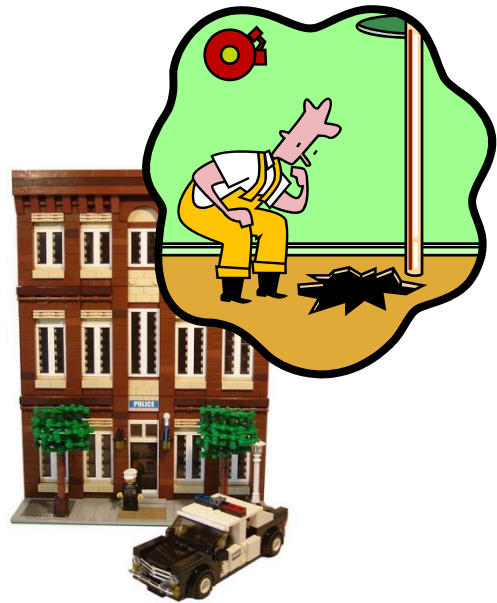
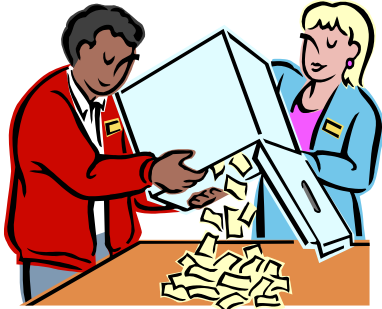


City Council
August 26, 2013
Monday



Worksession 4:00 P.M.
Committee of the Whole 5:00 P.M.
Regular Meeting 6:00 P.M.

Cowles Council Chambers
City Hall
491 E. Pioneer Avenue
Homer, Alaska

Produced and
Distributed by the City Clerk's Office -8/20/2013-rk



August/September 2013

Monday 26th	CITY COUNCIL Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
Wednesday 28th	FEMA Flood Plain Map Review 11:30 a.m. to 1:00 p.m. PORT AND HARBOR ADVISORY COMMISSION Regular Meeting 6:00 p.m.
Thursday 29th	PORT AND HARBOR BUILDING TASK FORCE Meeting 5:15 p.m.
Monday, 2nd	CITY OFFICES CLOSED in observance of Labor Day.
Tuesday 3rd	LIBRARY ADVISORY BOARD Regular Meeting 5:00 p.m.
Wednesday 4th	PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
Thursday 5th	KAREN HORNADAY PARK COMMITTEE Meeting 5:30 p.m.
Monday 9th	CITY COUNCIL Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

- City Council 2nd and 4th Mondays 6:00 p.m.**
- Library Advisory Board 1st Tuesday 5:00 p.m.**
- Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.**
- Parks and Recreation Advisory Commission 3rd Thursday of the month with exception of December 5:30 p.m.**
- Planning Commission 1st and 3rd Wednesday 6:30 p.m.**
- Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May – August 6:00 p.m.)**
- Transportation Advisory Committee Quarterly 3rd Tuesday 5:30 p.m.**
- Public Arts Committee Quarterly 3rd Thursday 5:00 p.m.**
- Lease Committee Quarterly 2nd Thursday 3:00 p.m.**
- Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.**

MAYOR AND CITY COUNCILMEMBERS AND TERMS

- BETH WYTHER, MAYOR – 14**
- FRANCIE ROBERTS, COUNCILMEMBER – 15**
- BARBARA HOWARD, COUNCILMEMBER – 14**
- DAVID LEWIS, COUNCILMEMBER – 14**
- BRYAN ZAK, COUNCILMEMBER – 13**
- BEAUREGARD BURGESS, COUNCILMEMBER – 15**
- JAMES DOLMA, COUNCILMEMBER – 13**

City Manager, Walt Wrede
City Attorney, Thomas Klinkner

<http://www.cityofhomer-ak.gov/cityclerk> home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. MONDAY
AUGUST 26, 2013

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

WORKSESSION

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. 2014 - 2019 Capital Improvement Plan & FY 2015 Legislative Requests**
Page 145
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 4:50 P.M.**
Next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
AUGUST 26, 2013

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

- 1. CALL TO ORDER, 5:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. CONSENT AGENDA**
- 4. 2014 Budget – Revenue Sources**
- 5. REGULAR MEETING AGENDA**
- 6. COMMENTS OF THE AUDIENCE**
- 7. ADJOURNMENT NO LATER THAN 5:50 P.M.**
Next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL



MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Department Heads may be called upon from time to time to participate via teleconference.

2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

(Items listed below will be enacted by one motion. If 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 August 12, 2013. City Clerk. Recommend adoption. *Page 23*
- B. **Ordinance 13-36**, An Ordinance of the Homer City Council Appropriating Five Percent (5%) of the Tax Revenue Generated by the Drill Rig Endeavour, an Amount of \$9,054.36, to The Homer Foundation. City Clerk/Permanent Fund Committee.

Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013. *Page 53*

C. **Ordinance 13-37**, An Ordinance of the City Council of Homer, Alaska, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator. Mayor/City Manager. Recommended dates: Introduction August 26, 2013, Refer to Planning Commission for Their September 18, 2013 Meeting, Public Hearing and Second Reading September 23, 2013. *Page 57*

D. **Resolution 13-089**, A Resolution of the City Council of Homer, Alaska, Approving the Sale of 385 Square Feet From Lot 7-A, Tract B, Nils O. Svedlund Subdivision for \$1,655.50 to Harmon And Pauli Hall, dba Dragonfly LLC, and Establishing the Terms of the Sale. City Manager. *Page 61*

E. **Memorandum 13-122**, from Deputy City Clerk, Re: Confirmation of Election Judges for the Regular City of Homer Election October 1, 2013. *Page 77*

F. **Memorandum 13-123**, from City Clerk, Re: November City Council Meeting Schedule. *Page 79*

6. VISITORS

A. Jim Lavrakas, Executive Director, Homer Chamber of Commerce, 10 minutes. *Page 83*

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. Borough Report

B. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

C. Google Designates Homer as Alaska's 2013 eCity

8. PUBLIC HEARING(S)

A. **Capital Improvement Plan** 2014 – 2019 / FY 2015 Legislative Requests

B. **Kachemak Drive Phase II Water and Sewer Special Assessment District**

C. **Ordinance 13-32**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA. Planning. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013. *Page 93*

Memorandum 13-111 from City Planner as backup. *Page 99*

D. **Ordinance 13-33**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013. *Page 113*

Memorandum 13-116 from Personnel Director as backup. *Page 119*

9. ORDINANCE(S)

A. **Ordinance 13-35**, An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 1.71, Water and Sewer Advisory Commission. Zak. Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013. *Page 123*

10. CITY MANAGER'S REPORT

A. City Manager's Report *Page 131*

B. Inactive Records Report *Page 133*

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

13. PENDING BUSINESS

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 13-087**, A Resolution of the Homer City Council Adopting the 2014-2019 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2015. Mayor/City Council. *Page 145*

Memorandums 13-121 and 13-124 from Community and Economic Development Coordinator as backup. *Pages 147/151*

- B. **Resolution 13-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Kachemak Drive Phase II Water and Sewer Special Assessment District. City Clerk. *Page 257*

16. COMMENTS OF THE AUDIENCE

17. COMMENTS OF THE CITY ATTORNEY

18. COMMENTS OF THE CITY CLERK

19. COMMENTS OF THE CITY MANAGER

20. COMMENTS OF THE MAYOR

21. COMMENTS OF THE CITY COUNCIL

22. ADJOURNMENT

Next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 13-16, a Regular Meeting of the Homer City Council was called to order on August 12, 2013 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: BURGESS, DOLMA, HOWARD, LEWIS,
ROBERTS, ZAK

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
CITY ATTORNEY WELLS
FINANCE DIRECTOR LI
IT MANAGER POOLOS
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Council met for a Worksession from 4:00 p.m. to 4:30 p.m. to discuss 2014-2019 Capital Improvement Plan & FY 2015 Legislative Requests. From 5:02 p.m. to 5:52 p.m. Council met as a Committee of the Whole to discuss Consent Agenda items, Budget Priorities for 2014, and Regular Meeting Agenda items.

Department Heads may be called upon from time to time to participate via teleconference.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following changes were made to the agenda:

ANNOUNCEMENTS/PRESENTATIONS - Letter from Senator Micciche to National Oceanic and Atmospheric Administration Fisheries Service, Re: Halibut Catch Sharing Plan. **PUBLIC HEARINGS** - **Resolution 13-048(S-2)(A-2)**, A Resolution of Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk. Comments/Questions from City Attorney Klinkner; Written public comments. **RESOLUTIONS** - **Resolution 13-085(S)**, A Resolution of the Homer City Council Awarding the Contract for the Redwood Water Storage Tank Demolition Project to the Firm of Herndon Construction LLC of Homer, Alaska, in the Amount of \$89,897.40 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Memorandum 13-118 from Public Works Director as backup. **Resolution 13-086(S)** A Resolution of the Homer City Council Awarding the Contract for the Karen Hornaday Park Picnic Shelter Project to the Firm of Polar North Construction of Soldotna, Alaska, in the Amount of \$78,532 and Authorizing the City Manager

to Execute the Appropriate Documents. City Clerk/Public Works Director. Memorandum 13-119 from Public Works Director as backup.

Mayor Wythe called for a motion to approve the agenda as amended.

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

There were no public comments.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If 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 July 22, 2013. City Clerk. Recommend adoption.
- B. **Memorandum 13-110**, from Mayor, Re: Appointment of Matthew Steffy to the Parks and Recreation Advisory Commission; Bob Hartley, David Lewis, Barbara Howard, Bryan Hawkins, and Lisa Ellington to the Port and Harbor Building Task Force.
- C. **Memorandum 13-112**, from City Clerk, Re: November City Council Meeting Schedule.
- D. **Memorandum 13-113**, from City Clerk, Re: Correction of Account No. on Ordinance 13-20(S).
- E. **Ordinance 13-32**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA. Planning.

Recommended dates: Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-111 from City Planner as backup.

- F. **Ordinance 13-33**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director. Recommended dates: Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-116 from Personnel Director as backup.

Moved to Ordinances.

- G. **Ordinance 13-34**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Purchase of Kenai Peninsula Borough Parcel No. 17702033 (Lot 18, Block 1, Barnett's South Slope Subdivision, Township 6S, Range 13W, Section 17, Seward Meridian), in the Amount of \$70,000 from the Water Reserve Fund for the Purpose of Providing a Site for a New Water Tank for the City Water Utility. City Manager/Public Works Director. Recommended dates: Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-117 from Public Works Director as backup.

Moved to Ordinances.

Item F - Ordinance 13-33 and Item G – Ordinance 13-34 were removed from the Consent Agenda and placed under Ordinances.

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda as read.

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS

REPORT/COMMISSION

A. **Mayor's Recognition** – Homer Kachemak Bay Rotary Club - Ben Walters Park

Mayor Wythe read the recognition and presented a plaque to Milli Martin.

B. Borough Report

Bill Smith, Kenai Peninsula Borough Assemblyman, reported there are three initiatives on the borough ballot this year. They include raising the property tax exemption from \$20,000 to \$50,000, a \$23M bond issue for the schools, and assembly term limits.

Currently the Borough offers a \$300,000 plus \$20,000 exemption for seniors; the City of Homer offers a \$150,000 plus \$20,000 exemption for seniors. This year the Legislature increased the allowable exemption from \$20,000 to \$50,000.

A \$23M bond issue for the schools that includes artificial turf for the Homer High School football field will be on the ballot. The measure is pre-approved by the State under the 70/30 state bond program. We will bond for \$23M and pay \$7M; the State picks up 70%. The Borough is responsible for maintaining all the schools. It is better to provide maintenance now than to wait for emergencies.

The last ballot initiative is about term limits. The Borough currently has a two term limit. Some municipalities feel they should be able to choose their own assembly members.

The Assembly is also working with administration on a vote by mail ordinance that will take effect next year. It is a complicated process, and the Borough Clerk is working with city clerks for a unified approach. It should produce more voters; voters will still be able to vote on the last day. It is anticipated more people will take advantage of a mail vote and it will save the Borough money.

C. Commissions/Board Reports:

1. Library Advisory Board

2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Dave Brann, Parks and Recreation Advisory Commissioner, thanked Council for the nice recognition to the Rotary Club. He thanked Planning, Public Works, the City Manager, and sponsors of the new bike awareness signs that have been installed on Kachemak Drive. The commission's last meeting was cancelled due to lack of members. They now have a new commission member with tonight's appointment of Matthew Steffy. At their meeting on Thursday they will decide whether to reschedule Parks Day. They would like to emphasize the Adopt-a-Park program, recognize the Rotary's work on Ben Walters Park, and recruit commissioners. Commissioner Brann thanked Angie for growing the flowers for Ben Walters Park. There was a work party at Bayview Park and Karen Hornaday Park; both parks are looking good. The Highland Games and Concert on the Lawn were both held at Karen Hornaday Park. He is excited to see the new bathroom facilities around town. At the next meeting the commission will decide on a bylaw amendment to end their meetings by 8:00 p.m. in recognition of staff. By special request the meetings will still be allowed to extend to a time specific.

5. Port and Harbor Advisory Commission

D. Letter from Senator Micciche to National Oceanic and Atmospheric Administration Fisheries Service, Re: Halibut Catch Sharing Plan.

PUBLIC HEARING(S)

A. **Resolution 13-048(S-2)(A-2)**, A Resolution of Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk.

Memorandum 13-073 from Water and Sewer Rate Task Force as backup.

Mayor Wythe opened the public hearing.

Ken Castner, city resident, was a member of the Water and Sewer Rate Task Force. Not much of the ad is true. The commercial rate stayed in the new rate model, the residential rate went up, and the \$45 head tax was reduced to a service fee. There is no increase in water rates. The amount the general fund has charged the enterprise fund for administration is very high and unwarranted. One third of the water we treat goes back into Kachemak Bay unused. To save costs we need to

come up with a way to reduce that usage. The City Attorney has taken a right hand turn on the \$5 unit charge. The task force attempted to eliminate the \$5 with no differentiation between the residential and commercial user. The City Attorney has brought it back to be disproportional.

Kevin Walker, Kachemak City resident, uses 1,500 gallons water per month and has never objected to the fees. He objects to the 49% increase in sewer fees. He asked to reduce the usage to what it is. The average water user in Kachemak City uses 2,278 gallons. The model does not recognize that fact and is not a cost causer, cost payer model. The \$5 service fee should be one \$5 fee for Kachemak City since the city pays the bill for the 132 Kachemak City users in a lump sum. It will be hard to build user base with Kachemak City if the costs are unreasonable.

Mike Dye asked Council to turn down the resolution. Homer Voice for Business has a proposal. It is a compromise. He agrees with the two previous speakers. This is not business friendly in the costs versus what other communities are paying. He suggested creating a permanent commission to look at budgets, lost water, and water not being billed. Both sides should be a commodity system. The commission would go about reducing the total costs to users. They are suggesting \$150,000 of Endeavour funds be used to reduce costs. He has heard they are hauling waste into the airport facility so revenue should be coming into the water and sewer funds. Everyone wanted natural gas but the way government went about it leaves a bad taste for everyone.

Councilmember Lewis asked Mr. Dye about the ad. The ad says the average Soldotna water bill is \$48. Mr. Dye noted they took the information from CM2 Hill. Councilmember Lewis said the ad only mentions water with the \$45 fee, without sewer being mentioned. They are not mentioning that in the next five years Soldotna is raising water rates 2.5% per year and sewer rates 6% per year. Our water needs greater treatment than Soldotna which has a big difference in cost.

Councilmember Burgess commented he has heard repeatedly the water and sewer rates are not business friendly. Mr. Dye commented insulting people with dissenting views on natural gas was not business friendly.

Mayor Wythe stopped the conversation, stating it is specific to water and sewer rates.

Councilmember Burgess stepped down from his seat to testify.

Beauregard Burgess, city resident, commented the new rate model saves the majority of people 58% and the majority of businesses 79%. It is implementing a model to help us address the larger issue – infill. He struggles to see how it is a rate structure that is not business friendly or community friendly. People have read ads in the newspaper that are holy false. Seven of the eight people he was contacted by will receive a significant reduction in their water and sewer

bill. It will definitely cost more for the high volume user group, but it is not negative for the system as a whole. He encouraged people to do the research.

Paul Hueper, city resident, commented Council is losing sight of the big picture. Water rates are three times higher than Soldotna. It is not a fair comparison. We need to find a way to reduce the water costs, possibly shoot to two times higher rates. A new standing commission is needed, made up of people that have insight into accounting. He doesn't care how good the water is or the source of water.

Kevin Hogan, former city resident, supports Homer Voice for Business proposal to establish a commission to address the enterprise fund's operation. It is long overdue; he doesn't want to hear the argument it is a cost we cannot afford. As an industrial user paying \$13 per thousand gallons, competitors in Kodiak are paying 90¢ per thousand gallons. Setting rates on a biennial basis has only served the City Council to not hear disgruntled people.

Adrienne Sweeney, Homer resident, urged Council to vote down the proposal and look at the compromise Homer Voice for Business brought forward. There are ways to reduce costs that may have been missed. Forming a commission would be ideal. Homer residents and business owners have tightened their belts; the City needs to too. She asked why water lines are constantly running at two fish cleaning stations on the Spit even though they aren't being used. Why is Ocean Drive flushed with 75,000 gallons of unmetered water weekly? Why is there a broken water line constantly running at Coast Guard housing? Why does the city staging station next to Glacier Drive have a water line that constantly leaks? Why is the city letting the State of Alaska water truck fill up at non-metered stations and not even pay for water? Why does the Sewer Treatment Plant flow of water increase 20% when it rains? Why are there so many leaks at the manholes? Why doesn't the City repair and eliminate excessive wastes to get the price down? Why did the City assess her family almost \$3M in assessments for water and sewer between 1983 and 2003 and 30 years later have no water and sewer there?

Justin Arnold, city resident, commented he pays more for water and sewer for his triplex built in 1984 than he does for heat in the middle of winter. Current rates are \$45 per unit, per person, that get passed on to the renters. There is one water line running in. The new proposed rates are not going to be much better, although not worse. He agrees with Homer Voice for Business that we need a rate committee to work on it and figure out why it is costing so much.

Josh Garvey, Homer resident, commented 43% of the users are going to see a large increase. Council has been elected to represent the people of the city, not the City Manager. Council are public servants and need to start doing the job the people elected them to. For the past year we have been telling you there are major problems that need to be looked into. Why are we spending hundred of thousands of dollars for a city hall that was never approved by the voters, \$22,000 on

art work for public restrooms, a quarter million dollars for a new excavator to dig a half mile ditch and then leave it sitting idle, remodeling city hall and expanding the City Manager's office? It seems like Council would start investigating the rampant waste and out of control water and sewer rates, but they have not. People have had to dig into it themselves; people are coming forward in droves with their own story of government waste and mismanagement. One citizen said she had been trying for years to get the City to fix her water lines to keep them from freezing each year. The City's solution was to create a bleed in the lines resulting in over 200,000 lost gallons per month; the City only collects \$30 per month. How many broken or unsecured water meters do we have? How much water is used due to leakage? Why are you not holding the city government accountable to eliminate the grossly excessive waste when the water and sewer rates are the highest in the state? Council's lack of oversight has been embarrassing; Council is fighting against the very people that represent them.

Corbin Arno, city resident, seconded Josh Garvey's remarks. Council should cut costs; it is already expensive to live in this town.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion to substitute Resolution 13-048(S-2)(A-2) for prior resolutions.

HOWARD/DOLMA - SO MOVED.

ROBERTS - MOVED TO AMEND TO ADD THE RECOMMENDATIONS ON THE ATTORNEY'S MEMO DATED AUGUST 8, 2013, ITEMS ONE THROUGH SIX TO THE RESOLUTION.

(Motion died for lack of a second and upon hearing from the City Attorney.)

City Attorney Wells commented she thinks the intent of the resolution is to say multi-unit and not multi-family unit. The definition under multi-unit needs to be changed because it currently just encompasses multi-family unit.

Mayor Wythe called for a recess at 6:52 p.m. and reconvened the meeting at 6:55 p.m.

ROBERTS/BURGESS - MOVED TO AMEND LINE 182 ON MULTI-UNITS BY DELETING "(SEE TABLE III)" AND ON LINE 183 AFTER ONE HOUSEHOLD ADD "OR COMMERCIAL ENTITY".

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/HOWARD - MOVED TO AMEND LINES 11 AND 12 TO DELETE THE WORD “NECESSARY” , LINE 51 TO DELETE THE WORD “INDUSTRIAL” , LINE 137 TO DELETE THE WORD “INDUSTRIAL” , AND LINE 139 CHANGE “SEWER” TO “WATER.

These are changes suggested by the City Attorney to clarify the resolution.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ZAK - MOVED TO AMEND LINE 10 TO DELETE “BIENNIALLY” AND REPLACE WITH “ANNUALLY” AND DELETE “ON ODD CALENDAR YEARS” .

Councilmember Lewis commented on the contentious water and sewer rates, having no complaints to reviewing rates once per year.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Manager Wrede noted we may have to follow up with a code amendment to remove the biennial review.

HOWARD/LEWIS – MOVED TO AMEND LINES 160 TO 161 TO ELIMINATE THE \$5 MULTI-UNIT FEE FOR WATER.

Councilmember Burgess noted if we make the change to eliminate the \$5 fee on multi-units on the commodity based model, it will increase the costs somewhere else. The \$19 monthly service fee everyone pays will have to increase.

Finance Director Li was asked to recalculate the monthly service fee to spread the \$5 multi-unit fee.

City Attorney Wells advised we will need to make a code change to amend biennial review to annual review.

Mayor Wythe called for a recess at 7:03 p.m. and reconvened the meeting at 7:19 p.m.

HOWARD/LEWIS – MOVED TO AMEND THE AMENDMENT TO MAKE AN EDITORIAL CORRECTION STRIKING LINES 160 TO 161 FROM THE CHART FOR THE WATER RATE ONLY.

The adjustment was never included in the rate so does not make a modification to the rate as stated in the resolution.

VOTE: (secondary amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Zak referenced the suggested changes to the rate schedules from the Homer Voice for Business group.

ZAK - MOVED TO AMEND TO CREATE A WATER AND SEWER COMMISSION COMPRISED OF MEMBERS OF THE COMMUNITY.

Councilmember Howard called for a point of order on the subject of discussion.

City Attorney Wells advised the current resolution establishes rates. It is best to keep the subjects separate. Establishing a commission will need to be done by separate ordinance.

Motion died per City Attorney's advice.

ZAK - MOVED TO AMEND TO MAKE WATER AND SEWER BOTH A COMMODITY RATE SYSTEM AS OPPOSED TO THE SPLIT METHODOLOGIES THAT THE TASK FORCE RECOMMENDED: WATER WILL BE AT \$15.59 PER THOUSAND GALLONS AND SEWER AT \$12.04 PER THOUSAND GALLONS.

Motion died for lack of a second.

ZAK – MOVED TO REDUCE THE MONTHLY SERVICE FEE TO \$19 AND ELIMINATE THE MULTI-FAMILY FEE INTRODUCED A COUPLE OF YEARS AGO.

Motion died as it is redundant; the fees are already as stated.

ZAK/BURGESS – MOVED TO REDUCE THE CONSERVATION CLAUSE FROM 6.5% TO 3%.

Councilmember Burgess commented the conservation rate is just an accounting function. Reducing the amount anticipated that people will conserve is less conservative budgeting. If people conserve more than 3% we have set the rate too low and will have to pass the costs onto something else. In going to a new rate model he encouraged us not to be stingy in anticipating the costs. If we overcharge the conservation amount we can later reduce that amount and pass the savings on to the users.

Councilmember Roberts called for a point of order. Although the task force did discuss conservation rates there is nothing in the resolution referring to the conservation rate.

Mayor Wythe commented the rate schedule was established by using the conservation amount.

Finance Director Li confirmed he did use the task force model on the conservation side.

Councilmember Zak commented this is the root cause of the proposed water and sewer rates. It is anticipated 58% of the business owners will save and 79% of the residential owners will save. It still leaves 42% business owners and 31% residential owners who will be paying more. The 6.5% conservation rate is passing the big cost to the few people who will be paying the larger rate. The rate model is reducing a few people's rates across the board, but it is passing on a huge cost to the business owners and cost causers. Reducing the conservation amount to 3% will leave a little left in the budget if the rates go up for water.

Councilmember Burgess commented in this rate model one gallon of water costs the same for everyone; one gallon of sewage costs the same for everyone. Manipulating the budget to save a little now and have a large budget shortfall later is a risky concept. Operating the water and sewer system costs x amount of dollars. There are lots of good points to reducing the costs of operation of the system. We need to pay attention to them. We need to recover the costs and have it pay for itself. We represent the fiscal and financial interests of the citizens of Homer and are opening them up to a potential vulnerability with a whole new rate structure.

Councilmember Zak commented the 3.5% is a burden on the big users. We haven't addressed the citizens' concerns of where water is being lost. We have a broken system and have not addressed the key components of the system. The task force worked hard on the rate structure, but it is burdening people with lift stations and additional fees. Reducing the conservation amount would be a good faith effort to show we have listened to the members of the community.

Councilmember Roberts commented the conservation clause affects everyone the same.

Mayor Wythe clarified the conservation clause affects the cost of a gallon, whether it be a low or high volume user. Because high volume users use more, they will pay more.

Councilmember Zak commented we are losing water and can't tell where it is going. It is unfair to pass the burden of the inherent flaws onto the users of large amounts of water.

Councilmember Burgess acknowledged the good points brought up, although they are red herring when considering the conservation rate. The conservation rate is an anticipation in the reduction in use due to the implementation of a new model that encourages people to conserve water and sewer. If we don't budget accordingly and set a rate that does not bring in enough money to operate the system, that is bad. If we budget conservatively and have an excess, in the future we can pass the savings on to the user. There is the short term satisfaction or the best long term interest of the citizens. The task force reviewed everything and this is what they recommended.

Councilmember Zak commented we have to bend to go to 3% instead of 6.5% on the conservation rate. For just one year cut it from 6.5% to 3% to save those that use the most.

Councilmember Burgess commented the conservation amount was originally proposed as 13.5%, a best guess by Mr. Castner and variability in the consumption. Reducing it to 6.5% was seen by the task force as still not being conservative enough.

Councilmember Lewis asked Councilmember if we reduced the conservation amount from 6.5% to 3% and find out it is wrong, where would he recommend making up those rates?

Councilmember Zak suggested lowering the conservation amount to 3% and at the same time start making fixes to the system. With a cost analysis we can figure out what the most expensive systems are, whether it is the 70,000 gallons going into the bay. If we get to the end of the year and the 3% is not enough we can go back up 3.5%. We work together rather than placing that burden on business owners who can put the money back into their businesses. It is in good faith that the Council is willing to listen and we can work with them a little bit. We will come up with the deficit with increased sales taxes and growth.

VOTE: (amendment) YES. ZAK

VOTE: NO. LEWIS, ROBERTS, DOLMA, HOWARD, BURGESS

Motion failed.

ZAK/BURGESS - MOVED TO AMEND TO UTILIZE \$150,000 OF THE \$700,000+ OF THE ENDEAVOUR RIG REVENUES IN A WAY THAT EVERYONE IN THE COMMUNITY BENEFITS, BY ALLOCATING THIS PORTION OF THE REVENUE TO REDUCE THE 2014 WATER/SEWER BUDGET REQUIREMENTS, WHICH WILL REDUCE EVERYONE'S PRICE PER GALLON FOR THE YEAR.

Councilmember Burgess commented the monies received from the Endeavour are for the community as a whole. There are 1,600 members that use water and sewer. Do you want money that would go to pay for essential services for you go to subsidize water and sewer users? The Endeavour has nothing to do with water and sewer; it has to do with the solvent public facility we maintain. Why use those funds to subsidize a smaller group of people when the funds could go to benefit a whole?

Mayor Wythe commented the \$700,000 received from the Endeavour was from them being tied up to the dock. It is a revenue producing property for the Port and Harbor enterprise fund that operates as an independent business in the City's holdings. You do not commingle those funds. You do not steal money from Port and Harbor to pay for water and sewer. When the Endeavour was here they were paying for water and sewer services. There is a lot of misrepresentation. The Endeavour did pay their way while here.

City Attorney Wells advised there is a legal element both under city code and state law and funding granting provisions. Homer City Code specifically earmarks those funds generated from the harbor to the harbor. Code amendments would be needed and using the funds would have possible grant and bonding implications.

Councilmember Lewis commented whether you have water and sewer, everyone in this town and surrounding area benefits indirectly from water and sewer.

