63.5%	307,804
0603	FISH DOCK					
4620	Ice Sales	272,257	243,997	191,459	72.0%	265,742
4621	Cold Storage	27,398	22,319	17,238	69.0%	25,000
4622	Crane Rental	193,965	203,818	116,858	61.4%	190,306
4623	Card Access Fees	5,780	6,144	2,657	46.6%	5,700
4637	Seafood Wharfage	17,200	20,530	16,385	94.6%	17,324
4700	Other Wharfage Fish Dock	6,694	9,945	29	0.3%	9,843
	Operating Revenue - Fish Dock	523,294	506,754	344,626	67.1%	513,915
4206	Fish Tax	66,865	116,236	78,327	121.3%	64,562
0604	DEEP WATER DOCK					
4633	Stevedoring	8,882	49,565	5,637	47.0%	12,000
4637	Seafood Wharfage	-	-	-	0.0%	-
4640	Deep Water Dock Wharfage	-	152,709	-	0.0%	40,426
4643	Deep Water Dock Docking	116,132	121,387	60,934	60.9%	100,000
4668	Dwd Water Sales	32,419	41,651	13,049	43.5%	30,000
4672	Port Security Revenues	-	-	-	0.0%	-
	Operating Revenue - DW Dock	157,434	365,311	79,620	43.6%	182,426
0605	OUTFALL LINE					
4704	Outfall Line	4,626	4,800	4,800	100.0%	4,800
0606	FISH GRINDER					
4706	Fish Grinder	7,018	6,803	10,393	140.6%	7,390
0615	LOAD AND LAUNCH RAMP					
4653	L & L Ramp Revenue	132,446	120,243	63,203	48.6%	130,000
	Operating Revenue - L & L Ramp	132,446	125,519	63,203	48.6%	130,000
	Total Revenues	5,534,952	5,981,065	4,683,048	81%	5,786,422
	Net Surplus (Deficit)	420,116	724,490	1,805,514		(0)

FUND 400 - PORT & HARBOR ENTERPRISE FUND
COMBINED EXPENDITURES

3/20/2024
 72.1% of FY elapsed

A/C Num.	Expenditure Categories & Descriptions	FY22	FY23	FY24 YTD ACTUAL		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
Salaries and Benefits						
5101	Salary and Wages	1,128,870	1,195,402	921,937	63.0%	1,464,034
5102	Fringe Benefits	634,397	742,528	670,142	73.3%	914,743
5103	Part-time Wages	107,259	164,248	80,974	49.0%	165,371
5104	Part-time Benefits	12,256	19,005	9,466	49.6%	19,086
5105	Overtime	31,929	29,403	24,605	62.4%	39,439
5107	Part-time Overtime	855	212	506	13.1%	3,879
5108	Unemployment Benefits	348	-	1,145	0.0%	-
5112	PERS Relief	92,383	-	-	0.0%	-
	Total Salaries and Benefits	2,008,297	2,150,797	1,708,776	65.6%	2,606,550
Maintenance and Operations						
5201	Office Supplies	5,322	6,257	3,046	64.8%	4,700
5202	Operating Supplies	20,623	21,809	18,135	69.7%	26,000
5203	Fuel and Lube	40,700	43,534	26,092	71.9%	36,300
5204	Chemicals	6,410	-	-	0.0%	6,000
5207	Vehicle and Boat Maintenance	21,532	18,002	20,127	80.5%	25,000
5208	Equipment Maintenance	68,340	73,212	32,065	50.1%	64,000
5209	Building & Grounds Maintenance	24,264	56,517	11,182	16.7%	67,000
5210	Professional Services	16,176	47,195	21,307	99.1%	21,500
5211	Audit Services	37,510	16,196	20,563	50.8%	40,446
5213	Survey and Appraisal	24,000	-	17,500	140.0%	12,500
5214	Rents & Leases	4,280	3,716	3,219	46.0%	7,000
5215	Communications	17,310	8,840	7,871	98.4%	8,000
5216	Freight and Postage	2,619	1,492	2,023	36.8%	5,500
5217	Electricity	664,046	649,413	347,598	47.6%	730,450
5218	Water	75,643	85,913	82,874	99.6%	83,208
5219	Sewer	13,157	11,977	8,967	62.0%	14,472
5220	Refuse and Disposal	40,694	52,883	35,387	55.9%	63,300
5221	Property Insurance	64,722	88,108	106,791	110.2%	96,919
5222	Auto Insurance	10,007	9,740	10,852	101.3%	10,714
5223	Liability Insurance	86,649	77,367	86,006	124.6%	69,016
5226	Testing and Analysis	-	-	3,280	46.9%	7,000
5227	Advertising	6,076	4,345	5,726	81.8%	7,000
5228	Books and Subscriptions	26	107	-	-	-
5231	Tools and Equipment	9,471	17,252	2,835	17.0%	16,700
5234	Record and Permits	-	-	-	0.0%	2,000
5235	Membership Dues	6,088	7,435	4,538	64.8%	7,000
5236	Transportation	6,641	12,464	1,055	26.4%	4,000
5237	Subsistence	6,837	8,765	257	6.4%	4,000
5238	Printing and Binding	1,482	3,993	282	8.1%	3,500
5248	Lobbying	21,000	21,245	10,500	30.0%	35,000
5249	Oil Spill Response	2,833	-	-	0.0%	1,000
5250	Camera Area Network	214	7,094	-	0.0%	18,000
5252	Credit Card Expenses	104,946	100,587	100,669	96.8%	104,000

FUND 400 - PORT & HARBOR ENTERPRISE FUND
COMBINED EXPENDITURES

3/20/2024
 72.1% of FY elapsed

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		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
5256	Waste Oil Disposal	45,458	18,691	38,658	85.9%	45,000
5258	Float and Ramp Repairs	8,545	43,986	8,156	32.6%	25,000
5287	Electrical Supplies	2,326	1,010	-	0.0%	2,100
5601	Uniform	8,785	5,986	8,500	89.5%	9,500
5602	Safety Equipment	10,601	5,880	5,173	34.5%	15,000
5603	Employee Training	7,918	5,681	23,776	61.8%	38,500
5606	Bad Debt Expenses	5,230	35,620	5,914	19.7%	30,000
5608	Debt Payment-Interest	4,665	16,800	-		-
5624	Legal Services	-	-	4,388	4.4%	100,000
5627	Port Security	-	-	-	0.0%	2,500
5635	Software	938	134	1,090	27.2%	4,000
5637	Diving Services	4,350	16,045	-	0.0%	8,500
5638	Signage Parking Delineation	12,243	18,065	16,992	54.8%	31,000
	Total Maint. and Operations	1,520,676	1,623,355	1,103,395	57.7%	1,912,325
	C/O and Transfers					
5106	Leave Cash Out	66,243	62,025	-	0.0%	73,867
5241	GF Admin Fees	-	-	-		-
5990	Transfers To	1,519,620	1,420,397	65,364	5.5%	1,193,680
	Total Others	1,585,862	1,482,422	65,364	5.2%	1,267,546
	Total	5,114,836	5,256,575	2,877,535	49.7%	5,786,422



Memorandum

To: Port and Harbor Advisory Commission
From: Amy Woodruff, Port Administrative Supervisor
Date: March 20, 2024
Subject: March Staff Report

Harbor Expansion Update

Bryan traveled to Juneau in February to speak with legislators about Harbor Expansion and advocate for State match for the local share of project costs. Federal Funding for the General Investigation study was included in the President's Draft Budget for FY25. This budget is preliminary and will still need to pass through the House and Senate, but this is promising news.

Proposed Lighthouse Village Development

If/ when Doyon comes back to planning with a new proposal for the Lighthouse Village property, does the commission want to have that proposal as a business item at the next meeting? This would allow us to make a motion to the planning commission to provide feedback on traffic impacts, etc.

Steel Grid Closure

Due to the recent discovery of degradation of a support piling on the Steel Grid during the spring inspection, the Steel Grid is not available for use until further notice. Any reservations to use the grid are cancelled. We do not have a timeline or cost estimate for repair available at this time.

Crane 8 repairs

We have an ordinance before council requesting funds to replace the electric-over-hydraulic controls for Crane 8. This system has been discontinued by the control manufacturing company. There is no "drop in" product that will work to replace the electric portion of the controls. Crane 8 is currently non-operational due to the complete failure of the control system. Because of the timeline for spring mobilization, we did not have the opportunity to bring this matter before the commission prior to bringing it to council. First reading is on Tuesday March 26th.

Anchorage Boat Show

Several thousand people attended the Anchorage Boat Show in February, and Harbor Staff had the chance to have some good conversations about Harbor Expansion and solicit letters of support to bring to Juneau. Homer had a good showing and represented the local Marine Trades industry quite well.

Credit Card Fees

I was able to roughly calculate our FY23 credit card fees at 2.95% based on fees / total credit card revenue. I've made a note to consider adding a credit card fee when we update the tariff for 2025.

2024-2025 PHC Strategic Plan & Goals

We are tentatively scheduled to review our strategic plan in April 2024, however, we already have a work session that month. Let's discuss when we'd like to make time to revise the strategic plan.

Land Allocation Plan Update

City Council has provided direction to the commission through Resolution 24-024, which asks the commission to consider the parcel on the spit that is used as both a campground and a Large Vessel Haul Out Facility. Specific requests included:

- 1) Review the revenue vs. cost of a city-run campground on this parcel.
- 2) Work with staff to determine the costs of the initial improvements.
- 3) Make a recommendation to the City Council on what part of the improvements the City should fund and those that a tenant would fund.
- 4) Make a recommendation to the City Council on lease terms that would attract long term private investment to develop the facility.
- 5) Respond to Council by the end of Calendar year 2024.

We will have a business item on the April agenda related to this request from council accompanied by a staff memo with more details from Port & Economic Development staff.

Mark your calendars:

In support of one of our ongoing communications goals ("Meet at least annually with Council in a work session"), on **Monday, April 15th (corrected date) at 5:00 pm** we will hold a Joint Work Session with City Council like we did last year. **Please let me know if you have any particular topics you would like to address at that meeting.**

Flag Code

In response to public comment at the last PHC meeting, I am excerpting a section of US Flag code here. Obtained via

<https://uscode.house.gov/view.xhtml?path=/prelim@title4/chapter1&edition=prelim>

§6. Time and occasions for display

(a) It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness.

(b) The flag should be hoisted briskly and lowered ceremoniously.

(c) The flag should not be displayed on days when the weather is inclement, except when an all weather flag is displayed.

(d) The flag should be displayed on all days, especially on New Year's Day, January 1; Inauguration Day, January 20; Martin Luther King Jr.'s birthday, third Monday in January; Lincoln's Birthday, February 12; Washington's Birthday, third Monday in February; National Vietnam War Veterans Day, March 29; Easter Sunday (variable); Mother's Day, second Sunday in May; Armed Forces Day, third Saturday in May; Memorial Day (half-staff until noon), the last Monday in May; Flag Day, June 14; Father's Day, third Sunday in June; Independence Day, July 4; National Korean War Veterans Armistice Day, July 27; Labor Day, first Monday in September; Constitution Day, September 17; Columbus Day, second Monday in October; Navy Day, October 27; Veterans Day, November 11; Thanksgiving Day, fourth Thursday in November; Christmas Day, December 25; and such other days as may be proclaimed by the President of the United States; the birthdays of States (date of admission); and on State holidays.

(e) The flag should be displayed daily on or near the main administration building of every public institution.

(f) The flag should be displayed in or near every polling place on election days.

(g) The flag should be displayed during school days in or near every schoolhouse.

Attachments:

Project update form

Resolution 24-024

Champions' Report to Council on Homer Harbor Expansion

2023-2024 PHC Strategic Plan & Goals



Port & Harbor Special Project Status Updates March
2024

Fish Grinder Building Replacement	Design Complete Project Funded	We have received grant funding from ADF&G in the amount of 250,000.
Fish Grinder Building Drainage	Design in progress Seeking project funding	Pursuing additional ADF&G Funding for drainage project; notification June 2024
Parking Lot Improvements	Project on Hold	No further progress expected until permitting complete.
Paid Parking Program Planning & Permitting	Project in progress	Drafting language for permit application from DOT Right of Way
Harbor Office ADA Entry Door Improvements	Project in Progress	Conducted site visit, will request additional funding to complete
Outfall Line Pump Controls	Project Funded	Public Works will complete project; waiting on supplier to manufacture controls
Ice Metering System	Project Funded	Install planned for Winter 24-25
Harbor Bottom Survey	Project Funded	Preparing RFP for the survey

Status Categories:

Seeking design funding Design funded Design in progress Design complete	Seeking project funding Project Funded Project in Progress Project Complete
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1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Economic Development Manager

5 **RESOLUTION 24-024**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 PROVIDING DIRECTION TO THE PORT AND HARBOR ADVISORY
9 COMMISSION AND PARKS, ART, RECREATION AND CULTURE
10 ADVISORY COMMISSION REGARDING THE ANNUAL REVIEW OF
11 THE LAND ALLOCATION PLAN.

