



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

## **City of Homer Agenda**

**City Council Regular Meeting  
Monday, May 09, 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 April 25, 2022. City Clerk. Recommend adoption.
- b.** Memorandum 22-066 from Mayor Castner Re: Appointment of Douglas Baily to the Library Advisory Board. Recommend approval.
- c.** Ordinance 22-24, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating an Additional Expenditure of \$106,000 from the Homer Accelerated Roads and Trails (HART) Road Fund for the Construction of the Main Street Sidewalk Project. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.

Memorandum 22-075 from Public Works Director as backup.

- d.** Ordinance 22-25, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$750,000 from the Homer Accelerated Roads and Trails (HART) Road Fund and \$100,000 from the HART Trails Fund to Establish a Non-Motorized Transportation Opportunity Fund. City Manager/Public Works Director.

Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.

Memorandum 22-073 from Public Works Director as backup.

- e. Ordinance 22-26, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$500,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to Establish a Pavement Restoration Program. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.

Memorandum 22-073 from Public Works Director as backup.

- f. Ordinance 22-27, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$511,228 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Small Works Road Repair Program, the Small Works Drainage Program, and the Indefinite Delivery/Indefinite Quantity (IDIQ) Contract to East Road Services. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.

Memorandum 22-073 from Public Works Director as backup.

- g. Ordinance 22-28, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$56,803 from the Homer Accelerated Roads and Trails (HART) Trails Fund to the Small Works Trails Maintenance Program. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.

Memorandum 22-073 from Public Works Director as backup.

- h. Resolution 22-036, A Resolution of the City Council of Homer, Alaska Approving a Recreational Use Agreement between the City of Homer and South Peninsula Little League, Inc. Regarding the Maintenance and Operation of Little League Activities on City Owned Land at Karen Hornaday Park and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 22-076 from Recreation Manager as backup.

- i. Resolution 22-037, A Resolution of the City Council of Homer, Alaska Awarding Term Contracts for Survey Services to Multiple Firms and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-077 from Public Works Director as backup.

- j. Resolution 22-038, A Resolution of the City Council of Homer, Alaska Awarding Term Contracts for Engineering, Architectural and Landscape Architectural Services to

Multiple Firms and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-078 from Public Works Director as backup.

- k. Resolution 22-039, A Resolution of the City Council of Homer, Alaska Awarding a Contract for the Construction of the Main Street Sidewalk to East Road Services, Inc. of Homer, Alaska in the Amount of \$1,148,123.11 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-079 from Public Works Director as backup.

- l. Resolution 22-040, A Resolution of the City Council of Homer, Alaska Supporting Efforts to Increase Voter Awareness of Upcoming Elections. Aderhold. Recommend adoption.

Memorandum 22-080 from Councilmember Aderhold as backup.

- m. Resolution 22-041, A Resolution of the City Council of Homer, Alaska Approving New One-Year Contracts with Premera Blue Cross, VSP, and Prudential with a Renewal Date of July 1, 2022. City Manager. Recommend adoption.

Memorandum 22-081 from Human Resources as backup.

- n. Resolution 22-042, A Resolution of the City Council of Homer, Alaska Approving and Accepting a Donation to the City of Homer Municipal Art Collection from Washington State Artist James Hardman Entitled "Serenade". City Clerk/PARCAC. Recommend adoption.

## **VISITORS**

- a. COVID-19 Agency Update - Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)
- b. Safe and Health Kids Fair - Red Asselin Martin, Sprout Family Services (10 minutes)
- c. Southern Kenai Peninsula Resiliency Coalition - Hannah Gustafson (10 minutes)

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Planning Commission

- f. Port and Harbor Advisory Commission

## **PUBLIC HEARING(S)**

- a. Ordinance 22-23, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating \$18,712 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Complete the Purchase of the Bi-Directional Amplifier System for the Homer Police Department and Microwave Links for Homer's Repeaters. City Manager/Police Chief. Introduction April 25, 2022, Public Hearing and Second Reading May 9, 2022.

Memorandum 22-068 from Police Chief as backup.

## **ORDINANCE(S)**

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

- a. City Manager's Report

### **PENDING BUSINESS**

### **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 22-043, A Resolution of the City Council of Homer, Alaska Establishing the City Council's Intention to Promote Sidewalks and Safe Pedestrian Access. Lord/Davis/Erickson.

### **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, May 23, 2022 at 6:00 p.m., Worksession at 4:00 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 22-08 a Regular Meeting of the Homer City Council was called to order on April 25, 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  
POLICE CHIEF ROBL  
FINANCE DIRECTOR WALTON  
FIRE CHIEF KIRKO  
PUBLIC WORKS DIRECTOR KEISER  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN  
RECREATION MANAGER ILLG  
INFORMATION TECHNOLOGY ANALYST SULCZYNSKI

**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 following supplemental items and agenda correction- **VISITORS** HERC/Pioneer Avenue Gateway Revitalization Project Planning Phase I Final Report, Written public comments **ANNOUNCEMENTS / PRESENTATIONS / REPORTS** Cook Inlet Regional Citizens Advisory Council Written Report from Carla Stanley, City of Homer representative, and Correct Memorandum 22-073 backup to Ordinance 22-22 to Memorandum 22-074.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

Dr. William Marley, city resident, congratulated the City in their effort to create a community recreation center and encouraged they consider purchasing the Bay Club as an alternative to the proposal by Stantec.

## **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 April 11, 2022. City Clerk. Recommend adoption.

- b. Memorandum 22-066 from Mayor Castner Re: Appointment of Douglas Baily to the Library Advisory Board. Recommend approval.

Moved to New Business item a. Aderhold.

- c. Memorandum 22-067 from Deputy City Clerk Re: Liquor License Renewals for Captain Patties Fish House and AJ's Oldtown Steakhouse. Recommend approval.
- d. Ordinance 22-23, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating \$18,712 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Complete the Purchase of the Bi-Directional Amplifier System for the Homer Police Department and Microwave Links for Homer's Repeaters. City Manager/Police Chief. Recommended dates Introduction April 25, 2022, Public Hearing and Second Reading May 9, 2022.

Memorandum 22-068 from Police Chief as backup.

- e. Resolution 22-031, A Resolution of the City Council of Homer, Alaska Acknowledging the City of Homer Surplus Equipment Sale - April 2022 Results. City Clerk. Recommend adoption.

Memorandum 22-069 from Deputy City Clerk as backup.

- f. Resolution 22-032, An Ordinance of the City Council of Homer, Alaska Awarding a Contract to Anchor 907, LLC, of Homer, Alaska for Public Restroom Custodial Services in the Amount of \$80,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-070 from Public Works Director as backup.

- g. Resolution 22-033, A Resolution of the City Council of Homer, Alaska Awarding a Contract to the Kachemak Bay National Estuarine Research Reserve in the Amount of \$50,000 for Ground Water Research and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-071 from Public Works Director as backup.

- h. Resolution 22-034, A Resolution of the City Council of Homer, Alaska Approving a Recreational Use Agreement Between the City of Homer and the Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on City Owned Land in the Baycrest Ski Area and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 22-034 from Recreation Manager as backup.

Item b. moved to New Business item a. Aderhold.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS**

- a. COVID-19 Agency Update Derotha Ferraro, South Peninsula Hospital Public Information Officer and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

Derotha Ferraro, South Peninsula Hospital (SPH) Public Information Officer, reported on numbers related to testing, positivity rate, hospitalizations, and vaccinations at SPH. She explained there are therapeutics available so reach out to your health care provider if you test positive. She added that it's expected that starting July 1 testing will shift to a fee based service. They're hoping to do a test and vaccine pop-up at the harbor in May.

Lorne Carroll, State of Alaska Public Health Nurse III, reviewed Southern Kenai Peninsula average daily cases, community levels, and omicron variants. He shared reports from the Health Alert Network that highlights therapies that are unproven for treating COVID, shouldn't be used, and could create harm if used; and the FDA has fully approved vaccinations for young children.

- b. HERC/Pioneer Avenue Gateway Revitalization Project Planning Phase I Final Report - Julie Engebretsen, Economic Development Manager (10 minutes)

Julie Engebretsen, Economic Development Manager, reviewed the work that has been done regarding the HERC/Pioneer Gateway Revitalization Project Planning Phase I and that public input is still being taken. She recommended scheduling a worksession for May 9<sup>th</sup> to discuss how to move forward to address three proposed options: 1. Do nothing; wait until the building condition forces a reaction. 2. Spend the remaining budget. Quantify operations and maintenance costs. Continue to refine plans for a building and grounds with construction costs between \$13 and \$23 million. 3. Consider other options. Building reuse has focused on the gym. This has always been problematic as the gym is located down a set of stairs and it's difficult to make this accessible. Are there other options to reuse the concrete foundation of the classroom wing with a much lower construction cost?

Economic Development Manager Engebretsen answered questions and took feedback from Council and confirmed the May 9<sup>th</sup> worksession.

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

a. Worksession Report

City Manager Dumouchel provided an overview of the worksession discussion on the Lobbyist's report and Public Works Director Keiser's memorandum regarding funding requests from the Homer Accelerated Road and Trail Program funds.

b. Committee of the Whole Report

Councilmember Aderhold provided an overview of the Committee of the Whole discussion of the Spit Parking Study presentation by HDL Engineering and continued discussion on Public Works Director Keiser's memorandum regarding funding requests from the Homer Accelerated Road and Trail Program funds.

c. Mayor's Report

Mayor Castner reported that he, Public Works Director Keiser, and Economic Development Manager Engebretsen attended the Kenai Peninsula Borough Lands Meeting to present the City's Green Infrastructure Project. While there, they also discussed the possibility of considering a land exchange for the purpose of the borough acquiring the land the hospital sits on.

d. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley shared his appreciation for the Homer team's presentation at the Lands Meeting. It helped show the public value of the properties that were slated for the Borough's land disposal process. He, Assembly President Johnson, and Assembly Vice President Hibbert will have an ordinance for introduction that increases the sales tax cap from \$500 to \$1000 on May 17<sup>th</sup> and encouraged a resolution of support from City Council. Lastly he commented regarding South Peninsula Hospital's master facility planning process that is under way and he's the Borough representative on the committee that's supporting the planning contractor. They're hopeful the process will give us a vision of what our hospital is going to be in 25 years, and what it will take in terms of programs and services to support our community.

e. Library Advisory Board

Library Advisory Board Chair Kate Finn reported the Board approved a revision to the Library Use Policy at their last meeting. They also discussed the proposed re-organization of the City



administration structure and will provide feedback to the City Manager. She announced the upcoming Friends of the Homer Library Book and Plant sale and schedule for the Book Mobile.

- f. Planning Commission
- g. Economic Development Advisory Commission
- h. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Peter Roedl reported the Commission approved an art donation and discussed pedestrian connectivity for new developments. It was reported that parks has a lot of new picnic tables but could use more, and the Commission is going to do a walk-through of the HERC with Parks Superintendent Matt Steffy.

- i. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the committee welcomed new member Nona Safra and announced they still have one opening. They edited their community survey on accessibility that will go to the City Manager for approval, and continued work on the Transition Plan for Jack Gist Park and the Fishing Lagoon.

### **PUBLIC HEARING(S)**

- a. Ordinance 22-21, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$13,800 from the General Fund Capital Asset Repair and Maintenance Allowance Fund for Upgrades to the City Clerk's Office and Equipment for City Hall. City Manager/City Clerk. Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-060 from City Clerk as backup.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 22-21 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 22-22, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by an Amount not to Exceed \$800,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of an Enforcer 2500 Gallon Tender Fire Truck. City Manager/Mayor. Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-074 from Fire Chief as backup.

Memorandum 22-061 from City Manager as backup.

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

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

At the request of the Mayor, City Manager Dumouchel confirmed the delivery of the truck is 2 years out.

Councilmember Lord appreciates the backup material provided. She noted in terms of the overall funds for the CARMA, this appropriation is 36% of the current amount of general fund fleet and she shared her constant concern that this account has to replace all the city's departments. Every purchase seems well justified but how does it fit into the big picture of how we fund all the fleet needs. City Manager Dumouchel explained administration is working on that bigger picture and as we make the slow march into the FY24/25 budget we're identifying needs and pull departmental long term plans together in a unified approach.

Fire Chief Kirko confirmed that Kachemak City Council approved the purchase of their fire truck.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **ORDINANCE(S)**

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

- a. City Manager's Report

City Manager Dumouchel reported we're gearing up for a busy summer. He highlighted items from his written report including recruiting for open positions, and in the City Manager's office they're working through concepts from the visioning session in March and laying groundwork

for moving those ideas forward. In response to questions he addressed efforts regarding cybersecurity and using inside and outside help, and sales tax on short term rentals.

Councilmember Aderhold recognized the Clerk's Office and the upcoming Municipal Clerks Week.

## **PENDING BUSINESS**

### **NEW BUSINESS**

- a. Memorandum 22-066 from Mayor Castner Re: Appointment of Douglas Baily to the Library Advisory Board. Recommend approval.

ADERHOLD/LORD MOVED TO POSTPONE MEMORANDUM 22-066 TO THEIR NEXT MEETING.

There was brief comment explaining that Mr. Baily would like to attend, but was unable to tonight.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **RESOLUTIONS**

- a. Resolution 22-035, A Resolution of the City Council of Homer, Alaska Supporting Alaska House Bill 252, No Patient Left Alone Act. Erickson.

ERICKSON/HANSEN-CAVASOS MOVED TO ADOPT RESOLUTION 22-025 BY READING OF TITLE ONLY.

ERICKSON/ADERHOLD MOVED TO MOVE TO AMEND RESO 22-35 ON LINE 23 TO STRIKE "OF THESE PATIENTS" AND REPLACE IT WITH "ALASKANS", LINE 42 STRIKE THE WORD INCONSISTENT, AND LINE 52 STRIKE LANGUAGE AFTER "REQUEST THE" AND REPLACE IT WITH 32<sup>ND</sup> ALASKA STATE LEGISLATURE TO PASS HB 252 INTO LAW BEFORE THE END OF THE SECOND REGULAR SESSION.

Councilmember Erickson explained she spent some time talking to Derotha Ferraro from SPH who recommended the changes.

VOTE (motion to amend): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Lord commented regarding her efforts in reaching out to some of the doctors in town as a Councilmember at the city level wading into hospital policies and health care settings and they were cautiously supportive of the concept of the bill. She also shared her frustration that most of the co-sponsors are legislators who she's seen over the last 2+ years actively work to politicize a public health emergency and worked against the health care communities and the community at large in reducing the disease, its transmission, and people dying alone in hospitals and nursing homes. She feels this is a good idea in concept, but we should be working as decision makers and leaders to support one another and our community and not be thwarting these efforts and then coming through at the back end.

Councilmember Erickson appreciated the comments and shared there are points in life where we step back and look at what we did well, and what areas were we short in and what can we do to fix it. She explained that's where she's coming from and shared about her experience of being ill not being able to have her caregiver be there for her. It's important that this supports everyone, it shouldn't be political but it went that way. We can at least bring it to the floor to give people hope that we've heard from both sides and family and caregivers are important in any kind of crisis.

Councilmember Aderhold shared she's torn about this because it's something that shouldn't need to be legislated. The decisions about how hospitals dealt with patients during COVID was a difficult decision for them to make. She acknowledged hospital workers around the world who have had to deal with this incredibly difficult pandemic, recognizing that many have left the field, committed suicide, or had long COVID themselves. Visitors weren't allowed in hospitals for very serious reasons, and looking back maybe it wasn't the correct decision, but she still struggles with whether the State should legislate that. She understands why this was brought forward and she agrees with the sentiment, but she can't agree with it being mandated by the State.

Councilmember Davis recognizes the tragic stories about people who weren't even allowed to have physical contact for months at a time because of the policies of the places they were staying. He thinks having someone with you in the hospital when undergoing a procedure makes sense. But regarding nursing homes, this legislation provides that every resident has a right to bring someone in. The pandemic fatality rate was low, less than 1% as he recalls, yet it devastated so many nursing homes despite all the restrictions. He posed the question what if there is one where the fatality rate is 2 or 3%? In a 200 person facility and everyone has a right to bring someone off the street into the facility, even if there's a state or federal disaster declaration in place. He doesn't see how it would make sense for a state to say that in advance that everyone has that absolute right to bring someone in to a very vulnerable facility. He doesn't think he can support that.

Councilmember Erickson responded the parents in the home who weren't allowed to have their family members come in when they were ill and dying is the bottom line. Now we're seeing the trauma for those who weren't allowed to be there and she feels that people have the right to have someone there. She shared further about her personal situation of needing assistance when she was sick, but not able to have it. There's a point where humanity has to be part of the equation.

Councilmember Lord understands those are heartfelt and real things, but agrees that if there's a pandemic with a higher fatality rate, at what point does someone's right to have a loved one with them infringe on another's right to have themselves or their loved one be kept safe, in what medical professionals are considering to be safe. When we talk about showing that people matter, we need to be making real decisions that take into account things like mental health because they are part of healing and humanity. But individual freedom and rights do, in community settings, have impacts on others. She added there isn't back up documentation to this legislation and she wonders what the legal implications are, and some of the questions Councilmember Davis raised aren't answered within this bill which makes it hard to fully support it. She'd like to see a legal analysis of what it means.

Councilmember Venuti expressed her concern about the language related to a patients right to a support person under this section may not be withheld based on a state or federal declaration of disaster and the implications of the language.

VOTE (main motion as amended): YES: HANSEN-CAVASOS, ERICKSON  
NO: ADERHOLD, LORD, VENUTI, DAVIS

Motion failed.

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

Kenneth Bryant commented regarding the Federal Nursing Home Reform Act and legal precedence to what was just being discussed.

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

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

City Clerk Jacobsen commented regarding current advisory body openings.

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

City Manager Dumouchel announced current job openings.

#### **COMMENTS OF THE MAYOR**

Mayor Castner commented he wasn't inclined to calendar Resolution 22-035 because it's not roads, sewer, taxes, etc. It's something that's not in the Council's wheelhouse and taking up something like that leads to these heart wrenching discussions of what do we do. But he's also not inclined to limit their ability to bring things forth and put them before their peers to see if they can get four votes.

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

Councilmember Aderhold commented that although she didn't vote in favor of the resolution, she believes it the prerogative of the City Council to bring issues like that forward to the public, and encouraged they continue to be added to the agenda. Next Tuesday at Kachemak Bay Campus there will be a community conversation about Ukraine with several speakers from our community and a moderated community conversation.

Councilmember Davis shared this was a big week in Homer for beekeepers because 140 packages that each contained 15,000 bees were delivered to Homer this past Saturday. The date they arrive is based on the weather in California, and is really too early here. So until the dandelions bloom, the bees have to be fed sugar/water syrup to keep them going. He shared about a movement in the Midwest for No Mow May because in those area you can be fined for not mowing or letting dandelions get too prolific in your lawn. It's important to mention that for most of the month of May the only source of pollen and nectar for Homer honeybees is dandelions. If people can wait to mow for a week or so, it will be a big service to the honeybees.

Councilmember Erickson thanked everyone for a good meeting, she thinks they have to be willing to have the hard discussions. She announced the Hockey Association will be at the high school and encouraged people attend to celebrate. The girls' softball has started, baseball is happening, music events, and a lot of good things to do outside.

Councilmember Hansen-Cavasos shared her appreciation for all the work that goes into preparing materials for the Council packets.

Councilmember Lord concurred that gatekeeping resolutions isn't a good idea. There are a lot of issues that come before them that people have strong feelings about and aren't directly the running of the City and she has conflicting feelings about whether it's a good use of their time. But it's important and she doesn't know where they'd draw those lines. Related to Resolution 22-035 the details of legislation, including words and legal requirements matter. When questions come up about how it would actually work, if she can't get those answers she can't say yes. To those interested and concern about pedestrian/cyclist safety and sidewalks, we're working on it as well as staff is doing great work. She encouraged public comments to continue on the matters. She expressed her appreciation of teachers and staff, and she shared about her recent trip to Bristol England and the murals all around on the buildings.

Councilmember Venuti commented regarding the upcoming Kenai Peninsula College virtual graduation. The Kachemak Bay Campus will be open so people can watch there. She recognized Homer graduates Winston Ajayake, Alyssa Veldstra, Rosie Kauffman, and Chloe Pleznac.

**ADJOURN**

There being no further comments to come before Council Mayor Castner adjourned the meeting at 8:09 p.m. The next Regular Meeting is Monday, May 9, 2022 at 6:00 p.m., Worksession at 4:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

\_\_\_\_\_  
Melissa Jacobsen, MMC, City Clerk

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



# City of Homer

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

Office of the Mayor

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## Memorandum 22-066

TO: HOMER CITY COUNCIL  
FROM: MAYOR CASTNER  
DATE: APRIL 20, 2022  
SUBJECT: APPOINTMENT OF DOUGLAS BAILY TO THE LIBRARY ADVISORY BOARD

Douglas Baily is appointed to the Library Advisory Board to fill the seat vacated by Gordy Vernon and complete the remaining term, which expires April 1, 2024.

### Recommendation

Confirm the appointment of Douglas Baily to the Library Advisory Board.



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

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

#### Submission information

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

Submitted by Visitor (not verified)

Wed, 04/20/2022 - 11:49am

162.142.118.25

#### Applicant Information

**Full Name**

DOUGLAS BAILY

**Physical Address Where you Claim Residency**

4685 CRAFTSMAN ROAD

**Mailing Address**

Box 2953 HOMER, ALASKA 99603

**Phone Number(s)**

9074354006

**Email**

oldbailyfarm@gmail.com

**Advisory Bodies**

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

#### Residency

**Are you a City Resident?** Yes

**If yes, how long have you been a City Resident?** 3 YEARS

**How long have you been a resident of the South Peninsula Area?** 3 YEARS  
(ACTIVELY INVOLVED ON KACHEMAK BAY SINCE 1957)

#### Background Information

**Have you ever served on a similar advisory body?**

No. But I have served as a Member of the Citizens Committee for the Creation of Chugach

State Park, Chair of the Alaska Parole Board, Member of the Alaska Judicial Council, Board of the Great Land Trust (Anchorage), Oregon Department of Fish and Game Statewide Board for the Access and Habitat Program and other public groups.

**Other memberships**

Kachemak Bay Masonic Lodge, Alaska 200 Club,

**Special Training & Education**

B S Geology (Beloit 1959), LIb (University of Illinois 1964), United States Army, Basic and Advanced training (1959-60)

Chapman School of Seamanship (1985) , Firefighter II (Oregon State Department of Training and Standards 2010), WL 7 DV, 3 years "at sea", life in general.

**Why are you interested in serving on the selected Advisory Body?**

I am interested in advancing training and education in science for all members of my community.

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/49145>

**Links**

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

**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-24**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating an Additional Expenditure of \$106,000 from the Homer Accelerated Roads and Trails (HART) Road Fund for the Construction of the Main Street Sidewalk Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 9, 2022 Introduction

Memorandum 22-075 from Public Works Director as backup

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 22-24**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE FY22 CAPITAL BUDGET AND APPROPRIATING AN  
9 ADDITIONAL EXPENDITURE OF \$106,000 FROM THE HOMER  
10 ACCELERATED ROADS AND TRAILS (HART) ROADS FUND FOR THE  
11 CONSTRUCTION OF THE MAIN STREET SIDEWALK PROJECT.  
12

13 WHEREAS, the HART-Road Fund has sufficient capital to fund the planning, design and  
14 permitting of the Main Street Storm Drain and Sidewalk Project.  
15

16 WHEREAS, The lowest responsive, responsible bidder for the construction of the Main  
17 Street Sidewalk was East Road Services, with a bid price of \$1,148,123.11; and  
18

19 WHEREAS, The Engineer's Estimate is \$1,147,638.90, indicating the low bid is fair and  
20 reasonable; and  
21

22 WHEREAS, The FY22 Capital Budget, as well as the Homer Road Financial Plan, the City's  
23 roadmap for the expenditure of HART Road funds, includes \$1,100,000 for the construction of  
24 the Main Street Sidewalk, leaving a budget shortfall of \$48,123.11; and  
25

26 WHEREAS, This is a unit price bid, meaning the actual price to be paid to the contractor  
27 will be based on actual cubic yards of earth excavated, actual square yards of asphalt sidewalk  
28 laid, actual linear feet of concrete curb installed, and so forth; and  
29

30 WHEREAS, We recommend a modest contingency be provided so we can address issues  
31 like this as they arise, rather than have to come back for additional funds in the middle of  
32 construction; and  
33

34 WHEREAS, Including a 5% contingency, or \$57,406, would not be unreasonable.  
35

36 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
37

38 Section 1. The FY 22 Capital Budget is hereby amended to appropriate \$106,000 from  
39 the HART-Roads Fund for the construction of the Main Street Sidewalk Project as follows:  
40

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART Road Fund	\$106,000

41  
42  
43

44            Section 2. This is a budget amendment ordinance, is not permanent in nature, and  
45 shall not be codified.

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

48  
49    CITY OF HOMER

50  
51  
52    \_\_\_\_\_  
53    KEN CASTNER, MAYOR

54  
55 ATTEST:  
56  
57  
58 \_\_\_\_\_  
59 MELISSA JACOBSEN, MMC, CITY CLERK

60  
61  
62 YES:  
63 NO:  
64 ABSENT:  
65 ABSTAIN:

66  
67 Introduction:  
68 Public Hearing:  
69 Second Reading:  
70 Effective Date:



## **Memorandum 22-075**

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: May 5, 2022  
SUBJECT: Main Street Sidewalk Construction – Request for Additional Appropriation

**I. Issue:** The purpose of this Memorandum is to request an additional appropriation from HART Road funds for the construction of the Main Street Sidewalk.

**II. Background:**

The lowest responsive, responsible bidder for the construction of the Main Street Sidewalk was East Road Services, with a bid price of \$1,148,123.11. The Engineer’s Estimate is \$1,147,638.90, indicating the low bid is fair and reasonable. The FY22 Capital Budget, as well as the Homer Road Financial Plan, the City’s roadmap for the expenditure of HART Road funds, includes \$1,100,000 for the construction of the Main Street Sidewalk. We need an additional appropriation to cover the extra \$48,123.11.

Further, it’s prudent to include a small contingency. This is a unit price bid, meaning the actual price to be paid to the contractor will be based on actual cubic yards of earth excavated, actual square yards of asphalt sidewalk laid, actual linear feet of concrete curb installed, and so forth. There are 35 individual bid items and most of them are paid on the basis of separately counted/measured units. This means the actual price paid to the contractor will, in all likelihood, be different than the bid price. It could be lower, it could be higher. This is particularly true when it comes to underground work, such work related to storm drains, which is included with this project.

For example, in 2020, we replaced a number of the storm drain leads that run from the ditches to the storm drain main that is laid in Main Street, because the leads were highly corroded and leaking. If we discover that more of the existing storm drain needs to be replaced, the costs will go up. We recommend a modest contingency be provided so we can address issues like this as they arise, rather than have to come back for additional funds in the middle of construction. A 5% contingency, or \$57,406, would not be unreasonable.

Recommendations: Appropriate an additional \$106,000 from the HART Roads Fund.

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding Construction Main Street Sidewalk</u>	DATE	<u>05/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 106,000</u>		

DESCRIPTION	The FY22 Capital Budget, as well as the Homer Road Financial Plan includes \$1,100,000 for the construction of the Main Street Sidewalk, leaving a budget shortfall of \$48,123. We recommend a 5% contingency (\$57,406) be provided so we can address issues like this as they arise, rather than have to come back for additional funds in the middle of construction. These additions bring the requested appropriation to \$106,000.
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 7,420,355</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 3,000,595</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 106,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 1,761,228</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,552,532</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-25**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$750,000 from the Homer Accelerated Roads and Trails (HART) Road Fund and \$100,000 from the HART Trails Fund to Establish a Non-Motorized Transportation Opportunity Fund.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 9, 2022 Introduction

Memorandum 22-073 from Public Works Director as backup.



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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 22-25**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
8 AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING  
9 \$750,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS  
10 (HART) ROAD FUND AND \$100,000 FROM THE HART TRAILS FUND  
11 TO ESTABLISH A NON-MOTORIZED TRANSPORTATION  
12 OPPORTUNITY FUND.

13  
14 WHEREAS, A City Council priority from the 2022 Visioning Session is increasing  
15 opportunities for non-motorized transportation; and

16  
17 WHEREAS, The City has numerous opportunities and needs for improving existing  
18 routes and building new routes to improve connectivity, walkability and accessibility around  
19 the City's urban and rural neighborhoods; and

20  
21 WHEREAS, The City has been told by the AK DOT that increased funding will be available  
22 for non-motorized transportation in the coming years and further, private developers are  
23 planning new subdivisions every year, which typically do not include provisions for non-  
24 motorized routes; and

25  
26 WHEREAS, The City would be in a stronger position to secure grant funding and  
27 negotiate with private developers if we knew where we wanted non-motorized routes to go  
28 and where the terrain and other constraints allowed them to go; and

29  
30 WHEREAS, We would be in a stronger position to fund projects if we had a better  
31 understanding of costs; and

32  
33 WHEREAS, Opportunities may unexpectedly arise to build out or improve a non-  
34 motorized route, as we continue to build partnerships with local stakeholders and resource  
35 providers; and

36  
37 WHEREAS, The way to achieve all these goals is to establish a Non-Motorized  
38 Transportation Opportunity Fund, financed by the HART Road Fund and the HART Trails Fund  
39 that can be used to plan, survey, design and construct *ad hoc* non-motorized transportation  
40 routes on an opportunistic basis; and

42 WHEREAS, The Opportunity Fund would be separate from the project-specific non-  
43 motorized routes such as the Main Street Sidewalk and the Ben Walters Way Sidewalk, which  
44 are already programmed in the Public Works' Road Financial Plan and budgeted in the FY 22  
45 Capital Budget; and

46  
47 WHEREAS, Contracts for specific projects would still be subject to City Council  
48 authorization.