Councilmember Burgess commented we do all benefit from fire service and quite a few things. The rate model accounts for that and removes those costs away from the water and sewer users to the people in the community that benefit as a whole. It is musical chairs. It costs x amount of dollars to run the system. The model allocates the costs to the users. Now we need to reasonably expand the system to bring costs down. The system was designed to serve the entire town. Rate setting is a red herring. We need to create a system to solve rates and not politicize every year. We have to be bold and think of what will be happening in the future. Let's do what we did with natural gas.

VOTE: (amendment) YES. ZAK

VOTE: NO. BURGESS, LEWIS, ROBERTS, DOLMA, HOWARD

Motion failed.

VOTE: (main motion as amended) YES. HOWARD, BURGESS, LEWIS, ROBERTS, DOLMA

VOTE: NO. ZAK

Motion carried.

ROBERTS/HOWARD – MOVED TO IMMEDIATELY RECONSIDER RESOLUTION 13-048(S-2)(A-3).

VOTE: (reconsideration) YES. HOWARD, BURGESS, LEWIS, ROBERTS, DOLMA
VOTE: NO. ZAK

Motion carried.

ROBERTS/HOWARD - MOVED TO AMEND LINE 11 OF THE RESOLUTION TO INSERT AS OF “JANUARY 1, 2014” AND TO ELIMINATE THE WORDS “WITH THE FIRST BILLING CYCLE TO TAKE EFFECT BLANK” .

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion for approval of the further amended resolution.

LEWIS/ROBERTS – SO MOVED.

There was no additional discussion.

VOTE: YES. ROBERTS, DOLMA, HOWARD, BURGESS, LEWIS
VOTE: NO. ZAK

Motion carried.

- B. **Resolution 13-078(S)(A)**, A Resolution of the City Council of Homer, Alaska, Directing the City Manager to Propose Projects that Utilize the Funds in Excess of \$3 Million Dollars in the HART Fund and Funds in Excess of \$3 Million Dollars in the HAWSP Fund for Consideration of the Homer City Council. Burgess/Roberts. Postponed from July 22, 2013 for a Public Hearing.

Mayor Wythe opened the public hearing.

Kevin Hogan, former city resident, expressed concern in changing the terms since that should be done by the voters. We don't need an accelerated spending fund; if you have more funds stop collecting tax.

Ken Castner, city resident, commented the big successes are things derived within the community from grass roots. He would not want to see a Christmas tree list of public projects, but rather public outreach.

Lindianne Sarno, Economic Development Advisory Commission, commented that trails should be considered separately. If there is money accumulating it is because the community is asking for funds and projects are being delayed.

Mayor Wythe closed the public hearing.

Motion on the floor from July 22: MOTION FOR THE ADOPTION OF RESOLUTION 13-078(S)(A) BY READING OF TITLE ONLY.

Councilmember Burgess commented the City collects sales tax and a percentage goes into the HART and HAWSP accounts. The funds sit in an account and are available for trails, roads, and water and sewer projects. \$2.8M is the most used in a year and there is currently \$6M in the HART fund. We are not using the funds to improve the quality of life for citizens. The resolution will have the City Manager come to Council once a year with proposals for good uses of the funds to benefit the community.

Mayor Wythe commented road improvements utilize the HART fund. They deplete a lot of money as the City pays the majority of bringing roads up to grade.

Councilmember Roberts commented the Transportation Advisory Committee has discussed this a lot and the funds are way under-utilized. The funds are not benefiting the community. We need to start moving ahead so people can put roads up to the major roadways.

Councilmember Dolma said at anytime we can consider projects. People would not want to be paying into the system for forty years and not get anything back. We are hearing people object for the opposite reasons than usual. We are not going to keep the money in a can; we will have the City Manager come through with projects as well as residents.

City Manager Wrede commented we will not cook up some projects; we will follow the adopted Transportation Plan. There are a lot of projects that have been there for a long time. It is hard to get money for state and federal roads. We will focus on the Transportation Plan and see if we can use HART funds to leverage other money.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. **2014 Budget Priorities**

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

- D. **Ordinance 13-25**, An Ordinance of the Homer City Council, Amending HCC 3.10.130, Governance of Homer Permanent Fund Assets, HCC 3.12.020, Contributions, HCC 3.12.030 Allocation to Sub-Funds, HCC 3.12.060 Expenditures of Income and HCC 3.12.080, Expenditure of Principal; Enacting HCC 3.12.015, Definitions; and Repealing HCC 3.12.070, Loans from Income Sub-Fund; Regarding the Homer Permanent Fund. City Clerk/Permanent Fund Committee. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-098 from Permanent Fund Committee as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-25 by reading of title only for second and final reading.

HOWARD/ LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- E. **Ordinance 13-26**, An Ordinance of the Homer City Council, Appropriating \$67,310.08 from the Homer Permanent Fund to the Homer Foundation City of Homer Endowment Fund. City Clerk/Permanent Fund Committee. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-098 from Permanent Fund Committee as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-26 by reading of title only for second and final reading.

LEWIS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- F. **Ordinance 13-27**, An Ordinance of the City Council of Homer, Alaska, Making Technical Corrections to Title 21 of the Homer City Code for its Republication by Code Publishing, Inc. Planning. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-106 from City Attorney as backup.
Memorandum 13-107 from City Planner as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-27 by reading of title only for second and final reading.

LEWIS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- G. **Ordinance 13-28(A)**, An Ordinance of the City of Homer, Amending Homer City Code Chapter 11.12, Street and House Numbering, to Establish Standards and Procedures for the Naming and Renaming of Streets. Burgess. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-28(A) by reading of title only for second and final reading.

BURGESS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- H. **Ordinance 13-29**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2014 in the Amount of \$6,600, with a Local Match of \$7,000 for Books and Library Materials, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Library Director. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-099 from Library Director as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-29 by reading of title only for second and final reading.

LEWIS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- I. **Ordinance 13-30**, An Ordinance of the Homer City Council, Amending HCC 14.04.040, Sewer Rate Schedule, and HCC 14.08.080, Schedule of Rates--Rules and Regulations; to Provide that Sewer and Water Rate Schedule Changes Shall Take Effect as of the Date Set Forth by Resolution. City Manager. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-102 from City Clerk as backup.

Mayor Wythe opened the public hearing.

Ken Castner, city resident, thanked Council for their thoughtful discussion. He reminded everyone the most affected party is the City's general fund. The shifting of costs from the commodity users will be to the general fund. It will be a challenge next fall to fill the holes in the budget.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-30 by reading of title only for second and final reading.

LEWIS/HOWARD - SO MOVED.

LEWIS/HOWARD - MOVED TO AMEND LINE 27 TO INSERT "ANNUALLY" AND TAKE OUT BIENNIALLY AND SCRATCH OUT "ON ODD CALENDAR YEARS."

ROBERTS/LEWIS – MOVED TO AMEND THE MOTION TO ADD LINE 28 TO DELETE "FIRST BIENNIAL REVIEW TO BE IN 2011" AND REPLACE WITH "ANNUAL REVIEW."

There was no discussion.

VOTE: (secondary amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (primary amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Attorney Wells advised more amendments are needed: In the title Line 11 add "and that rate review shall occur annually".

LEWIS/HOWARD – MOVED TO AMEND PER HOLLY WELLS RECOMMENDATION.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/LEWIS – MOVED TO AMEND LINE 19 TO REPLACE BIENNIALLY WITH ANNUALLY AND DELETE "COMMENCING IN 2011 AND IN EACH ODD CALENDAR YEAR THEREAFTER."

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Howard likes going back to the annual review since the poor memories around town do not remember we have not raised rates for three years. We don't gain any value by reviewing rates every two years.

VOTE: YES. ROBERTS, DOLMA, HOWARD, BURGESS, LEWIS

VOTE: NO. ZAK

Motion carried.

- J. **Ordinance 13-31**, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget By Appropriating an Additional \$69,000 from the Water Reserve Fund for the Demolition of the Redwood Tank at the Water Treatment Plant. City Manager/Public Works Director. Introduction July 22, 2013, Public Hearing and Second Reading August 12, 2013.

Memorandum 13-101 from Public Works Director as backup.

Mayor Wythe opened the public hearing.

Lindianne Sarno, city resident, commented the Wooden Boat Society was looking at the redwood to use for a community structure.

Mayor Wythe closed the public hearing.

Councilmember Burgess suggested the Wooden Boat Society approach the City Manager or the winning bidder.

ROBERTS/HOWARD - MOVED TO ADOPT ORDINANCE 13-31.

Public Works Director Meyer estimated the contract is \$30,000 less because the contractor assumes ownership of the materials.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 13-33**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director. Recommended dates: Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-116 from Personnel Director as backup.

ROBERTS/LEWIS - MOVED TO INTRODUCE ORDINANCE 13-33.

Councilmember Burgess asked for an explanation on where the \$800,000 of city funds will be going.

City Manager Wrede reported this is a mid year budget adjustment. The primary issue is the health care plan. Council has received several reports on it. Water and sewer had some serious cost overruns, with more projected this year. This takes care of the deficit in 2012 and addresses the deficit as projected for 2013. We hope to get back on solid ground and deal with the reserve fund in the 2014 budget. The funds from Port and Harbor and water and sewer are strictly for employees of the enterprise funds. Those funds pay for personnel costs.

Councilmember Zak commented we are spending future years' money from the reserves to pay for costs incurred on health care costs. Water and sewer money is spent for healthcare costs. We have a lot of costs and the City is incurring big costs. We haven't come up with a better plan.

Councilmember Burgess commented paying employees and health care costs are part of the operating costs of a utility. It has nothing to do with investing in the infrastructure. The main issue is addressing city health care costs.

Mayor Wythe commented events such as this are why we reserve the amount we do. One factor changes and we need \$800,000. If we had not built the reserves, the funds would not be there.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a recess at 8:27 p.m. and reconvened the meeting at 8:31 p.m.

- B. **Ordinance 13-34**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Purchase of Kenai Peninsula Borough Parcel No. 17702033 (Lot 18, Block 1, Barnett's South Slope Subdivision, Township 6S, Range 13W, Section 17, Seward Meridian), in the Amount of \$70,000 from the Water Reserve Fund for the Purpose of Providing a Site for a New Water Tank for the City Water Utility. City Manager/Public Works Director. Recommended dates: Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-117 from Public Works Director as backup.

Councilmember Burgess declared a potential conflict of interest due his residence being located adjacent to the subject property.

Mayor Wythe ruled Councilmember Burgess was excused due to a conflict of interest. There was no objection from the Council.

Councilmember Burgess excused himself from his seat.

ROBERTS/ZAK - MOVED TO INTRODUCE ORDINANCE 13-34.

City Manager Wrede suggested an amendment or postponement. The exact parcel is influx. The map shows two parcels; both are still in play. Although it would be beneficial to keep the process moving, the exact parcel may not be known before the next meeting.

Councilmember Lewis noticed any change would be substantial and would need to come back for another public hearing.

VOTE: NO. LEWIS, ROBERTS, DOLMA, ZAK, HOWARD

Motion failed.

Councilmember Burgess returned to his seat.

CITY MANAGER'S REPORT

- A. City Manager's Report
 - 1. August Employee Anniversaries
 - 2. Current City Capital Projects
 - 3. DOT/PF Capital Projects

Capital Projects

On August 12, the Council will have a 4 PM work session on the City's CIP List. This work session will provide a foundation and good starting point for the larger CIP planning exercise that will occur on Saturday, August 17. As part of the preparation for these discussions, I thought it would be a good idea to devote this report to capital projects. Attached is a copy of the City Capital Project Update which you received at the last meeting. We did not have time to discuss it in any detail and I expect that you might have questions. I also attached project descriptions of DOT/PF projects for this year and next for your information. These handouts were available at the DOT/PF Open House which occurred on the 5th. Hopefully all of this will contribute to the broader discussion about future CIP priorities.

As you know, the DOT/PF Commissioner was here as part of the Governor's picnic. We took him on a tour of City infrastructure. The Commissioner needs to get his draft budget for next year to the Governor by the end of this month. Apparently, the Governor has moved his budget

schedule up a bit. Therefore, in order to have a chance to have any projects in the Commissioner's draft budget, we must get our "asks" in almost immediately. We will do so by letter and we will emphasize Main Street upgrades, intersection improvements and including the Deep Water Dock in the bill if there is any talk about a statewide port and harbor bond sale. We can discuss all of this in more detail at the meeting.

City Manager Wrede noted his report was dedicated to capital projects. He has received a lot of favorable reviews about the Governor's picnic in Homer. He thanked everyone involved in the planning process, including the committee, Katie Koester, the women at City Hall, Terri Robl, Jenny Martin, Public Works, the many volunteers, and the corporate sponsors. In hearing feedback from the commissioners and the Governor they said it was the best picnic they have had.

A couple weeks ago there was a sad incident on the Poopdeck Trail. The City is having discussions with adjoining property owners in the general area. Although referred to as the problem on the Poopdeck Trail, it is really the entire Town Center. There is a lot going on that shouldn't be. Public Works will be doing some thinning and clearing of alders and underbrush on the Poopdeck Trail and the trail that goes to the library. No big trees will be cut. A meeting is planned with the land trust to plan for a broader community wide effort. We are taking a serious look at making all trails in Homer safer.

Finance Director Li presented Council with a financial report. City Manager Wrede asked that Council review it and see if it is the format they were looking for and if it provides sufficient information.

Councilmember Roberts would like to see the financial report on a regular basis and likes the fact that it refers to the last three years.

Councilmember Burgess recognized new Finance Director Li who has jumped right in on a lot of projects and taken the bull by the horns. He likes that he is straight and to the point.

Mayor Wythe recognized the eight employees' anniversaries, celebrating a combined 91 years of service to the city.

B. Bid Report

CITY ATTORNEY REPORT

1. July 2013 Report

Asked if there was any information about the Kennedy cases, City Attorney Wells answered we are moving forward in working with Mr. Kennedy. Legal action is still pending.

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 13-085**, A Resolution of the Homer City Council Awarding the Contract for the Redwood Water Storage Tank Demolition Project to the Lowest Responsible Bidder in the Amount of the Low Bid and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Resolution 13-085(S), A Resolution of the Homer City Council Awarding the Contract for the Redwood Water Storage Tank Demolition Project to the Firm of Herndon Construction LLC of Homer, Alaska, in the Amount of \$89,897.40 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Memorandum 13-118 from Public Works Director as backup.

Mayor Wythe called for a motion for the adoption of Resolution 13-085 by reading of title only.

LEWIS/ROBERTS – SO MOVED.

Mayor Wythe called for a motion to substitute Resolution 13-085(S) for resolution 13-085.

LEWIS/ROBERTS – SO MOVED.

The local bidder's preference determined the low bid.

VOTE: (substitute) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. LEWIS, ROBERTS, DOLMA, HOWARD

VOTE: NO. BURGESS, ZAK

Motion carried.

B. **Resolution 13-086**, A Resolution of the Homer City Council Awarding the Contract for the Karen Hornaday Park Picnic Shelter Project to the Lowest Responsible Bidder in the Amount of the Low Bid and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Resolution 13-086(S) A Resolution of the Homer City Council Awarding the Contract for the Karen Hornaday Park Picnic Shelter Project to the Firm of Polar North Construction of Soldotna, Alaska, in the Amount of \$78,532 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Memorandum 13-119 from Public Works Director as backup.

ROBERTS/HOWARD - MOVED TO ADOPT RESOLUTION 13-086.

Mayor Wythe called for a motion to substitute Resolution 13-086(S) for resolution 13-086.

ROBERTS/HOWARD - SO MOVED.

There was no discussion.

VOTE: (substitute) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Vote: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Adrienne Sweeney, Driftwood Inn owner, grew up here as a fisherman's daughter. They had no running water or electricity. It amazes her that the City can access these kinds of fees on families and still not have the funds to hook up new customers. There are still people without water and sewer. She urged Council to fix the leaks, stop the running water, and figure out ways to hook up customers at a more affordable rate.

Lindiannc Sarno, city resident, commented Kachemak Bay is our watershed. When you don't have running water you know the value; you don't waste it. She composts to increase the fertility of soil and reduce fire danger. There could be a lot more done in the water shed to reduce fuel loads in the forest. Volunteer groups could harvest forestry products and reduce the fire dangers.

Brian Ormond, Homer resident, has lived without water for the last two years. With the natural gas line coming in and the idea of hooking more people up to water and sewer, Homer will need to expand and grow. It affects residents outside the city too and Council should think about getting more voices involved.

Mike Dye, Homer resident, thanked Bryan for listening and trying to support them. The article in the paper wasn't something he wrote, but he fully supports it. Homer Voice for Business is a group that is tired of not being listened to. He is not here for Lands End. A council member is insulting people; there are threats for speaking at the table. He participated in the water and sewer rate process for seven months.

Ken Castner, city resident, was part of the task force. They took every comment that came in seriously. Motions were reactive to Mr. Dye and Mr. Faulkner's comments. The 13% conservation rate was cut in half to 6.5%. Bigger users will have a disproportional share, but to cut in half again does not acknowledge the first cut. The task force made other accommodations along the way and an honest effort to take everyone's view into consideration. They had to come up with something fair and easily transparent.

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comment.

COMMENTS OF THE CITY CLERK

City Clerk Johnson reminded the audience of the candidacy filing period that remains open through Thursday, August 15 at 5:00 p.m. for two city council seats.

COMMENTS OF THE CITY MANAGER

City Manager Wrede hopes someone does apply for the council seats. He referenced Adrienne Sweeney's comments about the \$3M in assessments. It sounds like a lot and he doesn't know the situation. He clarified water and sewer assessments are not used for day to day operation costs; they are used for an expansion of the system. There must have been big water and sewer lines that went through their property.

COMMENTS OF THE MAYOR

Mayor Wythe added the assessment is not issued or collected until after construction has been completed. You don't collect the funds in advance and then not build the project. She thanked the Councilmembers, committee members, and the members of the public that sat on the Water and Sewer Rate Task Force. Water and sewer rates are always contentious. They were put on an alternate year review to spread out some of the tension. There is always a winner and always a loser. The new rate schedule makes the philosophical change to a commodity base. The new rates will go into effect January 2014. Mid year in 2014 the rates will be looked at again and a mid-year adjustment may be made. There are two positions open on the council this year. She would like to see some members of the Homer Voice for Business apply. Her tenure on the council has been a rewarding period of time for her. To be a business owner and say, "I cannot sit on the council because it may impact my business," is a wrong position to take. Choosing not to sit on the council or the Economic Development Advisory Commission is already impacting your business. She encouraged those in the business group to consider committing to a 3-year term. They will see from the other side of the table what it is like to make these decisions. She can guarantee Council makes 30% to 50% of the people unhappy for every decision they make. Along with that guarantee Council receives a monthly stipend of \$46 after taxes.

COMMENTS OF THE CITY COUNCIL

Councilmember Lewis said if he offended any of those about his comments on the water rate ad he is sorry. If we are going to talk water and sewer lets have all the words there, not just one and make it look like something else. Maybe it was not intended, but that is the way it was taken by a lot of people.

Councilmember Burgess is encouraged the business community is here to participate and would like to see the business community apply for an open council seat. We need community discussion with rational and thoughtful discussion of the issues to make informed decisions. Deliberate misinformation and deception on the part of one or two parties for the sake of advancing their own agenda is not constructive to the community process. When you misrepresent things people get frustrated and it hinders Council's ability to make positive

decisions and have debates about the facts. If any business person wants to come and propose how businesses can self regulate to get rid of the omnibus sign code or expand the water and sewer system in an equitable way he would love to stand behind it. There are a lot of receptive ears on the Council. Approach us with what you want; let's focus on being pro business. It is interesting on the water and sewer debate that Kachemak City called frustrated that their rates will go up. The Council represents the citizens of Homer. If in a situation where they have to make a decision between passing the costs on to the people that vote for them and costs onto the people that are customers, Council has to weigh and balance the concerns. He appreciates everyone coming out tonight and looks forward to working with one or two of them.

Councilmember Dolma is glad to see everyone that came out tonight and wishes he had seen them three to four months ago. We came to resolution on the water and sewer rates. There are differing opinions on every issue; there are winners and losers. We have a lot more to do. We were just working on one small issue, how to divide up expenses. For everyone that wants to volunteer there is a place for you here in the city.

Councilmember Zak thanked all the people that worked on the Water and Sewer Rate Task Force. Their hearts were in the right place when they came up with the model. He is glad discussion went on longer to hear people's opinions. We know there are problems with the system and we need to lower rates to make it more affordable. There were good comments from the citizens that spoke tonight. It is the City of Homer and the citizens working together for the local economy that makes some wins. We are optimistic about the future. We had the Governor and his staff here this summer. We want to maintain a good quality of life, good rapport with the city employees, city council, and business owners.

Councilmember Roberts is glad we concluded the water and sewer issue and that we took the extra time to review the rates. She appreciates the testimony. There are lots of things to think about and to fix. She appreciates what the Rotary Club did at Ben Walters Park and thanked the group that was responsible.

Councilmember Howard had no comment.

Mayor Wythe introduced Corbin Arno, candidate for City Council. She announced the Saturday meeting Council has scheduled to talk about improving the way we do our Capital Improvement Plan. Jo will extend an invitation to the candidates.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 9:08 p.m. The next Regular Meeting is Monday, August 26, 2013 at 6:00 p.m. and

Committee of the Whole 5:00 p.m. A Worksession is scheduled for Saturday, August 17, 2013 from 9:00 a.m. to 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-36

An Ordinance of the Homer City Council Appropriating Five Percent (5%) of the Tax Revenue Generated by the Drill Rig Endeavour, an Amount of \$9,054.36, to The Homer Foundation.

Sponsor: City Clerk/Permanent Fund Committee

1. City Council Regular Meeting August 26, 2013 Introduction

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

3
4 City Clerk/
Permanent Fund Committee

5 **ORDINANCE 13-36**

6
7 AN ORDINANCE OF THE HOMER CITY COUNCIL
8 APPROPRIATING FIVE PERCENT (5%) OF THE TAX
9 REVENUE GENERATED BY THE DRILL RIG ENDEAVOUR,
10 AN AMOUNT OF \$9,054.36, TO THE HOMER FOUNDATION.

11
12 WHEREAS, On July 22, 2013 the Council adopted Ordinance 13-22 dedicating the oil
13 and gas property tax revenues in the amount of \$181,087.16 from the Drill Rig Endeavour to the
14 Homer Permanent Fund; and

15
16 WHEREAS, Pursuant to Homer City Code 3.12.020(a)(b) the City Council shall
17 appropriate remaining windfall monies after the 95% contribution to the Permanent Fund to the
18 Homer Foundation City of Homer Endowment Fund or other local non-profit organizations for
19 the benefit of the community; and

20
21 WHEREAS, Five percent of the \$181,087.16 oil and gas revenues is \$9,054.36, and
22 should be appropriated to The Homer Foundation.

23
24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

25
26 Section 1. The City Council hereby appropriates five percent (5%) of the tax revenue
27 generated by the Drill Rig Endeavour, an amount of \$9,054.36, to The Homer Foundation as
28 follows:

29
30 From:

31
32

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
999-000-1043	Permanent Fund Income	\$3,621.74
999-000-1044	Permanent Fund Growth	<u>\$5,432.62</u>
	Total	\$9,054.36

36
37 Expenditure To:

38
39

<u>Account Number</u>	<u>Description</u>	
806-375-5830	The Homer Foundation	\$9,054.36
	City of Homer Endowment Fund	

40
41
42
43
44 Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall
45 not be codified.

46 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of

47 _____ 2013.

48

49

CITY OF HOMER

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52

MARY E. WYTHE, MAYOR

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54

55 ATTEST:

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59 _____
JO JOHNSON, MMC, CITY CLERK

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61

62

63 YES:

64 NO:

65 ABSTAIN:

66 ABSENT:

67

68 First Reading:

69 Public Hearing:

70 Second Reading:

71 Effective Date:

72

73 Reviewed and approved as to form.

74

75

76 _____
Walt Wrede, City Manager

77

Thomas F. Klinkner, City Attorney

78 Date: _____

Date: _____

79

80

81 Fiscal Note: NA

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-37

An Ordinance of the City Council of Homer, Alaska, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator.

Sponsor: Mayor/City Manager

1. City Council Regular Meeting August 26, 2013 Introduction

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

3 Mayor/City Manager

4 **ORDINANCE 13-37**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA, AMENDING THE DEFINITION OF
8 "DISCONTINUED" IN HOMER CITY CODE 21.61.015,
9 DEFINITIONS, TO EXCLUDE FROM THE TIME FOR WHICH
10 A NONCONFORMING USE MAY CEASE THE TIME FROM
11 THE DEATH OF ITS OPERATOR UNTIL THE USE IS
12 LEGALLY AVAILABLE FOR TRANSFER TO A SUCCESSOR
13 OPERATOR.
14

15 WHEREAS, The City's zoning code permits the continuation of a lawful nonconforming
16 use subject to limitations; and
17

18 WHEREAS, One such limitation is that the right to maintain a nonconforming use
19 terminates when the use ceases and has not substantially resumed for a period of 12 consecutive
20 months; and
21

22 WHEREAS, This 12-month limit on the time a nonconforming use may cease can result
23 in an unfair forfeiture when the nonconforming use ceases because of the death of its operator,
24 and the use is not legally available for transfer to a successor operator; and
25

26 WHEREAS, It is in the best interest of the City when a nonconforming use ceases
27 because of the death of its operator to exclude from the 12-month limit on the time the
28 nonconforming use may cease the time from the death until the use is legally available for
29 transfer to a successor operator.
30

31 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
32

33 Section 1. The definition of "Discontinued" in HCC 21.61.015, Definitions, is hereby
34 amended to read as follows:
35

36 "Discontinued" means that a nonconforming use has ceased, and has not substantially
37 resumed, for a period of 12 consecutive months, regardless of intent; **provided that when a**
38 **nonconforming use ceases because of the death of its operator the time the nonconforming**
39 **use has ceased shall not include the time from the death until the use is legally available for**
40 **transfer to a successor operator.**
41

42 Section 2. This Ordinance is of a permanent and general character and shall be included
43 in the City Code.
44
45

[Added language underlined. Deleted language stricken through.]

46 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
47 _____, 2013.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

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ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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YES:
NO:
ABSTAIN:
ABSENT:

71
72
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75

First Reading:
Public Hearing:
Second Reading:
Effective Date:

76
77
78

Reviewed and approved as to form.

79
80
81
82

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____

[Added language underlined. ~~Deleted language stricken through.~~]

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

3 City Manager

4 **RESOLUTION 13-089**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, APPROVING THE SALE OF 385 SQUARE FEET
8 FROM LOT 7-A, TRACT B, NILS O. SVEDLUND
9 SUBDIVISION FOR \$1,655.50 TO HARMON AND PAULI
10 HALL, DBA DRAGONFLY LLC, AND ESTABLISHING THE
11 TERMS OF THE SALE.

12
13 WHEREAS, Harmon and Pauli Hall, dba Dragonfly LLC, have requested that the City
14 sell 385 square feet of land from Lot 7-A, Tract B, Nils O. Svedlund Subdivision; a triangular
15 piece of land immediately adjacent to their property (Lot 6 A) and fronting on Pioneer Avenue;
16 and

17
18 WHEREAS, Acquisition of this small piece of land will resolve a setback encroachment
19 on the side lot line and is part of the larger redevelopment project for the Pioneer Building and
20 new site plan approved by the Planning Commission through Conditional Use Permit 13-06; and

21
22 WHEREAS, The parcel proposed for sale is not needed by the City and disposal will not
23 impede future development of the lot; and

24
25 WHEREAS, The Homer City Council approved the sale of this 385 square feet in
26 concept through adoption of Resolution 13-069; and

27
28 WHEREAS, The parcel proposed for sale is too small to be developed and would be of
29 no use to anyone other than the Halls and therefore, a public sale is not warranted and direct
30 negotiations between the City and the Halls pursuant to HCC 18.12.050 is necessary and
31 appropriate; and

32
33 WHEREAS, HCC 18.12.020 provides that an appraisal is not required if property does
34 not exceed \$1,000 in value in the current tax assessment records of the Kenai Peninsula
35 Borough; and

36
37 WHEREAS, The current Borough assessment for the parcel to be sold is \$1,655.50.
38

39 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that the
40 parcel proposed for sale is not needed by the City and its disposal will not impede future
41 development or use of the land.

42
43 BE IT FURTHER RESOLVED that the Council finds that given the relatively small size
44 of the parcel and its assessed value, a commercial appraisal is not warranted, and waives the
45 requirements in HCC 18.12.020.

46
47 BE IT FURTHER RESOLVED that the Council hereby approves the proposed sale, the
48 terms of which are a negotiated sale and cash payment in the amount of \$1,655.50, and
49 authorizes the City Manager to execute the appropriate documents.

