



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

City of Homer Agenda

City Council Regular Meeting

Monday, February 28, 2022 at 6:00 PM

In Person at City Hall Cowles Council Chambers and by Zoom Webinar

<https://cityofhomer.zoom.us/j/205093973?pwd=UmhJWEZ3ZVdvdDkxZ3NtbldlNINXQT09>

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

Webinar ID: 205 093 973 Passcode: 610853

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- [a.](#) Homer City Council Unapproved Regular Meeting Minutes of February 14, 2022. City Clerk. Recommend adoption.
- [b.](#) Memorandum 22-030 from Mayor Castner Re: Appointment of Nona Safra to the Americans with Disabilities Act Compliance Committee. Recommend approval.
- [c.](#) Memorandum 22-031 from Deputy City Clerk Re: Liquor License Renewal for Harbor Grill. Recommend approval.
- [d.](#) Resolution 22-014, A Resolution of the City Council of Homer, Alaska Awarding a Contract for Professional Real Estate Services to MacSwain Associates, LLC of Anchorage, Alaska, in the Amount of \$64,500 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum 22-032 from Public Works Director as backup.

- [e.](#) Resolution 22-015, A Resolution of the City Council of Homer, Alaska Authorizing Task Orders to Coble Geophysical Services, Bishop Engineering, and Homer Soil and Water

Conservation for Technical Services to Support the Green Infrastructure and Storm Water Program, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-033 from Public Works Director as backup.

VISITORS

- a. COVID-19 Agency Update Derotha Ferraro, South Peninsula Hospital Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)
- b. Wayfinding and Streetscape Plan - Peter Briggs, Corvus Design (15 Minutes)
- c. Homer Education & Recreation Campus (HERC) Conceptual Plans - Ryan Cooper, Environmental Scientist, Giovanna Gambardella, Project Manager, Erik Dukes, Architecture, and Nancy Casey, Planning & Design, Stantec (15 Minutes)

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

- a. Committee of the Whole Report
- b. Worksession Report
- c. Mayor's Report
- d. Borough Report
- e. Library Advisory Board
- f. Planning Commission
 - i. Planning Commission Report
- g. Parks Art Recreation and Culture Advisory Commission
- h. Port and Harbor Advisory Commission
 - i. AML Travel Reports

PUBLIC HEARING(S)

- a. Ordinance 22-10, An Ordinance of the City Council of Homer, Alaska Allocating payment of the City's Assessments for the Seawall Improvement Special Assessment District equally between the Homer Accelerated Roads and Trails (HART) Road Fund, the Water Capital Asset Repair and Maintenance Allowance Fund and the Sewer Capital Asset Repair and Maintenance Allowance Fund (CARMA). City Manager/Public Works Director. Introduction February 14, 2022. Public Hearing and Second Reading February 28, 2022.

Memorandum 22-024 from Public Works Director as backup

- [b.](#) Ordinance 22-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts. City Clerk. introduction February 14, 2022 Public Hearing and Second Reading February 28, 2022.

Ordinance 22-11(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts. City Clerk.

Memorandum 22-034 from City Clerk as backup.
Memorandum 22-025 from City Clerk as backup.

- [c.](#) Ordinance 22-12, An Ordinance of the City Council of Homer, Alaska, Amending The FY22 Capital Budget by Appropriating \$22,004.80 from the Fire Department Donation Account for the Purchase of Workout Equipment for the Fire Department Membership. City Manager/Fire Chief. Introduction February 14, 2022, Public Hearing and Second Reading February 28, 2022

Memorandum 22-026 from Fire Chief as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

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

PENDING BUSINESS

- [a.](#) Resolution 21-073, A Resolution of the City Council of Homer, Alaska Updating the City of Homer Gift, Donation, and Art Policies, Procedures, and Guidelines to add a section on Murals, and Amend Language and Processes.

Memorandum 22-035 from City Clerk as backup.

NEW BUSINESS

RESOLUTIONS

- [a.](#) Resolution 22-016, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer Wayfinding and Streetscape Plan. Venuti.

Memorandum 22-036 from Deputy City Planner & Special Projects Coordinator as backup.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, March 14, 2022 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 22-04 a Regular Meeting of the Homer City Council was called to order on February 14, 2022 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN-CAVASOS, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
INFORMATION TECHNOLOGY ANALYST SULCZYNSKI
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental items: **CITY MANAGER'S REPORT** FY22 2nd Quarter Report **NEW BUSINESS** Memorandum 22-029(S) from Mayor re: Appointment of a Liaison to the Homer Chamber of Commerce.

ADERHOLD/LORD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

There were no public comments.

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes for January 24, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-022 from Mayor re: Student Representative Appointment to the Economic Development Advisory Commission. Recommend approval.

- c. Memorandum 22-023 from Deputy City Clerk re: Liquor License Renewal for Homer Brewing Company, Inc. Recommend approval.
- d. Ordinance 22-10, An Ordinance of the City Council of Homer, Alaska Allocating payment of the City's Assessments for the Seawall Improvement Special Assessment District equally between the Homer Accelerated Roads and Trails (HART) Road Fund, the Water Capital Asset Repair and Maintenance Allowance Fund and the Sewer Capital Asset Repair and Maintenance Fund (CARMA). City Manager/Public Works Director. Recommended dates Introduction February 14, 2022. Public Hearing and Second Reading February 28, 2022.

Memorandum 22-024 from Public Works Director as backup

- e. Ordinance 22-12, An Ordinance of the City Council of Homer, Alaska, Amending The FY22 Capital Budget by Appropriating \$22,004.80 from the Fire Department Donation Account for the Purchase of Workout Equipment for the Fire Department Membership. City Manager/Fire Chief. Recommended dates Introduction February 14, 2022, Public Hearing and Second Reading February 28, 2022.

Memorandum 22-026 from Fire Chief as backup.

- f. Resolution 22-012, A Resolution of the City Council of Homer, Alaska, In Support of State of Alaska Department of Transportation Appropriation to Supply a Local Match of \$750,000 for the US Army Corps of Engineers General Investigation Study for the Homer Port Expansion in the FY 2023 State Capital Budget. City Manager/Port Director. Recommend adoption.

Memorandum 22-027 from Port Director/Harbormaster as backup.

- g. Resolution 22-013, A Resolution of the City Council of Homer, Alaska, Endorsing the Cybersecurity Framework Created by The National Institute of Standards and Technology, and Supporting the City Manager's Efforts to Put the Recommended Practices Into Effect. City Manager/IT. Recommend adoption.

Memorandum 22-028 from Library Director as backup.

City Clerk Jacobsen read the consent agenda and its recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

a. Committee of the Whole Report

Councilmember Aderhold reported Council discussed Resolution 22-013 regarding cybersecurity framework, where we are now and where we plan to go; Ordinance 22-08 and funding the Green Infrastructure Management Project; Ordinance 22-12 and using Fire Department Donation Funds to purchase exercise equipment for the department. The City Manager reviewed items from his report that's included in the packet, and City Attorney Gatti reported on the Amicus Brief filing regarding the closure of the Cook Inlet Drift Fishery in Federal Waters of Cook Inlet.

b. Mayor's Report

Mayor Castner reported on the City's meeting with Senator Murkowski and her staff, and Admiral Moore and his staff. The City put on a very good presentation with good conversation that was well organized by the City Manager. He will be participating with mock interviews at the middle school and also the Change of Command for the USCGC Naushon. He'll be travelling to Juneau this week for the AML Winter Legislative Conference and lobbying with three Councilmembers and City Staff. He's been hearing from people about the Sister City Program, 2026 will be the 40th anniversary with Teshio, and we need to start planning.

Councilmember Lord reported on Lunch with a Councilmember. Five community members joined in and they discussed the City's position on state and federal issues including House Bill 52 and Cook Inlet Oil Lease Sales, which the City hasn't taken positions on, and jet skis. They also talked about the harbor expansion and city water for the Kachemak City park expansion.

c. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported the Assembly unanimously passed Resolution 2022-11 in support of the Army Corps of Engineers dedicating their \$1.5 million share to the General Investigation Study budget cost, the entire Assembly signed on as co-sponsors. At tomorrow's meeting companion Resolution 2022-14 that expresses support for the \$750,000 match from the State will be addressed, and he expects it will pass as well.

d. Planning Commission

e. Economic Development Advisory Commission

Economic Development Advisory Commissioner Adele Person reported on the Commission's work on the Wayfinding Streetscape Plan and shared that Council will see it at their next meeting. The Commission also reviewed the food truck and special event permitting proposed changes and reviewed points of their strategic plan, noting the Commission will be discussing housing in Homer.

f. Port & Harbor Advisory Commission

Port & Harbor Advisory Commissioner Casey Siekaniec reported the Commission discussed their strategic plans and goals. The Spit Parking Study is done and Council should expect to see it soon. In the next five years there will be a lot of maintenance and replacement needs at the harbor and we need to figure out how to pay for those. The Commission requests that Council look at ways to assist with that, particularly noting the administration fees charged to the harbor.

g. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee is continuing their work on a Transition Plan for parks and campgrounds and had a lot of discussion on how to present and prioritize the information in the plan. The highest priority is access to the parks and campgrounds. They have decided to look at trails separately, at a later time. They also discussed having a community survey to get feedback on how people use parks and campgrounds and what barriers they encounter, and a community challenge grant that's offered by AARP every year. Deputy Clerk and ADA Coordinator Renee Krause is working toward ADA certifications. She reminded listeners the Committee is looking for two members to join them.

PUBLIC HEARING(S)

- a. Ordinance 22-07, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$15,000 from the Homer Accelerated Road and Trail Program Road Fund and \$5,000 from both the Water and the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Funds for a total of \$25,000, to Update the City of Homer's Design Criteria Manual, Standard Construction Specifications, Standard Construction Details, and Reconcile Designated Elements of the Development Standards in Homer City Code. City Manager/Public Works Director. Introduction January 24, 2022 Public Hearing and Second Reading February 14, 2022.

Memorandum 22-018 from Public Works Director as backup.

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

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 22-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Castner provided a brief overview of what Standard Construction Specifications are and their importance to the City.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 22-08, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$140,000 from the Homer Accelerated Roads and Trails (HART) Program Fund for Appraisals and Technical Field Work to Support Four Green Infrastructure Stormwater Management Projects. City Manager/Public Works Director. Introduction January 24, 2022 Public Hearing and Second Reading February 14, 2022

Memorandum 22-019 from Public Works Director as backup.

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

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 22-08 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold expressed her appreciation that the Public Works Director is moving forward with this project.

Mayor Castner noted these advanced appraisals are necessary to assist with qualifying for funding for the project.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 22-09, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Authorizing at Total Transfer of \$4,000,000 from the General Fund Fund Balance to Include \$1,500,000 to General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund, \$1,500,000 to General Fund CARMA, and \$1,000,000 to Land Reserves Fund. City Manager/Mayor. Introduction January 24, 2022 Public Hearing and Second Reading February 14, 2022.

Memorandum 22-020 from City Manager as backup.

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

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 22-09 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Lord commented there was extensive conversation about this ordinance at their last meeting and she feels it's well captured in the meeting minutes. She supports this with the caveats that were discussed at the last meeting.

Mayor Castner added that administration is putting some brackets around how we're channeling money, and keeping Council apprised on what to expect going forward. He's pleased with the approach that Administration and the Council is taking.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

- a. Ordinance 22-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts. City Clerk. Introduction February 14, 2022 Public Hearing and Second Reading February 28, 2022.

Memorandum 22-025 from City Clerk as backup.

ADERHOLD/LORD MOVED TO INTRODUCE ORDINANCE 22-11 BY READING OF TITLE ONLY.

Councilmember Aderhold commented that she doesn't have a problem with a hybrid method, but she feels its missing some intent around equity. She thinks the intent is that it be used to make special assessment districts (SAD) more equitable when they may not otherwise be, she wouldn't want to see it used for any other reason.

Councilmember Lord shared concerns about this change reducing flexibility. A lot of the SADs are fairly standard issue but there are circumstances that come up in terms of property size, types, and ownerships. As we've seen, SADs are complicated and there are a lot of different interests and concerns within a district. She likes having flexibility to get to yes, but there are pieces of code built in that say you don't get to go forward if you don't get enough buy in.

City Manager Dumouchel shared his perspective that we have interesting situations, as mentioned, and the Public Works Director has found what she believes is a viable pathway, but we don't explicitly say it in code. This is an opportunity amend code to say this is an option and is a methodology endorsed by Council.

Attorney Gatti commented one of the fundamentals of SADs is that properties that are benefitted, either in the present or the future, are subject to the assessment. Council, with recommendations from administration, determines the cost allocations and methodology for the payment of assessments. The proposed hybrid method combines various aspects of cost allocation methodology and an issue he thinks could come up is difficulty in application. To address that, Public Works has proposed some criteria to look towards to show uniqueness as to why the hybrid methodology would be applied. Title 29 gives the city authority to adopt assessment methodologies, but in the practical application there could be some challenges. As a legislative body, if Council adopts something, they can change it or repeal it as needed if it doesn't operate as anticipated.

Councilmember Lord supports introduction, but the concern she has is at the end of the day there has to be a well-reasoned argument that we can document and is transparent, and Council has to adopt it based on that.

Councilmember Erickson noted East Hill Road with platted parcels that have unusable land where a hybrid method could be considered.

Public Works Director Keiser noted line 23 of the ordinance states there are situations where a hybrid is needed for a fair distribution of costs. She and Attorney Gatti talked about criteria and concluded it would be difficult to identify specific criteria to measure these by and what makes more sense is to identify specific findings as to why this method is recommended. That will give Council the opportunity to review the findings and make a deliberative determination.

Councilmember Lord noted a possible amendment for the next meeting that the assessment allocation method used to calculate by each record owner and findings to support that method.

VOTE (introduction): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel highlighted the draft Special Assessment District Report, a memorandum about Police Station debt, and a FY22 2nd Quarter financial report included in his report.

At the request of the Mayor, City Manager Dumouchel provided an overview of the upcoming mid-biennium budget process and answered questions.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum 22-029 from Mayor re: Appointment of a Liaison to the Homer Chamber of Commerce

Memorandum 22-029(S) from Mayor re: Appointment of a Liaison to the Homer Chamber of Commerce

Mayor Castner shared that Councilmember Davis and Councilmember Erickson had expressed interest in serving. He recommended that Councilmember Davis be appointed.

At the request of Council, both members gave a brief overview of their interest and confirmed both are Chamber members through their businesses. Councilmember Erickson expressed that she was more than willing to have Councilmember Davis serve.

ADERHOLD/LORD MOVED TO APPOINT COUNCILMEMBER DAVIS TO SERVE AS COUNCIL LIAISON TO THE CHAMBER OF COMMERCE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

- a. Resolution 22-011, A Resolution of the City Council of Homer, Alaska Awarding a Contract to Seabold Consulting, LLC of Homer, Alaska in the Amount of \$25,000, to Update the City of Homer Design Criteria Manual, Standard Construction Specifications, Standard Construction Details, and Reconcile Updates in Homer City Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum 22-018 from Public Works Director as backup.

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 22-011 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Wayne Aderhold, city resident, thanked Council for their work and shared he heard from a neighbor there's a cow and calf moose in the Bonanza Street area that's been aggressive, so be careful walking in the Glacierview neighborhood.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on the ADA Compliance Committee and on the Library Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Caster commented regarding the upcoming trip to Juneau.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord wished listeners happy Valentine's Day. She's looking forward to traveling to Juneau. She's been participating on the AML Legislative Committee and shared how it's interesting to hear other peoples take on different issues affecting us as municipalities. She reminded that the legislative session is underway and can be watched on Gavel Alaska and akleg.gov. She added that Amber at our local Legislative Information Office is a great resource.

Councilmember Venuti wished everyone happy Valentine's Day. She shared condolences to family and friends of Dr. Hahn who passed away unexpectedly. He was born and raised in Nome and came back to Homer to work. Cherry Jones passed away this week and she shared condolences to the Friendship Terrace where Cherry lived. She thanked those who are going to Juneau to represent us, she looks forward to hearing their reports when they return. She's looking forward to the upcoming Council retreat.

Councilmember Erickson commented about interesting conversations she’s had over the last couple weeks about community coming back together again. Life has been hard the last few years and we’ve had to make personal choices in taking care of ourselves and our families. One of her takeaways from the conversation is as we feel safe in how we’re living, that we become the connectors to connect with others to bring them into a place where they feel comfortable and safe. She shared about attending the Winter Carnival Basketball Tournament, the people there supporting the players, and seeing the community coming together. She encouraged engaging back into life in a safe way.

Councilmember Davis commented he’s looking forward to being part of the City’s delegation in Juneau later this week and commented regarding Senator Miccichi’s Senate Bill 9, a re-write of alcohol licensing regulations. It’s moving forward quickly and has passed the Senate and moved to the House. The bill severely limits the numbers of new breweries and wineries that will be allowed in Alaska once the bill passes. He reviewed the current allowances and proposed limitations for breweries and wineries in the State.

Councilmember Aderhold commented on two National Environmental Policy Act documents that affect Homer. The draft environmental assessment (EA) for the Homer Airport Improvements is out for review and public comment, due by March 4th. Residents of this community have already influenced what DOT is proposing at the airport, they’re taking comments seriously and she encouraged people to look at the EA and provide comments. The other is the Navy’s Northern Edge Training Exercise supplemental EA statement for the training to add a western maneuver area in the Gulf of Alaska. The draft should be out for public review in March. The website is www.goaeis.com . She wished those going to Juenau well, she wished she was going.

Councilmember Hansen-Cavasos wished everyone a good evening.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:38 p.m. The next Regular Meeting is Monday, February 28, 2022 at 6:00 p.m., Worksession at 4:00 p.m. and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-030

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: FEBRUARY 23, 2022
SUBJECT: APPOINTMENT OF NONA SAFRA TO THE AMERICANS WITH DISABILITIES
ACT (ADA) COMPLIANCE COMMITTEE

Nona Safra is appointed to the ADA Compliance Committee for a two year term that expires August 31, 2024.

Recommendation

Confirm the appointment of Nona Safra to the ADA Compliance Committee.



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

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

Phone: (907) 235-3130

Fax: (907) 235-3143

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

Applicant Information

Full Name: Nona Safra

Physical Address Where you Claim Residency: 4048 Bartlett St. #5

Mailing Address: (same)

City: Homer State: AK Zip: 99603

Phone Number(s): 907-299-1908

Email: nonasaf@aol.com

Advisory Body You Are Requesting Appointment To

Planning Commission – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.

Parks, Art, Recreation & Culture Advisory Commission – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.

Port & Harbor Advisory Commission – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the 4th Wednesday of May, June, July, and August at 6:00 p.m.; and the 2nd Wednesday of December at 5:00 p.m.

Economic Development Advisory Commission – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.

Library Advisory Board – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.

ADA Compliance Committee – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed.

Other – Please Indicate _____

Please Answer the Following

Are you a City Resident? Yes No If yes, how long have you been a City resident? 1 year 5 months

How long have you been a resident of the South Peninsula area? 10 years

Background Information

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

Alaska Comm/Aging ACoA - 3 yrs; Statewide Ind. Living Council/SILC - 2 1/2 yrs; Govs Council Disabilities/SE = 3 yrs

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

SILC - Board & Exec Committee' ACoA - Board, Exec Committee; 2021 State Fair Countess - Disability Day Governor's Council on Disabilities & Special Ed - Member, Autism Ad Hoc COmmittee; Traumatic & Acquired Brain Injury Task Force; Alaska Works Task Force; Anchor Point Senior Center Board of Directors; Dementia Action Collaborative; U.S. Slective Service Alaska Board #001; Leonhard Seppala House Project/Nome, Iditarod Volunteer

Please list any special training, education, or background you may have which is related to your selection(s):

BS - Education, Temple University, Philadelphia with focus on Special Education
CEU - Caregiver Summit 2021
Completion of trainings: TBI and Mental Health; Dementia Redirection; Being the Decision Maker

Why are you interested in serving on the selected Advisory Body? This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

I came to Alaska in 2011 to retire and enjoy this great state and moved to the Kenai Peninsula in 2012. I serve the community on the Boards for the Anchor Point Senior Center and the VFW Post 10221 Auxiliary and am also a member of the American Legion Post #16 Auxiliary in Homer.

My background includes positions from mid-management to executive management of both profit and no-profit companies. Throughout my working life I had the opportunity to work with, train and educate people, from preschoolers and people with disabilities of all ages to senior citizens.

My time in Alaska doing advocacy has given me the opportunity get to meet Alaskans and discuss issues we face living in the Last Frontier including barriers to housing, employment and recreation.

FOR PLANNING COMMISSION ONLY:

Have you ever developed real property other than a personal residence? If yes, briefly explain:

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

Do you use the Homer Port and/or Harbor on a regular basis? Yes No

If yes, what is your primary use? Commercial Recreational Other: _____



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Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-031

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK
DATE: FEBRUARY 28, 2022
SUBJECT: LIQUOR LICENSE RENEWALS FOR HARBOR GRILL

The City Clerk's Office has been notified by the AMCO Board of Liquor License Permit Renewals for the following within the City of Homer:

License Type: Beverage Dispensary
License #: 3174
DBA Name: Harbor Grill
Service Location: 4262 Homer Spit Road
Homer, AK 99603
Licensee: Don Jose's LLC
Contact Person: Lisa Flnk

RECOMMENDATION: Voice non objection and approval for the Liquor License Renewal Applications. Fiscal Note: Revenues.



February 17, 2022

Kenai Peninsula Borough/ City of Homer

ViaEmail:mjenkins@kpb.us; jvanhooose@kpb.us; jshewell@kpb.us; cjackinsky@kpb.us;
maldridge@kpb.us; ncarver@kpb.us; slopez@kpb.us; jblankenship@kpb.us;
assemblyclerk@kpb.us; [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); clerk@cityofhomer-ak.gov

Re: Notice of 2022/2023 Liquor License Renewal Application

License Type:	Beverage Dispensary	License	3174
Licensee:	Don Jose's, LLC		
Doing Business As:	Harbor Grill		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Glen Klinkhart, Director
amco.localgovernmentonly@alaska.gov

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

XXXX

ISSUED

2/17/2022

ABC BOARD

LIQUOR LICENSE

2022 - 2023

TEMPORARY

3174

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispenser

LICENSE FEE: \$2,500.00

1104

CITY / BOROUGH: Homer
Kenai Peninsula Borough

D/B/A: Harbor Grill
4262 Homer Spit Road

Mail Address:
Don Jose's, LLC
127 W Pioneer Ave
Homer, AK 99603

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 7/21)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

XXXX

ISSUED

2/17/2022

ABC BOARD

LIQUOR LICENSE

2022 - 2023

TEMPORARY

3174

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2023 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispenser

LICENSE FEE: \$2,500.00

CITY / BOROUGH: Homer
Kenai Peninsula Borough

D/B/A: Harbor Grill
4262 Homer Spit Road

Mailing Address:
Don Jose's, LLC
127 W Pioneer Ave
Homer, AK 99603

This license cannot be transferred without permission
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

COPY

DIRECTOR

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 7/21)



Alaska Alcoholic Beverage Control Board

Form AB-17: 2022/2023 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than 12/31/2021 per AS 04.11.270, 3 AAC 304.160, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by 02/28/2022 will be expired per AS 04.11.540, 3 AAC 304.160(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the required fees and all documents required, or the application will be returned without being processed, per AS 04.11.270, 3 AAC 304.105
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Establishment Contact Information

Licensee (Owner):	Don Jose's LLC	License #:	3174
License Type:	Beverage Dispensary		
Doing Business As:	Harbor Grill		
Premises Address:	4262 Homer Spit Rd Homer AK 99603		
Local Governing Body:	Kenai Peninsula Borough		
Community Council:			

If your mailing address has changed, write the NEW address below:

Mailing Address:					
City:		State:		ZIP:	

Section 1 – Licensee Contact Information

Contact Licensee: The individual listed below must be listed in Section 2 or 3 as an Official/Owner/Shareholder of your entity and must be listed on CBPL with the same name and title.

This person will be the designated point of contact regarding this license, unless the Optional contact is completed.

Contact Licensee:	Jose Ramos	Contact Phone:	907-227-7196
Contact Email:	salmonalaska@yahoo.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee about your license, list them below:

Name of Contact:	Lisa Fink	Contact Phone:	678-382-9654
Contact Email:	finklisa89@gmail.com		

Name of Contact:		Contact Phone:	
Contact Email:			

Name of Contact:		Contact Phone:	
Contact Email:			



Form AB-17: 2022/2023 License Renewal Application

Section 2 – Entity or Community Ownership Information

Sole Proprietors should skip this Section.

Use the link from Corporations, Business and Professional Licensing (CBPL) below to assist you in finding the Entity #.

<https://www.commerce.alaska.gov/cbp/main/search/entities>

Alaska CBPL Entity #:	56813 D
-----------------------	---------

READ BEFORE PROCEEDING: Any new or changes to Shareholders (10% or more), Managers, Corporate Officers, Board of Directors, Partners, Controlling Interest or Ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI-approved card stock, AB-08a's, payment of \$48.25 for each new officer with a date-stamped copy of the CBPL change per AS 04.11.045, 50 & 55, or a Notice of Violation will be issued to your establishment and your application will be returned.

The only exception to this is a Corporation who can meet the requirements set forth in AS 04.11.050(c).

DO NOT LIST OFFICERS OR TITLES THAT ARE NOT REQUIRED FOR YOUR ENTITY TYPE.

- **Corporations of any type including non-profit** must list **ONLY** the following:
 - All shareholders who own 10% or more stock in the corporation
 - Each President, Vice-President, Secretary, and Managing Officer regardless of percentage owned
- **Limited Liability Corporations, of any type** must list **ONLY** the following:
 - All Members with an ownership interest of 10% or more
 - All Managers (of the LLC, not the DBA) regardless of percentage owned
- **Partnerships of any type, including Limited Partnerships** must list **ONLY** the following:
 - Each Partner with an interest of 10% or more
 - All General Partners regardless of percentage owned

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You **must** list full legal names, all required titles, phone number, percentage of shares owned (if applicable) and a full mailing address for each official of your entity whose information we require. **If more space is needed: attach additional completed copies of this page. Additional information not on this page will be rejected.**

Name of Official:	Jose Ramos				
Title(s):	Member	Phone:	907-229-7196	% Owned:	51
Mailing Address:	127 W Pioneer Ave				
City:	Homer	State:	AK	ZIP:	996003

Name of Official:	Maria C Ramos				
Title(s):	Member	Phone:	907-9475360	% Owned:	49
Mailing Address:	127 W Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603

Name of Official:					
Title(s):		Phone:		% Owned:	
Mailing Address:					
City:		State:		ZIP:	



Form AB-17: 2022/2023 License Renewal Application

Section 3 – Sole Proprietor Ownership Information

Corporations, LLC's and Partnerships of ALL kinds should skip this section.

READ BEFORE PROCEEDING: Any new or changes to the ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI approved cardstock, AB-08a's, payment of \$48.25 for each new owner or officer and a date stamped copy of the CBPL change per AS 04.11.045, or a Notice of Violation will be issued to your establishment and your application will be returned.

Important Note: All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You **must** list full legal names, phone number, and mailing address for each owner or partner whose information we require.

If more space is needed, attach additional copies of this page. Additional owners not listed on this page will be rejected.

This individual is an:		<input type="checkbox"/> Applicant	<input type="checkbox"/> Affiliate
Name:		Contact Phone:	
Mailing Address:			
City:	State:	ZIP:	
Email:			

This individual is an:		<input type="checkbox"/> Applicant	<input type="checkbox"/> Affiliate
Name:		Contact Phone:	
Mailing Address:			
City:	State:	ZIP:	
Email:			

Section 4 – License Operation

Check **ONE BOX** for **EACH CALENDAR YEAR** that best describes how this liquor license was operated:

- | | 2020 | 2021 |
|---|-------------------------------------|-------------------------------------|
| 1. The license was regularly operated continuously throughout each year. (Year-round) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The license was only operated during a specific season each year. (Seasonal)
<i>If your operation dates have changed, list them below:</i>
_____ to _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
<i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

If you have not met the minimum number of hours of operation in 2020 and/or 2021, you are not required to pay the fees, however a complete AB-29 is required with Section 2 marked "OTHER" and COVID is listed as the reason.

Section 5 – Violations and Convictions

Have ANY Notices of Violation been issued for this license **OR** has ANY person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2020 or 2021? Yes No

If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2)

If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.



DEC 31 2021



Form AB-17: 2022/2023 License Renewal Application

Section 6 – Certifications

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

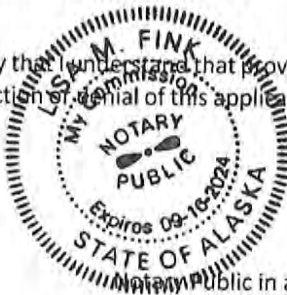
- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and accurately listed, and I have provided AMCO with all required changes of Shareholders (10% or more), Managers, Corporate Officers/Board of Directors, Partners, Controlling Interest or Ownership of the business license, and have provided all required documents for any new or changes in officers.
- **I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 304.465.**
- I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name from what is currently approved and on file with the Alcoholic Beverage Control Board.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Signature of licensee

Jose Ramos

Printed name of licensee



Signature of Notary Public

Alaska

Notary Public in and for the State of: Alaska

My commission expires: 9/16/2024

Subscribed and sworn to before me this 16 day of Dec, 2021

Restaurant/Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit

Recreational Site applications must include a completed Recreational Site Statement

Tourism applications must include a completed Tourism Statement

Wholesale applications must include a completed AB-25: Supplier Certification

Common Carrier applications must include a current safety inspection certificate

All renewal and supplemental forms are available online

Any application that is not complete or does not include ALL required completed forms and fees will not be processed and will be returned per AS 04.11.270, 3 AAC 304.105.

FOR OFFICE USE ONLY

License Fee:	\$ 2500	Application Fee:	\$ 300.00	Misc. Fee:	\$
Total Fees Due:					\$ 2800.00

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	DON JOSE'S, LLC

Entity Type: Limited Liability Company

Entity #: 56813D

Status: Good Standing

AK Formed Date: 9/28/1995

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2023

Entity Mailing Address: 127 W PIONEER AVE, HOMER, AK 99603

Entity Physical Address: 2052 E NORTHERN LIGHTS BLVD, ANCHORAGE, AK 99508

Registered Agent

Agent Name: JOSE RAMOS

Registered Mailing Address: 127 PIONEER, HOMER, AK 99603

Registered Physical Address: 127 PIONEER, HOMER, AK 99603

Officials

AK Entity #	Name	Titles	Owned
	Jose' Ramos	Member	51.00
	Maria C Ramos	Member	49.00

Show Former

Filed Documents

Date Filed	Type	Filing	Certificate
10/12/1994	Biennial Report		
9/28/1995	Creation Filing		
9/28/1995	Creation Filing	Click to View	
12/16/1996	Biennial Report	Click to View	
12/31/1998	Biennial Report	Click to View	
12/14/2000	Biennial Report	Click to View	
1/03/2003	Biennial Report	Click to View	
7/20/2005	Biennial Report	Click to View	
10/15/2006	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
4/24/2009	Biennial Report	Click to View	
3/10/2011	Biennial Report	Click to View	
11/28/2012	Biennial Report	Click to View	
10/23/2014	Biennial Report	Click to View	
12/21/2016	Biennial Report	Click to View	
10/15/2018	Biennial Report	Click to View	
12/08/2020	Biennial Report	Click to View	

Close Details

Print Friendly Version

License Detail

LICENSE DETAILS

License #: 954687

[Print Business License](#)

Business Name: HARBOR GRILL

Status: Active

Issue Date: 02/25/2011

Expiration Date: 12/31/2023

Mailing Address: 127 W PIONEER AVE
HOMER, AK 99603

Physical Address: 4262 HOMER SPIT ROAD
HOMER, AK 99603

Owners

DON JOSE'S, LLC

Activities

Line of Business

72 - Accommodation and Food Services

NAICS

722110 - FULL-SERVICE RESTAURANTS

Professional License #

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

No Lapses on record for the last 4 years.

[Close License Detail](#)

[Print Friendly Version](#)

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

3 City Manager/
4 Public Works Director

5 **RESOLUTION 22-014**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 AWARDED A CONTRACT FOR PROFESSIONAL REAL ESTATE
9 APPRAISAL SERVICES TO MACSWAIN ASSOCIATES LLC OF
10 ANCHORAGE, ALASKA, IN THE AMOUNT OF \$64,500 AND
11 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
12 THE APPROPRIATE DOCUMENTS.

13
14 WHEREAS, The City Council passed Ordinance 22-08, authorizing up to \$80,000 for real
15 estate appraisals to support the Homer Green Infrastructure Storm Water Program; and

16
17 WHEREAS, Appraisals for this program need to comply with the Uniform Appraisal
18 Standards for Federal Land Acquisition (UASFLA), which are more stringent than the more
19 typically used Uniform Standards of Professional Appraisal Practice (USPAP); and

20
21 WHEREAS, Firms that do have these credentials are rare and the firm of North Pacific
22 Advisors, LLC, with which the City has a "Term Contract" for real estate appraisal services, does
23 not have the required credentials to perform UASFLA appraisals; and

24
25 WHEREAS, MacSwain Associates, LLC, ("MacSwain") Anchorage, has the necessary
26 credentials and has provided a for professional services with cost information for each
27 property listed separately, so Notices to Proceed with a particular property can be issued
28 separate from the others; and

29
30 WHEREAS, MacSwain submitted a proposal to provide appraisal services, for the total
31 contract value not to exceed \$64,500; and

32
33 WHEREAS, This award is not final until written notification is received by the firm from
34 the City of Homer.

35
36 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a
37 contract for professional real estate appraisal services to MacSwain Associates LLC authorizes
38 the City Manager to execute the appropriate documents.

39
40 BE IT FURTHER RESOLVED that the City Council finds real estate appraisal services,
41 particularly ones requiring UASFLA certifications, are "consultant or technical services" and
42 this meets the exception to bidding requirements found in Homer City Code 3.16.060.

45 PASSED AND ADOPTED by the Homer City Council this 28th day of February, 2022.

46

47

CITY OF HOMER

48

49

50

KEN CASTNER, MAYOR

51

52 ATTEST:

53

54

MELISSA JACOBSEN, MMC, CITY CLERK

55

56

57 Fiscal Note: HART Road Fund \$64,500 per Ordinance 22-08



Memorandum 22-032

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: February 15, 2022
SUBJECT: Recommend award of contract for appraisals

Issue: The purpose of this Memorandum is to recommend award of a contract for appraisals to support the Green Infrastructure Storm Water Program.

I. Background

At its February 14 regular Meeting, the Homer City Council authorized the expenditure of up to \$80,000 for real estate appraisals to support Green Infrastructure Storm Water Management System. We've been told, by our partner natural resource agencies with considerable experience in federal grant-funded real property acquisitions, that we will need appraisals that comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA), which are more stringent than the more typically used Uniform Standards of Professional Appraisal Practice (USPAP). We reached out to the firm of North Pacific Advisors, LLC, with which the City has a "Term Contract" for real estate appraisal services. Gregory Wing, MAI, owner of this firm informed us he does not have the credentials to perform UASFLA appraisals. We've learned that firms that do have these credentials are rare.

We've located a firm, MacSwain Associates, LLC, in Anchorage, that does have the necessary credentials and asked this firm to submit a proposal for professional services. We asked for cost information for each property separately, so we could issue Notices to Proceed with a particular property separate from the others. MacSwain's proposal is attached.

Pursuant to HCC 3.16.060, procurements for "*consultant and technical services*" are an authorized exemption from competitive bidding requirements.

II. Recommendation

That the City Council award a contract for professional appraisal services to MacSwain Associates, LLC.

MacSwain Associates LLC

4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Phone: 907-561-1965
Fax: 907-561-1955
s.macswain@macswain.com

February 17, 2022

Janette Keiser, PE
Director of Public Works, City of Homer
3375 Heath Street
Homer, AK 99603

Re: City of Homer Appraisal Assignment

Dear Ms. Keiser:

This letter serves as our intent to provide appraisal services for the City of Homer in 2022. The City of Homer will be the **client**, and the appraisal services will analyze five (5) properties, culminating with a narrative Appraisal Report for each property.