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

51  
52 Section 1. The FY 22 Capital Budget is hereby amended by appropriating \$750,000 from  
53 the HART Road fund and \$100,000 from the HART Trails fund to create the Non-Motorized  
54 Transportation Opportunity Fund to pay for support the planning, design, survey, and  
55 construction of non-motorized routes in the City of Homer, on an opportunistic basis, funded  
56 as follows:

57

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART Road Fund	\$750,000
165	HART Trails Fund	\$100,000

61

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

64  
65 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2022.

66  
67 CITY OF HOMER  
68  
69  
70  
71 \_\_\_\_\_  
72 KEN CASTNER, MAYOR

73 ATTEST:  
74  
75  
76 \_\_\_\_\_  
77 MELISSA JACOBSEN, MMC, CITY CLERK  
78  
79

80 YES:  
81 NO:  
82 ABSTAIN:  
83 ABSENT:

- 84
- 85 First Reading:
- 86 Public Reading:
- 87 Second Reading:
- 88 Effective Date:



## Memorandum 22-073

TO: City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Janette Keiser, PE, Director of Public Works

DATE: April 13, 2022

SUBJECT: Strategies for deploying HART Road/Trails Funds to accelerate non-motorized transportation and road repair

---

**I. Issue:** The purpose of this Memorandum is to propose a strategy for using HART Funds to accelerate the development of non-motorized transportation routes and road repairs.

**II. Background & Summary of Request:**

We have an opportunity to accelerate fulfillment of two important goals. First, one of the City Council’s priorities from the 2022 Visioning Session, is increasing opportunities for non-motorized transportation. Second, one of the City’s obligations is to make sure City roads are properly maintained. The City Council has developed multiple tools to help achieve these goals:

<u>Tool &amp; Enabling Legislation</u>	<u>Original Appropriation</u>
• Small Works Road Repair Program (Ord. 20-33)	\$175,000
• Small Works Drainage Program (Ord. 20-34)	\$110,000
• IDIQ Contract to East Road Services (Reso. 21-051)	\$125,000
• Small Works Trails Maintenance Program (Ord. 20-36(S))	\$ 36,000

These programs allowed us to achieve results that went above and beyond typical maintenance work. (A brief history of each program is described in following pages.)

There is still a lot of unmet need, which is outlined in the City’s Road Financial Plan, the model for which was adopted by City Council, Resolution 21-028, as a means to guide the development of transportation/drainage capital improvement and major maintenance projects. The Road Financial Plan programs the expenditure of HART Road funds with the goal of “fixing the worst first”.

There are projected to be substantial increases in sales taxes in FY 22-23. Since the HART Fund is built from sales taxes, this will mean substantial increases to the HART Road and Trails Funds. We propose to invest these funds to (1) continue making progress on repairing the worst of our roads and (2) accelerating development of sidewalks and trails, by enhancing existing tools and creating a new one:

• Create new Non-Motorized Transportation Opportunity Program	\$ 850,000
• Create new Pavement Restoration Program	\$ 500,000
• Enhance existing Small Works Drainage Repair Program	\$ 50,000
• Enhance existing Small Works Road Repair Program	\$ 230,614
• Enhance existing IDIQ Contract for road repair work with East Road Services	\$ 230,614
• Enhance existing Small Works Trail Maintenance Program	<u>\$ 56,803</u>
Total Investment in transportation	\$1,918,031

I have input these programs into the Road Financial Plan to analyze the short and long term impact on the overall health of the HART Fund. The HART Fund is sufficiently robust to support these investments, even if all the forecast sales tax increases do not materialize. An updated Road Financial Plan is attached.

## **I. Create new Non-Motorized Transportation Opportunity Program**

**Proposed Investment**

**Sidewalks - \$750,000**

**Trails - \$100,000**

The City would be in a stronger position to secure grant funding and negotiate with private developers to create non-motorized routes if we (a) knew how much they would likely cost and (b) were able to contribute to costs. The way to achieve these goals is to establish a fund that can be used to plan, survey, design, and construct non-motorized transportation routes on an opportunistic basis. For example, property owners/developers would be more willing to collaborate on non-motorized routes, if the City could pay incremental costs. Also, AK DOT would be more willing to collaborate on securing grant funds for non-motorized projects on state roads if the City invested in survey, conceptual design and cost estimating to demonstrate what is feasible and what the likely costs would be. From what we've seen of recent Notices of Funding Opportunity ("NOFO") issued for Infrastructure Grants, such collaborations would better position us in the highly competitive grant market.

I propose the City Council create a Non-Motorized Transportation Opportunity Program, financed by the HART Road Fund and the HART Trails Fund. (The Opportunity Program would be separate from funds used for the Main Street Sidewalk and the Ben Walters Sidewalk, which are already identified in the Public Works' Road Financial Plan and budgeted in the FY 22 Capital Budget.)

Contracts for specific projects would be subject to City Council authorization per the City's Procurement Manual. The benefit of the Opportunity Program is that it would give us a head start in taking advantage of windows of opportunity that may open and close quickly.

I propose that \$1,500,000 be made available for this Program for sidewalks and \$100,000 be made available for trails. Examples where the Opportunity Program would be used include:

- Collaborating with the developers to
  - a. Design/construct a path on Fairview Avenue adjacent to the Terra Bella Subdivision, which is currently in the process of being platted. An easement has been created for that purpose but the developer is not responsible for building the path. (See Attachment 1.)
  - b. Design/construct a sidewalk between the end of Eric Lane and the west end of Fairview Avenue, through the Foothills Subdivision. Construction could be this summer. (See Attachment 1.)
  - c. Design/construct a path between a new residential development adjacent to Jack Gist Park, to the park, using an easement created for this purpose. Construction could be this summer. (See Attachment 2.)
  - d. Design/construct a path from East End Road to Jack Gist Park in an easement, which is being created for this purpose in a new residential development. Construction could be this summer. (See Attachments 3 and 4.)
- Develop conceptual design and cost estimates for:
  - a. A non-motorized route running parallel to Kachemak Drive, possibly dove-tailing with the Kachemak Sponge Green Infrastructure Storm Water Management Project and in collaboration as well as grant sponsorship with the AK DOT.
  - b. A non-motorized route on the lower portion of West Hill Road, possibly in collaboration as well as grant sponsorship with the AK DOT. (See Attachment 1.)

## II. Create Pavement Restoration Program

### Proposed Investment - \$500,000

We had \$177,895 budgeted in the FY 22/23 Capital Budget for grinding and paving East Bayview Ave, which had been assessed, using the PACER condition evaluation methodology we introduced in 2020, as being in dire need of pavement restoration. The Road Financial Plan calls for the investment of two – \$175,000 grind and pave projects every other year. We have learned this is not enough. First, due to the substantial increases in the cost of oil, which is a necessary component of asphalt, the cost of asphalt has sky-rocketed. Second, as we've been updating our Road Condition Assessments for our other paved roads, we're finding more of Homer's paved roads need restoration than previously thought. Further, some of them don't need just a face lift, but a complete reconstruction.

We have commissioned one of our Term Contract engineers to help us evaluate our pavements and identify the most cost effective options for restoration. Once we have this information, we'll be able to adjust the Road Financial Plan in a sensible way and plan for implementation. In the meantime, we know we need to work on a couple of high traffic roads and the \$177,895 will not cover the costs. Our goal is to prevent further deterioration before the road bases themselves are compromised. We'd like to create a Pavement Restoration Program, which we can access for high priority projects.

**Recommendation:** That \$500,000 from the HART Road Fund be allocated to the Pavement Restoration Program.

### III. Enhance existing Small Works Drainage Repair Fund

#### Proposed Investment - \$50,000

With the adoption of Ordinance 20-34, the City Council created the Small Works Drainage Repair Program and obligated \$110,000 to it. This program allowed us to achieve drainage repairs that went above and beyond our typical maintenance services. For example, here are some representative improvements we achieved:

- |   |                 |
|---|-----------------|
| • Replaced corroded storm drain leads on Main St., Bartlett St., etc. | \$29,337        |
| • Rebuilt a blocked culvert installation on Early Spring St.          | \$ 5,000        |
| • Purchased CMP culverts before price increased in 2021               | <u>\$45,000</u> |
|   | \$79,336.75     |

The HART Road Fund is expected to earn an additional \$511,228 in FY 22. We propose that a portion of this, \$50,000, be allocated to the Small Works Drainage Program so we can continue to make progress on repairing spot drainage issues.

**Recommendation:** That \$50,000 from the HART Road Fund be allocated to the Small Works Drainage Program.



#### IV. Enhance existing Small Works Road Repair Program

##### Proposed Investment - \$230,614

With the adoption of Ordinance 20-33, the City Council created the Small Works Road Repair Program and obligated \$175,000 to it, to facilitate repair and restoration of Homer’s roads with work that went above and beyond our typical maintenance services:

- Increased the gravel thickness – multiple roads \$26,000
  - Dug out frost boils on Sprucewood Drive, west \$ 7,048
  - Dug out frost boils on Eagle Place \$94,597<sup>1</sup>
  - Dug out frost boils on Eagle View Drive \$47,155<sup>2</sup>
- \$175,000

There is still a lot of unmet need. Here is the estimated value of work that still needs to be done, which is set forth in the Road Financial Plan:

- Dig out Frost Boils \$ 350,000
- Add gravel to driving surfaces – multiple roads \$ 300,000
- Repaving projects \$3,500,000
- Repair guard rails on Highland Drive \$ 25,000
- Install new guard rail on Fairview Ave at Woodard Creek \$ 35,000

The HART Road Fund is expected to earn an additional \$511,228 in FY 22. We propose that a portion of this, \$230,614, be allocated to the Small Works Road Repair Program so we can continue to make progress on repairing the worst of our spot road problems.

**Recommendation:** That \$230,614 from the HART Road Fund be allocated to the Small Works Road Repair Program.

---

<sup>1</sup> Work was done under the IDIQ contract with East Road Services.

<sup>2</sup> Work was done under the IDIQ contract with East Road Services.

**V. Enhance existing IDIQ Contract for Road Repair with East Road Services**

**Proposed Investment - \$230,614**

With the adoption of Resolution 21-051, the City Council awarded an Indefinite Duration, Indefinite Quantity (“IDIQ”) contract to East Road Services in the amount of \$125,000, funded by the Small Works Road Repair Program. This was the result of a publicly bid procurement for which East Road Services submitted the only bid. We used this contract to accomplish the following work:

- Dug out frost boils on Eagle Place                      \$94,597
  - Dug out frost boils on Eagle View Drive              \$47,155
- \$141,752

There is still unmet need, set forth in the Road Financial Plan:

- Frost Boil dig outs, estimated value of work needed              \$ 500,000
- Road base reconstructions    \$4,500,000

The HART Road Fund is expected to earn an additional \$511,228 in FY 22. We propose that a portion of this, \$230,614, be allocated to the East Road Services IDIQ Contract, separate from the Small Works Road Repair Program, so we can continue to make progress on digging out frost boils.

**Recommendation:** That \$230,614 from the HART Road Fund be made available to the East Road Services IDIQ Contract.

## VI. Enhance existing Small Works Trails Maintenance Fund

With the adoption of Ordinance 20-36(S), the City Council created the Small Works Trails Program to facilitate repair, restoration and enhancement of Homer's trails and authorized initial funding of \$36,000 from the HART Trails fund. The intent was to use these funds for planning, design and execution of smaller projects that were more than ordinary maintenance but less than capital projects on the Public Works Capital Improvement Program.

Here are representative improvements we achieved with these funds:

- We designed an ADA accessible trail from Fairview Avenue to Karen Hornaday Park, with helped us develop a cost estimate and grant application. This project has been awarded a \$150,000 grant from the Federal Transportation Admin's Recreation Trails Program. Construction will done at the same time we rebuild the access road and parking lot at the Park.
- We worked with the Homer Land Trust to widen, stabilize and upgrade the Poopdeck Trail system for ADA accessibility.
- We hired Corvus Design to develop a concept for more defined trails, including an ADA accessible sculpture trail, around Bishop's Beach Park. We will build these trails as funds allow.
- We acquired equipment to enable us to keep the Poopdeck Trail, Storybook Trail and other trails in the urban corridor walkable in the winter.
- We acquired trail counters, which allow us to track the numbers of people traversing various trails. This data helps us focus planning and maintenance on the most heavily used trails.

There is still more work to be done, such as:

- Realign the upper section of the Reber Trail to reduce the steep ascent and erosion. (See Attachment 1.)
- Enhance the lower section of the Reber Trail to facilitate parking and develop a defined trail head. (See Attachment 1.)
- Adjust sections of the trails between Islands/Oceans and Bishop's Beach to make them more ADA friendly.
- Develop a defined trail head to the trail that goes from the end of Danview Ave down to Woodard Creek. (See Attachment 1.)
- Use concepts from the Wayfinding Plan to develop/install wayfinding signs to Homer's trails.
- Plan and design trails in subdivisions that are in the process of platting or development, particularly looking for opportunities to create connectivity as they arise. (See
- Prepare a formal update to the City's 2004 Non-motorized Trails & Transportation Plan in preparation for the City's efforts to fast forward a new Comprehensive Plan

We propose to direct the projected increases in HART Trail Fund revenues for FY 22, \$56,803, to the Small Works Trails Program so we can continue to continue to make progress on repairing and enhancing Homer's trail system. In the event the forecasted revenue increases don't materialize, there are still sufficient funds in the HART Trails Fund to finance this program.

**Recommendation:** That \$56,803 from the HART Trails Fund be allocated to the Small Works Trails Maintenance Program.

CITY OF HOMER  
FINANCIAL SUPPLEMENT

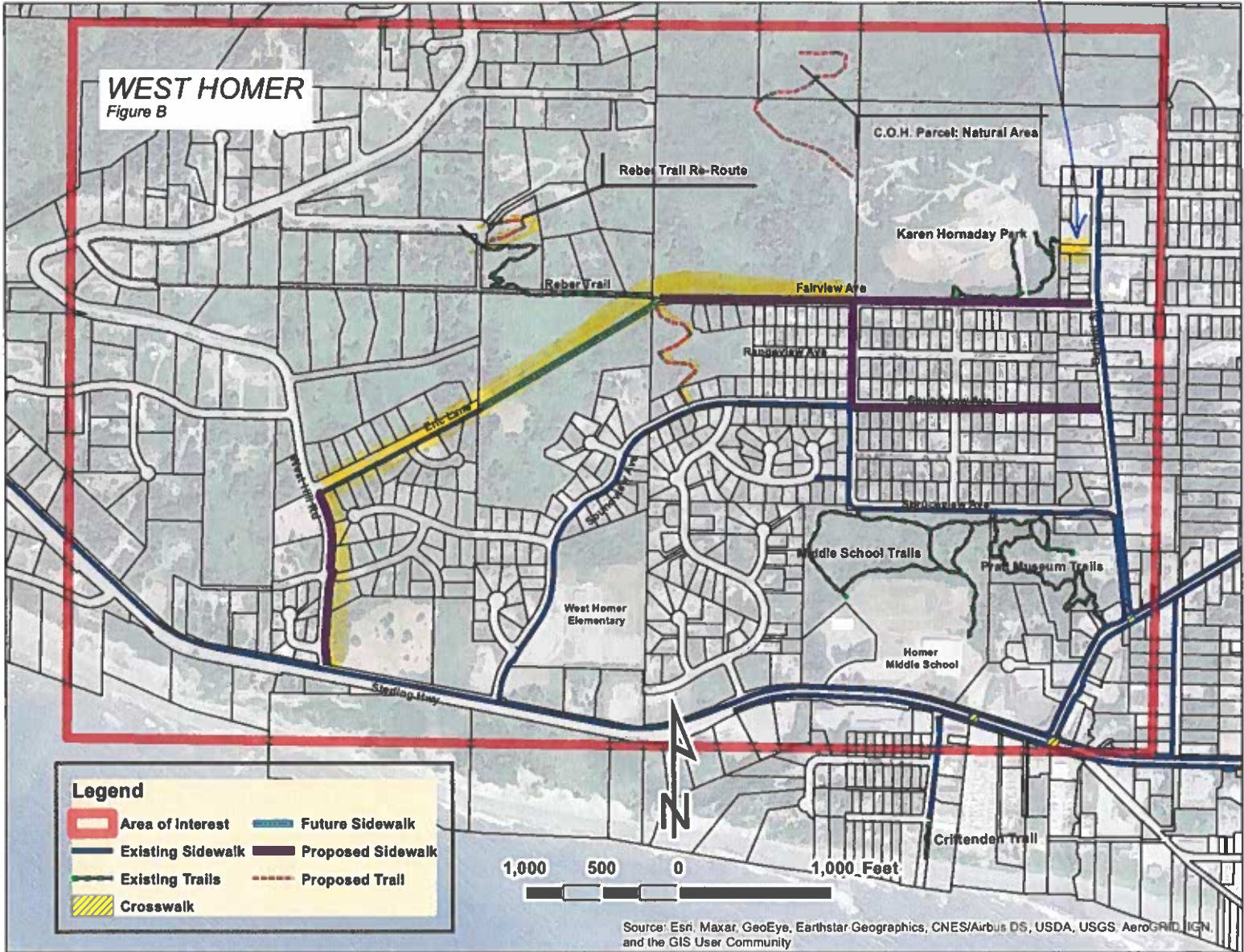
PROJECT NAME	<u>Non-Motorized Transportation Opportunity Fund</u>	DATE <u>05/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR <u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 850,000</u>	

DESCRIPTION	Create the Non-Motorized Transportation Opportunity Fund to support the planning, design, survey, and construction of non-motorized routes in the City of Homer, on an opportunistic basis.
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	88%	12%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2: HART-TRAILS	FUNDING SOURCE 3:
Current Balance <u>\$ 7,420,355</u>	Current Balance <u>\$ 936,158</u>	Current Balance _____
Encumbered <u>\$ 3,000,595</u>	Encumbered <u>\$ 396,067</u>	Encumbered _____
Requested Amount <u>\$ 750,000</u>	Requested Amount <u>\$ 100,000</u>	Requested Amount _____
Other Items on Current Agenda <u>\$ 1,117,228</u>	Other Items on Current Agenda <u>\$ 56,803</u>	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,552,532</u>	Remaining Balance <u>\$ 383,288</u>	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

*Danview Trail/Head to Woodland Creek*



*Attachment 1*

**SURVEY CONTROL**

**BASIS OF BEARING**

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE, NAD83 ALASKA STATE PARK GRID COORDINATES. THIS SURVEY WAS PERFORMED AT THE GPS OBSERVATIONS WERE BASED ON THE BASE PLUS (SHED) VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PID T10155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS = 117.134°. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.9999866696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

**BASIS OF VERTICAL DATUM**

BASIS OF VERTICAL DATUM FOR THIS SURVEY IS THE NAVD83 NG'S PUBLISHED VALUE FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PID T10155). ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE DETERMINED FROM ELLIPSOID HEIGHTS USING GEOID12B. ELEVATIONS ARE IN U.S. SURVEY FEET.

**PROJECT CONTROL POINT**

KACHEMAK DRIVE VAULT  
 N=110.389 1808  
 E=110.033.8252  
 EL=63.18

X CHISELED ON CONCRETE LID OF STORM DRAIN MANHOLE AT SOUTH EDGE KACHEMAK DRIVE APPROXIMATELY 890 FEET SOUTH OF EAST END ROAD / KACHEMAK DRIVE INTERSECTION

JACK GIST LANE		
STATION	NORTHING	EASTING
POB 10+00	107,249.5814	100,800.4840
PI 10+00	107,249.5814	100,800.4840
PT 10+00	107,249.5814	100,800.4840
POE 18+54.42	107,183.1977	101,484.2150
POE 18+54.42	107,183.1977	101,484.2150

BEAUREGARD COURT		
STATION	NORTHING	EASTING
POB 20+00	106,954.0014	100,800.9738
PI 20+00	106,954.0014	100,800.9738
PT 20+00	106,954.0014	100,800.9738
POE 25+11.54	106,954.7238	101,312.5141
POE 25+11.54	106,954.7238	101,312.5141

EDSON CIRCLE		
STATION	NORTHING	EASTING
POB 20+00	106,954.0014	100,800.9738
PI 20+00	106,954.0014	100,800.9738
PT 20+00	106,954.0014	100,800.9738
POE 25+11.54	106,954.7238	101,312.5141
POE 25+11.54	106,954.7238	101,312.5141

N1/4 SEC. 15  
 3-1/4 ALCAP MON  
 1301-S 1974  
 N=107,810.3740  
 E=102,120.5000

NW1/16 SEC. 15  
 3-1/4 ALCAP MON  
 1301-S 1974  
 N=107,810.3740  
 E=102,120.5000



1/4 SECS. 16/15  
 2-1/2 BRASS CAP MON  
 3686-S (NO DATE)  
 N=106,493.1925  
 E=100,801.7413

CW1/16 SEC. 15  
 3-1/4 ALCAP MON  
 N=106,492.2824  
 E=102,122.9815

**CITY OF HOMER  
 PUBLIC WORKS DEPT  
 APPROVED FOR  
 CONSTRUCTION**



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM SURE THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 9/2/2020 REGISTRATION NO. 7538-S

REGISTERED LAND SURVEYOR

*Proposed Trail to Jack Gist Park*

JACK GIST SUBDIVISION NO. 3  
 ROAD, WATER AND SEWER IMPROVEMENTS  
 SURVEY CONTROL

PREPARED FOR  
 TRELCO DEVELOPMENT, LLC  
 HOMER, ALASKA 99803

BISHOP ENGINEERING, LLC  
 PO BOX 2301  
 HOMER, AK 99803-2301  
 (907) 282-7209 www.bishop-engineering.com

DATE: 9/2/2020  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 IN CHARGE: [blank]  
 SHEET NO: C-1

Parcel 17924036

2161 E. End Rd

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BROADBAND PLANNING COMMISSION AT THE MEETING OF JULY 12, 2013.

DR. *Paul A. Hall* 10-11-13  
DATE  
NEW PENINSULA BROADBAND

**NOTES:**

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LANS AT THE TIME OF CONSTRUCTION.
3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOOPER.
4. THIS PLAT WAS PREPARED FOR THE REMOVAL OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLAT #2006-18 (HND).
5. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ALASKA STATE DOT.
6. THERE IS AN EXISTING BLANKET EASEMENT WHICH WAS GRANTED TO HOOPER ELECTRIC ASSOCIATION, INC., RECORDED BY 19 P 100 HND.
7. THE FRONT 15' ALONG THE EXISTING RIGHTS-OF-WAY AND 20' WITHIN 10' OF THE ONLY SIDE LOT LINE IS A UTILITY EASEMENT.

**WASTEWATER DISPOSAL**

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER DISPOSAL. THEREFORE, WASTEWATER SYSTEMS FOR USE IN THIS SUBDIVISION ARE INCLUDED IN THE DESIGNER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE NEW PENINSULA BROADBAND. ALL WASTEWATER DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA STATE DOT. ENVIRONMENTAL CONSIDERATIONS TO CONSTRUCTION.

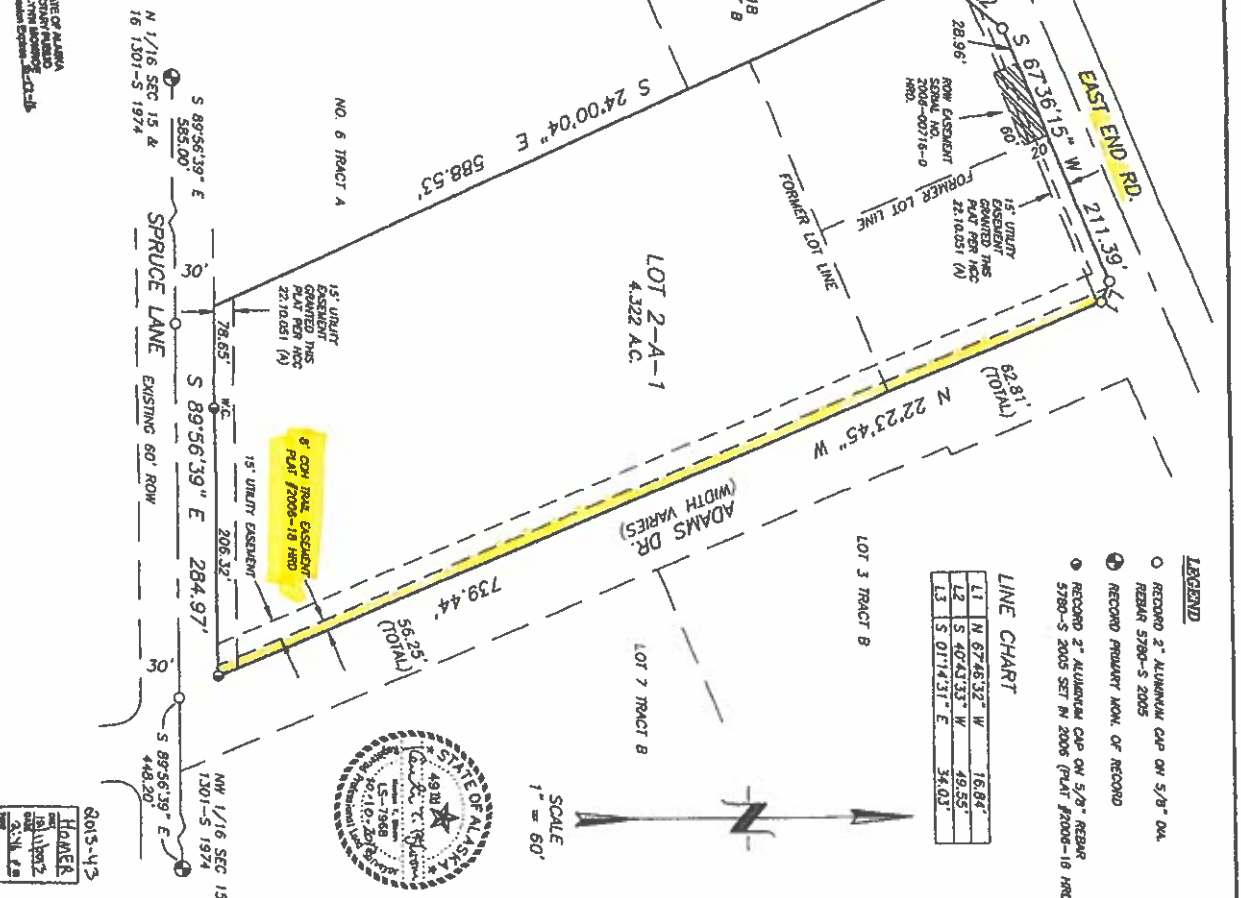
THIS NOTE WAS CARRIED FORWARD FROM THE PARENT PLAT (SCENIC GROVE ADDITION NO. 1, HND 2006-18) DESIGNER (SHEET, DATED 5/29/06).

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 23 September 2013

*Paul A. Hall*  
*R. Lynn Winkler*  
NOTARY PUBLIC FOR ALASKA  
BY COMMISSION EXPIRES 10-11-18

STATE OF ALASKA  
NOTARY PUBLIC  
KATHLEEN BROWN, C-14118  
BY COMMISSION EXPIRES 12-31-18



**LINE CHART**

L1	N 67°46'32" W	16.84'
L2	S 40°43'33" W	49.95'
L3	S 01°14'31" E	34.03'

- LEGEND**
- RECORD 27 ALUMINUM CAP ON 5/8" DIA. REBAR 5780-S 2005
  - ⊙ RECORD PRIVATE MON. OR RECORD
  - RECORD 27 ALUMINUM CAP ON 5/8" REBAR 5780-S 2005 SET IN 2006 (PLAT #2006-18 HND)

SCALE  
1" = 60'



**CERTIFICATE OF OWNERSHIP**  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND DESCRIBED HEREIN, THAT WE HEREBY ADAPT THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT DEREGULATE ALL RIGHTS OF WAY AND PUBLIC EASEMENTS TO THE USE SHOWN HEREON.