12
13 WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and

14
15 WHEREAS, The property located at 3854 Homer Spit Road, Tract A-1 of the Fishin Hole
16 Sub KPB parcel ID 18103117 is used for several different activities during the year; and

17
18 WHEREAS, The Large Vessel Haul Out Task Force in 2014 recommended the
19 construction of a barge and large vessel haul out facility; and

20
21 WHEREAS, The project has been included in the Capital Improvement Plan since 2015,
22 and the City has subsequently conducted initial engineering and cost estimation; and

23
24 WHEREAS, The property is currently used seasonally for camping and theater
25 productions in the summer, and is leased on an annual basis for the remainder of the year for
26 as a large vessel haul out facility; and

27
28 WHEREAS, In December the Port and Harbor Advisory Commission has expressed
29 interest in development of some features of the Large Vessel Haul Out facility; and

30
31 WHEREAS, The Parks, Art, Recreation and Culture has expressed interest in retaining
32 camping in this location; and

33
34 WHEREAS, The Pier One Theater lease expires in September 2026; and

35
36 WHEREAS, The City will be reviewing the Land Allocation Plan in the coming months,
37 the Comprehensive Plan over the next year, and now is a good time to discuss how the City as
38 a land owner should plan for this property; and

39
40 WHEREAS, It behooves the City to have an open and transparent dialogue about the use
41 and future development of this property and to utilize the Commissions in their respective
42 roles.

44 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council requests the Port and
45 Harbor Advisory Commission to:

- 46 1. Review the revenue vs cost of a city run campground on this parcel.
47 2. Work with staff to determine the costs of the initial improvements.
48 3. Make a recommendation to the City Council on what part of the improvements the City
49 should fund and those that a tenant would fund.
50 4. Make a recommendation to the City Council on lease terms that would attract long term
51 private investment to develop the facility.
52 5. Respond to Council by the end of calendar year 2024.
53

54 BE IT FURTHER RESOLVED, the Homer City Council requests the Parks, Art, Recreation and
55 Culture Commission:

- 56 1. Consider the future of this property as a City run campground, and consult with Port
57 and Harbor staff with regard to revenue vs cost to operating the campground.
58 2. Engage with Pier One Theater about their long term facility plans.
59 3. Report back to Council by the end of 2024.
60

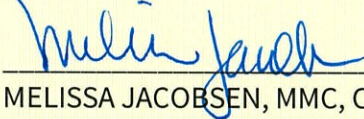
61 PASSED AND ADOPTED by the Homer City Council this 12TH day of February, 2024.
62

63 CITY OF HOMER

64 

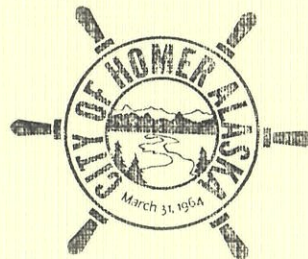
65 KEN CASTNER, MAYOR
66

67
68 ATTEST:

69 
70

71 MELISSA JACOBSEN, MMC, CITY CLERK
72

73 Fiscal Note: N/A





MEMORANDUM

City Council Regular Meeting Homer Harbor Expansion General Investigation Champions Report

Item Type: Informational Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: February 6, 2024
From: Council Members Lord and Hansen

We met with staff on Friday, Feb. 2nd to get an update on the Harbor Expansion General Investigation study. We talked over the upcoming release of the President's FY25 (Fiscal Year) budget, sometime in February or March.

The Alaska District requested \$800,000 in the President's FY25 Budget to carry the Homer Harbor Expansion General Investigation Study through the next fiscal year. They say the funds *should be* in the budget, but there is no way to know for sure until the budget is released. Similar to the City and the State budget process, the federal budget process will *begin* with the President's proposed budget being released to Congress. This is step one, and we certainly hope to be included in the President's FY25 budget for the USACE.

Whether or not we are included in that first step, we will want to engage with our Congressional delegation and USACE partners to do what we can for FY25 funding for the GI study. City staff has recently had meetings with USACE Alaska District folks, and we sent the Congressional delegation an update on the GI in early February.

Staff is working on bringing the Council a project timeline/Gantt chart at our next meeting (Feb. 26), taking into account the unknowns about FY25 funding. There are components of the study that may be advantageous to continue working on in the interim (like the sonar and geotechnical sampling), but that will be a decision for the Council to make after thoughtful review and consideration.

Unfortunately, the budgetary unknowns are going to be part and parcel of a federal project like this. We can just look at the continued lack of a FY24 federal budget to know that this isn't an isolated situation, nor about our particular project.

We encourage the Council, the Port & Harbor Commission, and the community to remember we are on a long-haul in a tumultuous time with federal budgets. We know this study will be invaluable for our community regardless of the outcome, and will help us to understand the potential for improving maritime transportation for the entire region. As leaders, we have the opportunity to ensure we are asking questions and engaging with our federal and state partners in positive, productive ways. We would love to hear feedback from the Council on any questions you have or actions you would like to see the City taking in this interim period.

**PORT AND HARBOR ADVISORY COMMISSION
2023-2024 STRATEGIC PLAN**

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

Ongoing Goals	1. Provide timely, relevant comment to the City Council on Port and Harbor issues.
	2. Identify ways that the commission can collaborate with staff to provide value
	3. Promote and support the investigation of the Harbor Expansion
	4. Improve Communication with Council, Commissions, and the Community at large <ul style="list-style-type: none"> a. Task (Commission): Meet at least annually with Council in a work session; collectively sign up to attend or listen to each council meeting b. Task (All): Send informational items to other commissions as needed c. Task (Staff): Ensure informational items are publicly available on City website and City social media d. Task (Shavelson): Draft 1-page communications plan
Near Term Goals By April 2024	5. Have a Preliminary Business Plan for the Port & Harbor (November) <ul style="list-style-type: none"> a. Task (All): Review draft plan and develop steps forward
	6. Conduct a post-season recap of summer activities (October) <ul style="list-style-type: none"> a. Task (Staff): Evaluate the success of the campgrounds program and other new activities
	7. Continue identifying underutilized assets and additional sources of revenue. (December) <ul style="list-style-type: none"> a. Task (Staff): Review tariff and develop suggested edits for consideration by commission b. Task (Commission): Hold September work session on Harbor Tariff
	8. Promote workforce development and housing for seasonal workers. (Unspecified) <ul style="list-style-type: none"> a. Task (Commission): Participate in Comprehensive Planning process with emphasis on housing.
	9. Update the Harbor Fleet Management plan. (September) <ul style="list-style-type: none"> a. Task (Staff): Collect information about anticipated vehicle purchases, fuel type preferences, useful life, and cost for all Port & Harbor rolling stock b. Task (Commission): Review updated Fleet Management Plan
Mid Term Goals 1 - 3 Years (2024 - 2026)	10. Support Port Director to conduct a Replacement Reserve Study for the Small Boat Harbor. <ul style="list-style-type: none"> a. Task (Commission): provide feedback on the timeline and priorities for float replacement

	<p>11. Maximize financial returns for the city leases and promote cohesive Maritime aesthetic on the Spit a. Task (Commission): Review City base lease and provide zoning recommendations to Planning Department</p> <p>12. Develop a Homer Spit Uplands Improvement Plan including a paid parking plan a. Task (Commission): Host a public work session to collect thoughts and opinions on spit parking (January)</p> <p>13. Explore a vessel traffic study for the Spit to address congestion issues in the transient areas of the harbor. a. Task (Commission): Define problems and potential solutions</p> <p>14. Provide support on the City Comprehensive Plan rewrite. a. Task (All): Invite spit stakeholders to Comprehensive Plan rewrite meetings to ensure their perspective is represented.</p>
<p>Long Term Goals 5 Years or More (2028+)</p>	<p>15. Work with Federal and State agencies to develop long-term erosion control measures for the Spit. a. Task (All): Participate in ADOT&PF process</p> <p>16. Develop a plan to replace the Tidal Grids a. Task (Commission): Review possible parameters for financial plan for the Grids</p> <p>17. Seek funding to construct the Large Vessel Haul-out and Repair Facility. a. Task (All): Ensure that discussion of Homer Harbor Expansion includes the importance of this facility and does not affect the proposed site b. Task (Commission): Discuss potential lease arrangements for the facility at a Winter 2023-2024 commission meeting.</p>

OVERALL PHC DUTIES & RESPONSIBILITIES

The purpose of the PHC is to act in an advisory capacity to the City Manager and the City Council on the problems and development of the City’s Port and Harbor facilities. Consideration may include the physical facilities, possible future development, and recommendations on land use within the port and harbor areas. Duties and responsibilities are outlined in the PHC’s Bylaws and under Homer City Code 2.64.040.

Links to online info:

- Homer City Code 2.64: www.codepublishing.com/AK/Homer
- Homer Port and Harbor Website: www.cityofhomer-ak.gov/port
- Port of Homer Terminal Tariff No. 1: www.cityofhomer-ak.gov/port/port-homer-terminal-tariff-no-1
- City of Homer Adopted Budget: www.cityofhomer-ak.gov/finance/budgets
- City Comprehensive Plans: <https://www.cityofhomer-ak.gov/planning/long-range-planning>

DUTIES OF COMMISSION/STAFF

Staff Liaison

- Assisting the Chair in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training.
- Drafting/submitting reports, memos, and recommendations for those agenda items requiring decisions or recommendations by the Commission to City Council or the City Manager.
- Provide information about the budget.
- Inform the Commission of City Council actions and discussion of harbor-related issues.