The appraised properties are listed below:

1. Homer 8 (20 Acres)
2. Kachemak 50 (40 Acres)
3. Kennedy S½ (20 Acres)
4. Beluga Lake Lot (8.18 Acres)
5. Bishop's Beach Lot (2.49 Acres)

As the assignment remains in a preliminary stage, this is not a formal contract or engagement letter. Instead, this is a summary of our understanding of the scope of the assignment as of today. Based on our current understanding of the assignment, we intend to provide an appraisal fee estimate for each property. Other pertinent factors are included below.

We propose to provide a separate Appraisal Report for each property. Each report will be prepared in compliance with both the Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Standards for Federal Land Acquisitions (UASFLA), also known as Yellow Book. The **intended use** of the Appraisal Reports will be to assist the City of Homer with purchasing subject properties for conservation purposes. Because the purchase of the properties will likely be funded by the National Estuarine Research Reserve (NERR), we do not anticipate a full UASFLA review, nor involvement in the assignment from Appraisal and Valuation Services Office (AVSO) with a Statement of Work issued. We do anticipate an "in house" review to ensure USPAP and UASFLA compliance.

Potential **intended users** of the Appraisal Reports are likely to include the following:

1. City of Homer
2. Kachemak Moose Habitat, Inc.
3. Kachemak Heritage Land Trust
4. Respective property owners

MacSwain Associates LLC

*4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Phone: 907-561-1965
Fax: 907-561-1955
s.macswain@macswain.com*

Based on the foregoing, our proposed appraisal fees are as follows:

Property 1 – Homer 8	\$12,500
Property 2 – Kachemak 50	\$12,500
Property 3 – Kennedy S½	\$12,500
Property 4 – Beluga Lake Lot	\$16,000
Property 5 – Bishop’s Beach Lot	\$11,000

These fees are premised on our current understanding of the appraisal assignment. Should full UASFLA reviews be required or involvement from AVSO and a Statement of Work prove necessary, the above fees would not be valid. We hope this information assists you in moving forward with the project.

Sincerely,



Steve MacSwain, MAI



Alex Kleinke, Appraiser

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

3 City Manager/
4 Public Works Director

5 **RESOLUTION 22-015**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 AUTHORIZING TASK ORDERS TO COBLE GEOPHYSICAL SERVICES,
9 BISHOP ENGINEERING, AND HOMER SOIL AND WATER
10 CONSERVATION FOR TECHNICAL SERVICES TO SUPPORT THE
11 GREEN INFRASTRUCTURE STORM WATER PROGRAM, AND
12 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
13 THE APPROPRIATE DOCUMENTS.

14
15 WHEREAS, The City Council passed Ordinance 22-08, authorizing up to \$60,000 for
16 technical services to support the Homer Green Infrastructure Storm Water Program; and

17
18 WHEREAS, This work is necessary in order to design the green infrastructure projects.
19 The work involves the following representative activities:

- 20
21 • Task 1 – Fabricating and installing ground water test wells and monitoring groundwater
22 levels
23 • Task 2 – Fabricating and installing weirs on open ditches and measuring water
24 discharge rates
25 • Task 3 – Collecting and analyzing water samples to develop a baseline of water quality
26 parameters
27 • Task 4 – Collecting and analyzing soils data, including determining depths of peat layers
28 • Task 5 – Wetland delineation

29
30 WHEREAS, This work is labor intensive and needs to be exacting because getting
31 comprehensive and precise data is crucial for effective design and the City proposes to do this
32 work through a multi-disciplinary collaboration of local firms/organizations:

- 33
34 • Coble Geophysical Services, senior hydrologist/geophysicist – will lead the technical
35 team, design/fabricate field instruments, analyze data and assist with design.
36 • Public Works Department, GIS Technician/Parks Technician/Mechanic – will provide
37 mapping as well as assist with fabrication, installation and monitoring of field
38 instruments.
39 • Homer Soil & Water Conservation (HSWC), water/soil scientists – will assist with
40 installation of field instruments and data collection.
41 • Semester-By-The-Bay Intern, marine biology graduate – will assist with water sampling
42 and laboratory testing.

- 43 • Bishop Engineering, civil engineer – will be part of the engineering design team and
44 their in-house biologist will do wetland delineation.
- 45 • Citizen scientists – will help with on-going data collection

46
47 WHEREAS, City code, HCC 3.16.060 allows procurements of “consultant and technical
48 services” to be exempt from competitive bidding; and

49
50 WHEREAS, The City currently has Term Contracts with Coble Geophysical, HSWC and
51 Bishop Engineering, which allow the City to issue Task Orders for specific Scopes of Work, with
52 Not-To-Exceed Budgets for given scopes of work; and

53
54 WHEREAS, These are “time and material” contracts, meaning the City pays for actual
55 labor and cost of materials, with Not-to-Exceed amounts, which is a standard contract method
56 for engineering and other technical services; and

57
58 WHEREAS, These Task Orders will not be final until fully executed by the City of Homer.

59
60 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, authorizes
61 the issuance of Task Orders to the following firms for the designated amounts and authorizes
62 the City Manager to negotiate and execute the appropriate documents as follows:

63		
64	Coble Geophysical Services – cost not to exceed	\$45,000
65	Bishop Engineering – cost not to exceed	\$10,000
66	HSWC – cost not to exceed	<u>\$ 5,000</u>
67	Total	\$60,000
68		

69 PASSED AND ADOPTED by the Homer City Council this 28th day of February, 2022.

70
71 CITY OF HOMER

72
73
74
75 _____
76 KEN CASTNER, MAYOR

77 ATTEST:
78
79 _____
80 MELISSA JACOBSEN, MMC, CITY CLERK

81
82 Fiscal Note: HART Road Fund \$60,000 per Ordinance 22-08



Memorandum 22-033

TO: Mayor Castner and City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: February 16, 2022
SUBJECT: Recommend award of Task Orders for technical services

Issue: The purpose of this Memorandum is to recommend award of a contract for technical field work to support the Green Infrastructure Storm Water Program.

I. Background

At its February 14 regular Meeting, the Homer City Council adopted Ordinance 22-08, authorizing the expenditure of up to \$60,000 for technical support services to support the Green Infrastructure Storm Water Management System. This work is necessary in order to design the green infrastructure projects. The work involves the following representative activities:

- Task 1 – Fabricating and installing ground water test wells and monitoring groundwater levels
- Task 2 – Fabricating and installing weirs on open ditches and measuring water discharge rates
- Task 3 – Collecting and analyzing water samples to develop a baseline of water quality parameters
- Task 4 – Collecting and analyzing soils data, including determining depths of peat layers
- Task 5 – Wetland delineation

This work is labor intensive and needs to be exacting because getting comprehensive and precise data is crucial for effective design. We propose to do this work through a multi-disciplinary collaboration of local firms/organizations:

1. Coble Geophysical Services, Senior Hydrologist/Geophysicist – will lead the technical team, design/fabricate field instruments, analyze data and assist with design.
2. Public Works Department, GIS Technician/Parks Technician/Mechanic – will provide mapping as well as assist with fabrication, installation and monitoring of field instruments.
3. Homer Soil & Water Conservation (HSWC), soil/water scientists – will assist with fabrication and installation of field instruments as well as data collection.

4. Semester-By-The-Bay Intern, marine biology graduate – will assist with water sampling and laboratory testing.
5. Bishop Engineering, civil engineer – will be part of the engineering design team and their in-house biologist will do wetland delineation.
6. Citizen scientists – will help with on-going data collection

The City currently has Term Contracts with Coble Geophysical, HSWC and Bishop Engineering. These contracts allow us to issue Task Orders for specific Scopes of Work, with Not-To-Exceed Budgets for given scopes of work. These are “time and material” contracts meaning we pay for the actual labor and cost of materials, with Not-to-Exceed amounts, which is a standard contract method for engineering and other technical services.

City code, HCC 3.16.060 allows procurements of “consultant and technical services” to be exempt from competitive bidding.

II. Recommendation

That the City Council authorize the issuance of Task Orders to the designated firms to perform the scopes of services identified above for the stipulated amounts:

a. Coble Geophysical Services – cost not to exceed	\$45,000
b. Bishop Engineering – cost not to exceed	\$10,000
c. HSWC – cost not to exceed	<u>\$ 5,000</u>
	\$60,000



Memorandum

TO: Mayor Castner and Homer City Council
FROM: Julie Engebretsen, Deputy City Planner and Special Projects Coordinator
DATE: February 22, 2022
SUBJECT: Stantec Presentation to the City Council

Stantec will be presenting the conceptual site and building plans during the regular Council Meeting. The unveiling of these plans is the kick off for two months of public comment opportunities and community conversations. At the end of April, the matter will be back before Council to review the comments received, funding opportunities for continuing design work, and the potential timing of next steps.

Upcoming events:

March 4: First Friday at the Pratt Museum 4pm-6 pm

“Join the City of Homer Planning Team at the Pratt Museum & Park to see the collection of conceptual drawings by Stantec for the proposed new multi-purpose community center to be located at the current HERC site at Pioneer Avenue and Sterling Highway. This visual feast of ideas is a multi-panel exhibit of architectural designs and plans. The exterior drawing features outdoor concepts to encompass current recreation uses and the flow of activities. The indoor floor plans have a modern feel and bring the community’s ideas to life for the potential use of the building.

These conceptual drawings are a direct result of the public survey the City conducted in January to determine the desires and needs of the community for a new center. Be first to see these exciting conceptual drawings, talk with City representatives and leave your feedback.

In addition to the first Friday, there will be a session called “Drop-In With Parks and Recreation” on Thursday 10th, from 2-4 pm. Parks and Community Recreation staff will be present as well as invited outdoor groups to talk about the HERC grounds under the proposed revitalization plan.

On Saturday, March 12, also 2-4, there will be a general drop-in time for answering questions.”

March 17th, Park, Arts Rec and Culture work session on the HERC (Zoom and in person)

April 12th Economic Development Advisory Commission meeting (Zoom and in person)

April 25th: Council review of public comments, and potential next steps for funding exploration.

Temporary installations:

Plans and comment opportunities will be available at the Pratt through March 18th. Community installations include display at the HERC, Library, and High School Commons. Community members can

see the plans, and leave comments via post it notes, or by a QR code link to a comment form on the City website. Plans and drawings will also be available on the City website.



Memorandum

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: HOMER PLANNING COMMISSION
DATE: FEBRUARY 28, 2022
SUBJECT: HOMER PLANNING COMMISSION REPORT

Work Session

Attending: All Commissioners were present with City Planner Rick Abboud and Deputy City Clerk Renee Krause.

Topic: Discussion of Coastal Bluff Analysis and Building Code Development

City Planner Abboud led discussion highlighting city code development language pertaining to set-back distances along bluff areas. Areas east and west of West Hill Rd would have set-back distances for any structure of 40 feet and 60 feet respectively.

Resident Scott Adams addressed the Commission about the rapid development of West Hill neighborhoods and the desperate need for storm drains. He is finding significant water pooling in areas and without proper mitigation, down-hill residents will and are experiencing significant problems. He also encouraged that some areas of Homer need to be evaluated Lot by Lot due to certain areas having drain patterns that are not accurately represented by current drainage models - particularly in the Bridge Creek Watershed area.

Commissioner Barnwell suggested each Lot in Homer could be processed through the new LIDAR data for accurate drainage patterns.

The use of intermodal shipping containers and other connex storage containers as dwellings was discussed in preparation for the Regular Meeting discussion.

Regular Session

Attending: All Commissioners were present with City Planner Rick Abboud and Deputy City Clerk Renee Krause.

Topics:

Public Hearing for the Draft Ordinance Amending Homer City Code Eliminating the Maximum Parking Requirement for Large Retail and Wholesale Stores

The Commission held a public hearing but there was no testimony provided by the members of the public attending the meeting. The Commission made a motion to adopt Staff Report 22-11 and forward the Draft ordinance to City Council with a vote of unanimous consent

Coastal Bluff Analysis: The Commission reviewed the additional discussion held during the worksession and approved a motion to establish a 40 foot setback to the east of the intersection of West Hill Road and the Sterling highway and a 60 foot setback towards the west of the same intersection and requested the City Planner to bring back a draft ordinance at his convenience for review at a near future meeting.

Storage Container Dwellings: The Commission acted on two motions postponed from the January 5, 2022 regular meeting, the main motion to limit the use of shipping containers to the central business district, marine commercial district and east end mixed use district was amended to exclude the central business district from the motion. The amendment passed with a vote of six in favor, one against but the main motion as amended failed with a vote of six against, one in favor.

At the February 2nd regular meeting the City Planner had provided two draft ordinances but when they failed the motion to limit the use of shipping containers it made the draft ordinance amending city code regarding permitted uses and structures obsolete and the Commission passed a motion, by a vote of four in favor and three against, to adopt a draft Ordinance Amending Title 21.03.040, Definitions used in Zoning Code.

Building Code: this topic was under new business and the City Planner facilitated discussion regarding implementing building code and will be bringing a draft memorandum back, containing the supporting reasons for implementing a building code and department in Homer, for the review and approval of the Commission, to be forwarded to the City Council through the City Manager.



Memorandum

TO: Mayor Castner and Homer City Council

FROM: Councilmember Shelly Erickson

DATE: February 22, 2022

SUBJECT: Travel Report AML 2022 Winter Legislative Conference

Thank you for allowing me to be a part of the delegation in Juneau this past week. It was great to watch our team in action, as they represented Homer very well. The efforts in meeting people face to face was invaluable. Our needs for our Harbor Expansion are well known now.

Weds we met with Representative Sarah Vance. It was great to hear of her support and work through her office to get the \$750,000 match in the budget. She is working through her channels for our City to be able to move forward with this project.

The reception with Lt. Governor Kevin Miller was interesting. His comments were that our elections are safe. There is some concern about how the rank choice voting is going to be implemented, as it is a new way to vote, with rules that are still difficult to simply understand.

Thursday was quite interesting. Jon Bittner from the AK Small Business Development Center opened the workshops. I found his comments interesting and quite consistent in what we are seeing at the local level.

The small business survey impacts of the last couple of years showed: Shipping, COVID issues and inflation are the major issues.

The workforce skill sets are not what they used to be. It used to be we could get skilled workers from the lower 48. The lower 48 is now competing with Alaska for those workers. At the moment we are 10-12,000 workers short in the workplace, and if the transportation money projects come through, it will cause another estimated 17,000 more workers that we don't have.

There is still lack of information on why people are not coming back to the jobs that are vacant. The need for housing for workers is a statewide issue and huge barriers in our economic recovery. My takeaway was that we are dealing with LARGE scale problems, and LARGE scale solving of those problems. Homer is not alone with these issues.

Most of the Conference the rest of the day was talking about the Bipartisan Infrastructure Law. It was informative and my take away is:

43 % of it is going to reauthorization of previous projects.

57 % is new spending. DEC/DOT is in charge of the money. Much of the money will go to the tribes of Alaska. Reality is that there are rigid laws within the program, but also there are changes in the law from previous ways of handling federal projects. It is a VERY complicated bill. There are places within the bill, that they still are not finished

writing and that can change other sections of the bill. The State of Alaska is very dedicated to understand the changes, additions etc., but again it is complicated.

Where does that leave Homer? We need to be proactive with our projects and needs, so when the money comes available our paperwork is in order and ready to file, as there appears to be short windows to file.

The mentality of this bill is that we have gone from the “shovel ready” to “Shovel Worthy” for all the funds.

The City should have matching grant money set aside for when these grants come available. This is a 5 year bill, with money available throughout. As a City, we must be proactive to be able to get the funds we need.

Later on Thursday Bryan Hawkins, Jenny Carroll and I met with the new DOT Commissioner. He had spoken earlier at the conference, and it was refreshing as he talked about 3 areas of the big picture for Alaska. 1. Employees and the workforce challenges, 2. Good investments and 3. Partnerships.

Our meeting with him personally about the Harbor project was very positive and Bryan and Jenny presented our case very well. We also presented to him the Green Water drainage plan for Baycrest and the Spit erosion issue. He was very receptive to all of our presentation. This was very encouraging to me.

That evening I had the pleasure of having dinner with Representative Vance, and continuing talking about the issues at the state level.

Friday we heard of the different proposed bills on fiscal policy.

Thank you for allowing me to participate. It is always good to go and get a sense of the optimism or pessimism of the State leadership. It is also very good to communicate with other leaders from around the state, where we find so many things in common, and how we handled them can be an inspiration for what we should do or not do.



Memorandum

TO: Mayor Castner and Homer City Council
FROM: Councilmember Rachel Lord
DATE: February 23, 2022
SUBJECT: Travel Report AML 2022 Winter Legislative Conference

Many thanks to the City of Homer for sending me, along with others from the City Council, Mayor, and staff, down to Juneau. The AML Winter conference is a neat event that combines presentations and information sharing in a conference-type setting with ample time to meet with members of the legislature and the state administration. It was great to be able to go into the Capitol building and see our legislators face to face.

The main push behind our meetings was to advocate for state funding of \$750,000 to match the City's funds (already set aside) for the local match of our port expansion General Investigation study with the Army Corps of Engineers. Another issue that Rob did a great job advocating about was state funding (or lack thereof) of community jails. Over conversations, issues arose that the City Council has taken no position on (HB52-Tutka Bay Hatchery, SB9-state alcohol rewrite).

On Wednesday, we arrive just in time (after several flight delays) to meet with Representative Vance at her office. We sat together for an hour discussing in depth the City's port expansion project, the deep water dock, HB52, the state budget process and fiscal plan progress, and other general fisheries issues. Rep. Vance noted that she is seeing support with leadership for fisheries/maritime issues and has some hope for movement on those concerns. She committed her support to the port expansion project, and indicated she would continue to advocate for funding in the capital budget.

That evening I attended AML's reception and had a nice time connecting with members of the Kenai Peninsula Borough Assembly, as well as other municipal elected officials and several state legislators.

Thursday we split into smaller groups to meet with legislators and administration, and attend the AML conference. I spent much of the day in meetings with legislators alongside Rob and Jenny and our lobbyist team. We met with Sen. Bishop (Fairbanks), co-chair of Senate Finance. He asked some great questions, including how many people from Fairbanks/the Interior (his district) visit and use the Homer Harbor. Bryan was able to say around 20 commercial fishing vessels with slips are from the Interior, but we didn't have numbers on recreational users. We highlighted the focus of the Homer Harbor on independent travelers. Sen. Bishop noted that (anecdotally) last year, with no cruise ships, many downtown Juneau businesses reported having their best years ever. The independent travelers coming into town spent more at local shops than the 1+ million cruise ship passengers in years past.

Throughout the day, I participated in additional meetings with Rep. Merrick’s staff (Eagle River), Rep. Ortiz’s staff (Ketchikan), and with Rep. Drummond (Anchorage). All conversations revolved around the port expansion GI study funds and community jails funding.

Lunch on Thursday at AML included a talk by Governor Dunleavy and members of his office, along with the Deputy Commissioner of Revenue and others. They painted a glowing picture of the State’s fiscal situation, which was remarkably different than in recent years.

Other Homer people I saw included Emerald Miller, working for her first time in Juneau and with Rep. Vance, and Jenny Martin who works for Rep. Neal Foster.

On Friday morning there was an interesting series of short talks from legislators, all with different proposals for addressing components of the findings from the state Fiscal Policy Working Group from last year. I’ve included the summary of the FPWG findings with this report as a reference. I’ll summarize the legislation presented based on the part of the solution the presenters suggested.

General Fiscal Policy Working Group (FPWG)

Sen. Jesse Kiehl (Juneau) gave remarks on his experience with the Fiscal Policy Working Group. It was a package that, despite deep divisions and differences of opinions, everyone could agree to move forward with. Highlights from the group’s findings included: a need for \$500-700M in new revenues, a constitutional state spending cap, protections for the Permanent Fund and structure for the percent of market value (POMV) draw from the fund, stress test everything. He emphasized needing to connect the people of Alaska with the services provided. Currently, economic growth is bad for Alaska’s budget & fiscal position. Kiehl noted he doesn’t like the idea of a spending cap, calling it an artificial hold on the republic. But he noted that Kauffman’s proposal “is livable” (see below). He noted that a Constitutional Convention, which will be on the ballot this year, would be dangerous looking at *everything* (including Title 29, regarding municipal powers and limitations) on the table.

State Spending Limit

Rep. James Kaufman (Anchorage) gave an overview of HB258. This would create a spending cap connected to state gross domestic product. He noted that government is not a business and can’t be run like a business, but it can improve using some business practices. There were questions from the audience around the disconnect between the state and citizens. Unlike at the municipal level (where we collect taxes to support public services and are directly accountable to our local citizens/taxpayers), there are very few Alaskans to whom the state is accountable for its revenue. Kaufman noted he would like to see Alaska as a state with “a great bank account AND a great job”. HB258 was introduced in January 2022 and referred to three committees in the House. It has not yet had a hearing.

Broad-based New Revenues

Rep. Geran Tarr (Anchorage) presented HB4005, a proposal for a statewide sales tax. She began by recognizing the lack of municipal support, generally, for a statewide sales tax. She wasn’t excited about this proposal, but felt that the legislature needs to start trying to find movement with solutions even if they’re not ideal. There’s “motivational and aspirational reality versus political reality” of what can be accomplished to meet the goals of the FPWG and close our fiscal gap in the state budget over time. This proposal, according to Tarr, provides a way to spread costs of state services to not only Alaskans but also to those visiting or working here from out of state. She’s open to any and all

suggestions on this proposal. HB4005 was introduced in October 2021 and was referred to two committees in the House. It's currently held in Ways & Means.

Broad-based New Revenues / Permanent Fund restructure / POMV restructure / PFD Certainty

Rep. Adam Wool (Fairbanks) presented on HB37, a bill addressing a statewide Income Tax, a POMV restructure, and changes to the management of the Permanent Fund. This is a pretty large bill with a lot of pieces. The proposed income tax would be a 2.5% flat tax with a standard

deduction tied to federal code. The overall cost of implementation is estimated at \$8M, with an estimated \$600M in new revenues. There was a question about income from fisheries and where that tax would be collected/if people would move the base of their boats/businesses to WA. Income taxes are remitted to the state in which the income is earned. http://www.akleg.gov/basis/get_documents.asp?session=32&docid=78149 is a presentation from Wool on this proposal. HB37 was introduced in February 2021 and referred to three committees. It has been heard and moved from House Ways & Means, and is currently in House State Affairs.

POMV restructure / PFD

Rep. Spohnholz (Anchorage) presented HB259, which would update the POMV and PFD formula. This would split the 5% POMV 75/25, with 75% going to state spending and 25% to PFDs. Similar to Rep. Tarr, she talked about the need for political courage to look at different solutions. The 50/50 POMV split creates a \$300-400M fiscal gap which is a big problem if the Governor won't allow any new revenues. The 75% of POMV for state spending would be split 50/50 between public education and the general fund. She talked about needing to reduce volatility in our public school budgets. HB259 was introduced in January 2022 and referred to three committees in the House. It has moved out of Education, and is currently being heard in House Ways & Means.

Finally, the Office of Budget and Management Director Neil Steininger gave an overview of the state budget proposal for FY23. Finding efficiencies, reducing budgets, and also making strategic programmatic investments. Similar to the Governor's lunchtime presentation on Wednesday, OMB presented the budget with updated revenue forecasts. This brings a surplus of appx. \$1B as a bottom line. Very rosy picture, but with a "yes, but..." Consideration on a number of levels. The General Obligation Bond proposal was outlined, with a list of community projects proposed for funding with strategic use of debt. Homer is not currently on that list, but subsequent conversations have positioned us to possibly include CIP priorities on this proposed list.

Traveling to Juneau is always educational and deeply interesting. This is a big state that functions in many ways like a small town. Participation in our government at every level from city to state is incredibly accessible.

Homer Legislative Information Office: <http://homer.akleg.gov/> 907-235-7878

Gavel Alaska: <https://www.ktoo.org/gavel>

Legislature Website (type in any bill number in the search bar at the top to get updates): <https://akleg.gov/>

Bill Tracking: Text a bill number (ex: HB1) to 559-245-2529 to enroll in text alerts. You will receive an enrollment confirmation and instructions on how to stop receiving the alerts.

**FISCAL POLICY WORKING GROUP
FINAL REPORT**



32nd ALASKA LEGISLATURE

Fiscal Policy Working Group, 32nd Alaska Legislature

Senate Majority

Senator Lyman Hoffman (co-facilitator)
Senator Shelley Hughes
Senator Mike Shower (alternate)

Senate Minority

Senator Scott Kawasaki
Senator Jesse Kiehl
Senator Elvi Gray-Jackson (alternate)

House Majority

Representative Jonathan Kreiss-Tomkins (co-facilitator)
Representative Calvin Schrage
Representative Grier Hopkins (alternate)

House Minority

Representative Ben Carpenter
Representative Kevin McCabe
Representative Mike Prax (alternate)

BACKGROUND

On June 28, 2021, the Alaska Legislature [established](#) a bicameral, bipartisan working group for the purpose of "...developing policy recommendations that will provide fiscal certainty to Alaskans into the future through means of achieving a balanced budget and resolving the annual dispute over the Permanent Fund Dividend."

The Fiscal Policy Working Group (FPWG) was composed of eight members, including two members from each legislative caucus.

PROCESS

Between public informational hearings and internal work sessions, the FPWG met as many as nine times in a week. Over the course of about a month (July 7-August 15), the FPWG spent approximately 71 total hours as a group in hearings or work sessions.

Additionally, members engaged with each other by phone and text between meetings. Alternates served when members of their caucus were absent. Otherwise, alternates participated on an ad hoc basis.

The FPWG approached its work through a process that sought unanimous support —

that is, all eight FPWG members aligned in thinking — for substantive decisions and recommendations. Non-unanimous recommendations are so noted.

AGREE ON WHAT THE PROBLEM IS

Before even talking about solutions, we wanted to create a common definition of the problem: *What does our structural budget deficit look like, exactly?*

Different people have different answers because they use different assumptions. In order to talk about solutions in a productive way, we needed to use a common set of assumptions in order to create a common definition of the problem.

After a week of internal dialogue and engagement with the Administration and Legislative Finance Division, the FPWG unanimously adopted a set of fiscal assumptions that can be found [here](#).

AGREE WHAT THE PARTS OF A SOLUTION ARE

After creating a common definition of the problem, the FPWG identified mathematically and politically necessary parts of a comprehensive solution. The FPWG unanimously

1 AGREE ON WHAT THE PROBLEM IS

2 AGREE ON WHAT THE PARTS OF A SOLUTION ARE

3 GET MORE SPECIFIC: DEFINE THE SOLUTION "STRIKE ZONE"

agreed that the following were necessary parts of a comprehensive solution:

- Constitutional, single-account Permanent Fund structure with draws limited by POMV
- Constitutional certainty for the Permanent Fund Dividend (PFD)
- New POMV-based PFD formula
- Healthy capital budget
- New revenues
- Budget reductions
- Spending cap reform
- Several-year “transition period” with one-time fiscal measures
- Resilience to fiscal stress
- Constitutional Budget Reserve reform
- *Process*: a comprehensive solution must be negotiated and agreed to as whole, not be taken up one part at a time
- *Process*: at all times, keep in mind what can realistically pass the legislature — “the rule of 21 and 11,” and “the constitutional rule of 27 and 14” — being mindful of the diverse viewpoints within the legislature, as well as what can achieve public support, including for ratification of a constitutional amendment

Positions for each member on any single provision should be understood as agreement within the context of a comprehensive solution and not agreement on any one provision in the absence of a comprehensive solution.

GET MORE SPECIFIC: DEFINE THE SOLUTION “STRIKE ZONE”

Once the FPWG identified the principles of a solution, we got into dollars and cents detail. Each FPWG member was tasked with modeling a balanced budget, with everyone working from the same fiscal assumptions. Legislative Finance Division staff facilitated the exercise with its in-house model, and “referee’d” any budget model that did not balance.

Unsurprisingly, FPWG members’ budget models reflected the diversity of their districts. But they all balanced. This exercise was the jumping off point to convert general ideas into more specific recommendations.

The FPWG did not endeavor to produce a prescriptive, dollar-specific, “comprehensive solution on a silver platter,” but rather to identify ranges and bounds that represented what the

FPWG thought was a reasonable “solution strike zone” from which the full legislature could work.

CONSTITUTIONAL, SINGLE-ACCOUNT PERMANENT FUND STRUCTURE WITH DRAWS LIMITED BY POMV

The FPWG unanimously recommends restructuring the Permanent Fund to be a single, constitutionally-protected account with draws limited by the percent of the Permanent Fund’s market value (POMV). Consistent with current practice, the FPWG recommends using a five-year rolling average to calculate the POMV.

The FPWG recommends a draw of no more than 5% of POMV.

CONSTITUTIONAL CERTAINTY FOR THE PFD

The FPWG unanimously believes constitutional certainty is needed to resolve the PFD question. The FPWG unanimously recommends considering two approaches:

- A constitutional amendment that requires the PFD be paid “as provided by law,” leaving the formula in statute, and effectively constitutionally guaranteeing the statutory formula.
- A constitutional amendment that constitutionalizes the PFD formula itself.

NEW POMV-BASED PFD FORMULA

While FPWG members have diverse perspectives on the PFD, the FPWG recommends that the legislature work towards a 50%-of-POMV-draw PFD formula as a part of a comprehensive solution.

HEALTHY CAPITAL BUDGET

The FPWG recommends that any comprehensive solution assume \$210 million in capital budget spending — \$150M to match federal funding, supplemented by \$60M, which approximates 1% of the value of State of Alaska assets.

NEW REVENUES

The FPWG recommends the legislature consider additional annual revenues, working towards revenues on the order of \$500-\$775 million, as a part of a comprehensive solution.

Though the FPWG was not able to make a specific recommendation for type of revenue, the FPWG generally recommends adoption of a broad-based revenue measure, in addition to other revenue measures, as a part of a comprehensive solution.

BUDGET REDUCTIONS

The FPWG recommends the legislature consider budget reductions below the FY23 operating budget baseline (\$4.503 billion), and work towards reductions in the \$25-\$200 million range over multiple years.

While specific budget reduction options were discussed, the FPWG believes that the greatest potential for reductions will be realized through structural and statutory reforms that maintain levels of service but improve efficiency.

Finally, the FPWG recommends an aggressive review of indirect expenditures, starting from Legislative Finance Division's indirect expenditure report and recommendations.

SPENDING LIMITS REFORM

The FPWG unanimously recommends that revising Alaska's spending limits be part of a comprehensive solution.

SEVERAL-YEAR "TRANSITION PERIOD" WITH ONE-TIME FISCAL MEASURES

The FPWG unanimously believes one-time fiscal measures will be necessary as a part of a comprehensive solution, while other parts of the solution take full effect. Two different one-time fiscal measures were discussed, with some FPWG members favoring one approach, and some members favoring the other:

- One-time transfer (in excess of the

annual POMV draw) from the Permanent Fund's Earnings Reserve Account to the Constitutional or Statutory Budget Reserve, to "bridge" budget deficits through the first few fiscal years after adoption of a comprehensive solution.

- A PFD "stairstep" that starts with a more modest PFD and steps up to the full PFD amount as provided under the new POMV-based PFD formula through the first few fiscal years after adoption of a comprehensive solution.

RESILIENCE TO FISCAL STRESS

The FPWG unanimously recommends that whatever comprehensive solution the legislature passes must survive fiscal stress, specifically market volatility (impacting Permanent Fund earnings/POMV draw) and the varying price of oil.

CONSTITUTIONAL BUDGET RESERVE REFORM

The FPWG unanimously recommends that any comprehensive solution adopted by the legislature maintain at least a \$500 million balance in the Constitutional Budget Reserve for cashflow management, with a substantial additional balance to absorb fiscal shocks and revenue volatility. To reflect these fiscal needs, the FPWG also recommends considering constitutional reform to the function and the purpose of the CBR as a part of a comprehensive solution, including the possibility of eliminating the sweep.

CONCLUSION

We hope our work and this report add value as the legislature considers these questions during a special session this year.

The FPWG believes the legislature must pass a comprehensive solution. FPWG members do not support addressing only one or two issues to the exclusion of others. The FPWG believes addressing these issues as a comprehensive solution solves not only a fiscal challenge but a political challenge as well.



Memorandum

TO: Mayor Castner and Homer City Council

FROM: Councilmember Jason Davis

DATE: February 24, 2022

SUBJECT: Attendance Report for 2022 Alaska Municipal League Winter Conference

From Wednesday, February 16 to Friday, February 18, 2022 I joined Mayor Castner, and two other councilmembers at the Alaska Municipal League (AML)'s Winter Conference in Juneau. AML is a nonprofit, nonpartisan statewide organization that aims to build consensus and partnership among Alaska's municipal representatives, in part in order to influence state and federal decision-making.

Wednesday, February 16

Flight delays out of Homer and Anchorage delayed our arrival in Juneau, so we missed the opening session with Alaska Senate President Micciche and House Speaker Stutes. Our first meeting of the day was with Rep. Vance, who was supportive of our request for state matching fund for a deep water harbor expansion study, and emphasized her efforts to secure support from Gov. Dunleavy for the funding.

At 4pm I testified at a hearing of the House Labor and Commerce Committee regarding SB9, a bill sponsored by Senator Micciche that would modernize Alaska's alcohol license regulations. While the overall bill has many positive features, I urged the committee to amend it to remove extremely restrictive limits on new brewery taprooms. Later, at an AML reception that was attended by many legislators, I spoke to Sen. Micciche about the bill. He urged me to stop advocating against the restrictive limits, noting that while he also finds them extremely restrictive and does not favor them, they were part of a series of compromises between different stakeholders, and changing them could cause the whole package to unravel, endangering the 8 years of work that had gone into the legislation. At the same reception I also had a good follow-up conversation with Rep. Vance.

Thursday, February 17

The day opened with a presentation by **Jon Bittner** of the Alaska Small Business Development Center highlighting the severe challenges Alaska faces with regards to workforce retention, including a lack of affordable workforce housing. The rest of the morning revolved around discussion of the Bipartisan Infrastructure Law (BIL) and how municipalities can most effectively compete for it.

Over lunch, Gov. Mike Dunleavy addressed the group, highlighting the State's current positive financial picture (which was brought about largely by a combination high oil prices and, though this was not mentioned, the legislature's refusal to fund the governor's large PFD proposals).

In the afternoon, the Homer delegation split up, meeting in smaller groups with several key legislators.

Friday, February 18

The final session of the conference was held Friday morning, with the following legislative players presenting on their ideas and then taking questions and answers:

Spending Cap - Rep. **James Kaufman**

Statewide Sales Tax - Rep. **Geran Tarr**

Statewide Income Tax - Rep. **Adam Wool**

Fiscal Working Group - Sen. **Jesse Kiehl**

25:75 PFD split - Rep. **Ivy Spohnholz**

50/50 PFD split - **Neil Steininger**, Office of Management

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-10

An Ordinance of the City Council of Homer, Alaska Allocating payment of the City's Assessments for the Seawall Improvement Special Assessment District equally between the Homer Accelerated Roads and Trails (HART) Road Fund, the Water Capital Asset Repair and Maintenance Allowance Fund and the Sewer Capital Asset Repair and Maintenance Fund (CARMA).

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting February 14, 2022 Introduction
Memorandum 22-024 from Public Works Director as backup
2. City Council Regular Meeting February 28, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 21-10**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 ALLOCATING PAYMENT OF THE CITY'S ASSESSMENTS FOR THE
9 SEAWALL IMPROVEMENT SPECIAL ASSESSMENT DISTRICT
10 EQUALLY BETWEEN THE HOMER ACCELERATED ROADS AND
11 TRAILS (HART) ROAD FUND, THE WATER CAPITAL ASSET REPAIR
12 AND MAINTENANCE ALLOWANCE FUND AND THE SEWER
13 CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE FUND
14 (CARMA).