50
51 PASSED AND ADOPTED by the Homer City Council this 26th day of August, 2013.

52
53 CITY OF HOMER
54
55
56
57 _____
58 MARY E. WYTHE, MAYOR

59 ATTEST:
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61 _____
62 JO JOHNSON, MMC, CITY CLERK

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64
65 Fiscal Note: Revenue \$1,655.50 to Account No. 100-040-4901.

66
67

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

3 City Manager

4 **RESOLUTION 13-069**
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, APPROVING A PROPOSED LAND SALE AND
8 EASEMENT/LONG DRIVEWAY AGREEMENT BETWEEN
9 THE CITY OF HOMER AND HARMON AND PAULI HALL,
10 AND AUTHORIZING THE CITY MANAGER TO EXECUTE
11 THE APPROPRIATE DOCUMENTS.
12

13 WHEREAS, Harmon and Pauli Hall are the owners of the Pioneer Building at 265 E.
14 Pioneer Avenue and they have been engaged in extensive expansion and renovation on the
15 building and the property; and
16

17 WHEREAS, The owners recently applied for and received a Conditional Use Permit
18 from the Planning Commission related to these improvements; and
19

20 WHEREAS, The owners have requested an 18 foot wide easement and long driveway
21 agreement across City property in order to better access their proposed lower parking lot and
22 provide for better parking and storm water plans; and
23

24 WHEREAS, The proposed driveway would be constructed and maintained by the
25 applicants and the easement would be terminated if and when the City constructs the road access
26 through its property anticipated by the Town Center and Transportation Plans; and
27

28 WHEREAS, The owners also request that the City sell them approximately 385 square
29 feet at the Northwest corner of their property line in order to address existing setback
30 encroachments; and
31

32 WHEREAS, The City Administration has reviewed both requests and recommends
33 approval.
34

35 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that the
36 proposed easement and land sale as described above and on the site plans provided, copies of
37 which are attached and incorporated herein, are in the best interest of both the City and the
38 property owners.
39

40 BE IT FURTHER RESOLVED that the Council hereby approves the proposed sale and
41 easement agreement with Harmon and Pauli Hall and authorizes the City Manager to execute the
42 easement agreement and take the necessary steps required under the City Code to initiate the
43 land sale.

44

45 PASSED AND ADOPTED by the Homer City Council this 24th day of June, 2013.

46

47

CITY OF HOMER

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MARY E. WYTHE, MAYOR

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ATTEST:

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JO JOHNSON, CMC, CITY CLERK

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Fiscal information: Amount to be determined from sale of land.

61

62

63

64

AREA TO BE SOLD

- L1 N 75°17'40" E 14.36'
- L2 N 14°51'52" W 54.13'
- L3 N 00°00'10" W 55.96'

N 75°17'40" E
130.08'

65.80'

L3

AREA = 389 S.F.

AREA =
10016.9 S.F.

278.94'

S 00°00'10" W

196.76'

41.74'

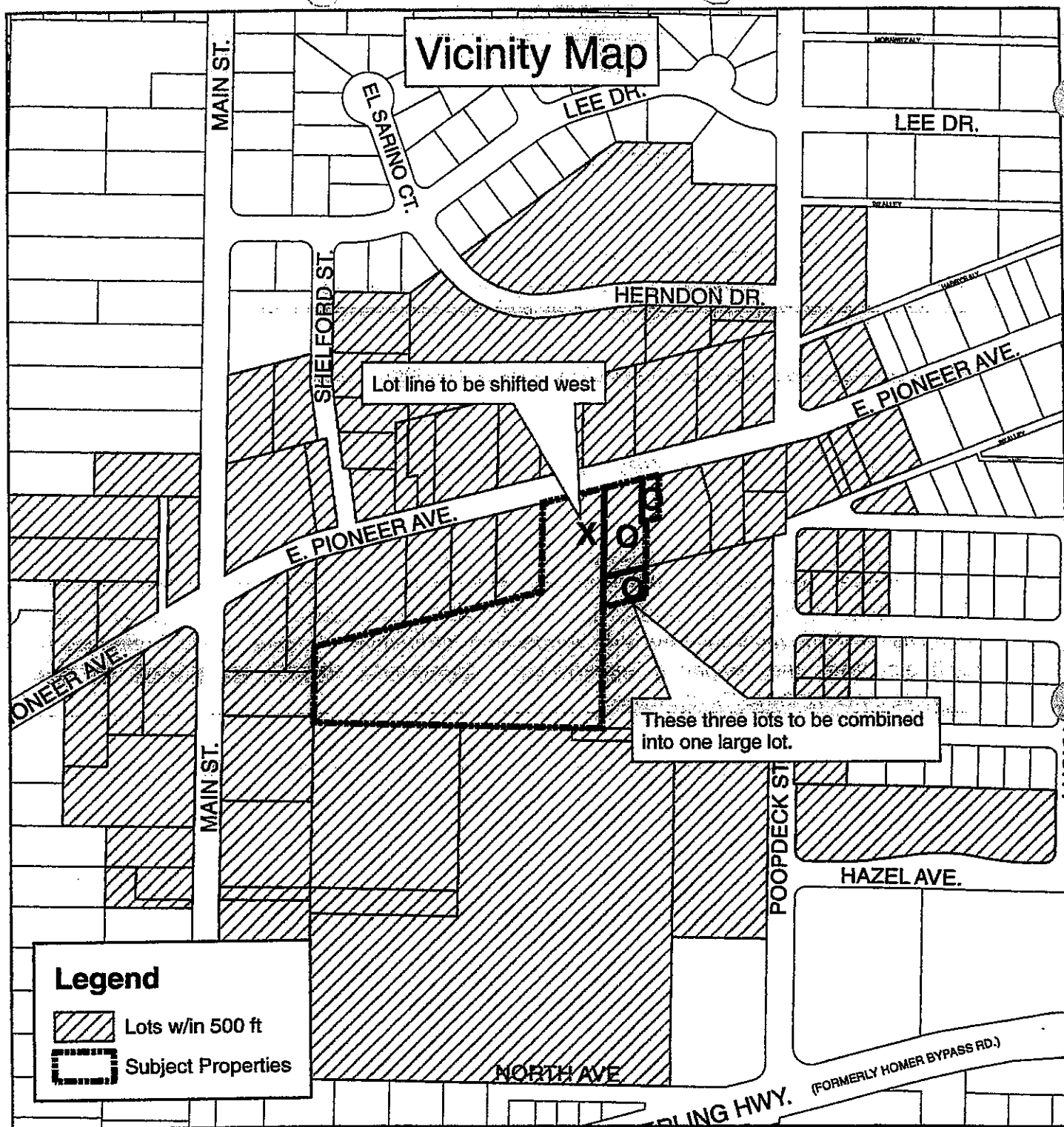
N 89°59'30" E

S 06°55'35" E



181.38'

1" = 50'

Vicinity Map

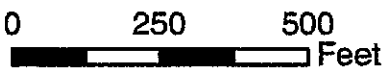


Legend

-  Lots w/in 500 ft
-  Subject Properties

Nils O. Svedlund Sub 2013 Replat Preliminary Plat

Marked lots are w/in 500 feet and property owners are notified.



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



City of Homer
Planning and Zoning Department

July 26, 2013

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

The proposed subdivision under consideration is described as follows:

Nils O. Svedlund Sub 2013 Replat Preliminary Plat

The location of the proposed subdivision(s) affecting you is provided on the attached map(s). A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of those Ordinances.**

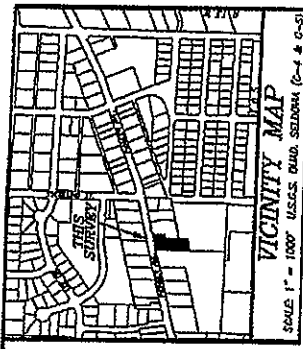
A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, August 7, 2013 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska.

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting. Written comments can be faxed to 907-235-3118.

For additional information, please contact Julie Engebretsen in the City of Homer Planning and Zoning Office at 435-3119.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPOSED SUBDIVISION.

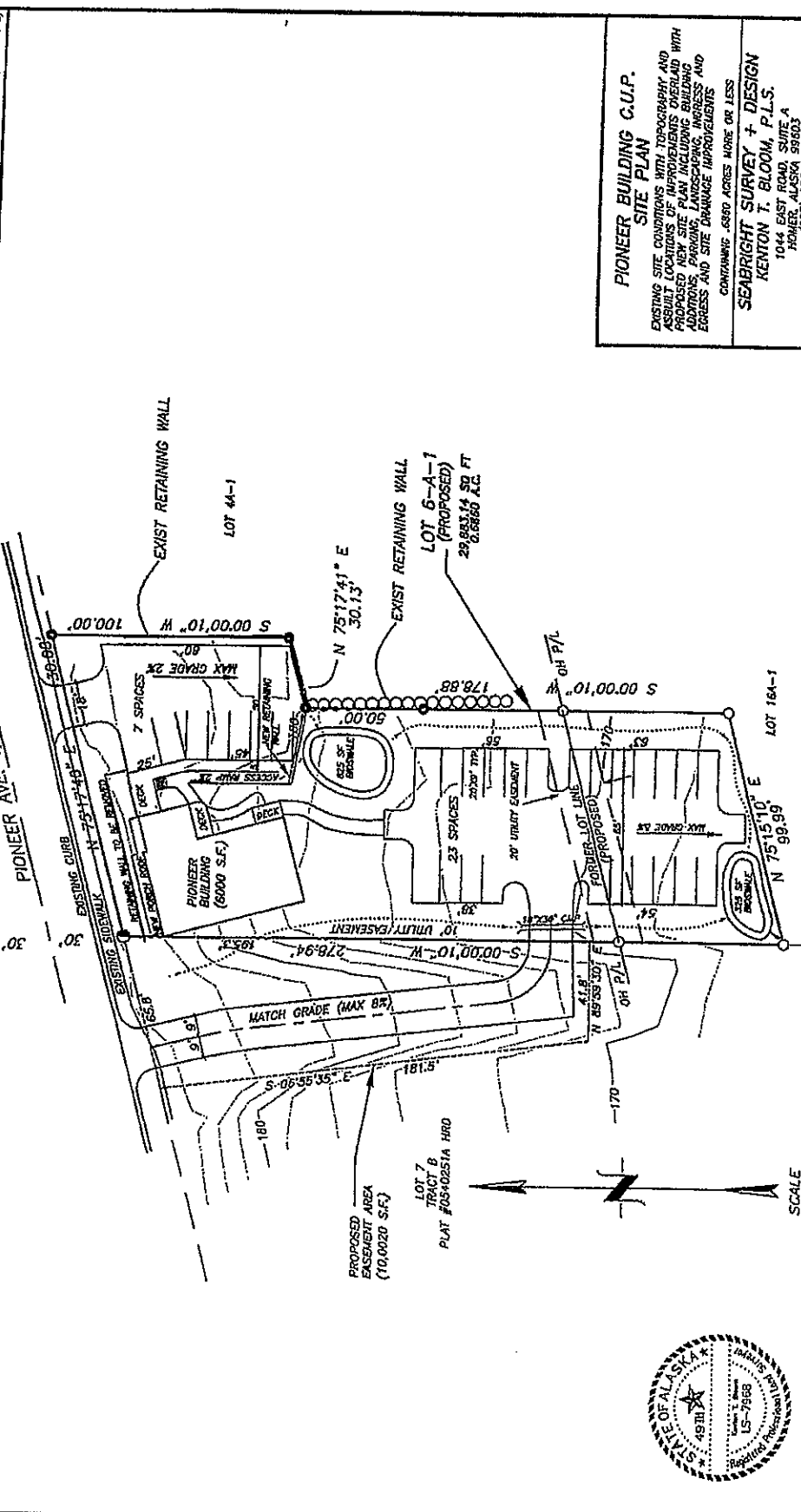
VICINITY MAP ON REVERSE



NOTES

LEGEND

- 2" ALUMINUM CAP ON 30" X 5/8" REBAR SET IN 1984 (PLAT #1984-123 HRD) (RECORD)
- 5/8" REBAR W/ STAMPED SURV-KAP SET IN 1990 (PLAT #1990-20 HRD) (RECORD)
- AL CAP MONUMENT, 4489-S (RECORD)



PIONEER BUILDING C.U.P. SITE PLAN

EXISTING SITE CONDITIONS, WITH TOPOGRAPHY AND ASBUILT LOCATIONS OF UTILITIES OVERLAIN WITH PROPOSED NEW SITE PLAN INCLUDING BUILDING ADDITIONS, PARKING, LANDSCAPING, INGRESS AND EGRESS AND SITE DRAINAGE IMPROVEMENTS

CONTAINING .6860 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-1247

DRAWN BY: K.C. CHKD BY: KB JOB #13-03
DATE: 4/26/2018 SCALE: 1"=30' SHEET #1 OF 1



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
 DAY OF _____, 2013.
 FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
 DAY OF _____, 2013.
 FOR: _____

NOTARY PUBLIC FOR ALASKA

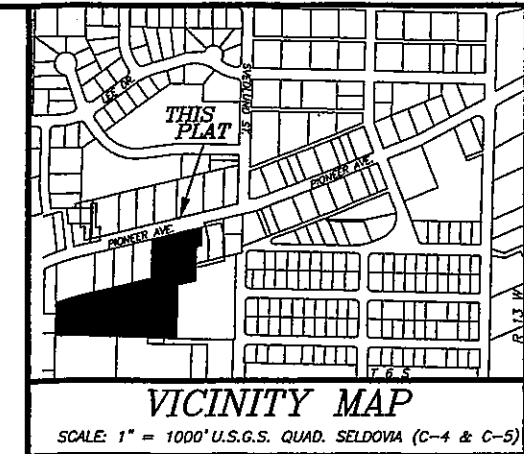
MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

LOT 7-A IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL AND WASTEWATER TREATMENTS OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

FOR LOT 6-A-1, PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

KENTON T. BLOOM, PLS 7968-S DATE _____

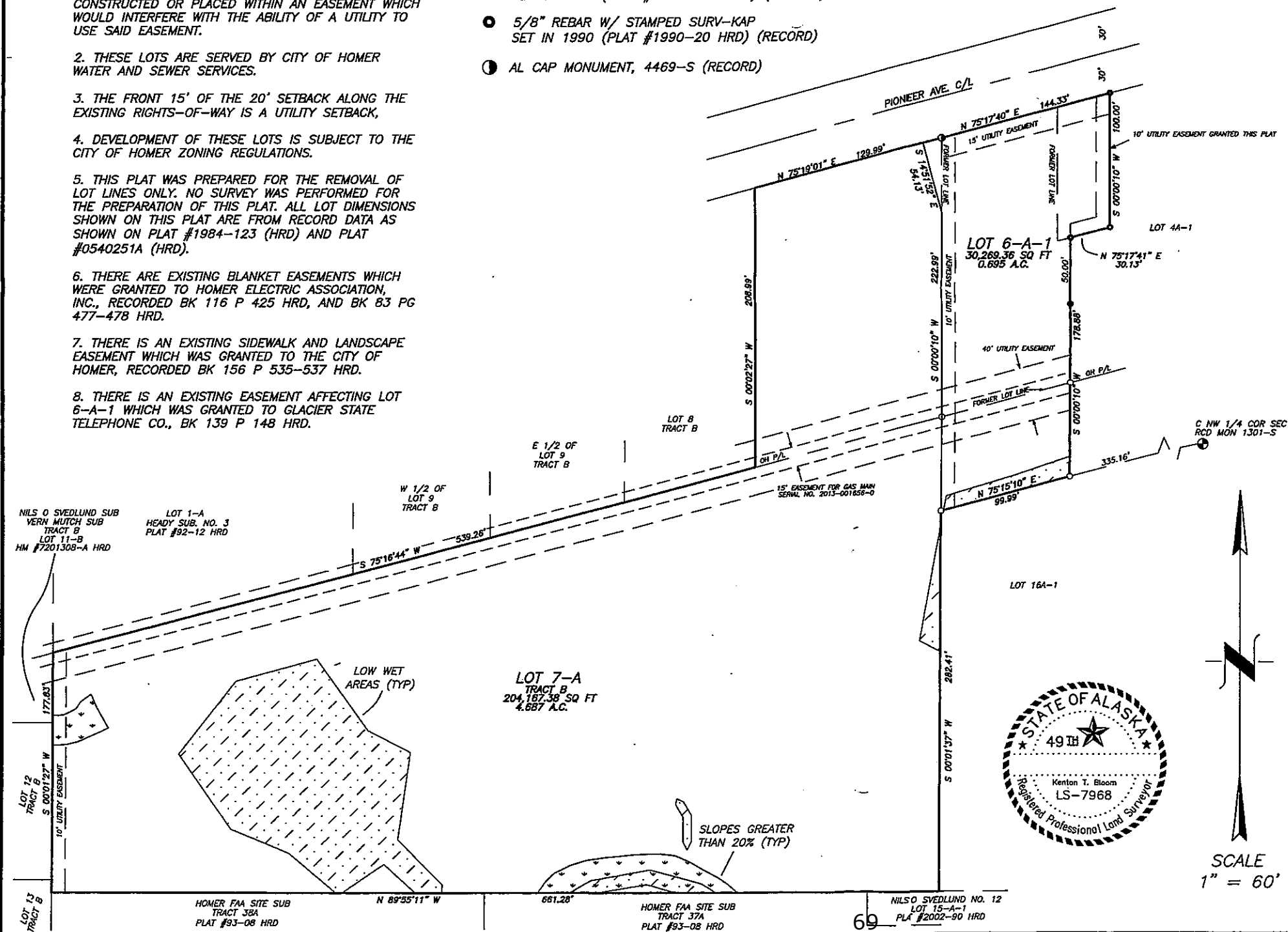


NOTES

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. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER SERVICES.
3. THE FRONT 15' OF THE 20' SETBACK ALONG THE EXISTING RIGHTS-OF-WAY IS A UTILITY SETBACK.
4. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS.
5. 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 DATA AS SHOWN ON PLAT #1984-123 (HRD) AND PLAT #0540251A (HRD).
6. THERE ARE EXISTING BLANKET EASEMENTS WHICH WERE GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED BK 116 P 425 HRD, AND BK 83 PG 477-478 HRD.
7. THERE IS AN EXISTING SIDEWALK AND LANDSCAPE EASEMENT WHICH WAS GRANTED TO THE CITY OF HOMER, RECORDED BK 156 P 535-537 HRD.
8. THERE IS AN EXISTING EASEMENT AFFECTING LOT 6-A-1 WHICH WAS GRANTED TO GLACIER STATE TELEPHONE CO., BK 139 P 148 HRD.

LEGEND

- 2" ALUMINUM CAP ON 30" X 5/8" REBAR SET IN 1984 (PLAT #1984-123 HRD) (RECORD)
- 5/8" REBAR W/ STAMPED SURV-KAP SET IN 1990 (PLAT #1990-20 HRD) (RECORD)
- Ⓛ AL CAP MONUMENT, 4469-S (RECORD)



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

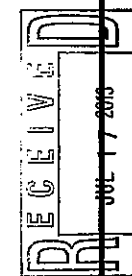
HARMON HALL
 FOR: DRAGONFLY LLC
 64362 BRIDGER RD
 HOMER, ALASKA 99603

WALT WREDE, CITY MANAGER
 FOR: THE CITY OF HOMER
 491 E. PIONEER AVE.
 HOMER, ALASKA 99603

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 DATE _____



HOMER RECORDING DISTRICT KPB FILE No. 2013-

NILS O. SVEDLUND SUBDIVISION 2013 REPLAT

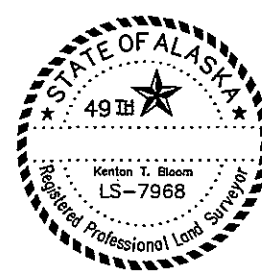
A REPLAT OF LOT 6-A AND LOT 16-B, (PLAT #84-123 HRD), AND LOT 5 AND LOT 7 TRACT B, (PLAT #0540251A HRD), NILS O. SVEDLUND SUBDIVISION, SITUATED IN THE NW 1/4, SEC 20, T6S, R13W, S.M., LOCATED WITHIN THE CITY OF HOMER THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 5.382 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #13-03
DATE: 2/2013	SCALE: 1"=60'	SHEET #1 OF 1



SCALE 1" = 60'

**AGREEMENT FOR USE OF PROPERTY
OWNED BY THE CITY OF HOMER
FOR PRIVATE DRIVEWAY ACCESS**

THIS AGREEMENT, made and entered into this 19th day of August, 2013, by and between the CITY OF HOMER, a municipal corporation, hereinafter referred to as the "City", and Dragonfly, LLC, hereinafter referred to as the "Owner", whose address is: 64362 Bridger Road, Homer Alaska 99603.

WITNESSETH

WHEREAS, the City owns property known as Nils O Svedlund Subdivision, Amended, Lot 7-1, Tract B, Township 6S, Range 13W, Section 20; also identified as KPB Tax Assessor's Parcel # 17719209; 209 E. Pioneer Avenue which has not been developed and does not contain a street conforming to City standards; and

WHEREAS, the Owner owns certain real property abutting said City owned property, said property being described as Nils O Svedlund Subdivision No 7, Lot 6-A; also identified as KPB Tax Assessor's Parcel # 17719226; 265 E. Pioneer Avenue; and said Owner hereby requests permission to construct a driveway on an undeveloped portion of said City owned property to provide access to said owner's property;

WHEREAS; a private driveway access on City property at this location is authorized by Resolution 13-069.

NOW THEREFORE, in consideration of the covenants hereinafter set forth and the mutual benefits to be derived therefrom, the parties agree as follows:

1. The City does hereby permit and allow the Owner to develop said City-owned property for use as a driveway to access the property described above. The driveway shall be constructed at the owner's expense. The driveway shall be 18 feet wide and generally located as depicted in Exhibit A; the approved Pioneer Building Conditional Use Permit Site Plan.
2. The Owner further covenants and agrees that he will not object to the creation of any improvement district which may in the future be created for the purpose of extending a public street, built to City standards, adjacent to any boundary of the above described parcel of land.
3. It is specifically understood and agreed between the parties hereto that the covenant set forth in the immediately preceding paragraph shall be held to run with and bind the land previously described hereinabove, and to bind all subsequent owners and occupants of such land. It is understood further, that this agreement and covenant shall be extinguished by the parties if and when a public road is constructed and access to the property is provided by the road.

4. Liability and Maintenance:

- a. The Owner assumes all risk of liability or loss for or resulting from damages of any kind whatsoever caused by driveway construction or arising out of the use of the driveway on said City-owned property. The City shall have no liability for any such loss or damages whether sustained by Owner, the City, an adjacent property owner, or any member of the public.
- b. The owner shall provide for all maintenance, including snow removal, necessary for use of the driveway on City owned property. The City shall have no responsibility for maintenance of the driveway.

5. All improvements made by the owner on City land or future road right of way may be destroyed or removed, without compensation to the Owner, if and when a public street or other public improvement is constructed on said City-owned property. The owner may negotiate compensation or a credit if driveway materials are used in the construction of a new public street or other improvement.

6. This document shall be recorded in the Homer Recording District after execution by the Parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first mentioned above.

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

By: _____
Walt Wrede
City Manager – City of Homer

Dragonfly, LLC
64362 Bridger Road
Homer, Alaska 99603

By: _____

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared _____, known to be to be the person(s) described in and who executed the above instrument and they acknowledged to me that they signed the above instrument and they acknowledged to me that they signed the same freely and voluntarily for the means and purposes mentioned.

WITNESS my hand and notarial seal this _____ day of _____, 2013

Notary Public in and for Alaska
My Commission Expires: _____

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared _____, known to be to be the person(s) described in and who executed the above instrument and they acknowledged to me that they signed the above instrument and they acknowledged to me that they signed the same freely and voluntarily for the means and purposes mentioned.

WITNESS my hand and notarial seal this _____ day of _____, 2013

Notary Public in and for Alaska
My Commission Expires: _____

Return Original to:
City of Homer, City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603

cc: City of Homer, Department of Public Works

Chapter 18.12 Municipal Property Sales

Sections:

- 18.12.010 Public sale--Resolution and notice required.
- 18.12.020 Appraisal.
- 18.12.030 Procedure.
- 18.12.040 Sale by sealed bid.
- 18.12.050 Negotiation.
- 18.12.055 Proceeds of sale of foreclosed properties.
- 18.12.060 Disposal of surplus real property to governmental entities.

18.12.010 Public sale--Resolution and notice required. Unless otherwise provided in this chapter, real property no longer required for public purposes may be sold to the highest responsible bidder at a public auction sale or by sealed bids as set forth in S 18.12.040. The City Council shall have the authority to determine by resolution at a regular meeting when said property is no longer required for public purposes and to authorize the sale thereof; except no property acquired by the City through a foreclosure proceeding shall be sold unless an ordinance retaining the property for public purpose or classifying it for sale shall previously have been adopted pursuant to S 18.06.042. Unless otherwise provided herein, notice of a proposed public sale of real property shall be published at least once in a newspaper of general circulation within the City and shall be posted in at least three public places within the municipality. Both commencement of publication and posting shall be accomplished not less than thirty days prior to the date fixed for public sale. (Ord. 90-28 § 17, 1990; prior code § 26-200.1).

18.12.020 Appraisal. Real property shall not be sold for less than its fair market value, as defined in S 18.02.020. The property to be sold shall be appraised by a qualified appraiser within the six month period immediately preceding the date of the Council resolution authorizing same. No independent appraisal shall be required if the property does not exceed one thousand dollars in value as shown in the current tax assessment records of the Kenai Peninsula Borough. (Ord. 90-11 S 6, 1990; Prior code S 26-200.3).

18.12.030 Procedure. The Council in the resolution authorizing the sale of real property shall set forth the terms and conditions of the public sale including whether the sale shall be by sealed bids or public outcry auction. The Council may reserve the right to reject any and all bids received. The resolution shall provide if the sale is for cash, or a cash deposit and installment purchase agreement. The Council shall approve or disapprove all public sales of real property at the next regular meeting following the sale and shall further approve or disapprove any purchase agreement prior to its execution by the City. The approval of any public sale by the Council authorizes the City Manager to take all steps and execute all instruments to complete and close the sale. The City Manager or his designee shall conduct the sale and shall give to the bidder at the auction a receipt for all moneys received by the City. A successful bidder who does not timely comply with any of the terms and conditions in the resolution of the Council authorizing the sale shall forfeit any cash deposit paid to the City, unless return of all or any portion of such cash deposit is expressly authorized by the Council. (Prior code 26-200.5).

18.12.040 Sale by sealed bid. a. All real property or interest therein offered for public sale by sealed bid may be sold to any person submitting an offer in writing to the Council. Such offer shall be submitted in a sealed envelope marked "Real Property Bid" and must be

accompanied by a check or money order made payable to the City in an amount equal to at least twenty percent of the amount bid for residential lots and ten percent of the amount bid for other parcels. Bids below the appraised value shall not be considered.

b. All real property bids received prior to twelve noon, on a Friday preceding a regular meeting of the Council, shall be opened by the Council at their next regular meeting. If there is more than one acceptable bid for a particular lot or group of lots, the lot or lots shall be sold to the highest bidder. The highest bidder shall be the one whose bid represents the highest price per square foot. In the event that two or more parties submit high but identical bids, the Council may accept any bid or reject all bids. (Prior code 26-200.7).

18.12.050 Negotiation. Should no buyer be found at a public sale or should not an acceptable sealed bid be received at a sale by sealed bid, the Council may authorize the City Manager or his delegates to negotiate a sale of such property or interest therein and shall prescribe the terms thereof. Such authority shall be provided by resolution in the same manner as a resolution providing for public sale. (Prior code 26-200.8).

18.12.055 Proceeds of sale of foreclosed properties. a. On sale of foreclosed real property, the proceeds of such sale shall be first applied to the cost of collection and then divided between the Kenai Peninsula Borough and the City. The division is in proportion to the respective municipal taxes and assessments against the property at the time of foreclosure.

b. If foreclosed real property that has been held by the City for less than ten years after the close of the redemption period and never designated to be retained for a public purpose pursuant to 18.06.042, is sold at a foreclosure sale, the former record owner is entitled to the portion of the proceeds of the sale that exceeds the amount of unpaid taxes and assessments, the amount of unpaid taxes and assessments, the amount equal to taxes and assessments that would have been levied after foreclosure if the property had continued in private ownership, penalty, interest, and costs to the Kenai Peninsula Borough and City of foreclosing and selling the property, and costs to the Borough and City of maintaining and managing the property that exceed amounts received by the Borough and City for use of the property.

c. If the former record owner is entitled to a portion of the proceeds of sale under subsection b., the City shall provide the former owner of the property written notice advising of the amount of the excess and the manner in which a claim for the balance of the proceeds may be submitted. Notice is sufficient under this subsection if mailed to the former record owner at the last address of record of the former record owner. On presentation of a proper claim, the City shall remit the excess to the former record owner. A claim for the excess filed after six months of the date of sale is forever barred. (Ord. 91-2 S 5, 1991; Ord. 90-28 S 15, 1990).