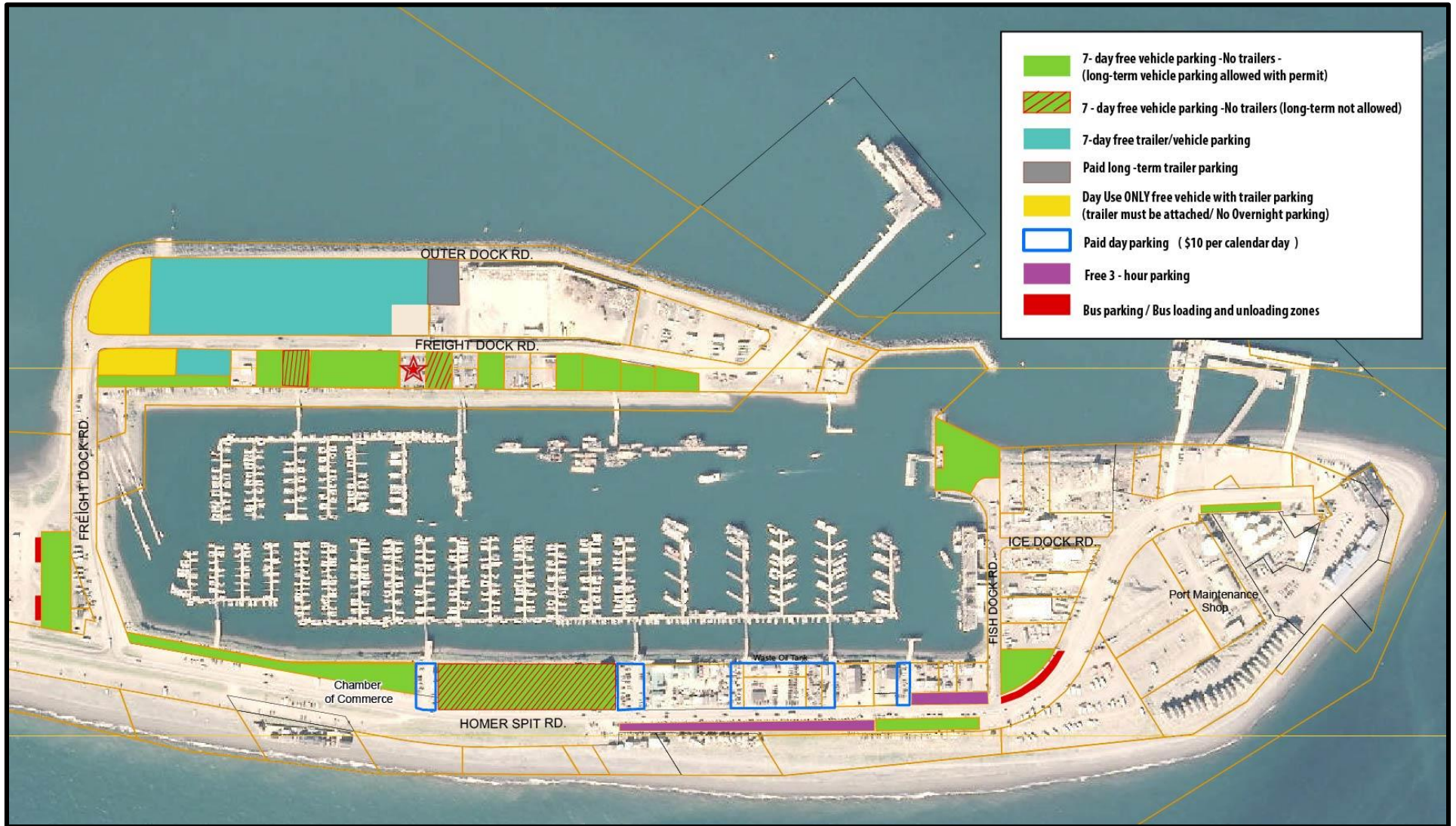
Commissioners

- 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.
- Request information from the Staff Liaison or Presiding Clerk.
- Understand their role as an advisory body to City Council; for any change to happen regarding City policies or code usually a council member has to support a PHC's idea and be willing to sponsor a resolution or ordinance to change established City policies or rules.
- How the commission (as a whole) can communicate:
 - Work with the City Manager through the Staff Liaison to keep City Council informed on developing initiatives.
 - Send memos to Council periodically so they have a written report of what's going on; these are written by staff and likely will be part of the City Manager Report or under the PHC Report.
 - Have a Commissioner speak at a Council Meeting under Reports; the PHC is scheduled to give a report at the next City Council meeting following the PHC's regular monthly meeting. It is best to rotate members so Council gets to see and hear from each of you over time. Pay attention to feedback from Council; the Commission may need to change direction, or come up with more support for the topic.

Clerks

- Helps with packet preparation and dissemination
- Records meetings and prepares meeting minutes
- Ensures meetings are properly advertised
- Helps members understand and comply with City policies and procedures governing advisory bodies
- Helps the Commission learn to better communicate with City Council (Memorandums vs Resolutions and Ordinances)

City of Homer Port & Harbor Facilities Vehicle Parking



(Restrictions for vehicles over 20'. See Reverse Side for Parking Areas where vehicles over 20' are allowed.)



Annual / Monthly / Weekly Long Term Vehicle Parking Passes

Long term means vehicles that are parked anywhere in the port facility (excluding leased lots) in excess of seven consecutive 24 hour days. Annual and monthly passes are available for vehicles under 20'. Monthly passes are available for vehicles over 20'. **All Vehicles over 20' are Restricted to the Seafarer's Memorial parking lot, 7 Day free trailer parking area, or Parking area at the junction of Homer Spit Rd/Outer Dock Rd across from Pier one campground.**

- Regular annual price: **\$150.00**
- Discounted annual price for vessel owners with reserved stall or pay transient annual moorage: **\$100.00**
- Monthly pass for vehicles less than 20': **\$70.00**
- Monthly pass for vehicles over 20': **\$85.00**
- Annual passes are valid January 1 to December 31 of the year being used. Monthly passes are 30 consecutive days.
- Weekly pass for vehicles less than 20': **\$25.00**
- Weekly pass for vehicles over 20': **\$35.00**
- [Restricted long-term parking areas from May 1 to October 1 – See map for seasonal restricted areas.](#)
- Passes are purchased at the Harbormaster's Office.
- Only ONE vehicle can be registered under each permit.

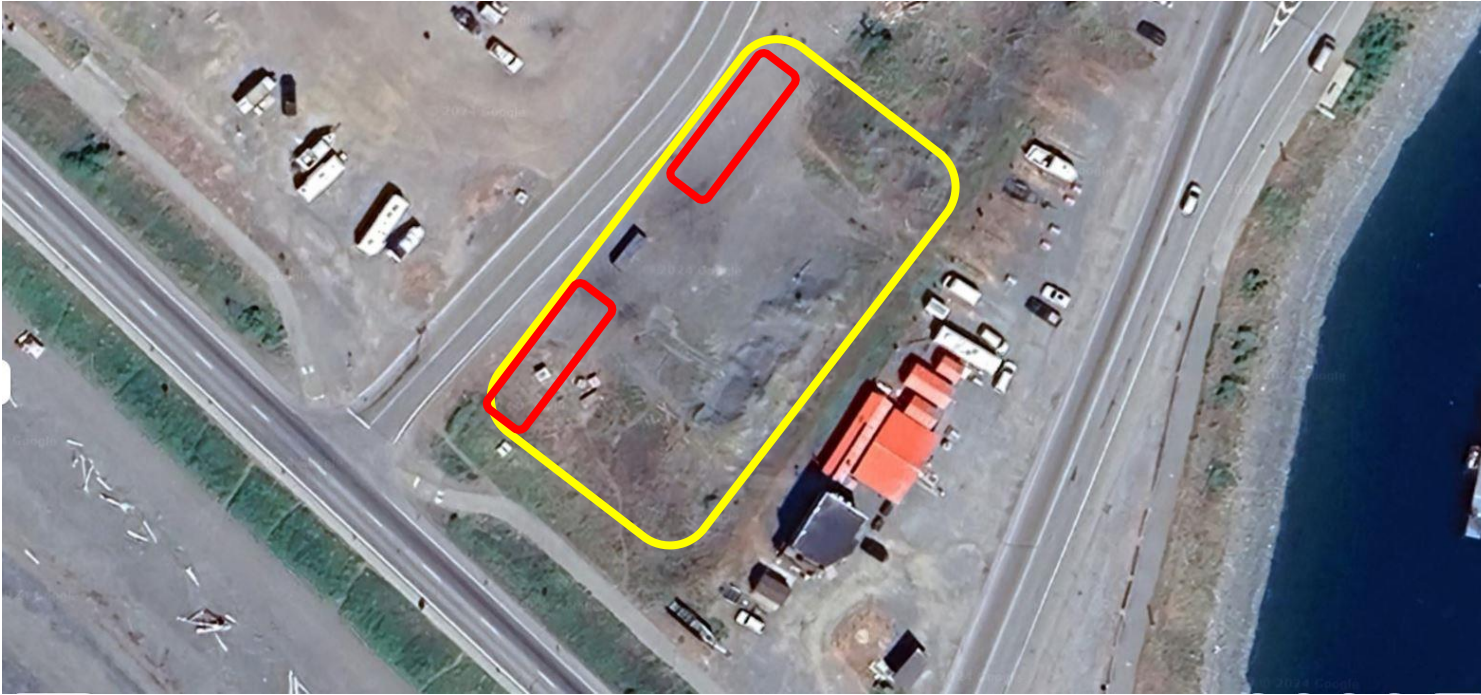
Seasonal Fee-Pay Vehicle Parking Lot Pass

During the summer, the paved ramp access parking areas become PAID parking lots. For individuals that frequently use these areas, a fee-pay parking pass, good for the season, can be purchased in lieu of paying \$10.00 each day.

- Pass price: **\$150.00**
- Passes are valid Memorial Day to Labor Day.
- Park in the Paid Parking Areas located in between ramps 1&2, in the paved areas at the top of Ramp 3 & 4 and the steel grid
- Only vehicles less than 20' allowed.
- Passes are purchased at the Harbormaster's Office. A rearview mirror hanger will be issued.
- Only ONE vehicle can be registered under each permit.
- Monthly Fee-Pay Vehicle Parking Lot Pass also available for **\$100.00**
- [No long term parking allowed in these parking areas May 1 through October 1.](#)

Monthly Boat Trailer Parking (No Boats on Trailers)

- For boat trailers parked for more than 7 consecutive days
- \$7/per foot per month
- Passes are purchased at the Harbormaster's Office. A numbered plastic tag will be issued.
- Paid Boat Trailer parking located across Freight Dock Road from the Harbormaster's Office



2024 Parking Updates Bob's Trophy Lot West

- The parking lot will be dedicated to Oversized Vehicle Parking Only, 21' Minimum Limit
- Free 7-day Short-term parking
- Long-term parking by permit only
- The area in the red will be dedicated to passenger bus loading zones



2024 Parking Updates Lots 9 & 10

The shoulder lane between the lot 9 spit walking trail and Homer Spit Road will be designated as a passenger bus loading zone.



**Homer Marine Trades Association
Regular Business Meeting
January 10, 2024
Harbor Master's Office**

MINUTES

Call to Order: The meeting was called to order by President, Aaron Fleenor at 6:15 p.m.

Officers/Directors present/quorum: Officers and Directors present were Aaron Fleenor, Eric Engebretsen, Jen Hakala, Cinda Martin, Adam Smude, Bruce Friend, George Hall, Kate Mitchell, Mark Zieset and Communications Director, Amy Woodruff. Matt Alward was absent/excused.

Guest Presentations:

- Harbormaster, Bryan Hawkins reported that the City Council approved moving forward with the study and they appreciated the testimony in support, it actually changed minds. A resolution in support was sent on to the borough which the Assembly supported as well and now will go up to the State. The City ordinance to support funding has had its first reading. Spring projects include re-applying for the PIDP grant for float replacement which they did not receive last year due to additional engineering needed; the tariff update will be on the next agenda; updating the requirement for vessel insurance; updating the airport leases among other things. Bryan also reported that the Harbormasters Association has various scholarships available for 2024.
- KPC – Janel Harris reported that Mark Zeiset is presenting marine electronics on 1/26; Deckhand Skills and Coastal Navigation are planned for the spring. She is working on getting the AB course re-approved so that they can offer again this spring, she will then work on getting the 100-ton re-approved by USCG. She is also researching how to get the marine operator course approved as well as the safety courses required to complete the AB certification.

Approval of Agenda – Motion by Mark Zeiset to approve the agenda as presented, 2nd and carried.

Approval of Minutes of November 29, 2023 meeting: Motion by Kate Mitchell to approve the minutes as written, 2nd and carried.

Treasurer's Report –Jen Hakala gave her report, attached for the record. We have \$22,533 in the checking with \$2,454 in A/R and \$295 in A/P. All other bills have been paid, a list is on the attached report. The cost of the Anchorage Boat Show will be paid in full once invoiced estimated amount of \$12,800 for our share, no deposit required. Bruce noted that he is just about ready to bill out for the Boat Show and Jen will catch up billings for the PME banner.