15
16 WHEREAS, The City Council adopted Resolution 21-078 confirming the Assessment Roll
17 for the Seawall Improvement Special Assessment District; and

18
19 WHEREAS, The City is a participating property owner in this District and needs to pay its
20 share of the assessments, which are:

21

22	• KPB 17717706	\$ 44,983.36
23	• KPB 17717707	\$ 58,487.37
24	• 90 LF ROW	<u>\$ 40,485.02</u>
25	Total	\$143,946.75

26

27 WHEREAS, The City's vested interests of the Armor Rock Revetment is in protecting the
28 City's infrastructure that is in Ocean Drive Loop: water line, sewer line and road.

29
30 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

31
32 Section 1. The Homer City Council hereby amends the FY 22 Capital Budget by
33 appropriating funds from the following accounts to pay for the City's share, as a property
34 owner, of the assessments in the Seawall Improvement Special Assessment District.

35

<u>Account</u>	<u>Description</u>	<u>Amount</u>
36	HART Road Fund	\$ 47,982.25
37	Water CARMA	\$ 47,982.25
38	Sewer CARMA	<u>\$ 47,982.25</u>
39	Total	\$143,946.75

40
41

42 Section 2. This is a budget amendment ordinance only, is not permanent in nature,
43 and shall not be codified.

44
45

46 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____th day of _____,
47 2022.

48
49
50

CITY OF HOMER

51
52

KEN CASTNER, MAYOR

53
54

55 ATTEST:

56
57
58

MELISSA JACOBSEN, MMC, CITY CLERK

59
60
61

62 YES:

63

NO:

64

ABSTAIN:

65

ABSENT:

66

67 First Reading:

68 Public Hearing:

69 Second Reading:

70 Effective Date:



Memorandum 22-024

TO: Mayor Castner and Homer City Council

Through: Robert Dumouchel, City Manager

FROM: Janette Keiser, PE, Director of Public Works/Acting City Engineer

DATE: January 27, 2022

Issue: The purpose of this Memorandum is to request appropriations to fund the City’s share of the costs of the Seawall Improvement Special Assessment District.

Background: On November 8, 2021, the City Council adopted Resolution 21-078 confirming the Assessment Roll for the Seawall Improvement Special Assessment District. The City is a participating property owner in this District and needs to pay its share of the assessments.¹

The City’s assessment are:

• KPB 17717706	\$ 44,983.36
• KPB 17717707	\$ 58,487.37
• 90 LF ROW ²	<u>\$ 40,485.02</u>
Total	\$143,946.75

The City’s vested interests of the Armor Rock Revetment is in protecting the City’s infrastructure that is in Ocean Drive Loop: water line, sewer line and road.

Recommendation: We recommend allocating payment of the assessments as follows:

○ HART Road Fund ³	\$ 47,982.25
○ Water CARMA	\$ 47,982.25
○ Sewer CARMA	<u>\$ 47,982.25</u>
Total	\$143,946.75

¹ Ordinance 20-72(A) appropriated \$945,661 from the General Fund to finance the construction of the Armor Rock Revetment. The City’s assessment payments will presumably be channeled to the General Fund.

² This consists of two pieces of ROW – one piece is 30LF and the other is 60 LF.

³ Funds for this expense have been accounted for in the 2022 Road Financial Plan and Public Works CIP for Water/Sewer.

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-11

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts.

Sponsor: City Clerk

1. City Council Regular Meeting February 14, 2022 Introduction

Memorandum 22-025 from City Clerk as backup

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

City Clerk

3
4 **ORDINANCE 22-11**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE TITLE 17 PUBLIC ASSESSMENTS
8 UNDER CHAPTER 17.01 GENERAL PROVISIONS AND CHAPTER
9 17.02 SPECIAL ASSESSMENT DISTRICTS.

10
11 WHEREAS, Alaska Statutes 29.46 Special Assessments provides for municipalities to
12 prescribe procedures relating to creating special assessment districts, making local
13 improvements, levying and collecting assessments, and financing improvements; and

14
15 WHEREAS, There are currently three methodologies for allocating costs to property
16 owners that have been adopted by ordinance and are defined in HCC 17.01, General Provisions,
17 they are the benefited area method, equal area method, and the front foot method; and

18
19 WHEREAS, Homer City Code provides for the Public Works Director to have discretion
20 on specifying the assessment methodology when developing the improvement plan; and

21
22 WHEREAS, The Public Works Director has determined there are situations where
23 combining assessment methodologies in improvement districts creates a fair distribution of
24 costs; and

25
26 WHEREAS, Adding a “Hybrid” Method that provides for the ability to use a combination
27 of approved methodologies will provide that flexibility for the Public Works Director.

28
29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

30
31 Section 1. Homer City Code Chapter 17.01 General Provisions, Section 17.01.010
32 Definitions is hereby amended as follows:

33
34 17.01.010 Definitions.

35
36 For the purposes of this title, the following words and phrases shall have the meanings set
37 forth below:

38
39 “Benefited area method” means a method of assessment that determines each parcel’s share
40 of the assessment by dividing the total cost of the improvements on which the assessment is
41 based by the total square footage of land benefited by the improvement and then allocating
42 a portion of the cost of the assessment to each parcel based upon the square footage of the

43 land benefited by the improvement. The square footage included in the calculation shall
44 exclude undevelopable land. For a lot 50 percent larger than the average lot in the district,
45 the Public Works Director may determine that benefited area only includes the first 200 feet
46 of the lot so long as Council approves that determination.

47
48 “Cost” means all expenses incurred by the City for an improvement, including, but not limited
49 to, advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of
50 property acquisition, payments to construction contractors, costs of interim and long-term
51 financing of the improvement, including costs of issuing bonds and notes, and City
52 administrative costs.

53
54 “Developable land” means land that, in the discretion of the Public Works Director, can be
55 reasonably developed for uses permitted within the property’s zoning district.

56
57 “District” means a special assessment district created under this chapter unless otherwise
58 specified.

59
60 “Equal area method” means an assessment method allocating costs equally to each lot in a
61 district.

62
63 “Front footage method” means an assessment method allocating costs between lots in a
64 district based on the linear feet fronting the improvement for which the district was created.
65 Under this method, and except as provided in this definition, lots fronting the improvement
66 on more than one side and only accessing the improvement from one side will only be
67 assessed for linear feet on one side. Lots fronting the improvement on more than one side
68 and accessing the improvement from more than one side will be assessed for linear feet on
69 all sides accessing the improvement.

70
71 **“Hybrid method” means an assessment method allocating costs between lots in a**
72 **district using a combination of methods defined in this section.**

73
74 “Improvement” means a capital improvement, including without limitation streets,
75 sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary
76 sewage collection and treatment facilities; water supply and distribution facilities; natural
77 gas distribution facilities; and parks, playgrounds, public squares and open space.

78
79 “Public Works Director” means the Public Works Director or his or her designee. If the Public
80 Works Director position is not filled or is temporarily empty, the City Manager or his or her
81 designee will serve as the Public Works Director for purposes of this title.

82
83 “Record owner” means the person in whose name real property is listed on the property tax
84 roll prepared by the Kenai Peninsula Borough.

85
86 “Special assessment application fee” means the fee charged for the processing of the special
87 assessment district application. The fee is approved annually by Council in the resolution
88 adopting the City fee schedule.

89
90 “Undevelopable land” means land that cannot be practicably developed due to natural
91 characteristics, which may include, but are not limited to, steep grade, ravines, and wetlands.
92 [Ord. 19-23(S-2)(A) § 5, 2019].

93
94 17.01.020 Purpose.
95 The purpose of this title is to identify the assessments the City may charge for acquiring,
96 installing or constructing capital improvements and utility systems that benefit real property
97 within City boundaries. [Ord. 19-23(S-2)(A) § 5, 2019].

98
99 17.01.030 Assessment authority.
100 The City may assess all or part of the cost of a capital improvement against real property
101 benefited by the improvement, whether the property is privately or governmentally owned,
102 including real property that is exempt from taxation. [Ord. 19-23(S-2)(A) § 5, 2019].

103
104 Section 2. Homer City Code Chapter 17.02 Special Assessment Districts section
105 17.02.040 Initiation of special assessment district is hereby amended as follows:

106
107 17.02.040 Initiation of special assessment district.

- 108
109 a. A special assessment district may be initiated by:
- 110
111 1. A resolution, initiated by a Council member, the City Manager, or through the developer
112 reimbursement application process set forth in this title and approved by a vote of not
113 less than three-fourths of Council; or
 - 114
115 2. A petition signed by 50 percent of the total record owners who receive notice from the
116 City Clerk’s office that they will be assessed a portion of the costs of a single capital
117 improvement.

118
119 b. A benefitted property owner proposing a special assessment district by petition must file a
120 complete special assessment petition application with the City Clerk. Special assessment
121 petition applications are available at the City Clerk’s office.

122
123 Upon receipt of a completed application and special assessment district filing fee, the City
124 Clerk shall within 10 days:

125

126 1. Submit the application to the Public Works Director and Finance Director for review;
127 and

128
129 2. Notify the applicant in writing that the application is either sufficient or insufficient and
130 identify the insufficiencies.

131
132 Upon approval of an application, the Clerk shall then prepare the petition and distribute it by
133 certified mail to all record owners of property in the proposed district no more than 30 days
134 after the petition application is approved. Petition signatures of the record owners of real
135 property in the district to be benefitted must be received by the City Clerk within 60 days after
136 the mailing of the petition.

137
138 c. Upon adoption of a resolution initiating a special assessment district, or the filing of a
139 sufficient petition with the Clerk, the City Clerk shall:

140
141 1. Schedule a meeting of record owners of real property in the proposed district, notify
142 the record owners by mail of the date, time and location of the meeting, and include a
143 copy of the notice in the City's regular meeting advertisement;

144
145 2. Refer the proposed district to the Public Works Director, who shall prepare an
146 improvement plan for the proposed district, to be provided at the neighborhood meeting.
147 The proposed district improvement plan shall include:

148
149 a. The boundaries of the proposed district;

150
151 b. The design of the proposed improvement;

152
153 c. A cost estimate for the improvement;

154
155 d. The assessment allocation method used to calculate the amount owed by each
156 record owner in the proposed district;

157
158 e. The percentage of the improvement cost to be assessed against properties in the
159 district;

160
161 f. The time period over which assessments will be financed; and

162
163 g. Preliminary assessment roll for the proposed district.

164
165 3. The Public Works Director shall use the equal area method in calculating the
166 assessment amount unless another method **as defined in HCC 17.01.010** is specified in
167 the improvement plan.

1 CITY OF HOMER
2 HOMER, ALASKA

City Clerk

3
4 ORDINANCE 22-11(S)

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE TITLE 17 PUBLIC ASSESSMENTS
8 UNDER CHAPTER 17.01 GENERAL PROVISIONS AND CHAPTER
9 17.02 SPECIAL ASSESSMENT DISTRICTS.

10
11 WHEREAS, Alaska Statutes 29.46 Special Assessments provides for municipalities to
12 prescribe procedures relating to creating special assessment districts, making local
13 improvements, levying and collecting assessments, and financing improvements; and

14
15 **WHEREAS, Homer City Code, Title 17, sets forth terms and conditions relating to**
16 **creating special assessment districts, levying and collecting assessments, and financing**
17 **improvements; and**

18
19 ~~WHEREAS, There are currently three methodologies for allocating costs to property~~
20 ~~owners that have been adopted by ordinance and are defined in HCC 17.01, General Provisions,~~
21 ~~they are the benefited area method, equal area method, and the front foot method; and~~

22
23 **WHEREAS, Homer City Code, Title 17, Chapter 01.010, includes three**
24 **methodologies for allocating costs between lots in a special assessment district: (i)**
25 **Benefited area method, (ii) Equal area method, and (iii) Front footage method; and**

26
27 ~~WHEREAS, Homer City Code provides for the Public Works Director to have discretion~~
28 ~~on specifying the assessment methodology when developing the improvement plan; and~~

29
30 ~~WHEREAS, The Public Works Director has determined there are situations where~~
31 ~~combining assessment methodologies in improvement districts creates a fair distribution of~~
32 ~~costs; and~~

33
34 ~~WHEREAS, Adding a "Hybrid" Method that provides for the ability to use a combination~~
35 ~~of approved methodologies will provide that flexibility for the Public Works Director.~~

36
37 **WHEREAS, It has been determined that a fourth method of allocating costs**
38 **between lots in a special assessment district would, in certain circumstances, allow**
39 **assessments to be fairly based on usage, benefit and other reasonable criteria; and**

41 **WHEREAS, This fourth special assessment methodology would use a combinations**
42 **of two or more existing assessment methodologies provided for in Homer City Code, Title**
43 **17, and be referred to as the “Hybrid method;” and**
44

45 **WHEREAS, It is determined to be in the best interest of the City of Homer to allow**
46 **for the use of the Hybrid method, as appropriate, subject in all respects to Homer City**
47 **Code.**
48

49 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
50

51 Section 1. Homer City Code Chapter 17.01 General Provisions, Section 17.01.010
52 Definitions is hereby amended as follows:
53

54 17.01.010 Definitions.
55

56 For the purposes of this title, the following words and phrases shall have the meanings set
57 forth below:
58

59 “Benefited area method” means a method of assessment that determines each parcel’s share
60 of the assessment by dividing the total cost of the improvements on which the assessment is
61 based by the total square footage of land benefited by the improvement and then allocating
62 a portion of the cost of the assessment to each parcel based upon the square footage of the
63 land benefited by the improvement. The square footage included in the calculation shall
64 exclude undevelopable land. For a lot 50 percent larger than the average lot in the district,
65 the Public Works Director may determine that benefited area only includes the first 200 feet
66 of the lot so long as Council approves that determination.
67

68 “Cost” means all expenses incurred by the City for an improvement, including, but not limited
69 to, advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of
70 property acquisition, payments to construction contractors, costs of interim and long-term
71 financing of the improvement, including costs of issuing bonds and notes, and City
72 administrative costs.
73

74 “Developable land” means land that, in the discretion of the Public Works Director, can be
75 reasonably developed for uses permitted within the property’s zoning district.
76

77 “District” means a special assessment district created under this chapter unless otherwise
78 specified.
79

80 “Equal area method” means an assessment method allocating costs equally to each lot in a
81 district.
82

83 “Front footage method” means an assessment method allocating costs between lots in a
84 district based on the linear feet fronting the improvement for which the district was created.
85 Under this method, and except as provided in this definition, lots fronting the improvement
86 on more than one side and only accessing the improvement from one side will only be
87 assessed for linear feet on one side. Lots fronting the improvement on more than one side
88 and accessing the improvement from more than one side will be assessed for linear feet on
89 all sides accessing the improvement.

90

91 **“Hybrid method” means an assessment method allocating costs between lots in a**
92 **district using a combination of methods defined in this section Chapter.**

93

94 “Improvement” means a capital improvement, including without limitation streets,
95 sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary
96 sewage collection and treatment facilities; water supply and distribution facilities; natural
97 gas distribution facilities; and parks, playgrounds, public squares and open space.

98

99 “Public Works Director” means the Public Works Director or his or her designee. If the Public
100 Works Director position is not filled or is temporarily empty, the City Manager or his or her
101 designee will serve as the Public Works Director for purposes of this title.

102

103 “Record owner” means the person in whose name real property is listed on the property tax
104 roll prepared by the Kenai Peninsula Borough.

105

106 “Special assessment application fee” means the fee charged for the processing of the special
107 assessment district application. The fee is approved annually by Council in the resolution
108 adopting the City fee schedule.

109

110 “Undevelopable land” means land that cannot be practicably developed due to natural
111 characteristics, which may include, but are not limited to, steep grade, ravines, and wetlands.
112 [Ord. 19-23(S-2)(A) § 5, 2019].

113

114 17.01.020 Purpose.

115 The purpose of this title is to identify the assessments the City may charge for acquiring,
116 installing or constructing capital improvements and utility systems that benefit real property
117 within City boundaries. [Ord. 19-23(S-2)(A) § 5, 2019].

118

119 17.01.030 Assessment authority.

120 The City may assess all or part of the cost of a capital improvement against real property
121 benefited by the improvement, whether the property is privately or governmentally owned,
122 including real property that is exempt from taxation. [Ord. 19-23(S-2)(A) § 5, 2019].

123

124 Section 2. Homer City Code Chapter 17.02 Special Assessment Districts section
125 17.02.040 Initiation of special assessment district is hereby amended as follows:

126
127 17.02.040 Initiation of special assessment district.

128
129 a. A special assessment district may be initiated by:

130
131 1. A resolution, initiated by a Council member, the City Manager, or through the developer
132 reimbursement application process set forth in this title and approved by a vote of not
133 less than three-fourths of Council; or

134
135 2. A petition signed by 50 percent of the total record owners who receive notice from the
136 City Clerk’s office that they will be assessed a portion of the costs of a single capital
137 improvement.

138
139 b. A benefitted property owner proposing a special assessment district by petition must file a
140 complete special assessment petition application with the City Clerk. Special assessment
141 petition applications are available at the City Clerk’s office.

142
143 Upon receipt of a completed application and special assessment district filing fee, the City
144 Clerk shall within 10 days:

145
146 1. Submit the application to the Public Works Director and Finance Director for review;
147 and

148
149 2. Notify the applicant in writing that the application is either sufficient or insufficient and
150 identify the insufficiencies.

151
152 Upon approval of an application, the Clerk shall then prepare the petition and distribute it by
153 certified mail to all record owners of property in the proposed district no more than 30 days
154 after the petition application is approved. Petition signatures of the record owners of real
155 property in the district to be benefitted must be received by the City Clerk within 60 days after
156 the mailing of the petition.

157
158 c. Upon adoption of a resolution initiating a special assessment district, or the filing of a
159 sufficient petition with the Clerk, the City Clerk shall:

160
161 1. Schedule a meeting of record owners of real property in the proposed district, notify
162 the record owners by mail of the date, time and location of the meeting, and include a
163 copy of the notice in the City’s regular meeting advertisement;

164

165 2. Refer the proposed district to the Public Works Director, who shall prepare an
166 improvement plan for the proposed district, to be provided at the neighborhood meeting.
167 The proposed district improvement plan shall include:

- 168
- 169 a. The boundaries of the proposed district;
- 170
- 171 b. The design of the proposed improvement;
- 172
- 173 c. A cost estimate for the improvement;
- 174
- 175 d. The assessment allocation method used to calculate the amount owed by each
176 record owner in the proposed district;
- 177
- 178 e. The percentage of the improvement cost to be assessed against properties in the
179 district;
- 180
- 181 f. The time period over which assessments will be financed; and
- 182
- 183 g. Preliminary assessment roll for the proposed district.
- 184

185 3. The Public Works Director shall use the equal area method in calculating the
186 assessment amount unless another method, **as defined in HCC 17.01.010**, is specified in
187 the improvement plan.

188 Section 3. This Ordinance is of a permanent and general character and shall be included in
189 the City Code.

190

191 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____, 2021.

192

193 CITY OF HOMER

194

195 _____

196 KEN CASTNER, MAYOR

197 ATTEST:

198

199 _____

200 MELISSA JACOBSEN, MMC, CITY CLERK

201

202 YES:

203 NO:

204 ABSTAIN:

205 ABSENT:

206

- 207 First Reading:
- 208 Public Hearing:
- 209 Second Reading:
- 210 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-034

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: FEBRUARY 18, 2022
SUBJECT: ORDINANCE 22-11(S), HYBRID ASSESSMENT METHODOLOGY

Ordinance 22-11(S) includes updated language Attorney Cartlidge with JDO had previously provided.

Public Works Director has proposed the following amendment following the Council's discussion at introduction.

- Amend item "d" at Line 175 of Ordinance 22-11(S) to read:

d. The assessment allocation method used to calculate the amount owed by each record owner in the proposed district **as well as the Public Works Director's Findings that explain why the recommended assessment allocation method will create the fairest distribution of costs;**

Recommendation: Substitute Ordinance 22-11(S) for 22-11, and address proposed amendment.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-025

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: FEBRUARY 4, 2022
SUBJECT: ORDINANCE 22-11, HYBRID ASSESSMENT METHODOLOGY

Public Works Director Keiser has proposed a hybrid methodology that uses the benefitted area method for some properties and equal shares method for others in the Charles Way/Bunnell Avenue Water and Sewer Special Assessment District (SAD).

There are currently three methodologies that have been approved by ordinance and are included in Homer City Code 17.01 General Provisions under definitions, they are benefitted area method, equal area method, and front foot method.

Alaska Statutes 29.46 Special Assessments provides for municipalities to prescribe procedures relating to creating special assessment districts, making local improvements, levying and collecting assessments, and financing improvements.

If Council is in support of the Public Works Director having the discretion to propose a hybrid method that uses a combination of methodologies in preparing the SAD improvement plan, then it is necessary to adopt an ordinance to update Homer City Code accordingly.

City Council will still be responsible for adopting a resolution creating a SAD if they find the improvement is necessary and benefits the properties that will be assessed. The resolution will include, among other things, approving the proposed assessment methodology.

Recommendation: Consider Ordinance 22-11 for adoption.

ORDINANCE REFERENCE SHEET
2022 ORDINANCE
ORDINANCE 22-12

An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating \$22,004.80 from the Fire Department Donation Account for the Purchase of Workout Equipment for the Fire Department Membership.

Sponsor: City Manager/Fire Chief

1. City Council Regular Meeting February 14, 2022 Introduction
Memorandum 22-026 from Fire Chief as backup
2. City Council Regular Meeting February 28, 2022 Public Hearing and Second Reading

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

3 City Manager/
4 Fire Chief

5 **ORDINANCE 22-12**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING
9 \$22,004.80 FROM THE FIRE DEPARTMENT DONATION ACCOUNT
10 FOR THE PURCHASE OF WORKOUT EQUIPMENT FOR THE FIRE
11 DEPARTMENT MEMBERSHIP.

12
13 WHEREAS, The physical fitness and health of the fire department membership is a top
14 priority; and

15
16 WHEREAS, Job duties of require lifting, pulling, and carrying of equipment supplies and
17 patients; and

18
19 WHEREAS, The cost of assisting members with gym memberships has increased and
20 does not provide access to staff; and

21
22 WHEREAS, The membership donation account has a current balance of 50,034 and is
23 intended for the use of a project that lasting and meaningful. The health and fitness of
24 volunteers and staff fits intent.

25
26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

27
28 Section 1. The Homer City Council Hereby Amends the FY22 Capital Budget by
29 appropriating \$22,008.40 from the Fire Department Donation Account for the purchase of gym
30 equipment to be used by members of the department.

31
32

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
Fund 802	Fire Department Donation Account	\$22,008.40

33
34
35 Section 2. This is a budget amendment ordinance only, is not permanent in nature,
36 and shall not be codified.

37
38 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___th day of _____, 2022.

39
40 CITY OF HOMER
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ATTEST:

KEN CASTNER, MAYOR

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:
First Reading:
Public Hearing:
Second Reading:
Effective Date:



City of Homer

www.cityofhomer-ak.gov

Volunteer Fire Department

604 East Pioneer Ave
Homer, Alaska 99603

fire@cityofhomer-ak.gov

(p) 907-235-3155

(f) 907-235-3157

Memorandum 22-026

TO: Rob Dumouchel, City Manager
FROM: Mark Kirko, Fire Chief
DATE: 01/19/22
SUBJECT: Purchase of Fire Department Gym Equipment

Homer Volunteer Fire Department (HVFD) is currently working on a Firefighter Health and Wellness project utilizing the former Homer Police Department (HPD) building, turning the upstairs area into a work out facility for volunteers and staff to utilize.

Formerly the Fire Department and the Volunteer Membership Association had a program in which each organization contributed 1/3 the cost of the membership to a gym facility in our community. This worked well but had some administrative allocation to the tracking and accounting of the program. The Volunteer Membership Association has transitioned into a regional group including members of KESA and Western Emergency Services making this program no longer available.

The Fire Department has a Donation account that has been utilized to purchase capital equipment in the past. These include a new ATV for beach rescue and simulation mannequin for EMS trainings. The Fire Department members have volunteered over 40 hours of labor already cleaning, painting and preparing the floors for new carpet and tile. We have a small limited amount of equipment already on site, but are hoping to add a commercial treadmill, stair climber, and some miscellaneous free weights to complete this project.

The health and fitness of our members is one of our top priorities, this facility would create opportunity for members to have access to fitness equipment and allow staff to exercise onsite at the Fire Station keeping them more available for emergency response. Allowing us to allocate this funding towards this purchase meets several needs of our organization and bringing us closer to full compliance of NFPA 1500-11.2, 11.3 Addressing firefighter health and fitness and physical performance requirements.



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: February 24, 2022
SUBJECT: City Manager's Report for February 28, 2022 Council Meeting

Winter AML Conference and Lobbying Trip

During the week of February 14th, I was joined by Special Project Coordinator Jenny Carroll, Mayor Castner, and Councilmembers Lord, Erickson, and Davis to attend the Alaska Municipal League's winter legislative conference in Juneau. Harbormaster Bryan Hawkins was also in Juneau with the Alaska Association of Harbormasters and Port Administrators. While in Juneau, we were able to engage in quite a bit of lobbying on behalf of the City of Homer. Our lobbyists, J&H Consulting, set up meetings for us which included many legislators, Rear Admiral Moore, and the State Commissioner of Transportation & Public Facilities. The feedback we received in Juneau was positive and I believe we made a strong case for funding the State's share of the large vessel harbor expansion project's new start general investigation.



Top left: Jenny Carroll, Rear Admiral Moore, Bryan Hawkins, Rob Dumouchel; Top Right: Rachel Lord, Representative Sarah Vance, Jason Davis, Shelly Erickson, Bryan Hawkins; Bottom: Shelly Erickson, Commissioner Anderson, Bryan Hawkins, Jenny Carroll, Deputy Commissioner Carpenter

Homer's Former Dais Finds New Life in Seldovia

In August of 2021, the City Council endorsed a donation of the dais formerly in Council Chambers to the City of Seldovia (see Memorandum 21-144). We held the dais in storage at the HERC until Seldovia was able to make the arrangements to ship it across the bay. The dais is now in use for in-person meetings at Seldovia City Hall.



Seldovia City Council at the repurposed Homer dais

TsunamiReady Community Status Renewed

The City of Homer recently renewed its status as a TsunamiReady Community. TsunamiReady is a voluntary community recognition program administered by NOAA and the National Weather Service. The goal of the program is to improve public safety before, during and after tsunami emergencies. The designation recognizes that Homer meets a standard level of response capability, participates in public awareness and education about tsunami hazards, and is engaged in improving community pre-planning for tsunami emergencies. Meeting TsunamiReady standards also makes the City of Homer eligible for additional ISO community rating system points, which provides discounts on flood insurance.

As part of the City's ongoing efforts to improve tsunami preparedness and response, we will be hosting Elena Suliemani from UAF's Geophysical Institute and Logan Stolpe, the Geologic Hazards Mitigation Coordinator at the Alaska Division of Homeland Security and Emergency Management on Monday, Feb 28th. Their visit includes meeting with City and Borough staff to review tsunami evacuation lines and procedures and finalize a Homer tsunami brochure design. Afterwards, they will share recommendations with Council at a 4 pm work session. While in Homer, Elena and Logan will also be presenting tsunami information at local schools and at a public lecture hosted by the Homer Public Library.

Traffic Complaints

We recently received a complaint related to vehicle safety concerns within a specific residential area. These complaints are infrequent, but we do take them seriously when received. The Police Department will be

increasing their presence in subdivisions and residential areas. I expect that we will deploy speed monitoring units later in the year when road and weather conditions improve.

Enclosures:

1. Letter from Homer Hockey Association
2. Letter from Bunnell Street Arts Center



P.O. Box 2703, Homer, Alaska 99603 - (907) 235-2647
www.kevinbellarena.org

January 17, 2022

Homer City Council
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Members of the City Council,

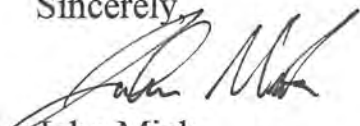
I would like to thank the Homer City Council on behalf of the Homer Hockey Association for providing funding to the City of Homer Grants Program administered by the Homer Foundation.

The Kevin Bell Arena provides recreational opportunities from September to April. These activities provide an opportunity for those in our community, who represent a diverse population, to interact with acceptance and respect for each other's differences while sharing a common interest.

Some of the programs offered include USA hockey, high school hockey, men's and women's adult hockey, figure skating, broomball, curling, Learn to Skate programs, and recreational programs.

In addition to the varied recreational opportunities listed above, the KBA has brought thousands to our community since opening in 2005. We again want to thank the Homer City Council for their continued support of the Homer Hockey Association and the Kevin Bell Arena.

Sincerely,


John Mink
HHA President

BUNNELL STREET ARTS CENTER

106 W Bunnell Ave | Homer, AK 99603
907-235-2662 | info@bunnellarts.org
www.bunnellarts.org

*sparkling artistic inquiry, innovation, and equity to
strengthen the physical, social, and economic fabric of
Alaska*

February 22, 2022

Dear Homer City Council and staff,

The City of Homer's Grants Program through the Homer Foundation provides critical support and recognition of Homer's non-profit sector. Homer's non-profit sector provides the educational, recreational, cultural, social and civic programs that make our community a great place to live.

Bunnell Street Arts Center is grateful City of Homer Grants Program support. City recognition allowed Bunnell to leverage over \$500 for every \$1 of City funding through other grants, contributions, art sales and program revenue. Bunnell's mission is *to spark artistic inquiry, innovation, and equity to strengthen the physical, social, and economic fabric of Alaska*. Bunnell remained a steady, safe and vibrant place to visit in-person or connect online throughout 2021. We worked to raise standards for artist compensation and to provide opportunities for artists and audiences all year long.

Pandemic adaptations like Artist Talks, Bunnell Arts by Air KBBi concerts, and virtual exhibit tours used technology to create greater accessibility. Bunnell's core programs like Artist-in-Schools, residencies, exhibits, performances and workshops helped create an abundance of creative opportunities despite the stresses imposed by the pandemic. We continued efforts like the ArtMap, supporting the Homer Pottery Tour, partnering with the Peony Festival and working on an incredible public art project, *Tuyanitun: Tuggeht* to be installed in 2022. These arts-based strategies help meet the vision and goals of our City. The City Grants Program helped leverage these efforts and we sincerely thank the City of Homer and the Homer Foundation for the support.

Sincerely,



Adele Person, Executive Director
Bunnell Street Arts Center

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/PARCAC

RESOLUTION 21-074

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
UPDATING THE CITY OF HOMER GIFT, DONATION, AND ART
POLICIES, PROCEDURES AND GUIDELINES TO ADD A SECTION ON
MURALS, AND AMEND LANGUAGE AND PROCESSES.

WHEREAS, The City of Homer Donation, Gift and Art Policies and Procedures had not
been updated since 2010; and

WHEREAS, The Parks Art Recreation and Culture Advisory Commission (PARCAC)
reviewed the proposed changes at their regular meetings on August 19, 2021 and September
16, 2021; and

WHEREAS, It was determined that inclusion of a mural policy and procedures was
required in response to recent requests; and

WHEREAS, The 1% for Art program should be a separate as it is addressed in Homer City
Code 18.07; and

WHEREAS, Additional updates to reflect the actual processes that have evolved should
be outlined in the policies and procedures to differentiate between donations of artwork or
items such as benches or land.

NOW, THEREFORE, BE IT RESOLVED the City Council of Homer, Alaska, adopts the
updated City of Homer Gift, Donation and Art Policies, Procedures and Guidelines to add a
section on murals and amend language and processes.

PASSED AND ADOPTED by the Homer City Council this 11th day of October, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-035

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: FEBRUARY 18, 2022
SUBJECT: RESOLUTION 21-073 ART POLICY

The Mural Policy is still under review and the next Parks Art Recreation and Culture Advisory Commission meeting is scheduled for March 17, 2022.

Recommendation: Postpone Resolution 21-074 to March 29, 2022.

**CITY OF HOMER
HOMER, ALASKA**

Venuti

RESOLUTION 22-016

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ADOPTING THE CITY OF HOMER WAYFINDING AND STREETSCAPE
PLAN.

WHEREAS, In the 2017 Business Retention and Expansion Survey Report, the most mentioned idea to improve the business climate and quality of life in Homer was a walkabout town with greenspace, further defined as pedestrian accessible town with trail connected business districts; and

WHEREAS, The 2018 Homer Comprehensive Plan Chapter 6 Economic Vitality, Goal 5 states: “Strengthen Homer as a tourism business travel education and recreation event destination;” and

WHEREAS, Chapter 6 Implementation Item 5-B-2 states “Design and build a wayfinding system that includes the Spit, Pioneer Ave, and Old Town...”; and

WHEREAS, Chapter 6 Implementation item 5-A-1 states “Support and fund beautification efforts on Pioneer Avenue...”; and

WHEREAS, The Economic Development Advisory Commission has worked diligently to provide public input opportunities throughout the design process and included comments from all city commissions and the Chamber of Commerce; and

WHEREAS, Adoption of the Wayfinding and Streetscape Plan will provide a cohesive framework for future public improvements such as banners, plantings and street furniture along Pioneer Ave and other pedestrian corridors; and

WHEREAS, Adoption of the plan will guide wayfinding implementation across the City.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer hereby adopts the Homer Wayfinding and Streetscape Plan.

PASSED AND ADOPTED by the Homer City Council this 28th day of February, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

45

46 ATTEST:

47

48 _____

49 MELISSA JACOBSEN, MMC, CITY CLERK

50

51 Fiscal Note: N/A



Memorandum 22-036

TO: Mayor Castner and Homer City Council

THROUGH: Rob Dumouchel, City Manager
Julie Engebretsen, Deputy City Planner and Special Projects Coordinator

FROM: Economic Development Advisory Commission

DATE: February 16, 2022

SUBJECT: Recommendation to adopt the Wayfinding and Streetscape Plan

Introduction

The Economic Development Advisory Commission (EDC) has been working diligently on the Wayfinding and Streetscape Plan, with consulting firm Corvus Design. Peter Briggs, Corvus Design Principle, will be making a presentation during the regular Council Meeting. The Commission recommends the City Council adopt the plan.

Public Process

The EDC held a lengthy public process during COVID times. This included having wayfinding as an agenda item at nearly every EDC meeting May 2021-February 2022, presentations to the Planning, Parks and Port and Harbor Commissions, regular updates in the City Manger's report, verbal reports to the Chamber of Commerce Board, promotion on the City website, and a field week in June with interested members of the public.

The Design

The EDC based their design decisions on the preference for natural feeling materials, and low cost options. The resulting document allows for phased implementation, as funding and need for signage arise. Staff is working with all the Commissions on prioritizing what signage should be installed first. A funding request will be presented to Council in March.

The Document

The Plan itself has several sections. The goal of these sections is to provide relevant content to the user. The general public is likely more interested in what the signs look like (Sign Family) while a contracted sign installer will want the specifications found in the Wayfinding Standards section.

- Sign Family

This sheet provides a sign design for each of six sign types. The color scheme chosen is the adopted City of Homer colors, as found in our logo. The Commission explored a slightly different palette, but found using the City colors would create greater consistency with existing city park signs and green trash cans and picnic tables.

- Sign Master Plan

This document shows all the existing DOT road signs, and recommended replacement signage. Additionally, general locations and type of sign are shown for Baycrest, downtown, Ocean Drive and the Homer Spit.

- Wayfinding Standards

This document provides all the technical details for a sign manufacturing and installation.