18.12.060 Disposal of surplus real property to governmental entities. The City may sell, convey, exchange, transfer, donate, dedicate, or assign any real property no longer needed for public purpose to the United States, the State of Alaska, a political subdivision of the State, or an agency of any of these entities, for consideration agreed upon between the City and the grantee without a public sale or otherwise complying with the provisions of 18.12.010-.050, if the City Council determines the transaction is advantageous to the City. The terms of any such transaction shall be fixed by resolution of the City Council. A transaction may be for less than fair market value and without an appraisal unless otherwise directed by the City Council. (Ord. 91-23, 1991).

[i] Prior Ordinance History: Ordinance 77-8



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 13-122

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: AUGUST 14, 2013
SUBJECT: CONFIRMATION OF ELECTION JUDGES FOR THE REGULAR CITY OF HOMER
ELECTION OCTOBER 1, 2013

Pursuant to Homer City Code Sections 4.20.010 and 4.35.010 the Election Judges are approved by City Council and the Canvass Board is confirmed by the City Council. Election Central Judges and Absentee Voting Officials are appointed by the City Clerk and require no approval or confirmation of the City Council.

Homer No. 1

Jane Swain, Chair

Margaret Lau

Maryann Lyda

Christopher Bowden

Homer No. 2

Theresa Dubber, Chair

Pauline Benson

Char Jump

Alice Krivitsky

Canvass Board

Margaret Lau

Maryann Lyda

Recommendation: Confirm the appointment of the Canvass Board and approve the appointment of the Election Judges for the City of Homer 2013 Regular Election.

Fiscal Note: Polling Place - \$10.00/hr. Chairs, \$9.50/hr. Judges, 12-18 hrs.
\$12.00/hr. Canvass board 2-4 hours or until done.

Account: 100.102.5101-5107



City of Homer

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Office of the City Clerk

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Homer, Alaska 99603

clerk@cityofhomer-ak.gov

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(f) 907-235-3143

Memorandum 13-123

TO: MAYOR WYTHER AND CITY COUNCIL
THROUGH:
FROM: JO JOHNSON, CITY CLERK
DATE: AUGUST 20, 2013
SUBJECT: NOVEMBER CITY COUNCIL MEETING SCHEDULE

At the last meeting Council approved Memorandum 13-112 to move the November meeting date to November 18th.

After the meeting I learned that the Alaska Municipal League Annual Conference is scheduled for the week of November 18th.

I inquired of Council to hear their preference of meeting dates for November. The majority wish to retain the November 25th meeting date.

RECOMMENDATION:

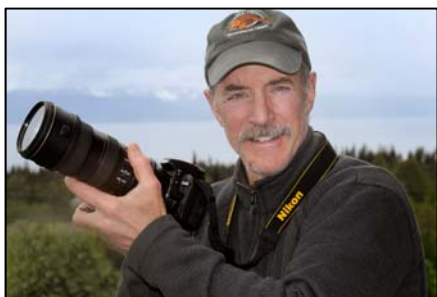
Retain the November City Council meeting on November 25 as adopted on the 2013 Meeting Schedule.

VISITORS

JIM LAVRAKAS

Jim Lavrakas was an *Anchorage Daily News* staff photographer for 30 years. Over his three decades at the newspaper, his assignments encompassed an astonishing diversity of news, northern people, remote places, and wilderness lifestyles.

He loved his job.



He learned photography and darkroom skills from his father at the age of 12. Growing up in the dairy farm country of Massachusetts, he started his career in photojournalism as 14-year-old rural stringer for the *Lowell Sun*.

After graduating from the University of Massachusetts with a B.A. in English, he moved to Alaska in 1975 to find newspaper work.

Working a variety of jobs, from “gandy dancer” on the Alaska Railroad to camera salesman, he was hired at the *Daily News* in January 1981.

In 1988 he was awarded the Joseph Costa Award from Ball State University for taking the best courtroom photograph in the nation. In 1989 he was part of the *Daily News* team effort that won the Pulitzer Prize Gold Medal for Public Service for a series of stories, called "A People in Peril", dealing with alcoholism and self-destructive behavior of Alaska Natives.

He has been married to Ruth for 16 years, and has 31-year-old twin sons, Nick and Gabe.

He retired from the newspaper in October 2008 and moved to Homer in 2010 where Ruth is a registered nurse at South Peninsula Hospital’s Long Term Care unit, and Jim ran Skookum Charters, a saltwater eco-tour business. He closed that charter business July 31, 2013 so he could become the Executive Director at the Homer Chamber of Commerce & Visitor Center.

In 2012 he published his first book, [“Snap Decisions: My 30 Years as an Alaska News Photographer”](#), a photo memoir of his time at the *Anchorage Daily News*. It is in bookstores across Alaska.

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS



GOOGLE DESIGNATES HOMER AS ALASKA'S 2013 eCITY

FOR IMMEDIATE RELEASE
August 20, 2013

CONTACT: Samantha Smith
press@google.com

Mountain View, CA: Innovative tech giant Google has named Homer as the 2013 eCity for the State of Alaska. The eCity Awards recognize the strongest online business community in each state - the new digital capitals of America. The businesses in these communities are embracing the web to find new customers, connect with existing clients and fuel their local economies. Homer joins the ranks of America's leading cities in the digital economy.

"Homer's growth and innovation in e-commerce is an example that other cities across the state can strive to replicate," said Scott Levitan, Director of Small Business Engagement at Google. "Google is proud to recognize this growing entrepreneurial spirit and the role it plays in creating jobs and sustaining local economies."

"The City of Homer is proud to be recognized as the strongest online business community in Alaska," said Mayor Mary E. Beth Wythe. "The hardworking small business owners in Homer have found the internet to be an innovative way to grow and flourish while still enjoying the wonderful quality of life living in Homer provides. Technologically savvy entrepreneurs looking for a great place to live, work and play are encouraged to consider Homer."

BACKGROUND:

Google and independent research firm, *Ipsos*, analyzed the online strength of local small businesses across all fifty states. They weighed a variety of factors to determine the leading cities and towns across the US, including the likelihood of small businesses to have a website, use a blog, promote themselves on a social network, sell goods directly from their webpages and whether they had a mobile-friendly website. The winning cities exhibited strong engagement and potential for growth within the digital economy. For more information visit www.google.com/ecities.

MEDIA CONTACTS:

Samantha Smith
press@google.com, (202) 346-1375

Chris Maloney
cmaloney@blackrockgrp.com, (703) 535-3390

###



PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

**Capital Improvement Plan 2014 – 2019/ FY 2015 Legislative Requests
Kachemak Drive Phase II Water and Sewer Special Assessment District
Ordinances 13-32 and 13-33**

A **public hearing** is scheduled for **Monday, August 26, 2013** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Capital Improvement Plan 2014 – 2019/ FY 2015 Legislative Requests

Kachemak Drive Phase II Water and Sewer Special Assessment District

Ordinances 13-32 and 13-33 internet address:
<http://www.cityofhomer-ak.gov/ordinances>


Ordinance 13-32, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA. Planning.

Ordinance 13-33, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director.



All interested persons are welcomed to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, the City of Homer Kiosks at City Clerk's Office, Captain's Coffee, Harbormaster's Office, and Redden Marine Supply of Homer and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, CMC, City Clerk 

Publish: Homer News: August 22, 2013

CITY OF HOMER

PUBLIC HEARING NOTICE

**KACHEMAK DRIVE PHASE II WATER AND SEWER
SPECIAL ASSESSMENT DISTRICT**


The Homer City Council will hear objections to the assessment roll for Kachemak Drive Phase II Water and Sewer Special Assessment District on August 26, 2013 during a Regular City Council meeting at 6:00 p.m. The meeting will be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

All owners of record are welcome to attend and give testimony concerning errors or inequalities on their assessment. Written comments received prior to August 20, 2013 will be included in the City Council's packet as a part of the record.

Please take note, State Law provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

After public hearing, the City Council shall correct errors and inequalities in the roll and confirm it at the September 9, 2013 Regular Meeting. Time and method of payment shall then be fixed by Resolution; payments may not be required sooner than sixty days after billing and may be paid in full or by other available terms.

Notice of hearing and assessment roll was mailed to owners of record on August 8, 2013. Questions concerning the assessment rolls or hearing may be directed to the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, phone (907) 235-3130, fax (907) 235-3143, email clerk@ci.homer.ak.us.

Jo Johnson, CMC, City Clerk 

Account No. 215-831

Publish Homer News: August 15, 2013

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, CMC, Deputy City Clerk I for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for Capital Improvement plan 2014-2019 FY2015 Legislative Requests; Kachemak Drive Phase II Water and Sewer Special Assessment District; Ordinance 13-32, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards – All Flood Hazard Areas, and HCC 21.41.220, Standards – Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps dated November 6, 2013 and Code Revisions Recommended by FEMA; and Ordinance 13-33, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds from the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund and the Library, Fire Department, Information Technology, Port and Harbor Budgets at the City of Homer kiosks located at City Clerk's Office, Captain's Coffee Roasting Co., Harbormaster's Office and Redden Marine on August 16, 2013 and that the City Clerk posted same on City of Homer Homepage on August 15, 2013.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 15th day of August, 2013.



Renee Krause, CMC, Deputy City Clerk I



ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-32

An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA.

Sponsor: Planning

1. City Council Regular Meeting August 12, 2013 Introduction
 - a. Memorandum 13-111 from City Planner as backup
 - b. Planning Staff Report PL 13-55 with Memo 13-01 and Draft Ordinance
 - c. Excerpt of Planning Minutes of July 17, 2013

2. City Council Regular Meeting August 26, 2013 Public Hearing and Second Reading
 - a. Memorandum 13-111 from City Planner as backup
 - b. Planning Staff Report PL 13-55 with Memo 13-01 and Draft Ordinance
 - c. Excerpt of Planning Minutes of July 17, 2013

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

Planning

3
4 **ORDINANCE 13-32**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA, AMENDING HCC 21.41.030, DEFINITIONS, HCC
8 21.41.040, BASIS FOR ESTABLISHING FLOOD HAZARD
9 AREAS, HCC 21.41.200, STANDARDS-ALL FLOOD
10 HAZARD AREAS, AND HCC 21.41.220, STANDARDS-
11 WHERE BASE FLOOD ELEVATION DATA IS PROVIDED,
12 TO ADOPT THE FLOOD INSURANCE RATE MAPS DATED
13 NOVEMBER 6, 2013, AND CODE REVISIONS
14 RECOMMENDED BY FEMA.
15

16 WHEREAS, The City must participate in the National Flood Insurance Program to be
17 eligible for emergency federal funding in case of disaster; and
18

19 WHEREAS, FEMA has conducted a national map modernization program to switch from
20 paper flood insurance rate maps to digital maps; and
21

22 WHEREAS, As part of the program, the Homer maps have been updated; and
23

24 WHEREAS, The Flood Insurance Rate Maps dated November 6, 2013 must be adopted
25 by the City in order for the City to continue to participate in the floodplain program; and
26

27 WHEREAS, The City's floodplain code was reviewed by FEMA and found to need
28 minor adjustments to be compliant with the requirements of the National Flood Insurance
29 Program; and
30

31 WHEREAS, It is in the City's best interest to require all structures to be elevated one foot
32 above the base flood elevation; and
33

34 WHEREAS, The 2010 Homer Spit Comprehensive Plan within the City of Homer
35 Comprehensive Plan of 2008, Section 3, Goal 1.4, states, "All development should recognize,
36 value and complement the unique natural resources on the Homer Spit"; and
37

38 WHEREAS, The Homer Advisory Planning Commission conducted a public hearing on
39 July 17, 2013, and recommend that the City Council adopt this ordinance.
40

41 **THE CITY OF HOMER ORDAINS:**
42

43 Section 1. The definitions of "Accessory Structures," "Coastal high hazard area" and
44 "Substantial improvement" in HCC 21.41.030, Definitions, are amended to read as follows:
45

46 "Accessory structures" means ~~low-cost buildings~~ such as detached garages; **and** boat
47 houses, ~~small poles,~~ **that are** not **designed or intended** to be used for human habitation, ~~shall be~~
48 ~~constructed and placed on the building site so as to offer minimum resistance to the flow of flood~~
49 ~~waters; shall be anchored to prevent flotation which may result in damage to other structures;~~
50 ~~and service utilities such as electrical and heating equipment shall be elevated or flood-proofed.~~
51 ~~No elevation certificate or variance is required for a development determined by the City to be an~~
52 ~~accessory structure.~~

53
54 "Coastal high hazard area" means an area of special flood hazard extending from offshore
55 to the inland limit of a primary frontal dune along an open coast and any other area subject to
56 high velocity wave action from storms or seismic sources. The area is designated on the FIRM
57 as Zone V1-V30, VE, ~~or V~~ **and LiMWA.**

58
59 "Substantial improvement" means any repair, reconstruction, rehabilitation, addition, or
60 other improvement of a structure, the cost of which equals or exceeds 50 percent of the market
61 value of the structure before the "start of construction" of the improvement. This term includes
62 structures which have incurred "substantial damage", regardless of the actual repair work
63 performed. For the purposes of this definition "substantial improvement" is considered to occur
64 when the first alteration of any wall, ceiling, floor, or other structural part of the building
65 commences, whether or not that alteration affects the external dimensions of the structure. The
66 term does not, however, include either:

67 a. Any project for improvement of a structure to **correct** ~~comply with existing~~ violations
68 **that have been previously cited based on** ~~of~~ state or local health, sanitary, or safety code
69 specifications which are the minimum necessary to assure safe living conditions, or

70 b. Any alteration of a "historic structure" listed on the National Register of Historic
71 Places or a State Inventory of Historic Places, provided that the alteration will not preclude the
72 structure's continued designation as a "historic structure."

73
74 Section 2. HCC 21.41.040, Basis for establishing flood hazard areas, is amended to read
75 as follows:

76
77 21.41.040 Basis for establishing flood hazard areas. The areas of special flood hazard
78 identified by the Federal Insurance Administration in a scientific and engineering report entitled
79 "The Flood Insurance Study for the City of Homer, Alaska," dated ~~September 25, 2009~~
80 **November 6, 2013**, with accompanying Flood Insurance Rate Maps (FIRM), are hereby adopted
81 by reference and declared to be a part of this ordinance. The Flood Insurance Study and FIRM
82 **are** ~~is~~ on file in the Planning **Department** ~~and Zoning office.~~

83
84 Section 3. HCC 21.41.200 Standards ~~all~~ flood hazard areas, is amended by adding
85 paragraph (b)(4) to read as follows:

86
87 4. Accessory structures shall be constructed and placed on the building site so as
88 to offer minimum resistance to the flow of flood waters; shall be anchored to prevent
89 flotation which may result in damage to other structures; shall have only service utilities
90 such as electrical and heating equipment that are elevated or flood-proofed; and shall
91 have openings as required by HCC 21.41.220(a)(2)(ii), (iii) and (iv). No elevation

92 certificate or variance is required for a development determined by the City to be an
93 accessory structure

94
95 Section 4. Subsection (b) of HCC 21.41.220, Standards—where base flood elevation data
96 is provided, is amended to read as follows:

97
98 b. Nonresidential Construction. New construction and substantial improvement of any
99 commercial, industrial or other nonresidential structure shall either have the lowest floor,
100 including basement, elevated ~~to the level of the~~ **one foot above** base flood elevation; or, together
101 with attendant utility and sanitary facilities, shall:

102 1. Be flood proofed so that ~~below~~ **one foot above** the base flood level the
103 structure is water tight with walls substantially impermeable to the passage of water;

104 2. Have structural components capable of resisting hydrostatic and hydrodynamic
105 loads and effects of buoyancy;

106 3. Be certified by a registered professional engineer or architect that the standards
107 of this subsection are satisfied. Such certifications shall be provided to the official as set
108 forth in HCC § 21.41.090(d)(2);

109
110 Section 5. This Ordinance is of a permanent and general character and shall be included
111 in the City Code.

112
113 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of
114 _____ 2013.

115
116 CITY OF HOMER

117
118
119
120 _____
121 MARY E. WYTHE, MAYOR

122 ATTEST:
123
124
125 _____
126 JO JOHNSON, CMC, CITY CLERK

127
128
129
130
131
132
133
134 YES:
135 NO:
136 ABSTAIN:
137 ABSENT:

138 First Reading:
139 Public Hearing:
140 Second Reading:
141 Effective Date:

142
143
144
145

146 Reviewed and approved as to form:

147
148
149

150 _____
Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

151
152
153

Date: _____

Date: _____



City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

Memorandum 13-111

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
FROM: RICK ABOUD, CITY PLANNER
DATE: July 22, 2013
SUBJECT: Homer Flood Code

Introduction: The flood maps and accompanying code regarding regulation of the floodplain allow citizens of Homer to qualify for federally guaranteed flood insurance. Additionally, Homer's participation allows the city qualify for federal funds funds for disaster assistance and hazard mitigation. Dotti Harness-Foster worked on a longer staff report that explains some of the changes in detail. I will provide a general overview with as little of jargon as possible.

Maps: FEMA initiated a new study of the Homer Spit. As a result of the study (and some of my own analysis and input), new maps have been produced that more accurately portray the actual flood risks prevalent from the base of the spit till the end. The maps before you nearly always show a new risk that is less than that of the previous maps, which is an accurate measure of the current conditions.

Several notices of all the property owners in the areas subject to change have gone out with invitations to attend a workshop with FEMA and to attend subsequent meetings and a public hearing at the Planning Commission. All response we have had with land owners have been positive.

Code: Accessory structures did have the non-qualitative reference to "low cost" removed. Then the Attorney removed the standards from the definition as it is poor procedure for writing code. My further review shows that "accessory structures" are not referred to anyplace else in code and therefor would be regulated as any "residential" or "nonresidential" structure would and is probably not necessary to address. I will review this further as we adopt the next revised maps in the next year.

Amendments adding the term LiMWA (line 55) adds language recommended by FEMA as does the reference to "previously site" violations on lines 65-66.

The last changes amend the reference date of the new maps and bring the standard for nonresidential construction up to that of residential construction making the code consistent. The changes in code will help us prepare for admission to a program that can reduce the costs of flood insurance for the citizens of Homer.

The requirements for adopting title 21 have been addressed as follows.

Per HCC 21.95.040, the Planning Department shall review each amendment to title 21. This review is complete and addressed in memorandum 13-01 to the Planning Commission.

Additionally, Per HCC 21.95.060, the Planning Commission shall review each proposed amendment to title 21. This review is now complete. At the July 17th Regular Meeting, a motion was approved to forward the changes to the flood code to the City Council.

Recommendation:

The Homer Advisory Planning Commission and Planning Department recommends adoption of the amended Flood Prone Areas.

Attachments:

Staff Report 13-55

Memorandum 13-01

Ordinance

Planning Commission Minutes



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

STAFF REPORT PL 13-55

TO: Homer Advisory Planning Commission (HAPC)
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: July 17, 2013
SUBJECT: Draft Ordinance 13-xx adopting Flood Insurance Rate Maps (FIRM) dated November 6, 2013 and amending HCC 21.41 Flood Prone Areas.

Requested Action: Discuss and recommend approval to the City Council

Introduction: The Federal Emergency Management Agency (FEMA) has issued new floodplain maps for the Homer Spit which represents the 1% chance of a flood event happening in any given year.

The map adoption process is two-fold; the maps themselves must be adopted and the City's Floodplain code must be updated. FEMA backed flood insurance policies are only available to citizens in communities that participate in the National Flood Insurance Program (NFIP). Homer is a NFIP community so the City must adopt these new maps and the code amendments by November 6, 2013. The first step is for the HAPC to review the map and code amendments, and then forward a recommendation to the City Council for adoption.

Background: In 1999, FEMA produced Flood Insurance Rate Maps (FIRM), but the City did not join the program. In 2003, after the declaration of disaster from the 2002 floods, the City of Homer joined the NFIP, and adopted flood maps and standards for development in flood zones. Since then engineers, surveyors and the City have disputed the flood elevations on the maps, particularly on the Spit. In 2008 FEMA agreed to resolve the inconsistencies with a new coastal study. In 2008-9 engineers performed 25 surveyed transects perpendicular to the Homer Spit. This elevation data combined with hydrologic (peak flood discharge and frequency) and hydraulic (water elevation) analysis, wave height analysis and storm-surge data. This work led to the creation of the maps now presented to the Commission. Although FEMA's study was focused on the Spit, they re-published maps for the entire City. All reference in code to the 2009 adopted maps will now be changed to the 2013 maps.

"Flood language" is full of acronyms; starting with the Base Flood Elevation or BFE which means the site has a 1% annual chance of a flood at a certain elevation. The FEMA maps also indicate type of flood zones. For example: the Spit has three flood zones:

Velocity Zone with Elevation determined (**VE**) wave height greater than 3 ft; and
AE Zone refers to "coastal AE zones" with stillwater Elevations determined (**AE**) with wave height less than 3.0 ft; Zone X which refers to the 0.2%, or 500yr annual chance of a flood event.

Both the zone and the elevation are noted in the Flood Insurance Study (FIS) and on the new flood maps. For example, **VE 25** means **V**elocity zone with a Base Flood **E**levation of **25** feet. These flood elevations are based on the North American Vertical Datum of 1988 (NAVD88) which is different from a tide elevation. To convert NAVD88 to Mean Lower Low Water (MLLW) add approximately 4 feet.

Map changes: The proposed maps illustrate both the zone and the elevation. For example the Land’s End Condominium area goes from an AO 9999 (undetermined elevation) to AE 25 (AE Zone with a BFE of 25 ft). The land around the hockey rink will go from a VE24 (Velocity Zone at 24 ft) to an AE 22 (type of flooding at 22 ft).

SITE	CURRENT FLOOD ZONE & ELEVATION	PROPOSED FLOOD ZONE & ELEVATION
Land’s End Condominiums	AO 9999 (undetermined elevation) & VE 24	AE 25
Land’s End Hotel	VE 28	AE 25
East of Ice Dock Rd	AO 9999 (undetermined elevation)	VE 23
Chip pad area	AO 9999 (undetermined elevation)	0.2% or 500 yr. chance of flood event.
Fishing hole area	VE 24	AE 20, AE 22 and 0.2% or 500 yr.
Hockey rink area	VE 24	AE 22
Mariner Slough area	VE 32	VE 20

Flood insurance rates are dependent on how high the structure is elevated so to allow a 1% flood event to flow under/through or around a structure. In most part, Homer’s Floodplain code requires structures to be elevated one foot above the BFE, also known as BFE +1 which reduces risks and flood insurance premiums.

Community Rating System (CRS) is a program in which participating communities gain Flood Insurance discounts based on activities identified by FEMA to reduce risks associated with flood events. Flood insurance costs for all city residents (whether or not they are in a mapped flood zone) are reduced according to the value assigned to the activities. Seward, Valdez and Anchorage are examples of CRS communities in Alaska. Communities are given CRS “credits” for adopting and maintaining high standards. Homer is already doing the following activities which would provide a 10-15 % discount on all flood insurance policies within the City including:

- Elevation Certificates (Planning Office)
- Flood map information (Planning Office)
- Flood and drainage outreach (Planning and Public Works)
- Open Space Preservation (The Spit has Conservation and Open Space Zones)
- Stormwater Management (Planning and Public Works)

The FEMA specialists had all indicated that with the new Flood Insurance Rate Maps (FIRM) it’s time for Homer to apply for the CRS. The Planning staff has the training and background to apply and several of the recommendations in this report, would support a CRS application. The Planning staff has called CRS communities in Alaska to discuss the staff time needed to maintain a CRS designation. For a community of Homer’s size, 1-3 hours of staff time per year is needed to submit the year-end report to FEMA.

Floodplain code amendments: One of FEMA’s Floodplain Management Specialists, Karen Wood-McGuinness, reviewed Homer’s Floodplain code and recommended several amendments. Some of the amendments are required; others should be discussed by the HAPC with recommendations forwarded to

City Council. These amendments will make Homer's Floodplain code more consistent, easier to administer and could make the City eligible for additional reduction in Flood Insurance Rates through the Community Rating System (CRS).

Staff recommends these five amendments, and provides an analysis:

1. Update the "Accessory structures" definition.
2. Require "Accessory structures" below the BFE to have openings to allow water flow.
3. Update the "Coastal High Hazard Area" definition to include Limited Wave Action zone.
4. Update the "Substantial improvement" definition.
5. Raise the "Base Flood Elevation" (BFE) and flood proofing for nonresidential structures, HCC 21.41.220(b) & 21.41.220(b)(1).

1. Recommended. Update the "Accessory structures" definition, HCC 21.41.030.

HCC 21.41.030: "Accessory structures" means ~~low-cost~~ buildings such as detached garages, boat houses, ~~small poles~~, not to be used for human habitation, shall be constructed and placed on the building site so as to offer minimum resistance to the flow of flood waters; shall be anchored to prevent flotation which may result in damage to other structures; and service utilities such as electrical and ~~hearting~~ equipment shall be elevated or flood-proofed; **and shall have openings per HCC 21.41.220(a)(2)(ii, iii & iv).** No elevation certificate or variance is required for a development determined by the City to be an accessory structure.

Analysis: The FEMA specialist and staff recommend an amendment to the "**Accessory structures**" definition, HCC 21.41.030. Our current "accessory structure" definition uses the term "low cost." What is "low cost" to one family may not be "low cost" to another. ~~Small poles~~ and ~~hearting~~ appear to be type errors in the existing code.

2. Required. FEMA requires that an "**Accessory structure**" below the Base Flood Elevation must have openings that allow the free movement of water. The requirements for the opening are outlined in HCC 21.41.220(a)(2)(ii, iii & iv).

Analysis: Staff recommends the above amendments to improve the consistency in Title 21, to correct a type error, and to improve safety by allowing the free movement of water.

3. Recommended. Update the "Coastal High Hazard Area" to include "Limit of Moderate Wave Action" the LiMWA zone.

The FEMA specialists recommend an update to the "Coastal high hazard area" definition to include the "Limit of Moderate Wave Action" (LiMWA) zone. Homer does not have any LiMWA flood zones, but adding it to the definitions will contribute to gaining CRS credits.

"Coastal high hazard area" means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1-V30, VE ~~or V~~ **and LiMWA**"

Analysis: The Homer Spit flood maps identify two flood zones: The AE zone is an area with a 1% chance of stillwater less than 3 feet. The VE zone is an area with a 1% chance of wave height **greater than 3 feet**. In response to significant coastal damage in the A zones caused by wave heights greater than 1.5 feet, FEMA implemented the LiMWA zone in 2009. The LiMWA zone is an “informational layer to assist in safe building practices” and is recommended by the 2006 International Building Code.

The Homer Spit remapping project began before 2009, so our maps do not show LiMWA zones. However, including the LiMWA designation within the “Costal high hazard area” definition helps Homer earn credits for the Community Rating System. For these reasons, the planning staff also recommends this amendment.

4. Required. FEMA requires an update to the “Substantial improvement” definition, HCC 21.41.030

“Substantial improvement” means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

a. Any project for improvement of a structure to comply with existing violations **that have been previously cited based** ofn state or local health, sanitary, or safety code specifications which are the minimum necessary to assure safe living conditions, or

Analysis: After a flood event, the community is inundated with decisions to rebuild, or not. FEMA has specific standards for determining if a structure can be repaired, known as “Substantial improvement” if the costs of the repair exceeds 50% of the market value of the structure. In the past, the term, “Substantial Improvements” included “existing violations.” FEMA now requires communities to amendment the “Substantial Improvement” definition to include “**violations that have been previously cited.**”

5. Recommended. Raise the “Base Flood Elevation” (BFE) for nonresidential structures.

HCC 21.41.220(b). Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated ~~to the level of the~~ **one foot above** base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be flood proofed so that ~~below~~ **one foot above** the base flood level the structure is water tight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in HCC § 21.41.090(d)(2);

Analysis: Homer’s flood standards require that all structures to be built to BFE +1 with one exception. The exception allows ‘non residential’ structures in the AE zones to be built at BFE. Staff recommends amending to require all structures be built to BFE +1. This amendment would provide:

- Consistent elevation requirements with all the flood zones and types of structures
- Ease of administering
- Elimination of contradictory code
- Reduced flood insurance rates

Here are two examples of how the contradictory code language could be very costly:

A ‘non residential’ structure built at BFE, is then changed to a residence. A residence is supposed to be built to BFE +1. The property owner seeks to purchase flood insurance of the “noncompliant” residence. Ouch, that’s an expensive policy because the home is too low.