Communication Director's Report – Amy reported the following:

- Feedback about Christmas Party – great turnout! Adam and Desiree are agreeable to offering the space again in 2024. It would be nice to offer as an annual perk for members.
- Winter King Tournament – HCOC would like HMTA like to participate in the tournament in some way coming in March 2024; discussion held, suggestion to include HMTA ad with tournament invite; Amy will continue discussion with Brad to see what they'd like us to do
- FOL Survey – has been completed and we will schedule presenters based on results; suggested holding an informational event for parents outlining the available offerings for trades, Janel offered to coordinate through the college

Committee Reports:

- Draft Marketing Plan – Amy
- Advertising – Amy/Kate – Fisherman's News proposal for 2 x 2 ads @ \$1,750 for the year with ads running March through December; City funding is available

- Website/Social Media –Amy is still working on website updates and will be getting with Grady to re-align some of the categories to match up with the brochure
- Radio – Mark (re-visit spring agenda)
- Podcast options – Amy reported that there has been no further movement; rough proposal on the table until she, Jen and Shannon Moore have a chance to connect. Kate would like to provide the historical interview clips to be used in the podcasts and post on the website; she and George are working on getting a collection together.
- Workforce Development - Aaron
 - FOLs – Cinda update on survey; 41 students participated, top results were related to welding, underwater welding, designing boats, commercial fishing, boat building and repairs and deck handling. Handed over results to Amy who will coordinate presenters with Damara. Eric mentioned that there is a CTE committee meeting at the HHS on 1/22 to discuss the future of CTE courses at the high school. He plans to attend and will make an introduction to the committee for anyone else interested in attending.
 - KPC courses – Janel Harris jlharris8@alaska.edu
- Hoodies/shirt status – Amy/Jen the shirts have arrived and are with Skiff Chicks for printing; the cost per piece is \$28/each; we will have 48 to award and/or sell @ \$50/each
- Scholarship – Cinda - Financial Aid presentation given at HHS and Flex in December; Spring scholarship application has been posted on KPB One Stop; 7 - AB Scholarships have been awarded for a total of \$3,850; she put in a request to Aleutian Harvester for funding and anticipates \$3,000; requested \$1,000 from Rotary. At this point we have \$150 remaining for the year without further funding from AH.
- Membership – Amy reported on 1 new member, Shoreline Vessel Support/Tyson Alward; she has been brainstorming on other prospects to invite such as SPH

Old Business:

- Annual To-Do List – Mark review/action items
- Anchorage Boat Show –
 - Adam Smude moved to ratify motion made at Round Haul on December 15th to secure spot at Boat Show consisting of 6,400 sf combined space at the same price as the '23 show. Bay Weld will need 2,400 sf but will cover 50% of the cost; \$12,600 will be HMTA's portion. More details to be discussed at January meeting; board members present constituted majority and agreed. Motion to ratify 2nd and carried.
 - Eric reported that there is roughly double the square footage as last year for the price with the space reconfigured and moved to the rear of the show; he plans to bring 3 vessels, Halpin's, 36' flagship vessel with 3 - 1,000hp mercury outboards, a trooper vessel, and 33' catamaran. The Troopers will likely be present. There are 15 booths total to sell, Bruce has sold several spots but there are several spaces remaining.
 - Banner – there is 90' of wall space which would be ideal for hanging the banner

New Business:

None

Action Items for Amy:

FOL – schedule presenters

Next Meeting: Tuesday, February 13th at the Harbor Office

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Cinda Martin, Secretary



ACTION ITEM REPORT

Comprehensive Plan

To: Port and Harbor Advisory Commission
From: Amy Woodruff, Staff Liaison
Through: Bryan Hawkins, Port Director
Meeting Date: March 27, 2024

Summary Statement:

I do not anticipate any business related to the Comprehensive Plan, however, I wanted to include a business item in the event the commission wishes make a motion related to the plan after hearing the information provided by Agnew :: Beck.

Staff Recommendation: None

March 2024 Operations Report

Cod season is ongoing and boats and boats are delivering. Currently Copper River and Pac Star (E & E) are taking deliveries. Ice Sales are picking up, first halibut delivery was on 3/19, a \$40,000 offload. In the news....

Ice Plant

- Ice plant startup was first week March.
- Ice plant bait Locker is up and running.
- Crane's #3 and #8 inoperable... waiting for parts.
- Ammonia liquid and suction line inspections.
- Ongoing crane inspections and service happening this month.
- Ongoing snow and ice removal.

Port Maintenance

- Ongoing Snow removal and sanding
- Dock and Float inspections.
- Cleanup area for Homer Winter King Tournament.
- Ongoing float repair work in-house
- Ongoing electric pedestal maint.
- Keeping up with recurring monthly work orders.
- Snow blower and powered broom repair and inspections.

Operations

- As of mid-March, all the ice has left the Harbor.
- Landings at the Pioneer Dock and Deep Water Dock include: Tustumena, Aspen, Ann T. Cheramie, Kate Francis, Perseverance, Endeavour, and the Island Explorer.
- The Tustumena made its final run of the winter and will return in May.
- The tug Island Explorer and barge SeaTac 300 conducted a partial scrap steel load out at the Deep Water Dock.
- On 2/18 Operations staff responded to a fire on the Yahtzee Bob, and assisted HVFD by moving exposures and dewatering the vessel.

- Operations staff assisted the USCG Aspen crew with towing the vessel Alien back into the harbor, through the ice, after the vessel broke down.
- During a low tide wash-down and inspection, staff found significant degradation of the support pilings of the Steel Grid, and have closed the grid for the foreseeable future.
- The Marine Repair Facility has the Camai, Polar Bear, and the Helenka B.
- Staff is preparing for the 2024 Winter King Tournament and influx of vessels by: cleaning debris from the floats; meeting with event staff; planning parking and traffic patterns; and facilitating hot berth requests.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **February 2024**

<u>Moorage Sales</u>	<u>2024</u>	<u>2023</u>	<u>Stall Wait List</u>	<u>2024</u>	<u>2023</u>
Daily Transient	30	41	No. on list at Month's End	<u>2024</u>	<u>2023</u>
Monthly Transient	45	49	20' Stall	32	37
Semi-Annual Transient	2	2	24' Stall	35	48
Annual Transient	0	4	32' Stall	174	190
Annual Reserved	1	0	32'A Stall	11	14
			40' Stall	73	67
			50' Stall	36	33
			60' Stall	3	5
			75' Stall	<u>3</u>	<u>5</u>
				367	399
<u>Grid Usage</u>	<u>2024</u>	<u>2023</u>	<u>Docking & Beach/Barge Use</u>	<u>2024</u>	<u>2023</u>
1 Unit = 1 Grid Tide Use			1 Unit = 1 or 1/2 Day Use		
Wood Grid	1	5	Deep Water Dock	18	16
Steel Grid	0	0	Pioneer Dock	15	2
			Beach Landings	0	0
			Barge Ramp	11	37
<u>Services & Incidents</u>	<u>2024</u>	<u>2023</u>	<u>Marine Repair Facility</u>	<u>2024</u>	<u>2023</u>
Vessels Towed	0	0	Vessels Hauled-Out	0	0
Vessels Moved	3	6	Year to Date Total	0	0
Vessels Pumped	6	1	Vessels using facility uplands	3	5
Vessels Sunk	0	1			
Vessel Accidents	0	0	<u>Wharfage (in short tons)</u>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2024</u>	<u>2023</u>
Equipment Impounds	0	0	Seafood	406	579
Vehicle Impounds	0	0	Cargo/Other	2055*	3
Property Damage	1	1	Fuel	**	2444
Pollution Incident	1	0			
Fires Reported/Assists	1	0	* Cargo Co.'s late reporting for Aug,Nov, Dec 2023		
EMT Assists	0	1	** not available at time of report		
Police Assists	1	0	<u>Ice Sales</u>	<u>2024</u>	<u>2023</u>
Public Assists	10	15	For the Month of February	0	11***
Thefts Reported	0	0	***Opened early, last week of Feb.		
			Year to Date Total	0	11
			<u>Difference between</u>		
			<u>2023 YTD and 2024 YTD:</u>	<u>11 tons less</u>	
<u>Crane Hours</u>	<u>2024</u>	<u>2023</u>			
	81.9	162.9			

2024 Ice & Crane Report

Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/2/2024	1.8			shut down for maintenance		
1/9/2024	26.4			shut down for maintenance		
1/16/2024	32			shut down for maintenance		
1/23/2024	27.5			shut down for maintenance		
1/30/2024	9.75			shut down for maintenance		
		97.45	97.45			
2/6/2024	16.5			shut down for maintenance		
2/13/2024	20.6			shut down for maintenance		
2/20/2024	10			shut down for maintenance		
2/27/2024	34.8			shut down for maintenance		
		81.9	179.35	shut down for maintenance		
3/6/2024	12.75			shut down for maintenance		
3/13/2024	35.9			17		
3/20/2024	21.7			29		
3/27/2024						
		70.35	249.7			
4/3/2024						
4/10/2024						
4/17/2024						
4/24/2024						
			249.7			
5/1/2024						
5/8/2024						
5/15/2024						
5/22/2024						
5/29/2024						
		0	0			
6/5/2024						
6/12/2024						
6/19/2024						
6/26/2024						
		0	249.7			
7/3/2024						
7/10/2024						
7/17/2024						
7/24/2024						
7/31/2024						
		0	249.7			
8/7/2024						
8/14/2024						
8/21/2024						
8/28/2024						
		0	249.7			
9/4/2024						
9/11/2024						
9/18/2024						
9/25/2024						
		0	249.7			
10/2/2024						
10/9/2024						
10/16/2024						
10/23/2024						
10/30/2024						
		0	249.7			
11/6/2024						
11/13/2024						
11/20/2024				shut down for maintenance		
11/27/2024				shut down for maintenance		
		0	249.7			
12/4/2024				shut down for maintenance		
12/11/2024				shut down for maintenance		
12/18/2024				shut down for maintenance		
12/25/2024				shut down for maintenance		
12/31/2024				shut down for maintenance		
		0	249.7			0

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE VII | MARCH 2024

WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

INVASIVE SPECIES WEEK

Did you know, National Invasive Species Week is February 26th through March 4th? This initiative raises awareness of invasive species, the threat they pose, and what we can do about it. One of the most aggressive invasive weeds in Homer is orange hawkweed. This vibrant but invasive plant is spreading rapidly. Digging, burning and smothering don't work very well to control hawkweed. Occasionally the public brings concerns to the City's attention about invasive plants in City rights-of-way, parks, and the cemetery.



Orange Hawkweed

In 2021, the City of Homer contracted with the Homer Soil & Water Conservation District (HSWCD) to develop an Integrated Pest Management Strategic Plan aiming to control invasive species on city properties. The goal was to prevent the introduction and spread of invasive species to protect private properties and the greater ecosystem and habitats that our fish and wildlife on the Kenai Peninsula depend upon.



Chicken Tractor

As a part of our partnership with HSWCD, last year an experimental site was set up to test chickens as a weed control tool. The most successful approach involved placing 4 chickens in a 24-square-foot chicken tractor (mobile coop) over a designated area for 4 weeks. This timeframe proved to be the most effective in removing vegetation while ensuring the well-being of the chickens.

Many in our community already have chickens, whether for egg laying or not. These chickens could offer an organic and practical solution for weed control. In the future this method could be used on other City properties, especially road rights-of-way, once a 34 to keep the chickens contained is found.

- Invasive Species Week
- Library Events
- Community Corner
- Library
- Community Recreation
- Economic Development
- Port & Harbor
- Harbor Expansion Study Update
- City Hall
- Public Works
- Police Department
- Fire Department
- Public Safety Corner
- Hazard Mitigation
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

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

Follow us on Social Media

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

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[Click Here to Subscribe](#)

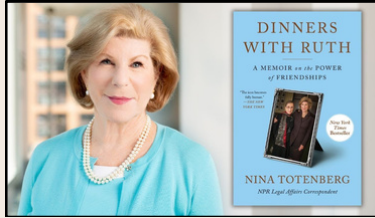
LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

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

March 6 at Noon

The Power of Friendships with NPR Legal Affairs Correspondent **Nina Totenberg**



March 14 at Noon

20 Years of Dragon-Riding in YA Fantasy with International Bestselling Author **Christopher Paolini**



March 21 at 3 pm

On Retelling Greek Classics: An Exploration of the Modern Epics with **Madeline Miller**



SPECIAL & ONGOING EVENTS



Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

March 12: Rachel Lord

Lit Lineup 2024

The Homer Public Library has created a community-wide initiative to read fifteen books throughout the year.

View the list and submit entries [here](#). You could be eligible to win the grand prize!



CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



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



COMMUNITY CORNER

What's happening around the City of Homer

30th Annual Winter King Salmon Tournament



The Homer Winter King Salmon Tournament is the premier fishing tournament of Alaska. Every Spring anglers take to the waters of Kachemak Bay in search of King Salmon.

Tournament is Saturday, **March 23, 2024**

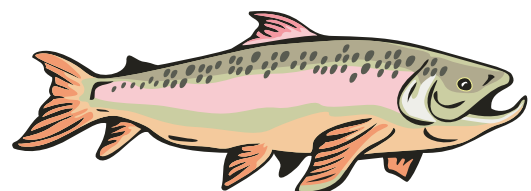
The cost to register an angler in the tournament is \$150.

The one-day tournament awards tens of thousands of dollars in prize money to the largest kings caught. Festivities happen at the weigh-in stations by the Deep Water Dock, located at 4667 Freight Dock Road. After the fishing lines are pulled from the water, join the festivities of live music, beer & wine garden, food trucks, vendors and some extra surprises as we celebrate the 30th anniversary.

The Homer Chamber of Commerce is the official host of this event. [Click here to register](#), or call the Chamber office at 907-235-7740. Port & Harbor information can be found [here](#).

Get one FREE night of moorage!