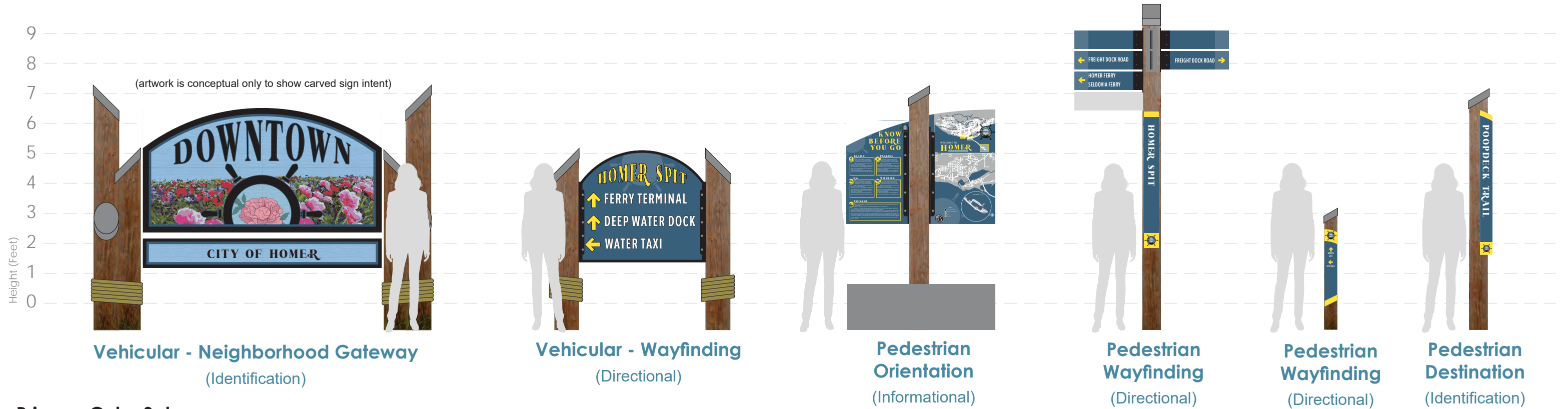
- Homer Streetscape Plan

This document provides some ideas for sign installation and bench placement along Pioneer Ave and in pedestrian corridors along major roads. It also addresses plantings. Planning and Zoning staff are frequently asked for a recommended plant list for new commercial development projects. This document provides a list of locally vetted, hardy plants that can withstand the urban environment next to busy roads. The City can utilize these plants over time when tree replacement is needed, and private businesses can add to the cohesion of Pioneer Ave by using these same plants and trees on their own properties. Many thanks to Rita Jo Shultz for her time and expertise on this section.

Recommendation: Adopt the Homer Wayfinding and Streetscape Plan

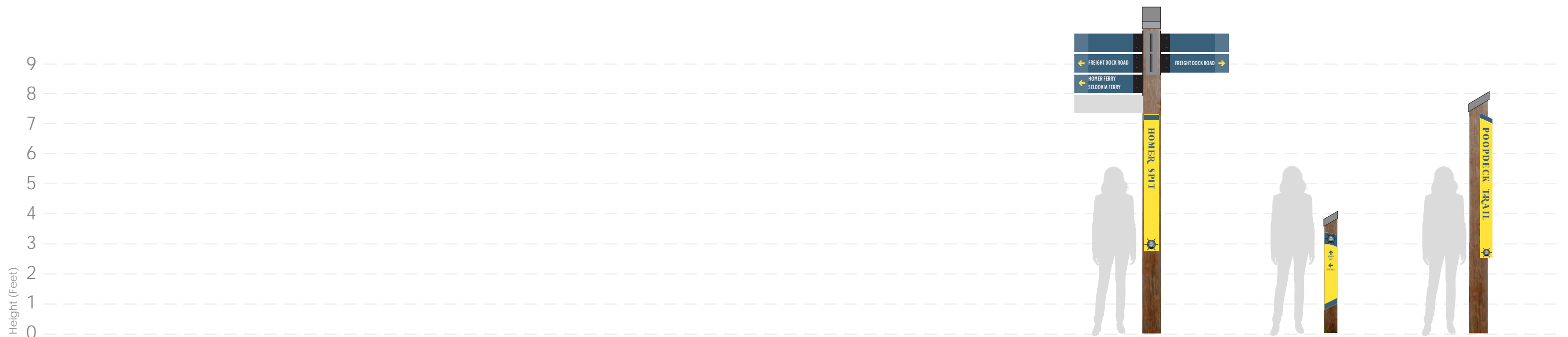
Attachments

1. Sign Family
2. Sign Master Plan
3. Wayfinding Standards
4. Homer Streetscape Plan

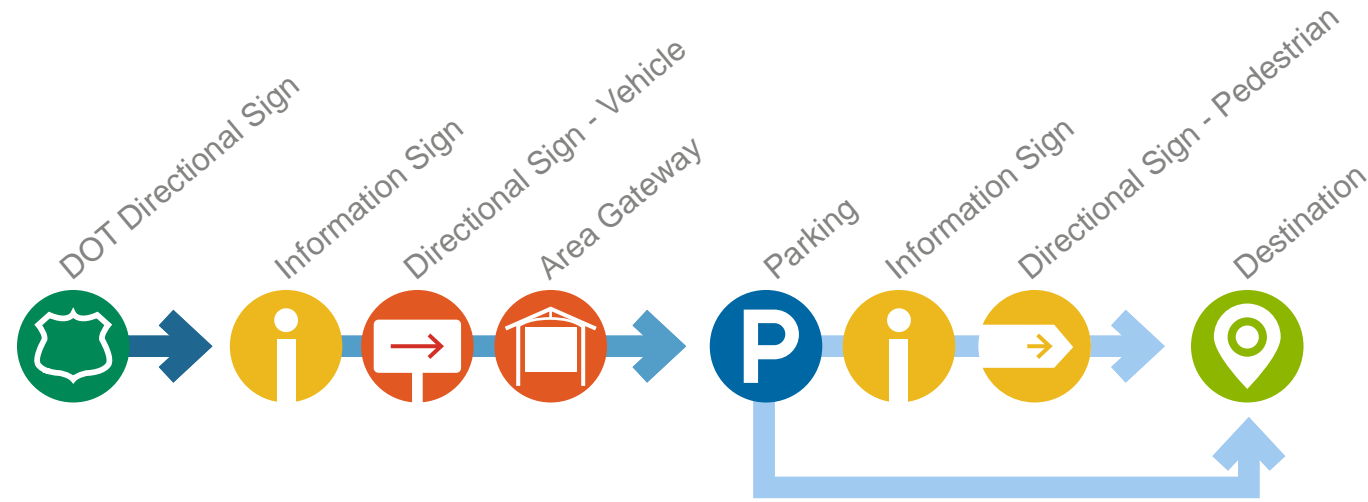


Primary Color Set

Alternate Color Set



FINDING YOUR DESTINATION



Getting to Your Destination

People need to figure out where they want to get to, and how to get there.

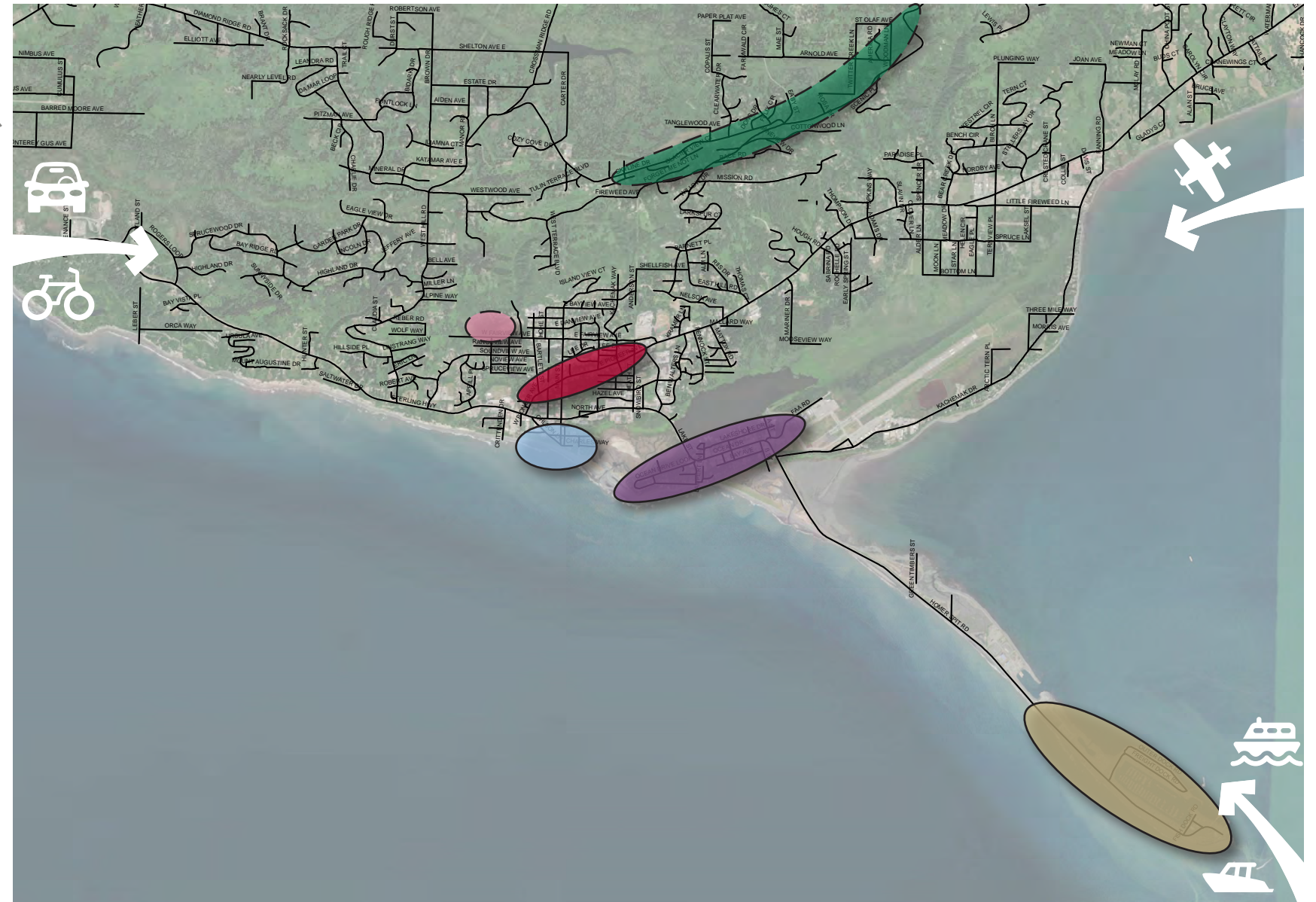
Homer has some key destinations, and these destinations include areas where there are multiple things to do and see. The map to the right shows some of these “destination areas”.

Most people entering into Homer will be doing so in a vehicle (car, boat, or plane). Wherever they enter Homer, there should be a way for them to figure out how to get to their already known destination, or figure out their destination. Information signs at key entries to Homer should provide information on emergency services and civic destinations. These locations are also good places to partner with entities like the Chamber of Commerce to identify private sector and for-profit opportunities and experiences.

Then, people can either get to their final specific destination, or find a place to park and continue their travel to their destination or destinations. Roadway signs are important to help people get to specific key destinations, or these destination areas.

Once people are out of their cars, area specific information can be provided with a different type of information sign that focuses on a smaller area, supported by pedestrian sized signs to assist people in navigating.

The flowchart on this sheet is intended to illustrate this process of figuring out where you want to go, how to find your way there, and then how to navigate to your final destination if it involves parking and walking.



- Downtown (Destination Area)
- Old Town (Destination Area)
- Ocean Drive (Destination Area)
- Homer Spit (Destination Area)
- Not Specifically Addressed in this Plan**
- Skyline Drive (Destination Area) and Wynn Nature Center (Destination)
- Hornaday Park (Destination)

EXISTING HIGHWAY SIGNS



- RV Parking
- Visitor Services
- Park
- Information
- City Campground
- Private Campground

- Location** DOT 'brown' Sign - Recreational and Cultural Interest Area Signs (RCIA)
- Location** DOT 'green' Sign - Directional
- Location** DOT 'blue' Sign - Tourist Oriented Directional Signs (TODS)
- Location** Local Sign - Directional or Gateway

VEHICLE SIGN OVERVIEW



General Criteria for Sign Placement

Sterling Highway and Pioneer Avenue are both owned as rights-of-way by the Alaska Department of Transportation (ADOT). Signs located within these rights-of-way need to be permitted with ADOT and have strict requirements related to design and placement. These requirements generally relate to vehicle safety should a driver lose control with their car leaving the road. Requirements dictate how close to a road a sign may be, and the design of the sign as it relates to how easily it will shear from its base on impact.

While the sign system includes a Vehicular Directional Sign, this sign type may not be significantly used since the areas where these are needed are within ADOT rights-of-way.

For Neighborhood Gateway signs, their placement will be limited due to the needed distance from traffic. Depending on location, this may require them (as designed) to be located on adjacent land.

Baycrest Overlook

The overlook area is the first place where people have an opportunity to pull over from the highway and orient themselves for their Homer arrival. The only warning for this area is a “scenic overlook” icon to the west. The existing “Homer Alaska” sign is used for photographs, there is a small map of civic destinations on the toilet building, and there is a tourism information gazebo that when open has information available.

Proposed Conditions:

The wayside should be provided with an information sign that would be used by the City of Homer to provide a map and civic destinations, accompanied by Chamber of Commerce information for local businesses and the services they offer. Information should include specific targeted messages unique to Homer or to particular audiences. For example, what to expect in Homer if you are driving a motorhome, and safety information including tsunami and wildlife preparedness. A highway sign should be provided to better identify the wayside and that it provides local information.

Downtown and Old Town

Signs leading to downtown are not clear, with DOT signs pointing to Business District and Main Street. DOT signs for Old Town are clear. Neither area has an entry point that is branded to encourage entry by celebrating the destination.

Proposed Conditions:

The intent is to clearly assist drivers with getting to and parking at a specific destination, or to park and have access to an outdoor information sign. The goal is to allow them to leave their vehicle in a location and to walk/bike within the area. See pedestrian sheets for wayfinding once people are out of their vehicles.

Clearer directional signs for Downtown are needed. More importantly, both Downtown and Old Town would benefit from Gateways at key entry locations. These would strengthen wayfinding by providing an obvious visual clue for where to turn, and also illustrate that there is something special in the area. Due to the strength of the Homer Spit as a destination, emphasizing other destinations to those moving through the Sterling Highway corridor could encourage people to come back into town.

Ocean Drive

The airport terminal is the first place where people have an opportunity to orient on their arrival into Homer. The lobby contains pamphlets and rack cards for visitor information. Those arriving by air taxi (land or water) might also be able to access similar information in the lobby of the air company they are using.

Proposed Conditions:

The intent is to clearly assist drivers with getting to and parking at a specific destination, or to park and have access to an outdoor information sign. The goal is to allow them to leave their vehicle in a location and to walk/bike within the area. See pedestrian sheets for wayfinding once people are out of their vehicles.

Homer Airport will benefit from an exterior information sign. As the airport also connects people to and from other forms of transportation, information should be provided to help them get to their next mode of transportation. Wayfinding signage should help not only identify where people may need to go, but also help them understand distances. This helps establish expectations, and allows people to choose whether they walk or use vehicular transportation.

Homer Spit

The two ferry terminals, harbormaster’s office, terminal, and harbor in general are the first places where people have an opportunity to orient on their arrival into Homer. Exterior information is not available at these locations. The Homer Spit is a congested area for driving and parking, and there is little directional signage for destinations or for clarity in parking.

Proposed Conditions:

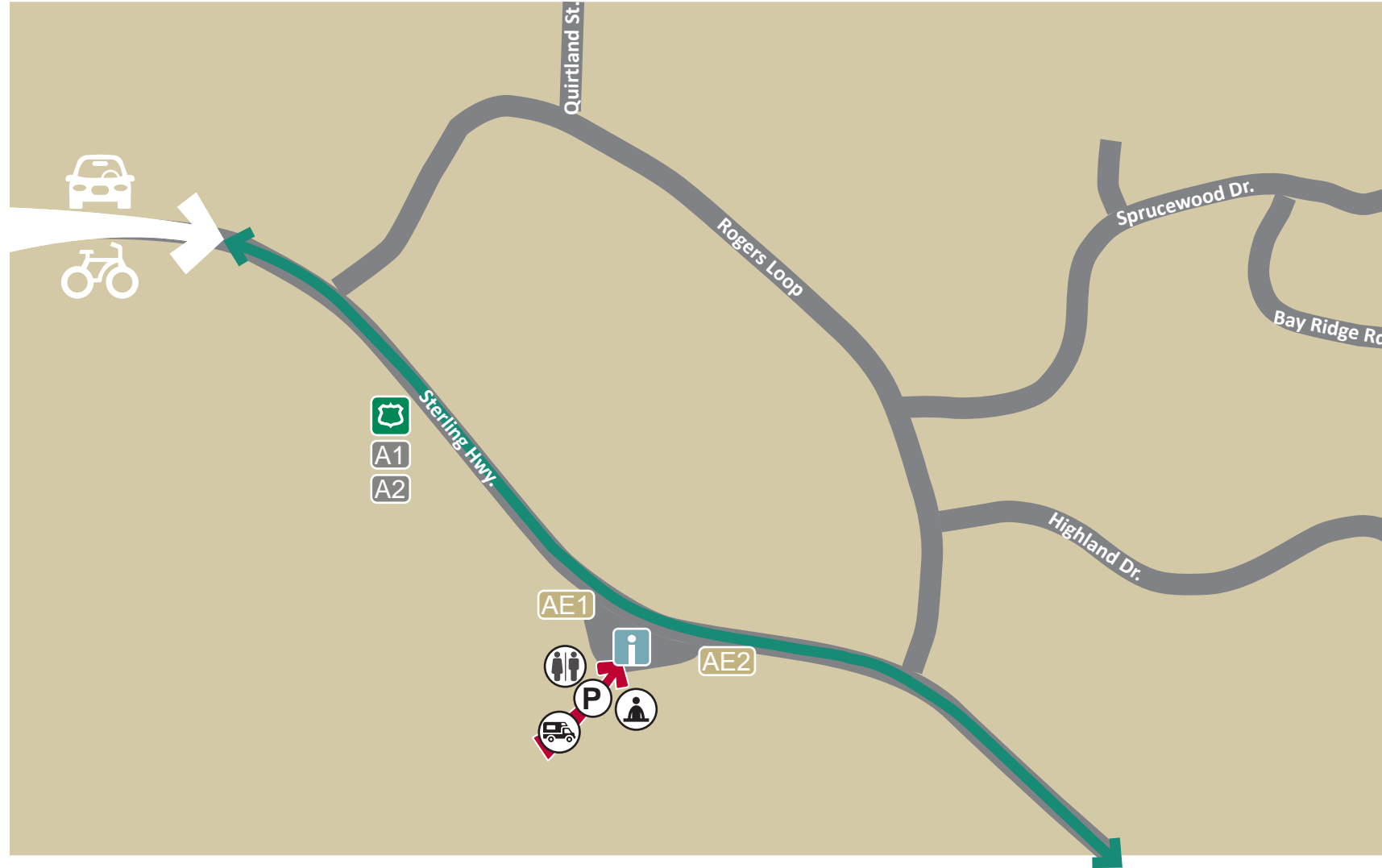
The intent is to clearly assist drivers with getting to and parking at a specific destination, or to park and have access to an outdoor information sign. The goal is to allow them to leave their vehicle in a location and to walk/bike within the area. See pedestrian sheets for wayfinding once people are out of their vehicles.

Similar to the airport, the Homer Spit connects people to and from other forms of transportation. Information should be provided to help them get to their next mode of transportation, or to experience Homer. Wayfinding signage should help not only identify where people may need to go, but also help them understand distances. This helps establish expectations, and allows people to choose whether they walk or use vehicular transportation.

Vehicle Signs within ADOT Rights-of-Way

The following sheets are designed for the City of Homer to work with the ADOT. ADOT approval is required for any actions related to signage within state rights-of-way. The City of Homer is expected to be responsible for all aspects of moving, replacing, or adding signs within ADOT rights-of-way.

Baycrest OVERLOOK



Existing DOT Signs

(shaded signs are replaced or removed, non-shaded are to remain)

None

Existing Local Signs

AE2: Eastbound Sign



AE1: Eastbound Sign



Modified or New Signs



ROADS
Main Route

RESOURCES
Visitor Services (Partner)
Public Toilet

WAYFINDING
DOT Directional Sign
Area Gateway
Information Homer
Information - Neighborhood
Information - Partner
Existing Sign
Proposed Sign

ACCESS/PARKING
On-site public parking
Possible adjacent parking, none on-site
Space for on-site RV parking for park and walk
Information Hub & Available Parking

All signs are diagrammatic only, to show content and directions.

DOWNTOWN & OLD TOWN



- ROADS**
- Main Route
 - Secondary Route
 - Important Intersection

- RESOURCES**
- Visitor Services (Partner)
 - Public Toilet
 - Civic Destination
 - Park

- WAYFINDING**
- DOT Directional Sign
 - Area Gateway
 - Information Homer
 - Information - Neighborhood
 - Information - Partner
 - Existing Sign (AE1)
 - Proposed Sign (A1)

- ACCESS/PARKING**
- On-site public parking
 - Possible adjacent parking, none on-site
 - Space for on-site RV parking for park and walk
 - Information Hub & Available Parking

Existing DOT Signs

(shaded signs are replaced or removed, non-shaded are to remain)

- BE1: Eastbound Sign**
◀ RV Day Parking Downtown Old Town ▶
Replaced by B1 & B2 below
- BE2: Eastbound Sign**
▲ Homer Spit
◀ Business District
Replaced by B1 below
- BE3: Eastbound Sign**
Main Street
Next Signal
Remove sign (low priority)
- BE4: Eastbound Sign**
Historic Old Town District
Bishops Beach Rec Area
Next Right ▶
- BE5: Eastbound Sign** ▶ Wildlife Refuge Visitors Center
- BE6: Eastbound Sign**
Animal Shelter
- BE7: Eastbound Sign**
- BE8: Westbound Sign**
▲ Anchorage
Business District ▶
Replaced by B4 below
- BE9: Westbound Sign**
◀ Wildlife Refuge Visitors Center
- BE10: Westbound Sign**
◀ Historic Old Town District
Bishops Beach Rec Area
Next Left
- BE11: Westbound Sign**
▲ Anchorage
Homer ▶
Replaced by B4 below

Modified or New Signs

- B1: Eastbound Sign**
◀ DOWNTOWN PIONEER AVE
▶ OLD TOWN
▶ OCEAN DRIVE
▶ HOMER SPIT
Replaces BE1 and BE2 above
- B2: Eastbound Sign**
◀ RV DAY ACCESS/PARKING
◀ **ACCESS/PARKING LOCATIONS**
Replaces BE1 above
- B3: Westbound Sign**
◀ OLD TOWN
▶ DOWNTOWN PIONEER AVE
- B4: Westbound Sign**
▲ ANCHORAGE
▶ DOWNTOWN PIONEER AVE
▶ OLD TOWN
Replaces BE8 and BE11 above
- B5: Eastbound Sign**
◀ DOWNTOWN PIONEER AVE
▶ OCEAN DRIVE
▶ HOMER SPIT
- B6: Eastbound Sign**
▲ East End Road
- B7: Westbound Sign**
▶ East End Road
- B8: Eastbound Sign**
▶ East End Road
- B9: Eastbound Sign**
◀ KAREN HORNADAY PARK
◀ PRATT MUSEUM
- B10: Westbound Sign**
▶ KAREN HORNADAY PARK
▶ PRATT MUSEUM
- B11: Westbound Sign**
▶ East End Road
- B12: Eastbound Sign**
◀ East Hill Road
◀ Skyline Drive
Located at East Hill and East End

All signs are diagrammatic only, to show content and directions.

OCEAN DRIVE



Vehicle



Existing DOT Signs

(shaded signs are replaced or removed, non-shaded are to remain)

- CE1: Eastbound Sign**
◀ Airport Terminal
- CE2: Eastbound Sign**
◀ Beluga Wetlands Overlook
- CE3: Eastbound Sign**
Wildlife Viewing
- CE4: Eastbound Sign**
Airport
- CE5: Eastbound Sign**
Terminal 1/2 Mi. Ahead

Existing Local Signs

None

Modified or New Signs

- C1: Eastbound Sign**
▲ AIRPORT
▲ HOMER SPIT
- C2: Westbound Sign**
◀ OLD TOWN
◀ DOWNTOWN PIONEER AVE

ROADS

- Main Route
- Secondary Route
- Important Intersection

RESOURCES

- Civic Destination

WAYFINDING

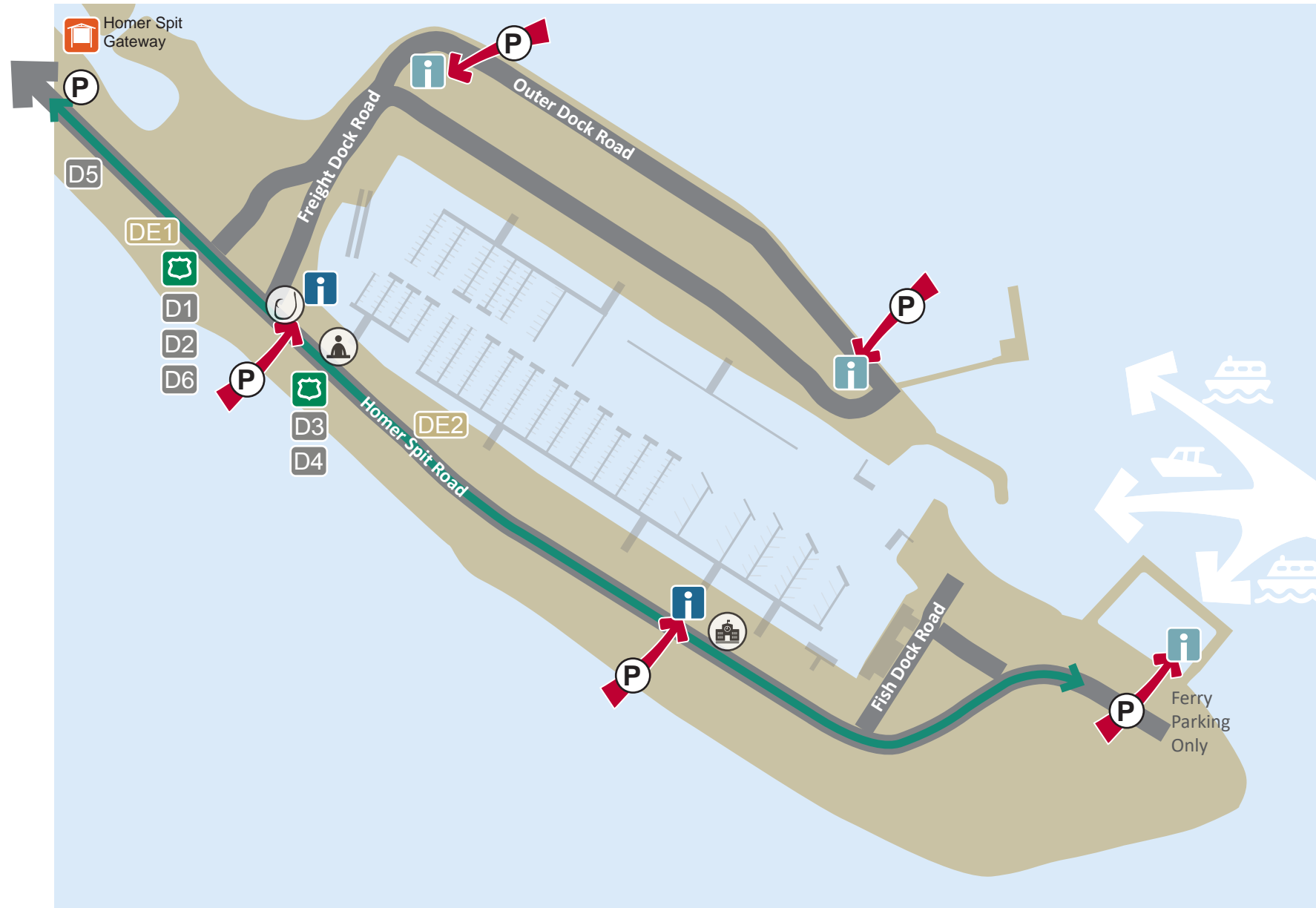
- DOT Directional Sign
- Area Gateway
- Information Homer
- Information - Neighborhood
- Information - Partner
- AE1 Existing Sign
- A1 Proposed Sign

ACCESS/PARKING

- On-site public parking
- Possible adjacent parking, none on-site
- Space for on-site RV parking for park and walk
- Information Hub & Available Parking

All signs are diagrammatic only, to show content and directions.

HOMER SPIT



- ROADS**
- Main Route
 - Secondary Route
 - Important Intersection

- RESOURCES**
- Visitor Services (Partner)
 - Public Toilet
 - Civic Destination
 - Park
 - Trailhead
 - Wayfinding Icon

- WAYFINDING**
- DOT Directional Sign
 - Area Gateway
 - Information Homer
 - Information - Neighborhood
 - Information - Partner
 - Existing Sign (AE1)
 - Proposed Sign (A1)

- ACCESS/PARKING**
- On-site public parking
 - Possible adjacent parking, none on-site
 - Space for on-site RV parking for park and walk
 - Information Hub & Available Parking

Existing DOT Signs

(shaded signs are replaced or removed, non-shaded are to remain)

- DE1: Southbound Sign
- ◀ Load & Launch Ramp
- ◀ Port & Harbor Office
- ◀ Deep Water Dock

Replaced by D2 below

Existing Local Signs

- DE2: Southbound Sign



Modified or New Signs

- D1: Southbound Sign
- ◀ FREIGHT DOCK RD

- D3: Northbound Sign
- ▶ FREIGHT DOCK RD

- D2: Southbound Sign
- ◀ LOAD & LAUNCH RAMP
- ▶ RAMPS 1 - 5
- ▶ RAMPS 6 - 8
- ◀ PORT & HARBOR OFFICE
- ◀ DEEP WATER DOCK
- ◀ SELDOVIA FERRY TERMINAL

- D4: Northbound Sign
- ▶ LOAD & LAUNCH RAMP
- ▶ RAMPS 6 - 8
- ▶ PORT & HARBOR OFFICE
- ▶ DEEP WATER DOCK
- ▶ SELDOVIA FERRY TERMINAL

- D5: Northbound Sign
- ▶ OCEAN DRIVE
- ▶ OLD TOWN
- ▶ DOWNTOWN PIONEER AVE

Replaces DE1 above

- DE6: Eastbound Sign
- ◀ PORT OF HOMER
- ▶ SMALL BOAT HARBOR

All signs are diagrammatic only, to show content and directions.



PEDESTRIAN SIGN OVERVIEW

Criteria for Sign Placement

The three types of pedestrian signs (orientation, wayfinding, and destination) have three types of placement.

Orientation

Orientation signs serve two purpose:

Entry to Homer. These signs are provided at locations where someone arrives in Homer (land, air, and water) and they will benefit from information to help orient themselves and locate destinations. The goal is to get them directly to their destination, or to a specific neighborhood where they can find more detailed information to navigate within that area.

Neighborhood Navigation: These signs are provided at central or easily accessed areas within a neighborhood, and provide neighborhood level information related to civic destinations, recommended pedestrian routes, and information on the off-street trail system.

The ideal location for these signs will be on City of Homer land, but there may be locations where partners may be interested in hosting such information. This would be of benefit especially in areas where public land in the best area is not available, or where the location would provide benefit to existing visitors to that location.

The Chamber of Commerce is expected to be a partner in connecting people to local businesses. The sign system is intended to have flexibility to allow the Chamber of Commerce to add their own panels with an additional post, or to coordinate for information on the back side of the City of Homer panels. The overall guidance is that City of Homer information will relate to civic and public facility information, and that Chamber of Commerce information will relate to private business (and civic and public information as is relevant to their messaging).

Wayfinding

There are two types of wayfinding signs:

Post. These are tall signs with visible sign blades that point to specific destinations. These should be located at key decision points to ensure that pedestrians understand which direction to go. Due to their visibility, they provide good visual connection from one decision point to the next.

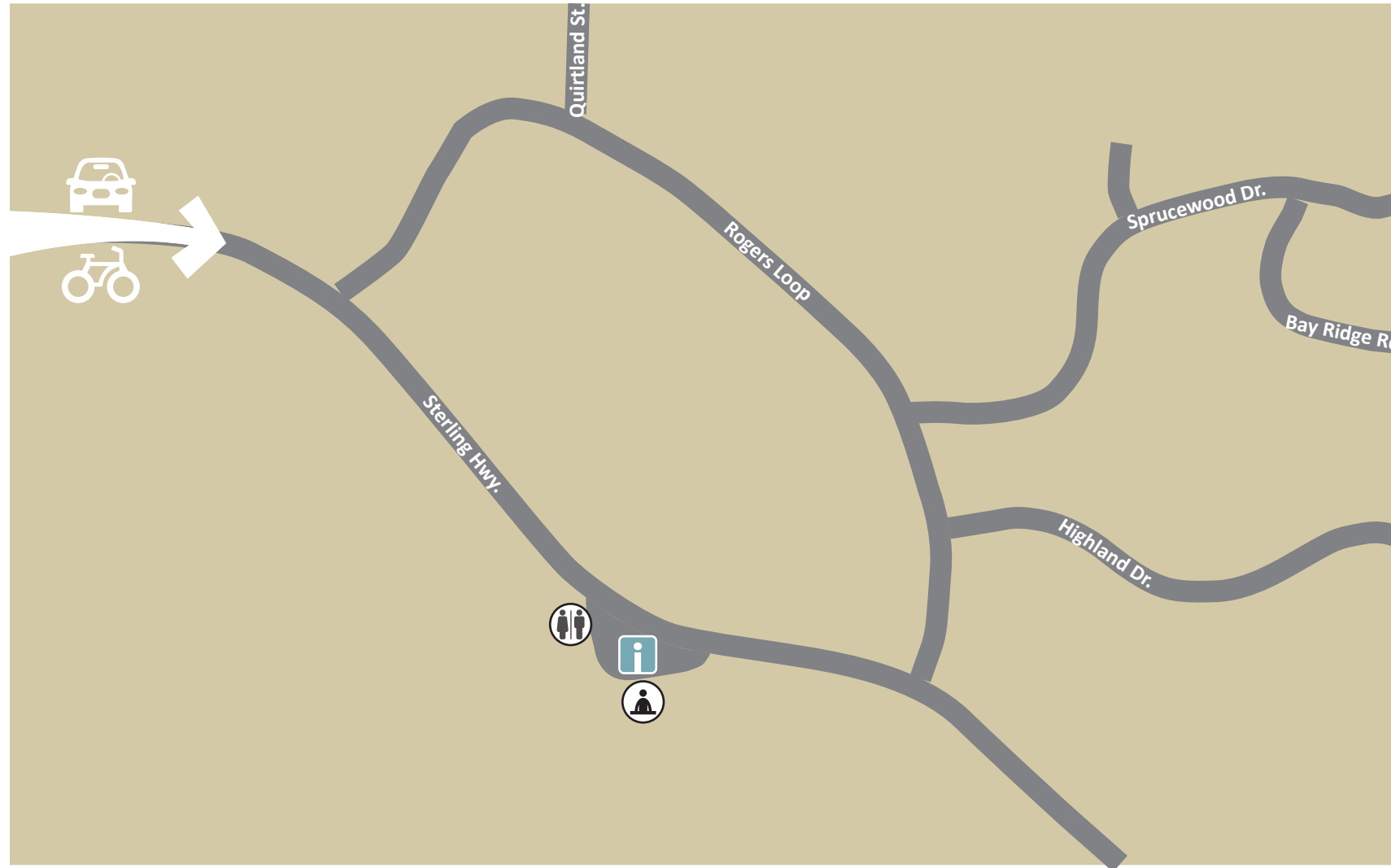
Bollard. These are short signs with directional information on the bollard. These can serve the same purpose as the Post sign, but are less visible. A strategy for their use is to use them between the key decision points where Posts are used, and in locations such as crosswalks. Another use for these could be at the top of boat ramps, if the size and visibility of a Post sign is unnecessary.

This sign master plan illustrates initial possible locations, but this is diagrammatic only. These need to be refined based on identifying the destinations that visitors will be directed to, what the typical starting points might be, and where signs are needed to help people navigate to the desired desinations.