A ‘non residential’ structure that is built at BFE and ‘flood proofed’ refers to building a structure that is impermeable to water. If the structure is flood proofed and not elevated, the flood insurance rate is calculated as if the structure is at BFE -1. 7 Despite the owner’s due diligence in meeting the flood requirements, a flood insurance policy for a structure at a BFE **-1**, is a very expensive policy. (HCC 21.41.220(b)(5)).

Staff Recommendation: Discuss and recommend approval to the City Council

Att: Ordinance 13-xx
Memorandum 13-01

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

3 Planning

4 **ORDINANCE 13-**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HCC 21.41.030, DEFINITIONS, HCC 21.41.040, BASIS FOR
8 ESTABLISHING FLOOD HAZARD AREAS, HCC 21.41.200, STANDARDS–
9 ALL FLOOD HAZARD AREAS, AND HCC 21.41.220, STANDARDS–
10 WHERE BASE FLOOD ELEVATION DATA IS PROVIDED, TO ADOPT THE
11 FLOOD INSURANCE RATE MAPS DATED NOVEMBER 6, 2013, AND
12 CODE REVISIONS RECOMMENDED BY FEMA.

13
14 WHEREAS, The City must participate in the National Flood Insurance Program to be
15 eligible for emergency federal funding in case of disaster; and

16
17 WHEREAS, FEMA has conducted a national map modernization program to switch from
18 paper flood insurance rate maps to digital maps; and

19
20 WHEREAS, As part of the program the Homer maps have been updated; and

21
22 WHEREAS, The Flood Insurance Rate Maps dated November 6, 2013 must be adopted
23 by the City in order for the City to continue to participate in the floodplain program; and

24
25 WHEREAS, The City’s floodplain code was reviewed by FEMA and found to need
26 minor adjustments to be compliant with the requirements of the National Flood Insurance
27 Program; and

28
29 WHEREAS, It is in the City’s best interest to require all structures to be elevated one foot
30 above the base flood elevation; and

31
32 WHEREAS, The 2010 Homer Spit Comprehensive Plan within the City of Homer
33 Comprehensive Plan of 2008, Section 3, Goal 1.4, states, “All development should recognize,
34 value and complement the unique natural resources on the Homer Spit”; and

35
36 WHEREAS, The Homer Advisory Planning Commission conducted a public hearing on
37 July 17, 2013, and recommend that the City Council adopt this ordinance.

38
39 THE CITY OF HOMER ORDAINS:

40
41 Section 1. The definitions of “Accessory Structures,” “Coastal high hazard area” and
42 “Substantial improvement” in HCC 21.41.030, Definitions, are amended to read as follows:

43
44 "Accessory structures" means ~~low-cost~~ buildings such as detached garages, **and** boat
45 houses, ~~small poles,~~ **that are** not **designed or intended** to be used for human habitation, ~~shall be~~
46 ~~constructed and placed on the building site so as to offer minimum resistance to the flow of flood~~

47 ~~waters; shall be anchored to prevent flotation which may result in damage to other structures;~~
48 ~~and service utilities such as electrical and heating equipment shall be elevated or flood proofed.~~
49 ~~No elevation certificate or variance is required for a development determined by the City to be an~~
50 ~~accessory structure.~~

51
52 "Coastal high hazard area" means an area of special flood hazard extending from offshore
53 to the inland limit of a primary frontal dune along an open coast and any other area subject to
54 high velocity wave action from storms or seismic sources. The area is designated on the FIRM
55 as Zone V1-V30, VE, ~~or V~~ **and LiMWA.**

56
57 "Substantial improvement" means any repair, reconstruction, rehabilitation, addition, or
58 other improvement of a structure, the cost of which equals or exceeds 50 percent of the market
59 value of the structure before the "start of construction" of the improvement. This term includes
60 structures which have incurred "substantial damage", regardless of the actual repair work
61 performed. For the purposes of this definition "substantial improvement" is considered to occur
62 when the first alteration of any wall, ceiling, floor, or other structural part of the building
63 commences, whether or not that alteration affects the external dimensions of the structure. The
64 term does not, however, include either:

65 a. Any project for improvement of a structure to **correct** ~~comply with existing~~ violations
66 **that have been previously cited based on** ~~of~~ state or local health, sanitary, or safety code
67 specifications which are the minimum necessary to assure safe living conditions, or

68 b. Any alteration of a "historic structure" listed on the National Register of Historic
69 Places or a State Inventory of Historic Places, provided that the alteration will not preclude the
70 structure's continued designation as a "historic structure."

71
72 Section 2. HCC 21.41.040, Basis for establishing flood hazard areas, is amended to read
73 as follows:

74
75 21.41.040 Basis for establishing flood hazard areas. The areas of special flood hazard
76 identified by the Federal Insurance Administration in a scientific and engineering report entitled
77 "The Flood Insurance Study for the City of Homer, Alaska," dated ~~September 25, 2009~~
78 **November 6, 2013**, with accompanying Flood Insurance Rate Maps (FIRM), are hereby adopted
79 by reference and declared to be a part of this ordinance. The Flood Insurance Study and FIRM
80 **are** ~~is~~ on file in the Planning **Department** ~~and Zoning office.~~

81
82 Section 3. HCC 21.41.200 Standards—all flood hazard areas, is amended by adding
83 paragraph (b)(4) to read as follows:

84
85 4. Accessory structures shall be constructed and placed on the building site so as
86 to offer minimum resistance to the flow of flood waters; shall be anchored to prevent
87 flotation which may result in damage to other structures; shall have only service utilities
88 such as electrical and heating equipment that are elevated or flood-proofed; and shall
89 have openings as required by HCC 21.41.220(a)(2)(ii), (iii) and (iv). No elevation
90 certificate or variance is required for a development determined by the City to be an
91 accessory structure
92

137 Reviewed and approved as to form:

138

139

140

141 _____
Walt E. Wrede, City Manager

142 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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

Memorandum 13-01

TO: Homer Advisory Planning Commission
FROM: Rick Abboud
DATE: July 17, 2013
SUBJECT: Draft Ordinance 12-xx, adopting Flood Insurance Rate Maps (FIRM)
dated November 6, 2013 and amending HCC 21.41 Flood Prone Areas.

This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.040.

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The proposed amendments are consistent with the Comprehensive Plan and support several objectives in the Land Use Chapter including; developing clear and well-defined land use regulations, requiring development practices that protect environmental functions, and encouraging high quality site design and buildings..

b. Will be reasonable to implement and enforce.

Staff response: The proposed amendment provide a clear direction to the delineation of lands for regulation and clear guidelines for the development of those lands as recommended by the Federal Emergency Management Agency (FEMA).

c. Will promote the present and future public health, safety and welfare.

Staff response: The proposed amendments have been crafted with the specific goal of protecting life and property in relation to scientifically identified and delineated hazards to the citizens of Homer Alaska.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

21.95.010 Initiating a code amendment.

Staff response: The code amendment was initiated by the City Planner as permitted by HCC 21.95.010(d)

21.95.030 Restriction on repeating failed amendment proposals.

Staff response: This section of code is found to be not applicable.

HOMER ADVISORY PLANNING COMMISSION
JULY 17, 2013
REGULAR MEETING

Excerpt from Meeting Minutes:

C. Staff Report PL 13-55, Spit Flood Insurance Rate Maps (FIRM) and amend Floodplain Code

City Planner Abboud reviewed the staff report.

Chair Venuti opened the public hearing.

Donna Rae Faulkner commented that she thinks this is good news as it helps to lower insurance rates. She asked if it helps for disaster assistance. City Planner Abboud explained that this is an important step in being eligible to receive funds should a disaster occur.

There were no further comments and the hearing was closed.

SLONE/HIGHLAND MOVED FOR THE APPROVAL OF STAFF REPORT 13-55 WITH STAFF FINDINGS.

There was brief discussion about moving this to Council.

VOTE: YES: HIGHLAND, SONNEBORN, STEAD, VENUTI, SLONE

Motion carried.

HIGHLAND/SLONE VOTE: MOVED TO RECOMMEND THIS BE FORWARDED TO CITY COUNCIL FOR ADOPTION.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-33

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets.

Sponsor: City Manager/Finance Director

1. City Council Regular Meeting August 12, 2013 Introduction
 - a. Memorandum 13-116 from Personnel Director as backup
2. City Council Regular Meeting August 26, 2013 Public Hearing and Second Reading
 - a. Memorandum 13-116 from Personnel Director as backup

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

3 City Manager/
4 Finance Director

5 **ORDINANCE 13-33**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
8 ALASKA, AMENDING THE FY 2013 OPERATING BUDGET
9 TO PROVIDE FOR NECESSARY MID-YEAR ADJUSTMENTS
10 BY APPROPRIATING AND TRANSFERRING FUNDS FROM
11 THE GENERAL FUND, WATER AND SEWER, AND PORT
12 AND HARBOR RESERVE FUNDS TO THE HEALTH
13 INSURANCE FUND, AND THE LIBRARY, FIRE
14 DEPARTMENT, INFORMATION TECHNOLOGY, AND PORT
15 AND HARBOR BUDGETS.
16

17 WHEREAS, The City has experienced unanticipated and necessary expenditures during
18 this fiscal year (FY 2013) which were not included in the adopted FY 2013 Operating Budget;
19 and

20 WHEREAS, These expenditures include deficit spending in the Health Insurance Plan,
21 capital improvements to leased property, emergency / health and safety equipment purchases,
22 and projected cost overruns in operating budgets; and

23
24 WHEREAS, It is necessary and appropriate to adopt a mid-year budget amendment in
25 order to fully fund City operations.

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

28
29 Section 1. The City Council hereby appropriates and transfers \$800,000 from the
30 General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance
31 Fund to cover the FY 2012 deficit and the projected deficit in 2013 as follows:
32

33 **Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-100	General Fund Reserve	\$584,000
256-378/379	Water Reserve	\$ 44,000
256-379	Sewer Reserve	\$ 44,000
456-380	Port and Harbor Reserve	<u>\$128,000</u>
	Total	\$800,000

41 **Transfer To:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
43 600-800	Health Insurance Plan	\$800,000

44

45 Section 2: The City Council hereby appropriates and transfers \$1,910 from the General
46 Fund Reserve to the Library Reserves to fully fund an authorized software purchase and resolve
47 a conflict between the amount needed and authorized in Ordinance 12-33 (A) (S) and
48 Memorandum 12-115, as follows:

49

50 **Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
52 156-375	General Fund Reserve	\$1,910

53

54 **Transfer To:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
56 156-390	Library Reserves	\$1,910

57

58 Section 3: The City Council hereby appropriates and transfers \$8,700.00 from the
59 General Fund Reserve to the Fire Department Depreciation Reserve for emergency procurement
60 of new fire hose to replace hose that must be taken out of service due to age and inspection
61 failure as follows:

62

63 **Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
65 156-375	General Fund Reserve	\$8,700

66

67 **Transfer to:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
69 156-393	Fire Department Depreciation	\$8,700

70

71 Section 4: The City Council hereby amends the FY 2013 Budget by de-obligating
72 \$89,000 of the \$93,000 appropriated from the Fire Department Depreciation Reserve for
73 acquisition of SCBA equipment upgrades to reflect that fact that a grant ultimately provided
74 most of the funds needed as follows:

75

76 **Amendment:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
78 156-393	SCBA Equipment Upgrades	\$4,000

79

80 Section 5. The City Council hereby amends the budget by appropriating \$5,137 from the
81 Information Technology Reserves for emergency acquisition of network switches at City Hall as
82 follows:

83

84 **Expenditure:**

85

<u>Account</u>	<u>Description</u>	<u>Amount</u>
87 156-398	IT Reserves	\$5,137.62

88

89 Section 6. The City Council hereby appropriates \$19,000 from the Port and Harbor
90 Depreciation Reserves for engineering and design work related to drainage improvements on
91 leased property and purchase of OSHA required safety equipment on the docks as follows:

92

93 **Expenditure:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
94 456-380	Design / Drainage Improvements	\$14,000
95 456-380	OSHA Safety Equipment	<u>\$ 5,000</u>
96		\$19,000

97

98 Section 7. The City Council hereby appropriates / transfers \$17,500 from the Port and
99 Harbor Reserves to the Port and Harbor Operating Budget for unanticipated cost overruns in
100 advertising and credit card fees as follows:

101

102 **Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
103 456-380	Port & Harbor	
104	Depreciation Reserves	\$17,500

105

106 **Transfer To:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
107 400-600-5227	Advertising	\$ 2,500
108 400-600-5252	Credit Card Expense	<u>\$15,000</u>
109		\$17,500

110

111

112 Section 8. This is a budget amendment ordinance only, is not permanent in nature, and
113 shall not be codified.

114

115 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day
116 of _____, 2013.

117

118

119

CITY OF HOMER

MARY E. WYTHE, MAYOR

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ATTEST:

JO JOHNSON, CMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



Memorandum 13-116

TO: MAYOR WYTHE AND CITY COUNCIL
THROUGH: Walt Wrede, City Manager
FROM: Andrea Petersen, Personnel Director
Zhiyong Li, Finance Director
DATE: August 6, 2013
SUBJECT: Health Insurance Mid-Year Budget Adjustment

The 2012 Health Insurance Fund went over budget by approximately \$641,000. This resulted in the Health Insurance Reserve Fund having a deficit of \$226,827. Additionally, the current 2013 funding level for the Health Insurance Fund will fall short of the total projected expenses by approximately \$530,000. It is the recommendation of the Personnel Director, Finance Director, and our benefits consultant to fund an additional \$800,000 to the Health Insurance Fund to cover the 2012 loss and the projected 2013 loss. Any balance at the end of 2013 will help rebuild the Health Insurance Reserve account. Administration is working with the City's benefits consultant, Jeff Paxton, to reduce the 2014 health insurance expenditures.

Recommendation: Transfer \$800,000 to the Health Insurance Account from the following:

General Fund	100-100	\$ 584,000.00
Water	256-378	\$ 44,000.00
Sewer	256-379	\$ 44,000.00
Port& Harbor	456-380	\$ 128,000.00
Health Reserve	600-800	\$ 800,000.00

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-35

An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 1.71, Water and Sewer Advisory Commission.

Sponsor: Zak

1. City Council Regular Meeting August 26, 2013 Introduction

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

Zak

3
4 **ORDINANCE 13-35**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA, ENACTING HOMER CITY CODE CHAPTER 1.71,
8 WATER AND SEWER ADVISORY COMMISSION.
9

10 WHEREAS, The Council established a Water and Sewer Rate Task Force to review the
11 rate model for water and sewer rates and propose water and sewer rates for the Council to adopt
12 in 2013; and
13

14 WHEREAS, After considering the report of the Water and Sewer Rate Task Force and
15 extensive public testimony, the Council on August 12, 2013 adopted Resolution 13-048(S-2)(A-
16 3) establishing new water and sewer rates effective January 1, 2014; and
17

18 WHEREAS, The recently completed process of adopting new water and sewer rates
19 demonstrated the value of detailed technical review of proposed rate models and other water and
20 sewer utility issues; and
21

22 WHEREAS, It is in the best interest of the City and its water and sewer ratepayers to
23 establish a permanent water and sewer advisory commission to advise the Council on water and
24 sewer utility issues, including the development of appropriate water and sewer rate structures.
25

26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
27

28 Section 1. Homer City Code Chapter 1.71, Water and Sewer Advisory Commission, is
29 hereby enacted to read as follows:
30

31 Chapter 1.71
32 WATER AND SEWER ADVISORY COMMISSION
33

34 Sections:
35

- 36 1.71.010 Commission--Creation and membership.
37 1.71.020 Commission--Terms of members.
38 1.71.030 Proceedings of the commission.
39 1.71.040 Duties and responsibilities of the commission.
40

41 1.71.010 Commission--Creation and membership. a. There shall be a City of Homer
42 Water and Sewer Advisory Commission, referred to in this chapter as the commission. The
43 commission shall consist of seven members nominated by the mayor and confirmed by the
44 council. Not more than two members of the commission may reside outside the city.

45 b. The commission annually shall elect a chair and vice chair from its membership. The
46 chair shall preside at meetings of the commission and perform such other duties as the

47 commission may assign. The vice chair shall act as chair in the chair's absence.

48 c. The mayor, city manager, public works director and finance director, or the designee of
49 any of them, may participate in the deliberations of the commission as consulting members in
50 addition to the appointed members, but shall have no vote.

51
52 1.71.020 Commission--Terms of members. a. Members appointed to the commission
53 upon its formation shall serve staggered terms as follows:

- 54 1. Three members shall be appointed for three-year terms;
- 55 2. Two members shall be appointed for two-year terms; and
- 56 3. Two members shall be appointed for one-year terms.

57 b. Upon the expiration of the term of an initial commission member, the successor shall
58 be appointed for a three-year term. A vacancy on the commission occurring before the
59 expiration of a term shall be filled for the remainder of the term.

60 c. The commission may remove a member with unexcused absences from two
61 consecutive regular commission meetings.

62
63 1.71.030 Proceedings of the commission. The commission shall meet regularly once in
64 each month when there is business pending before it, and at the call of the chair. Minutes shall be
65 kept of the commission's proceedings, which shall record the vote of each member upon every
66 question.

67
68 1.71.040 Duties and responsibilities of the commission. a. The Commission shall advise
69 the mayor, council and city manager on issues regarding the planning, development,
70 management, facilities, revenue requirements and rates and charges of the city water and sewer
71 utilities.

72 b. The commission shall consider a proposal, issue or project regarding the city water or
73 sewer utilities that the council refers to it, and report its findings or recommendations thereon
74 directly to the council unless the council directs otherwise.

75 c. In the course of performing its duties, the commission may direct inquiries to city
76 water and sewer utility staff only through the city manager, and except as provided in (b) of this
77 section, in its discretion report its findings and recommendations to either or both the mayor and
78 council and the city manager.

79 d. The council from time to time may review and revise the duties and responsibilities of
80 the Commission.

81
82 Section 2. This Ordinance is of a permanent and general character and shall be included
83 in the City Code.

84
85 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
86 _____ 2013.

87
88 CITY OF HOMER
89
90

MARY E. WYTHE, MAYOR

91
92
93
94 ATTEST:

95
96
97 _____
98 JO JOHNSON, MMC, CITY CLERK
99

100
101
102 YES:

103 NO:

104 ABSTAIN:

105 ABSENT:

106
107 First Reading:

108 Public Hearing:

109 Second Reading:

110 Effective Date:

111
112 Reviewed and approved as to form.

113
114 _____
115 Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

116
117 Date: _____

Date: _____

118
119
120 Fiscal Note: NA

CITY MANAGER'S REPORT



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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MANAGER'S REPORT

August 26, 2013

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Gasline Progress: Enstar reports that the pipeline purge which occurred on Friday was successful. This means that the main trunk line from Anchor Point is now filled with gas all the way to the High School and the Methodist Church. The next step is to start purging the smaller main lines in the distribution system. Once that occurs, people can start hooking up. UTI reports very good progress on the distribution system. They plan on bringing in a second crew soon and will be working right up to the Holidays if weather permits. Enstar has started preliminary survey and permitting work on Phase II.
2. Coast Guard Commandant Visits Homer: The Commandant of the Coast Guard visited Homer for a few hours on Wednesday, the 21st. The Mayor, Bryan Hawkins, Katie Koester, and I had lunch with him and Senator Murkowski aboard the Hickory. We discussed City port and harbor projects that affect the Coast Guard, Coast Guard housing, and the future of the Coast Guard in Homer and the arctic.
3. Capital Projects: This agenda contains a new CP booklet and a draft resolution with the new top five project priorities. We have been discussing the top five as proposed at the workshop and it is obvious that some of these projects are not well defined or even close to "shovel ready" (especially the public safety building and the roads package). Therefore, if these projects remain on the priority list, we have some work to do between now and January when the legislature convenes. We have some suggestions about how to proceed; steps we can take between now and January to move these projects along and get them in a more "fundable" position. We hope to talk about this a little at the 4 PM workshop. Chief Painter and Chief Robl will both be at the workshop to answer questions about the public safety building and new fire department equipment.
4. New Superintendent at PW: The City has hired a new Public Works Superintendent to replace Jan Jonker who recently retired. His name is Richard Hill and his first day at work is August 27. Richard spent many years with the Nevada Department of Transportation as a superintendent for highways. His experience is well suited for this position. He recently moved to Homer. Please give him a warm welcome when you see him.
5. Proposed Code Amendment / Nonconforming uses: This agenda contains an ordinance, sponsored by the Mayor and the Manager that would amend the definition of "discontinued" when that term is applied to nonconforming uses. Right now, the code provides that if a nonconforming use is discontinued for a year, that use is no longer permitted and cannot continue. The proposed amendment essentially says that the clock stops if the owner dies and the transfer to the new owner is tied up for some legal reason, like probate court or any legal reason that would delay transfer of title or otherwise prevent the new owner from continuing the nonconforming use.

6. Capital Projects: The project ball just keeps rolling along. Give Carey a pat on the back when you see him. The new project manager, Dan Nelsen, has been a tremendous help. Contracts have recently been signed for the work on System 5 in the harbor and for demolition of the redwood tank. We recently signed an agreement with the Mental Health Trust which will allow construction of the revetment at the harbor entrance to proceed this fall. Construction of the new bathrooms is well underway, as is the new road LID project near the Ocean Shores Motel. The new port and harbor building committee is scheduled to meet soon. The design is well underway for the Skyline Fire station. This just scratches the surface. We can talk about this more at the meeting.
7. Police Department: The police have been very busy this summer. The statistical report and the number of overtime hours logged backs this up. The jail has been very busy. Problems recruiting and retaining qualified staff in dispatch continues to be a concern which we are attempting to address.
8. Library: The Library Director also reports heavy use of the library this summer. Statistics on visitation there will be available shortly. The library is a huge community asset and I wish I had a nickel for every time a visitor has told me that one of the highlights of their time in Homer was spending time at our magnificent library.
9. Planning Department / Planning Commission: Rick reports that the staff and the Commission are making good progress in knocking items off their work list. Much work has been completed. This work often flies under the radar but it is very important. Much of this work targets implementing adopted plans and working toward a healthy, safe, and attractive community which has a high quality of life and is vibrant economy. Rick asked if I or the Council had any specific new projects that we would like the staff and/or the PC to take on.
10. Finance Department: The finance department is working hard on the new budget and on implementing the new water and sewer rates. In the next few months, they will be sending out notices about the changes in the rates so no one is caught be surprise in January.

ATTACHMENTS

None



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Memorandum

TO: MAYOR WYTHER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: AUGUST 19, 2013
SUBJECT: INACTIVE RECORDS REPORT

In accordance with HCC 2.08.010(g), the City Clerk's office has completed its annual inactive records destruction process.

On June 21st, Department Heads were notified of the inactive records that were eligible for destruction, and as a result, 90 boxes of records were approved, pulled, and staged in the Council Chambers. Shred Alaska performed on-site shredding of 1,838 pounds of inactive records on August 8th. Shred Alaska travels from Anchorage to the Peninsula once a month to provide their on-site service and they deliver the shredded material to the landfill for recycle. This is the City Clerk's second year working with Shred Alaska for our inactive records destruction, and we have been very pleased with the efficiency of their service.

Copies of the Inactive Records Storage Forms and memorandums approving destruction are available in the City Clerk's office for review.

To date, the City Clerk's office has received 56 boxes of inactive records from various city departments, and those boxes have been logged in and stored in the storage areas located within City Hall. That number will likely increase by 20 to 30 boxes as we approach years end.

CITY ATTORNEY REPORT

COMMITTEE REPORTS

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

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

3 Mayor/City Council

4 **RESOLUTION 13-087**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING
7 THE 2014-2019 CAPITAL IMPROVEMENT PLAN AND
8 ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES
9 FOR FISCAL YEAR 2015.

10
11 WHEREAS, Duly published hearings were held on August 26 and September 9, 2013 in
12 order to obtain public comments on capital improvement projects and legislative priorities; and

13
14 WHEREAS, The Council received comments from all of the Commissions and held an all
15 day Worksession on August 17, 2013; and

16
17 WHEREAS, It is the intent of the City Council to provide the Governor, the State
18 Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding
19 sources with adequate information regarding the City's capital project funding needs.

20
21 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the
22 "City of Homer Capital Improvement Plan 2014-2019" is hereby adopted as the official 6-year
23 capital improvement plan for the City of Homer.

24
25 BE IT FURTHER RESOLVED that the following capital improvement projects are
26 identified as priorities for the FY 2015 State Legislative Request:

- 27
28 1. Water Storage/Distribution Improvements
29 2. Public Safety Building
30 3. Harbor Sheet Pile Loading Dock
31 4. Fire Department Fleet Management Plan
32 5. Local Roads

33
34 BE IT FURTHER RESOLVED that projects for the FY 2015 Federal Legislative Request
35 will be:

- 36 1. Deep Water/Cruise Ship Dock Expansion, Phase 1
37 2. East Boat Harbor

38
39 BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise the
40 appropriate State and Federal representatives and personnel of the City's FY 2015 capital project
41 priorities and take appropriate steps to provide necessary background information.

42
43 PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of
44 Homer on this 9th day of September, 2013.

45 **CITY OF HOMER**
46
47

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MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Administration

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Memorandum 13-121

TO: Mayor Wythe and Homer City Council
THROUGH: Walt Wrede, City Manager
FROM: Katie Koester, Community and Economic Development Coordinator
DATE: August 19, 2013
SUBJECT: CIP Recommendations

The purpose of this memo is to provide a summary of the recommendations Council made at the Saturday August 17th CIP work session for changes to the 2014-2019 City of Homer Capital Improvement Plan. No action can be taken at a work session, so all recommendations need to be voted on. Staff tried to synthesize the opinions of council members, however please examine the recommendations closely to make sure they reflect your wishes.

Legislative Request: Top 5

It appeared there was consensus to limit the Legislative Request to 5 projects (versus previous 15). Two new project descriptions were compiled after Saturday's work session: Fire Department Equipment Upgrades and East West Transportation Corridor. Both projects are compilations of existing CIP projects.

1. Water Storage/Distribution Improvements
2. Public Safety Building
3. Harbor Sheet Pile Loading Dock
4. Fire Department Equipment Upgrades
5. East to West Transportation Corridor

Federal Request

There was discussion about having a separate Federal Request. Resolution 13-087 includes a short list of projects that have a federal interest: Deep Water/ Cruise Ship Dock Expansion, Phase 1 and East Boat Harbor. Work is ongoing advocating for those projects.

**** Recommendation:** Postpone Resolution 13-087 to your September 9th meeting to give the public time to review and comment.

Projects to Remove From CIP (other than projects that are removed because funding has been secured)

Homer Education and Recreation Center: The Council would like to see consensus form the community on the future of a recreation facility before taking a position on this project.

Homer Coastal Trail: This project has some technical difficulties that would make it very difficult to build.

****Recommendation:** Move to delete Homer Education and Recreation Center, and Homer Coastal Trail from the 2014-2019 CIP.

Projects to Move from Mid-range to Long-range

Public Market: Design and Financing Plan: Move to long term due to lack of interest from the farming community.

Bridge Creek Watershed Acquisition: The City sets aside funding for this type of land purchase and takes advantage of the opportunity to purchase land when it is available. This project does not need to be prominently on the CIP.

Alternative Water Source: Population growth has been less than anticipated eliminating the short term need for an alternative water source.

Ocean Drive Reconstruction with Turning Lane: This is a State project. There is little demand for a turning lane outside of busy summer Saturday market days. The State has expressed no interest in the project.

****Recommendation:** Move to send the projects Public Market: Design and Financing Plan, Bridge Creek Watershed Acquisition, Alternative Water Source, and Ocean Drive Reconstruction with Turning Lane to the long-range section of the 2014-2019 CIP.

Projects Staff Needs Clarification from Council on:

Horizon Loop Trail: At the Saturday worksession, some council members wanted to remove this project, others wanted to direct staff to work on advancing the project and potentially dedicate HART funds.

****Recommendation:** Clarify the Council's wishes for Horizon Loop Trail.

Proposed New Projects:

Projects submitted by Departments:

IT Server Virtualization and WMAN Improvements: Consensus was to not make this a CIP request and consider funding it outright.

South Peninsula Firearms Training Facility: Thought his project is currently incorporated into the Public Safety project description, the need is such that the Department also submitted it as a stand alone project depending on what project gets completed first, gains the most traction, etc. It is common to have a portion of a project bundled somewhere else (for example, Main Street Intersection and Reconstruction has been a stand alone project while Main Street Intersection is incorporated into a separate CIP request, Homer Intersection Improvements.)

****Recommendation:** Make a motion reflective of the Council's wishes of which City projects to add to the 2014-2019 CIP.