Port & Harbor is collaborating with the Homer Chamber of Commerce to provide one free night of moorage on the Friday or Saturday of the tournament weekend. To qualify for the free night your boat must **be registered with the Chamber of Commerce** and **have a Moorage Agreement on file with the Port & Harbor office**. Additional nights are subject to normal moorage charges.



LIBRARY

ART IN THE LIBRARY

The Art in the Library program, organized by the Friends of the Homer Library, features annual submissions from local artists, both professional and amateur. A Community Artworks Selection Panel chooses pieces to be showcased at the Library for three months each throughout the year. While the displayed pieces are not for sale, the program provides artists with an opportunity to showcase their work.

Currently featured in the Homer Public Library Fireplace Lounge is artist Alexandra “Andy” Sonneborn. Specializing in vibrant oil and pastel paintings, Andy draws inspiration from impressionists and colorists. Her artistic goal is to evoke emotions in viewers by capturing the unique interplay of light and color. Andy discovered her passion for art at the age of 8 when her artist uncle gifted her a set of tube watercolors. She pursued formal training in painting at the Rhode Island School of Design and the University of Vermont. In 1978, Andy, along with her husband and four children, moved to Anchorage and “have loved it ever since”.

Next time you visit the Library, be sure to stop by the Fireplace Lounge and enjoy the works of art!



Homer Public Library Fireplace Lounge



Pet Portraits by Andy Sonneborn

COMMUNITY RECREATION

The City of Homer Community Recreation Adult Basketball League had their playoff and championship games on February 3rd and 4th, at Homer High School. Congratulations to Team Alaska Arches for winning the 2023-24 season!

The “City League” has been a tradition for over 40 years. It is a self-sustaining league for adult men and women who have graduated high school. It is common to see up to 100 people in the stands full of family, friends and fans cheering on their favorite players making it a fun and entertaining community event.



Team Alaska Arches

Regular season games occur on Sunday afternoons at the Homer High gym from October to February.

A very big thanks to the team sponsors:

Alaska Arches, Alaska Bible Institute, Alaska PT + Wellness, Alaska Salt Co., Bay Welding, and Ulmer’s Drug & Hardware

2023-24 Season STATS:

- 90 individual players
- 45 regular season games
- 9 playoff games
- 1 championship game



ECONOMIC DEVELOPMENT

STRONG TOWNS PRESENTATION



Chuck Marohn, Founder of Strong Towns, Presents to Community Members of Homer



On Tuesday, February 20th, the City hosted a visit by Chuck Marohn, founder of Strong Towns. Chuck, a nationally renowned speaker from Brainerd, Minnesota, advocates for financially strong and sustainable land development patterns for municipal governments. About 80 community members attended his presentation in person and via Zoom.

Chuck's visit marked the beginning of discussions about the City's Comprehensive Plan. While he found the Homer Spit, the Harbor, and scenery breathtaking, he expressed feeling "underwhelmed" by our built community. One of his key points emphasized the need for a robust tax base to cover long-term maintenance costs of infrastructure, including water and sewer pipes, road maintenance, and eventual repaving.

As an example, Marohn said the numerous gaps between buildings on Pioneer Avenue present an opportunity for development that utilizes existing infrastructure, aiding in covering those long-term costs. Filling in those gaps not only fosters economic activity but also contributes to creating a walkable environment, offering a more financially successful development pattern, especially for small towns with a limited tax base. The presentation was recorded, so if you missed the event, you can watch the recording at <https://vimeo.com/916136735?share=copy>. Many thanks to Adele Person and Bunnell Street Arts Center for coordinating his visit, and to Guiding Growth for assisting with advertising this event.

CRUISE BOOM

The City hosted a second event on February 27th to spur additional conversation in advance of comprehensive planning: a screening of Cruise Boom. Cruise Boom is a documentary created by Sitka resident and filmmaker Ellen Frankenstein. More than 55 people attended to watch a film that shows Sitka, a Southeast Alaska community in transition, wrangling with questions about economic vitality, cultural heritage, and how to welcome tourism on their terms.

Economic Development Manager Julie Engebretsen and Port Director Bryan Hawkins introduced the film. "Homer's never really been a cruise ship destination, and to be clear, that's not what we're talking about here," began Hawkins. He said that the Port has 8 cruise ship landings scheduled in 2024, most of which are 300-500 passenger ships. Prior to the COVID-19 pandemic Sitka had approximately 14 ships and 10,000 passengers per season. In comparison some ports in Southeast Alaska see 1.1 million passengers per year. "The main thing about this film is that this is a good kickoff for the comprehensive plan."

Engebretsen discussed increasing cruise ship numbers in the community of Juneau that led to landings of as many as 21,000 passengers in a single day. She also cited Juneau's **Tourism Best Management Practices** program as a model for Alaskan communities to learn from when managing growth. Looking ahead is important. As the film stated, tourism businesses make significant investments to attract new customers, and it is difficult to impose limits after local business owners have already committed hundreds of thousands-- if not millions-- of dollars in a new venture.

Homer is kicking off its multiyear Comprehensive Plan rewrite, Engebretsen explained. "This is a great time to think about 'What do you want our community to be in 20 years?' or 'What do you want it to not be?'"

Missed the screening, or hoping to share it with more people? You can get a license to screen the documentary through **New Day Films**.



Bryan Hawkins and Julie Engebretsen

PORT & HARBOR

LARGE VESSEL HAUL OUT & REPAIR

City Staff was given the opportunity to tour the Polar Bear, one of vessels in the large vessel haul out and repair yard located on the Homer Spit. In the **2024 - 2029 Capital Improvement Plan** (CIP), a project has been identified to improve this Large Vessel Haul Out Repair Facility.

The vessel haul out repair yard is an important facility that allows Homer to provide complete marine services and capitalize on the full economic opportunity vessels like the Polar Bear bring to the local economy. Improvements would benefit the operation of the regional fleet of large vessels, the local marine trades businesses and the regional economy.



Polar Bear

Regional economies rely heavily on the marine transportation sector. The Polar Bear, a flat bottomed landing craft that has a very large hauling capacity (250 ton deck load) serves many purposes. When operating, it typically has a 14-member crew and makes essential supply deliveries to Seldovia, Port Graham, Dillingham, other Bristol Bay communities and commercial fisheries via Port Williams and arctic communities like Nome and Barrow. The Polar Bear can carry seven semi-trailers of essential supplies, 48,000 gallons of fuel, vehicles and even on occasion, small planes. Vessels like this also contract to assist with infrastructure maintenance, such as dredging operations and delivery of rock for armor and breakwater projects and laying telecommunication cables containing fiberoptics on the ocean floor.



Chris Youngblood giving a tour of the engine room.

These commercial vessels are required to be hauled out for inspection every 5 years. Repairs are to be completed and approved before they go back into the water for the next season. Homer has a treasure trove of many talented marine trades people that attract maritime repair business. The large vessel haul out activities help provide year-round jobs for the local marine trades and supports local businesses in what is typically the down time of the year.

The Polar Bear was pulled out of the water in November last year and is expected to return to the water mid-March this year. The vessel was built in 1990 and required many updates. The living quarters were stripped back and fully rebuilt; hull repairs are being completed by welders and other skilled craftsmen; electronics and engine room components are being revamped. 14 - 20 local marine trades professionals work on the boat daily. Much of the materials and supplies are also sourced locally.



Tyson Alward giving tour to Rob Dumouchel, Bryan Hawkins, Matt Clark, and Jenny Carroll.

Five months is not much time to complete the robust list. This shows great dedication of the team, especially given the unusually cold temps and windy weather this winter! The crew built a makeshift shelter over the vessel and have used 9,000 gallons of diesel to run generators for heat and for power. This is a big operation!

Upgrades to the haul out area, including shore power, water and sewer will greatly assist jobs like this; shore power will reduce site emissions and installation of wash down pads will backup the Stormwater Pollution Prevention Plan.



HOMER HARBOR EXPANSION

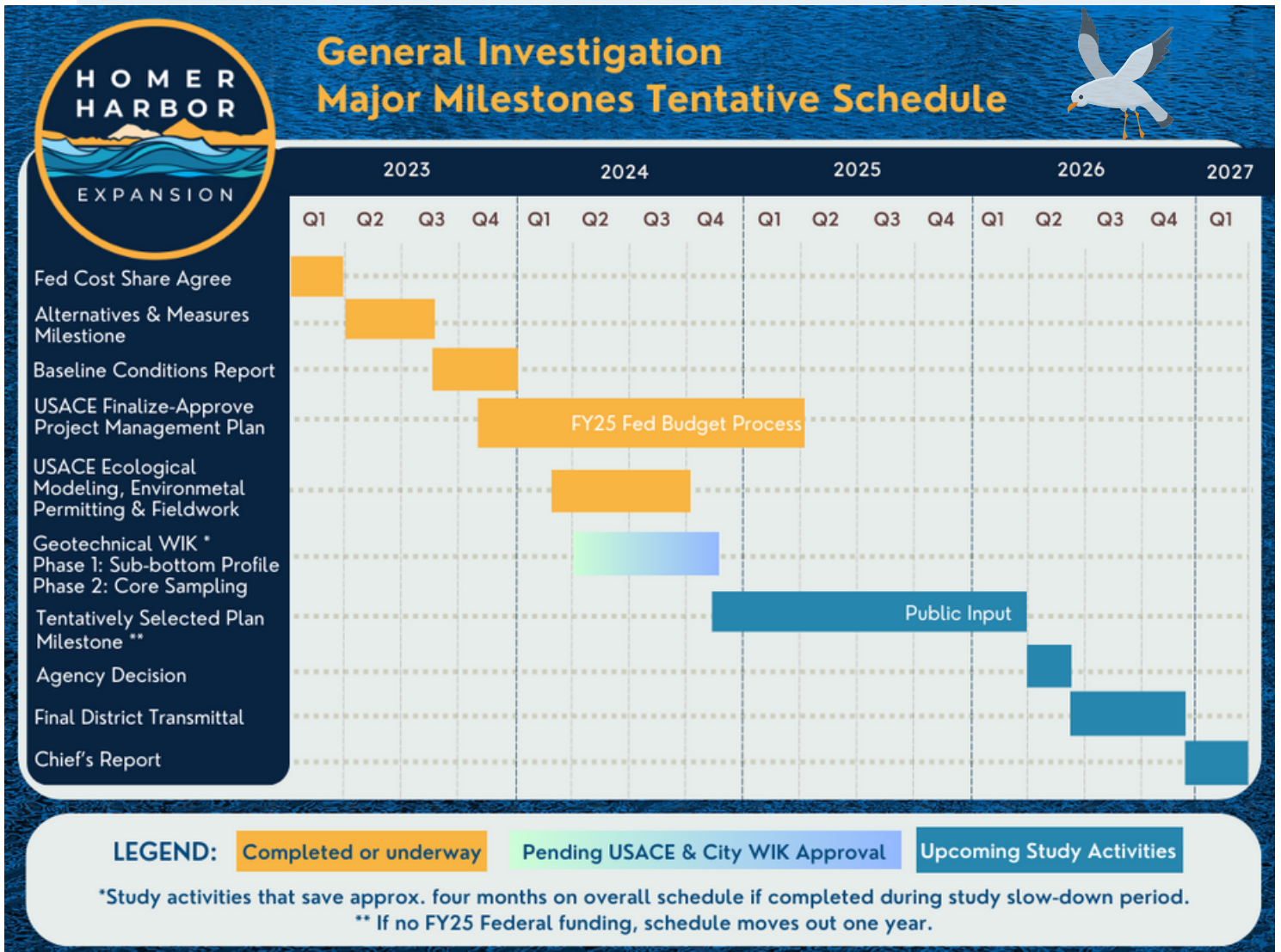
STUDY UPDATE



The Homer Harbor Expansion study is presently on a reduced work schedule, but still moving forward as we await word on Federal continuation funds in the Federal FY25 budget.



The chart below shows tasks the study has accomplished, and lays out a schedule for upcoming study activities. This summer, the US Army Corps of Engineers will be conducting environmental field work. Their work, coupled with completion of the geophysical survey and core sampling plan will allow the US Army Corps of Engineers to move forward with design work when study activities resume at pace in the fall.



Keep engaged with the study at www.homerharborexansion.com



CITY HALL

LOBBYING IN JUNEAU



City Manager Dumouchel, USCG Rear Admiral Megan Dean, Port Director Hawkins, and USCG Captain John D. Cole

A delegation from Homer traveled to Juneau on February 20-22 for legislative and administrative visits. Mayor Ken Castner, Councilmember Storm Hansen, City Manager Rob Dumouchel and Port Director Bryan Hawkins represented the City, advocating for inclusion of Homer’s FY25 legislative priority capital projects in the State budget, and on behalf of several Council-approved State budget and policy items.