Destination

The destination sign is a simple post with vertical sign information. The intended use for this is for trailheads, to encourage people to use trails as a part of their navigation within and between areas. The height of the destination post is to allow visibility from a distance. Placement of the sign in relation to the trailhead should be based on good visibility from the expected directions that people would be coming from.

Baycrest OVERLOOK



Information Signs



Baycrest Overlook

This sign will likely be the first sign that someone sees on their visit to Homer. The intent for this sign is to orient people to Homer, help them find and prepare themselves for destinations (such as knowing where to park), prepare them with general information for how they will experience Homer (such as RV or bicycling), alert them to specific safety information (such as Tsunami), and possibly change or expand where they might go and what they might do during their time in Homer.


Information at the Baycrest Overlook should focus on:

- Orientation to Homer
- Wayfinding: Identification of civic destinations
- Safety: Tsunami
- Safety: Wildlife
- Guidance: Parking
- Guidance: RV Expectations
- Guidance: Walking/Bicycling in Homer
- Regulation: General

RESOURCES

-  Visitor Services (Partner)
-  Public Toilet

NEW WAYFINDING

-  Information - Homer

DOWNTOWN & OLD TOWN



- TRAILS**
- Trail/Pedestrian Route
 - Sidewalk/Pedestrian Route

- RESOURCES**
- Visitor Services (Partner)
 - Public Toilet
 - Civic Destination
 - Park
 - Trailhead
 - Crosswalk

- NEW WAYFINDING**
- Information - Homer
 - Information - Neighborhood
 - Information - Partner
 - Pedestrian Wayfinding

Information Signs

Chamber of Commerce and Library

The signs at these locations may be the first sign that someone sees on their visit to Homer. The intent for this sign is to orient people to Homer, help them find and prepare themselves for destinations (such as knowing where to park), prepare them with general information for how they will experience Homer (such as RV or bicycling), alert them to specific safety information (such as Tsunami), and possibly change or expand where they might go and what they might do during their time in Homer.

Information at these locations should focus on:

- Orientation to Homer
- Wayfinding: Identification of civic destinations
- Safety: Tsunami
- Safety: Wildlife
- Guidance: Parking
- Guidance: RV Expectations
- Guidance: Walking/Bicycling in Homer
- Regulation: General

Chamber of Commerce, Library, Pioneer Ave Toilets, Bishop's Beach

Each of these locations provides information to help someone explore the area. The intent for these signs is to orient people to the area, help them find destinations, and possibly change or expand where they might go and what they might do in the area.

Information at these locations should focus on:

- Orientation to the area (also providing context with Homer)
- Wayfinding: Identification of civic destinations
- Wayfinding: Trails, trailheads, and pedestrian routes

Information Partners

There may be locations where local partners may wish to host the standard Homer information signs.

OCEAN DRIVE



Information Signs

Homer Airport

This sign will likely be the first sign that someone sees on their visit to Homer. The intent for this sign is to orient people to Homer, help them find and prepare themselves for destinations, prepare them with general information for how they will experience Homer (such as bicycling), alert them to specific safety information (such as Tsunami), and possibly change or expand where they might go and what they might do during their time in Homer. This location would have less emphasis on vehicle information such as where to park.

Information at these locations should focus on:

- Orientation to Homer
- Wayfinding: Identification of civic destinations
- Safety: Tsunami
- Safety: Wildlife
- Guidance: Walking/Bicycling in Homer
- Regulation: General

Area Information Sign

Each of these locations provides information to help someone explore the area. The intent for these signs is to orient people to the area, help them find destinations, and possibly change or expand where they might go and what they might do in the area.

Information at these locations should focus on:

- Orientation to the area (also providing context with Homer)
- Wayfinding: Identification of civic destinations
- Wayfinding: Trails, trailheads, and pedestrian routes

TRAILS

- Trail/Pedestrian Route
- Sidewalk/Pedestrian Route

RESOURCES

- Civic Destination
- Crosswalk

NEW WAYFINDING

- Information - Homer
- Information - Neighborhood
- Pedestrian Wayfinding

HOMER SPIT



TRAILS

- Trail/Pedestrian Route
- Sidewalk/Pedestrian Route

RESOURCES

- Visitor Services (Partner)
- Public Toilet
- Civic Destination
- Park

NEW WAYFINDING

- Information - Homer
- Information - Neighborhood
- Pedestrian Wayfinding

Information Signs

Ferry Terminals and Boat Ramp

These signs will likely be the first signs that someone sees on their visit to Homer. The intent for these signs is to orient people to Homer, help them find and prepare themselves for destinations, prepare them with general information for how they will experience Homer (such as bicycling), alert them to specific safety information (such as Tsunami), and possibly change or expand where they might go and what they might do during their time in Homer. These locations would have less emphasis on vehicle information such as where to park.

Information at these locations should focus on:

- Orientation to Homer
- Wayfinding: Identification of civic destinations
- Safety: Tsunami
- Safety: Wildlife
- Guidance: Walking/Bicycling in Homer
- Regulation: General

Chamber of Commerce and The Boat House

Each of these locations provides information to help someone explore the area. The intent for these signs is to orient people to the area, help them find destinations, and possibly change or expand where they might go and what they might do in the area.

Information at these locations should focus on:

- Orientation to the area (also providing context with Homer)
- Wayfinding: Identification of civic destinations
- Wayfinding: Trails, trailheads, and pedestrian routes

CITY OF HOMER

Wayfinding & Streetscape Plan

February 2022 - Technical Review Draft



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DOCUMENT PURPOSE

INTRODUCTION

It is a City of Homer priority to establish a standard wayfinding system and streetscape branding. This Wayfinding and Streetscape Plan sets this standard signage system, providing a strong identity, unified aesthetic, and consistency in wayfinding and the provision of information.

Implementing this signage system unifies people's experience between all roads and streets and helps people identify and locate destinations. The target audiences are both Homer residents (new and long-standing) or visitors. A unified sign design helps users orient themselves and navigate through Homer comfortably.

The signage family is simple, easily recognizable, and legible. Six sign types provide for a variety of situations.

This Wayfinding and Streetscape Plan presents the overall look and feel of the signage family and provides specific information for graphic design, materials, and fabrication. City of Homer staff will determine sign locations on a case-by-case basis, in addition to the informational and graphic content explicit to a particular site.

The City of Homer Wayfinding and Streetscape Plan Package includes the following components:

Index of Sign Types

The Index of Sign Types section provides a quick overview of the sign graphics and content, information on the specific function and proper use for each sign, and their basic components.

Sign Detail

The Sign Detail section provides the standard generic information that is needed for the fabrication of each sign type, and information/guidance on the necessary sign content customization needed for specific locations.

Specifications & Details

The Specifications & Details section provides information required for sign customization, fabrication, and installation.

Cost Estimates

The Cost Estimate section provides expected sign costs at the time of development of this document (December 2021). These costs are expected to change over time.

PURPOSE AND USE OF DOCUMENT

The intent of signage guidelines for the City of Homer's Wayfinding and Streetscape system is to create a cohesive system of presenting information. The goals of such a system are to effectively brand and label major roads, neighborhoods, trails, and facilities; to help people identify and navigate to desired destinations; to provide continuity within and between locations through a common aesthetic; and to streamline the development of new signage and maintenance of existing.

This document serves two purposes: to illustrate the sign types, and to provide the information needed for their fabrication and installation.

The beginning of this document shows the range of sign types and their uses, and provides a hierarchy of applications for guidance in their selection. Key to the proper use of signage is the recognition of how any particular sign fits into an overall hierarchy of information presentation.

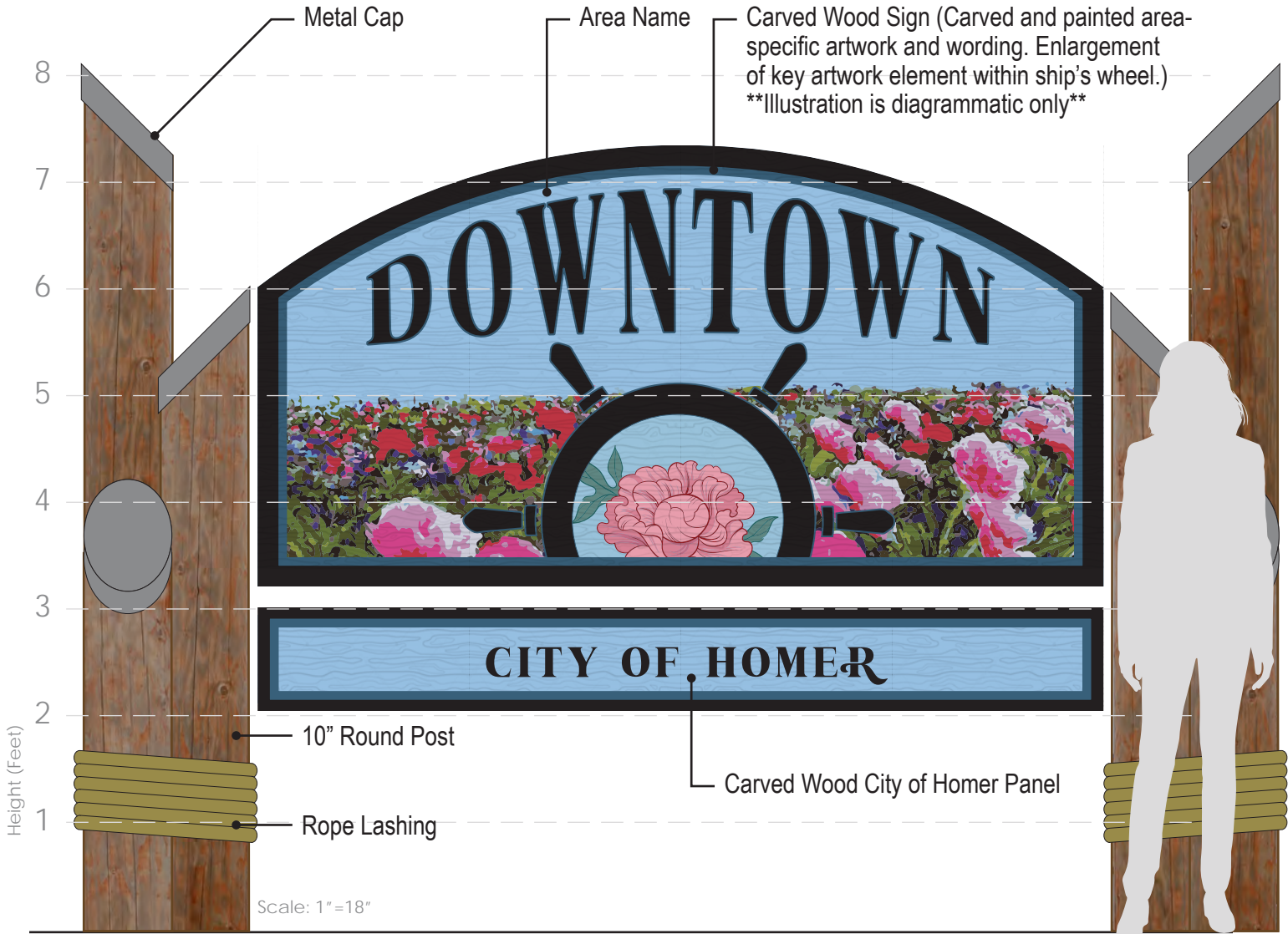
Whether an individual sign, or a network of signs, their design and implementation are dependent upon the level of information they are expected to provide. This level of information is dictated through such things as choosing the proper sign, and for how it is used.

This document illustrates the typical information required for each sign, and how this information is typically arranged. Each sign type provides guidance in developing the information needed to develop content for a sign.

Lastly, this document provides the specific information needed to construct each sign type. This includes information for designers or contractors to modify, construct, and install the signs properly.

INDEX OF SIGN TYPES

DESTINATION - GATEWAY



The Destination - Gateway Sign is used at key vehicular entry points to an 'identity' area within Homer. These will be for: Homer Spit, Downtown (shown), Old Town, Ocean Drive, and potential future locations.

The main and secondary sign panels (carved wood) are mounted to a steel frame that is attached to groupings of three timber posts (one grouping on either side of the panels).

The artwork for each sign location will be determined at the time of design and fabrication. The intent is that a conceptual design is procured, with a fabricator turning the design into a commercial sign product. While the conceptual design for each location will be different, the final products will be stylistically the same for consistency.

DIRECTIONAL - ROAD (ADOT&PF)

Pioneer Avenue and the Sterling Highway are Alaska Department of Transportation and Public Facilities (ADOT&PF) rights-of-way. Signage within these road corridors should prioritize using standard ADOT&PF sign types for directional purposes. Non-standard signs will need to meet ADOT&PF standards and their limitations.

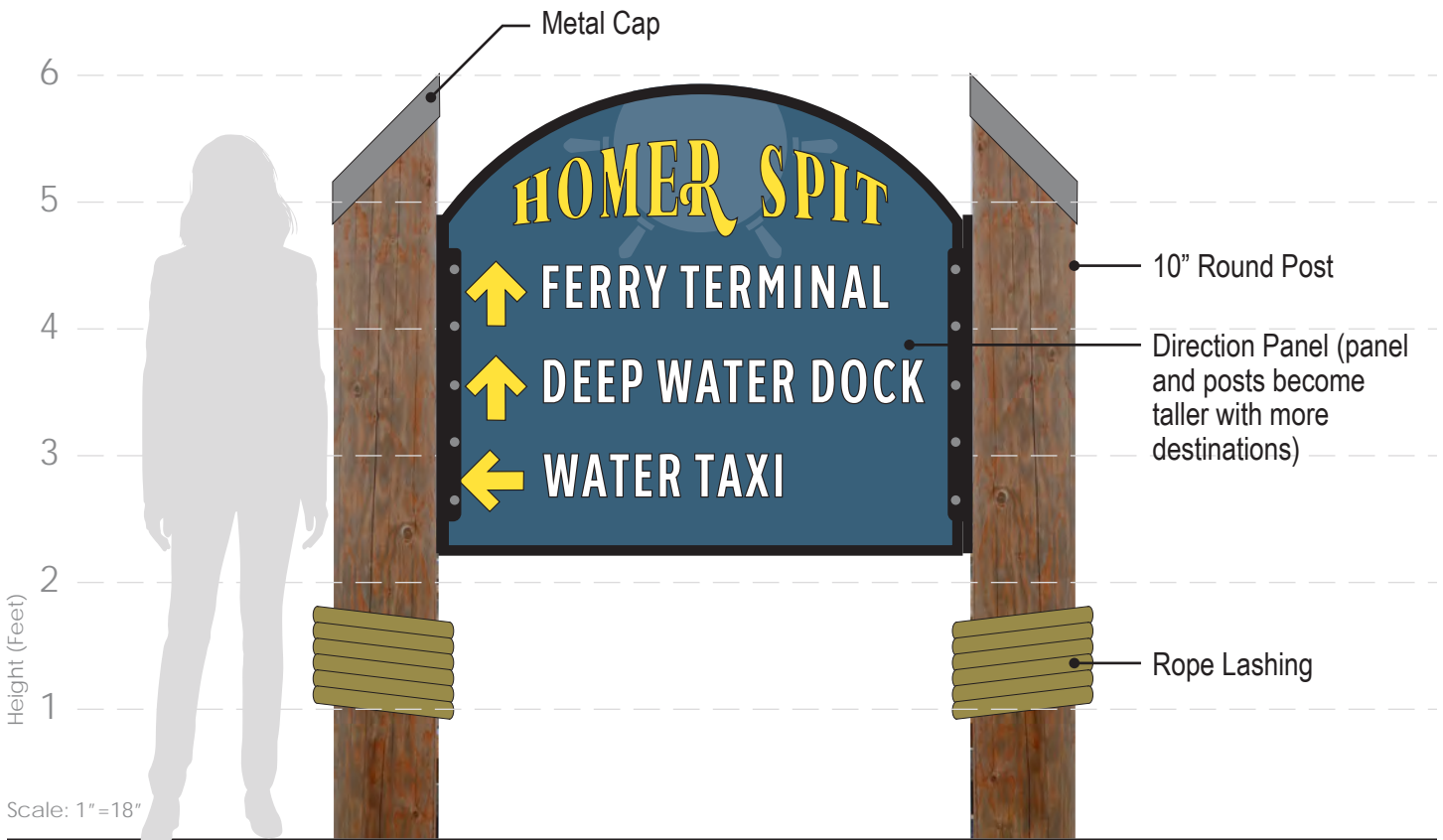
There are three standard sign types:

- Road Guide Sign (green)
- RCIA - Recreational and Cultural Interest Area sign (brown)
- TODS - Tourist Oriented Directional Sign (blue)



The Directional - Road (ADOT&PF) is used to direct vehicular traffic. These require ADOT&PF permitting and design and construction need to meet ADOT&PF standards.

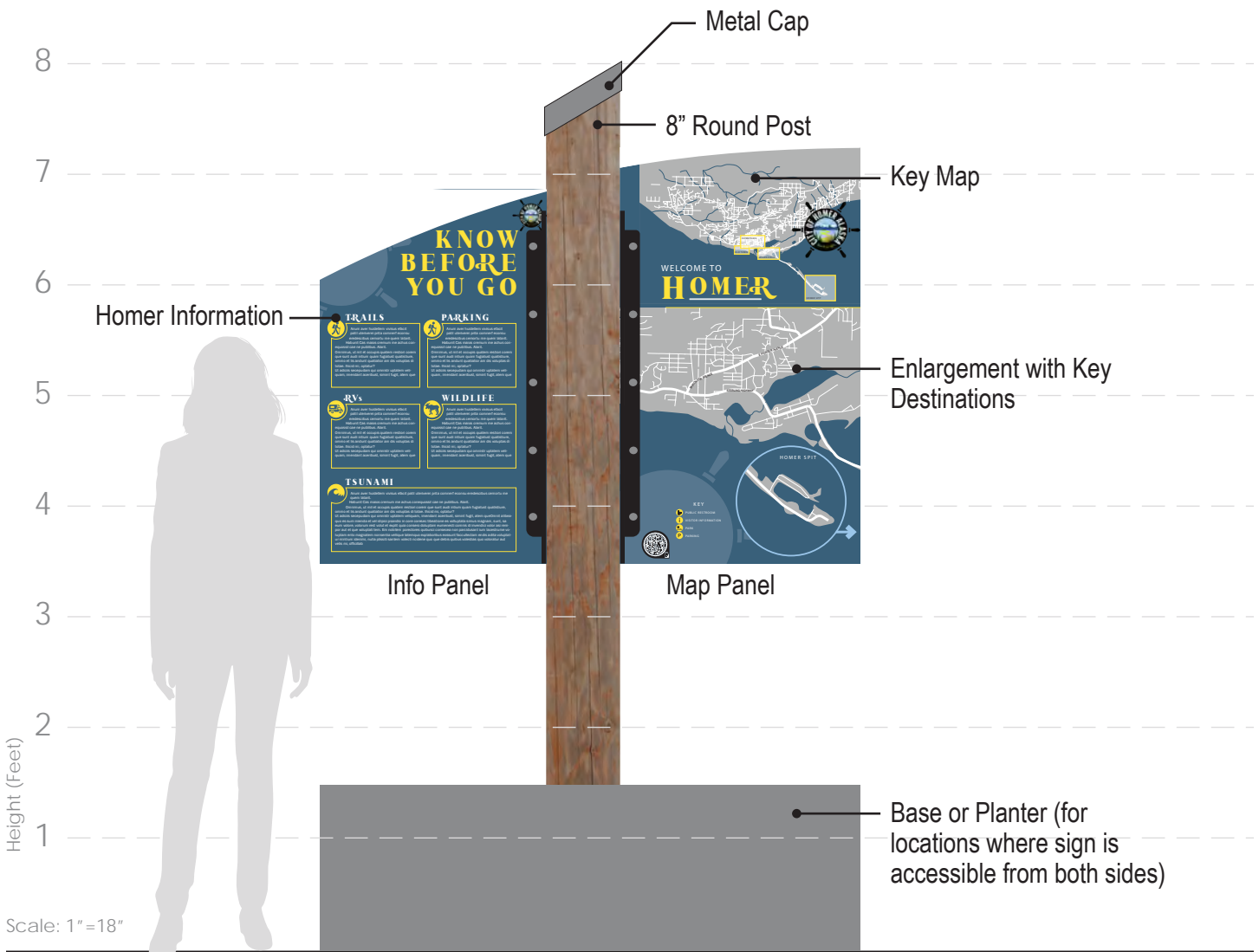
DIRECTIONAL - ROAD (HOMER)



The Directional - Road (Homer) Sign is used on City of Homer roads to direct vehicular traffic to an area or specific destination. Use of these signs within ADOT&PF rights-of-way would require permitting, and potential re-design for safety requirements.

The main sign panel (high pressure laminate) is mounted to a steel frame attached to two timber posts.

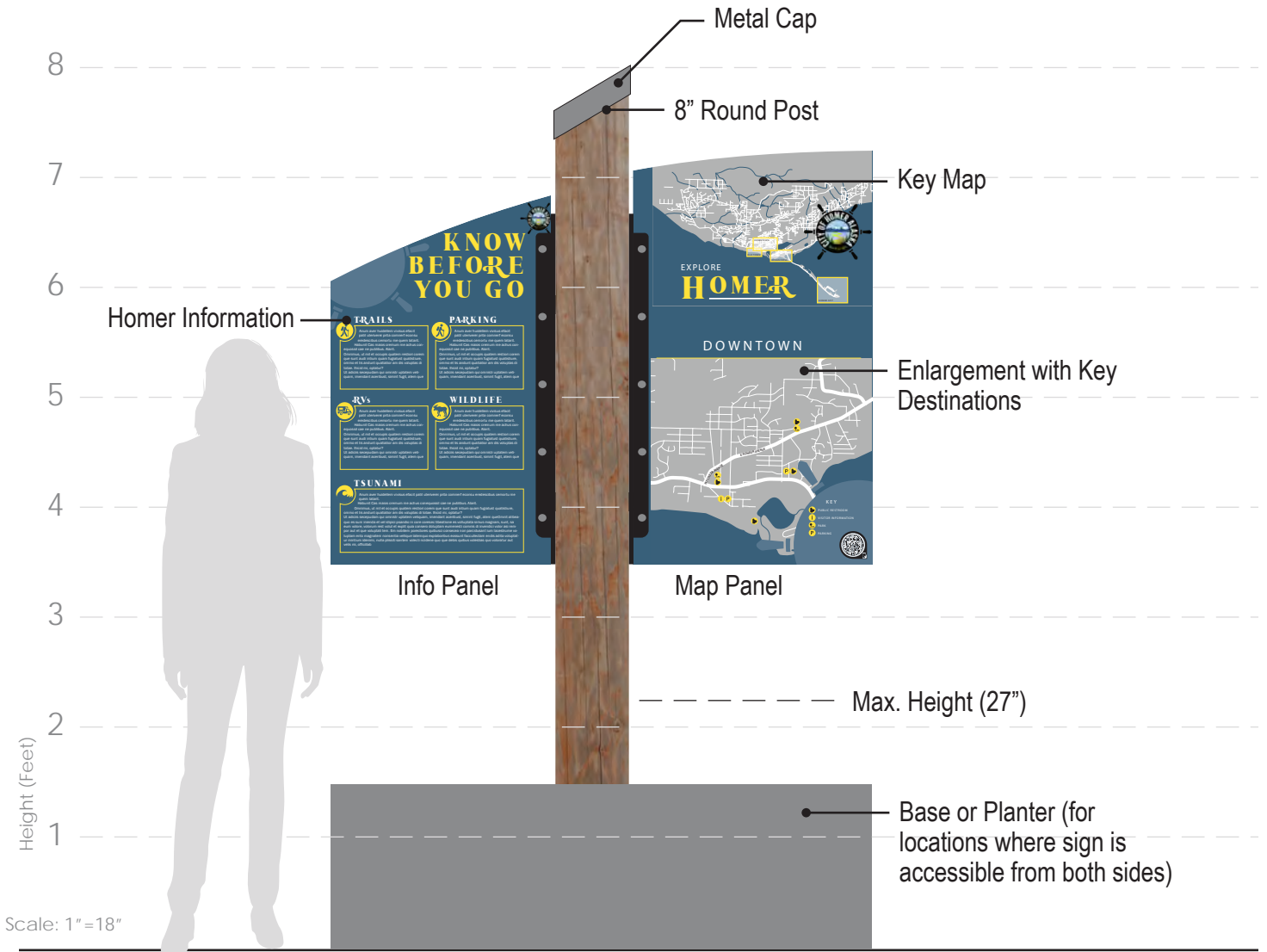
INFORMATION (HOMER)



The Information (Homer) sign is used at key arrival locations to Homer. The purpose of this sign is to help people find and prepare themselves for destinations, prepare them with general information for how they will experience Homer, alert them to specific safety information (such as Tsunami), and possibly change or expand where they might go and what they might do during their time in Homer. The main signs include a map and information text. The supporting sign provides information to help shape their time in Homer, and may be different depending on the location and expected audience.

The sign panels (high pressure laminate) are mounted to steel frames attached to a single post.

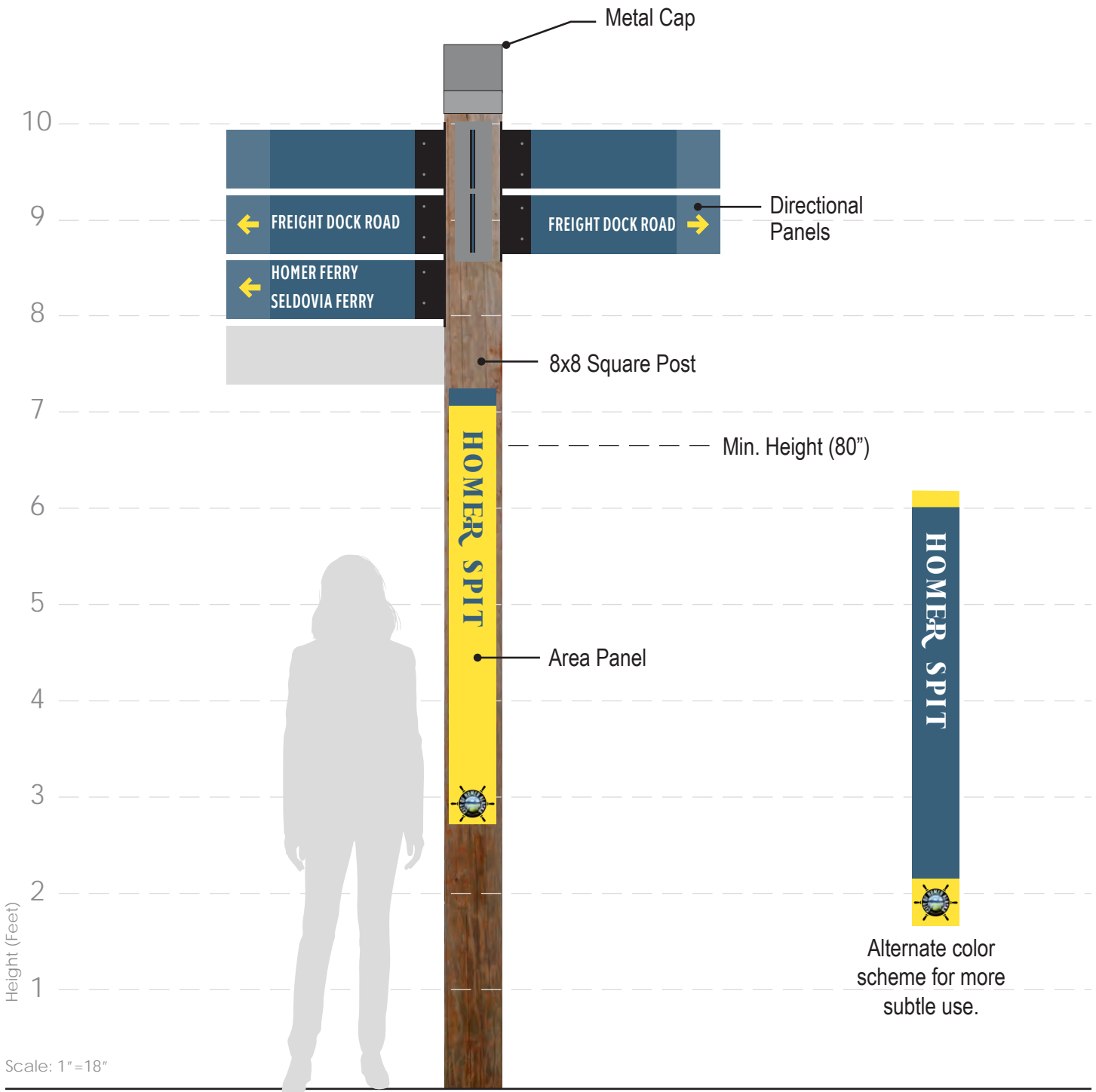
INFORMATION (AREA)



The Information (Area) sign is used at key arrival locations where people would benefit from a higher level of detail for the area. The goal is to encourage people to use non-motorized transportation to explore within the area, or move to other areas of Homer. The purpose of this sign is to help people navigate to specific destinations in the area, connect them to safe walking routes, and possibly change or expand where they might go and what they might do during their time in Homer. The main signs include a map and information text.

The sign panels (high pressure laminate) are mounted to steel frames attached to a single post.

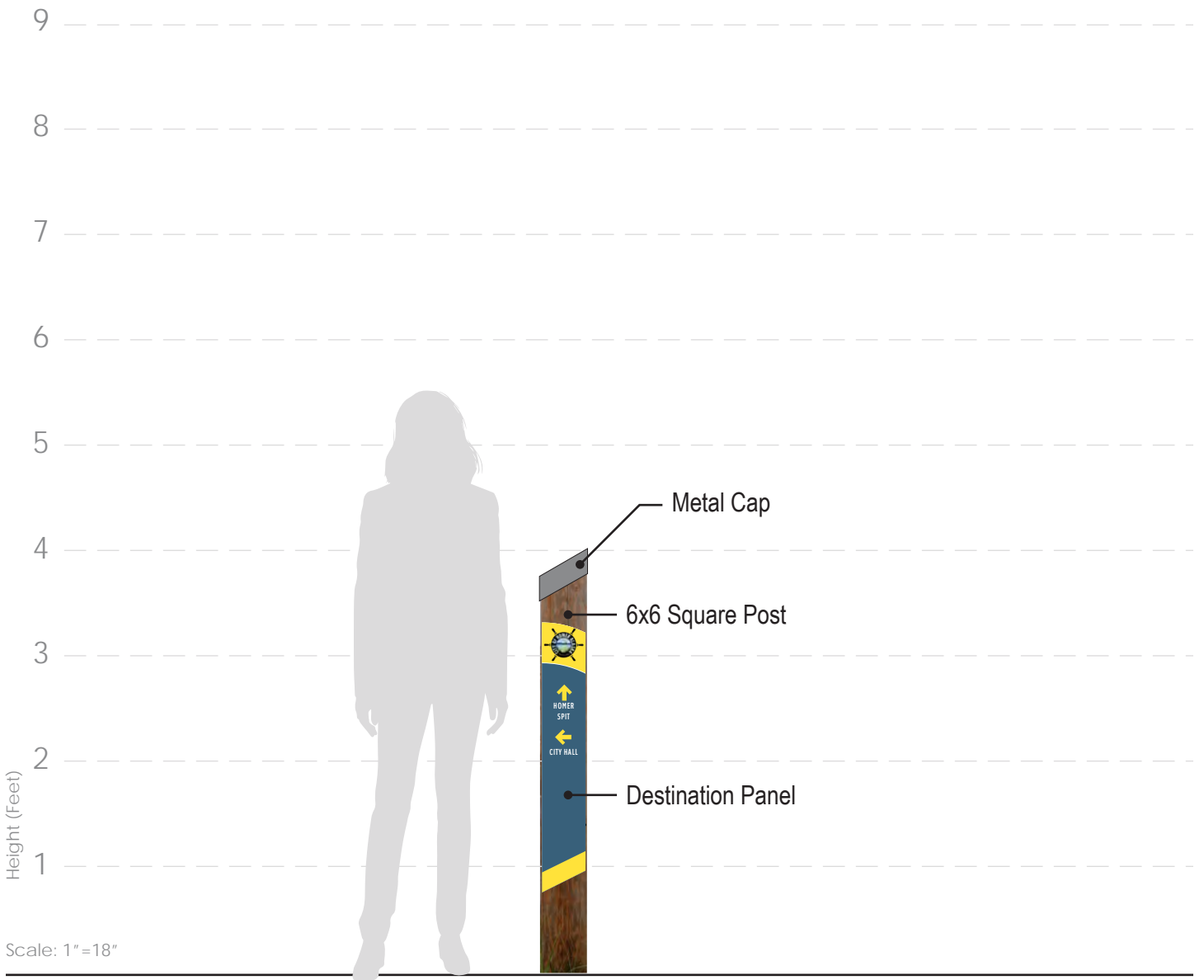
DIRECTIONAL - POST



The Directional - Post Sign is used to provide directional information to pedestrians.

The sign panels (high pressure laminate) are mounted to steel frames attached to a single post, and include arrows to specific destinations.

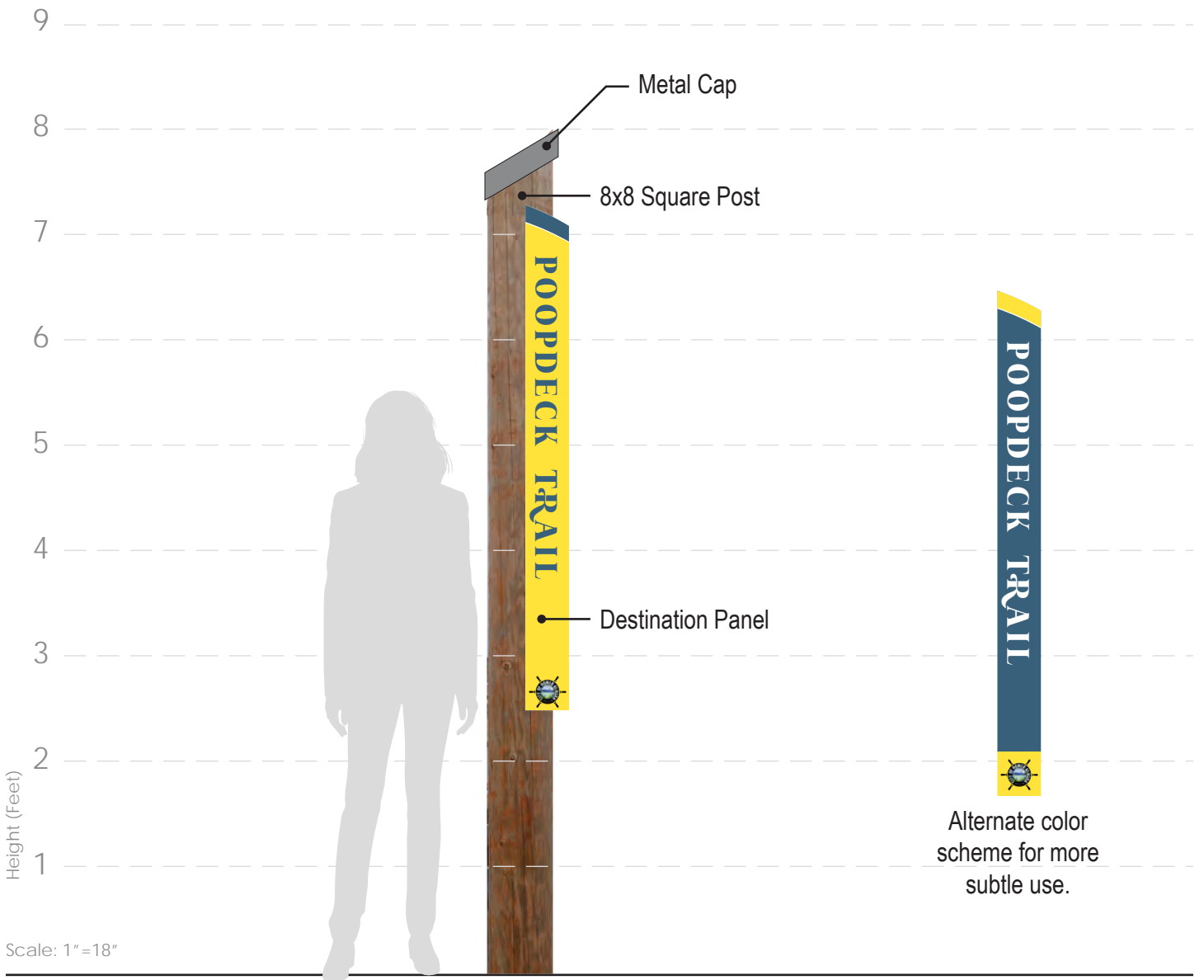
DIRECTIONAL - BOLLARD



The Directional - Bollard is used to provide directional information to pedestrians.