Non-City CIP projects need to be voted on to be added to the 2014-2019 CIP:

- Homer Senior Citizens: Natural Gas Conversion
- South Peninsula Hospital: Site Evaluation and Planning for Hillside Reinforcement
- Kenai Peninsula Borough: Homer High School Turf Field

- Kachemak Ski Club: Ohlson Mountain Rope Tow Safety Equipment Upgrade
- Kachemak Shellfish Growers Association: Kachemak Shellfish Hatchery

****Recommendation:** Make a motion reflective of the Council's wishes of which non-City projects to add to the 2014-2019 CIP.

All recommendations made will be incorporated into a new version of the 2014-2019 CIP for Council review at the September 9th meeting.



Memorandum 13-124

TO: Mayor Wythe and Homer City Council
THROUGH: Walt Wrede, City Manager
FROM: Katie Koester, Community and Economic Development Coordinator
DATE: August 21, 2013
SUBJECT: CIP Projects: Public Safety Building and East to West Transportation Corridor

The purpose of this memo is to provide background and request clarification from Council on the CIP projects Public Safety Building and East to West Transportation Corridor.

Public Safety Building

The current Homer Police Station was built in 1979 and the Fire Hall in 1980. The need for replacement facilities for the aging Police and Fire Stations are not new; when looking at old CIPs I found some portion of the proposed project on the CIP as far back as I tracked, 2000, though from 2007-2011 it was listed in the long-range section of the book.

In 2006 Special Project Coordinator Anne Marie Holen prepared a memo for Council analyzing the space needs for a joint public safety building. For whatever reason, the project did not make it on the CIP as a joint building (Homer Fire Station and Homer Police Department are separate projects on the 2006 CIP). I have included the space needs questionnaire from 2006 updated by the Chiefs for your information. I attempted to summarize the square footage needs to come up with the very rough total square foot number of 29,920 (see the attached spreadsheet). Please keep in mind these numbers are very approximate. The cost estimate is even more approximate, I averaged the per square foot price for a police station and fire station recently designed in Alaska (\$512) and multiplied that by the square foot numbers for the Chiefs. An architect needs to look at the project to come up with more accurate numbers.

Things to keep in mind:

KPB assessed value of the Homer Volunteer Fire Department and Homer Police Station (on shared lot): \$2,398,400

Homer Police Department annual heating fuel usage: \$4,746

Savings if same facility was heated with natural gas: \$2,990

Homer Fire Department annual heating fuel usage: \$32,000

Savings if same facility was heated with natural gas: \$20,160

Fire Department Depreciation Reserves: Balance = \$121,000 (with Council approval of funds originally allocated for equipment purchase transferring to reserves).

Police Department Depreciation Reserves: Balance = \$158,121

Recommended next steps:

- 1) Determine what the Legislative ask is for FY15. If the City is asking for design? (\$1,531,904) Is the City willing to fund preliminary design (to 10%) at approximately \$306,380 and ask for the remaining design funds, \$1,225,523?
- 2) Direct the City Manager to establish a working group to determine the best location for a Public Safety building. Potential members could come from: HPD, HVFD, Planning Commission and Council.
- 3) Once a site is decided on, put out a RFP for a 10% conceptual design. This costs approximately 20-25% of a design budget.

East to West Transportation Corridor

At the Saturday August 17th work session the Council directed staff to put together a local roads package for Council consideration. The proposed new project, East to West Transportation Corridor, incorporates extending Bartlett Street, putting in a road through Town Center and acquiring and improving Wadell Way. The three sections of roads together provide an alternate east-west route through town. This project is eligible for HART funds and the City could build a very attractive package to the Legislature by proposing a 50% match. After subtracting funds that are committed for road LID project, the HART fund balance is approximately \$5,500,000.

Recommendation: Provide staff with direction on what the Council would be willing to pledge as a match for the project.

Enc:

Space Needs Spreadsheet
Chief Painter Public Safety Needs Questions
Chief Robl Public Safety Needs Questions
Sample Public Safety Building from Architect Websites
Public Safety Building CIP write-up
East to West Transportation Corridor CIP write-up



8. Public Safety Building

Project Description & Benefit: The Fire and Police Stations have been on the City of Homer Capital Improvement Plan independently for years. Both buildings are from the early 80s and in need of replacement. They suffer from a series of inadequacies such as lack of office, storage and training space and health and safety violations from inadequate ventilation.

A joint public safety building will create a central location for emergency response. It will allow the departments to work better together for the safety of the Homer residents. It will take advantage of shared spaces such as training rooms, a physical fitness area, a kitchen and break room, an entry with public restrooms, and a vehicle bay for washing city vehicles.

The current fire hall does not have adequate equipment storage bays. This means expensive equipment has to be stored outside and exposed to the elements. In the winter, this equipment has to be winterized and decommissioned due to lack of heated garage space. The fire hall does not meet fire station design criteria with separated biohazard decontamination/ cleaning areas or separated storage areas for cleaning medical supplies. It also lacks adequate space to accommodate more than four overnight crew members. Space is needed for eight people to sleep in the station without disrupting normal operations.

The current police station has no area for evidence processing of large items, a crisis cell for special needs prisoners, or a proper juvenile holding area. Existing dispatch facilities are too small. The jail entry area, booking room, and jail offices are poorly designed. Both facilities are inefficiently designed and will be difficult to retrofit with natural gas. A new building will take advantage of efficient building practices and be plumbed for natural gas.

A joint public safety building will benefit the entire Homer area. The Homer Police Department provides 9-1-1 services for many of the communities on the southern Kenai Peninsula and area-wide dispatching and support services to a host of agencies. Agencies such as the Coast Guard and State Parks could benefit from the expanded training spaces.

Plans & Progress: The City of Homer is in the process of identifying and securing land for the new facility

- Total Project Cost: \$15,319,040
 - 2013 (Site Determination)
 - 2014-2015 Design: \$1,531,904
 - 2014 (to 10% Design): \$306,381
 - 2015 (to 100% Design): \$1,225,523
 - 2016-2017 (Construction): \$13,021,184
 - 2018 (Inspection): \$765,952

FY2015 State Request for Design: \$1,225,523
(20% City of Homer Match: \$306,380)



Homer Fire Hall in winter



Homer Police Department in winter

DRAFT



Cumberland County Public Safety Building

The Cumberland County Public Safety Center, including the 911 call and dispatch center were located within the basement of the County Prison. In 2007, the County contracted with Crabtree, Rohrbaugh & Associates to design a new facility that would meet their growing needs. The new facility would be a state-of-the-art complex, incorporating the existing communications tower located at the current site.

We evaluated the Feasibility Study previously provided to the County and identified various cost savings approaches to maintain the security of this facility. Primary design drivers include; Physical security, Technology integration, Public Training areas, and Building sustainability. Protection of the building was of paramount concern. The secure portion of the building is separated from the exterior and the public areas with blast resistant construction designed to meet the requirements of FEMA 361 including the ability to withstand winds of 190 MPH. Natural physical barriers provide security from motor vehicles with a standoff distance of 30'. Several accommodations are included to ensure that this facility will maintain operation in the most severe weather events. Multiple generators provide 150% backup power with on site fuel storage. Mechanical systems are within the envelope of the building enabling the closing off entirely from the exterior in case of airborne contaminants.

The project was bid in September of 2009 and came in \$1,000,000 under budget on a \$7,650,000 project scope. Our scope of work included full design, bidding, all project permitting efforts and complete construction administration services.

The Cumberland County Public Safety Building: Garage: the detached high bay garage was designed for storage of Emergency response vehicles, such as their mobile call center. The high volume of this space is instrumental to install and maintain equipment on the Emergency Management vehicle fleet. Updating radio, microwave, and various other communication equipment is critical to the continued success of this group.

Project Specifications

New Construction

Budget
\$5,705,480

Crabtree, Rohrbaugh & Associates Architects
<http://www.cra-architects.com/project/public-safety/cumberland-county-public-safety-building/>

Square Footage
24,800

Nome Public Safety Building

This building houses the police and ambulance departments of Nome, AK. Located on the by-pass road on the edge of town, it was designed to survive in the harsh environment, enhance the comfort of occupants and provide a model for energy efficiency. The building was oriented with the prevailing winter winds, and on pilings, to allow wind driven snow to sweep under the building and prevent the structure from thawing the permafrost below. Careful planning of window locations and sizes combined with daylight sensors reduces electricity needed to light the facility, especially in the summer. Built of insulated metal panels the building exterior is easy to maintain; resin wood panels at the entry bring warmth to people using the facility.

location:	Nome, AK
owner:	City of Nome
status:	Completed, 2010
size:	15,000 s.f.

The project began with a participatory planning process which brought members of the police, ambulance and fire department, state troopers and citizens of Nome together to determine the building needs. We worked through several design scenarios and helped the City of Nome obtain funding for the first phase of design.

The building was constructed directly by the City of Nome by a superintendent and construction crew hired locally. It was a joy to work directly with these individuals to design a building crafted to the specific skills and strengths of the local work crew. Total construction cost was \$7.2 million. Construction was completed in November 2010.

[pause](#) | [previous](#) | [next](#) | 10 of 12



Warren County Public Safety Building Earns LEED Gold



U.S. Green Building Council announced Leadership in Energy and Environmental Design (LEED) Gold certification of Warren County's new Public Safety Building. The facility houses the Sheriff's Office, Department of Fire and Rescue Services and associated support spaces.

Warren County made sustainability a high priority in the design and construction of this 44,382-square-foot building, which officially opened in October 2012.

County Administrator Douglas P. Stanley noted that the achievement of LEED Gold certification "highlights the Warren County's efforts to be leaders in promoting responsible environmental stewardship in the construction and operation of its facilities. The long-term implications will reduce operating costs while providing a healthier environment for our workforce."

Tony Bell, a vice president with Moseley Architects and who worked with the county on the project, said "It's rewarding to work on a project that features design strategies that address energy use and conservation and demonstrate wisely investing taxpayer dollars."

Working towards LEED certification, Moseley Architects' design included reflective roof surfaces to minimize the heat island effect, solar thermal panels to preheat domestic hot water, a radiant slab and active beam heating and cooling system to reduce energy use by over 35 percent, and low-flow plumbing fixtures to reduce water use by 33 percent and to save approximately 133,000 gallons of water per year.

PUBLIC SAFETY SPACE NEEDS QUESTIONS
(Fire Dept. and Police)

Mark - Should we assume that **jail/dispatch/EOC** functions will stay in the current facility? If so, all the questions below should be answered with that in mind... NO. Our current building is not properly designed for jail or dispatch use and has no provision for an adequate EOC.

1. How many people work in your facility now (when it is most busy)? 10

2. How many people do you estimate will be working there in 30 years? 15

3. How many square feet do you have now, not counting vehicle storage? 6200

4. How many square feet do you have for vehicle storage? We have an un-enclosed carport area for vehicle storage. It is far less than adequate and is approximately 1200 sq. ft.

5. What features would you like to see in the new facility that you don't have currently? If you have a good idea how much space would be needed, please provide those figures. We have most of the spaces/features we need, they are too small or poorly designed. We would like to see an indoor shooting range in a new facility. It could be located in a basement area to be isolated from the rest of the building occupants for safety and sound separation. I estimate it would encompass 2600 sq. ft.

6. What space do you think could reasonably be shared by the Police and Fire Depts. at the new facility? Please provide square foot estimates if you can, for: I concur with Chief Painter on his estimates of shared space for meeting and training. I doubt that shared storage space will work for other than janitorial supplies. We can share kitchen and break room space. I think we'll need a large area for a gym and physical training, probably around 900 sq ft.

Meeting/training

Storage

Kitchen/break room

Physical training/therapy

Other (describe)

7. Considering your best estimates of staff size and vehicle fleet size/type and your recommendations for specific improvements in the new facility, how many square feet do you think you will need for the following:

Office space 2800 sq. ft.

Dormitories/living quarters

Meeting/training space, not counting shared space 200 sq. ft.

Storage space, not counting shared space 1600 sq. ft. indoor, 200 sq. ft. in a separate, outside building, secured.

Garage/vehicle storage 720 sq. ft. heated, 3 bays, one double and one securable single.

1500 sq. ft. un-heated, covered and enclosed, 6 bays.

Jail Space 1800

8. Please make any other comments that you think would be helpful at this stage in planning.

The jail should be in a separate wing but connected to the rest of the building by a securable entry way/hall. It will need a well designed entry area for in-coming prisoners and out going prisoners. It should also have a separate entry for visitors.

Dispatch should also be separated from the rest of the building occupants but doesn't necessarily need to be in its own wing. The design should keep dispatch a quiet work space with controlled access so that other building occupants do not need to walk by it for any reason during their work-days. The dispatchers need a small kitchen area and rest rooms immediately adjacent. It will need air conditioning and heat.

The building will need a radio/computer/equipment room with secure access. It will need to be a "clean room" with good climate controls.

Police officers and dispatchers will need their own locker room with an individual full size locker for each and a shower. This should be adjacent to the gym. It cannot be shared space.

The design needs to incorporate a gun vault, ammunition storage area and gun cleaning room.

This building will need an emergency generator / back-up power system.

PUBLIC SAFETY SPACE NEEDS QUESTIONS – Fire Chief Bob Painter
(Fire Dept. and Police)

1. How many people work in your facility now (when it is most busy)?

There are routinely 4 paid on-duty M-F 8 – 5 PM. ESS stay the night and on weekends. There may also be several members doing various things in the building. Training and drill nights could be 25-30 in house with parking and classroom space at a premium.

2. How many people do you estimate will be working there in 30 years?

Depends of course on budgetary restraints but short term, immediate needs are: Fire Chief, Asst. Chief, Department Services Coordinator and ESS (current staff) with the addition of a Training Coordinator and Fire Marshal/Plans Examiner. Within the next ten years it would be foreseeable to add two additional ESS personnel per shift for a daily full-time load of 8 personnel.

3. How many square feet do you have now, not counting vehicle storage?

There is 5,500 feet total downstairs (mixed apparatus bays, storage, work areas and mechanical spaces) and 3,000 upstairs.

4. How many square feet do you have for vehicle storage?

Out of the 5,500 sq. ft. downstairs I would estimate that 4,000 is parking area only.

5. What features would you like to see in the new facility that you don't have currently? If you have a good idea how much space would be needed, please provide those figures.

Larger training area with the ability to separate the space into smaller classrooms, or with 3-4 "break out" rooms immediately adjacent to the training/meeting room (could be used for conference, interrogation rooms as well) . We also desperately need a physical fitness area with both cardio and strength areas for concurrent use of 10-15 people at a time (2 treadmills, 2 stair climbers, a couple of "universal" type weight systems). We also need a larger public area with restroom facilities (handicap accessible) and an area for public education/fire department history to display our first fire truck (a 1948 Willeys Jeep). Perhaps 1,000 sq. ft. dedicated to this area plus restrooms.

6. What space do you think could reasonably be shared by the Police and Fire Depts. at the new facility? Please provide square foot estimates if you can, for:

Meeting/training : Overall about 4,000 sq. ft. dividable as mentioned above. Both HPD and HVFD have specific training needs that could be shared but would require close coordination of the space(s) to avoid conflict.

Storage: Probably not a good shared space resource. Both the police and fire have specific needs for "secure" storage of some items. There are of course things that could be shared such as janitorial supplies, dry goods (paper towels, etc.). We could combine records storage if they were secured but accessible to authorized personnel.

Kitchen/break room: Absolutely a great shared space area as long as it is large enough for several concurrent users. Storage of personal use items/food for those working is a must along with common use storage and preparation areas. I would estimate about 1,000 sq. ft of total space (storage, prep, appliances and eating area)

Physical training/therapy: Another excellent shared space. Both the fire and police department have (or should have) specific requirements for physical fitness and health. Right now many members are paying a premium for use of the Bay Club when there should be no cost to public safety employees to stay fit for the job that they are paid to do.

Other (describe): Vehicle wash/detail area separate from the "storage" areas of the apparatus bay. Weather dictates that we wash vehicles and equipment inside during much of the year. The water has to be removed from the building or it results in moisture problems (which contributed to the decay seen in the fire station). One dedicated bay could be more heavily constructed with available pressure sprayers, hot and cold water, soap and an improved drainage and moisture removal system that would allow a lesser degree of that in the rest of the apparatus bays.

7. Considering your best estimates of staff size and vehicle fleet size/type and your recommendations for specific improvements in the new facility, how many square feet do you think you will need for the following:

Office space: Watch Office, ESS Office, Training Office, Fire Marshals Office -300 sq.ft each.; Chiefs and Asst. Chief Offices- 400 sq. each (to allow small conferences etc.).

Dormitories/living quarters: four rooms with sleeping accommodations for 4 each approximately 625 sq. ft. each. Living Area/Commons at 1,000 sq. ft.

another alternative mentioned was 2 625 sq. ft. dorms and 4 70 sq. ft. residences*

Meeting/training space, not counting shared space: As above. All can be shared space, just required better coordination of the space. Otherwise the fire department would need a dedicated area that same as current, about 1,000 sq. ft.

Storage space, not counting shared space: 2,000 sq. ft. for fire gear, EMS equipment etc.

Garage/vehicle storage: Approximately 6,000 sq. ft in specific arrangements to allow shorter apparatus to be parked back to back

8. Please make any other comments that you think would be helpful at this stage in planning. I am a strong proponent of consolidation of space and combined facilities for several departments as long as certain spaces remain dedicated to city priorities. I don't want to have to fight other public uses when we have to schedule training etc..

Space Needs for New Public Safety Building		
Numbers in square feet.		
Proposed Shared Space		
Meeting/training	4,000	
Storage (janitor only)	100	
Kitchen/Break Room	1,000	
Physical Training	900	
Pubic Area/Restrooms	1,000	
Individual Space Needs	Police	Fire
Office	2,800	2,000
Indoor Storage	1,600	2,000
Outdoor Storage (secured)	200	
Garage/vechicle Storage (heated)	720	6,000
Garage/vechicle (covered)	1,500	
Jail Space	1,800	
Dorom/Living Quarters		3,500
Basement Shooting Range	800	

Total Vechile Storage Space	8,220
Total Indoor Space	21,700
Total Facility Space	29,920

Existing Space	Police	Fire
Total Vechile Storage Space	1,200	4,000
Total Indoor Space	6,200	4,500
Total Facility Space	7,400	8,500
Total P/F Combined		15,900



East to West Transportation Corridor

Project Description & Benefit: Currently the only way for drivers to get through town is Pioneer Avenue or the Sterling Highway. Extending Bartlett Street, putting in a road through Town Center, and acquiring and upgrading Waddell Way will provide an alternate east west route for traffic, easing congestion and allowing drivers to more quickly and efficiently get to their desired destination. This project fulfills a major objective of the City's 2005 Transportation Plan.

Building a road through Town Center, 30 acres of undeveloped land in the heart of Homer, is the first step in opening up this prime commercial real estate. The Homer Comprehensive Plan, Town Center Development Plan and Comprehensive Economic Development Strategy all call for careful development of Town Center. The roads will be built to urban road standards and include such amenities as sidewalks and storm drains. Development on newly opened lots will help grow Homer's downtown business sector.

Plans & Progress: The City recently purchased a lot for Bartlett Street Extension. The City has a dedicated fund for road improvement projects and is willing to pledge...

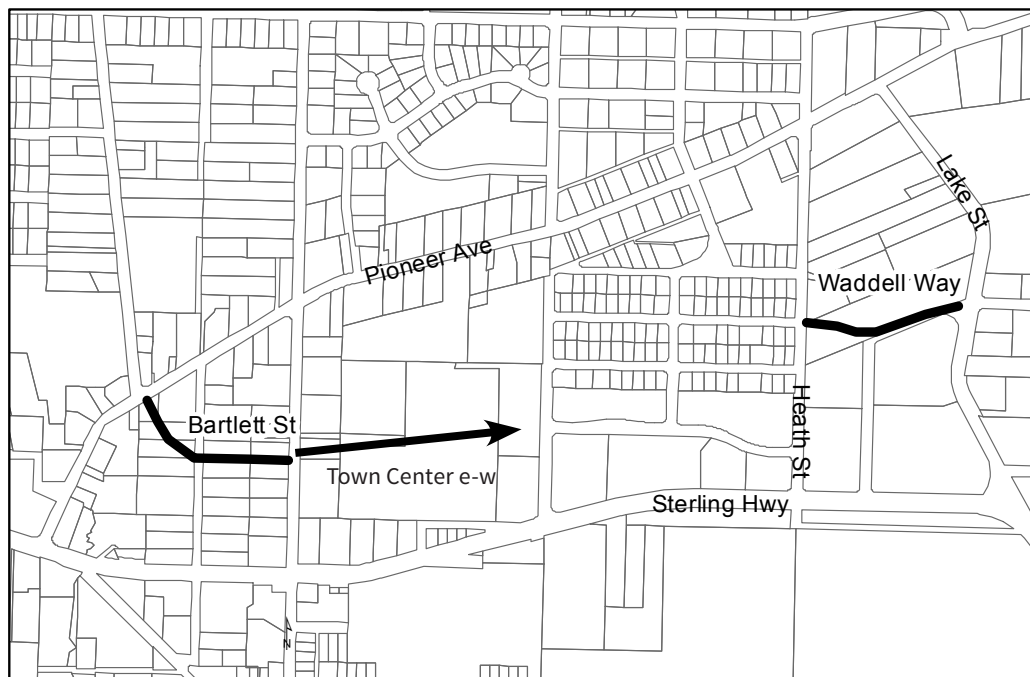
Total Project Cost: \$

2014: Land acquisition: \$1,400,000

2015:

State Request FY2015: \$

(City of Homer Match: \$



PROPOSED NEW PROJECT - DRAFT

City of Homer Capital Improvement Plan 2014-2019



Photo @ Scott Dickerson

This aerial shot of the Homer Harbor shows a Port town hard at work with the Alaska State Ferry Vessel *Tustemena* in port, the jack-up rig *Endeavor* at the Deep Water Dock and boats coming and going through the mouth of the harbor.

City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
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DRAFT



City of Homer

City Manager

491 East Pioneer Avenue
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February 14, 2013

To The Honorable Mayor and Homer City Council:

This document presents the City of Homer 2013 through 2018 Capital Improvement Plan adopted by the Homer City Council on October 15, 2012. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Priority Level 1 (highest), 2, or 3. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

This year the CIP has been restructured to help the reader easily find individual projects or types of projects. "Part 1 Top 15 Legislative Request for 2012" represents the top priorities of the City of Homer. "Part 2 Mid-Range Projects" are projects the City would like to see funded in the next five years. "Part 3 Long Range Projects" represent long term capital project planning goals of the City. Long-range projects are listed in the body of the document but should not be considered as true CIP projects.

The projects included in the City of Homer's 2103-2018 CIP were compiled with input from the public, area-wide agencies, and City staff as well as various advisory commissions serving the City of Homer.

It is the City of Homer's intent to update the CIP annually to ensure the long-range capital improvement planning stays current as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Walt Wrede
City Manager

Update with new letter from CM.
Include any changes decided on
from CIP 're-vamp'

DRAFT



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Update accordingly



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Update accordingly



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Update accordingly



Funded Projects from 2010-2017 CIP List

The City of Homer is pleased to note that funding to complete the following projects has been identified or procured:

- Harbor Improvement Revenue Bond Projects
- Port and Harbor Building
- Skyline Fire Station
- Harbor Entrance Erosion Control
- System 2 Potable Water Upgrade

DRAFT



Introduction: The Capital Improvement Program

A capital improvement plan (CIP) is a long-term guide for capital project expenditures. The CIP includes a list of capital projects a community envisions for the future, and a plan that integrates timing of expenditures with the City's annual budget. The program identifies ways projects will benefit the community. The CIP also indicates the priorities assigned to different projects and presents a target construction schedule.

A carefully prepared capital improvement plan has many uses. It can assist a community to:

- Anticipate community needs in advance, before needs become critical.
- Rank capital improvements needs so the most important projects are given consideration for funding before projects not as urgently needed.
- Plan for maintenance and operations costs so expenses are budgeted in advance and projects communities cannot afford to operate are avoided.
- Provide a written description and justification for projects submitted for state funding so the legislature, governor, and appropriate agencies have the information necessary to make decisions about funding capital projects.
- Provide the basis for capital projects as part of the annual budget.

A capital improvement project is one that warrants special attention in the municipal budget. Normally, public funds are not expended if the project is not listed in the CIP. A capital expenditure should be a major, nonrecurring budget item that results in a fixed asset with an anticipated life of at least two years. Projects eligible for inclusion in the City of Homer CIP have a lower cost limit of \$50,000 for City projects and \$25,000 for those proposed by non-profit organizations. Projects proposed by non-profit organizations and other non-City groups may be included in the CIP with City Council approval, but such inclusion does not indicate that the City intends to provide funding for the project.

The municipality's capital improvement plan is prepared in accordance with a planning schedule, usually adopted by City Council at the onset of the CIP process. A copy of the City of Homer CIP schedule appears in the appendix of this document.

The number of years over which capital projects are scheduled is called the capital programming period. The City of Homer's capital programming period coincides with the State's, which is a six year period. The CIP is updated annually, since only some of the projects are funded and completed each year.

A capital improvement plan is not complete without public input. The public should be involved throughout the CIP process, including the nomination and adoption stages of the process. The City of Homer solicits input from City advisory bodies, advertises for public input during the CIP public hearing, and invites the public to participate throughout the entire process.

The City's capital improvement program integrates the City's annual budget with planning for larger projects that meet community goals. The CIP program involves in which the City Council, with technical support from the administration, and ideas and suggestions from the public, compiles a viable way to implement goals for the community.

Determining project priorities: City of Homer CIP projects are assigned a priority level of 1, 2, or 3, with 1 being the highest priority. To determine priority, the Council considers such questions as:

- Will the project correct a problem that poses a clear danger to human health and safety?
- Will the project significantly enhance City revenues or prevent significant financial loss?
- Is the project widely supported within the community?
- Has the project already been partially funded?
- Is it likely that the project will be funded only if it is identified as being of highest priority?
- Has the project been in the CIP for a long time?
- Is the project specifically recommended in other City of Homer long-range plans?
- Is the project strongly supported by one or more City advisory bodies?

Once the overall CIP list is finalized, the City Council names a subset of projects that will be the focus of efforts to obtain state and/or federal funding in the coming year. The overall CIP and the legislative priority list are approved by resolution.

Integration of the CIP with Comprehensive Plan Goals

Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

Land Use: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Transportation: Address future transportation needs while considering land use, economics, and aesthetics, and increase community connectivity for vehicles, pedestrians, and cyclists.

Public Service & Facilities: Provide public services and facilities that meet current needs while planning for the future. Develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Parks, Recreation & Culture: Encourage a wide range of health-promoting recreation services and facilities, provide ready access to open space, parks, and recreation, and take pride in supporting the arts.

Economic Vitality: Promote strength and continued growth of Homer's economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Preserve quality of life while supporting the creation of more year-round living wage jobs.

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.

Homer Spit: Manage the land and other resources of the Spit to accommodate its natural processes, while allowing fishing, tourism, other marine-related development, and open space/recreational uses.

Town Center: Create a community focal point to provide for business development, instill a greater sense of pride in the downtown area, enhance mobility for all forms of transportation, and contribute to a higher quality of life.

DRAFT

City of Homer State Legislative Request FY 2014 Capital Budget



Ramp 3 gets dangerously steep at low tide, as this picture of visitors inching their way cautiously down the ramp depicts. The City of Homer's number one priority this year is to fund the State of Alaska Harbor Facility Grant Program, which includes funding for replacing Ramp 3 with an ADA compliant Ramp.

City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
907-235-8121

Update with new graphic



Legislative Request FY2014

**City of Homer FY 2014 State Legislative Priorities list
approved by the Homer City Council
via Resolution 13-018**

- 1. Harbor Improvement Revenue Bond Project - \$4,206,000**
- 2. Port and Harbor Building - \$2,689,641**
- 3. Skyline Fire Station - \$410,400**
- 4. Pratt Museum New Facility and Site Redesign -\$2,800,000**
- 5. Homer Education and Recreation Center - \$9,000,000**
- 6. Harbor Entrance Erosion Control - \$2,512,800**
- 7. Fire Engine 4 and Tanker 2 Refurbishment - \$315,000**
- 8. Public Safety Building - \$13,050,000**
- 9. Barge Mooring Facility - \$360,000**
- 10. Kachemak Drive Rehabilitation/Pathway - \$20,000,000**
- 11. Brush/Wildland Firefighting Truck - \$108,000**
- 12. Marine Ways Large Vessel Haulout Facility - \$2,700,000**
- 13. Baycrest Overlook Gateway Project - \$230,400**
- 14. Water Storage/Distribution Improvements - \$3,510,000**

DRAFT

Replace with new Legislative Request from Sept. 2013 Resolution.