*Paul A. Hall*  
PAUL A. HALL AND PAUL HALL  
HUSBAND AND WIFE  
MADE AND SIGNED BEFORE ME  
THIS 23rd DAY OF SEPTEMBER 2013  
AT HOOPER, ALASKA

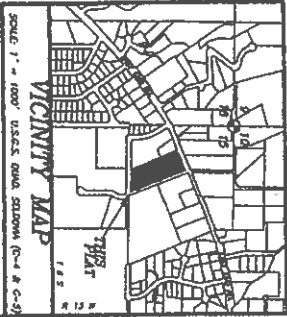
**NOTARY'S ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 23 September 2013  
FOR: Heaven Hall  
*R. Lynn Winkler*  
NOTARY PUBLIC FOR ALASKA  
BY COMMISSION EXPIRES 10-11-18  
BY COMMISSION EXPIRES 12-31-18

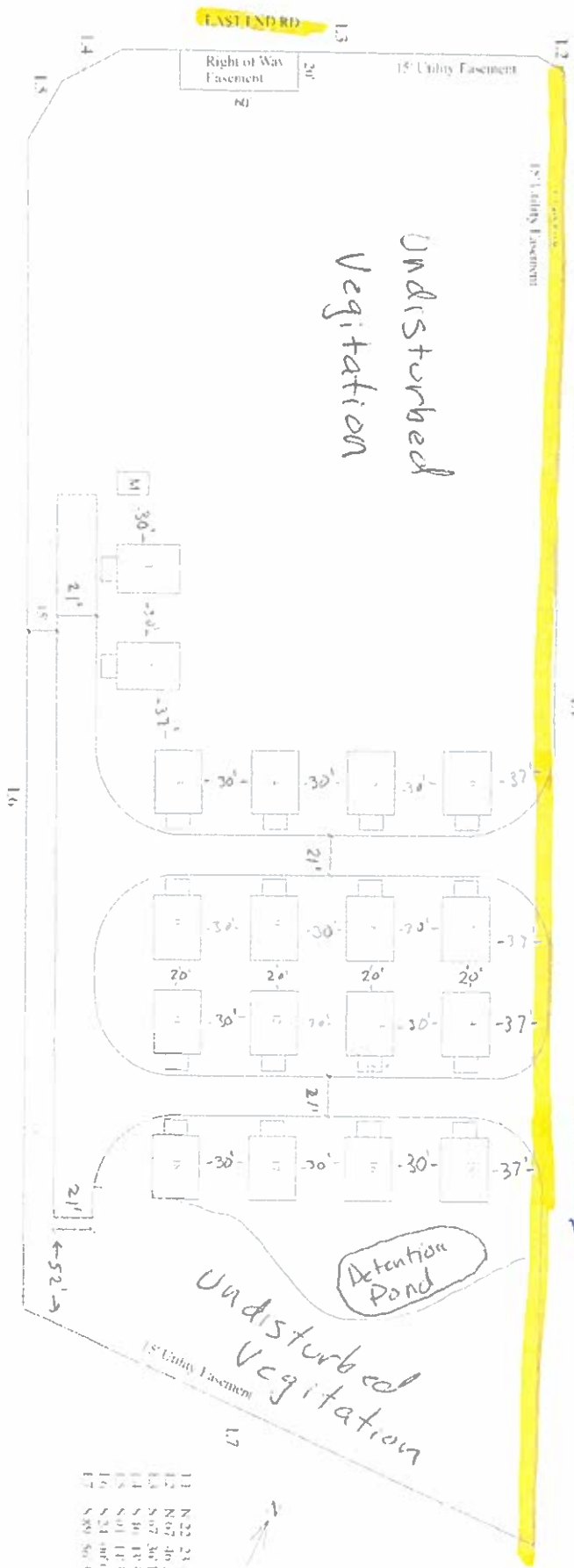
SCENIC GROVE ADDITION NO. 1  
2013 REPLAT

A REPLAT OF LOT 1, LOT 2, AND LOT 2-A TRACT B (SCENIC GROVE ADDITION NO. 1, HND 2006-18) IN THE NW 1/4, SEC 15, T18S, R15W, S14, LOCATED WITHIN THE CITY OF HOOPER, BROADBAND THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 4.322 ACRES MORE OR LESS

**SEABRIGHT SURVEY + DESIGN**  
KENTON T. BLOOM, P.L.S.  
1044 EAST ROAD, SUITE A  
HOOPER, ALASKA 99603  
(907) 235-1427

DESIGN BY: KT  
DATE: 03/2013  
SCALE: 1" = 60'  
SHEET #1 OF 1





Units are numbered 1 - 18  
 49' is Maintenance Building 16ft X 12ft  
 All 18 Units are 24ft X 32ft  
 All 18 Units are 2 bedrooms 1 bath 6768 sq ft  
 All 18 Porches are 12ft width X 8ft deep

Liberty Investments, L.L.C.  
 Layout by: Bill Hand  
 Drawn by: MW  
 Scale: 1" = 50'  
 2161 East Find Rd  
 KPIB Parcel #17924076  
 18 Cabins 768 sq ft each

11	N 22.24	E 18	W	730.11
12	N 67.46	E 32	W	16.87
13	N 67.36	E 18	W	211.69
14	S 90.13	E 44	W	20.86
15	S 91.12	E 31	W	41.36
16	S 23.06	E 07	W	588.87
17	S 89.56	E 09	W	281.07



		Year 0 July 2020- June 2021	Year 1 - June 2021 - July 2022	Year 2 - July 2022 - June 2023	Year 3 July 2023 - June 2024	Year 4 July 2024 - June 2025	Year 5 July 2025 - June 2026	
<b>Grind &amp; Repave Projects</b>								
FY22-\$177,895	E. Bayview Ave to Bayview Ct			\$ 177,895				
	W. Bayview Ave							
	Bay Ave					\$ 175,000		
	Island View off Town Heights					\$ 175,000		
	Woodside							
	Klondike							
	E Street							
	Svedlund Circle							
	Lake Side Circle							
	B Street							
	Pine Terrace Circle							
	Tulin Terrace Blvd							
	Spruce Terrace Circle							
	A Street							
	Ohlsen to intersection of Main							
<b>Road base reconstruction projects</b>								
FY22 - \$240,000 - Road base reconstruction	Karen Hornaday Park Road		\$ 510,000					
FY 22 - \$120,000 - KHP	Rangeview Ave				\$ 150,000			
FY 22 - \$150,000 - Trail grant	Ohlson Lane						\$ 200,000	
	Sprucewood Dr							
	Shelford Street							
	W. Bunnell Ave							
	Lampert Lane							
	Mission Road							
	Pleasant Way							
	Rainbow Place							
	Kalalock Ct.							
	Meadow Drive							
	Spruce Lane							
	Wright Street							
	Paintbrush Court							
	Paintbrush Street							
	Woodside Ave							
	Bayview Court							
	Calhoun Court							
	W City View Ave							
	Spruce Circle							

		Year 0 July 2020- June 2021	Year 1 - June 2021 - July 2022	Year 2 - July 2022 - June 2023	Year 3 July 2023 - June 2024	Year 4 July 2024 - June 2025	Year 5 July 2025 - June 2026	
<b>Dig out Frost Boils</b>								
FY 22 - Small Works Roads Repair \$70,000	Eagle View Drive - Diamond Willow to Garden Park		\$ 47,155					
	Sprucewood - near west entrance by Roger's Loop		\$ 7,048					
	Eagle Place		\$ 94,597					
	Sprucewood - 2200- 2240							
	Crossman Ridge Road - Skyline to Gate							
	Garden Park Road - at 1630							
	Emerald Place - 135 LF				\$ 75,000			
	Bay Vista Pl. and Bay Vista Court				\$ 75,000			
	Fireweed Lane				\$ 75,000			
	Fireweed Avenue					\$ 75,000		
<b>Add Gravel</b>	Saltwater							
	Alder Lane							
	Dewberry Lane							
	E. Fairview							
	Hanso Ave				\$ 15,000			
	Dehel Ave				\$ 15,000			
	Hidden Way				\$ 15,000			
	Kalalock Ct				\$ 15,000			
	Orion Circle				\$ 15,000			
	Emerald Road				\$ 15,000			
	Diamond Creek PL				\$ 15,000			
	Queets Circle				\$ 15,000			
<b>Sidewalks</b>								
	Main Street Sidewalk - design	\$ 110,700						
FY 22 - E Fairview Trail - design - \$30,000	Main Street Sidewalk - construction		\$ 1,100,000					
	E. Fairview Ave Path - design			\$ 30,000				
	E. Fairview Ave Path - construction				\$ 75,000			
	Ben Walters Way Sidewalk -design & survey		\$ 100,000					
	Ben Walters Way Sidewalk - construction			\$ 1,500,000				
	Svedlund/Herndon to Senior Citizens Center - design & construction					\$ 500,000		
	W. Fairview Avenue path- design						\$ 40,000	

		Year 0 July 2020- June 2021	Year 1 - June 2021 - July 2022	Year 2 - July 2022 - June 2023	Year 3 July 2023 - June 2024	Year 4 July 2024 - June 2025	Year 5 July 2025 - June 2026	
<b>Drainage</b>								
	Small Works Drainage program	\$ 110,000	\$ 25,000		\$ 25,000	\$ 50,000	\$ 50,000	
	Horizon Court Landslide Repair	\$ 20,000						
	Woodard Creek Culvert - design & construction	\$ 463,353						
	Update to Drainage Master Plan	\$ 90,000						
	Mt. Augustine Drainage Improvements - design & construction	\$ 97,000	\$ 100,000					
	Checkerboard Sponge Unit of Green Stormwater System - loan payment			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
	Beluga Lake Unit of Green Stormwater System - loan payment			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
	Beluga Slough Unit of Green Stormwater System - loan payment			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
	Bidarki Creek Unit of Green Stormwater System			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
<b>Misc</b>								
	CMMS - Road Share		\$ 23,333					
	Update to Design Criteria Manual - Road Share		\$ 15,000					
	PW Campus Mitigation Plan		\$ 25,000					
	Snow Storage		\$ 20,000					
	Fuel Island Replacement - Design		20,000					
	Fuel Island Replacement - Construction			\$ 190,000				
	Road share of Ocean Drive SAD	\$ 52,606						

		Year 0 July 2020- June 2021	Year 1 - June 2021 - July 2022	Year 2 - July 2022 - June 2023	Year 3 July 2023 - June 2024	Year 4 July 2024 - June 2025	Year 5 July 2025 - June 2026	
Ord 17-40(A) = minimum \$500K to be allocated to capital projects from HART Roads	<b>TOTAL CAPITAL PROJECTS</b>	\$ 943,659	\$ 2,087,133	\$ 2,097,895	\$ 795,000	\$ 1,175,000	\$ 490,000	
Non-Motorized Transportation Opportunity Program				\$ 850,000				
Pavement Restoration Program				\$ 500,000				
Enhance Small Works Drainage Repair Program				\$ 50,000				
Enhance Small Works Road Repair Program				\$ 230,614				
Enhance IDIQ Contract for road repair From Fleet Replacement Schedule	<b>FLEET REPLACEMENTS</b>	\$ 416,000	\$ 609,999	\$ 31,666	\$ 109,166	\$ 458,333	\$ 15,000	
Covers Winter Roads, Gravel Roads and Pave Roads elements in PW Operating Fund	<b>EST. TRANSFER TO GENERAL FUND</b>	\$ 800,000	\$ 818,364	\$ 849,077	\$ 850,000	\$ 850,000	\$ 850,000	
	<b>TOTAL EXPEDITURES FROM HART FUND</b>	\$ 2,159,659	\$ 3,515,496	\$ 4,839,866	\$ 1,754,166	\$ 2,483,333	\$ 1,355,000	
	<b>REVENUES</b>	\$ 1,200,000	\$ 1,322,458	\$ 1,833,687	\$ 1,925,371	\$ 1,700,000	\$ 1,700,000	
	<b>BALANCE</b>	\$ 6,746,078	\$ 4,553,040	\$ 1,546,861	\$ 1,718,066	\$ 934,733	\$ 1,279,733	
Projects in Blue will be repaired with funds from the Small Works Roads Repair Program	Funding goes beyond a 10 year horizon.the 5-year horizon.	Funded						

**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-26**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$500,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to Establish a Pavement Restoration Program.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 9, 2022 Introduction

Memorandum 22-073 from Public Works Director as backup.

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 22-26**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
8 AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING  
9 \$500,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS  
10 (HART) ROAD FUND TO ESTABLISH A PAVEMENT RESTORATION  
11 PROGRAM.

12  
13 WHEREAS, \$177,895 was budgeted in the FY 22/23 Capital Budget for grinding and  
14 paving East Bayview Ave, which had been assessed, using the PACER condition evaluation  
15 methodology we introduced in 2020, as being in dire need of pavement restoration; and

16  
17 WHEREAS, The Road Financial Plan calls for the investment of two – \$175,000 grind and  
18 pave projects every other year; and

19  
20 WHEREAS, We have learned this is not enough because due to the substantial increases  
21 in the cost of oil, which is a necessary component of asphalt, the cost of asphalt has sky-  
22 rocketed; and

23  
24 WHEREAS, We’re finding more of our paved roads need restoration than previously  
25 thought and some of them don’t need just a face lift, but a complete reconstruction.

26  
27 WHEREAS, We have commissioned one of our Term Contract engineers to help us  
28 evaluate our pavements and identify the most cost effective options for restoration so we can  
29 update the Road Financial Plan in a sensible way; and

30  
31 WHEREAS, We know we need to work on a couple of high traffic roads and the \$177,895  
32 that is currently in the budget will not cover the costs; and

33  
34 WHEREAS, We’d like to create a Pavement Restoration Program, which we can access  
35 for high priority projects.

36  
37 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

38  
39 Section 1. The FY 22 Capital Budget is hereby amended by appropriating \$500,000 from  
40 the HART Road Fund to create the Pavement Restoration Program as follows:

41

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	Pavement Restoration Fund	\$500,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2022.

CITY OF HOMER

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

ATTEST:

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

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Pavement Restoration Program</u>	DATE	<u>05/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 500,000</u>		

DESCRIPTION	Create a Pavement Restoration Program, which we can access for high priority projects.
-------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 7,420,355</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 3,000,595</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 500,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 1,367,228</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,552,532</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____



**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-27**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$511,228 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Small Works Road Repair Program, the Small Works Drainage Program, and the Indefinite Delivery/Indefinite Quantity (IDIQ) Contract to East Road Services.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 9, 2022 Introduction

Memorandum 22-073 from Public Works Director as backup.

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 22-27**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
8 AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING AN  
9 ADDITIONAL \$511,228 FROM THE HOMER ACCELERATED ROADS  
10 AND TRAILS (HART) ROAD FUND TO THE SMALL WORKS ROAD  
11 REPAIR PROGRAM, THE SMALL WORKS DRAINAGE PROGRAM, AND  
12 INDEFINITE DELIVERY/INDEFINITE QUANTITY (IDIQ) CONTRACT  
13 TO EAST ROAD SERVICES.  
14

15 WHEREAS, The City Council created three tools to facilitate repair and restoration of  
16 Homer's roads and drainage works:

17

18 <u>Tool &amp; Enabling Legislation</u>	19 <u>Original Appropriation</u>
20 • Small Works Road Repair Program (Ord. 20-33)	\$175,000
21 • Small Works Drainage Program (Ord. 20-34)	\$110,000
22 • IDIQ Contract to East Road Services (Reso. 21-051)	\$125,000

23 WHEREAS, These programs allowed the City to achieve road repairs that went above and  
24 beyond our typical maintenance services; and

25  
26 WHEREAS, There is still a lot of unmet need and it is in the best interests of the traveling  
27 public to continue to make progress on repairing the worst of the City's roads.

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

30  
31 Section 1. The FY 22 Capital Budget is hereby amended as follows:

32

33 <u>Fund</u>	34 <u>Description</u>	35 <u>Amount</u>
36 160	Small Works Road Repair Program	\$230,614
37 160	Small Works Drainage Program	\$50,000
38 160	IDIQ Contract to East Road Services	\$230,614

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

41 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2022.  
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ATTEST:

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

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

CITY OF HOMER

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

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding Road Repair and Drainage Programs; IDIQ Contract</u>	DATE	<u>05/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 511,228</u>		

DESCRIPTION	<p>The HART Road Fund is expected to earn an additional \$511,228 in FY 22. Allocation of those additional funds are as follows: \$230,614 be allocated to the Small Works Road Repair Program so we can continue to make progress on repairing the worst of our spot road problems; \$50,000 be allocated to the Small Works Drainage Program so we can continue to make progress on repairing spot drainage issues; and \$230,614, be allocated to the East Road Services IDIQ Contract, separate from the Small Works Road Repair Program, so we can continue to make progress on digging out frost boils.</p>
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 7,420,355</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 3,000,595</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 500,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 1,367,228</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,552,532</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-28**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$56,803 from the Homer Accelerated Roads and Trails (HART) Trails Fund to the Small Works Trails Maintenance Program.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 9, 2022 Introduction

Memorandum 22-073 from Public Works Director as backup.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**ORDINANCE 22-28**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY22 CAPITAL BUDGET BY APPROPRIATING AN ADDITIONAL \$56,803 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART) TRAILS FUND TO THE SMALL WORKS TRAILS MAINTENANCE PROGRAM.

WHEREAS, The City Council, with the adoption of Ordinance 20-36(S), created the Small Works Trails Maintenance Fund, with an initial investment of \$36,000, to facilitate repair and restoration of Homer’s trails; and

WHEREAS, This program has allowed the City to achieve trail work that went above and beyond our typical maintenance services; and

WHEREAS, There is still a lot of unmet need and it is in the best interests of the hiking public to continue to make progress on the City’s trails; and

WHEREAS, Sales tax revenues, from which the HART Trails Fund is built, are projected to increase for FY 22.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The FY 22 Capital Budget is hereby amended as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165	Small Works Road Repair Program	\$56,803

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_, 2022.

CITY OF HOMER

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

43

44 ATTEST:

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47 \_\_\_\_\_

48 MELISSA JACOBSEN, MMC, CITY CLERK

49

50

51 YES:

52 NO:

53 ABSENT:

54 ABSTAIN:

55

56 Introduction:

57 Public Hearing:

58 Second Reading:

59 Effective Date:

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding Small Works Trails Maintenance</u>	DATE	<u>05/04/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 56,803</u>		

DESCRIPTION	We propose to direct the projected increases in HART Trail Fund revenues for FY 22, \$56,803, to the Small Works Trails Program so we can continue to continue to make progress on repairing and enhancing Homer’s trail system. In the event the forecasted revenue increases don’t materialize, there are still sufficient funds in the HART Trails Fund to finance this program.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART-TRAILS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 936,158</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 396,067</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 56,803</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 100,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 383,288</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____



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

3 City Manager

4 **RESOLUTION 22-036**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 APPROVING A RECREATIONAL USE AGREEMENT BETWEEN THE  
8 CITY OF HOMER AND SOUTH PENINSULA LITTLE LEAGUE, INC,  
9 REGARDING THE MAINTENANCE AND OPERATION OF LITTLE  
10 LEAGUE ACTIVITIES ON CITY OWNED LAND AT KAREN HORNADAY  
11 PARK AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND  
12 EXECUTE THE APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, South Peninsula Little League (Little League) is a non-profit corporation  
15 which has been maintaining and operating Little League activities at Karen Hornaday Park for  
16 many years; and

17  
18 WHEREAS, City owns certain property commonly known as Karen Hornaday Park, and  
19 described as:

20  
21 SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula  
22 Hospital Subdivision 2008 Addition, Kenai Peninsula Borough Parcel No.  
23 17504023; and

24  
25 WHEREAS, A part of Karen Hornaday Park has been developed with ball fields and a  
26 parking area; and

27  
28 WHEREAS, The use of the ball fields in Karen Hornaday Park for Little League games  
29 and practice provides an valuable recreation resource to the youth of the Homer community;  
30 and

31  
32 WHEREAS, The City of Homer and Little League have enjoyed a long term partnership  
33 but have never had a formal memorandum of agreement regarding use of city facilities; and

34  
35 WHEREAS, An MOA between the City and Little League is in the best interest of the  
36 public because it promotes public-private partnerships, saves tax dollars, enhances  
37 recreational and economic development opportunities, and provides access to public lands  
38 for the use and enjoyment of all.

39  
40 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a  
41 Memorandum of Agreement between the City of Homer and South Peninsula Little League, a  
42 copy of which is attached and incorporated herein, and authorizes the City Manager to  
43 negotiate and execute the appropriate documents.

45 PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

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CITY OF HOMER

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

53 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

58

59 Fiscal Note: None

## RECREATIONAL USE AGREEMENT

RECREATIONAL USE AGREEMENT ("Agreement") dated as of May 1, 2022, between the CITY OF HOMER, an Alaska municipal corporation ("City"), and SOUTH PENINSULA LITTLE LEAGUE, INC., an Alaska nonprofit corporation ("Permittee").

### RECITALS

WHEREAS, City owns certain property commonly known as Karen Hornaday Park, and described as:

SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula Hospital Subdivision 2008 Addition, Kenai Peninsula Borough Parcel No. 17504023; and

WHEREAS, a part of Karen Hornaday Park has been developed with ball fields and a parking area; and

WHEREAS, the use of the ball fields in Karen Hornaday Park for Little League games and practice provides an valuable recreation resource to the youth of the Homer community; and

WHEREAS, Permittee desires to continue to conduct Little League games and practice at the ball fields in Karen Hornaday Park, and City agrees that Permittee should be permitted to do so under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

### ARTICLE 1. DEFINITIONS AND ATTACHMENTS

**1.01 Definitions.** As used herein, the term:

(a) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(b) "Council" means the City Council of the City of Homer, Alaska.

(c) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(d) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Permittee.

(e) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(f) "City" means the City of Homer, Alaska.

(g) "Property" is defined in Section 2.01.

(h) "Required Improvements" is defined in Section 5.02.

(i) "Permittee" means South Peninsula Little League, Inc.

(j) "Term" is defined in Section 3.01.

**1.02 Attachments.** The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto, shall be deemed to be a part hereof:

Exhibit "A" Legal Description of Property

Exhibit "B" Site Plan

Exhibit "C" Certificates of Insurance

## **ARTICLE 2. THE PROPERTY**

**2.01 License for Use of Property.** Subject to the terms and conditions of this Agreement, City grants to Permittee and Permittee accepts from City a revocable, non-exclusive license to use the following described property ("Property"):

That part of the SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula Hospital Subdivision 2008 Addition, Homer Recording District, Third Judicial District, State of Alaska, also known as Kenai Peninsula Borough Parcel No. 17504023, that has been developed with ball fields and a parking area as depicted on **Exhibit A**, containing 7 acres, more or less, plus the improvements thereon, including without limitation three ball fields, storage connex, and batting cage platform;

Additionally, the Pavilions are available for use and must be scheduled. Pavilion use fees are waived provided the use agreement is not in violation.

This Agreement does not grant Permittee any real property interest in the Property. This Agreement is issued to allow Permittee to use the Property only for the purposes authorized in this Agreement or approved in writing by City. The City reserves the right to permit other uses of the Property.

**2.02 Property Accepted "As Is."** Permittee has inspected the Property, has made its own determination as to the suitability of the Property for Permittee's intended use, and accepts the Property "AS IS." City, its agents and employees make no warranties, expressed or implied, concerning the condition of the Property, including without limitation the fitness of the Property for any particular purpose, including those uses authorized by this Agreement, or subsurface and soil conditions, including the presence of any Hazardous Substance.

### ARTICLE 3. TERM

**3.01 Agreement Term; Termination.** The term of this Agreement is \_\_\_one\_\_\_\_\_ year, commencing on \_\_May 9\_\_\_\_\_ 2022, and ending on \_\_\_\_\_January 1, \_\_\_\_, 2023 ("Term"). The Term is subject to termination by either party, with or without cause, at any time.

**3.02 Permit Renewal.** Permittee acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term. Not less than 3 months before the expiration of the Term, Permittee may apply to City for a renewal of this Permit in the manner that a person then would apply for a new permit to use the Property. In response to a timely application, the Council will determine whether to renew this Agreement, and the term of any renewal, at its sole discretion. The Council is under no obligation to renew this Agreement, or to renew this Agreement for the term that Permittee requests. If the Council does not grant a timely renewal of this Agreement, Tenant shall prepare to surrender possession of the Property as required by Section 3.03, and dispose of improvements on the Property as required by Section 5.05.

**3.03 Surrender of Possession.** Upon the expiration or earlier termination of the Term, Permittee shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted, and shall remove from the Property all personal property of Permittee, and all other personal property that was not present on the Property at the commencement of the Term. If Permittee fails to surrender the Property in the required condition, City may (i) restore the Property to such condition and Permittee shall pay the cost thereof on demand; and (ii) at its option retain any personal property remaining on the Property, which shall become property of the City, or dispose of such personal property without obligation to Permittee.

**3.04 Holding Over.** Permittee's continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Agreement and will not give Permittee any rights in or to the Property.

#### **ARTICLE 4. PERMIT FEE, TAXES, ASSESSMENTS AND UTILITIES**

**4.01 Permit Fee.** City will not charge Permittee any fee for Permittee's use of the Property under this Agreement.

**4.02 Utility Charges.** City shall pay all charges for utility and other services required for its use of the Property under this Agreement, including without limitation ball field mowing, electric, water, sewer, snow removal and refuse removal. City shall be solely responsible for the cost of utility connections.

#### **ARTICLE 5. USE AND IMPROVEMENT OF PROPERTY**

**5.01 Use of Property.** Permittee shall use and maintain the Property during the months of May, June, July, August and September for Little League baseball games, practice, and events associated with league activities. Field use is anticipated to be greatest from May until early July, from 4 pm to 10:30 pm, Monday through Saturday. An extended season into September is possible due to clinics and playoff games. Permittee shall not use or improve the Property for any purpose or in any manner other than as described above without City's written consent, which consent City may withhold in its sole discretion. Permittee is not responsible for other park users not affiliated with Little League.

**5.02 Required Improvements.** Permittee shall, at Permittee's sole expense, construct, and at all times during the Term keep and maintain on the Property the following improvements ("Required Improvements"):

- Bases, base anchors, baselines, and infield.
- Dugouts

-Storage units

**5.03 Construction Prerequisites.** Permittee may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than 30 days before commencing construction, Permittee shall submit to City preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to City's approval, which will not be unreasonably withheld. City shall communicate approval or disapproval in the manner provided for notices, accompanying any disapproval with a statement of the grounds therefor. Permittee shall be responsible for complying with all laws governing the construction, notwithstanding City's approval of preliminary plans and specifications under this paragraph.

(b) Not less than five days before commencing construction, Permittee shall deliver to City one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Permittee to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by City, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five days before commencing construction, Permittee shall give City written notice of its intent to commence construction, and furnish to City with proof that all applicable federal, state and local permits required for the construction have been obtained.

**5.04 Extensions of Time for Completion of Required Improvements.** City shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Permittee's written request describing the nature of the Excusable Delay, provided Permittee has commenced construction in a timely manner and is proceeding diligently to Complete construction.

**5.05 Disposition of Improvements at End of Term.**

(a) At the expiration of the Term Permittee shall leave in place on the Property all improvements designated in **Exhibit B** for transfer to City and retention on the Property at the expiration of the Term. Permittee shall leave such improvements intact with all components in good condition and ready for use or occupancy. Permittee shall execute, acknowledge and

deliver to City a proper instrument in writing, releasing and quitclaiming to City all of Permittee's interest in such improvements. Except for improvements that Permittee is required to leave on the Property, Permittee shall remove any improvements constructed by Permittee or other occupants of the Property under this Agreement before the expiration of the Term.

(b) Permittee shall notify City before commencing the removal of an improvement as required by subsection (a) of this section, and coordinate the removal work with City. Once Permittee commences the removal work, Permittee shall execute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term, in accordance with a site restoration plan approved by the City. All salvage resulting from such work will belong to Permittee, who is responsible for its removal and lawful disposal.

(c) If Permittee fails to remove any improvements from the Property that Permittee is required to remove under subsection (a) of this section, Permittee shall pay City the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

## **ARTICLE 6. CARE AND USE OF THE PROPERTY**

### **6.01 Maintenance of the Property.**

(a) Permittee at its own cost and expense shall keep the ball fields and all Little League storage buildings and batting cage and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

(b) Without limiting the generality of subsection (a) of this section, Permittee shall maintain the Property and ensure that the Property complies with all applicable health and safety standards. Permittee's maintenance responsibilities shall include without limitation:

- (i) repairing infield/outfield divots or damages,
- (ii.) performing minor fence repairs, and
- (iii) performing routine litter pick up and disposal on Park Property after all games and events.

(iv) Inspecting dugouts and other wooden structures for nails or other snagging or puncture hazards and report all defects to Parks Superintendent

(c) City may close the Property on a daily basis if needed to control vandalism or



inappropriate off-hours usage. The Property is not maintained in the winter by the City. The City shall provide Permittee with keys to the Property at the beginning of each season of its occupancy of the Property, but Permittee must return all sets of keys provided to Permittee at the end of the season. City shall provide waste receptacles for garbage during the summer months and shall empty these receptacles as needed but Permittee shall enforce the “leave no trace behind” principle with participants and spectators at its activities on the Property. The City shall provide restroom facilities. Permittee may provide additional portable toilets, generators, water holding tanks and storage units as needed at its own expense with approval and communication with Parks Superintendent.

(d) City shall provide mowing services on the fields.

(e) City shall provide major fence repairs such as chain link patching.

**6.02 Nuisances Prohibited.** Permittee while present on site shall keep the Property in a clean, orderly and sanitary condition. Permittee shall not use the Property in any manner that will constitute waste or a nuisance. City, at Permittee’s expense and without any liability to Permittee, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Permittee, or after four hours notice to Permittee in writing, by telephone, facsimile or in person if City finds that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Permittee shall pay City all the costs of such removal. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

**6.03 Supervision of Property Use.**

(a) On or before each May 15 during the term of this Agreement, Permittee shall develop a schedule of games and events to occur on the Property during its next period of occupancy of the Property, including without limitation adult and youth baseball games and practices and baseball tournaments and clinics. Permittee shall consult with the City before undertaking major maintenance or improvement of the Property or Permittee’s facilities, including informing the City regarding its planned use of donated labor and materials.

(b) Permittee shall provide general supervision of use of the parking lots before, during and after its activities on the Property to ensure that the Property and City parking procedures are used and the parking lots are properly maintained. Permittee shall notify all participants of the inherent risks of parking near the sports fields and inform these participants of the risk assumed by the participant when he or she utilizes the parking lots.

(c) Permittee may store equipment on the Property and provide other user groups with access to its equipment storage facilities. Any secured facility on site, requires two keys or

combination information and must be provided to the Parks Superintendent.

(d) Permittee may install sponsorship banners and/or signage only with review and approval from the City prior to installation,

(e) Permittee must assign two (2) points of contact or designees on behalf of the entire organization (one primary and one secondary in the absence of primary) to establish formal communication with the city staff (Parks Superintendent or designee).

(f) Permittee must require all organization coaches and board members to have read this user agreement.

**6.04 Hours of Operation.** Permittee may use the Property, and invite members of the public onto the Property, only during the hours that City has made the Property open to the public. Permittee shall take such measures to close the field access roads to vehicles by locking the chains when daily Little League activities have concluded. Any vehicles beyond the locked chain on the access road is limited to approved coaches and maintenance personnel only.