The sign panel (high-pressure laminate) is mounted directly to the single wood post bollard.

DESTINATION - POST



The Destination Sign is used to identify public locations (such as trailheads) when another sign type is not appropriate (i.e. park signs where there is an existing standard)

The sign panel (high-pressure laminate) is mounted directly to a single wood post.

SIGN DETAIL

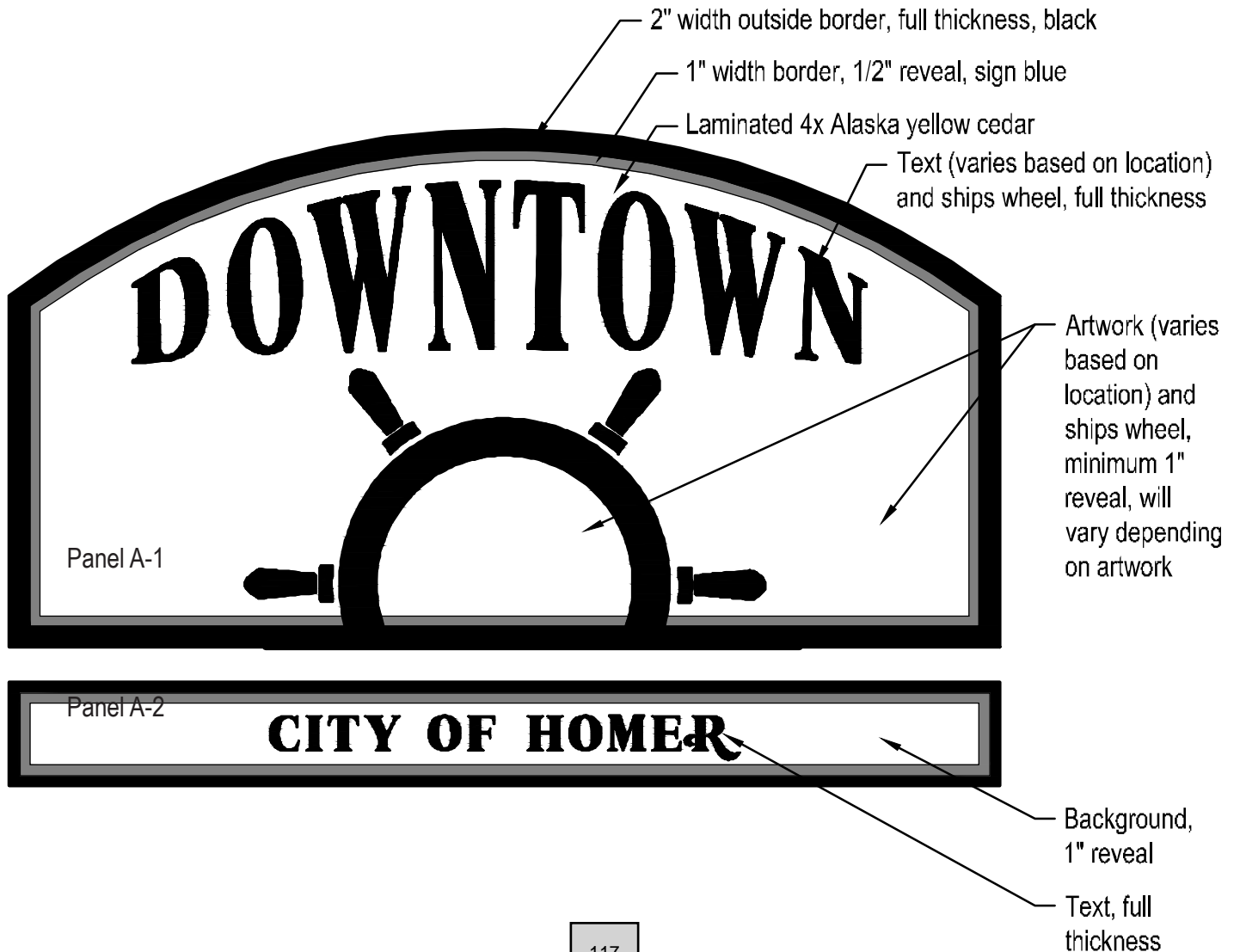
DESTINATION - GATEWAY

Text and Graphics

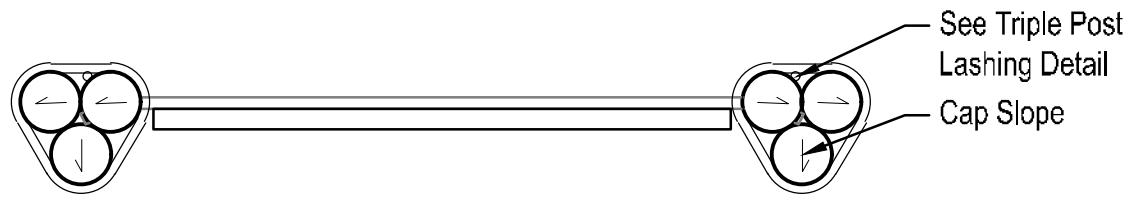
Item	Dimensions	Description	Notes
Panel A-1	96" x 50 1/8"	Panel Composed of Laminated 4x6	Artwork Developed by Artist
Panel A-2	96" x 10"	Panel Composed of Laminated 4x6	
Area Lettering	Min. 8" Ht, max. 16" Ht, Rockabye All Caps	Carved into Panel A-1	Area Name, curved top and bottom
City of Homer Lettering	4" Ht, Rockabye All Caps	Carved into Panel A-2	City of Homer

Sign Layout

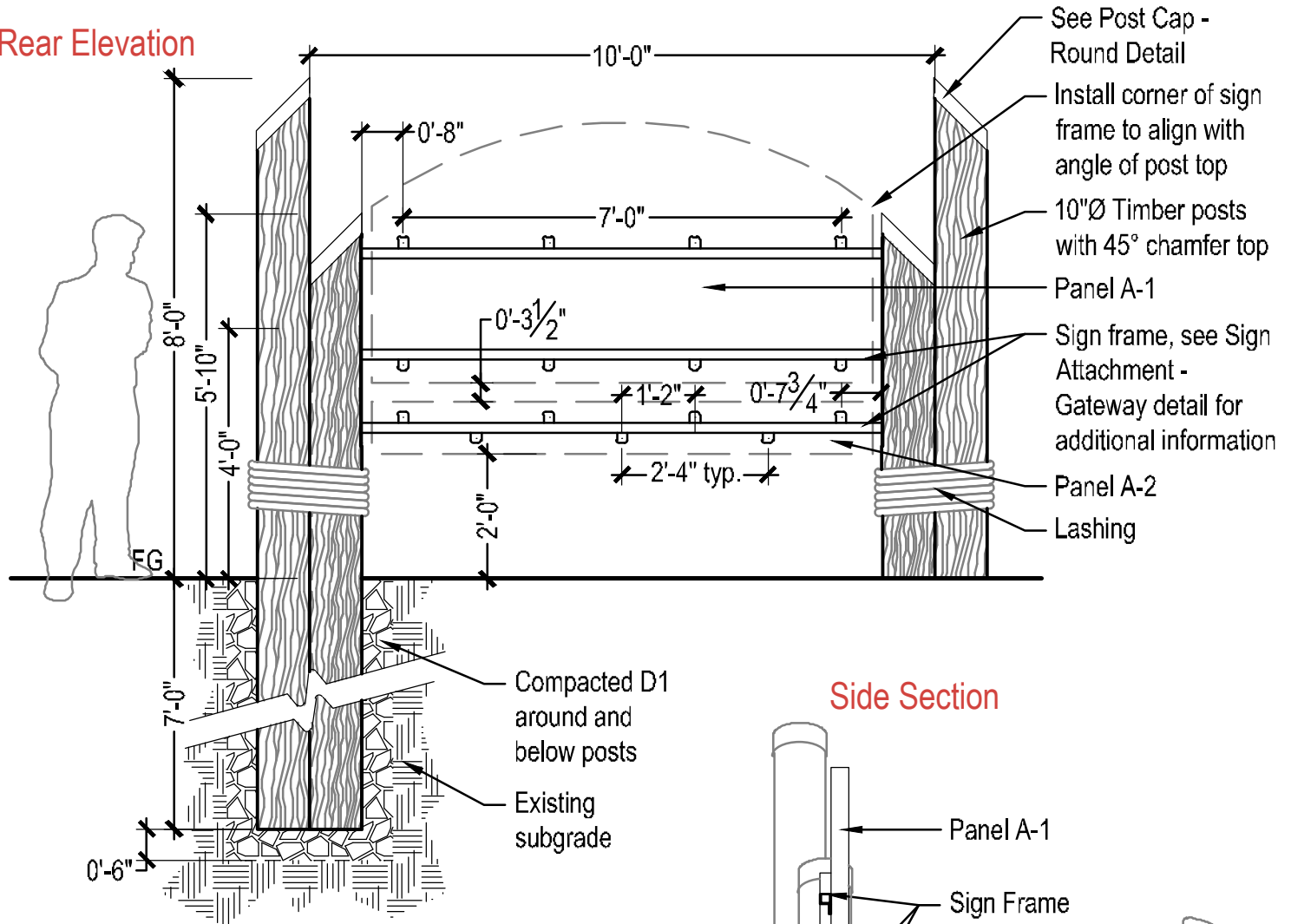
Note: Text, artwork, colors, and other information to be provided specific to each location.



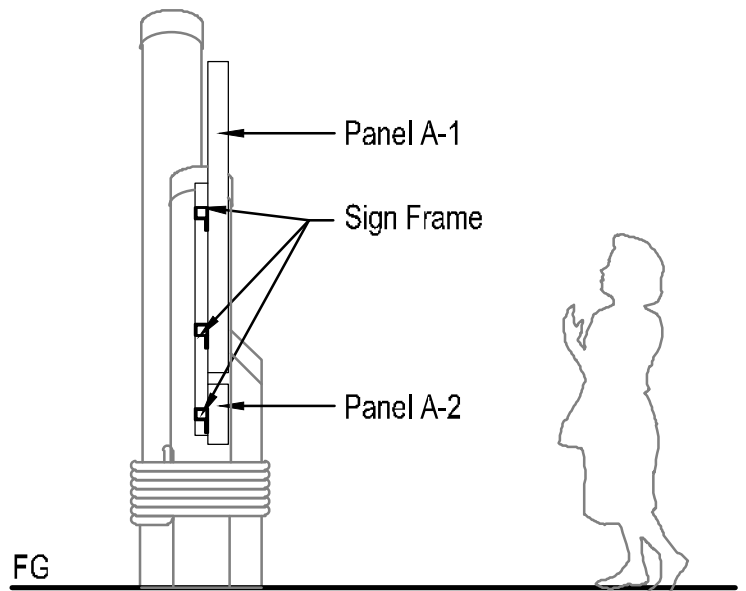
Plan



Rear Elevation



Side Section



Scale: 3/8"=1'-0"

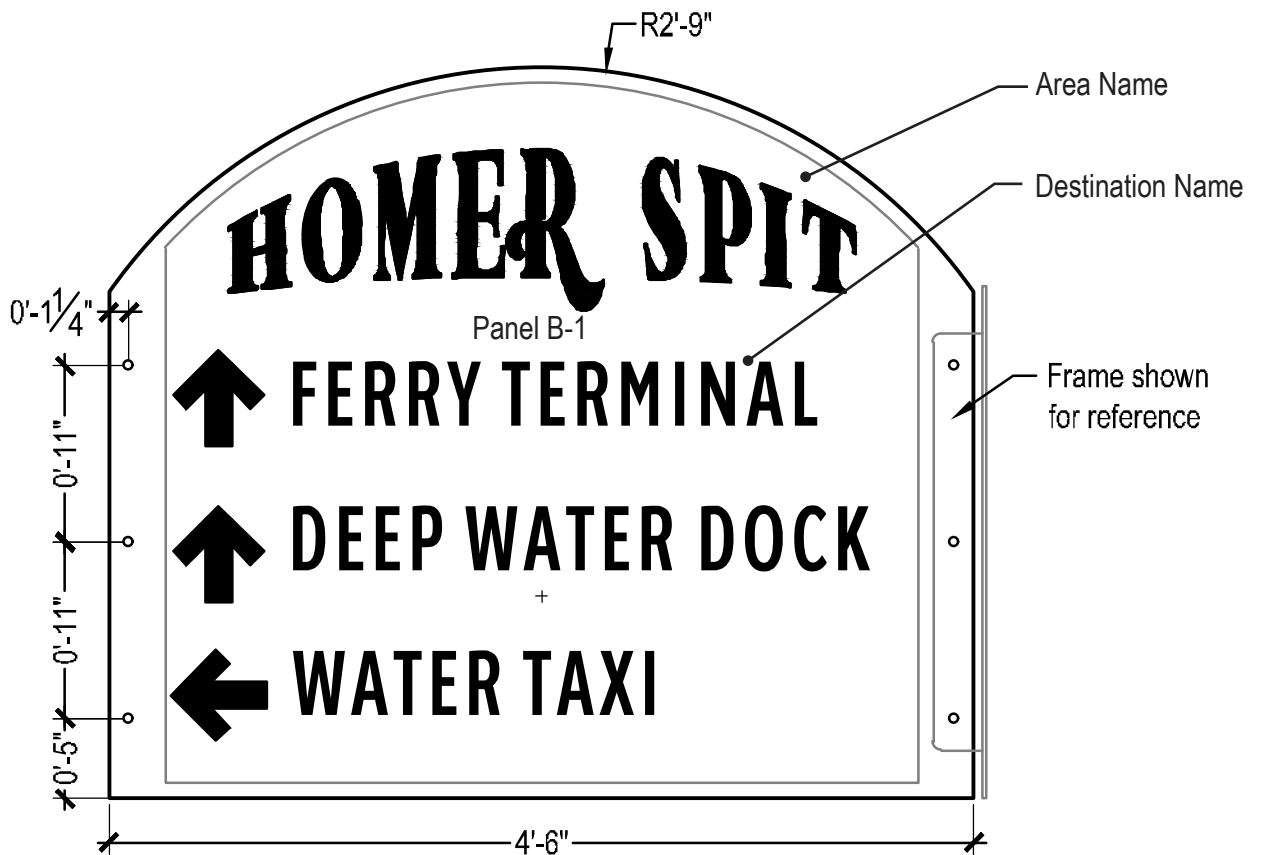
DIRECTIONAL - ROAD (HOMER)

Text and Graphics

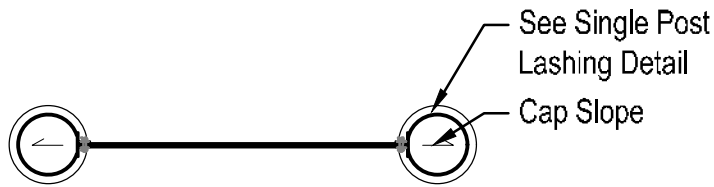
Item	Dimensions	Description	Notes
Panel B-1	54" x 45.625"	3/4" High Pressure Laminate	
Area Lettering	Min. 4" Ht, max 8" Ht, Rockabye All Caps	Printed on Panel B-1	Area Name, curved top and bottom
Destination Lettering	4" Ht, Roadgeek All Caps	Printed on Panel B-1	Destinations
Arrow	6" Ht.	Printed on Panel B-1	Per InDesign Template

Sign Layout

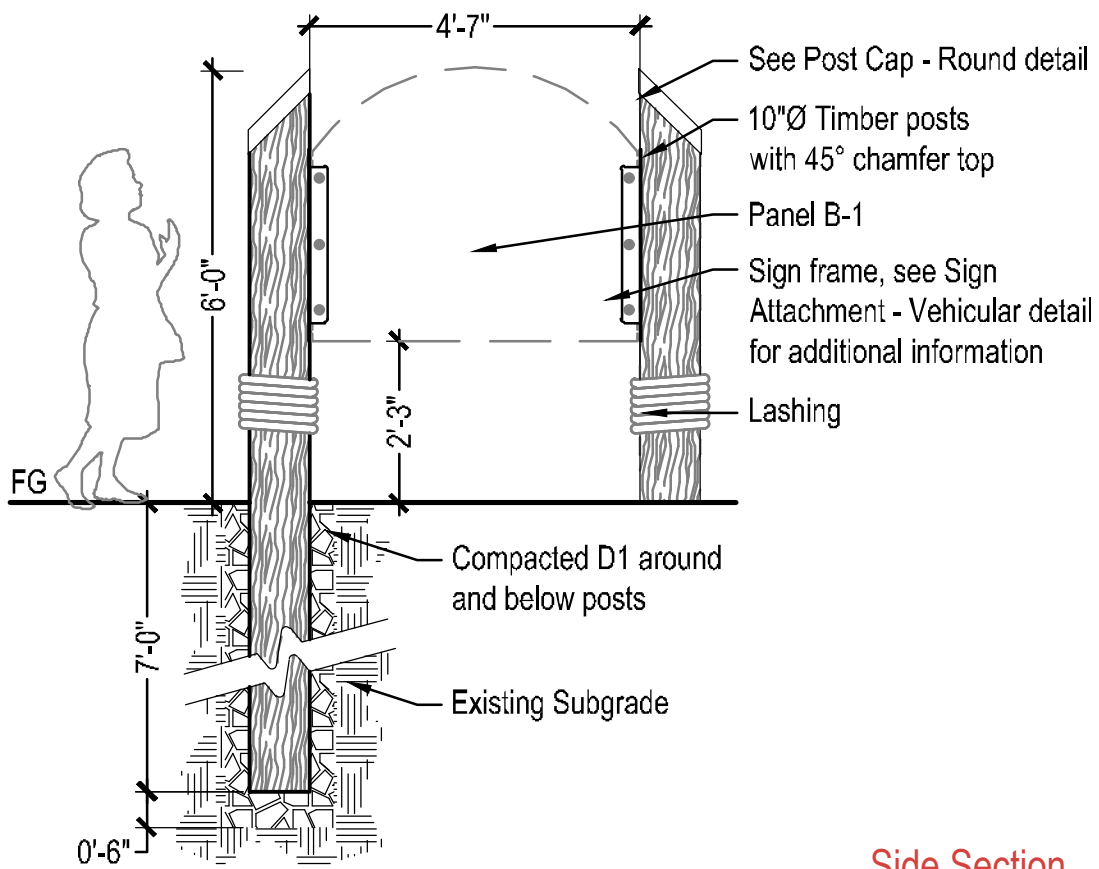
Dimensions are shown for information only. Panels are to be ordered with camera-ready artwork generated using InDesign template. This template includes locations for holes to be drilled.



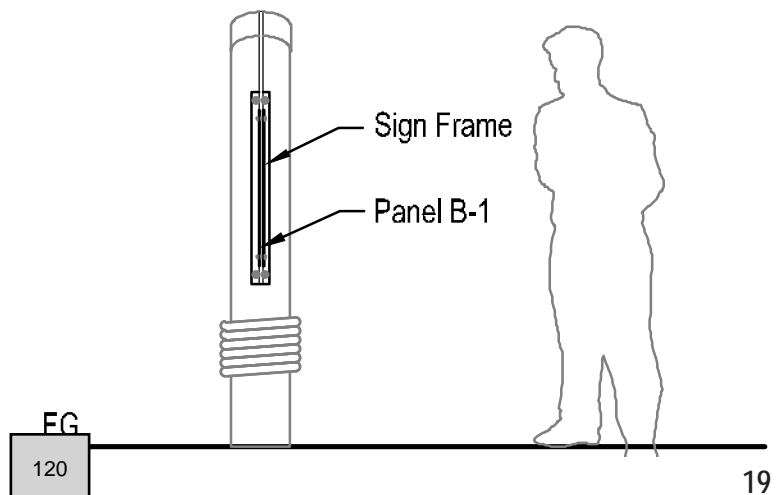
Plan



Rear Elevation



Side Section



Scale: 3/8"=1'-0"

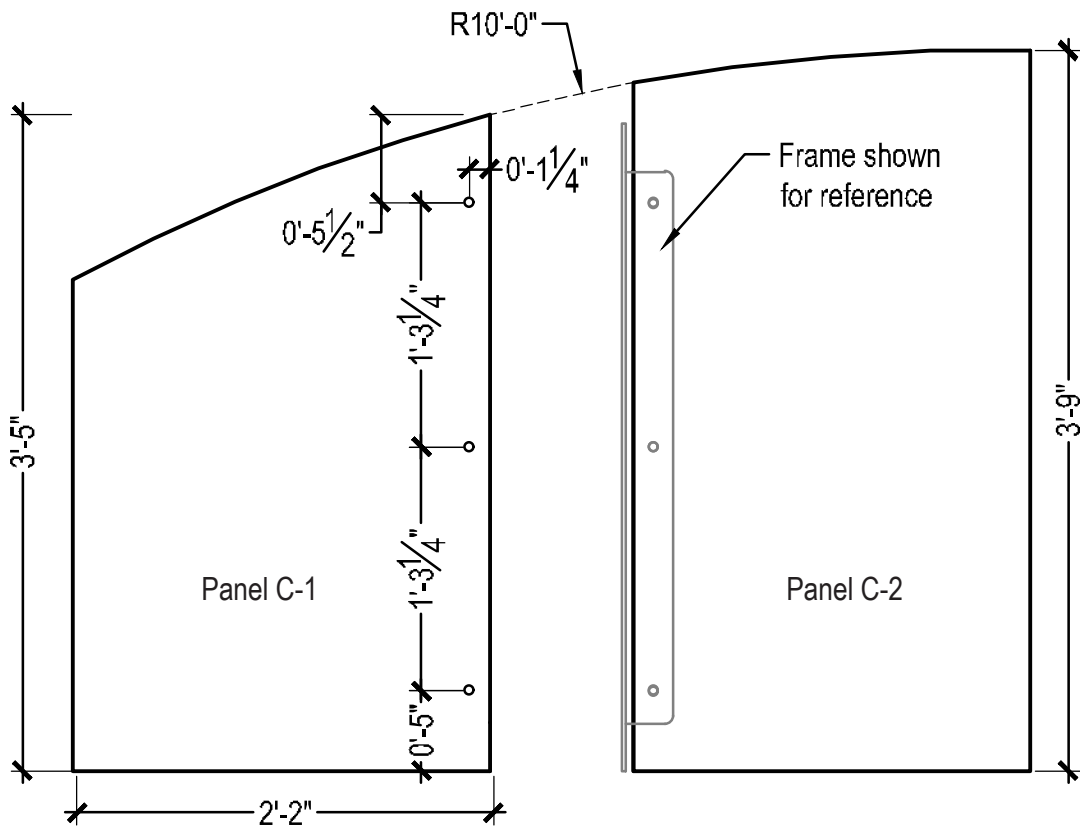
INFORMATION - HOMER & AREA

Text and Graphics

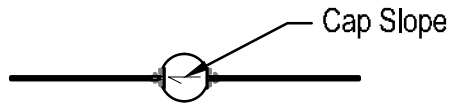
Item	Dimensions	Description	Notes
Panel C-1	26" x 40.5"	3/4" High-pressure laminate	Cut line
Panel C-2	26" x 45"	3/4" High-pressure laminate	Cut line
Lettering & Graphics			Per InDesign Template

Sign Layout

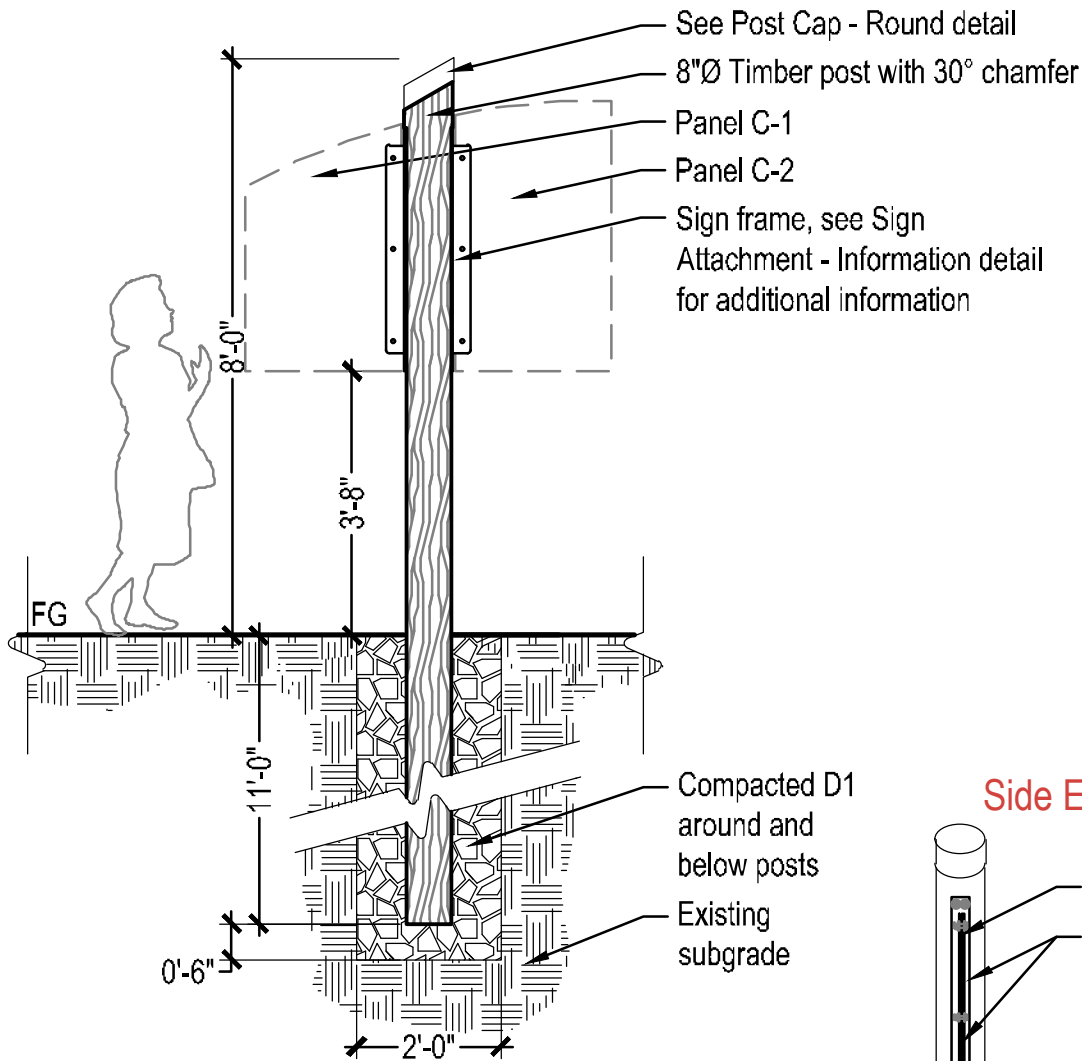
Dimensions are shown for information only. Panels are to be ordered with camera-ready artwork generated using InDesign template. This template includes locations for holes to be drilled.



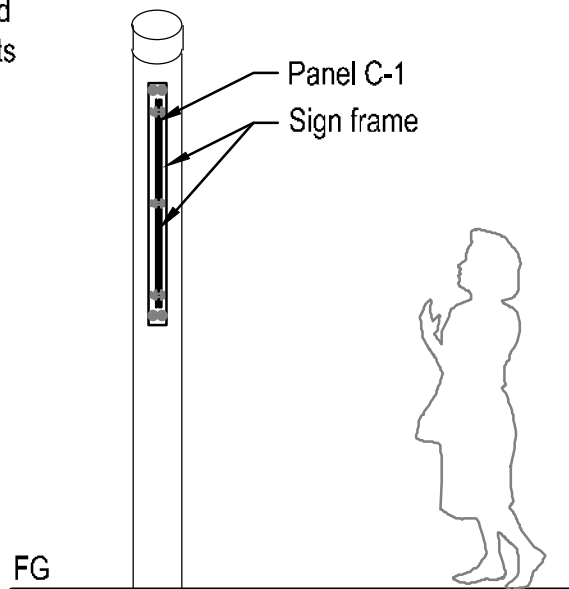
Plan



Front Elevation



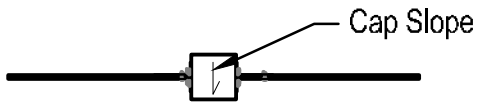
Side Elevation



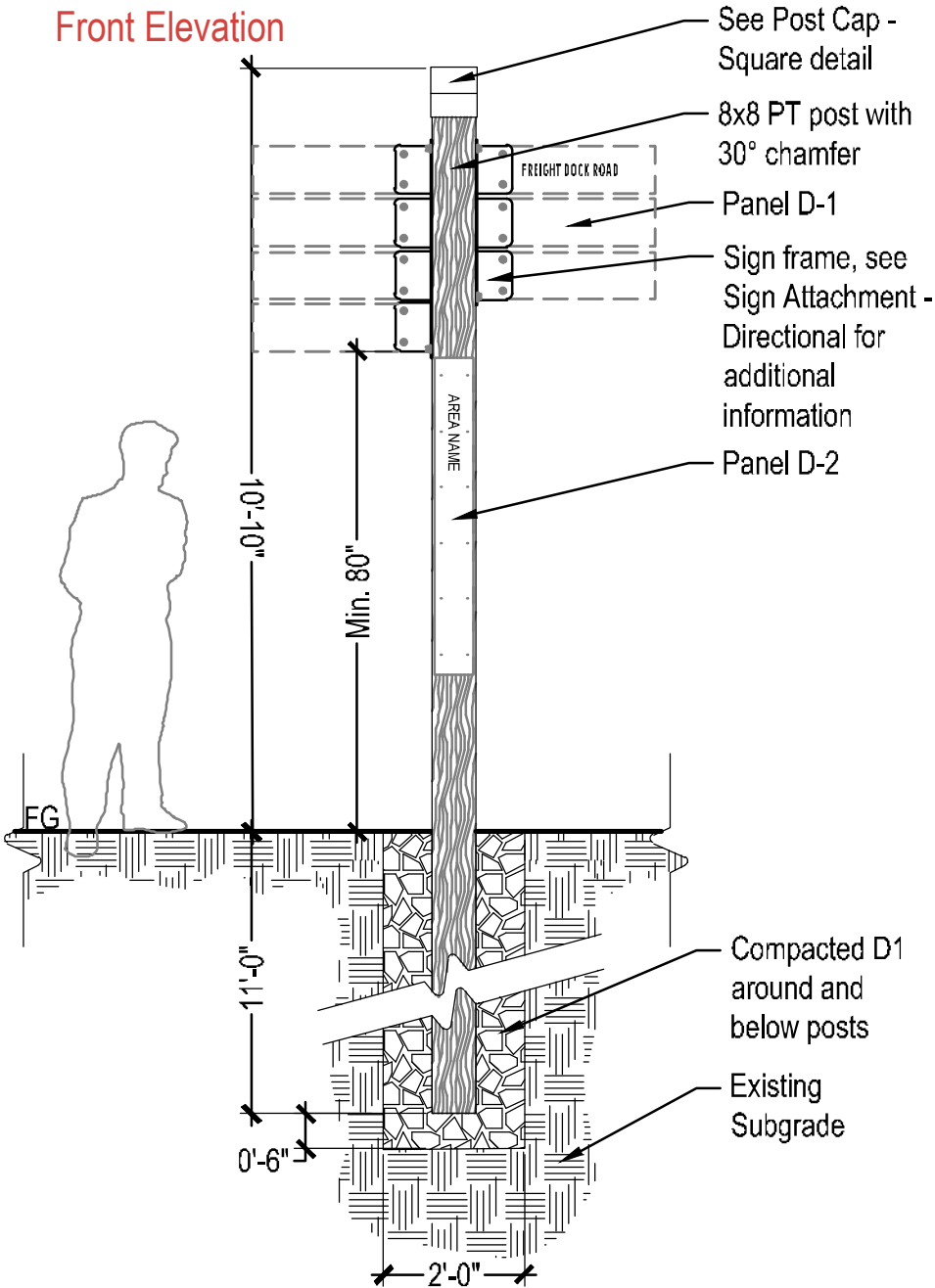
Scale: 3/8"=1'-0"

Directional Post - Cont'd

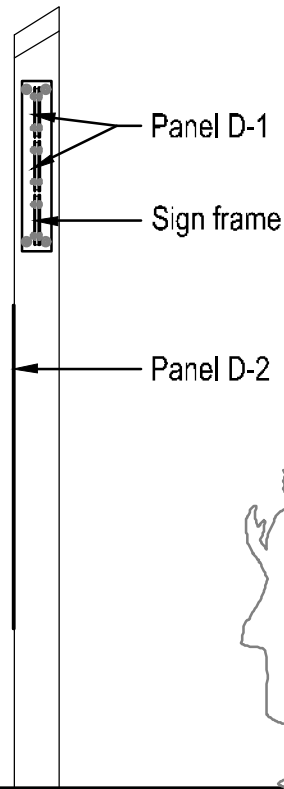
Plan



Front Elevation



Side Elevation



Scale: 3/8"=1'-0"

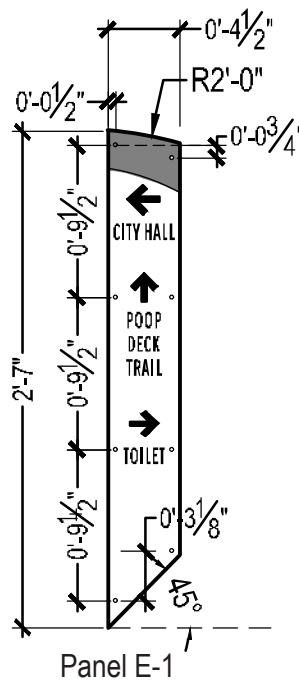
DIRECTIONAL - BOLLARD

Text and Graphics

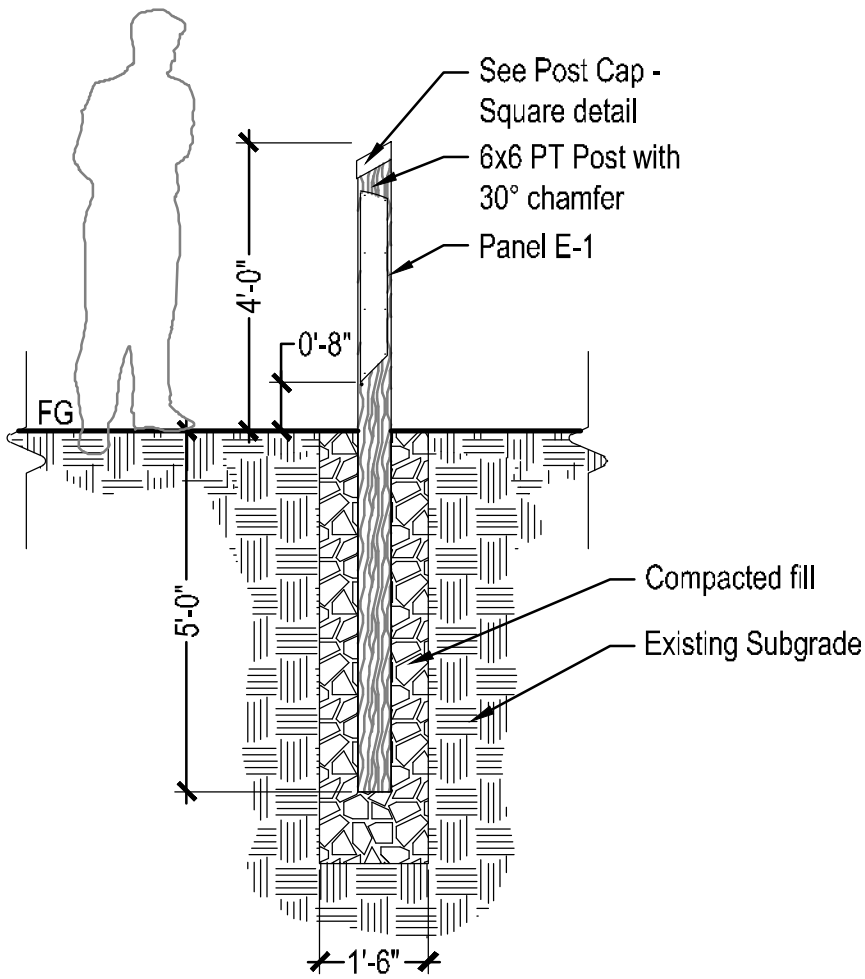
Item	Dimensions	Description	Notes
Panel E-1	4.5" x 31"	1/2" High-pressure laminate	Cut line
Destination Lettering	1" Ht, Roadgeek All Caps	Printed on Panel E-1	Destination
Arrow	1.75" Ht	Printed on Panel E-1	

Sign Layout

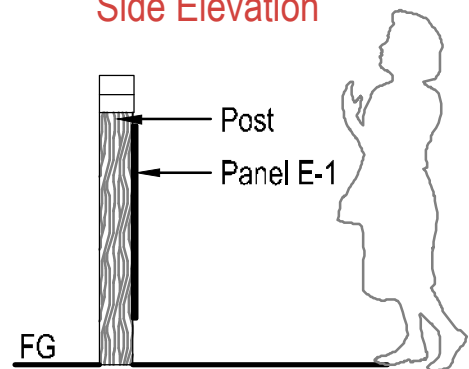
Dimensions are shown for information only. Panels are to be ordered with camera-ready artwork generated using InDesign template. This template includes locations for holes to be drilled.