1. Harbor Improvement Revenue Bond Projects

Project Description & Benefit: This project will accomplish three significant harbor improvement projects (in order of importance):

- **Ramp 3 Gangway and Approach:** will replace the existing Ramp 3 which dates back to the mid-1960s. This ramp is the steepest ramp in the harbor and difficult to use during very low tides. At 100 feet long, the new ramp will be less steep and therefore ADA compliant. It will be constructed of aluminum and covered by an awning to keep it snow and ice-free for year-round access. The existing Ramp 3 approach, a long narrow wooden structure in poor condition, will also be replaced. Cost: \$795,000.
- **Upgrade System 5 – Vessel Shore Power and Water:** will provide System 5, the large vessel float system in the Homer Harbor, with additional power pedestals and a year-round fresh water supply to meet the needs of the large vessel fleet and attract new vessels to be home-ported in Homer. Cost: \$971,000.
- **Harbor Float Replacement:** will replace some of the oldest and most badly damaged floats in the harbor. These floats are plagued by worn and irregular walking surfaces, bull rails in need of replacement, ice damage to pilings, and broken sidewalls with exposed flotation. A total of 1,706 linear feet will be replaced: A Float, connecting E-J; J Float, R Float, and S Float. Cost: \$6,783,000.

Plans & Progress: The City’s application to the State of Alaska Harbor Facility Grant Program for FY2014 is ranked number one. Funding for the first two Harbor Facility Grant projects (Homer and Ketchikan) is in the FY2014 Capital Budget. Municipalities have to come up with 50% of the construction funds and 100% of the design funds for Harbor Facility Grant projects. A \$440,000 grant from the Denali Commission combined with \$277,000 in City funds is paying for the design and engineering of the three projects. Design and engineering contracts have been issued and this phase will be complete in April of 2013 to be ready for the 2013 construction season. Half of the construction funds will be secured through a Revenue Bond. Harbor rates were increased in 2012 to make future bond payments.

Total Project Cost: \$9,129,000

2012 (Design): \$717,000 (Denali Commission and City of Homer)

2013 - 2014 (Construction): \$8,412,000 (50% Harbor Facility Grant and 50% City of Homer Revenue Bonds)

State FY2014 State Request: \$4,206,000 through the State of Alaska Harbor Facility Grant Program

(54% Local Match: \$4,923,000)

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Hole in damaged piling that needs replacing

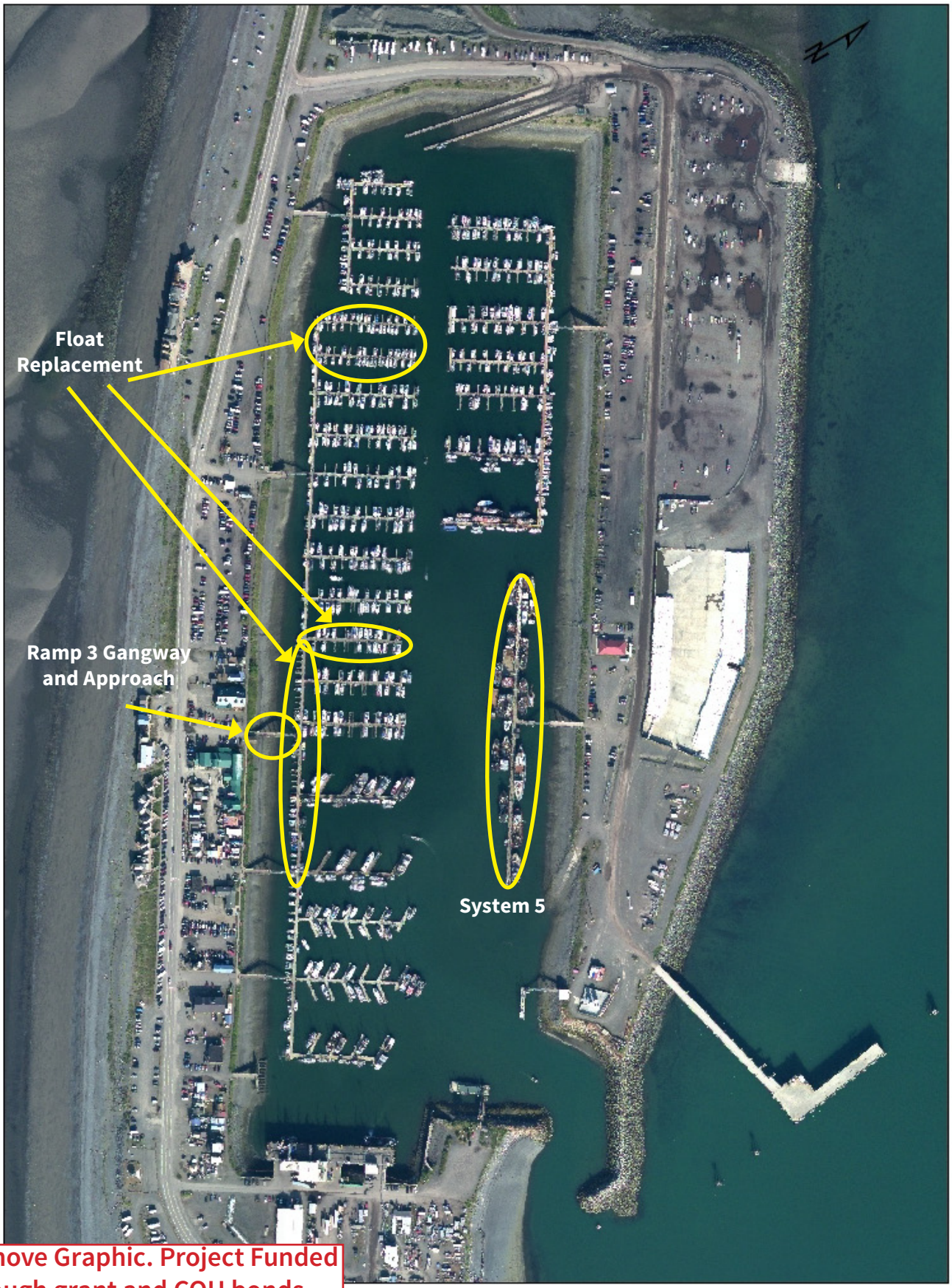


Exposed flotation on a damaged float.

See following page for project

Remove. Funded through state grant and COH bonds. On CIP since 2006.

DRAFT



Remove Graphic. Project Funded through grant and COH bonds.



2. Port & Harbor Building

Project Description & Benefit: This project will replace the existing Port and Harbor building (Harbormaster’s Office) constructed in 1983. The building is substandard with electrical, lighting, and heating deficiencies, and does not meet codes for occupancy as an office building. The structure is three buildings that have been cobbled together over the years, including an old restroom turned office space. The building is difficult to heat. Thin walls and a substandard building envelope let the howling winter winds seep through. The wiring is old and a safety hazard; the building has caught fire twice.

A new Port and Harbor building will give Harbor employees a safe place to work and allow adequate space for offices and meetings with the public. A second story observatory will facilitate observation of the harbor allowing officers to better identify issues in the harbor. The new building will meet current building code and be energy efficient, saving the City on utility costs. The new Port and Harbor building can include public restrooms. This would allow the City to tear down the old inefficient restrooms adjacent to the current structure that require constant maintenance.

Plans & Progress: A new port and harbor building has been on the City of Homer Capital Improvement Plan for many years. Nelson Engineering was hired by the City to perform an office alternatives analysis and come up with a preliminary design and cost estimate. The analysis shows new construction as the most cost effective alternative. However, retrofitting an existing structure may still be an option if the purchase price allows sufficient renovation funds in the project budget.

Total Project Cost: \$2,988,490
2013 (Design): \$298,849
2014-2015 (Construction): \$2,689,641

FY2014 State Request: \$2,689,641
(10% City of Homer Match: \$298,849)



Remove. Project Mostly funded through Main Street Reappropriation (no restrooms. \$1.6m figure used). On CIP since 2001.

DRAFT



3. Skyline Fire Station

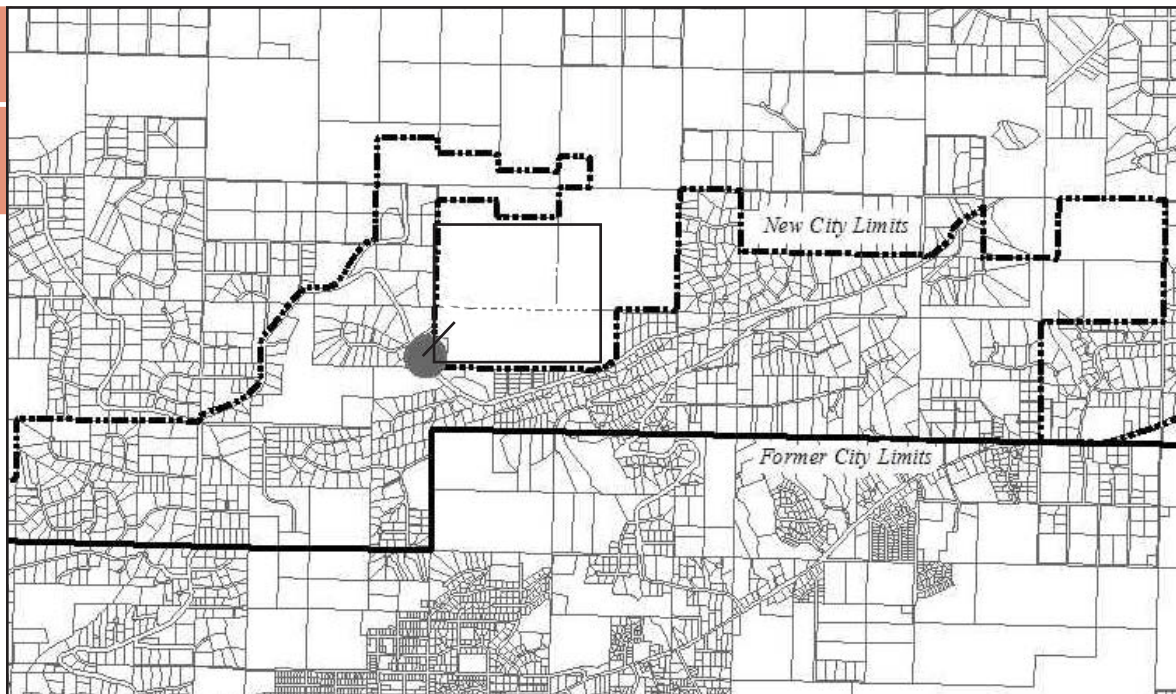
Project Description & Benefit: This project, which is included in the Transition Plan for annexation, will build a satellite substation on Skyline Drive to provide fire protection to the area of Homer annexed in 2002. The substation will provide warm storage for structure and wildfire response equipment (engine/tanker, ambulance, and brush truck) in order to deliver quicker response to City residents on top of the bluff above Homer along East Skyline Drive.

The Skyline Fire Station will improve the City's ISO rating, lower insurance rates for property owners on the bluff, improve response times, and provide storage for equipment the Homer Volunteer Fire Department (HVFD) currently cannot operate in the winter because of lack of warm storage. A Fire Station on Skyline Drive has been a priority of the City of Homer and residents since annexation and will enhance HVFD's ability to respond year-round to fire incidents. An additional benefit of the station will be to assist Kachemak Emergency Service Area, who has jurisdiction of the surrounding area, in responding to emergencies.

Plans & Progress: The facility is intended to be a low budget solution. Plans call for utilizing an existing foundation/concrete slab at the water treatment plant site, and installing an insulated pre-engineered metal building with minimal office space/maximum equipment storage bay area. The facility consists of a 2000 sq. ft. (50' x 40') building with three equipment bays. Electric, telephone, and water and sewer are already available at the site. Gravel access currently exists to the proposed site.

Total Project Cost: \$456,000
2013 (Engineering and Design): \$45,600
2014 (Construction): \$387,600
2015 (Inspection): \$22,800

FY2014 State Request: \$410,400
(10% City of Homer Match: \$45,600)



Remove. Funded through Main Street Reappropriation. On CIP since 2003.



Pratt Museum New Facility and Site Redesign

Project Description & Benefit: The national award-winning Pratt Museum preserves the stories of the Kachemak Bay region and provides a gathering place for people to learn and be inspired by this region and its place in the world. The Pratt's exhibits, education programs, and collections seek to foster self-reflection and dialogue among the Museum's community and visitors. Each year, the Pratt serves 30,000 visitors and engages more than 4,000 young and adult learners in its programs. One of only six accredited museums in Alaska, the Pratt is consistently viewed as one of Alaska's most important cultural institutions and as a leader among small museums across the country.

Today the Pratt Museum exists in a structure that does not meet the Museum or the community's needs. The existing 10,500 square foot building is more than 44 years old, and the building's galleries, collections storage, public meeting, and education spaces do not support the Pratt's goals or embrace current opportunities. The Pratt is now working with its community on a project to better serve the community and visitors long into the future, through the construction of a new facility and redesign of the Pratt's 9.8 acres. Benefits of this project will include: 1) improved education programs and exhibits; 2) creation of a community learning space to promote education and community dialogue; 3) an expanded trail system and outdoor exhibits; 4) the ability to serve larger visitor and school groups; 5) greater representation at the Museum of the region's diverse cultural groups; 6) the ability to care for growing collections, including community archives and stories; and 7) full disability accessibility. The Planning Phase was the Fall of 2007 to December 2010. The Design Phase started in January 2011 and will be complete in July 2014. Construction is scheduled to begin July 2014 and conclude by June 2016. The total budget of this project is \$9.5 million.

Plans & Progress: Nearly a decade of thorough organizational evaluation, professional assessment, and community dialogue has led the Pratt Museum Board of Directors and staff to the decision to embark on an ambitious capital project and carry out a comprehensive redesign of the Pratt's property. A fundraising feasibility study was conducted in 2009 in tandem with the development of draft architectural and site concepts. Additionally, the McDowell Group conducted an analysis of the economic impact of the Pratt's operations and construction project on the local community, finding that the Museum generates substantial economic activity in the region. Now in the Design Phase, the Pratt has secured cash and pledges that represent 22% of the project budget and has laid the groundwork for the successful completion of this project through the following critical steps:

- The Pratt has gathered diverse community and stakeholder input through public meetings, surveys, and other means to guide the Planning Phase and will continue to gather input throughout the Design Phase;
- With leadership from the Patrons of the Pratt Society, 9.8 acres of urban green space have been acquired in the heart of Homer, which the Museum now owns debt-free;
- The Pratt participated in the Rasmuson Foundation's prestigious "Pre-Development Program," which provided more than \$70,000 in in-kind planning services, resulting in substantial Planning Phase cost savings;
- The Museum has recruited community leaders for the capital campaign who represent the Pratt's multiple disciplines in the arts, sciences, and humanities;
- The Pratt has kicked off Phase II community input planning and research for the Master Exhibit Plan permanent exhibit renovations to be installed in the new building; and
- The Museum has secured \$2.4 million (25% of project total) in cash and pledges.
- The Pratt is on schedule with the Design Phase, which will be completed by July 2014.
- The first part of the site work, an upgrade and expansion of the trail system, was completed in 2012.

Total Project Cost: \$9,500,000

Preconstruction: \$1,000,000

Construction: \$8,500,000

Schedule:

Planning: 2010

Design: 2014

Construction: 2016



**Updated. Received \$250,000
in FY14 Capital Budget.**

DRAFT



5. Homer Education and Recreation Center

Project Description & Benefit: There is an outstanding need in Homer for an education and recreation center that can serve as a gathering place for the community, a headquarters for the City of Homer Community Recreation program, an indoor location for sport and activities and a home for youth programs such as the Homer Boys and Girls Club. The uses for such a center with gym, classroom, office and meeting space are endless: community classes could be taught, public meetings and gatherings could be held, and indoor sport clubs could use the space, among many other uses. The Homer City Council is exploring various means for meeting this need. Potential solutions include upgrading an existing building or building a new facility.

The City owns the “old middle school,” a two-story 18,000 square foot structure centrally located on the corner of Pioneer Avenue and the Sterling Highway built in 1956. Due to age and disrepair, the building is an expensive facility to heat and maintain. Though this building currently carries the title of Homer Education and Recreation Center, it is unusable as such in its current condition. Substantial structural, weatherization, access and code upgrades would be necessary to make it a functional public space. Other buildings in the community could also be candidates for retrofitting.

The other option the Council has explored is building a new facility. By starting from scratch the City may be able to meet the needs of the community and satisfy all safety and code requirements more economically. This project would construct an education and recreation center by either retrofitting an existing structure or building a new facility.

Plans & Progress: The City contracted an architect to analyze necessary improvements to bring the “old middle school” up to code. The preliminary report indicates it may be prohibitively expensive to bring this building up to standard.

Total Project Cost: \$10,000,000
2013 (Design): \$1,500,000
2014 (Construction): \$8,500,000

FY 2014 State Request: \$9,000,000
(10% City of Homer Match: \$1,000,000)

DRAFT



Hold: Update project as more information comes forward about community and council desired use for building. On CIP since 20013

The “old middle school,” pictured above, needs major upgrades to serve the community as an education and recreation center.



6. Harbor Entrance Erosion Control

Project Description & Benefit: The entrance to Homer’s small boat harbor is under steady assault from wave action, putting infrastructure at risk from erosion. In 1995, Icicle Seafoods and the City of Homer worked together to build a log cribbing revetment structure on the City property where Icicle Seafood was located. Although this project stopped the immediate erosion threat, it was built as a temporary measure until funding could be obtained to build a rock revetment. Since it was built, the log cribbing has been hammered by waves and is steadily disintegrating.

Other leased City property in jeopardy includes petroleum pipelines at the Petro Marine site. Pipelines to Petro Marine’s tank farm are located in the bluff line area just outside the entrance to Homer Harbor. A continued lack of shore protection in this area will lead to the facilities having to be abandoned or pipelines rerouted at considerable expense.

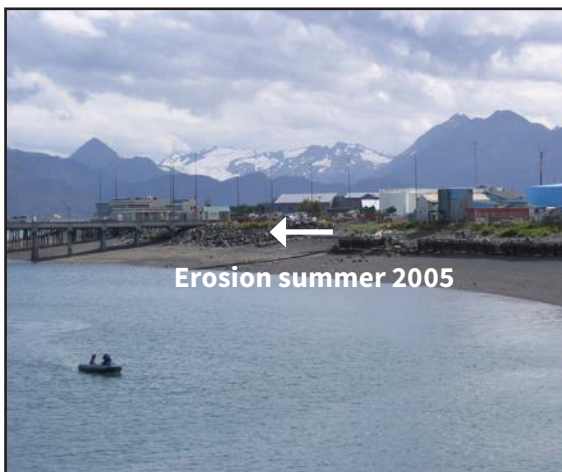
Homer Harbor is the home port to commercial and recreational fishing fleets of more than 1,500 vessels and is an integral part of the local economy. The fuel storage facility is a vital part of refueling operations within the harbor. Erosion control is needed to protect the harbor for fishermen, tourists, and other users.

Plans & Progress: This project will construct a rock revetment to replace the badly damaged and disintegrating log cribbing that was installed as a temporary erosion control measure in 1995. Riprap revetment would extend 935 feet from the jetty entrance of the harbor to the existing revetment near the Homer Ferry Terminal, providing critical shore/infrastructure protection.

Total Project Cost: \$2,792,000
2013 (Design): \$216,000
2014-2015 (Construction): \$2,576,000

FY2014 State Request: \$2,512,800
(10% City of Homer Match: \$279,200)

DRAFT



Remove. Design is complete. Project will be done in conjunction with spit trail improvements to protect that infrastructure. On CIP since 2000.



7. Fire Engine 4 and Tanker 2 Refurbishment

Project Description & Benefit: This project will refurbish two major pieces of equipment used by the Homer Volunteer Fire Department: Fire Engine 4 and Tanker 2.

With the addition of a new fire engine to the Homer Volunteer Fire Department fleet in fall 2008, Fire Engine 4 can now serve as a reserve engine if it is refurbished with a rebuilt pump, engine and driveline overhaul, and body and paint work. The refurbished truck could be housed in the proposed Skyline Fire Station. A reserve fire engine would help Homer qualify for an improved ISO rating, benefitting all households through reduced homeowner insurance costs.

Cost: \$150,000 **Schedule:** 2013

The Homer Volunteer Fire Department's Tanker 2 is an E-One Pumper Tanker purchased in 1989. The maintenance schedule for Tanker 2 calls for refurbishment or retirement after 20 years, which means Tanker 2 is overdue for an overhaul. A new tanker-pumper would cost in the range of \$800,000. A Level 2 refurbishment would be far less expensive and will improve safety and extend the useful life of the tanker. Refurbishment would include inspection and repair if needed of the fire pump, vehicle engine and other systems; upgrade obsolete lighting systems to convert to LED systems; redesign and upgrade of the portable water tank compartment; replacement of corroded plumbing and valves; upgrade of the interior compartment for safety; and repair and repainting of the body.

Cost: \$200,000 **Schedule:** 2015

Total Project Cost: \$350,000

FY2015 State Funding Request: \$315,000

(10% City of Homer Match): \$35,000



Fire Engine 4



Tanker 2

Keep. Still a need. No significant updates. On CIP since 2008. Tanker 2 added in 2012.



8. Public Safety Building

Project Description & Benefit: The Fire and Police Stations have been on the City of Homer Capital Improvement Plan independently for years. Both buildings are from the early 80s and in need of replacement. They suffer from a series of inadequacies such as lack of office, storage and training space and health and safety violations from inadequate ventilation.

A joint public safety building will create a central location for emergency response. It will allow the departments to work better together for the safety of the Homer residents. It will take advantage of shared spaces such as training rooms, a physical fitness area, a kitchen and break room, an entry with public restrooms, and a vehicle bay for washing city vehicles.

The current fire hall does not have adequate equipment storage bays. This means expensive equipment has to be stored outside and exposed to the elements. In the winter, this equipment has to be winterized and decommissioned due to lack of heated garage space. The fire hall does not meet fire station design criteria with separated biohazard decontamination/ cleaning areas or separated storage areas for cleaning medical supplies. It also lacks adequate space to accommodate more than four overnight crew members. Space is needed for eight people to sleep in the station without disrupting normal operations.

The current police station has no area for evidence processing of large items, a crisis cell for spacial needs prisoners, or a proper juvenile holding area. Existing dispatch facilities are too small. The jail entry area, booking room, and jail offices are poorly designed. Both facilities are inefficiently designed and will be difficult to retrofit with natural gas. A new building will take advantage of efficient building practices and be plumbed for natural gas.

A joint public safety building will benefit the entire Homer area. The Homer Police Department provides 9-1-1 services for many of the communities on the southern Kenai Peninsula and area-wide dispatching and support services to a host of agencies. Agencies such as the Coast Guard and State Parks could benefit from the expanded training spaces.

Total Project Cost: \$14,500,000
2016 (Design): \$1,450,000
2017-2018 (Construction): \$12,400,000
2019 (Inspection): \$650,000

FY2015 State Request: \$13,050,000
(10% City of Homer Match: \$1,450,000)

DRAFT



Homer Fire Hall in winter



Homer Police

Keep. No significant updates. Firearms training facility is a proposed new project. On CIP as separate projects since 2000.



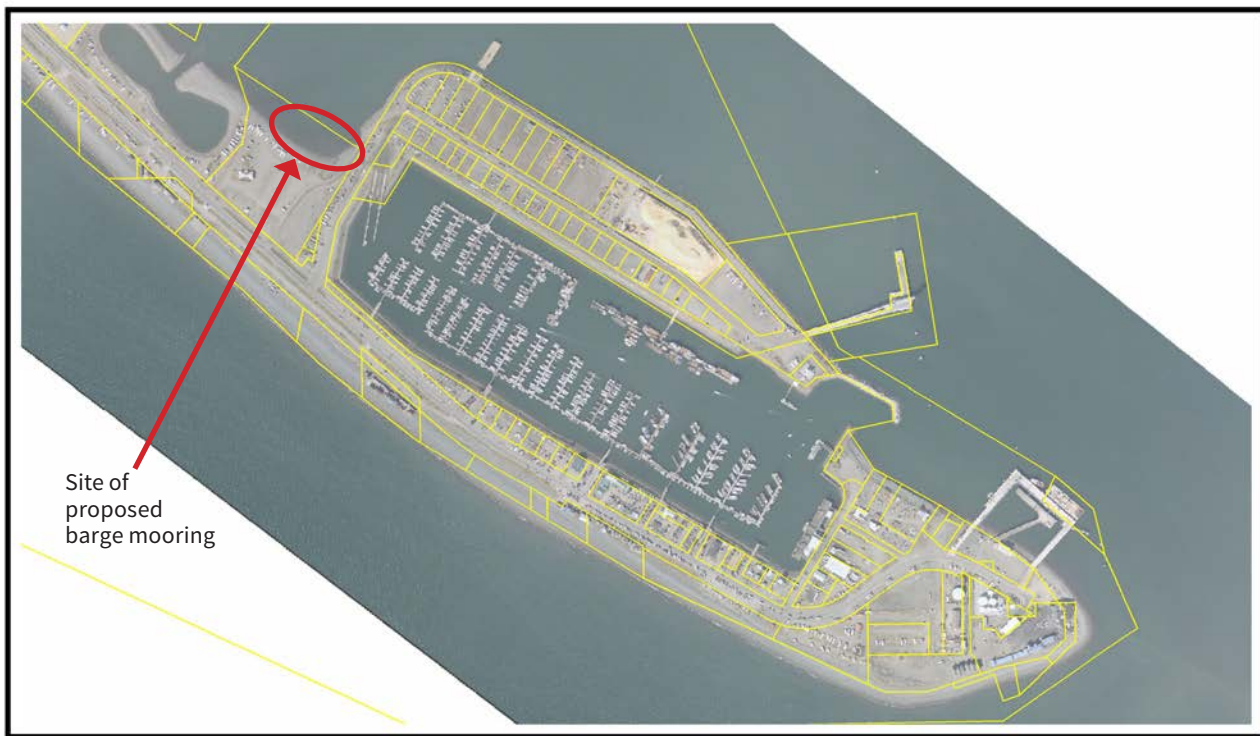
9. Barge Mooring Facility

Project Description & Benefit: Constructing a barge mooring facility at Lot TR 1A (east of the Nick Dudiak Fishing Lagoon) will meet the growing freight needs of existing Homer businesses and attract additional large vessel business. The mooring facility will consist of a row of piles driven perpendicular to the beach that extend down through the tidal area in conjunction with a stern anchoring system and bollards above the high water line. This proposed improvement will provide secure moorings for vessels that cannot currently be accommodated within the harbor's basin due to lack of space. The project is a response to requests from vessel owners/managers seeking safe moorage and uplands haulout area for large industrial freight barges.

Total Project Cost (2014): \$540,000
Design and Engineering (2013): \$54,000
Construction (2014): \$486,000

FY2015 State Request: \$486,000
(10% City of Homer Match: \$48,600)

DRAFT



Keep. P&H has many letters of interest for project. Cost estimate updated in 2013. On CIP since 2012.