**6.05 Compliance with Laws.** Permittee's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

**6.06 Liens.** Permittee may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Permittee shall cause the same to be removed; provided that Permittee may in good faith and at Permittee's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Permittee has furnished the bond required in AS 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Permittee shall indemnify and save City harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by City in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

**6.07 Access Rights of City.** City's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Agreement, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

**6.08 Special Events.** Permittee are not required to submit a Special Events permit unless there is an additional event beyond the typical and historical use of organization operations.\_

**6.09 Food and Concessions.** Permittee are allowed up to two (2) food trucks for their activities. These food trucks must fulfil the city's required food truck permitting process. The Pavilion #2 will be available for permittee to use for concession purposes.

## **ARTICLE 7. ASSIGNMENT**

**7.01 Consent Required for Assignment.** Permittee shall not assign its interest in this Agreement or in the Property without first obtaining the written consent of City, which City may grant or withhold in its sole discretion. No consent to any assignment waives Permittee's obligation to obtain City's consent to any subsequent assignment. An assignment of this Agreement shall require the assignee to assume Permittee's obligations hereunder, and shall not release Permittee from liability hereunder unless City specifically so provides in writing.

**7.02. Costs of City's Consent to be Borne by Permittee.** As a condition to City's consent to any assignment under section 7.01, Permittee shall pay City's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Permittee for City's consent to the assignment.

## **ARTICLE 8. LIABILITY, INDEMNITY AND INSURANCE**

**8.01 Limitation of City Liability.** City, its officers and employees shall not be liable to Permittee for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of City, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

**8.02 Indemnity Generally.** Permittee shall indemnify, defend, and hold harmless City, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of City, its officers and employees.

### **8.03 Insurance Requirements.**

(a) Without limiting Permittee's obligations to indemnify under this Agreement, Permittee at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to City and authorized to conduct business in the state of

Alaska, as City may reasonably determine are required to protect City from liability arising from Permittee's activities under this Agreement. City's insurance requirements shall specify the minimum acceptable coverage and limits, and if Permittee's policy contains broader coverage or higher limits, City shall be entitled to such coverage to the extent of such higher limits.

(b) Permittee shall maintain in force at all times during the Term the following policies of insurance:

(1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance also shall be endorsed to provide contractual liability insuring Permittee's obligations to indemnify under this Agreement.

(c) Permittee shall furnish City with certificates evidencing the required insurance not later than the date as of which this Agreement requires the insurance to be in effect. The certificates of insurance shall be attached hereto as **Exhibit C**. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to City. City shall be named as an additional insured under all policies of liability insurance required of Permittee. City's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Agreement.

## **ARTICLE 9. ENVIRONMENTAL MATTERS**

**9.01 Use of Hazardous Substances.** Permittee shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Permittee's authorized uses of the Property stated in Section 5.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

**9.02 Prevention of Releases.** Permittee shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Permittee or any of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

**9.03 Compliance with Environmental Laws.** Permittee at all times and in all respects shall comply, and will use its best efforts to cause all of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Permittee shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Permittee will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

**9.04 Notice.** Permittee shall promptly give City (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Permittee obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Permittee or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Permittee obtains regarding the release or discovery of Hazardous Substances on the Property.

**9.05 Remedial Action.** If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Permittee shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

**9.06 Indemnification.** Subject to Section 9.09, Permittee shall indemnify, defend, and hold harmless City, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against City, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Permittee to comply with its obligations under this Article; (ii) any activities on the Property during Permittee's past, present or future

possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Permittee; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which City is indemnified under this section shall be reimbursable to City as and when the obligation of City to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Permittee shall pay such liability, losses, claims, damages and expenses to City as so incurred within 10 days after notice from City itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to City is required where, in the determination of City, such itemization could be deemed a waiver of attorney-client privilege).

**9.07 Survival of Obligations.** The obligations of Permittee in this Article, including without limitation the indemnity provided for in Section 9.06, are separate and distinct obligations from Permittee's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term and any Renewal Term.

**9.08 Claims against Third Parties.** Nothing in this Article shall prejudice or impair the rights or claims of Permittee against any person other than City with respect to the presence of Hazardous Substances as set forth above.

**9.09 Extent of Permittee's Obligations.** Permittee's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Permittee's possession or occupancy of the Property prior to or after the Term of this Agreement; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Permittee or its employees, agents, customers, invitees or contractors.

## **ARTICLE 12. GENERAL PROVISIONS**

**12.01 Authority.** Permittee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Permittee's governing body; this Agreement is a binding and enforceable agreement of and against Permittee; and the person executing the Agreement on Permittee's behalf is duly and properly authorized to do so.

### **12.02 Notices.**

(a) All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight

air courier service, or (iii) electronic mail (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission).

(b) From and after the signing of this Agreement, Permittee at all times shall maintain on file with City the names, mailing addresses, telephone numbers and email addresses of two individuals with authority to receive notices on behalf of Permittee under this Agreement.

(c) All notices to City under this Agreement shall be addressed to the following:

City Manager  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603  
Facsimile: (907) 235-3148  
Email: citymanager@ci.homer.ak.us

**12.03 Time.** Time is of the essence of each provision of this Agreement. The time in which any act provided by this Agreement is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

**12.04 Interpretation.** Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Agreement. The language in this Agreement shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

**12.05 Captions.** The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Agreement.

**12.06 Independent Contractor Status.** City and Permittee are independent contractors under this Agreement, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between City and Permittee. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

**12.07 Parties Interested Herein.** Nothing in this Agreement, express or implied, is intended or shall be construed to give to any person other than City and Permittee any right, remedy or claim, legal or equitable, under or by reason of this Agreement. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of City and Permittee, and their permitted successors and assigns.

**12.08 Successors and Assigns.** This Agreement shall be binding upon the successors and assigns of City and Permittee, and shall inure to the benefit of the permitted successors and assigns of City and Permittee.

**12.09 Waiver.** No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Agreement. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

**12.10 Attorney's Fees.** In the event of litigation between City and Permittee concerning enforcement of any right or obligation under this Agreement, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

**12.11 Severability.** If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

**12.12 Entire Agreement, Amendment.** This Agreement constitutes the entire and integrated agreement between City and Permittee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Permittee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Permittee.

**12.13 Governing Law and Venue.** This Agreement will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Agreement, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

**12.14 Execution in Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.



IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

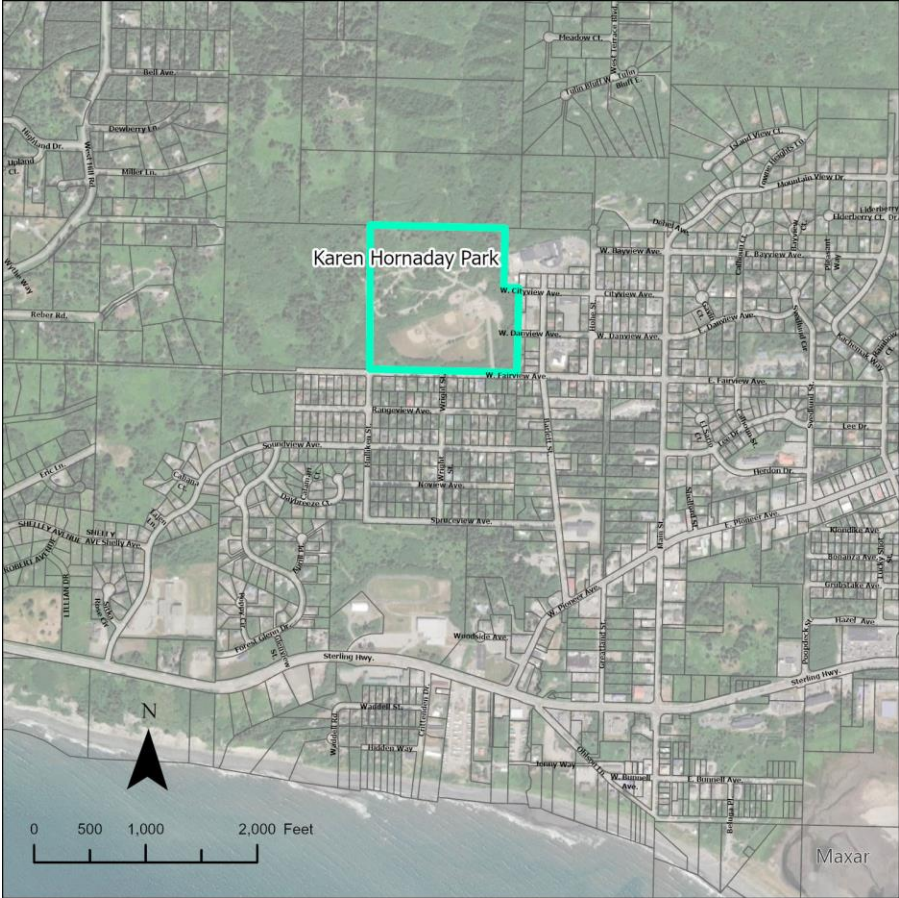
**CITY OF HOMER**

\_\_\_\_\_

By: \_\_\_\_\_  
Rob Dumouchel, City Manager

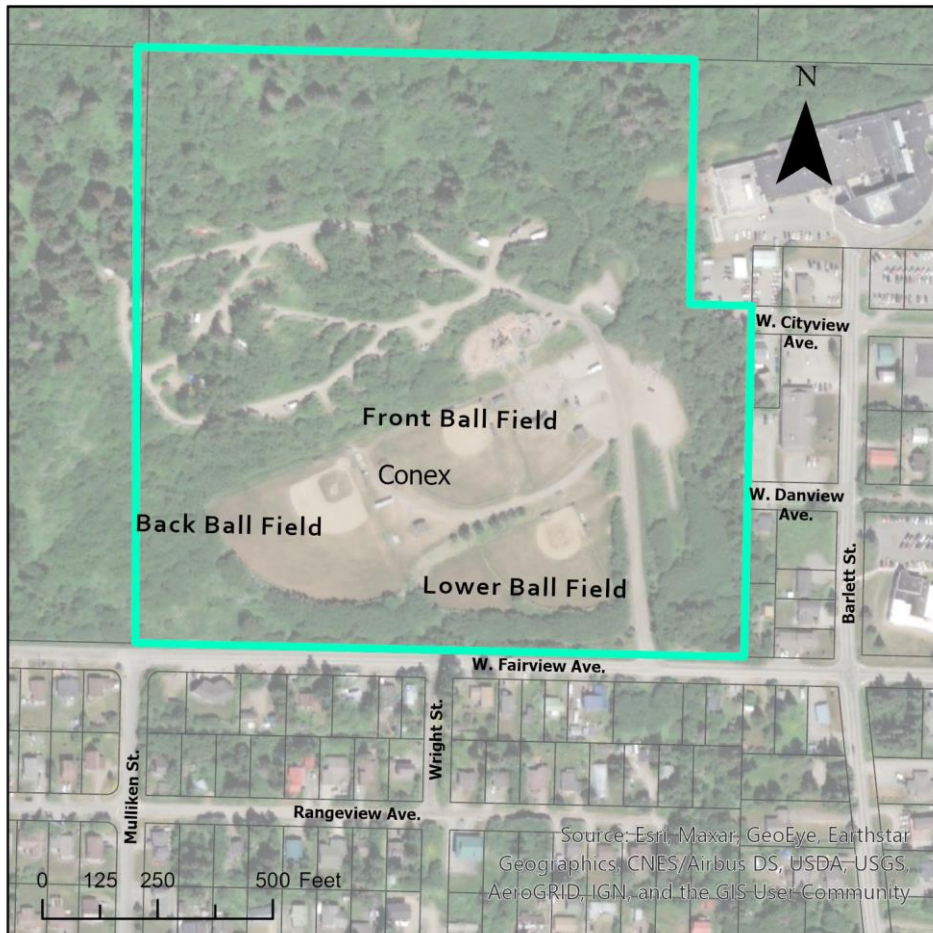
By: \_\_\_\_\_  
(name/title)

EXHIBIT A  
LOCATION OF PROPERTY  
(Section 2.01)



**EXHIBIT B**

**SITE PLAN**



**EXHIBIT C**  
**CERTIFICATES OF INSURANCE**  
**(Section 9.04(d))**



# City of Homer

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

## Community Recreation

HHS/600 East Fairview Avenue  
Homer, Alaska 99603

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

(p) 907-235-6090

(f) 907-235-8933

## Memorandum 22-076

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Mike Illg, Recreation Manager  
DATE: April 27, 2022  
SUBJECT: Recreational Use Agreement with South Peninsula Little League

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The City of Homer and South Peninsula Little League (Little League) have enjoyed a long, successful partnership, ensuring the community has the field use and organizational capacity to provide Little League baseball and softball activities to the community.

While the City and Little League have unsuccessfully pursued a formalized partnership through a Recreational Use Agreement (RUA) in the past, this will be the first official agreement between the parties. Having an RUA with an organization that regularly provides activities on City lands is a standard practice in most communities. The RUA clarifies which entity is responsible for which facilities and requirements for insurance.

The agreement includes updated information addressing designated points of contact, reference to the new food truck policy, reference to the special events policy, usage related to pavilions, and other miscellaneous items. It should also be noted that Little League will no longer be using the City of Homer's HERC 2 facility for storage and meetings. This RUA will be valid for one year, and then can be renewed or amended.

**Requested Action:** Approve a resolution and authorize the City Manager to negotiate and execute the appropriate documents.

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

3 City Manager  
4 Public Works Director

5 **RESOLUTION 22-037**

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7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AWARDING TERM CONTRACTS FOR SURVEY SERVICES TO  
9 MULTIPLE FIRMS AND AUTHORIZING THE CITY MANAGER  
10 TO NEGOTIATE AND EXECUTE THE APPROPRIATE  
11 DOCUMENTS.  
12

13 WHEREAS, The City’s practice for engaging survey services is to use a Term Contract  
14 methodology, where Term Contracts are issued to multiple firms, who submit Proposals in  
15 response to a Request for Proposal (RFP); and  
16

17 WHEREAS, Once Term Contracts are executed and needs for survey services arise for  
18 specific projects, staff negotiates the scope, schedule and budgets for Task Orders for such  
19 projects; and  
20

21 WHEREAS, Task Orders are presented for City Council approval, in accordance with the  
22 City’s Procurement Manual; and  
23

24 WHEREAS, The City’s current Term Contracts for survey services expired in April 2022;  
25 and  
26

27 WHEREAS, A RFP for new Term Contracts for survey services was publicly advertised in  
28 early April, 2022 and proposals were received from six firms; and  
29

30 WHEREAS, After evaluating the proposals on the basis of the evaluation criteria set forth  
31 in the RFP, staff selected five firms to which Term Contracts for Survey Services should be  
32 issued.  
33

34 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards  
35 Term Contracts for Survey Services to the following firms and authorizes the City Manager to  
36 negotiate and execute the appropriate documents.

- 37 • Edge Survey & Design
- 38 • HDL
- 39 • Geovera, LLC
- 40 • Seabright Survey & Design
- 41 • Ability Surveys
- 42
- 43

44 PASSED AND ADOPTED by the Homer City Council this 25th day of April, 2022.

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CITY OF HOMER

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KEN CASTNER, MAYOR

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51 ATTEST:

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54 MELISSA JACOBSEN, MMC, CITY CLERK

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56 Fiscal Note: N/A



## **Memorandum 22-077**

TO: Mayor Castner and City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: April 26, 2022  
SUBJECT: Term Contracts for Survey Services

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**I. Issue:** The purpose of this Memorandum is to recommend award of Term Contracts for survey services.

**II. Background:**

The City’s practice for engaging survey services is to use a Term Contract methodology. Under this methodology, Term Contracts are issued to multiple firms, who submit Proposals in response to a Request for Proposal (RFP). The Proposals are evaluated and Term Contracts are issued to multiple firms deemed qualified to perform survey services. Task Orders, with project-specific scopes, schedules and budgets, are later negotiated and issued to cover work related to a particular project. The City currently has Term Contracts with three engineering firms. These contracts expired in April 2022.

A RFP for new Term Contracts for survey services was publicly advertised in early April, 2022. The RFP identified a number of projects the City was contemplating over the next few years, which could involve survey services. Proposals were accepted no later than April 25, 2022. They were evaluated by a team consisting of myself and Owen Meyer, Project Technician.

The RFP identified a selection process as well as multiple evaluation criteria, including costs. While this is not a low bid process, firms were asked to provide billing rates for a 4-member Unit Team, consisting of specified personnel, so the City could compare apples to apples. Budgets for specific projects will be developed as Task Orders for such projects are issued.

Proposals were received from six firms, including some familiar, and some new, names:

<b>Firm</b>	<b>Office</b>
1. Ability Survey	Homer
2. Bell & Associates	Anchorage
3. Edge Survey & Design	Anchorage, Soldotna



- |                              |                  |
|------------------------------|------------------|
| 4. HDL                       | Anchorage, Kenai |
| 5. Geovera, LLC              | Homer            |
| 6. Seabright Survey & Design | Homer            |
| 7. R & M Consultants         | Anchorage        |

### **III. Recommendations**

All firms had similar levels of experience and expertise, bringing the selection to a matter of their proposed billing rates and reports from professional references. We recommend awarding Term Contracts to the following firms:

- Edge Survey & Design
- HDL
- Geovera, LLC
- Seabright Survey & Design
- Ability Survey

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

3 City Manager  
4 Public Works Director

5 **RESOLUTION 22-038**

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7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AWARDED TERM CONTRACTS FOR ENGINEERING,  
9 ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL SERVICES TO  
10 MULTIPLE FIRMS AND AUTHORIZING THE CITY MANAGER TO  
11 NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.  
12

13 WHEREAS, The City's practice for engaging engineering services has been to use a Term  
14 Contract methodology, where Term Contracts have been issued to multiple firms, who  
15 submitted Proposals in response to a Request for Proposal (RFP); and  
16

17 WHEREAS, Once Term Contracts were executed and needs for engineering services  
18 arose for specific projects, staff negotiated the scope, schedule and budgets for Task Orders  
19 for such projects; and  
20

21 WHEREAS, For the past two years, Task Orders have been presented for City Council  
22 approval, in accordance with the City's Procurement Manual; and  
23

24 WHEREAS, The City's current Term Contracts for engineering services expired in April  
25 2022; and  
26

27 WHEREAS, A RFP for new Term Contracts for engineering and architectural services was  
28 publicly advertised in early April, 2022 and proposals were received from 16 firms; and  
29

30 WHEREAS, After attempting to evaluate proposals on the basis of the evaluation criteria  
31 set forth in the RFP and limit the number of firms to which Term Contracts were awarded, staff  
32 concluded it was in the best interests of the City to issue Term Contracts to all proposing firms,  
33 preserving the City's right to select firms for particular projects on the basis of methodologies,  
34 ideas and personnel proposed for a distinct scope of work, rather than an abstract array of  
35 resumes.  
36

37 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards Term  
38 Contracts for professional services to the following firms and authorizes the City Manager to  
39 negotiate and execute the appropriate documents.

- 40 • Bettisworth North
- 41 • Bishop Engineering
- 42 • Bristol Engineering
- 43 • Coble Geophysical Services
- 44 • Corvus Design

- 45 • DOWL
- 46 • HDL
- 47 • HDR
- 48 • Huddle AK
- 49 • Kinney Engineering
- 50 • Nelson
- 51 • Professional & Technical Services
- 52 • R & M
- 53 • RESPEC
- 54 • Seabold Consulting
- 55 • Stantec

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58 PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

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CITY OF HOMER

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KEN CASTNER, MAYOR

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65 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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71 Fiscal Note: N/A

72 PASSED AND ADOPTED by the Homer City Council this 9th day of May, 2022.

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74 CITY OF HOMER

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KEN CASTNER, MAYOR

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79 ATTEST:

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82 MELISSA JACOBSEN, MMC, CITY CLERK



## Memorandum 22-078

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: April 26, 2022  
SUBJECT: Term Contracts for Engineering/Architectural Services

---

I. **Issue:** The purpose of this Memorandum is to recommend award of Term Contracts for Engineering/Architectural services.

### II. **Background:**

The City's practice for engaging engineering services has been to use a Term Contract procurement methodology. Under this methodology, Term Contracts have been issued to multiple firms, who submitted Proposals in response to a publicly advertised Request for Proposal (RFP). The Proposals were evaluated and Term Contracts were issued to firms deemed qualified to perform engineering services for specific Categories of Service. Task Orders, with project-specific scopes, schedules and budgets, were later negotiated and issued to cover work related to particular projects. The City currently has 12 Term Contracts for engineering services, most of which resulted from a RFP process implemented in 2017 for an initial period of three years and later extended two more years. A few more were added in the past two years. All Term Contracts were scheduled to expire in April 2022.

A RFP for new Term Contracts for engineering, architectural and landscape architecture services was publicly advertised in early April, 2022, using a format that was almost identical to the one used in 2017. The RFP identified a number of projects the City was contemplating over the next few years, which would involve engineering, architectural and other professional services. The RFP identified a selection process as well as multiple evaluation criteria. While this is not a low bid process, firms were asked to provide billing rate information and cost was one of the evaluation criteria. Budgets for specific projects will be developed as Task Orders for such projects are issued.

Proposals were accepted no later than 4:00 PM, April 25, 2022. We received timely proposals from 16 firms, including some familiar, and some new, names. My original intent was to evaluate the proposals, using the criteria specified in the RFP, but this proved impossible. All of the firms are well-qualified, highly experienced and offer a wide ranges of services. Each of them have a particular expertise in something, making it difficult to differentiate between them for purposes of scoring points, at this stage of the selection process. For example, one landscape architect firm has a person

with a particular expertise in the inclusive design of playgrounds. There will be times when we will want to use this person to give us ideas about how to make our playgrounds more inclusive. One engineering firm had worked on the survey/design of Kachemak Drive for the AK DOT/PF. We will want to work with this team to help make our dream of developing a pathway on Kachemak Drive come true. Some firms have extensive previous history with Homer and some are newcomers with interesting ideas. Some firms have grant writing and infrastructure finance expertise, which we could utilize as we navigate infrastructure funding opportunities and pursue improvements to the fiscal policies supporting our City infrastructure. It makes more sense to distinguish between firms when we can compare methodologies, ideas and personnel proposed for distinct scopes of work, rather than an abstract array of resumes.

I propose the City issue Term Contracts to all of the firms that submitted timely packages of qualifications. As specific projects arise, we will invite one or more firms, based on their particular expertise with a particular type of work, to submit targeted proposals. This will allow us to award Task Orders that are in the best in the best interests of the City.

### III. Recommendations

That Term Contracts be issued to the following firms:

- |  |                           |
|--|---------------------------|
| 1. Bettisworth North Architects and Planners | landscape architecture    |
| 2. Bishop Engineering, LLC                   | engineering/environmental |
| 3. Bristol Engineering Services Company, LLC | engineering/environmental |
| 4. Coble Geophysical Services                | geophysical/environmental |
| 5. Corvus Design, Inc.                       | landscape architecture    |
| 6. DOWL                                      | engineering               |
| 7. HDL Engineering Consultants, LLC          | engineering               |
| 8. HDR, Inc.                                 | engineering/finance       |
| 9. Huddle AK                                 | landscape architecture    |
| 10. Kinney Engineering, LLC                  | engineering               |
| 11. Nelson Engineering, PC                   | engineering               |
| 12. Professional & Technical Services, Inc.  | engineering               |
| 13. R & M Consultants, Inc.                  | engineering/architecture  |
| 14. RESPEC                                   | engineering               |
| 15. Seabold Consulting, LLC                  | engineering               |
| 16. Stantec Architecture, Inc.               | engineering/architecture  |

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

3 City Manager  
4 Public Works Director

5 **RESOLUTION 22-039**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE  
9 MAIN STREET SIDEWALK TO EAST ROAD SERVICES, INC. OF  
10 HOMER, ALASKA IN THE AMOUNT OF \$1,148,123.11 AND  
11 AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
12 APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, An Invitation to Bid for the construction of the Main Street Sidewalk was  
15 publicly advertised in the Homer News on April 14 and 21, 2022 and the Anchorage Daily News  
16 on April 17, 2022, was sent to three Plans Rooms in the state and posted on the City website;  
17 and

18  
19 WHEREAS, bids were opened at 2:00 PM the following bids were received:

- 20 • Granite Construction Company \$1,578,230.00  
21 • East Road Services, Inc. \$1,148,123.11

22  
23 WHEREAS, East Road Services, Inc. was determined to be the lowest responsive,  
24 responsible bidder; and

25  
26 WHEREAS, The Engineer's Estimate is \$1,147,638.90; and

27  
28 WHEREAS, \$1,100,000 is budgeted in the FY 22 Capital Budget as well as the Homer  
29 Road Financial Plan, for the construction of the Main Street Sidewalk and award of this  
30 contract is contingent on Council's adoption of Ordinance 22-24 authorizing an additional  
31 appropriation from Homer Accelerated Roads and Trails Road Fund.

32  
33 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a  
34 contract for the construction of the Main Street Sidewalk Project to East Road Services, Inc. of  
35 Homer, Alaska, for the amount of \$1,148,123.11 and hereby authorizes the City Manager to  
36 negotiate and execute the appropriate documents.

37  
38 PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

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40 CITY OF HOMER

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43 KEN CASTNER, MAYOR  
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45 ATTEST:

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48 MELISSA JACOBSEN, MMC, CITY CLERK

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50 Fiscal Note: Fund 160 \$1,1578,230





# City of Homer

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

Public Works

3575 Heath Street  
Homer, AK 99603

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

(p) 907- 235-3170

(f) 907-235-3145

## Memorandum 225-079

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: May 5, 2022  
SUBJECT: Main Street Sidewalk Construction – Contract Award

---

I. **Issue:** The purpose of this Memorandum is to recommend award of a contract for construction of the Main Street Sidewalk.

### II. Background:

An Invitation to Bid for the construction of the Main Street Sidewalk was publicly advertised in the Homer News on April 14 and 21, 2022 and the Anchorage Daily News on April 17, 2022, was sent to three Plans Rooms in the state and posted on the City website. Bids were opened at 2:00 PM, May 3. The following bids were received:

a. Granite Construction Company	\$1,578,230.00
b. East Road Services, Inc.	\$1,148,123.11
c. Engineers Estimate	\$1,147,638.90

East Road Services, Inc. was determined to be the lowest responsive, responsible bidder.

The FY22 Capital Budget, as well as the Homer Road Financial Plan, the City's roadmap for the expenditure of HART Road funds, includes \$1,100,000 for the construction of the Main Street Sidewalk. We will request an additional appropriation from the HART Road funds to cover the additional costs as well as a modest contingency, in separate legislation.

### III. Recommendations

We recommend award of the Main Street Sidewalk Construction Contract to East Road Services, Inc. for the amount of \$1,148,123.11

**CITY OF HOMER  
HOMER, ALASKA**

Aderhold

**RESOLUTION 22-040**

A RESOLUTION OF THE HOMER CITY COUNCIL OF HOMER, ALASKA  
SUPPORTING EFFORTS TO INCREASE VOTER AWARENESS OF  
UPCOMING ELECTIONS.

WHEREAS, Voting is the basis for our system of government; and

WHEREAS, Turnout for state and municipal elections in Homer regularly is less than 30% of registered voters; and

WHEREAS, Alaska will see multiple elections during spring, summer, and fall 2022 including a special election for Congressional Representative, state primary and general election, and municipal election; and

WHEREAS, Homer was designated as an early polling site for the state special, primary, and general elections; and

WHEREAS, The City of Homer conducts municipal elections in coordination with the Kenai Peninsula Borough and cooperates with the State of Alaska on state elections; and

WHEREAS, The City of Homer advertises and provides awareness of upcoming elections and Homer City Council Chambers and the Clerks Office are used for elections in Homer; and

WHEREAS, It is in the City of Homer's best interest to take actions to help improve awareness of upcoming state and municipal elections during which registered Homer voters may vote.

NOW, THEREFORE BE IT RESOLVED, that the Homer City Council supports efforts by the City Administration to increase efforts to bring awareness to residents about upcoming elections to include such activities as placing City owned voter awareness street banners on Pioneer Avenue before and during election periods, using City owned mobile electronic signs to advertise upcoming elections, placing City owned voter awareness banners at key City parks and public spaces before and during election periods, and other methods to increase awareness and education about state and municipal elections relevant to Homer.

PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: City Clerk and Election Advertising/Office Supplies - approx. \$1000 to purchase banners. Staff time for banner design and installation/removal.



## **Memorandum 22-080**

TO: Mayor Castner and Homer City Council

FROM: Councilmember Aderhold

DATE: May 4, 2022

SUBJECT: Resolution supporting efforts to increase voter awareness of upcoming elections

---

I was approached by Kenai Peninsula Votes and the Central Kenai Peninsula Chapter of the League of Women Voters asking that the Homer City Council consider a resolution supporting efforts by the City of Homer to increase its efforts to raise local awareness of upcoming elections. Both organizations are nonprofit, nonpartisan organizations interested in increasing voter participation on the Kenai Peninsula.

Homer's clerks currently are the primary source of information about upcoming local elections. They are responsible for conducting local Homer elections which includes advertising, hiring election workers, working with the canvass board to tally election results, and overall ensuring Homer's elections are open and accessible to all registered voters. In addition, Homer's clerks work closely with the Kenai Peninsula Borough clerks and Alaska Division of Elections staff to conduct borough and state elections that take place in Homer.

Homer has done so well with absentee voting during recent state elections that new in 2022 Homer City Hall will be an early polling place for state elections. This means that ballots cast for state elections in person at Homer City Hall during early voting will be counted on election day rather than waiting for absentee ballot tallying.