Front Elevation



Side Elevation



Scale: 3/8"=1'-0"

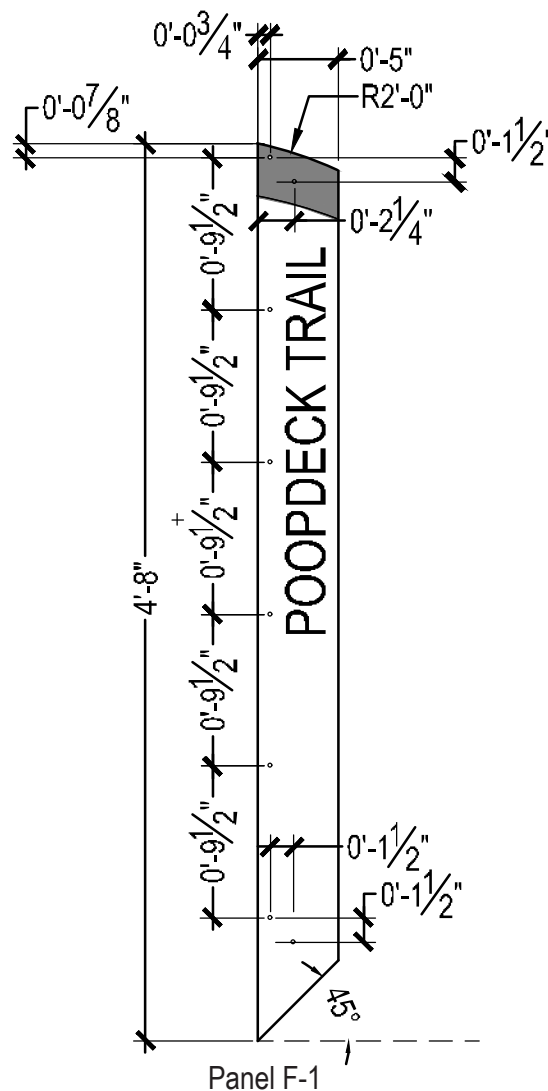
DESTINATION - POST

Text and Graphics

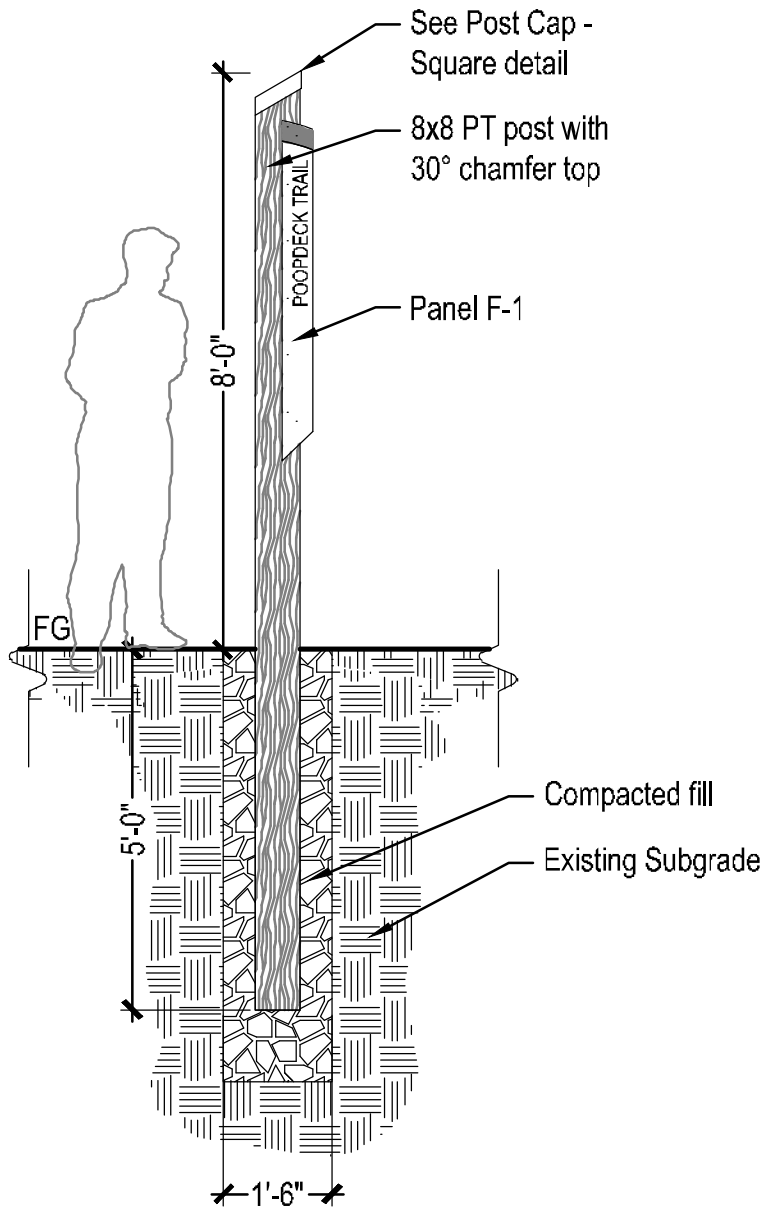
Item	Dimensions	Description	Notes
Panel F-1	5" x 56"	1/2" High-pressure laminate	Cut line
Location Name Lettering	2.5" Ht, Rockabye All Caps	Printed on Panel F-1	Location Name

Sign Layout

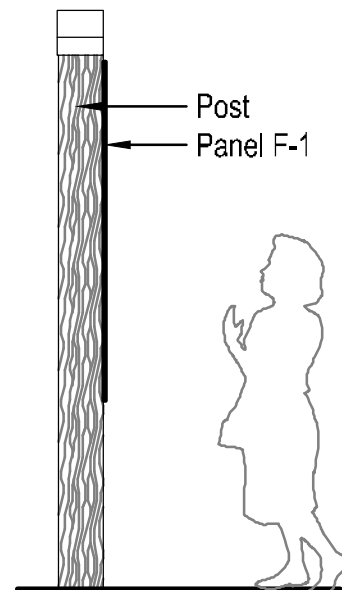
Dimensions are shown for information only. Panels are to be ordered with camera-ready artwork generated using InDesign template.



Front Elevation



Side Elevation



Scale: 3/8"=1'-0"

SPECIFICATIONS & DETAILS

TYPEFACE AND COLORS

Typeface

Rockabye

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

0 1 2 3 5 6 7 8 9

Franklin Gothic Book regular

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o p q r s t u v w x y z

0 1 2 3 5 6 7 8 9

Roadgeek 2005 Series 1B

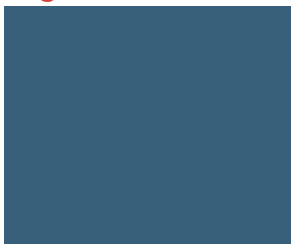
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

0 1 2 3 5 6 7 8 9

Colors

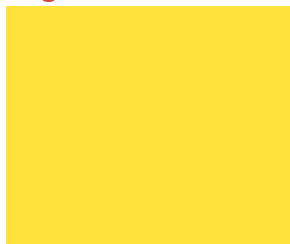
Pantone 5405CP

Sign Blue



Pantone 7404CP

Sign Yellow



Pantone 423C

Sign Grey

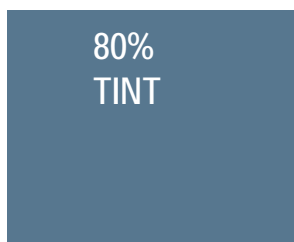


Pantone 658CP

Sign Light Blue



80%
TINT



SIGN GRAPHICS

City of Homer Logo

Use of the City of Homer logo is guided by the City of Homer Logo and Graphic Use Standards Manual.



Map Icons

The map icons are used on the maps to show key destinations or information to assist in route planning.



Public Toilet



Public Parking



Trailhead



Information



Civic Destination



Crosswalk



Park

Arrows



QR Code



STANDARD SPECIFICATIONS

Materials

Metals, General:

- Provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.
- Steel, aluminum or stainless steel will be detailed in accordance with standard industry practice and suitable for the use intended.
- Remove tool and die marks and stretch lines.
- Fasteners and connectors used together will be compatible.

Gateway Panels:

- Gateway Panels will be composed of laminated 4x western red cedar (#1 grade or better). Lamination will be done with an exterior grade/waterproof polyvinyl acetate (PVA) glue such as Titebond III, or an accepted equivalent. After carving (hand and/or CNC) the surfaces will be clean and free of dust and all other foreign substances and treated as appropriate to remove mill glaze.
- Prime panels all sides with a high quality exterior oil-based primer, applied per manufacturer's recommendations. A suitable product is Sherwin Williams Exterior Oil-Based Wood Primer. Recommended film thickness is expected to be: 4 mils wet and 2.3 mils dry.
- Sign information and artwork to be applied with a compatible high quality oil-based paint, applied per manufacturer's recommendations. A suitable product is color tinted Sherwin Williams SWP Exterior Oil Base Gloss Paint. Recommended film thickness is expected to be: 4 mils wet and 2.1 mils dry. Paint to be applied as necessary to achieve consistent colors.
- Completed painted sign to be top-coated with a minimum of 2 coats of satin finish exterior urethane, applied per manufacturer's recommendations. A suitable product is Minwax Helmsman Spar Urethane.

High-Pressure Laminate (HPL) Panels:

- Custom High-Pressure Laminate material will be composed of the required layers of FSC Certified phenolic resin impregnated brown or black kraft filler paper to produce panels of thickness specified, surfaced by a layer of melamine overlay, graphics imaged on saturation grade paper with UV resistant pigment based process color inks, and with an optically clear UV overlay that will resist no less than 99% of all sunlight and UV rays, as well as provides a graffiti resistant surface that allows for removal with standard cleaners.
- Warranty: 10-year full warranty against fading, delaminating or other material defect from date of substantial completion. Warranty is not to be pro-rated, and is inclusive of shipping costs.
- Finish: Matte

Dye-Sublimated Aluminum Panels

- Dye-Sublimated Aluminum Panels will be composed of 1/4" thickness 5052 aluminum plate, with holes coordinated with other sign components. Graphics will be applied through the application of a dye sublimated image to powder coated aluminum, topped with Automotive UV clear-coat.
- Warranty: 2-year full warranty against fading, delaminating or cracking. Warranty is not to be pro-rated, and is inclusive of shipping costs.

Round Lumber Posts:

- Alaska Yellow Cedar: #1 grade or better, kiln dried, free of knots, solid stock of species indicated.

Square Lumber Posts:

- Alaska Yellow Cedar: #1 grade or better, kiln dried, free of knots, solid stock of species indicated.
- Surfaced smooth on four sides with eased corners

Post Caps:

- Post caps shall be fabricated from 6061 or 5052 aluminum plate. Contractor is responsible to dimension and fabricate caps to fit snugly on posts, with secure attachment with fasteners as detailed.

Attachment Frames:

- Attachment frames shall be fabricated using A36 Steel Plate and ASTM A500 Steel Tubing

Footings

- Posts are set into compacted D1 gravel
- Footing depth varies per sign application, see individual sign type.

Finishes

Metals:

- General: Polished, sanded, or otherwise finished; smooth all surfaces, free from burrs, barbs, splinters, and sharpness; all edges and ends rolled, rounded, or capped.
- Aluminum: Mill finish.
- Metal: Mill finish.

Coatings and Sealers

- Steel Coating: Urethane Alkyd Enamel Primer and Paint: Black colored, matte finish, two part application, primer and finish, for exterior steel applications. Products include Benjamin Moore, Super Spec HP-P23 Primer and Benjamin Moore, Super Spec HP-P22 Finish, or approved equivalent.

Hardware

General:

- Type 304 stainless-steel fasteners, commercial quality, tamper-proof, vandal and theft resistant, for exterior use (unless otherwise noted)

Fabrication

- Form to required shapes and sizes with true, consistent lines, and angles.
- Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch, unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- Form exposed work true to line and level with accurate angles and surfaces and straight edges.
- Cut and drill metal fabrications as indicated to receive finish hardware, screws, and similar items.
- Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.

Standard Specifications - Cont'd

Examination

- Examine areas and conditions for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance.
- Proceed with installation only after unsatisfactory conditions have been corrected.

Installation

- Comply with manufacturer's written installation instructions for sign panels, unless more stringent requirements are indicated.
- Verify the layout, dimensions and attachment of all sign components prior to installation. Notify the Owner of any discrepancies.
- Stake locations of signs as indicated on Drawings. Adjust locations when requested and obtain Owner acceptance of layout before installing. Make minor adjustments as required.
- Field verify the location of all sign components and layout and dimensions for installation of signs. Owner to approve location of all signs prior to installation.
- Install signs level, plumb, true, and securely anchored at locations indicated on Drawings.
- Post Setting: Verify that posts are set plumb and are aligned and at correct height, spacing, and orientation. Hold posts in position during placement and finishing operations until adjacent fill is fully placed and compacted.
- Assemble sign components as indicated on Drawings.
- All threaded anchoring and fasteners to receive thread-lock during installation.

Cleaning

- After completing sign installation, inspect components. Remove spots, dirt, and debris. Repair damaged finishes to match original finish or replace component.

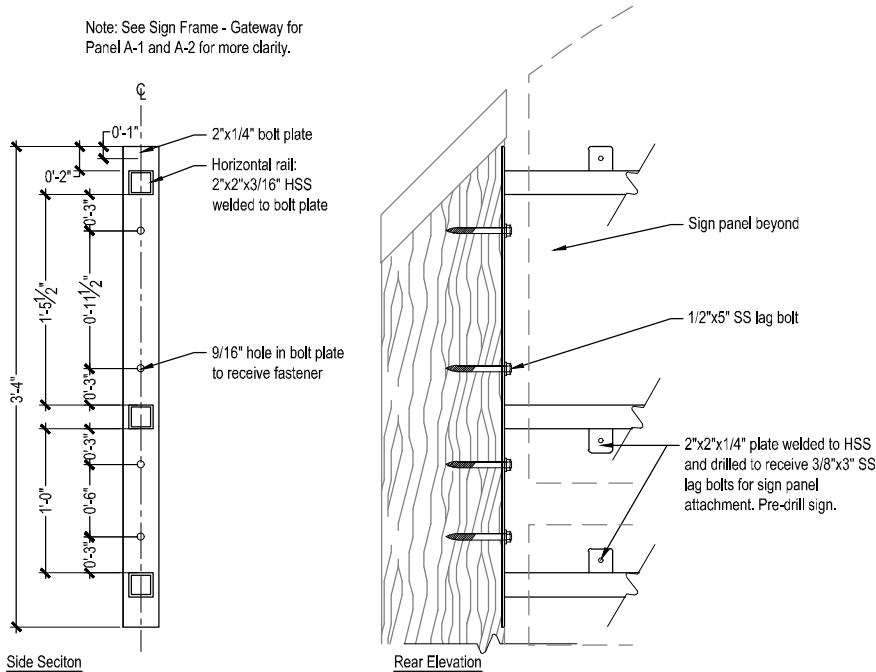
Typical Abbreviations

COH	City of Homer	PSI	Pounds per Square Inch
TYP	Typical	PCF	Pounds per Cubic Foot
CL	Center Line	SF	Square Foot
Ht	Height	Ft	Foot
w/	With	UON	Unless otherwise noted
MIN	Minimum	CHP	Chapter
MAX	Maximum	ACI	American Concrete Institute
HPL	High-Pressure Laminate	ASTM	American Society for Testing & Materials
IBC	International Building Code		
UV	Ultraviolet		
MI	Miles		
SS	Stainless Steel		
PSF	Pounds per Square Foot		

SIGN FRAME AND ATTACHMENT DETAILING

Gateway - Sign Frame and Attachments

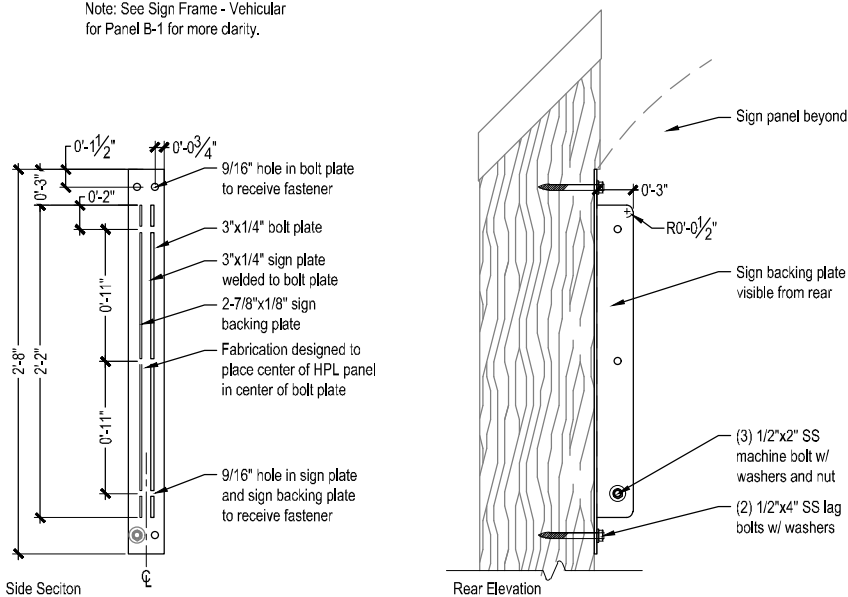
Note: See Sign Frame - Gateway for Panel A-1 and A-2 for more clarity.



Scale: 3/4"=1'-0"

Wayfinding Vehicular - Sign Frame and Attachments

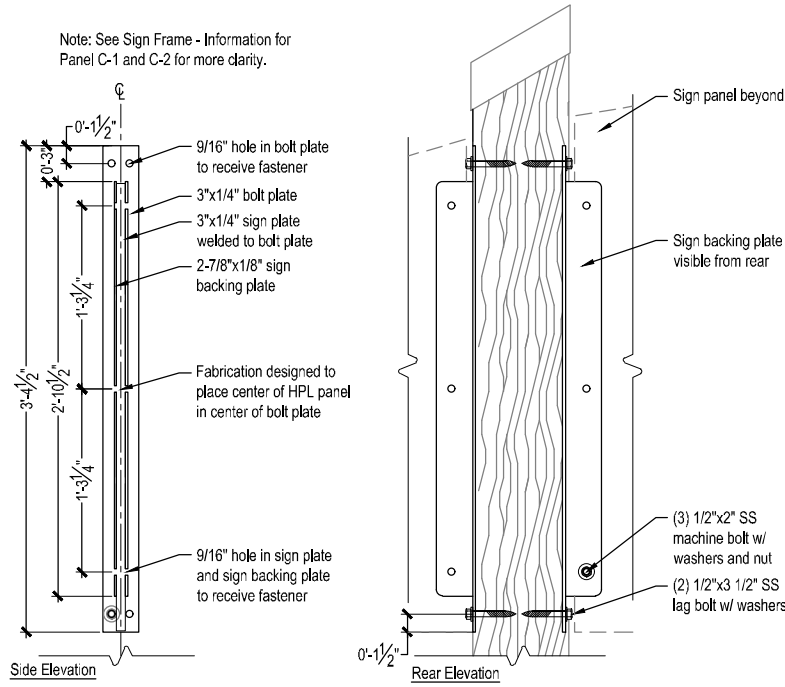
Note: See Sign Frame - Vehicular for Panel B-1 for more clarity.



Scale: 3/4"=1'-0"

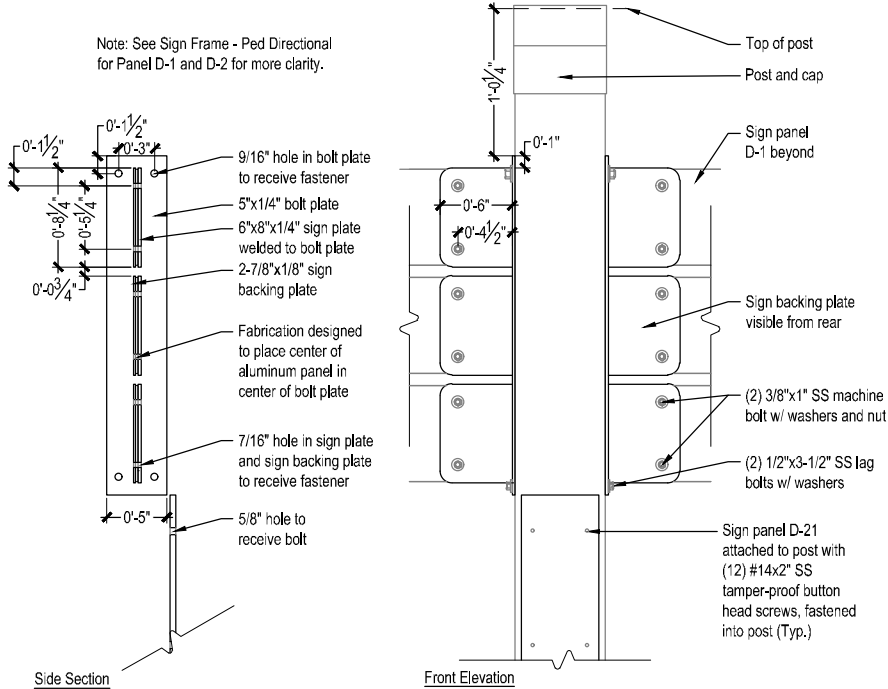
Sign Frame and Attachment Detailing - Cont'd

Orientation - Sign Frame and Attachments



Scale: 3/4"=1'-0"

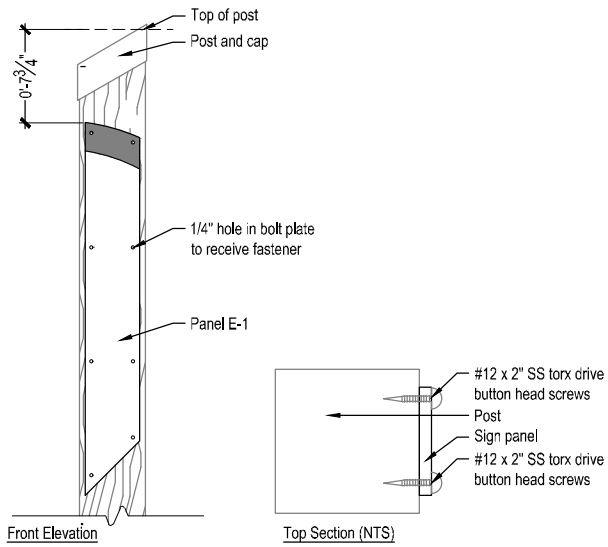
Direction Post - Sign Frame and Attachments



Scale: 3/4"=1'-0"

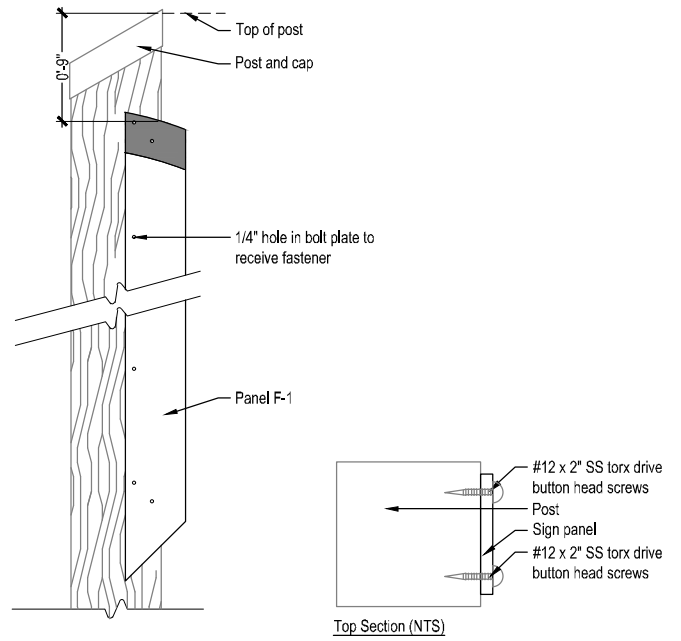
Sign Frame and Attachment Detailing - Cont'd

Direction Bollard - Sign Attachment



Scale: 3/4"=1'-0"

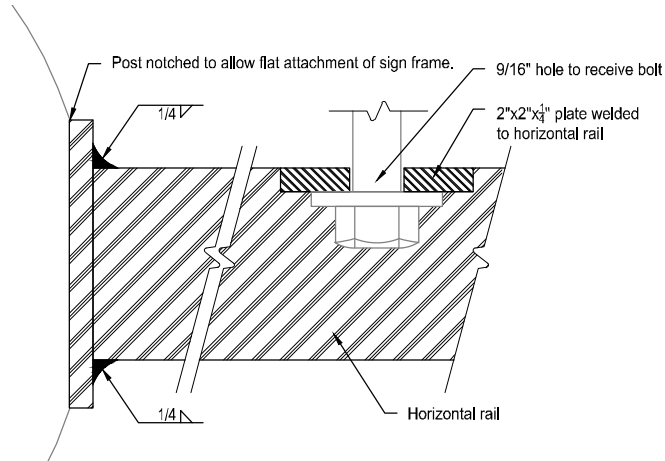
Destination Post - Sign Attachment



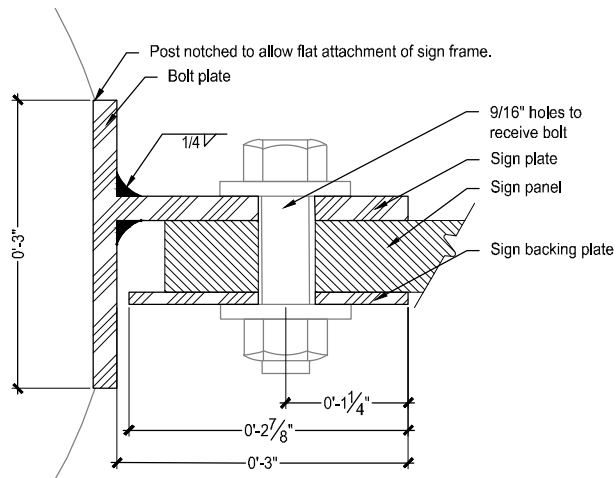
Scale: 3/4"=1'-0"

Sign Frame and Attachment Detailing - Cont'd

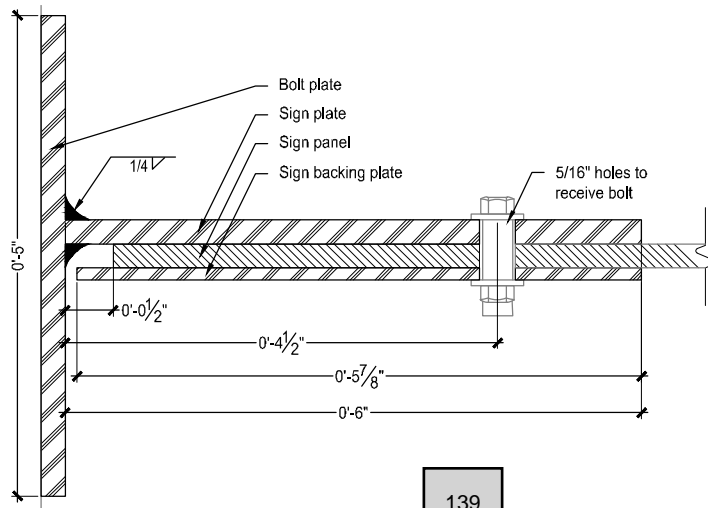
Gateway Sign Frame - Top Section



Vehicle Wayfinding and Orientation Sign Frames - Top Section



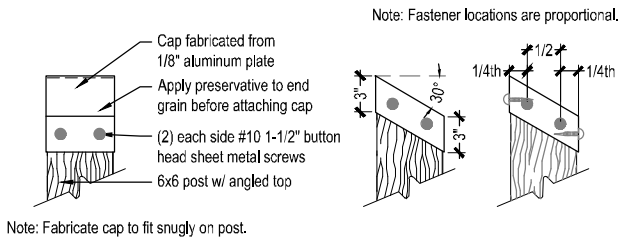
Directional Post Frame - Top Section



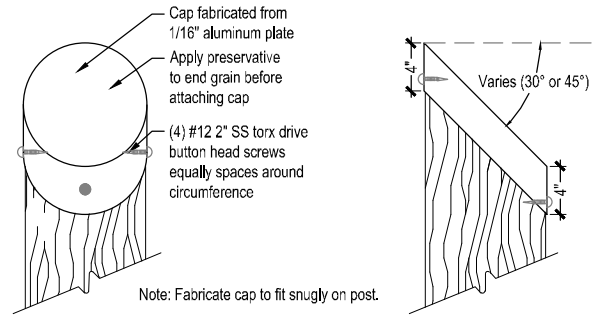
POST CAP AND LASHING DETAILING

Post Cap Details

Square Post



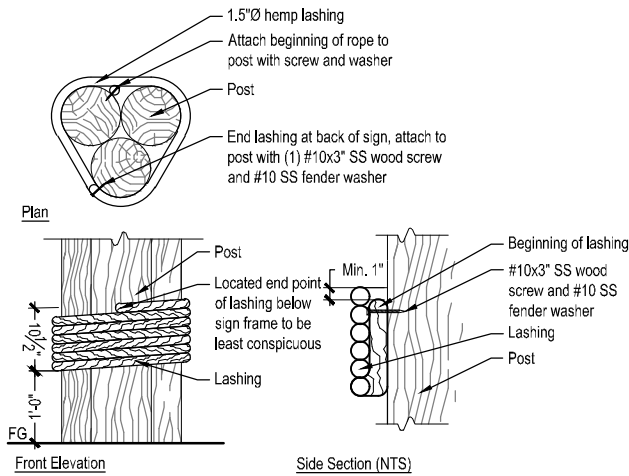
Round Post



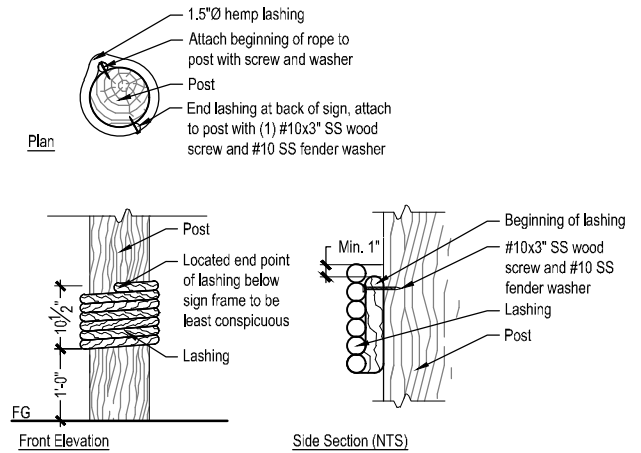
Scale: 3/4"=1'-0"

Lashing Details

Triple Post



Single Post



Scale: 1/2"=1'-0"

COST ESTIMATES

COST ESTIMATES

December 2021

Destination - Gateway

1.01	Supply Sign Panel A-1	1	EA	\$5,000.00	\$5,000.00
1.02	Supply Sign Mounting Frame & Hardware	1	LS	\$2,000.00	\$2,000.00
1.03	Supply Timber Posts (10" Diam) (Qty:6)	80	LF	\$36.00	\$2,880.00
1.04	Install Timber Posts	6	EA	\$500.00	\$3,000.00
1.05	Install Sign Panel and Frame	1	LS	\$1,000.00	\$1,000.00
1.06	Supply and Install Post Cap	6	EA	\$350.00	\$2,100.00
1.07	Supply and Install Lashing	60	LF	\$12.00	\$720.00
1.08	Adjacent Landscape Repair/Upgrade	1	LS	\$3,000.00	\$3,000.00
				Subtotal	\$19,700.00
				16% OH&P	\$3,152.00
				Total	\$22,852.00

Directional - Road

2.01	Supply Sign Panel B-1	1	EA	\$1,400.00	\$1,400.00
2.02	Supply Sign Mounting Frame & Hardware	2	EA	\$500.00	\$1,000.00
2.03	Supply Timber Posts (10" Diam) (Qty:2)	26	LF	\$36.00	\$936.00
2.04	Install Timber Posts	2	EA	\$500.00	\$1,000.00
2.05	Install Sign Panel and Frame	1	LS	\$750.00	\$750.00
2.06	Supply and Install Post Cap	2	EA	\$350.00	\$700.00
2.07	Supply and Install Lashing	30	LF	\$12.00	\$360.00
2.08	Adjacent Landscape Repair/Upgrade	1	LS	\$1,000.00	\$1,000.00
				Subtotal	\$7,146.00
				16% OH&P	\$1,143.36
				Total	\$8,289.36

Information - Homer & Area

2.01	Supply Sign Panel C-1	1	EA	\$650.00	\$650.00
2.02	Supply Sign Panel C-2	1	EA	\$700.00	\$700.00
2.03	Supply Sign Mounting Frame & Hardware	2	LS	\$500.00	\$1,000.00
2.04	Supply Timber Post (8" diam)	19	LF	\$24.00	\$456.00
2.05	Install Sign Panel and Frame	1	LS	\$500.00	\$500.00
2.06	Supply and Install Post Cap	1	EA	\$350.00	\$350.00
2.07	Repair Surrounding Area	1	EA	\$500.00	\$500.00
				Subtotal	\$4,156.00
				16% OH&P	\$664.96
				Total	\$4,820.96

Directional - Post

4.01	Supply Sign Panel - Direction D-1	8	EA	\$125.00	\$1,000.00
4.02	Supply Sign Panel - Neighborhood D-2	1	EA	\$275.00	\$275.00
4.03	Supply Sign Mounting Frame & Hardware	4	EA	\$500.00	\$2,000.00
4.04	Supply Timber Post (8x8)	21	LF	\$55.00	\$1,155.00
4.05	Install Sign Panels and Frames	4	EA	\$200.00	\$800.00
4.06	Supply and Install Post Cap	1	EA	\$200.00	\$200.00
4.07	Repair Surrounding Area	1	EA	\$500.00	\$500.00
				Subtotal	\$5,930.00
				16% OH&P	\$948.80
				Total	\$6,878.80

Directional - Bollard

5.01	Supply Sign Panels E-1	4	EA	\$150.00	\$600.00
5.02	Supply Timber Post (6x6)	9	LF	\$30.00	\$270.00
5.03	Install Sign Panels	4	EA	\$100.00	\$400.00
5.04	Supply and Install Post Cap	1	EA	\$200.00	\$200.00
5.05	Repair Surrounding Area	1	EA	\$500.00	\$500.00
				Subtotal	\$1,970.00
				16% OH&P	\$315.20
				Total	\$2,285.20

Destination

6.01	Supply Sign Panels F-1	1	EA	\$200.00	\$200.00
6.02	Supply Timber Post (8x8)	13	LF	\$55.00	\$715.00
6.03	Install Sign Panels	1	EA	\$200.00	\$200.00
6.04	Supply and Install Post Cap	1	EA	\$200.00	\$200.00
6.05	Repair Surrounding Area	1	EA	\$500.00	\$500.00
				Subtotal	\$1,815.00
				16% OH&P	\$290.40
				Total	\$2,105.40

Costs were developed January 2022. Costing resources included iZone Imaging (high-pressure laminate panels), Next Innovatons (digitally fused aluminum panels), and Icy Straits Milling and Lumber. Shipping costs are included proportionally within the associated unit costs. This estimation is for planning purposes only, and should include updates, escalation, and contingencies appropriate to how the information will be used.