As well as meeting with Federal and State senators and representatives, Homer officials met with Rear Admiral Megan Dean of the U.S. Coast Guard, Commissioner Ryan Anderson from the Department of Transportation and Public Safety, and Lacey Sanders the new State Director of the Office of Management and Budget.

The primary capital projects lobbied for were Homer Harbor Expansion USACE General Investigation Matching Funds (which now tops Senator Stevens and Representative Vance’s capital priority list for the District), the Slope Stability & Erosion Mitigation Program, Float System Replacement and the A-Frame Water Transmission Line Replacement.

Overall, there were many good meetings and connections made. The proposals were well received by officials, and we look forward to the progress that could be made in Homer’s future.



Councilmember Hansen testifying before the Senate Finance Committee

SISTER CITY CULTURAL EXCHANGES

The City of Homer has a **Sister City** relationship with the City of Teshio, Japan. This year marks the 40th anniversary of that relationship. We want to thank Homer resident and our Sister City Liaison, as well as Interpreter, Megumi Beams, for her dedication to nurturing Japanese culture in Homer. With her vision and support, we hope to pass along this Sister City Program to the next generation.

Megumi is highly involved with students in Homer who are a part of her Alaska Japanese Club. They participated this year in the Winter Carnival Parade, hosted by the Homer Chamber of Commerce, and won the prize for Best Performing Arts float in the parade! They worked hard creating the float and drums and being a bright spot in our community. [Click here](#) to read a letter from the group expressing their thanks to the community and those involved for their support.



Megumi Beams and students in the Winter Carnival Parade



Megumi Beams with West Homer Elementary students participating in online classes with Japanese students.

A part of the Sister City International’s initiative is the **Japan-Alaska Sister City Town Pride FESTA**, which was held on January 26, 2024. Out of 24 submissions, Teshio Town’s submission won 1st place, and Megumi’s submission on behalf of the Japanese Club won 3rd place! Congratulations!

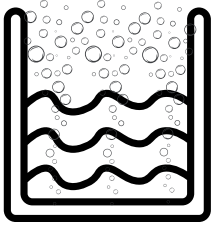
Teshio and the Alaska Japanese Club have continued to participate together in online class sessions and have exchanged cards and activities. The club is planning to perform Taiko drumming for the 40th Anniversary of the relationship between Teshio and City of Homer in 2024. Stay tuned for more events to come related to our Sister City Program!

PUBLIC WORKS

WASTEWATER TREATMENT BLOWER REPLACEMENTS

This past summer Water/Sewer Division of Public Works purchased two new Kaeser blowers for the Wastewater Treatment Plant to replace the original blowers that were installed in 1990.

Blowers are primarily used in the secondary phase of wastewater treatment. They create air bubbles that add oxygen and that help keep the liquid moving. Wastewater contains organic solids that are decomposed by microorganisms. The beneficial microorganisms use oxygen to break down those solids and need a certain amount of oxygen in the water to do their work. The Kaeser blowers also help maintain an appropriate oxygen level so that it is not diluted when the wastewater moves to a larger body of receiving water.



The main purposes of having blowers in wastewater treatment are:

- Keeps bacteria suspended.
- Aids separating solid particles from a liquid.
- Supplies sufficient oxygen transfer and helps to remove ammonia from the water.

In the past, there was no way to adjust the airflow to the digesters, so it was a “feast or famine” situation for the microorganisms. The Kaeser blowers, like everything today, are “smart” blowers. Operators can now make fine adjustments to the airflow, enhancing the treatment process. This improved treatment means that less solid waste needs to be delivered to the landfill in Soldotna. Additionally, the new blowers are more energy-efficient, resulting in cost savings!

To save even more money, the water/sewer crew installed the blowers and fabricated all the piping themselves. They also had to create a special lifting mechanism to lower the blowers into the basement. There’s not much this talented crew can’t do!

All in all, the microorganisms, operators, and mechanics are happy with the new equipment.



New Kaeser blower unit



Control panel and inside mechanisms

POLICE DEPARTMENT

FBI-LEEDA LEADERSHIP SEMINAR



Last month Lieutenant Ryan Browning and Sergeant Jessica Poling attended a Command Leadership Course put on by the Federal Bureau of Investigation Law Enforcement Executive Development Association (FBI-LEEDA). Attending FBI-LEEDA sessions contributes to the continuous professional development of our police officers, ensuring they are well-equipped to lead and serve Homer effectively.

The FBI-LEEDA Command Leadership Institute is a comprehensive week-long program designed to prepare law enforcement leaders for command roles. Taught by experienced faculty with executive-level law enforcement backgrounds, the program provides practical strategies and techniques for those aspiring to command positions. Covering crucial topics such as credibility, command discipline, liability, managing difficult employees, and leading organizational change. The institute ensures a dynamic and challenging learning experience with a focus on real-life scenarios, creating an environment for strong student participation.

FIRE DEPARTMENT

EMT CLASS



Marisela, Paige, Nikki, Matthew, Fred the Head, Nathan, Samantha, Collin, Cody, Kate, Amber, and Galina

Our EMT class is truly remarkable, with nine dedicated providers engaging in impressive work such as backboarding, administering medications, and mastering bleeding control techniques. The experience has been a mix of excitement and exhaustion for everyone involved, but the camaraderie and team spirit are exceptional.

Surprisingly, our EMT students have also showcased their culinary talents, turning out to be adept charcuterie board creators.

We're delighted to have such enthusiastic learners, and we eagerly anticipate welcoming new providers into our department. Stay tuned for the upcoming Firefighter class – let's fill those trucks with even more skilled and passionate individuals!

THANKS TO HOMER-KACHEMAK BAY ROTARY

The Homer Volunteer Fire Department (HVFD) received a generous donation of new Motorola Minitor VI voice pagers from the Homer-Kachemak Bay Rotary. Members of the department can carry these pagers, both on and off duty, to receive notifications when there is an emergency.

In the past year, HVFD promptly responded to 850 emergencies, some of which occurred simultaneously. Emergencies can arise at any time, day or night. Having equipment like these pagers significantly contributes to the ability to maintain operational readiness 24/7. Thank you Homer-Kachemak Bay Rotary!



Kate McGregor Spiking a Line



Kate McGregor, Nikki Graham, Marisela Sanchez-Ramos, and volunteer backboard victim



Cody Czer-Ransom, Marisela Sanchez-Ramos, and Matthew Bullard



Motorola Minitor VI voice pager



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

TSUNAMI PREPAREDNESS

Tsunami Preparedness Week is March 23rd to 30th. Tsunamis don't happen often, but awareness and preparation go a long way in keeping you and your loved ones safe.

In honor of National Tsunami Awareness Week, from Saturday, March 23rd to Saturday, March 30th, we will feature tips so you can be better prepared. Look for these featured tips on the City's [website](#) and on the City of Homer [Facebook](#) and [Instagram](#): @cityofhomerak pages.

If you live, work, or play near the coast in Homer, you should prepare for tsunamis. Below are simple tools you can use to be informed and take action when needed.



BEFORE

- Know Your Risk: Educate yourself!
- [Know Homer's tsunami zone.](#)
- [Evacuation routes.](#)
- [How to get alerts.](#)
- [Know the signs of a tsunami.](#)
- [Have an emergency kit ready.](#)



DURING

- Go to high ground and away from water.
- Stay inland until you hear from officials.
- If shaking from earthquake, DROP, COVER and HOLD ON.



AFTER

- Wait! Tsunami waves may continue to arrive for hours.
- Avoid flooded roads.
- Do not enter flood waters.
- Avoid fallen or damaged power lines.
- Clean and disinfect everything that got wet, and boil drinking water if instructed by officials.
- Dry buildings out within 24-48 hours, if possible.
- Use safety gear including gloves, goggles, rubber boots, and N95 masks.

[Click Here for More Information on Emergency Preparation](#)



What are the signs to look for?

The natural signs of a potential tsunami are a strong, long earthquake, a loud roar from the ocean, or unusual ocean behavior, such as a sudden rise or wall of water or sudden draining showing the ocean floor.

If you feel an earthquake:

DROP



COVER



HOLD ON



HOMER HAZARD MITIGATION PLAN

Tsunami Warning System

Tsunami warning systems are in place to send out warnings after an earthquake if a tsunami is or could potentially be triggered.

Warning sirens are located on the Homer Spit, at Bishop's Beach, and near the intersection of Kachemak Drive and East End Road.

Homer tsunami siren testing occurs the first Wednesday of every month, at 1 pm.



Find the Local Hazard Mitigation Plan on the City's website: [City of Homer Local Hazard Mitigation Plan](#)

MEET THE STAFF

Welcome to the Team!



Public Works welcomes **Dan Kort** as Public Works Director. Dan brings a wealth of experience from prior roles in consulting and city engineering in Northern Minnesota. Most recently Dan was employed with Kenai Peninsula Borough (KPB), primarily in the solid waste department with a focus on civil and environmental consulting.

Dan and his wife, Jill, fell in love with Homer during a vacation in 2006. Having lived in Homer for four years now, Dan enjoys pursuing his hobbies of hunting, fishing, and hiking in this ideal location.

Dan steps into his new role following the retirement of Jan Keiser, who retired earlier this year. Jan served Homer as its first City Engineer in the early 1980s and later returned as Public Works Director in 2020.

Leon Galbraith has recently joined Public Works as the Special Projects Coordinator/City Engineer. With 17 years of experience in the engineering consulting industry, he looks forward to contributing to the construction of great new infrastructure in Homer.

Leon is originally from Alaska. Fun fact, he was born at home in a little log cabin next to the Kenai River in Cooper Landing! He graduated from college in Fairbanks and lived in Anchorage for about 15 years. Leon, his wife Allison, and their three children moved to Homer 6 years ago to enhance the quality of life for their family. Leon finds joy in the picturesque scenery of Homer while pursuing his outdoor hobbies, which include fishing, hiking, snow machining, and skiing.



Work Anniversaries

Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

February

Names	Dept.	Years
Jenny Carroll	Admin	8 Years
Morgan Tracy	Police	7 Years
Kevin Co	Library	5 Years
Tyler Jeffres	Police	5 Years
Matt Swerdzewski	Fire	1 Years
Mike Swoboda	Public Works	1 Years

Farewell



After dedicating 12 and a half years to Public Works, equipment operator **Joe Inglis** has decided to move on. His last day was February 14th. Joe is an accomplished operator and is leaving to explore other opportunities in the private sector and spend more time with family. We wish him the best in his future endeavors.

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Dan Kort, Public Works Director

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION



Green Trees watercolor by Diana Tillion - Clerks Office

Learn more about the municipal art collection at:

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

STAY CONNECTED TO CITY COUNCIL

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



JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: cityofhomerak.applicantpro.com/jobs

ABOUT THIS NEWSLETTER

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

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603

907-235-8121

www.cityofhomer-ak.gov

UPCOMING MEETINGS

March

5	5:30 pm	Port & Harbor Advisory Commission Worksession
6	5:30 pm	Planning Commission Worksession
6	6:30 pm	Planning Commission Regular Meeting
12	6:00 pm	Economic Development Advisory Commission Regular Meeting
19	5:30 pm	Library Advisory Board Regular Meeting
20	5:30 pm	Planning Commission Worksession
20	6:30 pm	Planning Commission Regular Meeting
21	4:30 pm	Parks, Art, Recreation & Culture Advisory Commission Worksession
21	5:30 pm	Parks, Art, Recreation & Culture Advisory Commission Regular Meeting
27	5:30 pm	Port & Harbor Advisory Commission Regular Meeting

45



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: March 7, 2024
SUBJECT: City Manager's Report for March 11, 2024 Council Meeting

EPA Award

The City of Homer has been selected to win an award from the EPA's Drinking Water SRF AQUARIUS program. The AQUARIUS program recognizes exceptional projects funded by the Drinking Water State Revolving Loan Fund (DWSRF) in six different categories which include excellence in: innovative financing, system partnerships, community engagement, environmental and public health protection, creative solutions, and climate change mitigation and adaptation. The City of Homer will receive the excellence in climate change mitigation and adaptation award for our seawall Armor Rock project. This award category is new as of this year's award cycle, and we will be the first winners. Winners will be recognized at the Council of Infrastructure Financing Authorities (CIFA) Summit in Washington, DC on April 3, 2024 and the City will be providing a one-minute long video for the awards ceremony.