That said, turnout for elections in Homer is generally below 30% of registered voters. The voter awareness resolution would recognize the value of the City of Homer contributing additional resources to advertising upcoming elections to increase voter participation. Methods to increase awareness could include the City purchasing voting banners to place along Pioneer Avenue and at key local parks and public spaces (such as WKFL Park and the library), using the mobile lighted signs the City purchased during the pandemic to advertise elections, and other ideas.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 22-041**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING NEW ONE-YEAR CONTRACTS WITH PREMERA BLUE  
CROSS, VSP, AND PRUDENTIAL WITH A RENEWAL DATE OF JULY  
1, 2022.

WHEREAS, the City moved to Premera’s Political Subdivision plan for Medical/ Rx and  
Dental in August 2021, in order to solicit the best rates, but retain the same network coverage;  
and

WHEREAS, Premera Blue Cross submitted a proposal to continue Medical/Rx and  
Dental; and

WHEREAS, The City already has a rate lock until our 2023 renewal with VSP for Vision,  
which provides the City with the best rate for those benefits; and

WHEREAS, The City already has a rate lock until our 2023 renewal with Prudential for  
Life Insurance, which provides the best rate for those benefits; and

WHEREAS, Renewing the contract with Premera Blue Cross effective July 1<sup>st</sup>, 2022  
results in an overall health care increase of 2.8% based on current enrollment and rates, and a  
1% decrease over original FY2023 budget; and

WHEREAS, The Employee Committee reviewed the benefit coverage and cost  
projections for the July 1<sup>st</sup>, 2022 renewal, and supports this recommendation.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves new  
one-year contracts based upon the proposals with terms beginning on July 1, 2022, and  
authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

CITY OF HOMER

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

43 ATTEST:

44

45

46 \_\_\_\_\_

47 MELISSA JACOBSEN, MMC, CITY CLERK

48

49 Fiscal Note: \$2,251,515 annual cost of employee health care and life insurance.



# City of Homer

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

## Human Resources

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2225

(f) 907-235-3148

## MEMORANDUM 22-081

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Andrea Browning, HR  
DATE: April 29, 2022  
SUBJECT: Healthcare Renewal

---

The City of Homer's employee benefit plans are due to renew on July 1, 2022. In prior years the renewal has been effective August 1<sup>st</sup>. However, the City is now in Premera's Political Subdivision Group, which has a group renewal date of July 1<sup>st</sup> annually.

Below is a summary of the upcoming renewal:

- The City's renewal position was strong this year based on improved usage and group activity.
- The renewal rates in the packet provided by USI show rates based on current enrollment.
- Our enrollment numbers fluctuate throughout the year, however enrollment has increased by an average of five employees in the past year. This increase is due to attrition, and a general shift in a greater number of new-hires enrolling in healthcare vs. having separate coverage through the military, alternate spousal coverage, etc.
- VSP and Prudential provided a two-year rate guarantee during the 2021 Enrollment, so these rates did not increase. Only Premera Medical/Rx and Dental increased.
- Municipalities in the Premera Political Subdivision Group fell into an approximate 3%, 6%, or 9% renewal rate for FY23.
- The City's renewal shows an overall healthcare increase of 2.8% (based on current enrollment), but a decrease of 1% from what was budgeted for FY23.

\*\*\*To better illustrate the increase in enrollment- last year's enrollment numbers vs. current:

The August 1, 2021 renewal rates were reflective of 76 total employees on the plan

22 Employee Only  
11 Employee + Spouse  
19 Employee + Child(ren)  
24 Employee + Spouse + Child(ren)

The July 1, 2022 renewal rates are reflective of 81 total employees on the plan

26 Employee Only

- 12 Employee + Spouse
- 16 Employee + Child(ren)
- 27 Employee + Spouse + Child(ren)

	FY 2023 Budget	July 1, 2022 (Renewal)	Difference \$	Increase/ Decrease %
Budget	<b>FY23</b> <b>\$2,260,621</b>	\$2,251,515	\$9,106	1% Decrease
\$ Based on Current Enrollment	\$2,189,922	\$2,251,515	\$61,593	2.8% Increase

\*The City budgeted for a 10% increase in the FY 2023 Budget.





April 20, 2022

# GROUP BENEFITS RENEWAL REPORT City of Homer

Brian Hardy | Amanda Estocapio | Tom McCauley  
[www.usi.com](http://www.usi.com)





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## Section I

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# Summaries



## Executive Summary

### Summary Renewal Details

Line of Coverage	Carrier	Renewal Results
Medical	Premera Blue Cross	+3.0%
Dental	Premera Blue Cross	Rate Pass
Voluntary Vision	VSP	In Rate Guarantee to 7/1/2023
Life/AD&D	Prudential	In Rate Guarantee to 8/1/2023
Voluntary Life/AD&D		In Rate Guarantee to 8/1/2023
FSA Administration	Premera Blue Cross	Rate Pass
<b>Overall Net Total</b>		<b>+2.8% (\$61,593 Annually)</b>



**City of Homer**  
**Cost Summary**  
**July 1, 2022 Renewal Date**

<b>Carriers</b>	<b>Current</b>	<b>Renewal</b>
Medical	Premera Blue Cross of AK	Premera Blue Cross of AK
Dental	Premera Blue Cross of AK	Premera Blue Cross of AK
Vision	VSP	VSP
Life / AD&D	Prudential	Prudential
Voluntary Life / AD&D	Prudential	Prudential
Flexible Spending Account Admin.	Premera Blue Cross of AK	Premera Blue Cross of AK

**Total Annual Cost**

Medical	\$2,053,166	\$2,114,759
Dental	\$113,166	\$113,166
Vision	\$13,962	\$13,962
Life / AD&D	\$8,459	\$8,459
Flexible Spending Account Admin.	\$1,170	\$1,170
<b>Annual Total</b>	<b>\$2,189,922</b>	<b>\$2,251,515</b>
Change from Current		\$61,593
Percentage Change		2.8%

**Notes**

1. Voluntary Life / AD&D is omitted from total annual cost as this coverage is fully employee paid.



Section II

---

Renewal Rates &  
Benefits



**City of Homer  
Medical Plan  
Benefit Outline and Cost Summary  
July 1, 2022 Renewal Date**

<b>Benefit Outline</b>	<b>Current</b>	<b>Renewal</b>
Carrier	Premera Blue Cross of AK	Premera Blue Cross of AK
Plan Type, Name, Network	PPO, HeritagePlus	PPO, HeritagePlus
Deductible (Individual / Family)	\$1,500 / \$4,500	\$1,500 / \$4,500
Non-Network Deductible (Individual / Family)	Shared w/ In-Network	Shared w/ In-Network
Deductible Embedded / Non-Embedded	Embedded	Embedded
Out-of-Pocket Maximum (Individual / Family)	\$4,000 / \$12,000	\$4,000 / \$12,000
Non-Network OOP Max (Individual / Family)	\$45,000 / \$135,000	\$45,000 / \$135,000
Prescription OOP Max (Individual / Family)	Included w/ Medical	Included w/ Medical
Coinsurance (Pref. / Part. / Out)	80% / 60% / 40%	80% / 60% / 40%
Wellness / Preventive Care	100% (dw)	100% (dw)
Primary Care Office Visit	\$35 Copay (dw)	\$35 Copay (dw)
Specialist Office Visit	\$35 Copay (dw)	\$35 Copay (dw)
Walk-In / Urgent Care Visit	\$35 Copay (dw)	\$35 Copay (dw)
Emergency Room	\$150 Copay / 80%	\$150 Copay / 80%
Outpatient Lab / X-Ray	80%	80%
Complex Imaging (MRI, CAT, PET, et al.)	80%	80%
Outpatient Surgical Facility	80%	80%
Inpatient Hospital Facility	80%	80%
Retail Prescription Drug Copays	\$20 / \$40 / \$80 (dw)	\$20 / \$40 / \$80 (dw)
Mail Order Prescription Drug Copays	2.5x Retail	2.5x Retail
Specialty Prescription Drugs	Same as Retail	Same as Retail

**Rates & Total Cost**

Employee	26	\$1,004.83	\$1,034.97
Employee + Spouse	12	\$2,308.67	\$2,377.93
Employee + Child(ren)	16	\$1,908.48	\$1,965.73
Employee + Spouse & Child(ren)	27	\$3,212.29	\$3,308.66
<b>Total Employees</b>	<b>81</b>		
<b>Annual Premium Total</b>		<b>\$2,053,166</b>	<b>\$2,114,759</b>
Change from Current			\$61,593
Percentage Change			3.0%

**Notes**

1. All coinsurance applies after deductible unless denoted "(dw)" for deductible waived.
2. Enrollment provided by Premera, March 2022.





**City of Homer  
Dental Plan  
Benefit Outline and Cost Summary  
July 1, 2022 Renewal Date**

<b>Benefit Outline</b>	<b>Current / Renewal</b>
Carrier	Premera Blue Cross of AK
Plan Type	Dental PPO
Deductible (Individual / Family)	\$0 / \$0
Annual Maximum	\$2,000
Max Rollover	Not Included
Preventive Services	100%
Basic Services	80%
Major Services	50%
Endodontics / Periodontics	Basic
Implants	Major
Orthodontia	50% (dw)
Eligibility	Adult and Child
Lifetime Maximum	\$1,000
Waiting Periods (Prev. / Basic / Major)	0 / 0 / 0
Non-Network	AK: 80th UCR Lower 48: 90th UCR
Deductible (Individual / Family)	\$0 / \$0
Annual Maximum	\$2,000
Prev. / Basic / Major	100% / 80% / 50%
Rate Guarantee	To 7/1/2023

**Rates & Total Cost**

Employee	27	\$58.96
Employee + Spouse	13	\$120.19
Employee + Child(ren)	16	\$103.68
Employee + Spouse & Child(ren)	28	\$164.90
<b>Total Employees</b>	<b>84</b>	
<b>Annual Total</b>		<b>\$113,166</b>

**Notes**

1. Enrollment provided by Premera, March 2022.



**City of Homer  
Vision Plan  
Benefit Outline and Cost Summary  
July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current</b>
Carrier	VSP
Exam Copay	\$10
Materials Copay	\$25
Exam	100%
Lenses	100%
Frames	100% to \$130
Elective Contacts	100% to \$130
Lasik Surgery Discount	Included
Benefit Frequencies (E / L / F / C)	12 / 12 / 24 / 12
Non-Network Benefits	Scheduled
Rate Guarantee	To 7/1/2023

**Rates & Total Cost**

Employee	26	\$8.17
Employee + Spouse	12	\$13.07
Employee + Child(ren)	16	\$13.34
Employee + Spouse & Child(ren)	27	\$21.51
<b>Total Employees</b>	<b>81</b>	
<b>Annual Total</b>		<b>\$13,962</b>

**Notes**

1. Enrollment provided by VSP, March 2022.



**City of Homer**  
**Life / AD&D Plan**  
**Benefit Outline and Cost Summary**  
**August 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current</b>
Carrier	Prudential
Definition of Earnings	Base Salary Only
Contributory / Non-Contributory	Non-Contributory
Eligibility	FTE Working $\geq$ 40 HPW
Benefit Amount	1x Earnings
Benefit Maximum	\$100,000
Guarantee Issue	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend To	Age 65
If Disabled Prior To	Age 60
Accelerated Benefits	Included
Benefit Amount Accessible	90%
Portability	Not Included
Conversion	Life: Included
Rate Guarantee	To 8/1/2023

**Volumes, Rates & Total Cost**

Number of Employees	97
Benefit Volume	\$6,350,700
Life Rate Per \$1,000	\$0.092
AD&D Rate Per \$1,000	\$0.019
<b>Annual Total</b>	<b>\$8,459</b>

**Notes**

1. Enrollment and volume provided by Prudential, April 2022.



**City of Homer**  
**Voluntary Life / AD&D Plan**  
**Benefit Outline and Cost Summary**  
**August 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current</b>
Carrier	Prudential
Definition of Earnings	Base Salary Only
Eligibility	FTE Working ≥ 40 HPW
Child Age Requirement	14 Days to Age 19, 25 if FTS
<b>Benefit Increments</b>	
Employee	\$10,000
Spouse	\$5,000
Children	\$2,000
<b>Benefit Maximums</b>	
Employee	7x Earnings to \$500,000
Spouse	50% of Ee Amt to \$150,000
Children	50% of Ee Amt to \$10,000
<b>Guarantee Issue</b>	
Employee	\$100,000
Spouse	\$20,000
Children	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend to	Age 65
If Disabled Prior to	Age 60
Portability	Not Included
Conversion	Life: Included
Participation (Req. / Actual)	15% / 18.1% (17 Ees)
Rate Guarantee	To 8/1/2023
<b>Life Per \$1,000</b>	
	<b>Employee / Spouse</b>
Under Age 25	\$0.120
25-29	\$0.120
30-34	\$0.130
35-39	\$0.170
40-44	\$0.220
45-49	\$0.340
50-54	\$0.600
55-59	\$1.010
60-64	\$1.360
65-69	\$2.110
70-74	\$3.950
75+	\$6.850
Child Life	\$0.180
<b>AD&amp;D Per \$1,000</b>	
EE AD&D	\$0.019
SP AD&D	\$0.020
Child AD&D	\$0.010

**Notes**

1. Enrollment provided by Prudential until 2022.



**City of Homer  
Flexible Spending Account  
Benefit Outline and Cost Summary  
July 1, 2022 Renewal Date**

<b>Benefit Outline</b>	<b>Current / Renewal</b>	
Administrator	Premera Blue Cross of AK	
Annual Contribution Maximum		
Section 125 Health Care	20	\$2,850
Section 129 Dependent Care	10	\$5,000
Reimbursement Method	Paper, Direct Deposit	
Web Based Administration	Included	
Preparation of Plan Document & SPD	Not Included	
IRS Form 5500 Preparation	Included	
Discrimination Testing	Not Included	
\$550 Carry-Over	Included	
Rate Guarantee	To 1/1/2023	

**Fees & Total Cost**

Per Participant/Account Per Month Fee	\$3.25
Debit Card Fee	Included
<b>Total Annual Cost</b>	<b>\$1,170</b>

**Notes**

1. Enrollment based on April 2021 census, update is pending.



Section III  
Renewal Timeline

---



# Benefits Renewal Timeline for City of Homer

July 01, 2022

## Pre-Renewal

Action	Responsibility	Due Week of	Date Completed
Request Employee Census	USI	03/14/2022	03/14/2022
Receive Employee Census	City of Homer / USI	03/28/2022	03/21/2022
Pre-Renewal Meeting	City of Homer / USI	04/11/2022	N/A

## Marketing

Action	Responsibility	Due Week of	Date Completed
Carrier Renewals Due	Carriers / USI	04/09/2022	04/08/2022
Request for Proposal Sent to Market*	USI	04/09/2022	N/A
Proposals Received from Market*	USI	04/23/2022	N/A
Renewal / Analysis Meeting	City of Homer / USI	05/06/2022	TBD

## Implementation

Action	Responsibility	Due Week of	Date Completed
Carrier/Benefit Decisions Due	City of Homer	05/13/2022	
Enrollment Material	USI	05/27/2022	
Employee Meetings	USI	05/27/2022	
Open Enrollment Paperwork Complete	City of Homer / USI	06/11/2022	
Enrollment Complete	USI	06/18/2022	

## Post-Renewal

Action	Responsibility	Due Week of	Date Completed
Post-Renewal Meeting	City of Homer / USI	08/19/2022	
Population Health Management Strategy	USI		
Creditable Coverage Reminder	USI	08/19/2022	
Creditable Coverage Notification to CMS	City of Homer / USI	08/29/2022	

\*If deemed to be necessary

**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
PARCAC

**RESOLUTION 22-042**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING AND ACCEPTING A DONATION TO THE CITY OF  
HOMER MUNICIPAL ART COLLECTION FROM WASHINGTON STATE  
ARTIST JAMES HARDMAN ENTITLED "SERENADE".

WHEREAS, The City Clerk's Office received a gift/donation proposal application from Ms. Thelma Gower who wishes to donate the pigmented giclee print "Serenade" by James Hardman; and

WHEREAS, The picture is a famous path and outlook in the San Juan Islands and Mr. Hardman is an artist in Eastsound, Washington; and

WHEREAS, Ms. Gower is moving from Homer, is unable to store or take the print with her, and suggests it be placed in a study room at the Library; and

WHEREAS, If placement at the library cannot be accomplished another location within the City will be determined to display the print; and

WHEREAS, At their April 21, 2022 regular meeting, the Parks Art Recreation and Culture Advisory Commission discussed and unanimously approved a recommendation that Council accept the donation.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby accepts the donation of Artist James Hardman's artwork entitled "Serenade" to be included as a permanent addition to the City of Homer Municipal Art Collection.

PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

CITY OF HOMER

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

ATTEST:

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

Fiscal Note: N/A





# CITY OF HOMER GIFT/DONATION PROPOSAL APPLICATION

PLEASE TYPE OR PRINT CLEARLY AND MAKE YOUR RESPONSES COMPLETE AND THROUGH.

DATE April 13, 2022  
CONTACT PERSON Ms. Thelma R. Gower TITLE Professor Emerita  
ORGANIZATION IF APPLICABLE \_\_\_\_\_  
ADDRESS 3771 West Hill Road CITY Homer STATE AK ZIP 99603  
PHONE 907-602-7845 FAX \_\_\_\_\_ CELL \_\_\_\_\_  
EMAIL thelma.r.gower@Gmail.com

**TELL US WHY YOU WISH TO DONATE THIS TO THE CITY OF HOMER?**

I am moving away from Homer at the end of next month (May 2022) and cannot take this painting with me because I am going to have to put all my stuff in an unheated storage unit for the rest of this year, while I look for a house to live in. Without heat, the painting's paper will wrinkle and destroy the painting. So, I need to find a good Homer home for it and I believe that the walls of one of the study areas in the library would be perfect.

**PLEASE COMPLETE THE APPROPRIATE SECTIONS RELATED TO YOUR DONATION.**

TITLE OF ARTWORK "Serenade", No. 96 out of a limited edition of 100.  
ARTIST(S) NAME James Hardman  
YEAR COMPLETED 2020 DIMENSIONS 19 inches wide x 26 inches tall  
MATERIALS USED TO CREATE ARTWORK This is a pigmented giclee print on archival, lightfast paper, framed in pure Vermont maple wood by Redfish Custom Framing here in Homer.

**PHYSICAL DESCRIPTION OF THE PROPOSED DONATION-**

One framed & matted giclee print; see attached pictures.

**NARRATIVE DESCRIPTION OF THE PROPOSED DONATION- TELL US THE STORY BEHIND THE PIECE OR SIGNIFICANCE -**

The picture is of a famous path and outlook in the San Juan Islands that is very lovely to visit.

The artist (Mr. Hardman) is a local genius whose watercolor techniques are one of a kind.

You have to visit him - in Eastsound, Washington - in order to buy any of his paintings.

---

IS THE PROPOSED PIECE ONE OF A KIND? No IS THE PIECE PART OF A SERIES, LIMITED OR OTHERWISE? yes  
IF SO, AN EDITION OF HOW MANY? 100 Prints IS THE PIECE COMPLETED? Yes IF NOT WHEN IS THE  
EXPECTED COMPLETION DATE? \_\_\_\_\_  
WHAT IS THE CURRENT CONDITION OF THE PIECE? Excellent.

---

---

**PROPOSED SITE OR LOCATION**

DO YOU HAVE A SITE(S) IN MIND FOR THE PLACEMENT OF THE PIECE? IF SO WHERE? \_\_\_\_\_  
On the wall of one of the individual study rooms in the library.  
On the wall of one of the individual study rooms in the library.  
IS THIS A CITY OWNED PROPERTY IF NOT WHO OWNS THE PROPERTY? \_\_\_\_\_

---

WHAT IS THE RATIONALE FOR SELECTING THIS/THESE LOCATION(S)? \_\_\_\_\_  
The ambiance of the study rooms in the library perfectly matches the mood (& colors) of this print.

---

ARE YOU AWARE OF ANY PERMITS OR PERMISSIONS THAT MAY BE REQUIRED? No

---

---

**TECHNICAL SPECIFICATIONS**

DESCRIBE HOW THE PIECE IS CONSTRUCTED OR MADE. PLEASE INCLUDE ANY DOCUMENTATION AT THE END OF  
THIS APPLICATION. Maple wood frame, museum-quality matte and giclee print.  
An official authentication paper is pasted on the back.

---

HOW IS THE PIECE TO BE PROPERLY INSTALLED? Hang it up!

---

DOES THE PIECE REQUIRE ELECTRICITY, PLUMBING OR OTHER UTILITY HOOKUPS? No.

---

WHO WILL BE INSTALLING THE PIECE? I have no idea.

---

WHAT IS THE EXPECTED LIFETIME AND STAYING POWER OF THE MATERIALS USED IN CREATING THE PIECE? 50 years.

WHAT MAINTENANCE IS REQUIRED AND HOW OFTEN? No maintenance needed.

PLEASE IDENTIFY ANY SPECIFIC MAINTENANCE PROCEDURES AND OR EQUIPMENT AND THE ASSOCIATED COSTS: N. A.

WHAT PRECAUTIONS HAVE BEEN TAKEN TO GUARD AGAINST VANDALISM IF ANY? N. A.

WHAT STEPS HAVE BEEN TAKEN TO ASSURE THIS PIECE WILL NOT PRESENT A SAFETY HAZARD? N. A.

**BUDGET**

PROJECT MANAGEMENT FEES	\$ _____	INSURANCE	\$ _____
ARTIST'S FEES	\$ _____	UTILITY HOOKUP	\$ _____
PURCHASE PRICE PERMITS	\$ _____	DELIVERY	\$ _____
STRUCTURAL	\$ _____	INSTALLATION	\$ _____
ENGINEERING SITE	\$ _____	SIGNAGE	\$ _____
PREPARATION OTHER	\$ _____	RECOGNITION	\$ _____

COSTS NOT LISTED \$ \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

DATE PIECE WAS LAST APPRAISED? It has never been appraised.

**WHAT IS THE VALUE OF THE PIECE OR ESTIMATED MARKET VALUE IF NO APPRAISAL WAS DONE?**

The print cost me \$400; the framing cost just as much.

**TIMELINE**

WHAT IS THE TIMELINE FOR THE COMPLETION OR INSTALLATION OF THE PIECE? IDENTIFY THE DIFFERENT STAGES AND

DATE GOALS TO PREPARE THE PIECE FOR DONATION \_\_\_\_\_

The painting is ready to go right now. It must be donated before I leave Homer at the end of May 2022.

---

**RESTRICTIONS**

ARE THERE ANY KNOWN COVENANTS, REQUIREMENTS OR RESTRICTIONS THAT COME WITH THE PIECE? N.A.

WHAT EXPAECTATIONS DO YOU HAVE FOR THE CITY OF HOMER IN ACCEPTING THIS ARTWORK? \_\_\_\_\_

That it will be seen by the public somewhere.

---

**COMMUNITY INVOLVEMENT**

WAS THERE ANY COMMUNITY OR USER INVOLVEMENT IN SELECTING THE RECOMMENDED LOCATION? No.

PLEASE INCLUDE ANY LETTER(S) OF SUPPORT FOR THE PROJECT OR PROPOSED DONATION.

N. A.

---

**APPLICANT MUST SUBMIT THE FOLLOWING SUPPORTING DOCUMENTATION WITH THIS APPLICATION.**

On ba AN RESUME OR BIO FROM THE ARTIST WHO CREATED OR WILL CREATE THE ARTWORK.

Attach FIVE TO TEN IMAGES OF PAST WORK FROM THE ARTIST. THESE CAN BE PHOTOGRAPHS.

Attach THREE TO FIVE CLEAR IMAGES OF THE PROPOSED ARTWORK

\_\_\_\_\_ SCALE DRAWING/MODEL OF THE PROPOSED ARTWORK

\_\_\_\_\_ IF YOU HAVE A SITE(S) IN MIND PLEASE INCLUDE PHOTO AND DESCRIPTION OF THE SITE(S) AND A SCALED DRAWING OF THE PROPOSED ARTWORK IN THE RECOMMENDED LOCATION.

\_\_\_\_\_ A COPY OF A FORMAL APPRAISAL IF AVAILABLE

\_\_\_\_\_ TECHNICAL SPECIFICATIONS, MAINTENANCE MANUAL OR DRAWINGS/RECOMMENDATION FROM STRUCTURAL ENGINEER.

APPLICATIONS ARE TO BE SUBMITTED TO:

THE CITY OF HOMER

CITY CLERKS OFFICE

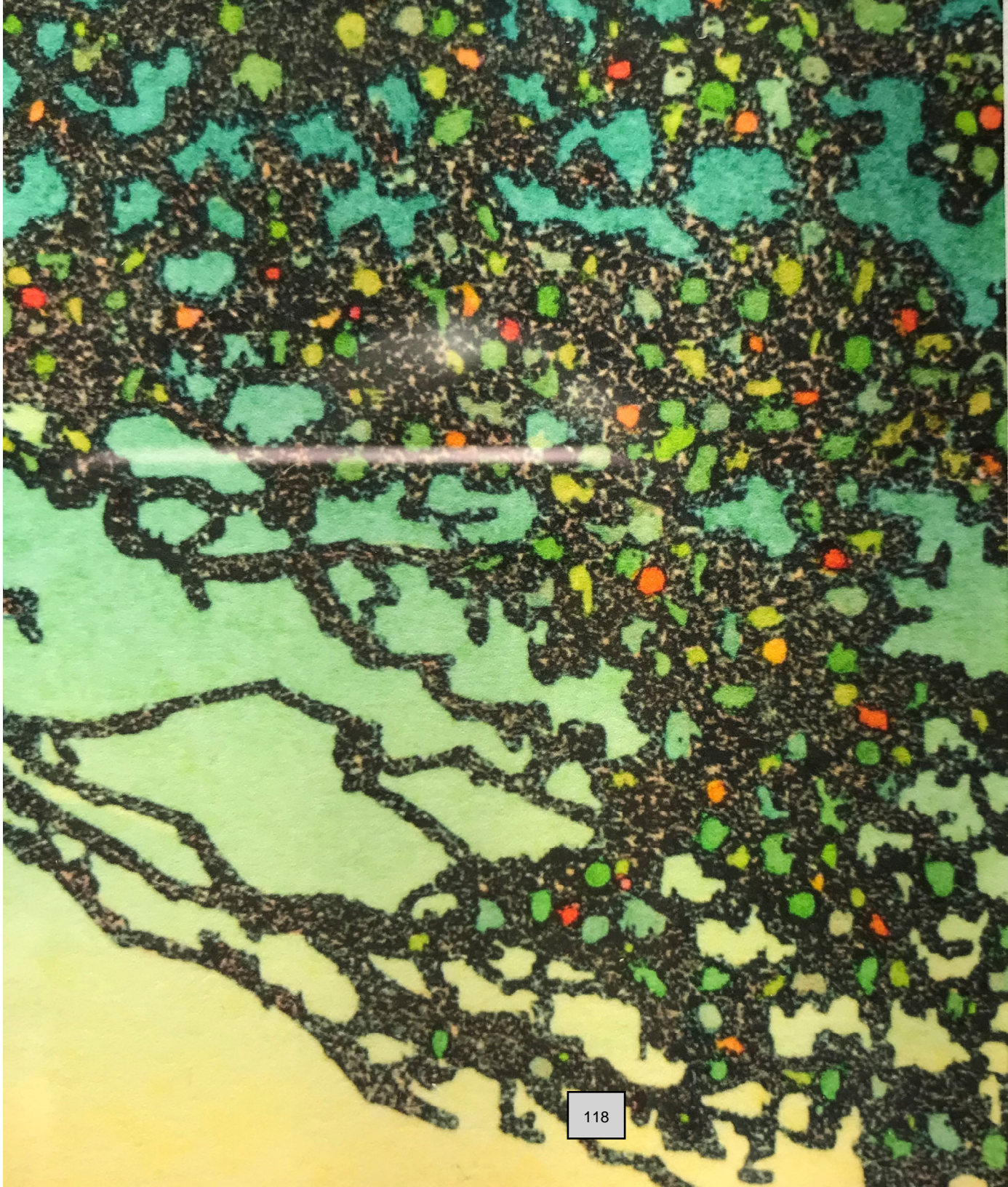
491 E. PIONEER AVENUE

HOMER, AK 99603

OR YOU MAY SUBMIT VIA FAX AT 907-235-3143 TO SUBMIT VIA EMAIL PLEASE SEND TO [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE CLERK'S OFFICE AT 235-3130.





# CERTIFICATION

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THIS IS A PIGMENTED GICLEE PRINT  
OF AN ORIGINAL WATERCOLOR BY

**JAMES HARDMAN**

ENTITLED

**“SERENADE”**

NUMBER 96 IN A LIMITED EDITION OF 100  
SIGNED AND NUMBERED BY THE ARTIST

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EASTSOUND, WASHINGTON,  
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REDFISH CUSTOM FRAMING  
AND SIGN

200 East Pioneer Avenue  
Homer, Alaska 99603

# Resilience Coalition



The Resilience Coalition wants all young people to thrive -- to be able to learn, enjoy trusting relationships, stay healthy and resilient, and to live a meaningful life!

## Lifting Up Our Young People with Positive Adult Connections

### OUR COMMUNITY CONCERN

In late 2021, two community groups (young people, youth service/activity providers) identified a community concern for the Coalition:

"There are not enough welcoming, no-cost, safe spaces in Homer for young people to connect with safe and trusted adults, explore and engage in interests, and enjoy free time during after-school and evening hours."



### WELCOMING, NO-COST, SAFE SPACES

Input from young people, educators, parents, youth service providers, and city leaders in the Coalition's 2022 Community Readiness Assessment found the community is beginning to acknowledge the need for more welcoming, safe spaces for our youth in after-school and evening hours. Young people hunger for safe and no-cost spaces to hang out, and explore and engage in interests with the presence, support, and authentic interest of trustworthy adults.