CITY OF HOMER

Streetscape Plan

February 8, 2022 Draft



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DOCUMENT PURPOSE

INTRODUCTION

It is a City of Homer priority to improve City streetscapes. The role for the City of Homer is to implement streetscape improvements on their land, coordinate with the Alaska Department of Transportation and Public Facilities (ADOT&PF) for improvements within ADOT&PF road rights-of-way, and to encourage and enable private landowners adjacent to roads to contribute to streetscapes.

This Streetscape Plan provides an overview of what a successful streetscape contains, establishes design standards for improvements within City of Homer and ADOT&PF rights-of-way, and provides guidance for adjacent property owners as to how improvements on their properties can enhance the streetscape for the community.

Implementing streetscape improvements will improve pedestrian and vehicular experience for both Homer residents and visitors.

There is a specific focus on improving Pioneer Avenue.

Existing decisions within this corridor hamper its development into a pedestrian-friendly streetscape, and as possible in the future, improvements should be made within the existing framework.

For future development, pedestrian scale lighting, sidewalk location and widths and integration with adjacent businesses should be considered.

The City of Homer Streetscape Plan includes the following components:

Streetscape Goals

This section provides an overview of what makes for a successful streetscape.

Furnishings

This section provides a suite of standard furnishings, including items like banners.

Planting

This section provides a simplified list of recommended trees, shrubs, and perennials to be used within streetscapes, and example designs to provide a place to start for implementation ideas.

PURPOSE AND USE OF DOCUMENT

The intent of this document is to provide criteria specific to site furnishings, with recommendations for a suite of standard site furnishings that would be used for the City of Homer. The general criteria for this should be a balance of durability, cost, and aesthetics. Standardizing products helps to create continuity and simplify maintenance and procurement.

This document also provides basic information for the selection and use of vegetation within road corridors.

STREETSCAPE OVERVIEW

STREETSCAPE OVERVIEW

A Good Streetscape

A good streetscape provides: beauty and comfort, facilitates commerce, and contributes toward sustainability in many ways (including economic, ecological and maintenance). A streetscape can also contribute to a sense of place, and create a desirable place to use and experience.

Streetscape Factors for Current Conditions

Good streetscape design balances the pressures and variables that influence any given area. The factors provided below give a general overview, and are not intended to be detailed or exhaustive.

Visual Complexity

Provide a visually harmonious streetscape, with visual hierarchy to elements and a sense of order. This should be compatible with the potential wide variety of adjacent business and facility aesthetics. Streetscape elements (lighting, furniture, amenities) should be consistent and (typically) limited in variety.

Safety (Crime Prevention Through Environmental Design – CPTED)

Follow CPTED principles, with emphasis on allowing clear sightlines for active and passive surveillance. A clear area between 24" and 72" (min.) off the ground should be maintained, reducing the possibility for hiding.

Safety (Pedestrian Protection)

Provide implied or actual separation between vehicles and pedestrians in the form of continuous vertical separation (curbing/walls/bollards), implied separation (vertical objects such as light poles or trees), or horizontal distance.

Maintenance (Ongoing)

Provide sufficient clear sidewalk width for equipment movement without danger for potential damage to streetscape elements. All seasons must be considered.

Longevity (Materials & Installation)

Identify the desired life-span for project components, and determine materials and fabrication qualities that achieve those lifespans. Where components could be removed and reinstalled (such as benches), prioritize durability and high-quality.

Ensure that construction documents detail installations correctly to ensure longevity, maintain warranties, and ensure that streetscape installations operate as a 'system' where each part works well with others. Ensure that construction period administration and inspections verify (and enforce) the desired level of quality for components and installation.

Business Benefits (Usable Space)

Provide space for occasional or ongoing business-use in front of buildings. This contributes to an engaging/lively environment, and allows for flexibility (such as what we've discovered as a result of COVID 19 and social distancing).

Business Benefits (Ease Of Wayfinding)

Maintain or improve views from the street to buildings, businesses, or points of interest. Views and sightlines are critical to businesses success.

Landscaping

Street trees and planting beds are important for aesthetics and comfort within a streetscape. Regular placement of street trees can help to define and separate pedestrian and vehicular zones, and help to provide a human scale within a road corridor. Street trees should only be included if they can be provided with correct soil volumes and quantity (a healthy 10" caliper tree can require up to 700 cubic feet of soil) and be protected from chemical and physical damage. Plantings provide the same benefit for defining zones and creating comfort, and further enhance aesthetics.

Amenities (Bicycle Parking)

Provide convenient and quality bicycle parking.

Amenities (Seating)

Provide seating, with a significant proportion of seating having backs and armrests (critical for the elderly or people with physical limitations). Seating provides places for people to rest, relax and socialize.

Amenities (Artwork/Interpretation)

Prioritize aesthetic and educational opportunities within the streetscape to increase it's attractiveness, interest, and function as a desired destination.

Streetscape Factors for Future Conditions

Pedestrians (Ease Of Movement)

Provide sidewalk open widths relative to expected pedestrian use. In order to minimize potential competition for this space, additional space should be provided at the front and back of the sidewalk to accommodate business and public uses that might otherwise intrude on pedestrian movement.

Design with universal access in mind. Americans with Disability Act access guidelines establish minimum requirements and recommendations, and should be exceeded wherever possible to achieve barrier free design if not universal design.

Pedestrians (Ease Of Access From Vehicles)

If conditions allow on-street parking, allow for movement between vehicles and sidewalks. Provide sufficient clear sidewalk area next to vehicles to allow door swing, access in and out of vehicles, and access to the main sidewalk area.

Lighting

Provide for minimum lighting levels for safety, and provide a lighting design that contributes to a vibrant and attractive streetscape. For Homer, this should have a focus on winter lighting. Provide convenient electric outlets for seasonal lighting (pole and ground mounted). In the future, pedestrian-scale light poles should be considered for their benefit in creating a pedestrian scale. These are typically designed to be approximately 40 to 50 feet apart.

Maintenance (Lighting, Utilities)

As streetscapes are improved, ensure that conduit, junction boxes, and other infrastructure is in place to allow maintenance, flexible use, and utility growth/changes without significant construction impacts. Choose streetscape elements that can be maintained easily.

FURNISHINGS

BENCHES

Benches should have backs and arms and an ergonomic design that provides good support and facilitates ease of sitting down and getting up. This is important to provide comfortable accessible seating, use by the elderly, and use by people with physical limitations. Benches should be durable and easily maintained. The City of Homer should standardize on one bench type in order to have consistent aesthetics, and simplify maintenance. A model with free-standing, surface-mounted, or embedded attachment options allows flexibility in use. There will be locations or situations where a custom bench or a unique model may be appropriate. These should prioritize bench criteria as stated above.

Existing Examples of Custom Benches



Custom Bench - City of Homer Land



Custom Bench - City of Homer Land



Custom Bench - Private Land

Criteria Summary:

- Accessibility (backs and arms, ergonomic)
- Comfort (wood or composite slats)
- Durability (no or low maintenance)
- Design (consistent/subtle, or unique in special locations)
- Attachment (free-standing or surface-mount)



Landscape Forms - Neliviano Bench



Victor Stanley - C-138

Picnic tables should provide a comfortable sitting and table height, and be of a design to integrate a wheelchair user at the table. Picnic tables should be durable and easily maintained. The City of Homer should standardize on one picnic table type in order to have consistent aesthetics, and simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. When not permanently attached, picnic tables should include a method to anchor them in place.

Existing Picnic Table



Picnic Table - City of Homer Land



Picnic Table - City of Homer Land

Criteria Summary:

- Accessibility (wheelchair access and mobility-friendly)
- Comfort (wood or composite seating)
- Durability (no or low maintenance)
- Design (consistent/subtle)
- Attachment (free-standing with anchoring method or surface-mount)



7' long concrete ADA picnic table



Heavy duty aluminum picnic table



BICYCLE RACKS

Bike racks should provide two points of contact with bicycles for stability. The City of Homer should standardize on one bike rack type in order to have consistent aesthetics, and simplify maintenance. A model with surface-mounted or embedded attachment options allows flexibility in use. There will be locations or situations where a custom bike rack or a unique model may be appropriate. These should prioritize bike rack criteria as stated above.

Existing Examples of Custom Bike Racks



Custom Bench - City of Homer Land

Criteria Summary:

- Durability (no or low maintenance)
- Design (consistent/subtle, or unique in special locations)
- Attachment (surface-mount or embedded)
- Special Criteria (two points of bike contact, branding)



Dero - Round Rack

Litter Receptacles should only be used in locations where they will be regularly maintained. The City of Homer should standardize on one or two litter receptacle types in order to have consistent aesthetics, and simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. Where appropriate, 55-gallon drums that have been painted should continue to be used. Where a different aesthetic is desired, a standardized manufacture litter receptacle should be used. For locations where the presence of bears is expected, a bear-proof model should be used.

Existing Litter Receptacles



Litter Receptacles - City of Homer Land



Litter Receptacle - City of Homer Land

Criteria Summary:

- Durability (no or low maintenance)
- Design (consistent/subtle)
- Attachment (free-standing or surface-mount)



Landscape Forms - FGP Litter



Bear Saver - Bear Proof Litter Receptacle

BANNERS

With the consistent use of light poles within road corridors, banners are an opportunity for bold community branding and the ability to change banners based on events, seasons, or other reasons. Banners that are expected to be hung for long periods of time should be wind-resistant, color-fast, UV stable and otherwise compatible with Homer's climate.

Existing Examples of Banners



Existing Banner - City of Homer Land



Existing Banner - City of Homer Land

Criteria Summary:

- Durability (no or low maintenance)
- Design (based on purpose)
- Attachment (banner arms)
- Special Criteria (UV stable, weather and wind resistant)



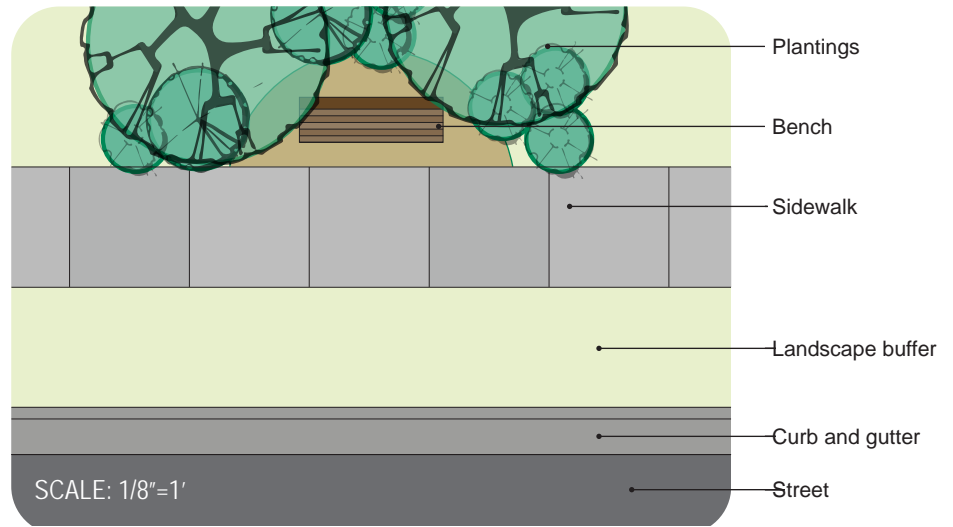
PATTERN BOOK

STREETSCAPE SEATING & LANDSCAPE DESIGN

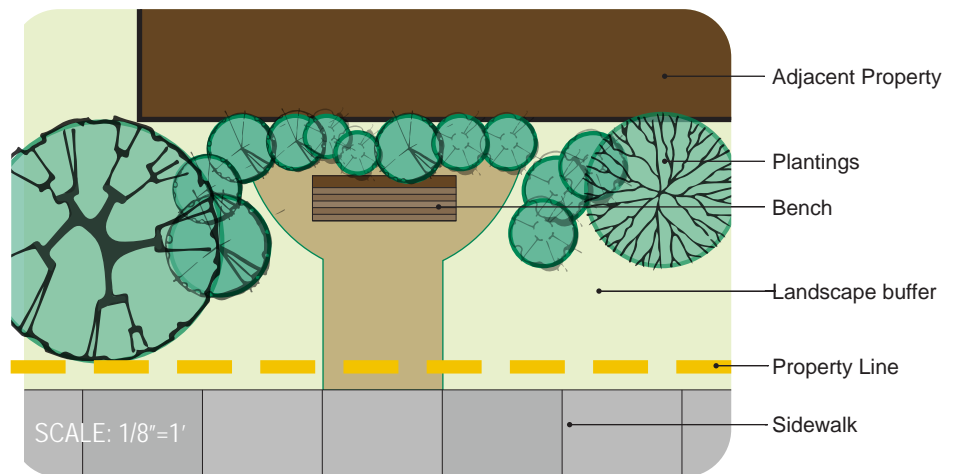
Seating

Areas of seating should be provided within or adjacent to street rights-of-way. These should be spaced a convenient distance to allow resting, or to take advantage of the benefits of a particular location. Ideally, these locations should be separated by some distance from the street to provide a calmer space, be aesthetically landscaped with plantings and improvements such as landscape rock or artwork, and take advantage of elements that help to create a pedestrian scale and feeling of refuge. The latter could include adjacent planters, light poles, and walls of a reasonable height.

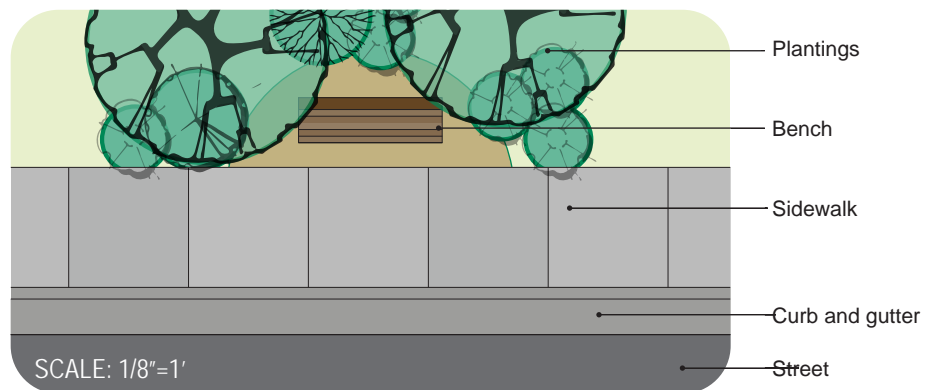
Due to limited rights-of-way widths, collaboration with adjacent land owners will provide great benefit to the streetscape. Where possible, attractive seating areas on adjacent land will help to create more comfortable refuges from busy roadways. These should be designed to ensure that they are well and obviously connected to sidewalks, and are clearly to be used by the public. If opportunities for separation aren't available, there may be locations where a bench should be provided even though it is adjacent to traffic.



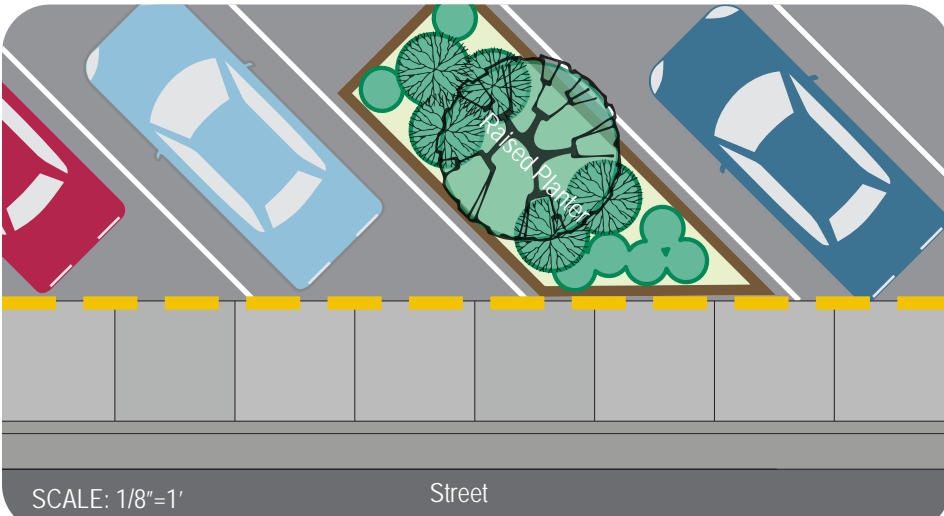
Preferred: Landscape buffer separating sidewalk from back of curb



Preferred: Distance from road is optimized, and still feels public



Least Preferred: Sidewalk adjacent to back of curb



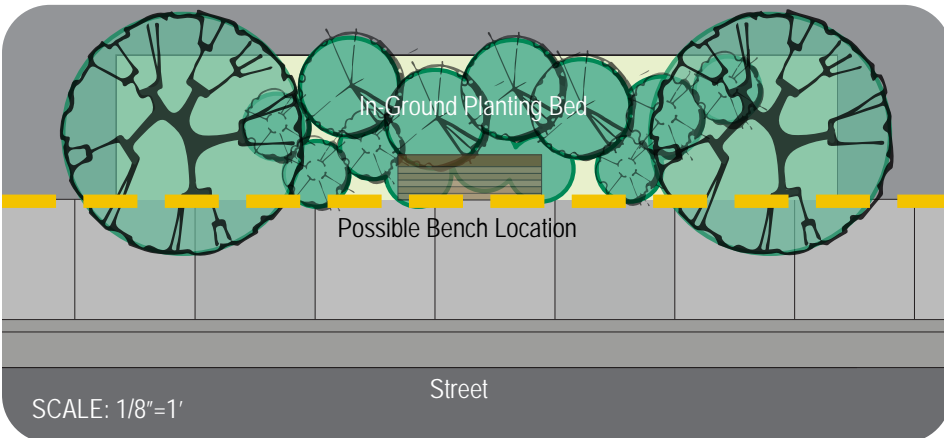
Raised planter for locations where existing conditions require parking extends to the property line

Beautification

Due to limited rights-of-way widths, collaborating with adjacent property owners will be necessary to achieve streetscape goals.



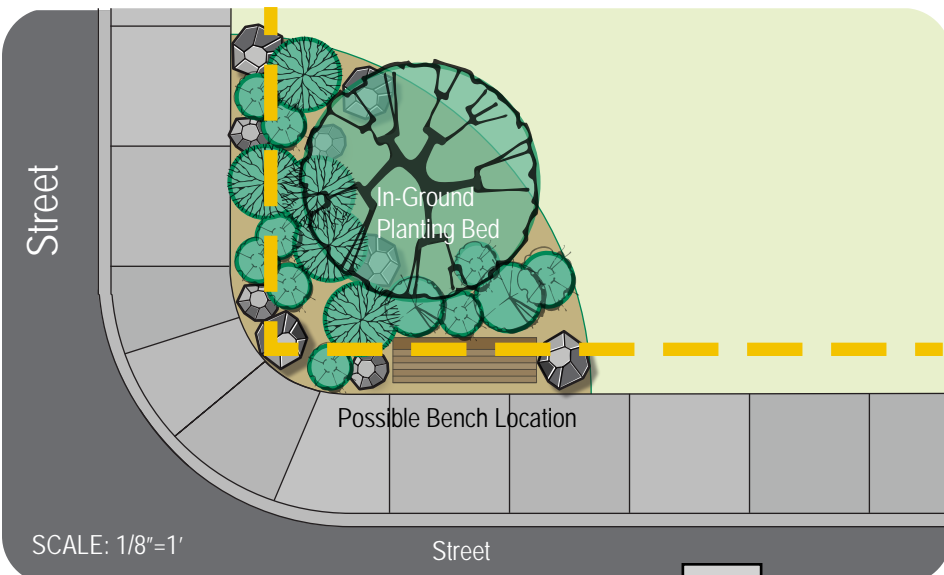
Existing example



In-ground (or raised) planting beds along a property edge where existing conditions allow this use.



Existing examples



In-ground (or raised) planting beds at property corners where existing conditions allow this use.

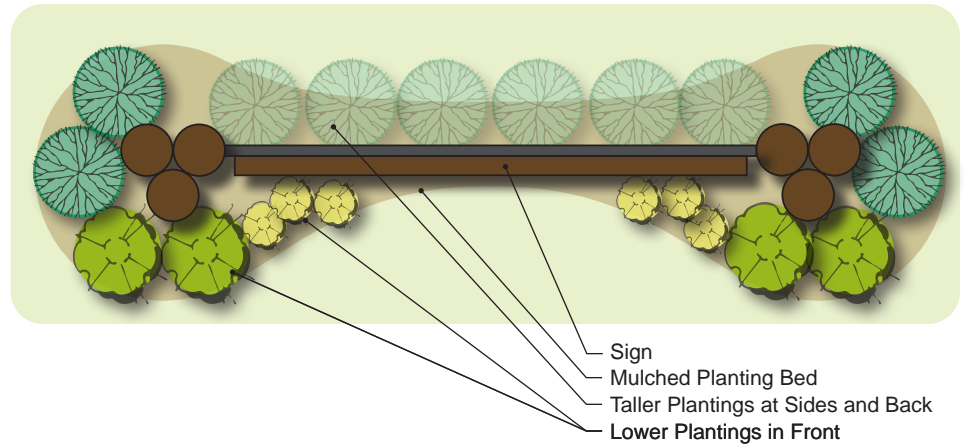


Existing example

SIGN PLACEMENT & LANDSCAPE DESIGN

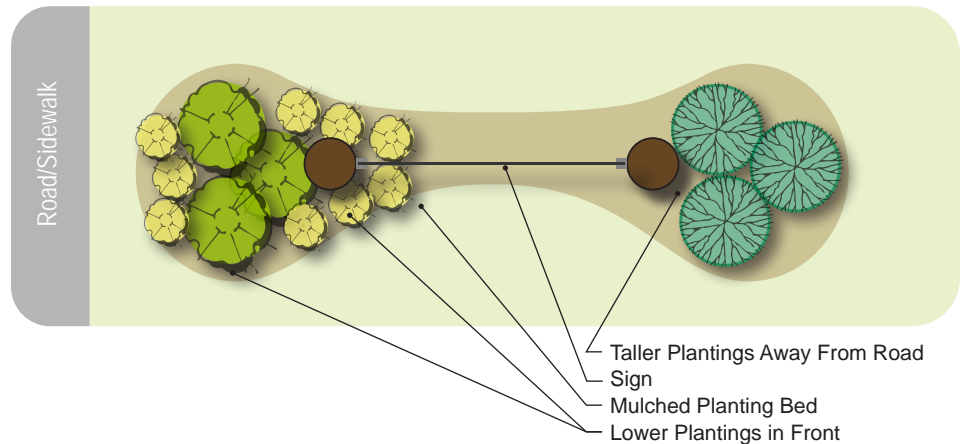
Gateway Sign

Each gateway sign will have a carved and painted image unique to its location and the character of the area that it represents. Its placement will be guided by safety-related criteria related to the adjacent road, and clear visibility. Adjacent landscaping should complement and emphasize the sign without distracting from it, and could include special elements that relate to the theme of the sign's artwork.



Vehicular Wayfinding Sign

Placement will be guided by safety-related criteria related to the adjacent road, and clear visibility. Adjacent landscaping should complement and emphasize the sign without distracting from it.

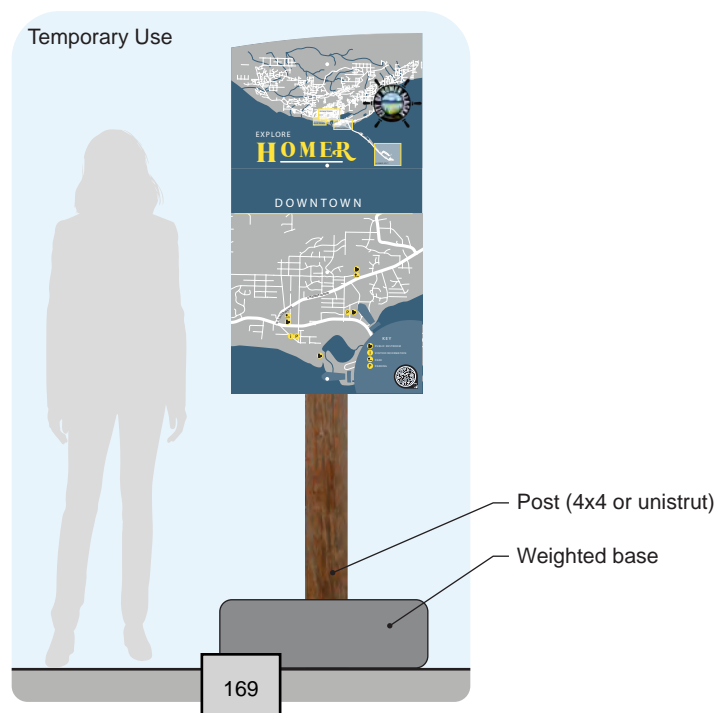
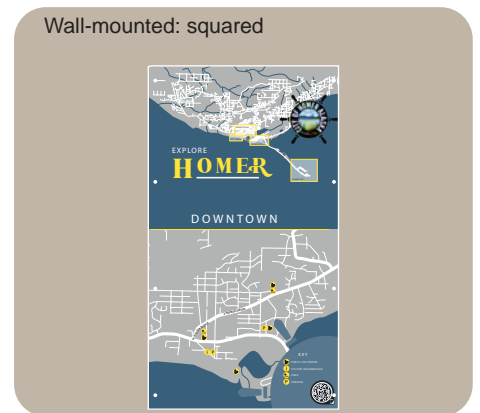
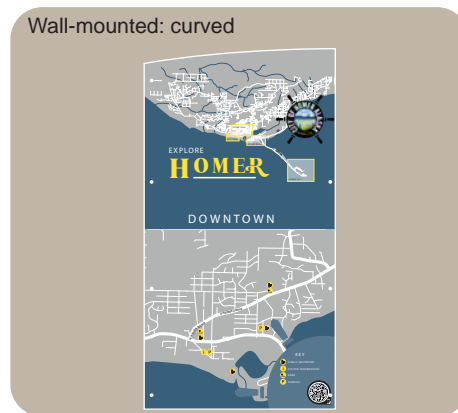
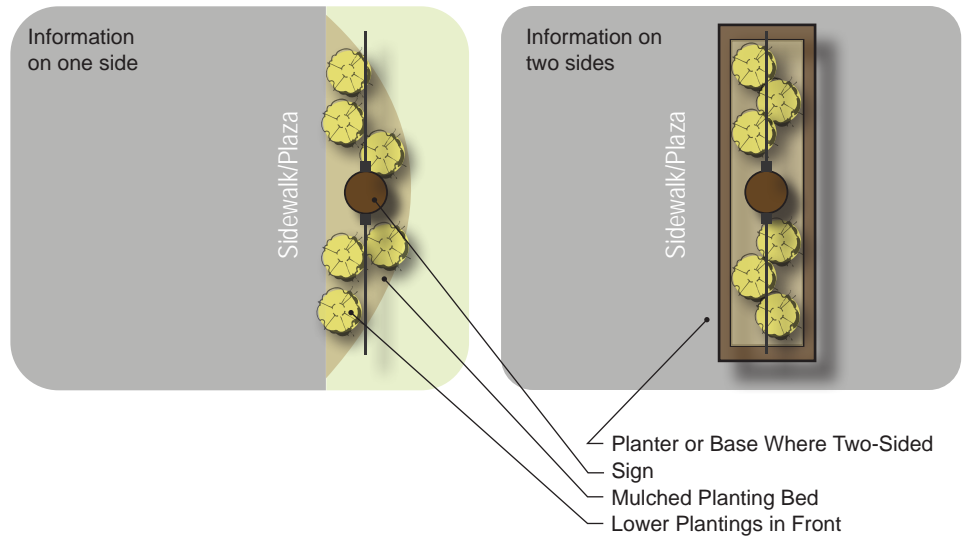


Pedestrian Orientation

Placement of the sign should be in high-visibility locations. Where the sign is one-sided, it should be placed adjacent to pedestrian area. Where a sign is two-sided or has pedestrian movement around it, it should be provided a base or planter to define it at ground level. This is to meet ADA protruding objects requirements.

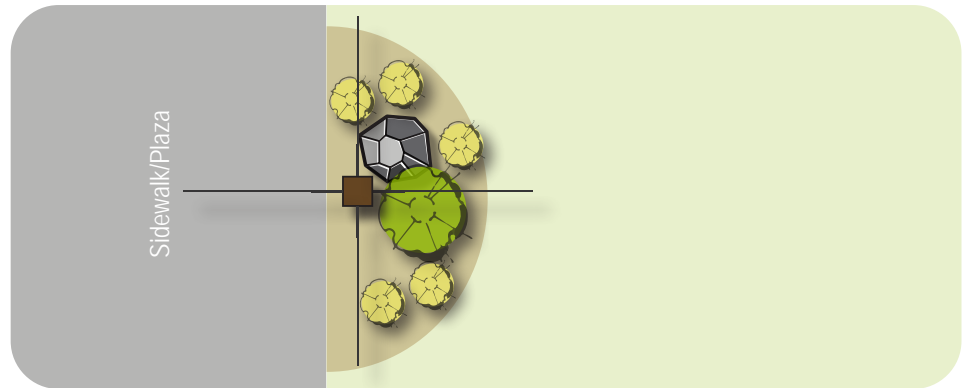
There may be situations where the orientation sign(s) would be mounted to a vertical surface. As the standard design with a curved top has a design specific to being post-mounted, a wall-mounted sign should be reviewed as to whether the curved top design is appropriate for the location or not. If not, simplifying the layout to a squared top may be beneficial. A wall-mounted installation would be expected to be screwed through the face of the sign into the backing substrate. Stainless steel button-head screws with pre-drilled holes are recommended.

There may be situations where the orientation sign(s) would be used seasonally or temporarily. These would be adapted for attachment to a post (bolted through the face of the sign), with the post having a weighted base sized appropriately for stability. For this use, the sign panel could be 1/2" thickness High Pressure Laminate, or a less robust material (such as dibond) with an expected shorter longevity and a higher potential for wear or damage from use or vandalism.



Pedestrian Wayfinding Post

Placement of the sign should be in high-visibility locations. The bottom-most sign blade shall be greater than 80" above the ground to meet ADA protruding objects requirements. Adjacent landscaping should complement and emphasize the sign without distracting from it.



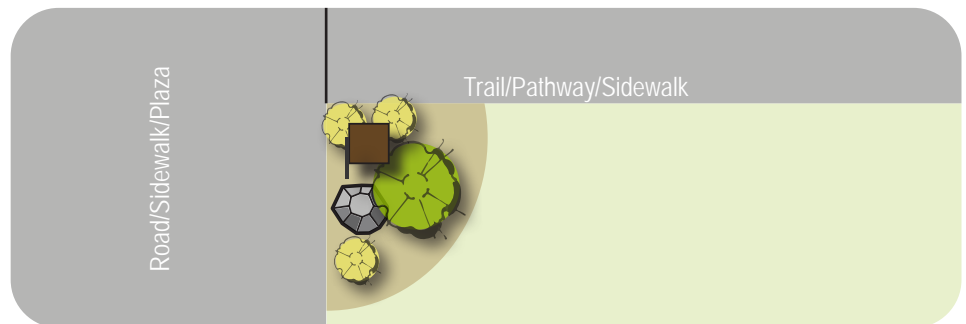
Pedestrian Wayfinding Bollard

Placement of the sign should be in high-visibility locations. Adjacent landscaping should complement and emphasize the sign without distracting from it.



Pedestrian Destination

Placement of the sign should be in high-visibility locations. Adjacent landscaping should complement and emphasize the sign without distracting from it.



PLANT SPECIES

Below is a list of plant species that are climate appropriate. The intent of this list is to provide a very basic list of hardy species that are expected to establish well with suitable soils and watering. Should property owners wish to move beyond these 'basics', they are encouraged to do so based on their own knowledge, or consulting beneficial horticultural expertise for assistance. Basic considerations for use of these plants is to provide them each with the space that they need to mature, consider their height and spread for arrangements (such as taller perennials behind shorter ones), and consider when they might bloom and with what color.

Evergreen Trees

Spruce - Colorado Green	<i>Picea pungens</i>
Spruce - White	<i>Picea glauca</i>

Deciduous Trees

Birch - Cutleaf Weeping Birch	<i>Betula papyrifera</i> 'Gracilis'
Birch - Paper	<i>Betula papyrifera</i>
Birch - Parkland Pillar	<i>Betula platyphylla</i> 'Jefpark'
Crabapple	<i>Malus</i> sp.
Crabapple - Siberian	<i>Malus baccata</i>
European Mountain Ash	<i>Sorbus aucuparia</i>
Maple - Helena	<i>Acer platanoides</i> 'Helena'
Siberian Larch	<i>Larix sibirica</i>

Shrubs

Currant - Alpine	<i>Ribes alpinum</i>
Forsythia	<i>Forsythia ovata</i>
Honeysuckle - Arnold Red	<i>Lonicera tatarica</i> 'Arnold Red'
Lilac	<i>Syringa vulgaris</i>
Mock Orange	<i>Philadelphus lewissii</i>
Ninebark	<i>Physocarpus opulifolius</i>
Potentilla (numerous good options)	<i>Potentilla</i> sp.
Rose (numerous good options)	<i>Rose</i> sp.
Spirea (numerous good options)	<i>Spiraea</i> sp.

Perennials

Astilbe (numerous good options)	<i>Astilbe</i> sp.
Daylily (numerous good options)	<i>Hemerocallis</i> sp.
Elephant Ears	<i>Bergenia cordifolia</i>
Goatsbeard	<i>Aruncus dioicus</i>
Hosta (numerous good options)	<i>Hosta</i> sp.
Iris - Siberian	<i>Iris sibirica</i>
Iris - Wild	<i>Iris setosa</i>
Ligularia (numerous good options)	<i>Ligularia</i> sp.
Peony (numerous good options)	<i>Paeonia</i> sp.
Rhubarb	<i>Rheum palmatum</i>

Perennials - Grasses

Feather Reed Grass - Eldorado	<i>Calamagrostis x acutiflora</i> 'Eldorado'
Feather Reed Grass - Karl Foerster	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'
Feather Reed Grass - Overdam	<i>Calamagrostis x acutiflora</i> 'Overdam'
Crinkled Hair Grass - Aurea	<i>Deschampsia flexuosa</i> 'Aurea'
Tufted Haigrass - Bronze Veil	<i>Deschampsia cespitosa</i> 'Bronzeschleier'

Perennials - Ferns

Lady Fern	<i>Athyrium filix-femina</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Wood Fern	<i>Dryopteris erythrosora</i>

Perennials - Vines

Clematis	<i>Ranunculaceae</i> sp.
Hops	<i>Humulus</i> sp.
Kiwi Vine - Variegated	<i>Actinidia kolomikta</i> 'Arctic Beauty'