Homer All-Ages and Abilities Pedestrian Pathway Wins State Grant

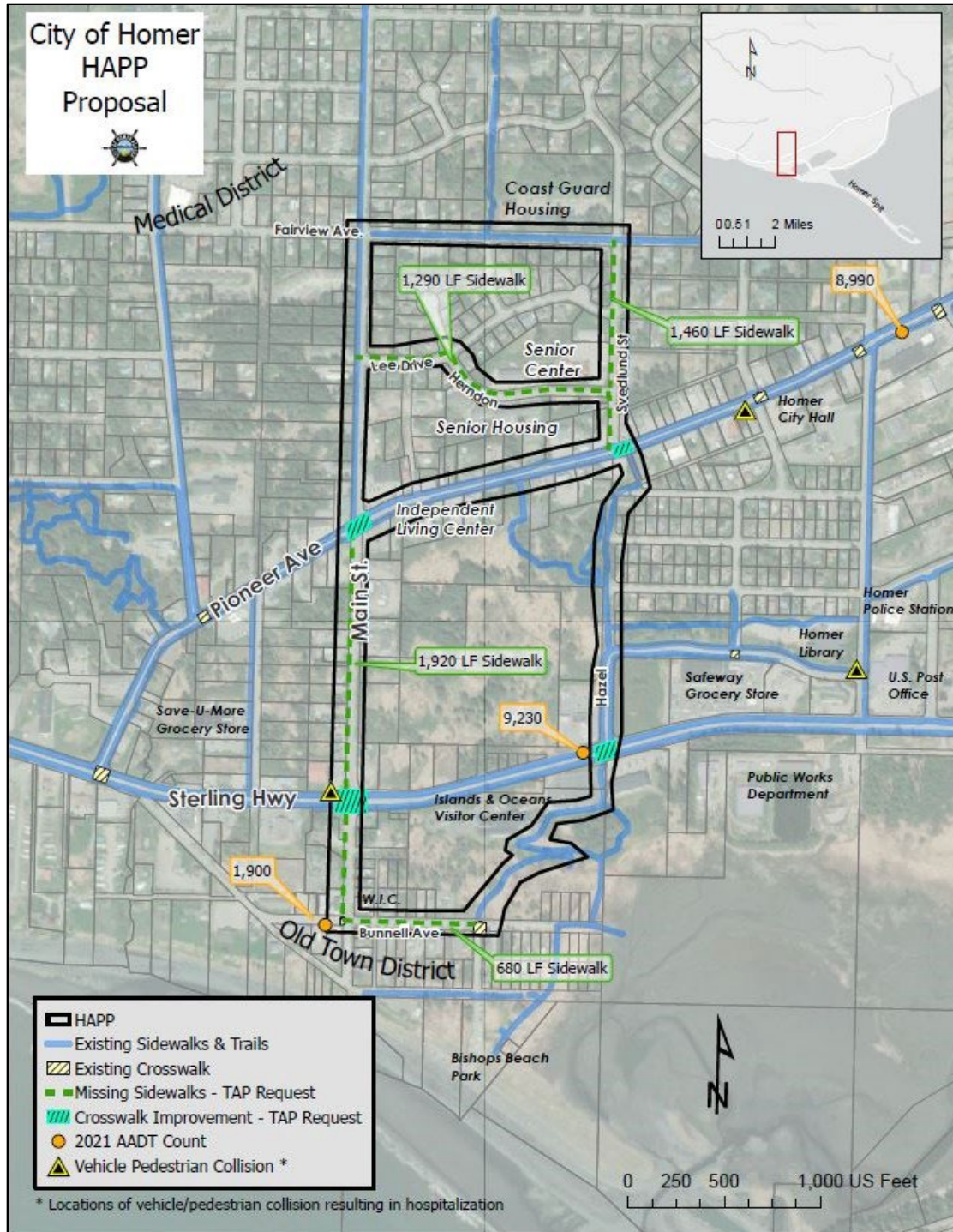
Alaska Department of Transportation recently announced that the Homer All-Ages and Abilities Pedestrian Pathway (HAPP) project was awarded Transportation Alternatives Program (TAP) grant funds in the amount of \$3,487,500. Funding will complete design and construct 5-foot wide asphalt sidewalks (with concrete curbs and gutter, ADA-compliant curb cuts, and storm drain renovations where needed) on the following roads:

- a. Main Street South, between Pioneer Ave and Bunnell Avenue
- b. Bunnell Ave, between Main St and Beluga Place
- c. Svedlund Street, between Pioneer Ave and Fairview Ave
- d. Herndon Avenue and Lee Drive to Main Street

High visibility crosswalks were also requested for Pioneer Avenue at Svedlund, and on the Sterling Hwy at Pioneer Avenue, Main Street and Hazel Avenue.

While the funding is contingent on the Alaska STIP receiving Federal Highway Administration approval, and Council agreement to the terms required by the state in any grant agreements, we are excited about this news! The project fills significant gaps in Homer's non-motorized transportation network within the downtown core that the City and Homer citizens have long advocated for. This was truly a group effort. Thanks to the Independent Living Center staff who worked with City staff to develop the HAPP concept (combining disparate City sidewalk projects into a single project). Thanks to the many non-motorized

transportation advocates who participate in community-wide planning and write letters to support City funding applications, and to the City of Homer voters who approve the HART fund which provides valuable



matching funds for opportunities like this.

At some point, DOT&PF’s regional transportation planner will reach out to the City to initiate the Memorandum of Agreement (MOA) process, which will lay out the specifics of the collaboration and coordination between DOT&PF and the City. Our understanding of the TAP program is that the State will construct the project. The City, as acknowledged in Resolution 23-013, would be required to provide a matching funds which a currently estimated to be 10.03% of the total project which equals \$387,500. The FY24/25 set aside “HART Roads Match” funds of \$500,000 in anticipation of a grant award for this project. Other City commitments will include wayfinding pedestrian signs on Main Street, Svedlund Avenue and

Pioneer Avenue, and a Neighborhood Information sign on Bunnell Avenue per the Wayfinding/Streetscape Plan. The City will also assume maintenance of the sidewalk on Main St South (not ownership).

Video Pilot Project

Deputy Clerk Zach Pettit and Assistant to the City Manager Lori Pond have been collaborating with me on a pilot project that creates short videos previewing City Council agendas and providing brief recaps after Council meetings. The goal is to engage the public with a new channel of marketing for Council meetings and activities. We've completed a few test runs in-house in an effort to dial in the templates and processes for creating these videos quickly and efficiently. We are intending to begin publishing videos publicly to the City website and social media accounts this month. We are excited to have another way to reach out to the public with information about their local government.



Mid-Biennium Budget Adjustment

In March, I will begin reviewing the budget with the leadership team to assess how the FY24 operating budget has met, or not met, expectations so far. We will work to identify potential modifications for FY25. We will likely have a few additions or adjustments for the FY24/25 capital budget as well. I expect that we will begin talking about our findings and proposed modifications with Council in April, and then aim to have a budget adjustment approved in late May or early June.

Questions about Microplastics in Water

The Public Works Department has received a few questions recently in regards to microplastics and the City of Homer's drinking water following the news article titled "[Microplastics prevalent in Kenai Peninsula waterways](#)" published in the Homer News on February 7, 2024. The City of Homer obtains its drinking water from the Bridge Creek Reservoir. The water is pumped from the reservoir to the Water Treatment Plant. The Water Treatment Plant uses a state of the art ultrafiltration membrane treatment system to produce high quality drinking water that meets or exceeds USEPA drinking water standards. The ultrafiltration membranes

are capable of removing colloidal particulate matter, bacteria, and viruses from the water prior to the water entering the drinking water distribution system where it is eventually distributed to individual households for use. The removed material is dried out and disposed of appropriately. The City is in the process of replacing the membrane filter trains at the Water Treatment Plant. Council approved a contract with Zenon Environmental Corporation for the purchase of five membranes across the next five years (Resolution 23-123, purchases of membranes two through five are contingent upon Council appropriating the funds for each unit).

Microplastics can be derived from numerous sources ranging from plastic wastes degrading in the environment to the clothing we wear. Microplastics are defined as plastic debris measuring less than 5 millimeters (or 5,000,000 nanometer) in size and can be as small as 100 nanometers. The ultrafiltration membrane used in the City's Drinking Water Treatment Plant has a porosity of 0.04 micrometers (or 40 nanometers). Microplastics are larger in size than the pore size diameter of the ultrafiltration membranes, and the microplastics are being filtered out and removed from the drinking water before the water enters the water distribution system.

Comprehensive Plan Update

Agnew:Beck will be in Homer the week of March 25th meeting with staff, Council, commissions, various stakeholders, and the general public. The Comprehensive Plan will be the subject of a joint work session with Council and the Planning Commission on March 26th, the Port and Harbor Advisory Commission meeting on March 27th, and the City and Agnew::Beck will be hosting the first public meeting on March 28th at Islands and Oceans from 6p to 8pm. The project website is now live and can be viewed at: <https://homercompplanupdate.com/>

New Pumper Tanker Design Visit

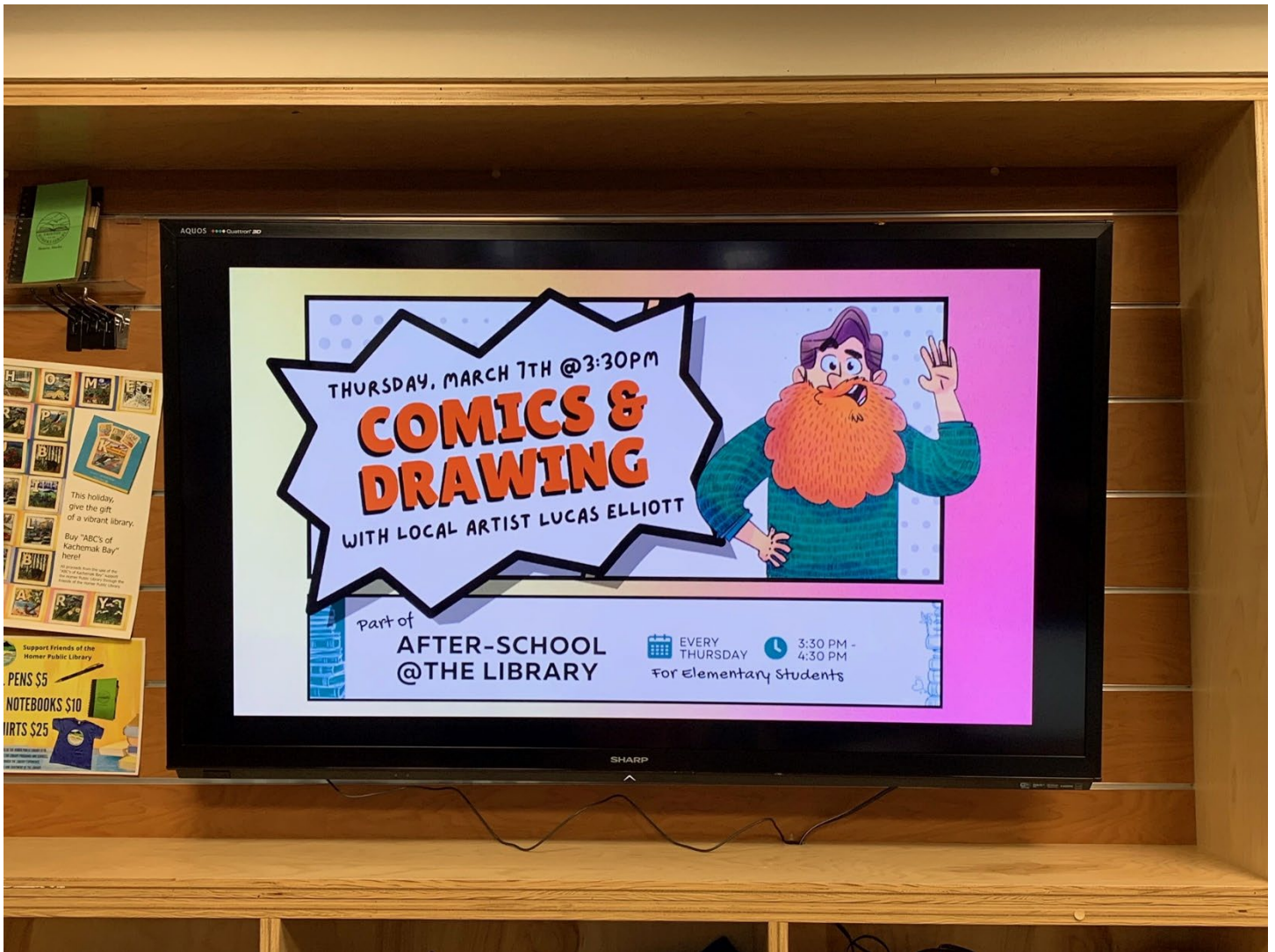
Chief Kirko will be headed to Appleton, Wisconsin to review the final drawings of the two pumper tankers being built by Piece Manufacturing. Homer and Kachemak City both ordered vehicles at the same time, and Chief Kirko is providing review for both entities as part of our fire services agreement with our neighboring city. Chief Kirko will be reviewing truck specifications and working with the engineers to ensure the build out meets the needs of our firefighters and the context of firefighting in Alaska. The new apparatus are slated to have seating capacity for six firefighters (current vehicles seat three), they will have a 2500 gallon capacity (500 gallons more than the current apparatus), and the equipment storage capacity will nearly double. The vehicles will also have stronger motors and transmissions to allow for improved hill climbing capabilities, and stronger brakes for safer descents.