A centralized multi-use facility in Homer could be a step to addressing this community concern. It could serve as a hub for young people in Homer -- to gather and recreate, learn new skills, explore interests, and build relationships with each other as well as with trusted and encouraging adults.

Young People Experience More Positive Development (and reduce high-risk behaviors) through these science-backed protective factors:

- Positive School Climate
- Connected to Family
- Supportive Adults (other than parents)
- Engage in Quality After-school Programs and Positive, Meaningful Activities

Young people benefit when the places and people in their lives are welcoming, safe, respectful, and supportive.

For more information visit [www.skpresilience.org](http://www.skpresilience.org)



**ORDINANCE REFERENCE SHEET**  
**2022 ORDINANCE**  
**ORDINANCE 22-23**

An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating \$18,712 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Complete the Purchase of the Bi-Directional Amplifier System for the Homer Police Department and Microwave Links for Homer’s Repeaters.

Sponsor: City Manager/Police Chief

1. City Council Regular Meeting April 25, 2022 Introduction  
Memorandum 22-068 from Police Chief as backup.
  
2. City Council Regular Meeting May 9, 2022 Public Hearing and Second Reading

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/Police Chief

**ORDINANCE 22-23**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY22 CAPITAL BUDGET AND APPROPRIATING \$18,712 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND TO COMPLETE THE PURCHASE OF THE BI-DIRECTIONAL AMPLIFIER SYSTEM FOR HOMER POLICE DEPARTMENT AND MICROWAVE LINKS FOR HOMER'S REPEATERS.

WHEREAS, The Alaska Division of Homeland Security and Emergency Management (DHS&EM) awarded a grant to the City for a bi-directional amplifier system for the Homer Police Department that was accepted and appropriated by Ordinance 21-64; and

WHEREAS, The estimated cost of the equipment at the time of the grant application was \$101,566 and the grant was awarded for that amount; and

WHEREAS, The Homer Police Department has completed the grant conditions and received purchase authority from the Division of Homeland Security, however during the passage of time, the cost of the system has increased in price.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY22 Capital Budget by appropriating \$18,712 from the General Fund CARMA Fund as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156	General Fund CARMA	\$18,712

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_day of \_\_\_, 2022.

CITY OF HOMER

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

ATTEST:

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

YES:

NO:

ABSENT:

ABSTAIN:

Introduction:

Public Hearing:

Second Reading:

Effective Date:



## City of Homer

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

## Police Department

625 Grubstake Avenue  
Homer, Alaska 99603

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

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

### Memorandum 22-068

TO: Rob Dumouchel, City Manager  
FROM: Chief Robl  
DATE: April 7, 2022  
SUBJECT: Funding Request, Bi-Directional Amplifier

---

The Police Department has an urgent need for a Bi-Directional Amplifier System. On duty officers typically have their portable radios turned on constantly to monitor radio traffic, listening for dispatches to calls for service and officers in the field requesting assistance. The radio signal strength inside of our building is very poor. Depending on where officers are at in the building officers hear very little or none of the radio traffic being broadcast.

Testing by our radio technicians reveals that our new stations location relative to our repeater sites combined with the building's design and radio signal anomalies in the Homer area is causing the problem. The best solution has been determined to be a Bi-Directional Amplifier System. This system will be installed inside of the building and will have several small antennas placed throughout the building. It will amplify and rebroadcast radio signals ensuring complete portable radio coverage throughout the building.

I obtained cost estimates for the new system in the fall of 2020. The estimates came in at \$101,556. We applied for grant to fund this project in January of 2021. The grant was awarded for the full amount of the estimates in October of 2021. We just completed complying with the grant conditions and received purchase authority from Homeland Security to order the system two weeks ago. During the time passage since I received the initial estimates the cost of the system has increased by \$18,712. Cost increases are due to supply disruptions in the electronics industry and inflation. I request funding for the additional \$18,712 to complete this project from CARMA.

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Purchase Bi-Directional Amplifier System</u>	DATE	<u>04/20/2022</u>
DEPARTMENT	<u>Police</u>	SPONSOR	<u>City Manager/Police Chief</u>
REQUESTED AMOUNT	<u>\$ 18,712</u>		

DESCRIPTION	<p>Request is for additional funding, as cost increased above the amount in which grant was awarded.</p> <p>The grant was awarded for the full amount of the estimates in October of 2021. We just completed complying with the grant conditions and received purchase authority from Homeland Security to order the system two weeks ago. During the time passage since I received the initial estimates the cost of the system has increased by \$18,712. Cost increases are due to supply disruptions in the electronics industry and inflation.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,779,009</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 908,309</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 18,712</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,851,988</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 21-64**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA ACCEPTING AND APPROPRIATING AN FY 2021 STATE HOMELAND SECURITY PROGRAM GRANT IN THE AMOUNT OF \$142,132 FOR A BI-DIRECTIONAL AMPLIFIER SYSTEM FOR HOMER POLICE DEPARTMENT AND MICROWAVE LINKS FOR HOMER'S REPEATERS.

WHEREAS, The Alaska Division of Homeland Security and Emergency Management (DHS&EM) makes funds available to strengthen a City's ability to prevent, protect against, respond to and recover from all hazard events; and

WHEREAS, Effective emergency response operations are dependent on the delivery of timely communications; and

WHEREAS, The City recently became aware of two vulnerabilities in the City's emergency response communications systems that compromise delivery of timely communications, namely:

- Very low radio signal strength within the new Homer Police Department building, which jeopardizes officer and public safety if personnel are unable to pick up radio traffic when inside the building; and
- The one existing microwave link to one of Homer's repeater sites has insufficient capabilities to carry radio control, data, video and voice traffic for Homer Police Department and the other repeater site lacks a microwave link; and

WHEREAS, Purchasing and installing a bi-directional amplifier system in the Homer Police Department will strengthen signals to allow reliable communication between portable radios inside the building and the ALMR sites outside the building; and

WHEREAS, Purchasing and installing microwave links and IP radio gateways at two of Homer's repeater sites provides necessary communications capability and backup; and

WHEREAS, The City is pleased to have been awarded \$142,132 from the DHS&EM to purchase and install a Bi-directional amplifier system at the Police Department and microwave links for Homer's repeaters.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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Section 1. The Homer City Council hereby accepts and appropriates an FY2021 State Homeland Security Program Grant to the City of Homer in the amount of \$142,132 for the purposes as follows:

Revenue:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	FY21 State Homeland Security Grant Program	\$142,132

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	Homer Police Department Bi-Directional Amplifier System	\$101,556
	Microwave Links and IP Radio Gateways for Homer's Repeaters	\$ 40,576

Section 2. Homer City Council hereby authorizes The City Manager is authorized to execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

Section 4. Sole source procurement from the manufacturer is hereby authorized.

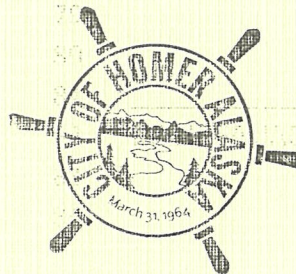
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 8<sup>th</sup> day of November, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK



85 YES: 6  
86 NO: 0  
87 ABSENT: 0  
88 ABSTAIN: 0  
89  
90 Introduction: 10.25.21  
91 Public Hearing: 11.8.21  
92 Second Reading: 11.8.21  
93 Effective Date: 11.9.21

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# 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: May 5, 2022  
 SUBJECT: City Manager's Report for May 9, 2022 Council Meeting

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

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

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

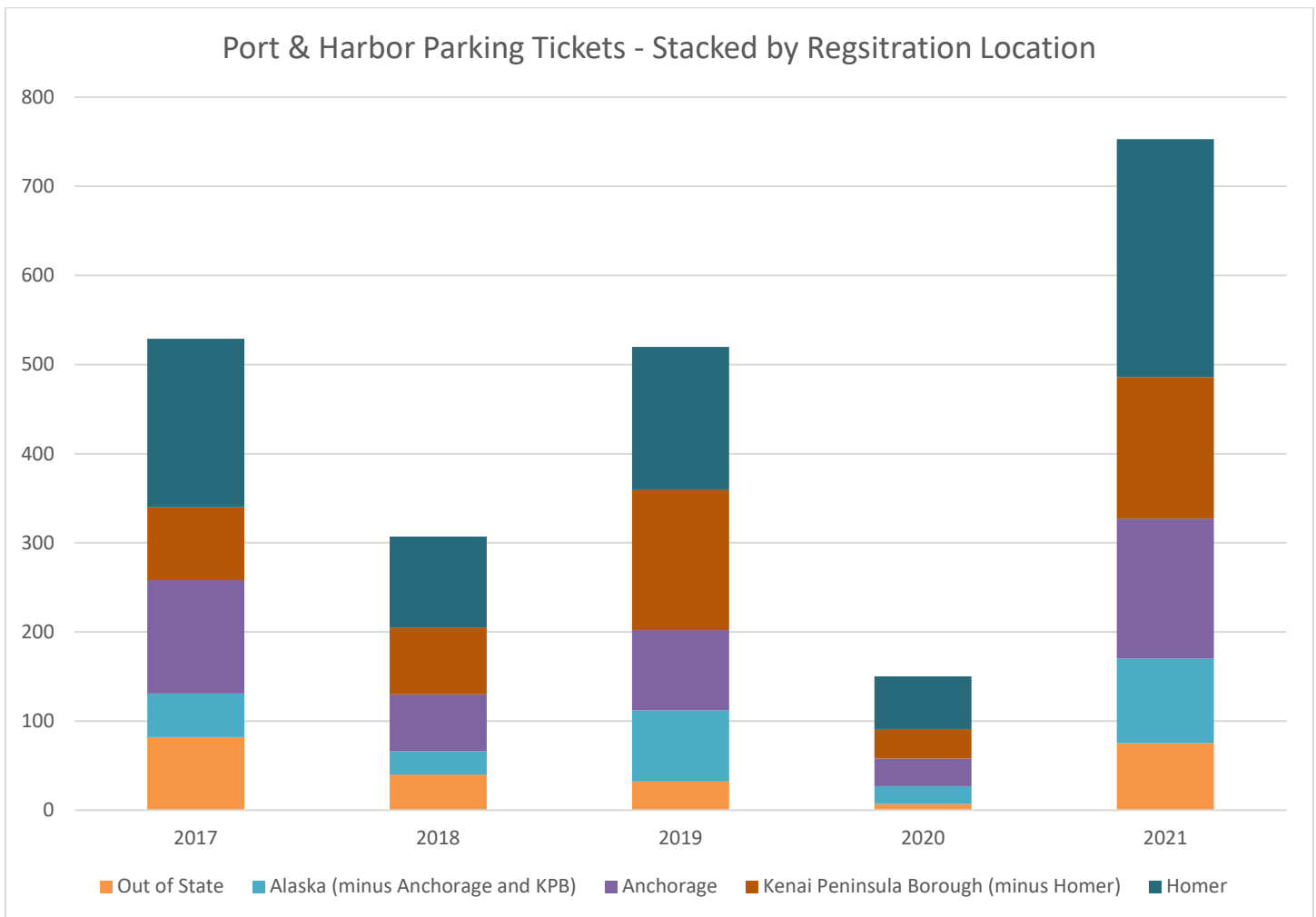
The political future of the Governor's GO Bond package remains uncertain, however, it continues to move through the processes it needs to complete if it is to have an opportunity to be seen on a future ballot. In the most recent draft, \$3,725,000 was included for the "Homer slope stability and erosion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

### Spit Parking Follow Up

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

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

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



### Conditional Use Permit Reform

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

### Tsunami Brochure

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

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



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

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

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

#### Key findings for Homer:

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

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

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

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

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

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

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

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



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

#### **Enclosures:**

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



# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: May 9, 2022  
SUBJECT: May Employee Anniversaries

---

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

<b>Mark Whaley</b>	<b>Port</b>	<b>17</b>	<b>Years</b>
<b>Pike Ainsworth</b>	<b>Port</b>	<b>14</b>	<b>Years</b>
<b>Don Huffnagle</b>	<b>Port</b>	<b>14</b>	<b>Years</b>
<b>Mike Gilbert</b>	<b>Public Works</b>	<b>8</b>	<b>Years</b>
<b>Jackie McDonough</b>	<b>Library</b>	<b>8</b>	<b>Years</b>
<b>Sean McGroty</b>	<b>Port</b>	<b>6</b>	<b>Years</b>
<b>Ryan Johnson</b>	<b>Police</b>	<b>5</b>	<b>Years</b>
<b>Ralph Skorski</b>	<b>Public Works</b>	<b>2</b>	<b>Years</b>
<b>Christine Drais</b>	<b>Admin</b>	<b>1</b>	<b>Year</b>
<b>Taylor Crowder</b>	<b>Police</b>	<b>1</b>	<b>Year</b>
<b>Susan Jeffres</b>	<b>Library</b>	<b>1</b>	<b>Year</b>
<b>Sean Love</b>	<b>Public Works</b>	<b>1</b>	<b>Year</b>



## Memorandum

TO: HOMER CITY COUNCIL

THRU: ROB DUMOUCHEL, CITY MANAGER  
BRYAN HAWKINS, PORT DIRECTOR

FROM: PORT AND HARBOR ADVISORY COMMISSION

DATE: APRIL 28, 2022

SUBJECT: IMPLEMENTATION OF SPIT PARKING PLAN RECOMMENDATIONS

---

At the Port and Harbor Advisory Commission's March 23<sup>rd</sup> meeting, staff presented their identified Priority Areas #1-3 from HDL's Homer Spit Parking study. Brief summary of areas are laid out below.

The PHC made a motion to support Harbor staff's suggested parking implementation plan for spring 2022 and to recommend City Council authorize the implementation of said plan and its necessary funding from Port and Harbor reserves. The commission also moved to recommend City Council approve funding to implement a paid parking program in the gravel lot between Ramps 3 and 4 as outlined in HDL's parking study by July 1, 2022, with the intent to discuss in more detail the feasibility of that action motion at their April meeting.


Further discussion of the topic at the April 25<sup>th</sup> meeting made it clear that a July 1, 2022 date of implementation was unachievable due to the need to first develop an agreement with ADOT&PF that outlines agency responsibilities and revenue sharing (as listed below in the summary), the need to price the kiosks/delivery time, seasonal harbor staffing shortages (including in parking enforcement), etc. The desired intent of the motion to move forward with the plan to make the parking between Ramps 3 and 4 into paid parking as outlined in HDL's Parking Study remains in effect and is represented in the overall support of the parking plan and funding for such listed above.

Harbor Staff is moving forward with the following to accomplish Priority #1 of the spring Plan:

- Developing Lots 9 and 10 into parking areas now, which are currently being used for gear and deck shelter storage.
- Measured and delineated approximately 10,000 square feet of space along Outer Dock Road, adjacent to the Deep Water Dock cargo storage yard, which will provide an alternate site for commercial gear storage.
- Permanent signage and parking lot delineation is pending.
- Public awareness notices have been sent to affected customers with recent commercial gear storage agreements.
- The 10 acres of gravel parking lots along Homer Spit and Freight Dock Roads have also received attention with cleaning/clearing, grading of surfaces, filled the potholes, and provided improved direction for surface water run-off.

- The new ADA dedicated paved parking spaces were also painted and defined.

Staff and the PHC are requesting councilmember support and assistance with the sponsorship and development of a funding ordinance in the near future regarding the Priority #2 parking project on the spring 2022 list: creation of an additional parking area in the vacant space between the businesses located on Freight Dock Road and the Large Vessel Haul Out facility (shown below in the summary). As this space is currently only being occasionally used for equipment storage, construction can occur during the summer season. Staff recommends making this improvement as soon as possible.




**Priority Areas**

Lot 9 and Lot 10 Parking

Fish Dock Road

Homer Spit Road



**Priority Areas**

New Parking Area

Bait Shop

Homer Spit Road


Freight Dock Road

1) Lots 9 & 10 (timeline=now) work has begun with shifting gear storage from Lots 9 and 10 to alternate locations, in preparation for the spring conversion of these lots to additional parking.

2) New Parking Area (timeline= spring planning, fall 2022 to 2023 implementation) Needs: Drawings/Plans, coordination with public works, materials, funding , build season consideration/ limited windows when ground is not frozen but also low tourists.

3) The areas of parking at seafarer’s and between ramps 4 and 5 (timeline= unknown, perhaps fall 2022 to 2024) These are shared lots with DOT right of way and coordination with DOT is needed to discuss any possible changes, fees, funding, and revenue allocation and spending between agencies before change can be implemented.

Needs: coordination with DOT and develop an agreement that outlines agency responsibilities and revenue sharing, pricing/sourcing pay kiosks and/or other planned changes, funding.



**Priority Areas**

Homer Spit Road

Long-Term Parking

*\*Will require coordination/discussion with DOT&PF*

**Recommendation**

Support the Port and Harbor Advisory Commission and Staff’s recommendations for implementing a Spring 2022 parking plan using the results from HDL’s parking study. Assist in the drafting and sponsorship of an ordinance amending the FY 2022 budget to include costs needed for Port and Public Works staff to create a task order for design and engineering of the new parking lot planned for the old dredged materials storage lot, and further, to put said project out for ITB for construction.

Attached: PHC Minute Excerpt from the March 23, 2022 Regular Meeting

- How it is a great funding opportunity that has not been offered by other grant programs.
- The grant application process itself and if they get the grant what that would mean for funding repairs.
- Importance of all the photos; when commissioners talk to public it's good to have visual references to show how bad the floats have gotten.
- The need to take care of our existing infrastructure, especially in the face of all this planning to build an expanded harbor.
- What the float replacement priorities are if they receive the funding and if it included other floats like the Fish Dock; there are no limitations to the funding source but the focus would be on the float and mooring systems since they're the most foundational of the harbor.
- How much funding the Enterprise has now and how other kinds of funds (i.e. federal, state, other grants) can be used for matching.

VOTE: YES: SIEKANIEC, MATTHEWS, ZEISET, SHAVELSON, PITZMAN, ULMER

Motion carried.

Chair Matthews commented on how this grant proposal will be before City Council at their March 29<sup>th</sup> regular meeting, and encouraged the commissioners to attend and voice their support. Commissioner Siekaniec inquired with Mr. Hawkins regarding his spending authority per the City's Procurement Policy.

- D. Parking – HDL Homer Spit Parking Final Technical Report
- i. September 2021 PHC Meeting Minutes Excerpt
  - ii. HDL Homer Spit Parking Final Technical Report

Chair Matthews introduced the item by reading the title. She recapped when the commission had last reviewed HDL Engineering's Spit Parking Study and what changes they made by comparing the new study and the older one from September 2021.

Port Director Hawkins explained how the study will be going before Council in April and this is the commission's opportunity to make additional comments or recommendations. He spoke to Port and Harbor staff's suggested parking implementations for spring 2022, outlined in his memo, that are based on the study results and what harbor staff has already implemented.

Discussion ensued on ways to go about implementing a parking plan, what commissioners would like to see happen, and the timeline they would like to see those changes take place on.

SHAVELSON/ZEISET MOVED TO SUPPORT PORT AND HARBOR STAFF'S SUGGESTED PARKING IMPLEMENTATION PLAN FOR SPRING 2022 AND RECOMMEND CITY COUNCIL AUTHORIZE THE IMPLEMENTATION OF SAID PLAN AND ITS NECESSARY FUNDING FROM PORT AND HARBOR RESERVES.

Commissioner Ulmer voiced concerns that merchants on the Spit need parking in front of their businesses. Commissioner Zeiset concurred and shared his experiences as a business owner.

There was discussion on the motion and if it meets staff's parking implementation plan. Mr. Hawkins shared his plan to work with other departments, such as Public Works, to pull financial resources together for the funding of the implementation plan. They would then go to City Council to acquire additional funds from the harbor reserves.



Commissioner Siekaniec wished to make a motion to implement a paid parking plan as identified in HDL's parking study; Deputy City Clerk Tussey noted there was a motion already on the floor and verified that he was not making an amendment. She reiterated harbor staff's request for support for the spring 2022 implementation plan and how the current motion accomplishes that.

Commissioner Pitzman opined how these three steps recommended by staff will create new parking in two different areas and somewhat alleviate the parking situation, and voiced his support.

VOTE: YES: MATTHEWS, SIEKANIEC, ULMER, SHAVELSON, ZEISET, SHAVELSON

Motion carried.

SIEKANIEC/ULMER MOVED TO RECOMMEND CITY COUNCIL APPROVE FUNDING TO IMPLEMENT A PAID PARKING PROGRAM IN THE GRAVEL LOT BETWEEN RAMPS 3 AND 4 AS OUTLINED IN HDL'S PARKING STUDY BY JULY 1, 2022.

Commissioner Pitzman voiced his support for the concept and his concerns. He believes the timeline is too quick and referenced a past comment made by Mr. Hawkins to plan it for 2023, but he understands where they are coming from and is in support of the concept.

Chair Matthews suggested that if this recommendation was to go forward and it became paid parking, that they have enough time to establish provisions for stall lessees such as an annual paid parking pass.

Discussion ensued on planning out parking provisions for various harbor user groups, how the plan could be implemented, and what would work and what isn't feasible by July 1<sup>st</sup>. Commissioners agreed to stay with the current recommendation and have the topic on the next meeting agenda to continue working out the details. There was further discussion on the historical aspect of paid parking implementation on the Spit and what past decisions have progressed us to this point, current rates and some of their suggested rates/changes to the parking kiosks, and the timeline that this study will be going before Council.

Commissioner Pitzman commented that they are putting this recommendation to Council because of the timing, and the commission will then flesh out the feasibility. His only concern is with the timing, not the motion itself, but he is fine with supporting it under the circumstances.

Commissioner Siekaniec clarified with Mr. Hawkins that if Council approves the appropriation but during detail planning the commission determines they don't need it, then they would need to explain to Council why.

VOTE: YES: ULMER, SHAVELSON, ZEISET, MATTHEWS, PITZMAN, SIEKANIEC

Motion carried.

### **INFORMATIONAL MATERIALS**

- A. Letter & Certificate of Recognition for Commissioner Erickson
- B. Port & Harbor Monthly Stats for February 2022
- C. Water/Sewer Bills Report
- D. Ice & Crane Report
- E. Dock Activity Report



## Memorandum

TO: HOMER CITY COUNCIL

THRU: ROB DUMOUCHEL, CITY MANAGER  
BRYAN HAWKINS, PORT DIRECTOR

FROM: PORT AND HARBOR ADVISORY COMMISSION

DATE: APRIL 28, 2022

SUBJECT: IMPLEMENTATION OF SPIT PARKING PLAN RECOMMENDATIONS

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At the Port and Harbor Advisory Commission's March 23<sup>rd</sup> meeting, staff presented their identified Priority Areas #1-3 from HDL's Homer Spit Parking study. Brief summary of areas are laid out below.

The PHC made a motion to support Harbor staff's suggested parking implementation plan for spring 2022 and to recommend City Council authorize the implementation of said plan and its necessary funding from Port and Harbor reserves. The commission also moved to recommend City Council approve funding to implement a paid parking program in the gravel lot between Ramps 3 and 4 as outlined in HDL's parking study by July 1, 2022, with the intent to discuss in more detail the feasibility of that action motion at their April meeting.

Further discussion of the topic at the April 25<sup>th</sup> meeting made it clear that a July 1, 2022 date of implementation was unachievable due to the need to first develop an agreement with ADOT&PF that outlines agency responsibilities and revenue sharing (as listed below in the summary), the need to price the kiosks/delivery time, seasonal harbor staffing shortages (including in parking enforcement), etc. The desired intent of the motion to move forward with the plan to make the parking between Ramps 3 and 4 into paid parking as outlined in HDL's Parking Study remains in effect and is represented in the overall support of the parking plan and funding for such listed above.

Harbor Staff is moving forward with the following to accomplish Priority #1 of the spring Plan:

- Developing Lots 9 and 10 into parking areas now, which are currently being used for gear and deck shelter storage.
- Measured and delineated approximately 10,000 square feet of space along Outer Dock Road, adjacent to the Deep Water Dock cargo storage yard, which will provide an alternate site for commercial gear storage.
- Permanent signage and parking lot delineation is pending.
- Public awareness notices have been sent to affected customers with recent commercial gear storage agreements.
- The 10 acres of gravel parking lots along Homer Spit and Freight Dock Roads have also received attention with cleaning/clearing, grading of surfaces, filled the potholes, and provided improved direction for surface water run-off.

## Check Your Community Hazard

Knowing your risk before disaster hits could save your life. Explore the online tool at [tsunami.alaska.edu](https://tsunami.alaska.edu) to determine whether your house, workplace, or school is in the inundation/flood zone.

## Historical Tsunamis

The 1964 magnitude 9.2 earthquake changed Homer's landscape: the Homer Spit dropped almost 6 feet due to subsidence from the earthquake combined with ground compaction from shaking. Afterwards, buildings and structures on the spit flooded during high tides. The earthquake caused a combination of tsunamis generated by the earthquake itself and by local underwater landslides.

## Keeping Alaska Safe

Tsunami researchers use cutting-edge science to examine historical tsunamis and earthquakes, along with geologic records from prehistoric tsunamis, then generate possible worst-case scenarios. This information is visualized in maps showing potential flood zones to help communities create emergency plans.

## Learn More about Tsunami Hazards in Homer

Emergency and disaster preparedness  
City of Homer website  
[www.cityofhomer-ak.gov/emergency-information](https://www.cityofhomer-ak.gov/emergency-information)  
[beready@ci.homer.ak.us](mailto:beready@ci.homer.ak.us)



City of Homer incident updates  
[www.cityofhomer-ak.gov](https://www.cityofhomer-ak.gov)

On Facebook  
[@cityofhomerak](https://www.facebook.com/cityofhomerak)  
[@homerakpolice](https://www.facebook.com/homerakpolice)

Full scientific community report and maps  
<https://dggs.alaska.gov/pubs/id/30095>

Maritime guidance report  
<http://hdl.handle.net/11122/10916>

Pedestrian travel times report  
<http://hdl.handle.net/11122/10027>



Explore the online tool  
[tsunami.alaska.edu](https://tsunami.alaska.edu)

## Learn More about Tsunami Safety in Alaska

Preparing for tsunamis  
Alaska Division of Homeland Security and Emergency Management  
[www.ready.alaska.gov/Mitigation/Tsunamis](https://www.ready.alaska.gov/Mitigation/Tsunamis)



Tsunami warning information  
National Tsunami Warning Center  
[www.tsunami.gov](https://www.tsunami.gov)

National Tsunami Hazard Mitigation Program  
[nws.weather.gov/nthmp/](https://nws.weather.gov/nthmp/)

To request brochures, contact 907-474-7320 or [uaf-aec@alaska.edu](mailto:uaf-aec@alaska.edu)

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Published in 2022

# Know Your Tsunami Hazard in Homer



[tsunami.alaska.edu](https://tsunami.alaska.edu)

## Big Waves in the Biggest State

In Alaska, tsunamis can strike within minutes of an earthquake. Tsunami awareness and safety are crucial to anyone who lives, works, or travels along Alaska's coast.

Earthquakes frequently rumble coastal Alaska. Just offshore, the Pacific Ocean plate scrapes under the continental plate of mainland Alaska, causing much of this activity. Many places along Alaska's rugged coast are poised for landslides above or below the ocean's surface. A major earthquake or landslide near the coast could generate a tsunami.

## High-risk Areas

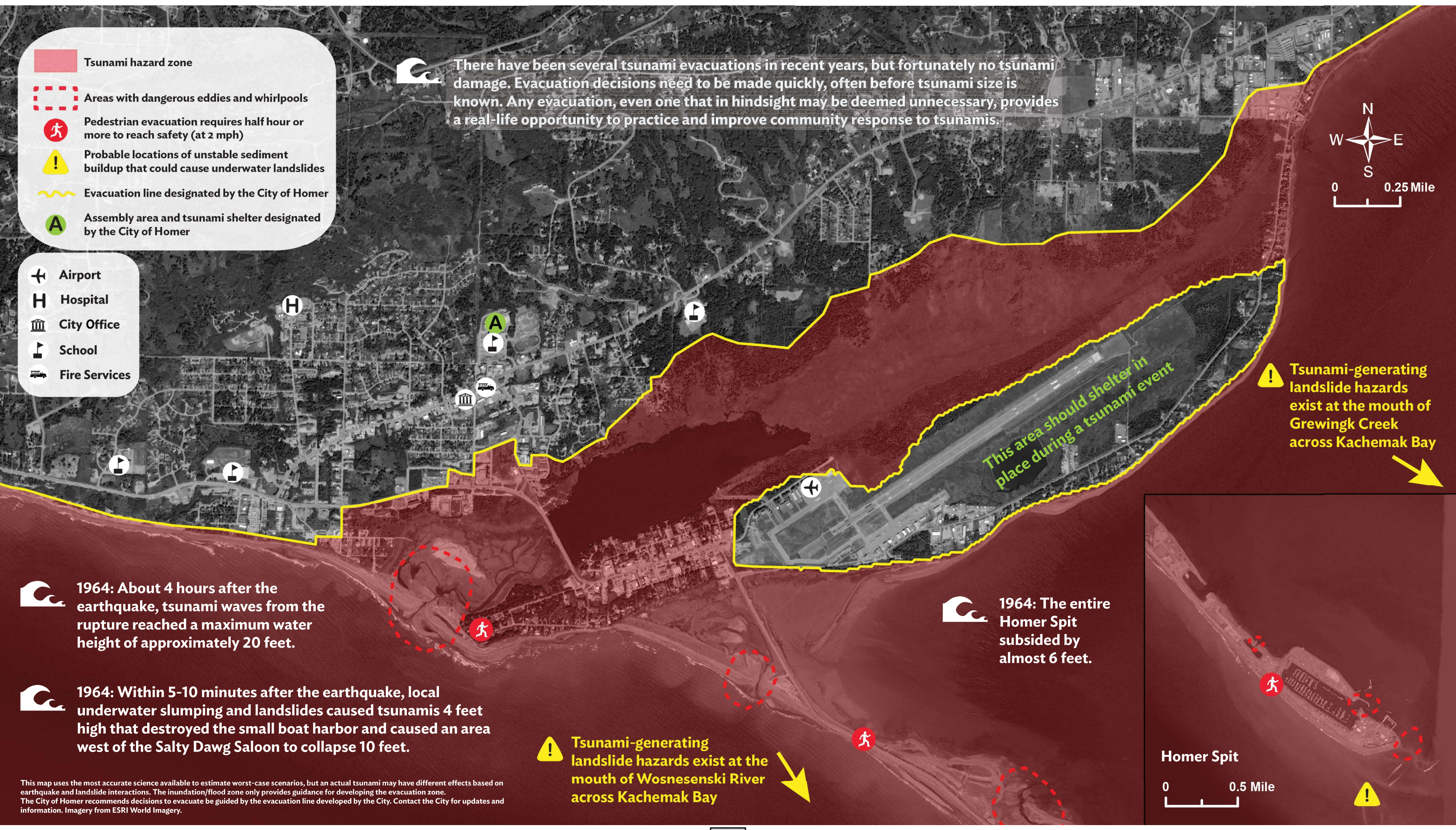
If the ground shakes for more than 20 seconds and it is difficult to stand, and/or the tsunami siren is heard, anyone within the tsunami hazard zone should move to higher ground or a tsunami shelter (see map).