How to Run for Elected Office Event

Kenai Peninsula Votes, the League of Women Voters, and the City Clerk's office are collaborating on a program for citizens who are interested in learning more about running for office. The forum will include information on qualifications to run for office, filing deadlines, and Alaska Public Office Commission (APOC) requirements related to State, Borough, and City candidacy. There will also be a panel of citizens who have held these offices to share some perspective on what it's like to hold an elected seat, time commitments involved, challenges and rewards of serving, and to answer questions from the audience. The event is scheduled for Thursday, April 4th from 5:30 p.m. to 7:30 p.m. at the City Hall Cowles Council Chambers. An informational flyer is being developed and should be out soon!

Library Improvements

The Building Maintenance Division hung a “new” display screen at the Library’s front desk. This was made possible by the replacement of the television in the Library’s meeting room. This screen, now that it has been redeployed to the front desk area, will be used for displaying information to the public regarding upcoming events, library hours, upcoming events, highlights of the collection, and featured services or resources like electronic databases and special equipment of which the public may not be aware.





City of Homer

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: Melissa Jacobsen, Acting City Manager
DATE: March 20, 2024
SUBJECT: City Manager's Report for March 26, 2024 Council Meeting

Beluga Slough

A few citizens have recently shared their concern about flooding at the Beluga Slough. Apparently a sediment dam has built up at the mouth of the Slough causing it to stay flooded following a recent high tide. The flooded area is a common spot for migrating birds and nesting Sandhill Cranes, and there is a perceived risk that the flooding will push the cranes closer to the pedestrian areas and put pressure on the cranes and their colts. The ownership of the Slough is made up of private and public entities, including the City of Homer, as shown on the attached map. There are ongoing exchanges about historical excavation in the slough, possible solutions versus leaving it as is, and caution regarding altering the outlet of Beluga Slough. If any work were to be done to address the flooding, an Army Corp's of Engineers permit would be required. We'll continue to monitor the conversations and provide information to Council as it becomes available.

Tsunami Warning System Testing

NOAA National Weather Service and the National Tsunami Warning Center, the Alaska Division of Homeland Security and Emergency Management, and the Alaska Broadcasters Association will be conducting a test of the tsunami warning system on Wednesday, March 27th at approximately 10:20 a.m. in the coastal areas of Southern Alaska, including the Kenai Peninsula. The emergency message will be broadcast on NOAA Weather Radio All Hazards, local television and radio stations. The press release for this exercise reads that some communities may hear warning sirens, and the Kenai Peninsula Borough Office of Emergency Management has advised that the KPB sirens will not be part of this upcoming test. The KPB sirens remain on their normal testing cycle scheduled for the first Wednesday of each month at 1:00 p.m.

City of Homer Audit Information

Finance Director Fischer reached out to BDO on the 19th for an update on the FY22 Audit and was advised by Assurance Partner Bikky Schrethra that at this point we will have the final draft of the financial statements for the March 26th meeting and he is scheduled to attend and give a report at Committee of the Whole and at the Regular meeting. We don't have the documents in hand as of the preparation of this report, but expect a digital copy in time for the meeting. Looking forward to the FY23 Audit, the Finance Department is working closely with Porter and Allison in completing the financial statements for FY23 in preparation for engagement with BDO in April.

City Planning

There have been comments recently regarding the Planning Department and processing of zoning permits for the public. City Planner Foster prepared a memo that's attached to this report that provides an overview of zoning permit status to date and information about the permit process. I hope this information is helpful.

Attachments:

- March Anniversaries
- Beluga Slough Property Ownership
- NOAA Tsunami Warning System Test Notice
- Memo re: Zoning Permit Status
- Homer Harbor Expansion Study Monthly Written Update



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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: March 26, 2024
SUBJECT: March 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.

Matt Clarke	Port	23	Years
Elton Anderson	Port	18	Years
Renee Krause	Clerks	17	Years
Mike Parish	Public Works	10	Years
Angie Kalugin	Finance	9	Years
Elizabeth Fischer	Finance	7	Years
Kurt Read	Port	7	Years
Matt Smith	Library	6	Years
Matt Steffy	Planning	6	Years
Amber Baldus	Fire	2	Years
Bill Jirsa	IT	1	Year
Michael de la Torre	Police	1	Year
Kane Graham	Police	1	Year



Legend

Transportation

Mileposts



Roads

- 2
- 3
- 4
- 7
- 9
- 30
- 83
- 11

Parcels and PLSS

Tax Parcels

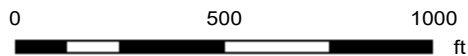


9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green
- Blue: Blue



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of these data. Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of these data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



Contact: Aviva Braun
907-266-5117

FOR IMMEDIATE RELEASE
March 20, 2024

Officials to Test Tsunami Warning System in Alaska

NOAA’s National Weather Service and the National Tsunami Warning Center, the Alaska Division of Homeland Security and Emergency Management, and the Alaska Broadcasters Association will conduct a test of the tsunami warning communications system on Wednesday, March 27, at approximately 10:20 a.m. Alaska Daylight Time in coastal areas of southern Alaska. Coastal communities from Southeast Alaska, the Gulf of Alaska, Kenai Peninsula, Kodiak Island, to the Aleutian and Pribilof Islands will participate in the test.

The emergency test message will be broadcast on NOAA Weather Radio All Hazards, local television and radio stations. Residents in some communities may hear warning sirens. Some television systems are programmed to scroll a standard emergency alert text message, and, in some cases, the message may not contain the word “TEST.” An audio message will state that the message is only a test, but if the audio is unheard, viewers may not realize the message is only a test.

To avoid confusion with an actual alert, the test will be canceled if there is excessive seismic activity or an ongoing tsunami event within 24 hours prior to the test.

The test is scheduled as part of Alaska’s Tsunami Preparedness Week (March 24-30, 2024), and on the 60th anniversary of the [Great Alaska Earthquake and Tsunami of 1964](#), which killed over 120 people in Alaska, Oregon, and California.

Tsunami Preparedness Week in Alaska promotes tsunami safety and awareness, and officials urge coastal residents and visitors to prepare themselves and their families for a tsunami. For current tsunami warnings, advisories, and watches, as well as tsunami preparedness and educational materials, please visit tsunami.gov.

Test organizers ask coastal Alaskans to provide feedback after the test at ready.alaska.gov.

On the Web:

NOAA’s National Tsunami Warning Center: tsunami.gov

Alaska Division of Homeland Security and Emergency Management: ready.alaska.gov

Alaska Broadcasters Association: alaskabroadcasters.org

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MEMORANDUM

Zoning Permits Status

Item Type: Action Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: March 26, 2024
From: Ryan Foster, AICP, City Planner
Through: Melissa Jacobsen, Acting City Manager

The purpose of this memorandum is to provide an update on the status of zoning permit processing in the Planning Division. The Planning Division issues zoning permits, in-lieu of building permits, to ensure new construction projects adhere to Homer City Code and to maintain overall public safety associated with new development. Reviewing zoning permit applications is a key task of the Associate Planner position, which was vacant from August 25, 2023 to January 8, 2024. Ed Gross, the new Associate Planner, has made great strides in getting trained on the zoning permit application review process, reviewing new permit applications, and addressing any backlog regarding outstanding permit applications. Here is the current status of zoning permit applications since January 2024:

- 12 zoning permits have been issued from January 8th to March 20th
- 14 zoning permits are under review and awaiting additional information from applicants
- 1 zoning permit is currently under review
- 2 permits have been closed with provided as-builts

A typical zoning permit review process takes approximately 10 business days, this time is necessary to ensure applications are complete (a high volume are incomplete at time of submission), review times associated with high permit volume during the prime construction season (spring & summer), and for internal review with other relevant City Departments, especially with the Public Works Department regarding driveway permits, sewer & water permits, drainage, steep slopes, and any potential impacts to the right-of-way associated with new development. City staff meets every Monday morning to discuss and coordinate review of development projects, including zoning permit applications. The processing of zoning permits is an ongoing process (as permits are issued, new permit applications are submitted), at this time the zoning permit application review process is up to date.

RECOMMENDATION:

Staff recommends to continue improving the SmartGov program for online processing of zoning permit applications and schedule a time to meet with local builders to discuss their experience with the zoning permit and construction process to see if any further improvements can be made.



MEMORANDUM

Homer Harbor Expansion Study Monthly Written Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: March 26, 2024
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, Acting City Manager and Bryan Hawkins, Port Director

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

On March 11, the Fiscal Year 2025 Presidential proposed budget was released and it includes federal continuation funding for the Homer Harbor Navigational Improvements General Investigation in the amount requested by the USACE for FY25: \$800,000. Though confirmation of the funding is contingent upon approval from Congress during the budgetary process, this is very positive news, the announcement underscores the USACE's commitment to advancing the General Investigation, as well as the support of the Alaska Congressional Delegation.

Congress also recently adopted the Consolidated Appropriations Act 2024, which included some discretionary funds for the USACE. The USACE has a short time frame to finalize their FY24 Work Plan accordingly. The City has not been informed of inclusion on the FY24 workplan; Kevin Swanson of Senator Murkowski's office reported that they have not heard definitively from USACE that there will be FY24 workplan funds available for Homer, but their office has advocated for Homer at the highest levels.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- Approval of work-in-kind related to the geophysical investigation activities is pending in the Pacific Ocean Division.
- A two-day Ecological Modeling Workshop for environmental specialists is being organized.
- Homer Small Boat Harbor Vessel Economic Survey is routing through the US Office of Management and Budget for approval.
- Permit applications are out to proceed with geotechnical investigations.
- Preparing to conduct environmental fieldwork in summer 2024 utilizing FY23 funds. This, coupled with completion of the geotechnical survey and core sampling plan will allow the USACE to move forward with design work when study activities resume in full.

HDR – Owner Representative:

- Provides communications support on an as-needed basis.

- Prepared to issue geotechnical contract pending USACE approval of the Work In Kind and City of Homer approval.

City of Homer staff:

- Attended monthly USACE Project Development Team meeting and weekly meeting with HDR.
- Provided a Major Milestone tentative schedule in the February 2024 HHE monthly written update as requested by City Council.
- Assisted USACE with Ecological Modeling Workshop logistics.
- Prepared and issued Press Release (attached) after Federal FY25 Budget announcement.
- Prepared and sent HHE General Investigation update to Federal Delegation offices, Representative Vance and Senator Stevens, members of the State House and Senate Finance Committees, Governor Dunleavy and his Kenai Peninsula liaison Jill Schaefer, Shareen Crosby, the State's Infrastructure Investment Coordinator and Lacey Sanders, State Office of Management & Budget.
- Communications Coordinator Carroll disseminated information to City Council and Port & Harbor Advisory Commissioners about opportunities to testify before the House Finance Committee. Port Director Hawkins testified at the House Finance Committee on March 13 and read the City's legislative priorities into the record.
- Met with City Council HHE Champions Hansen and Lord on March 20.
- Ongoing Communications/outreach: Information and updates about the study are being disseminated through the Homer Harbor Expansion website, the City's monthly newsletter, the City of Homer Facebook and Instagram pages and through HHE email subscriber list as needed.

RECOMMENDATION:

Informational Only.