Pay attention to unusual sounds and sights when on or near the ocean. Tsunami impacts are greatest near ocean beaches, low-lying coastal areas, and waterways such as harbors and estuaries. Always avoid these areas during tsunamis. A tsunami can be a series of waves that may last for hours, so wait for local authorities to announce when these areas are safe. In addition to wave action, tsunamis can stir up currents that threaten harbors, facilities, and boats.

- Tsunami hazard zone
- Areas with dangerous eddies and whirlpools
- Pedestrian evacuation requires half hour or more to reach safety (at 2 mph)
- Probable locations of unstable sediment buildup that could cause underwater landslides
- Evacuation line designated by the City of Homer
- Assembly area and tsunami shelter designated by the City of Homer

- Airport
- Hospital
- City Office
- School
- Fire Services

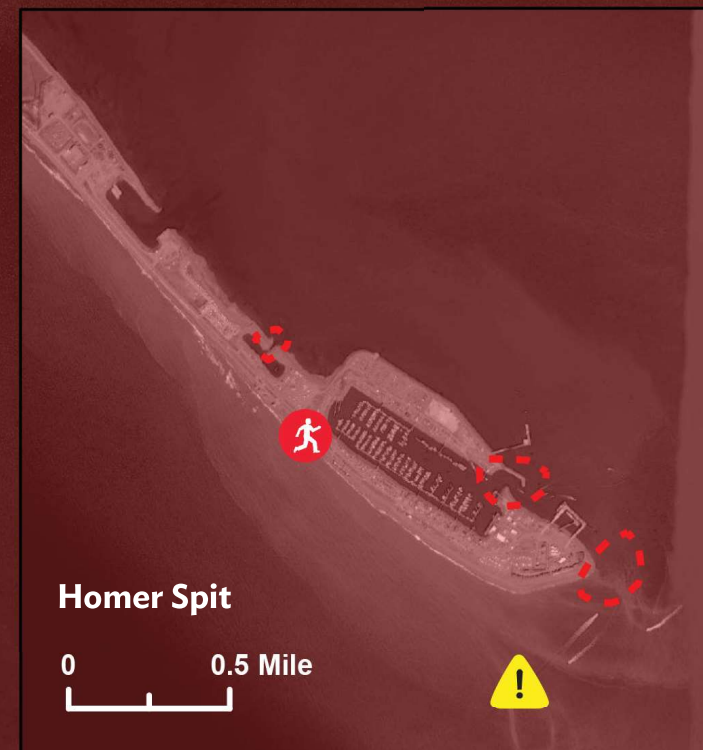
There have been several tsunami evacuations in recent years, but fortunately no tsunami damage. Evacuation decisions need to be made quickly, often before tsunami size is known. Any evacuation, even one that in hindsight may be deemed unnecessary, provides a real-life opportunity to practice and improve community response to tsunamis.



1964: About 4 hours after the earthquake, tsunami waves from the rupture reached a maximum water height of approximately 20 feet.

1964: Within 5-10 minutes after the earthquake, local underwater slumping and landslides caused tsunamis 4 feet high that destroyed the small boat harbor and caused an area west of the Salty Dawg Saloon to collapse 10 feet.

1964: The entire Homer Spit subsided by almost 6 feet.



This map uses the most accurate science available to estimate worst-case scenarios, but an actual tsunami may have different effects based on earthquake and landslide interactions. The inundation/flood zone only provides guidance for developing the evacuation zone. The City of Homer recommends decisions to evacuate be guided by the evacuation line developed by the City. Contact the City for updates and information. Imagery from ESRI World Imagery.

# Climate Risk Assessment:

Homer, AK and Seldovia, AK



## Introduction

The impacts of climate change on the frequency and severity of physical hazards will put many communities at risk. As the threat of climate change grows, so too does the need for accessible information, tools, and expertise to support climate-resilient decision-making for municipalities. In the newly released report *Recognizing Risk—Raising Climate Ambition*, Woodwell Climate Research Center ("Woodwell") highlights the need to localize and customize climate risk assessments. However, given that the private sector is meeting the majority of the need for climate data and analyses, communities without sufficient financial resources often do not have access to this information. To address this gap, Woodwell works with communities across the world, including Homer, AK and Seldovia, AK, to provide granular climate services, free of charge.



## Results Summary

### *Wildfire and Temperature*

The Arctic is experiencing the most dynamic increase in surface temperatures globally; Alaska, in particular, is warming 2+ times the rate of the contiguous United States. Rapid warming means that Alaska is already and will continue to experience the impacts of climate change, such as an increase in wildfire risk, more severe droughts, and heightened flooding. In this assessment we describe each climate hazard in turn, focusing on local effects.

The majority of wildland fires on the Kenai Peninsula are human-caused, with open-burning being most prevalent. Lightning-caused fires are infrequent on the southern

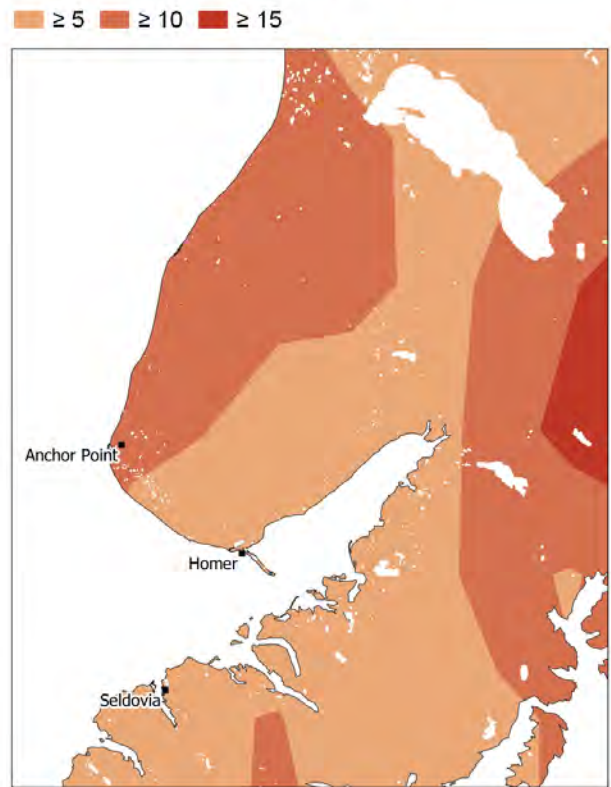
Kenai Peninsula, and while these fires have not been documented within the boundaries of Homer, they have occurred in the vicinity. There is an increasing risk of wildfire within Homer and other areas of the Kenai Peninsula due to spruce bark beetle infestation as dead trees become dry and flammable. Summer 2019 was an active fire year for Alaska with unprecedented record-high temperatures, long-term drought, and high winds. Around Homer the number of wildfire danger days will increase in the future as temperatures rise and drought worsens.

# Results

*Figure 1: Change in Wildfire Danger Days*

This map shows the average number of additional days per year in 2021-2050 with Fire Weather Index (FWI) above the historical (1971-2000) 95th percentile. These values (in days) are in addition to the annual average of 18.25 days (5% of the year) in 1971-2000 that exceeded the 95th percentile FWI. FWI is a daily, unitless measurement of wildfire danger, derived from temperature, relative humidity, wind speed, and precipitation. This metric was developed by the Canadian Forest Service and is used globally, including in the United States, to quantify fire risk.

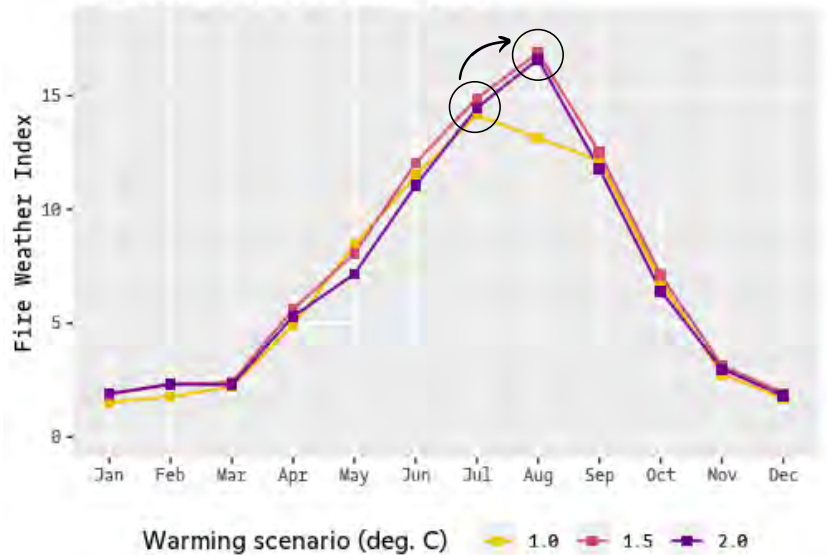
**Change in Wildfire Danger Days**



*Figure 2: Changes in Seasonal Pattern of Extreme Fire Weather Conditions*

Colored lines show how extreme fire weather conditions will change under different warming levels by month. Extreme fire weather is defined here as the 95th percentile of the distribution of the Fire Weather Index (FWI) for a given month for a given warming level. A 1°C warming level corresponds to current conditions. Breaching 1.5°C and 2°C of warming, under current climate policy, is expected to happen between 2025 and 2030 and around 2040, respectively. While changes in extreme fire weather will be modest across warming levels, the peak of extreme fire weather will shift from July to August with warming greater than 1.5°C.

**Extreme Fire Weather**  
95th percentile (1-in-20 year event)



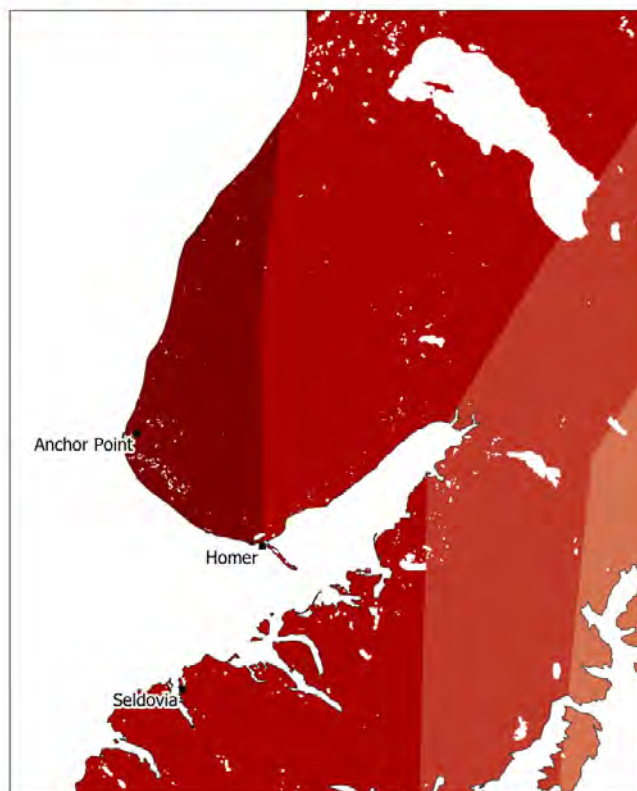
# Results

*Figure 3: Changes in Maximum Temperature*

Maps show maximum temperature in 1971-2000 (left) and average days per year in 2021-2050 expected to exceed 1971-2000 maximum temperature (right). While a record-high temperature of 81°F was measured at the Homer Airport in 1993, when temperature data are aggregated to grid cell scale (22km resolution), the maximum temperature for Homer (Seldovia) is around 78°F (77°F) for 1971-2000. This temperature is expected to be exceeded around 18 (25) days per year in 2021-2050 for Homer (Seldovia).

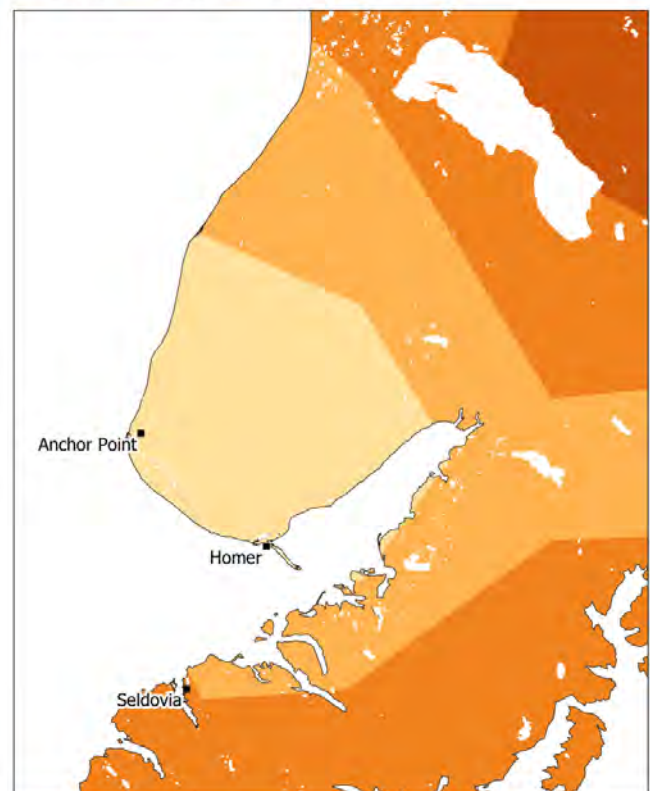
**Maximum Temperature, 1971-2000**

■ ≥ 72 ■ ≥ 74 ■ ≥ 76 ■ ≥ 78



**Average Days per Year in 2021-2050 Exceeding 1971-2000 Maximum Temperature**

■ ≥ 15 ■ ≥ 20 ■ ≥ 25 ■ ≥ 30



# Results

Figure 4: Change in Drought Stress

Maps show drought stress in 1971-2000 (left) and amount of time in 2021-2050 expected to have worse drought stress (right). Drought stress is based on the Palmer Drought Severity Index (PDSI), a metric used by the U.S. Drought Monitor. Lower PDSI values indicate less available water and therefore more extreme drought. Left panel shows the 1-in-20 year drought (5th percentile) for 1971-2000. Moderate, severe, and extreme droughts correspond to PDSI values equal to or less than -2, -3, and -4, respectively. Right panel shows that throughout 2021-2050, Homer (Seldovia) can expect to experience extreme (severe) drought conditions around 20% (30-40%) of the time. These conditions were present 5% of the time in 1971-2000, so these values represent increasing risk of severe and extreme drought in the near future. For example, at the top of Tutka Bay, 1971-2000's 1-in-20 year drought ( $\leq -3$  PDSI, severe drought) will occur every other year on average in 2021-2050 (50% of the time).

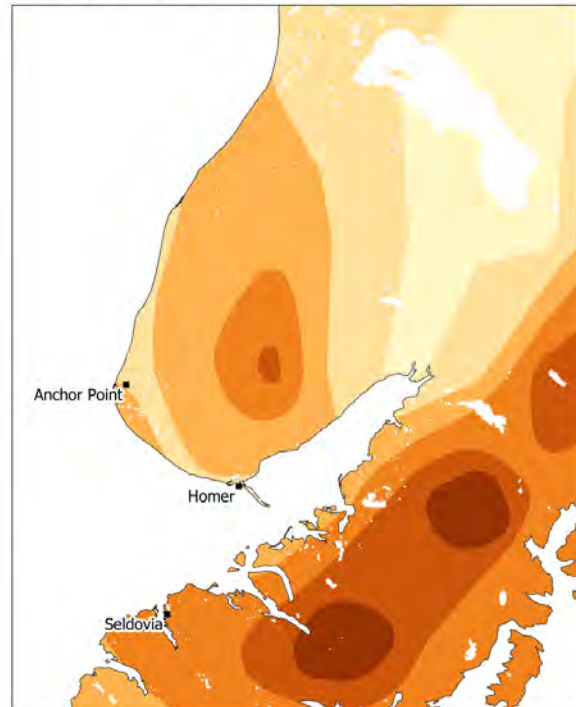
PDSI, 5th Percentile, 1971-2000

Extreme ( $\leq -4$ ) Severe ( $\leq -3$ ) Moderate ( $\leq -2$ )



Percent of Months in 2021-2050 with PDSI below 1971-2000 5th Percentile

$\geq 0\%$   $\geq 20\%$   $\geq 40\%$   
 $\geq 10\%$   $\geq 30\%$   $\geq 50\%$





# Results Summary

## Rainfall and Storm Surge

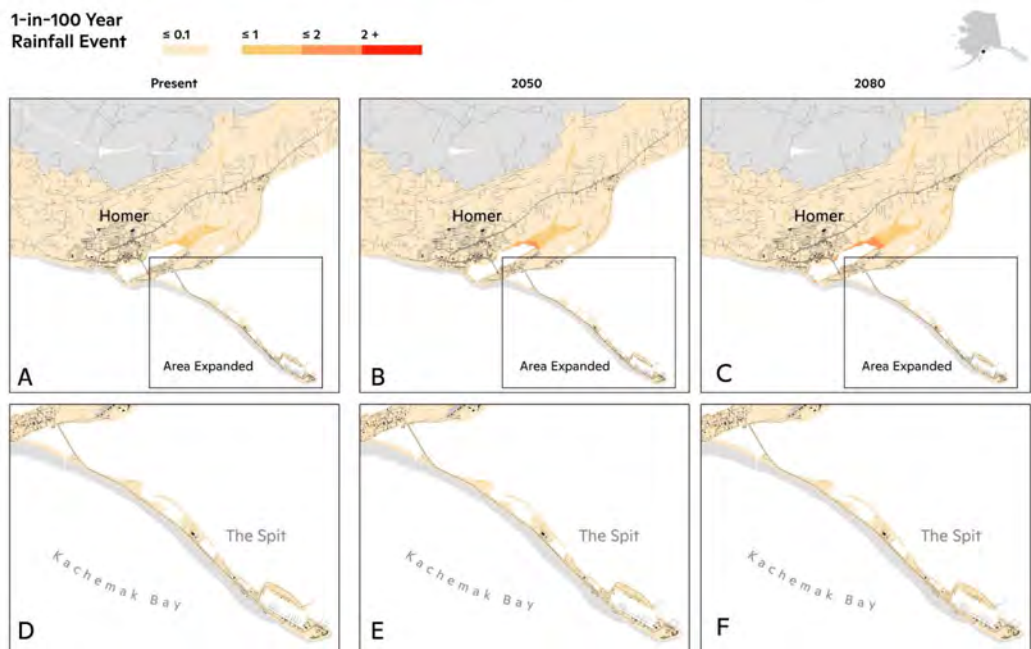
The amount of inundation from a 1-in-100 year rainfall event in Homer, AK will increase from present day to 2080, particularly east of Beluga Lake due to increased precipitation. Most flooding is limited to near the river banks and on the east side of the lake. The Spit only observes minimal flooding (less than 0.1 meters, equivalent to approximately 4 inches) in any of the time periods shown. The inundation risk from storm surge for a 1-in-100 year event in Homer, AK is almost entirely limited to the Spit. The amount of flooding from storm surge slightly decreases by 2050, due to isostatic rebound (the still ongoing rise of land after removal of ice sheets from the last glacial period), and then increases again by 2080. The largest inundation, which is over

2 meters (6.5ft+), is about halfway down the Spit.

The picture is similar for Seldovia, AK. The inundation from a 1-in-100 year rainfall event is largely limited to the wetlands along the Seldovia Slough and Lagoon. As the rainfall increases into the future, the inundation remains mostly limited to the wetland regions. The inundation from a 1-in-100 year storm surge event in present day and 2080 has the highest risk to the airport. Since most of the airport infrastructure is further inland, the runway would be at the greatest risk. Similarly to Homer, isostatic rebound will lead to slight decreases in inundation risk in 2050.

*Figure 5: Inundation Map for a 1-in-100 Year Rainfall Event for Present, 2050, and 2080 for Homer, AK*

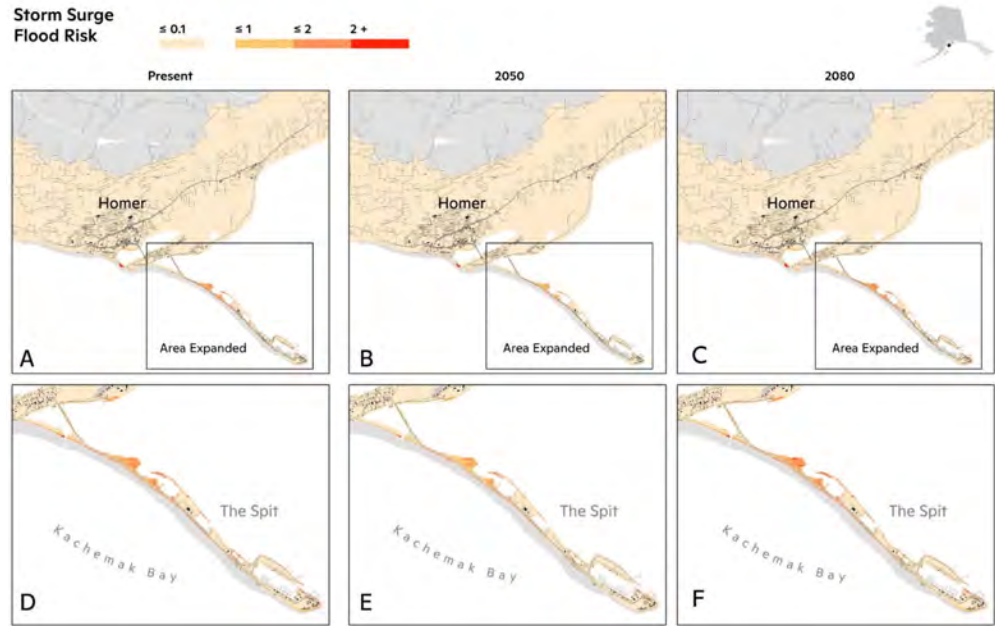
This figure shows the inundation depth in meters for a 1-in-100 year rainfall event for Homer, AK. The Spit has been expanded to show more detail in that area. These plots are for present day (A,D), 2050 (B,E), and 2080 (C,F). By 2080, the increased rainfall leads to greater inundation depths in a few areas, specifically east of Beluga lake.



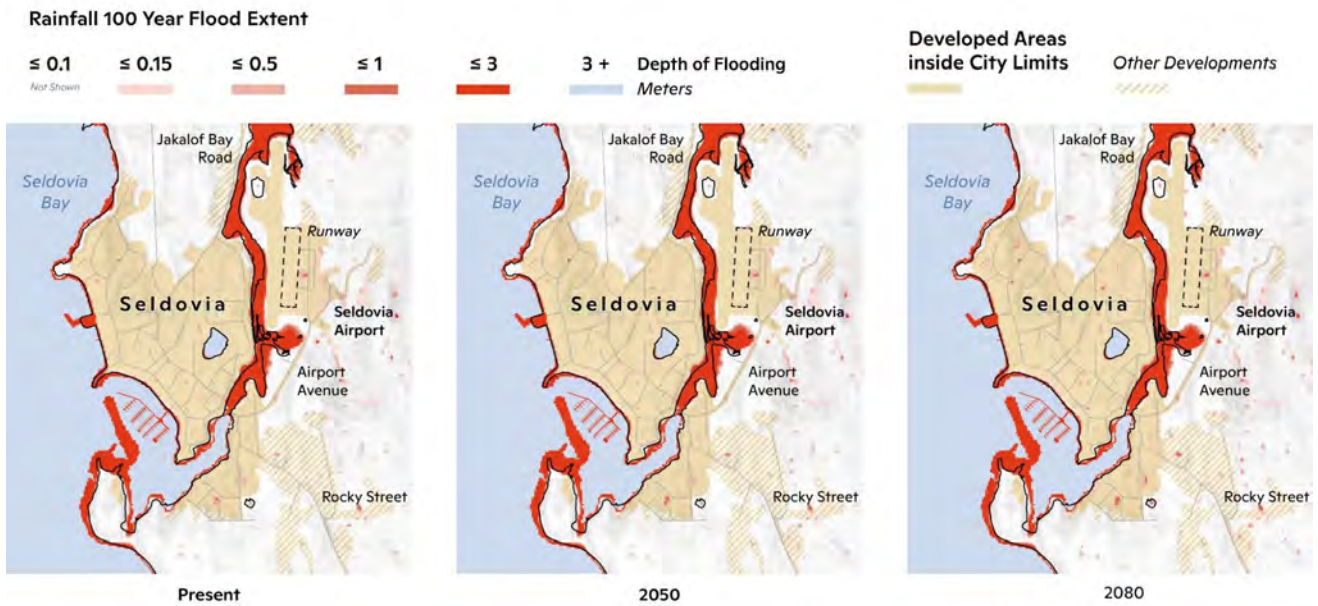
# Results

*Figure 6: Inundation Map for a 1-in-100 Year Storm Surge Event for Homer, AK*

This figure shows the inundation depth for a 1-in-100 year storm surge event for Homer, AK. The Spit has been expanded to show more detail in that area. These plots are for present day (A,D), 2050 (B,E), and 2080 (C,F). Storm surge flood depths drop slightly in 2050 due to isostatic rebound and then increase again by 2080.



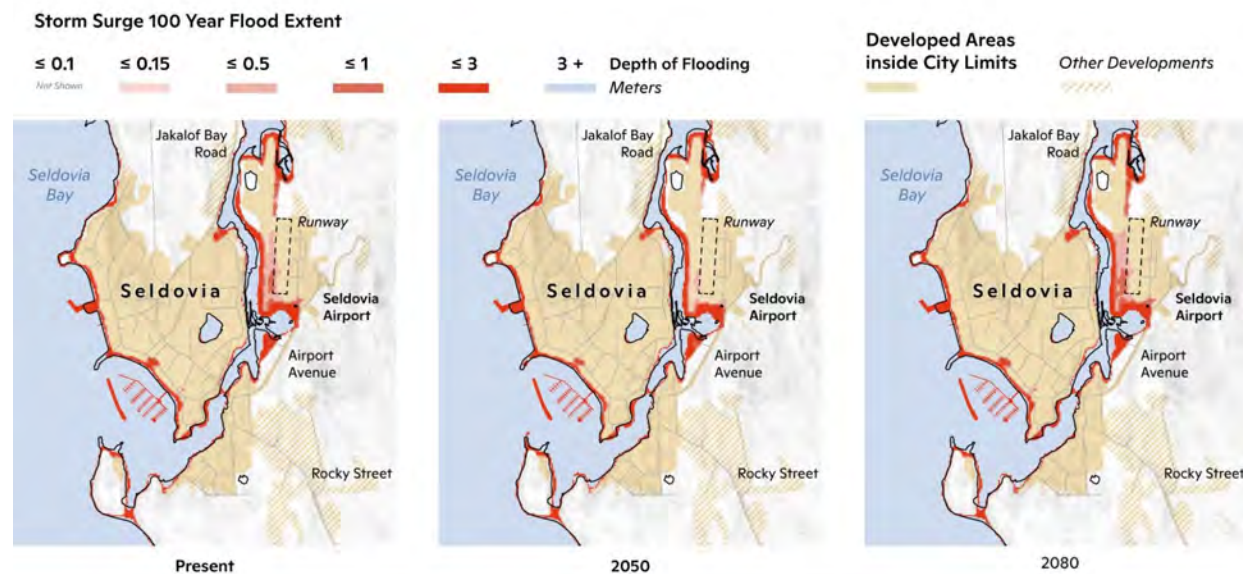
*Figure 7: Inundation Map for a 1-in-100 Year Rainfall Event for Present, 2050, and 2080 for Seldovia, AK*



This figure shows the flood depth of the 1-in-100 year rainfall event for Seldovia, AK. Flooding is largely limited to wetlands even as the rainfall amounts increase through 2050 and 2080.

# Results

Figure 8: Inundation Map for a 1-in-100 Year Storm Surge Event for Seldovia, AK



This figure shows the flood depth of the 1-in-100 year storm surge event for Seldovia, AK. The area with the greatest risk is the airport; however, the runway is the only infrastructure impacted given that the airport structures are located further inland. The storm surge heights decrease slightly from present day to 2050 due to isostatic rebound, but then increase slightly by 2080.

## About Woodwell Climate Research Center

Woodwell is a non-profit organization made up of researchers who work with a worldwide network of academic, private, non-profit, and government partners to understand and combat climate change. Our scientists helped to launch the United Nations Framework Convention on Climate Change in 1992, and in 2007, Woodwell scientists shared the Nobel Prize awarded to the Intergovernmental Panel on Climate Change. For over 35 years, Woodwell has combined hands-on experience and policy impact to identify and support societal-scale solutions that can be put into immediate action. This includes working with municipalities on the frontlines of the climate crisis. Woodwell was formerly named Woods Hole Research Center.

### Contact

For more information about this analysis, or Woodwell's other climate risk assessments, please contact us at [policy@woodwellclimate.org](mailto:policy@woodwellclimate.org).

To learn more about Woodwell, please visit our website: [woodwellclimate.org](http://woodwellclimate.org)



Quarterly General Fund  
Expenditure Report  
Thru Quarter Ended March 31, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended FY22 Budget	Actual FY22 YTD	Budget Remaining	% Budget Remaining	Actual July 2018 - March 2019	Actual July 2019 - March 2020	Actual July 2020 - March 2021	Actual July 2021 - March 2022
<b>Revenues</b>								
Property Taxes	\$ 3,794,794	\$ 3,761,128	\$ 33,666	1%	\$ 3,469,959	\$ 3,585,310	\$ 3,696,075	\$ 3,761,128
Sales and Use Taxes	8,548,113	6,383,293	2,164,820	25%	5,106,741	5,636,488	4,860,162	6,383,293
Permits and Licenses	46,595	29,179	17,416	37%	32,353	26,609	33,764	29,179
Fines and Forfeitures	22,930	19,731	3,199	14%	12,660	22,833	8,295	19,731
Use of Money	146,718	(159,958)	306,676	209%	139,189	126,883	12,039	(159,958)
Intergovernmental	562,866	443,850	119,017	21%	543,344	435,697	434,850	443,850
Charges for Services	597,597	407,011	190,586	32%	330,727	560,823	322,382	407,011
Other Revenues	-	84,471	(84,471)	0%	20,310	43,135	102,864	84,471
Airport	198,729	157,291	41,438	21%	154,612	170,715	128,615	157,291
Operating Transfers	864,165	10,000	854,165	99%	2,026,004	2,058,582	308,847	10,000
<b>Total Revenues</b>	<b>\$ 14,782,507</b>	<b>\$ 11,135,996</b>	<b>\$ 3,646,511</b>	<b>25%</b>	<b>\$ 11,835,898</b>	<b>\$ 12,667,074</b>	<b>\$ 9,907,893</b>	<b>\$ 11,135,996</b>
<b>Expenditures &amp; Transfers</b>								
Administration	\$ 1,392,969	\$ 883,184	\$ 509,785	37%	\$ 808,068	\$ 783,924	\$ 804,243	\$ 883,184
Clerks	880,182	655,554	224,628	26%	539,829	569,595	635,124	655,554
Planning	416,528	280,146	136,383	33%	265,777	282,925	300,599	280,146
Library	952,536	592,229	360,307	38%	634,933	643,545	624,713	592,229
Finance	888,674	551,266	337,408	38%	483,218	526,198	554,256	551,266
Fire	1,481,683	720,810	760,873	51%	719,827	763,673	966,264	720,810
Police	3,837,209	2,711,324	1,125,885	29%	2,400,339	2,558,436	2,774,708	2,711,324
Public Works	3,272,912	1,911,311	1,361,601	42%	1,795,087	1,831,957	2,064,762	1,911,311
Airport	226,517	175,960	50,557	22%	159,960	161,159	164,075	175,960
City Hall, HERC	189,087	117,838	71,249	38%	123,262	98,101	130,162	117,838
Non-Departmental	94,000	119,000	(25,000)	-27%	69,000	-	94,000	119,000
Total Operating Expenditures	\$ 13,632,299	\$ 8,718,622	\$ 4,913,677	36%	\$ 7,999,300	\$ 8,219,514	\$ 9,112,905	\$ 8,718,622
Transfer to Other Funds								
Leave Cash Out	\$ 136,126	\$ 136,126	\$ -	0%	\$ 85,232	\$ 104,643	\$ 58,222	\$ 136,126
Other	983,164	113,823	-	0%	180,642	122,991	69,860	113,823
Total Transfer to Other Funds	\$ 1,119,290	\$ 249,949	\$ -	0%	\$ 265,874	\$ 227,635	\$ 128,082	\$ 249,949
Transfer to CARMA								
General Fund Fleet CARMA	\$ 20,918	\$ 20,918	\$ -	0%	\$ 231,222	\$ 196,500	\$ -	\$ 20,918
General Fund CARMA	-	-	-	0%	290,559	170,654	-	-
Seawall CARMA	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
Total Transfer to CARMA Funds	\$ 30,918	\$ 30,918	\$ -	0%	\$ 531,781	\$ 377,154	\$ 10,000	\$ 30,918
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 14,782,507</b>	<b>\$ 8,999,490</b>	<b>\$ 4,913,677</b>	<b>33%</b>	<b>\$ 8,796,955</b>	<b>\$ 8,824,302</b>	<b>\$ 9,250,987</b>	<b>\$ 8,999,490</b>
<b>Net Revenues Over (Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 2,136,506</b>						

Quarterly Water and Sewer Fund  
Expenditure Report  
Thru Quarter Ended March 31, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended	Actual		%	Actual	Actual	Actual	Actual
	FY22	FY22	Budget	Budget	July 2018 -	July 2019 -	July 2020 -	July 2021 -
	Budget	YTD	Remaining	Remaining	March 2019	March 2020	March 2021	March 2022
<b>Revenues</b>								
Water Fund	\$ 2,014,420	\$ 1,481,078	\$ 533,342	26%	\$ 1,633,199	\$ 1,779,438	\$ 1,596,216	\$ 1,481,078
Sewer Fund	1,762,264	1,340,158	422,106	24%	1,353,339	1,278,974	1,234,685	1,340,158
<b>Total Revenues</b>	<b>\$ 3,776,685</b>	<b>\$ 2,821,237</b>	<b>\$ 955,448</b>	<b>25%</b>	<b>\$ 2,986,538</b>	<b>\$ 3,058,412</b>	<b>\$ 2,830,902</b>	<b>\$ 2,821,237</b>
<b>Expenditures &amp; Transfers</b>								
<u>Water</u>								
Administration	\$ 202,025	\$ 168,388	\$ 33,637	17%	\$ 137,828	\$ 157,001	\$ 154,678	\$ 168,388
Treatment Plant	616,638	403,770	212,868	35%	394,367	402,869	462,535	403,770
System Testing	28,608	22,390	6,218	22%	36,490	18,517	20,451	22,390
Pump Stations	93,119	63,193	29,926	32%	82,570	62,785	82,338	63,193
Distribution System	348,073	223,648	124,424	36%	249,136	235,963	279,258	223,648
Reservoir	17,326	9,093	8,233	48%	28,121	20,173	9,895	9,093
Meters	181,863	74,405	107,458	59%	78,204	145,045	99,833	74,405
Hydrants	203,479	134,789	68,690	34%	135,121	154,283	149,796	134,789
<u>Sewer</u>								
Administration	\$ 191,623	\$ 142,250	\$ 49,373	26%	\$ 123,292	\$ 135,659	\$ 138,138	\$ 142,250
Plant Operations	701,815	459,260	242,554	35%	496,221	490,040	581,837	459,260
System Testing	15,160	6,001	9,159	60%	36,194	8,847	7,190	6,001
Lift Stations	210,079	134,771	75,308	36%	126,414	153,245	165,378	134,771
Collection System	326,795	178,595	148,200	45%	211,637	177,860	187,354	178,595
<b>Total Operating Expenditures</b>	<b>\$ 3,136,603</b>	<b>\$ 2,020,554</b>	<b>\$ 1,116,049</b>	<b>36%</b>	<b>\$ 2,135,595</b>	<b>\$ 2,162,287</b>	<b>\$ 2,338,681</b>	<b>\$ 2,020,554</b>
Transfer to Other Funds								
Leave Cash Out	\$ 72,026	\$ 72,026	\$ -	0%	\$ 14,859	\$ 20,810	\$ 16,117	\$ 72,026
GF Admin Fees	-	-	-	0%	517,046	524,290	303,634	-
Other	23,030	23,030	-	0%	59,969	36,475	23,492	23,030
<b>Total Transfer to Other Funds</b>	<b>\$ 95,056</b>	<b>\$ 95,056</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 591,874</b>	<b>\$ 581,575</b>	<b>\$ 343,242</b>	<b>\$ 95,056</b>
Transfers to CARMA								
Water	\$ 247,542	\$ -	\$ 247,542	100%	\$ 84,252	\$ 81,240	\$ -	\$ -
Sewer	297,484	-	297,484	100%	155,164	14,856	-	-
<b>Total Transfer to CARMA Funds</b>	<b>\$ 545,026</b>	<b>\$ -</b>	<b>\$ 545,026</b>	<b>100%</b>	<b>\$ 239,416</b>	<b>\$ 96,096</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 3,776,685</b>	<b>\$ 2,115,610</b>	<b>\$ 1,661,075</b>	<b>44%</b>	<b>\$ 2,966,885</b>	<b>\$ 2,839,958</b>	<b>\$ 2,681,923</b>	<b>\$ 2,115,610</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ 705,627</b>						

Quarterly Port and Harbor Fund  
Expenditure Report  
Thru Quarter Ended March 31, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended FY22 Budget	Actual FY22 YTD	Budget Remaining	% Budget Remaining	Actual July 2018 - March 2019	Actual July 2019 - March 2020	Actual July 2020 - March 2021	Actual July 2021 - March 2022
<b>Revenues</b>								
Administration	\$ 596,909	\$ 426,849	\$ 170,060	28%	\$ 437,324	\$ 538,609	\$ 526,509	\$ 426,849
Harbor	3,312,100	2,959,453	352,647	11%	2,312,199	2,474,623	2,685,188	2,959,453
Pioneer Dock	330,646	246,319	84,327	26%	233,172	269,167	197,207	246,319
Fish Dock	565,242	453,480	111,762	20%	428,430	457,161	406,568	453,480
Deep Water Dock	161,889	125,253	36,636	23%	165,904	283,035	114,734	125,253
Outfall Line	4,800	4,800	-	0%	4,800	4,800	4,800	4,800
Fish Grinder	7,191	7,018	174	2%	6,978	6,990	6,068	7,018
Load and Launch Ramp	126,483	62,992	63,490	50%	62,613	59,735	61,677	62,992
<b>Total Revenues</b>	<b>\$ 5,105,259</b>	<b>\$ 4,286,163</b>	<b>\$ 819,096</b>	<b>16%</b>	<b>\$ 3,651,419</b>	<b>\$ 4,094,121</b>	<b>\$ 4,002,750</b>	<b>\$ 4,286,163</b>
<b>Expenditures &amp; Transfers</b>								
Administration	\$ 711,339	\$ 528,940	\$ 182,399	26%	\$ 419,031	\$ 466,785	\$ 618,777	\$ 528,940
Harbor	1,355,331	827,933	527,398	39%	858,855	802,042	896,438	827,933
Pioneer Dock	81,451	68,207	13,244	16%	44,651	60,395	62,626	68,207
Fish Dock	644,058	382,421	261,637	41%	403,067	382,927	393,278	382,421
Deep Water Dock	87,824	67,361	20,463	23%	65,720	60,168	56,720	67,361
Outfall Line	6,500	4,350	2,150	33%	2,781	2,475	4,044	4,350
Fish Grinder	30,333	12,761	17,572	58%	8,464	18,730	15,817	12,761
Harbor Maintenance	446,653	264,526	182,127	41%	269,238	283,807	255,165	264,526
Main Dock Maintenance	40,768	24,459	16,309	40%	22,410	23,649	18,316	24,459
Deep Water Dock Maintenance	51,268	28,328	22,941	45%	34,379	27,905	21,018	28,328
Load and Launch Ramp	92,282	52,915	39,367	43%	48,472	44,352	44,939	52,915
<b>Total Operating Expenditures</b>	<b>\$ 3,547,809</b>	<b>\$ 2,262,202</b>	<b>\$ 1,285,607</b>	<b>36%</b>	<b>\$ 2,177,067</b>	<b>\$ 2,173,235</b>	<b>\$ 2,387,138</b>	<b>\$ 2,262,202</b>
<b>Transfer to Other Funds</b>								
Leave Cash Out	\$ 66,243	\$ 66,243	\$ -	0%	\$ 29,241	\$ 31,457	\$ 20,620	\$ 66,243
GF Admin Fees	-	-	-	0%	591,076	579,038	-	-
Debt Service	69,285	69,285	-	0%	98,817	70,338	70,338	69,285
Other	301,517	301,517	-	0%	321,118	304,450	300,000	301,517
<b>Total Transfer to Other Funds</b>	<b>\$ 437,045</b>	<b>\$ 437,045</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 1,040,252</b>	<b>\$ 985,283</b>	<b>\$ 390,958</b>	<b>\$ 437,045</b>
<b>Transfers to Reserves</b>								
Harbor	\$ 1,086,204	\$ -	\$ 1,086,204	100%	\$ 271,984	\$ 286,611	\$ -	\$ -
Load and Launch Ramp	34,201	34,201	-	0%	38,301	46,717	26,354	34,201
<b>Total Transfer to Reserves</b>	<b>\$ 1,120,405</b>	<b>\$ 34,201</b>	<b>\$ 1,086,204</b>	<b>97%</b>	<b>\$ 310,285</b>	<b>\$ 333,328</b>	<b>\$ 26,354</b>	<b>\$ 34,201</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 5,105,259</b>	<b>\$ 2,733,448</b>	<b>\$ 2,371,811</b>	<b>46%</b>	<b>\$ 3,527,603</b>	<b>\$ 3,491,846</b>	<b>\$ 2,804,450</b>	<b>\$ 2,733,448</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ 1,552,715</b>						

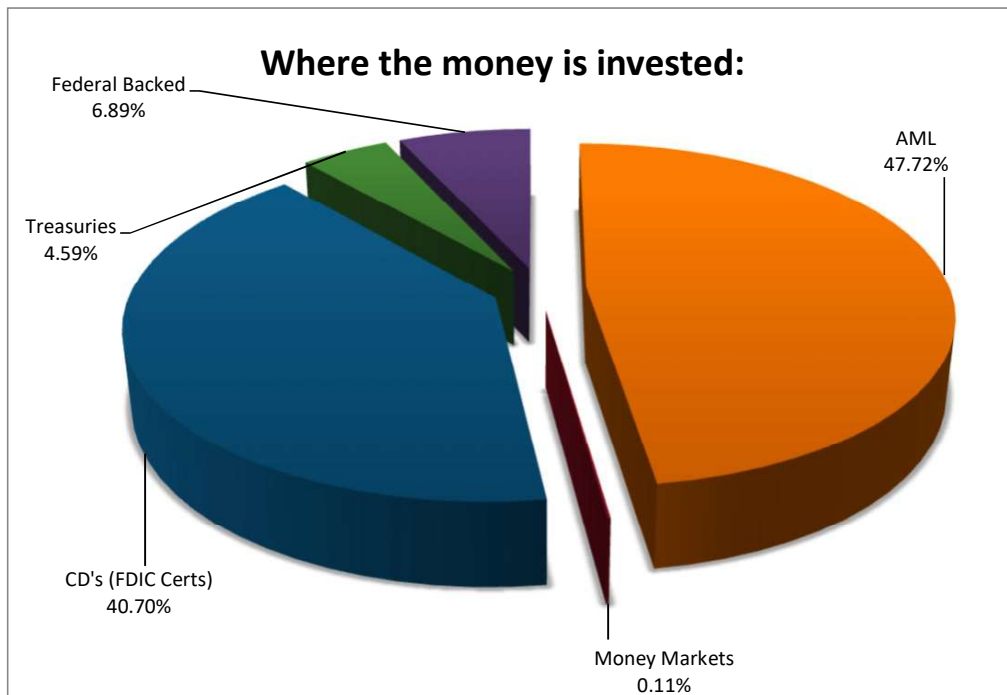
## CITY OF HOMER Treasurer's Report

As of:

**March 31, 2022**

INVESTMENT BY INSTITUTION:	\$ Invested	% Of \$ Invested
Alaska Municipal League	\$ 16,166,972	48%
Pro-Equities	\$ 17,714,052	52%
<b>Total Cash and Investments</b>	<b>\$ 33,881,024</b>	<b>100%</b>

MATURITY OF INVESTMENTS:	AMOUNT	% Of Investment by Maturity Date
1 to 30 Days	4/30/2022 \$ 16,202,569	48%
30 to 120 Days	7/29/2022 \$ 962,588	3%
120 to 180 Days	9/27/2022 \$ 509,348	2%
180 to 365 Days	3/31/2023 \$ 1,535,057	5%
Over 1 Year	\$ 14,671,462	43%
<b>TOTAL</b>	<b>\$ 33,881,024</b>	<b>100%</b>



These investments are made in accordance with the City of Homer's investment policy pursuant to Ordinance 93-14, Chapter 3.10. The balances reported are unaudited.



# City of Homer

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

Finance Department

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121

(f) 907-235-3140

## Memorandum

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Elizabeth Walton, Finance Director  
DATE: May 5, 2022  
SUBJECT: FY2022 3<sup>rd</sup> Quarter Financials

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This memo is broken into two sections. The first section provides some analysis of the third quarter data from the perspective of the Finance Department. The second section provides some background information that may be helpful in interpreting the associated spreadsheet.

### **General Fund:**

Preliminary estimates show the General Fund experiencing just over a \$2 million operating surplus after the first three quarters of FY22. This surplus does not account for the HART maintenance transfer approved in the FY22/23 operating budget as those will not be transferred until the end of the fiscal year after final costs have been determined.

### Financial Analysis:

- Sales tax revenue was originally budgeted at \$5.8 million, amended to \$8.3 million and actual revenue received fiscally to date is \$6.5 million. Remote sales tax revenue was budgeted at \$207,225 and actual revenue received fiscally to date is \$213,528. Remember, we still have to record revenue received during the first “half” of the upcoming summer season.
- The investment category shows revenue/losses for long-term investments. There are periods in which we experience losses, but in the end (maturity) the City will likely experience net gains on our investment decisions.
- Most General Fund expenditure categories are keeping pace with being three quarters of the way through the fiscal year. Looking at historical trends, the collective expenditure is in line with historical spending.
- One key area to highlight is the non-departmental category. The \$25,000 overage is attributed to the funding of a portion of the Homer Business Advisor of the Alaska Small Business Development Center (ORD 21-68).
- The large discrepancy in the budget versus actual for the Other Transfers is related to the budgeted transfer to General Fund Unassigned Fund Balance. This won't actually take place until the budgeted surplus is realized.



### **Water and Sewer Fund:**

Preliminary estimates show the Water and Sewer Fund experiencing roughly a \$705k operating surplus after the first three quarters of FY22. This surplus does not factor in the budgeted transfers to CARMA (\$545,026). This expense will be posted in the 4<sup>th</sup> quarter.

Financial Analysis:

- Utility total revenues are keeping pace with budget expectations and historical trends. Historically, water revenues are down slightly and sewer revenues are above trends. This can be attributed to changes in water and sewer rates over the years.
- Utility expenditures are also keeping pace with being three quarters of the way through the fiscal year. The collective expenditures are down from the same time interval in 2020, but some of this can be attributed to the difficulty in acquiring items. Overall, most categories are right at or under 75% spend.

### **Port and Harbor Fund:**

Preliminary estimates show the Port and Harbor Fund experiencing just over a \$1.5 million operating surplus after the first three quarters of FY22. Remember this surplus doesn't factor in the budgeted transfers to reserves (\$1,086,204). This expense will be posted in the 4<sup>th</sup> quarter.

Financial Analysis:

- Seasonality is a huge factor in the harbor operations and the timing of receiving its revenues. The largest single component of revenue for the harbor is stall revenues and it is collected in the first half of the fiscal year. The Harbor budgeted roughly \$1.54 million in reserved stall revenue and actual revenue received fiscally to date is \$1.55 million. There is a year-end accounting entry to adjust for period reporting, so this value is subject to change.
- Harbor revenues are exceeding historical trends and everything is on track towards meeting budget expectations.
- The majority of harbor expenditure categories are keeping pace with being three quarters of the way through the fiscal year. As with other City funds, the Harbor is also experiencing increased pricing and delayed delivery on items being purchased.

## **Background Information:**

The purpose of these reports is to provide a budget versus actual comparison for City Council and at the same time illustrating the operating revenues and expenditures each fund has experienced within a given time period.

Therefore, it is important to remember that these reports are not all inclusive and do not represent all financial activity of the City. The focus is to report on those revenues and expenditures that present themselves as operating and are included in our budget.

An update to this report this fiscal year is the inclusion of a historical fiscal analysis. The purpose of this section is to provide City Council and the public comparative data for the same date range. As time goes on, this data will allow for better trend analysis and benchmarking.

## **General Fund:**

Revenue Breakdown:

- Property tax is collected and administered by the Kenai Peninsula Borough and remitted to the City. The majority of these payments are remitted in September, October and November. Taxpayers can either split tax installments in two (first half due on September 15 and second half due on November 15) or can pay taxes in full on October 15.
- Sales tax is collected and administered by the Kenai Peninsula Borough (KPB) and then remitted to the City. KPB remits sales tax revenue to the City on a monthly basis, but there is a two month “lag” in the revenue received. This means that the revenue that is received by the City in one month is not a reflection on sales tax actually earned in that particular month.
- Use of money represents the interest income earned (lost) on investments held.
- Intergovernmental revenues include: Prisoner Care Contract with the State of Alaska for \$440,066; Pioneer Avenue Maintenance Contract with the State of Alaska for \$34,000; Police Special Services Contract with the State of Alaska for \$36,000; and the Borough 911 Contract with the Kenai Peninsula Borough for \$52,800.
- Charges for services include revenues received from the charges the City charges for some services it provides (i.e. application fees, ambulance fees, camping fees).
- Other revenues received for this time period is primarily from ACS for \$75,000 (reference ORD 21-42).
- Airport revenues represent those revenues collected through business at the Homer airport (leases, car rental, concessions, and parking fees).
- Operating transfers represent the admin fees charged to Water, Sewer and Port funds. The budget transfer from HART-Roads and HART-Trails to contribute to road and trail maintenance is also under this category. The \$10,000 transfer is representative of the amount the Utility Fund transfers to the General Fund to contribute to Public Works maintenance costs connected with Utility facilities and equipment.

## **Water and Sewer Fund:**

Revenue Breakdown:

- Revenues received into the water fund include: metered sales, connection fees, investment income, penalties, and hydrant transfer from the General Fund.
- Revenues received into the sewer fund include: metered sales, inspection fees and dump station fees.

#### Expenditure Highlights:

- General Fund Admin Fees were waived for the Utility Fund in FY22 and FY23, per the amended FY22/23 Operating Budget (ORD 22-20).
- Other transfers include: transfer to health insurance fund (balancing mechanism), transfers to revolving energy fund, hydrant transfer to the water fund and \$10,000 transfer to General Fund for Public Works maintenance.

#### **Port and Harbor Fund:**

##### Revenue Breakdown:

- Administration revenues include: rents and leases, storage fees, investment income and any surplus revenues.
- Harbor revenues primarily represent stall revenues, but it also includes income received from energy charges, parking revenue and commercial ramp wharfage.
- Pioneer dock revenues include: Coast Guard leases, fuel wharfage, water sales and docking fees.
- Fish dock revenues include: ice sales, cold storage, crane rental, seafood wharfage and fish tax.
- Deep water dock revenues primarily represent docking and water sales at the deep water dock.

##### Expenditure Highlights:

- General Fund Admin Fees were waived for the Port Fund in FY22 and FY23, per the amended FY22/23 Operating Budget (ORD 22-20).
- Debt Service transfer represents the Lot 42 loan with the General Fund. The Port has budgeted to pay this loan off by the end of FY23.
- Harbor transfers to reserves have not been posted for the Harbor, as we are waiting until the end of the fiscal year to align with new processes.
- Load and Launch Ramp transfers to reserves have been made, as these revenues are expected to exceed expenditures. These revenues in excess are accounted for separately from the larger harbor reserves.

#### **Treasurer's Report:**

The treasurer's report illustrates the investment positions of the City of Homer. It details the total amount held in our bank accounts and the timeline of maturity.



## City of Homer

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

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and City Council  
FROM: Jenny Carroll, Special Projects and Communications Coordinator  
THROUGH: Rob Dumouchel, City Manager  
DATE: May 3, 2022  
SUBJECT: 2022 Commercial Vessel Passenger Tax Grant

The City of Homer annually receives revenues commensurate with local cruise ship landings from the State of Alaska and the Kenai Peninsula Borough under the Commercial Passenger Vessel Tax Program. In the absence of cruise ship visits in 2021 due to COVID-19, the State of Alaska is again making CVPT Program Funds available to qualifying jurisdictions using American Rescue Plan Act (ARPA) funds. Use of these funds must adhere to ARPA guidance.

The 2022 CVPT amount available to the City of Homer is \$70,910, with half coming directly from the State of Alaska and half coming as a pass-through from the Kenai Peninsula Borough. The Borough will soon be sponsoring an Ordinance authorizing the pass-through grant to the City of Homer, but requires that we first request the grant funds and identify how we plan to use them.

Staff has reviewed eligible projects and will be proposing to the Borough to accept the CVPT ARPA pass through funds as revenue replacement and to utilize them in a pay-as-you-go project: refurbishing Crane #7 on the City owned and managed Fish Dock in the Port & Harbor.

The Fish Dock has seven fixed pedestal cranes for harbor patron use through a special use contract. The cranes are 35 years old. City staff maintain the cranes, which are inspected annually by OSHA certified inspectors. To keep them operational and employ improvements in technology and safety, rebuilding the cranes incrementally over time has been a priority for the Enterprise and the Port Commission.

Because of Crane 7's age and that it is one of two of our ten-ton cranes and has extensive wear, we estimate the cost of the rebuild between \$95,000 and \$100,000, which is substantially less than the cost of replacement. If awarded, the CPVT ARPA grant will cover most of the cost, with the balance provided by the Homer Port and Harbor reserves. The process to refurbish a crane takes approximately 6 weeks to complete. If approved, we'll plan for work to commence during the 2023 winter shutdown.

Once approved by the Kenai Peninsula Borough, staff will bring an Ordinance before City Council to accept and appropriate the grant funds for the project.

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

3 Lord/Davis/Erickson

4 **RESOLUTION 22-043**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER ALASKA  
7 ESTABLISHING THE CITY COUNCIL'S INTENTION TO PROMOTE  
8 SIDEWALKS AND SAFE PEDESTRIAN ACCESS  
9

10 WHEREAS, The Homer Non-Motorized Trails and Transportation Plan states that "All  
11 new road construction projects will include facilities designed for non-motorized  
12 transportation," which "may include sidewalks, safe crossings, separated/shared pathways,  
13 wide outside lanes, paved shoulders and striped, signed bikeways,"; and  
14

15 WHEREAS, The Homer Non-Motorized Trails and Transportation Plan calls for  
16 implementation of a procedure to ensure that "all new road construction plans in Homer are  
17 reviewed by the city for non-motorized transportation infrastructure and presented to the  
18 community...early enough in the design development process for the design and construction  
19 plans to accurately reflect the expressed desires of the community," ; and  
20

21 WHEREAS, Homer City Code 11.04.120 states that "New streets...identified as public  
22 access corridors in the adopted Homer Non-Motorized Transportation and Trail Plan shall have  
23 easements for sidewalks, bicycle paths or other non-motorized transportation facilities to  
24 ensure convenient mobility and convenient access to parks, recreation areas, trails,  
25 playgrounds, schools and places of public assembly," ; and  
26

27 WHEREAS, The City of Homer is experiencing a tremendous increase in housing  
28 developments; and  
29

30 WHEREAS, The population of Homer is growing, and new streets are being built; and  
31

32 WHEREAS, A primary role of local government is to help ensure public welfare and  
33 safety; and  
34

35 WHEREAS, The City of Homer has not been requiring pedestrian access in most cases  
36 when new streets are being built, but rather leaving this as an option for private developers;  
37 and  
38

39 WHEREAS, Councilmembers have received many complaints about new roads within  
40 the City which, while built to current standards, do not provide adequate pedestrian facilities  
41 because they are narrow, elevated above grade, have deep ditches, and lack shoulders; and

42 WHEREAS, The City has an opportunity to develop updated standards for roads and  
43 non-motorized transportation facilities that meet current and future needs and interests of the  
44 community.

45  
46 NOW, THEREFORE BE IT RESOLVED that the City Council intends to pursue, beginning  
47 over the next three months, a number of actions to improve safety and a pedestrian and cyclist  
48 friendly community for residents and visitors alike:

- 49 1. Formulate reasonable changes to the Homer City Code to improve safety and  
50 pedestrian access on new City streets, including updating minimum road widths and  
51 assessing safety surrounding shoulders and ditch steepness.
- 52 2. Begin the process of updating the non-motorized transportation plan, an element of  
53 the Comprehensive Plan, including a long-term plan for building critical sidewalk  
54 infrastructure, and determining the costs to be borne by developers and/or private land  
55 owners
- 56 3. Support the work of Public Works to catch up and develop a non-motorized  
57 transportation implementation plan, non-motorized trails, and access in active  
58 developments.
- 59 4. Develop a plan to integrate interested committees/commissions into sidewalk  
60 discussion to ensure staff and volunteer efforts are well-coordinated and aligned with  
61 Council interests and direction.
- 62 5. Establish a strategic plan for funding road safety improvements on existing roads.
- 63 6. Hold a series of work sessions for Council to work through these issues as a body  
64 alongside the administration.

65  
66 PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of May, 2022.

67  
68 CITY OF HOMER

69  
70  
71 \_\_\_\_\_  
72 KEN CASTNER, MAYOR

73 ATTEST:  
74  
75 \_\_\_\_\_  
76 MELISSA JACOBSEN, MMC, CITY CLERK

77 Fiscal Note: Advertising and Staff time