10. Kachemak Drive Rehabilitation/Pathway

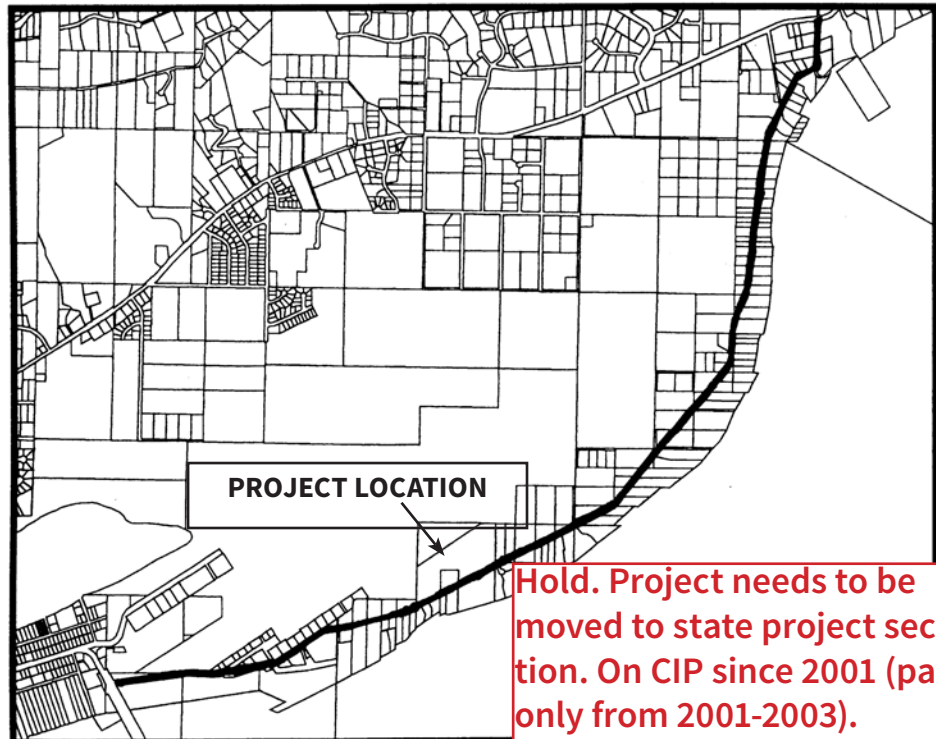
Project Description & Benefit: Kachemak Drive connects Homer Harbor with Homer's industrial boat yards, serves drivers as a connector from the Homer Spit to East End Road, has a residential community, and serves as an alternate route to the airport. Truck, boat trailer, residential and commuter traffic are often heavy, with an approximate daily traffic of 1,500 vehicles. Bicyclists, pedestrians and occasional moms with strollers use Kachemak Drive to connect to the Spit, Ocean Drive, and East End Road bike paths. Kachemak Drive has narrow to non-existent shoulders, forcing cyclists to the left of the fog line. Motorists typically slow down behind bicyclists, wait until there is no oncoming traffic, then pass by crossing the center line. This procedure is dangerous to motorists and cyclists, especially on the hill leading up from the base of the Spit to the airport, where visibility is low. Bicycle traffic has increased in the past couple of years due to the advent of wide-tire winter bicycles and Homer's increasing popularity as a bicycle friendly town. Construction of a separated pathway along East End Road will increase recreational and commuter bicycle and pedestrian traffic on Kachemak Drive and will improve driver, bicycle, and pedestrian safety.

The road also needs rehabilitation which includes raising the embankment, resurfacing, widening the road, and drainage improvements. Because of the significant right-of-way acquisition involved, the project will take several years to complete.

Plans & Progress: The Kachemak Drive Path Committee has worked for two years to define and narrow options, survey public opinion, proposed a route for a separated path and present the packet to the Parks and Recreation Commission and Transportation Advisory Committees. The City has appropriated \$20,000 to have the proposed route surveyed, starting at the intersection of Homer Spit Road and Kachemak Drive, which includes a steep and dangerous hill. This will most likely be a multi-year project, done in phases. Sections of the proposed trail run on existing electrical, water and sewer easements.

Total Project Cost: \$20,000,000
Separated Pathway: \$4,000,000
Road Rehabilitation: \$16,000,000

FY2014 State Request: \$20,000,000



DRAFT



11. Brush/Wildland Firefighting Truck

Project Description & Benefit: The Homer Volunteer Fire Department (HVFD) is in need of a new brush truck to replace the Ford F-350 which has been in use since 1990.

The Department's existing brush truck is a former utility vehicle that was converted to a brush unit in-house by adding a manufactured tank and portable pump as well as a home-built tool storage compartment. A mechanical assessment of the existing truck found it to be severely deficient due to age-related wear and lack of capacity to handle the weight of firefighting equipment. A new Ford F-450/550 4x4 with wildland pump unit, tank, and tool compartments will provide critical and reliable service in a variety of fire situations.

Although HVFD uses the term "brush truck," in reality the truck is kept in service year-round to provide some level of fire protection to areas that crews are unable to access with traditional large fire apparatus due to poor road conditions during winter and break-up. The smaller truck can often access the scene and provide initial attack of a structure fire before firefighters can set up long hose lays or otherwise access the site by traditional means, if at all.

Total Project Cost (2015): \$120,000

FY2015 State Request: \$108,000

(10% City of Homer Match: \$12,000)



DRAFT

Keep. Still a need. No significant updates. On CIP since 2009.



12. Marine Ways Large Vessel Haulout Facility

Project Description & Benefit: This project will construct a “marine ways” ramp by which large vessels (over 70 tons) can be pulled from the water on rails and dry-docked for maintenance, inspection, and repairs utilizing the existing 5-acre concrete pad at Lot 12. Currently there are no private facilities in Homer capable of hauling out vessels of this size. With construction of the marine ways facility, the Port of Homer would also be able to serve large freight barges that require inspections in order to be Coast Guard certified for their trade.

Plans & Progress: Since the wood chip business that formerly used Lot 12 left Homer, the lot and its concrete pad have been under utilized. Construction of the Marine Ways facility will accomplish a project that has been discussed for years and capitalize on the marine trades skill set that already exists in Homer. It is estimated that the facility would eventually support at least 50 full-time, long-term jobs.

Total Project Cost (2015): \$3,000,000

FY2015 State Request: \$2,700,000

(10% City of Homer Match: \$300,000)



DRAFT

Keep. Still a need. No significant updates. On CIP{ since 2012.



13. Baycrest Overlook Gateway Project

Project Description & Benefit: The Homer Public Arts Committee has designated the Baycrest Hill Overlook as one of the major elements of the Gateway Project, which entails enhancing visitor and resident experiences at the entrances to Homer. The other Gateways are the Homer Airport and the Homer Port.

Everyone who has driven to Homer remembers the first time they came around the corner on the Sterling Highway and saw the breathtaking panorama of Kachemak Bay. For many that was the same moment they made the decision to become part of this diverse, eclectic, and energetic community. In the 1990's visionaries at Alaska Department of Transportation and Public Facilities constructed the current pullout during the Sterling Highway reconstruction effort. However, the current site does not adequately meet the goals of the Gateway Program.

Improving the landscaping and comfort of Baycrest Overlook will inspire locals and visitors and enhance this phenomenal setting. Interpretive signage will tell the story of Homer and the surrounding communities and highlight the phenomenal natural resources of Kachemak Bay. Improvements to the overlook will spur economic development, welcoming everyone and encouraging commerce and trade in a community dedicated to unique and natural quality of life experiences.

Plans & Progress: The first Gateway Project was undertaken in 2009. A collaborative effort with the City of Homer Public Arts Committee, City of Homer Airport Manager, City of Homer Public Works Director, Alaska State Parks, National Park Service, Kachemak Research Reserve and U.S. Fish and Wildlife created a beautiful diorama highlighting the wealth of public and private resources available to everyone who comes to Kachemak Bay.

This group plus representatives from Alaska Department of Fish and Game, Alaska Department of Transportation, Pratt Museum, Homer Chamber of Commerce, Kachemak Bay Conservation Society and Homer Garden Club have come together to work on the Baycrest Overlook Gateway Project.

Six thousand dollars for design from State and the City of Homer was spent in 2013 to produce the Baycrest Overlook Interpretive Plan. The Plan included design, development, and locations for welcome and interpretive signage and was officially adopted by Council in 2013. Public Arts Committee meetings on the project are ongoing and a public comment meeting was held on September 18, 2012.

The project will consist of three phases:

1. Interpretive signage, benches and picnic areas
2. Enhanced landscaping
3. New restrooms and paving upgrades.

Total Project Cost: \$256,000

2012 (Design): \$6,000

2013 (Construction): \$250,000

Signage/Benches: \$100,000

Landscaping: \$75,000;

Restrooms and Paving: \$75,000

FY2014 State Request: \$230,400

(10% City of Homer Match: \$25,600)



Keep. Updated with Public Arts Committee work (design and adoption of plan) On CIP since 2013.



14. Water Storage/Distribution Improvements

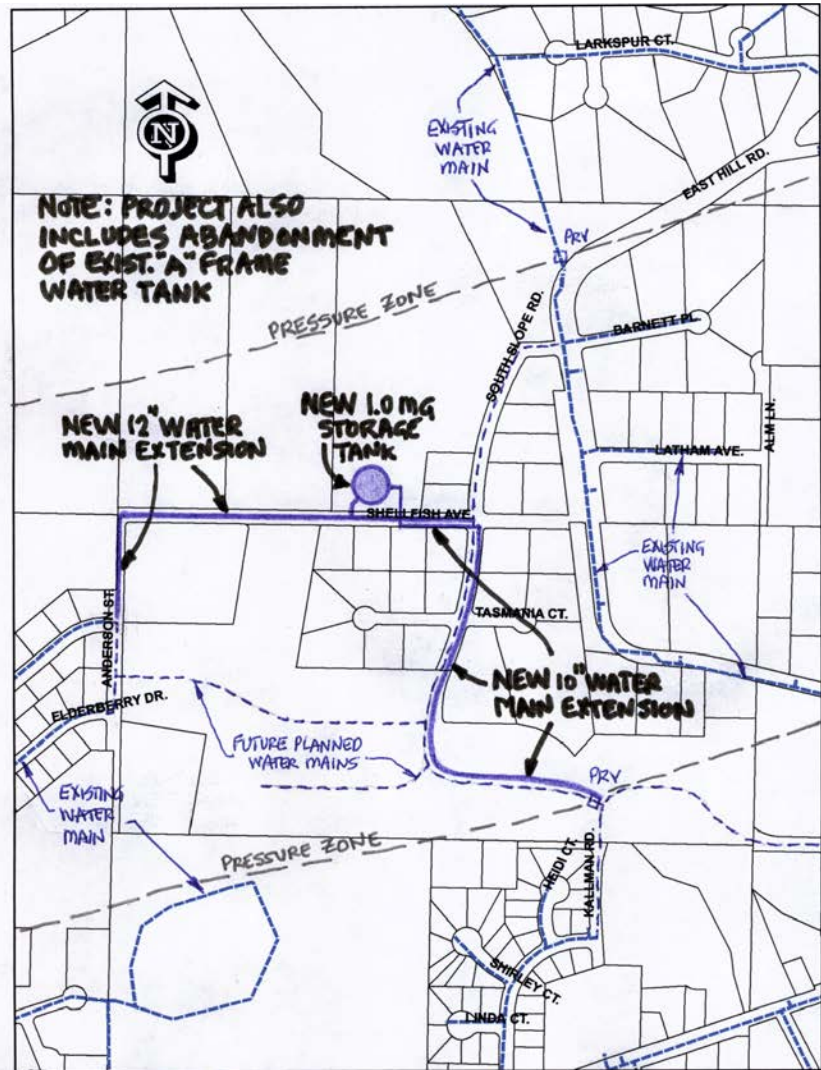
Project Description & Benefit: This project will design and construct improvements that will increase water storage, improve water system distribution, drinking water quality/public health, and treatment plant and water transmission effectiveness.

The project consists of the installation of an underground 1.0 MG water storage tank; 2,000 linear feet of 12-inch distribution main (connecting two isolated parts of town); the installation of 2,000 linear feet of water main between the new tank and the water system; and the abandonment of an existing, functionally obsolete (+50 years old), steel water tank.

Plans & Progress: The need for this project has been documented in the Homer Water & Sewer Master Plan (2006). The City received a \$390,000 Special Appropriation Project grant for the design phase of the project in 2012 from the Environmental Protection Agency. Design will be complete in 2014

Total Project Cost: \$3,900,000
 2014 (Design ,funding secured): \$390,000
 2016-2017 (Construction): \$3,510,000

FY2015 State Request: \$3,510,000
 (10% Local Match: \$390,000)



DRAFT

Keep. Design is currently underway and will be complete in 2014. On CIP since 2009.



Mid-Range Projects

Part 2: Mid-Range Projects

- **Local Roads**
- **Parks and Recreation**
- **Port and Harbor**
- **Public Facilities**
- **Public Safety**

Update accordingly



Local Roads

- **Heath Street - Pioneer to Anderson**
- **Land Acquisition for New Roads**
- **Town Center Infrastructure**

Need to update entire section with a viable local roads package. Take a critical look at this for August 17 work session. For example, should Fairview be on this list?



Heath Street - Pioneer to Anderson

Project Description & Benefit: This project provides for the design and construction of a connection from East End Road to Anderson Street. The project will address concerns raised by Alaska Department of Transportation and Public Facilities (ADOT&PF) regarding the Heath Street/Pioneer and Lake Street/Pioneer intersections and will provide access from East End Road past Homer High School to a developing residential area north of the high school. The City of Homer will work with ADOT&PF engineers to determine the best route (extension of Heath Street vs. extension of Lake Street) to provide safer and more effective circulation, improve emergency access to and from the high school, provide for pedestrian access from the high school to a hillside trail system, and reduce congestion at existing intersections.

Plans & Progress: The improvement is recommended in the 2005 Homer Area Transportation Plan and would implement recommendations of the 2005 Homer Intersections Planning Study (ADOT&PF). The City of Homer has agreed to fund 50% of the project.

Total Project Cost: \$4,500,000

Schedule:

2017 (Design): \$500,000

2019 (Construction): \$4,000,000

Priority Level: 3



On CIP since 2002. Proposed alignment problematic because of existing utilities.



Land Acquisition for New Roads

Project Description & Benefit: This project will help meet current and future transportation needs by acquiring specific land parcels and rights-of-way to extend five local roads: It will improve traffic flow in Homer by providing an alternative east to west corridor.

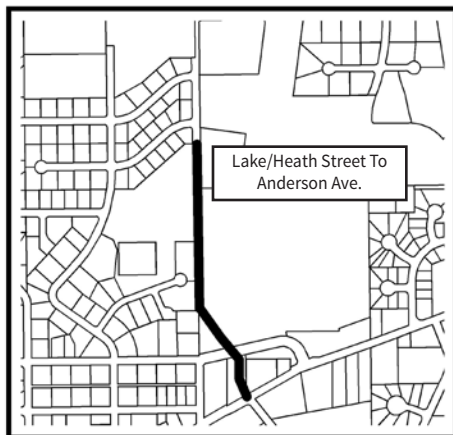
- **Lake/Heath Street to Anderson Avenue**
- **Bartlett Street extension south and east to Main Street**
- **Poopdeck Street extension north to Pioneer Avenue**
- **Early Spring Street extension north to East End Road**
- **Waddell Way extension west to Heath Street**

Plans & Progress: All four road projects are recommended in the 2005 Homer Area Transportation Plan.

Total Project Cost: \$2,000,000

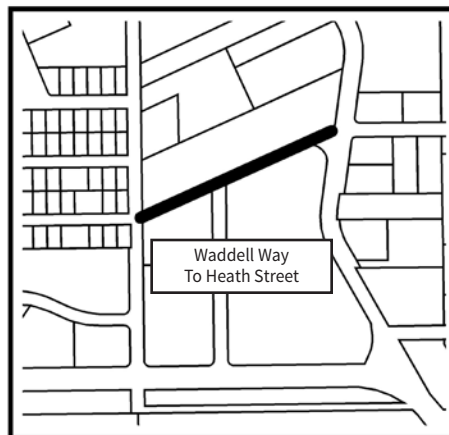
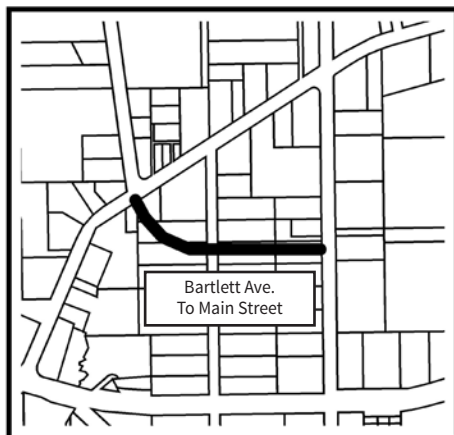
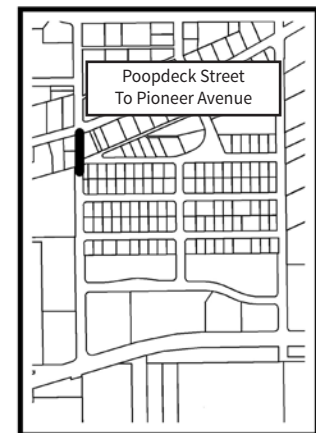
Schedule: 2014-2016

Priority Level: 1



Different alignment

Long term?



On CIP since 2007. Needs revising as roads package.



Town Center Infrastructure

Project Description & Benefit: In the Central Business District between Pioneer Avenue and the Sterling Highway and between Main Street and Poopdeck lie approximately 30 acres of undeveloped land, providing a unique opportunity to develop an attractive and lively downtown district in the heart of Homer. The Homer Comprehensive Plan, Town Center Development Plan, and Comprehensive Economic Development Strategy all call for careful development of Town Center. Establishing infrastructure is an important step in attracting further investment that will make Town Center a success.

The Town Center Infrastructure Project will begin Phase 1 development of Town Center, as described in the April 2006 Town Center Development Plan. This planning should be carried out in conjunction with an overall master plan for Town Center that will also identify areas for commercial development, public space, and parks. It could coincide with the Farmers Market project proposed for Town Center.

Specifically, the project will establish routes and acquire rights-of-way for roads, trails, and sidewalks; identify and carry out needed land exchanges between property owners; and develop the first trails through Town Center along with primary roadways with sidewalks, crosswalks, and utilities.

Plans & Progress: The Homer Town Center Project began in 1998 (as the Town Square Project) with a goal “to envision and create, through inclusive community planning, an area within the Central Business District of Homer that will be a magnet for the community, provide for business development, instill a greater sense of pride in the downtown area, make Homer more pedestrian-friendly, and contribute to a higher quality of life.” The Town Center Development Plan was adopted by the City Council in 2006 as part of Homer’s Comprehensive Plan.

Total Project Cost: \$2,250,000

Schedule:

2015 (Design): \$250,000

2016 Construction: \$2,000,000

Priority Level: 1



Incorporate into broader roads package? On CIP since 2005.

East-west and north-south road connections combined with trails, sidewalks, and parking in Town Center will set the stage for development of an economically vibrant and attractive downtown district in the heart of Homer.



Parks and Recreation

- **Ben Walters Park Improvements, Phase 2**
- **Horizon Loop Trail, Phase 1: Feasibility and Conceptual Design**
- **Jack Gist Park Improvements, Phase 2**
- **Karen Hornaday Park Improvements, Phase 2**
- **Mariner Park Restroom**

Update accordingly



Ben Walters Park Improvements, Phase 2

Project Description & Benefit: Ben Walters Park comprises 2.5 acres on the shore of Beluga Lake, near the intersection of Lake Street and the Sterling Highway. With its central location, proximity to McDonalds restaurant, and access to the lake for winter and summer recreation, it is one of Homer's most frequently visited parks. Phase 2 will enlarge the parking area and renovate the picnic shelter that has become worn with heavy use over the years.

Plans & Progress: Phase 1 of the park improvement project, to replace the dock, was completed in 2009. Since then the Kachemak Bay Rotary Club has adopted the park under the City of Homer's Adopt-a-Park Program. They have made improvements such as painting the restrooms, installing a bench, resetting the posts and tending flower beds in the summer months.

Total Project Cost: \$250,000

Schedule: 2015

Priority Level: 2



Improvements are needed at Ben Walters Park, including enlarging the parking lot and renovating the shelter.

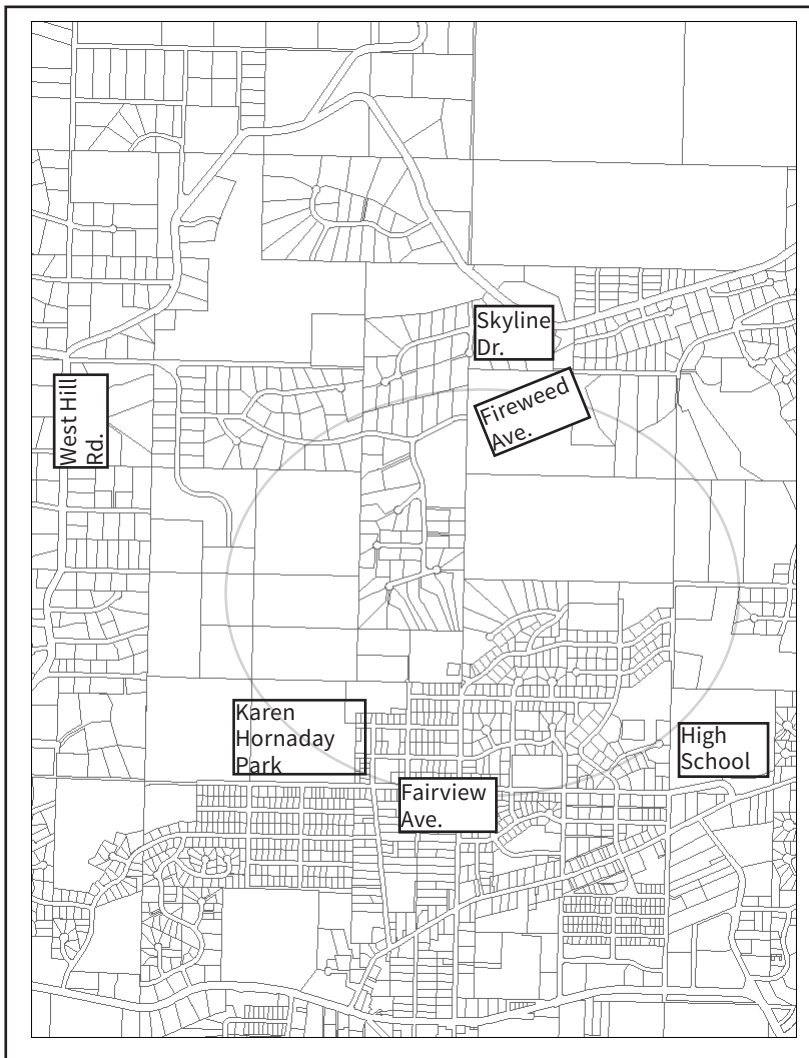
Keep. Only updates are from Rotary adopting park. Park improvements have been on CIP since 2006, became P.2 in 2009.



Horizon Loop Trail, Phase 1: Feasibility and Conceptual Design

Project Description & Benefit: The Homer Horizon Loop Trail is proposed as a 4 to 5 mile route that would run clockwise from Karen Hornaday Park up around the top of Woodard Creek Canyon, traverse the bluff eastward, and then drop down to Homer High School. The parking lots of Karen Hornaday Park and Homer High School would provide trailhead parking. Those wishing to complete the loop will easily be able to walk from the high school to Karen Hornaday Park or vice versa via Fairview Avenue. A later stage of trail development will connect the Horizon Loop Trail with the Homestead Trail at Bridge Creek Reservoir.

The trail will fill a need identified by trails advocates for more hiking opportunity on this side of the bay. Many Homer residents will be able to access the trail without having to drive at all, since it will begin and end in the most densely populated area of town, with additional access points on the upper part of the loop. The Homer Non-Motorized Transportation and Trail Plan notes the need for such a trail, which would provide both transportation and recreation benefits.



The oval above indicates the general area of the Horizon Loop Trail. It is not intended to indicate a proposed trail route.

The trail will also provide fitness benefits in that it will be long enough and steep enough to provide a good workout suitable for a wide range of children and adults. While beach walking in Homer is popular, it does not provide the same fitness benefits as a trail with a 600 foot elevation gain. In a 2-3 hour hike, trail users will improve cardiovascular health, build muscles, burn calories, and reap the mental health benefits of fresh air, spectacular views, and a sense of accomplishment. In a year-long assessment effort, the Southern Kenai Peninsula Communities Project, spearheaded by South Peninsula Hospital, identified “Healthy Lifestyle Choices” as its number 1 goal. The proposed Horizon Loop Trail will help meet that goal in the Homer community.

Phase 1 of the project will identify the routing options, begin discussions to establish necessary easements, and develop a preliminary design and cost estimate.

Total Project Cost: Staff time

Schedule: 2017

Priority Level: 3

Staff recommends move to long range section. On CIP since 2011.



Jack Gist Park Improvements, Phase 2

Project Description & Benefit: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel was to be developed primarily for softball fields.

Cost: The proposed project will complete Phase 1 of Jack Gist Park by expanding the parking lot, constructing a concession stand/equipment storage building adjacent to the softball fields, and developing an irrigation system utilizing a stream on the property in conjunction with a cistern. Phase 3 will provide potable water (water main extension), construct a plumbed restroom, and develop soccer fields.

Plans & Progress: Phase 1 of this project was completed in 2011. In 2005-2006, a road was constructed to Jack Gist Park from East End Road, a 70-space gravel parking area was constructed, and three softball fields were constructed including fencing, dugouts, and backstops. In 2008, bleachers were installed at all three softball fields. In 2009, three infields were resurfaced. In 2010, with volunteer help, topsoil was spread and seeded on two fields and the parking area was improved and expanded. In 2011, drainage work was completed on the outside perimeter (right and left field lines) of the third ball field, material was imported to improve the infield, and the outfield was improved with topsoil and seeding.

Total Project Cost: \$155,000

Parking Lot Expansion: \$45,000

Concession Stand and Equipment Storage: \$75,000

Irrigation System: \$35,000

Schedule: 2013

Priority Level: 2



Keep. No significant updates. Jack Gist has been on CIP since 2006, however p.1 was completed in 2012 and p. 2 add to CIP in 2013.



Karen Hornaday Park Improvements, Phase 2

Project Description & Benefit: Homer's popular Karen Hornaday Park encompasses baseball fields, a day use/ picnic area, a playground, a campground, and a creek on almost 40 acres. It is also used to host community events such as the Highland Games and KBBI's Concert on the Lawn. The Karen Hornaday Park Master Plan, updated and approved in 2009, sets forth goals and objectives to be accomplished over a 10-year period. The Master Plan includes improvements to the ballfields, playground/ day use area, rehabilitation of Woodard creek including trail access, moving the road and improved parking, new restrooms, and campground improvements. Phase 1 projects have been completed or are scheduled to be completed by the end of 2012. Phase 2 consists of parking lot improvements, moving the road, a trail along Woodard Creek and a restroom. The road to access the park runs between the park and the parking lot, causing kids to have to cross in front of traffic to get to the park's attractions. The master plan proposes moving the road to the east and placing the improved gravel parking lots in between the road and the park. Woodard creek is one of the jewels of Karen Hornaday Park but gets little attention because there is no convenient way to access it. A trail along the creek would allow people to enjoy the city's only creek. One of the most common complaints of the park is the old restroom with crumbling cement and a leaking roof. A new restroom is in great demand from the parents, children and picnickers that frequent the park.

Plans & Progress: The Alaska Legislature appropriated \$250,000 for park improvements in FY 2011. This money together with City funds and fund raising by an independent group organized to make playground improvements (HoPP), has funded Phase 1 (drainage improvements, ballfield improvements, new playground, new day use area and northern parking lot improvements). The City has designated \$50,000 to help fund design and engineering for Phase 2. The City received a Land and Water Conservation Fund (LWCF) grant for campground and drainage improvements and the development of a new day use area between the two ball fields.

Total Project Cost: \$1,978,750

Schedule: 2014 - 2016

Priority Level: 2



Karen Hornaday Park was a construction site for one week during the Summer of 2012 when the community came together to build a state of the art play ground.

Keep. KHP on CIP since 2001 with steady improvements. P. 2 completed in 2012.



Mariner Park Restroom

Project Description & Benefit: As one of Homer's most popular recreation areas, Mariner Park attracts campers, beach walkers, kite-flyers, Spit Trail users, birders, people with dogs, and others who come to enjoy the views and open-air recreation opportunities. This project will accomplish the most pressing need at Mariner Park: the construction of a plumbed restroom to better meet the needs of campers and beach walkers during the busy summer months.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location. Total Project Cost: \$330,000

Schedule: 2015

Priority Level: 2



The outhouses at Mariner Park campground get heavy use during the summer season.

Keep. Updated cost estimate. On CIP since 2003.



Port and Harbor

- **Deep Water/Cruise Ship Dock Expansion, Phase 1**
- **East Boat Harbor**
- **Fire Cart Replacement**
- **Harbor Sheet Pile Loading Dock**
- **HH Float Improvements**
- **Homer Spit Dredged Material Beneficial Use Project**
- **Ice Plant Upgrade**
- **System 2 Potable Water Upgrade**
- **System 4 Vessel Mooring Float System**
- **Truck Loading Facility Upgrades at Fish Dock**
- **Ramp 5 Restroom**
- **Ramp 8 Restroom**

Update accordingly.



Deep Water/Cruise Ship Dock Expansion, Phase 1

Project Description & Benefit: The City of Homer is in the process of completing major infrastructure improvements that will help position Homer as the economic and transportation hub of the Kenai Peninsula.

To provide a facility that can accommodate multiple industry groups and provide the greatest economic benefit to the area, upgrades to the Deep Water/Cruise Ship Dock are necessary. Phase 1 of the project will widen the existing dock to 88 feet, increase overall length to 744 feet, and widen and strengthen the existing trestle. Later phases will expand the dock further, add a terminal building and other upland improvements, and add a rail for a 100-foot gauge gantry crane.

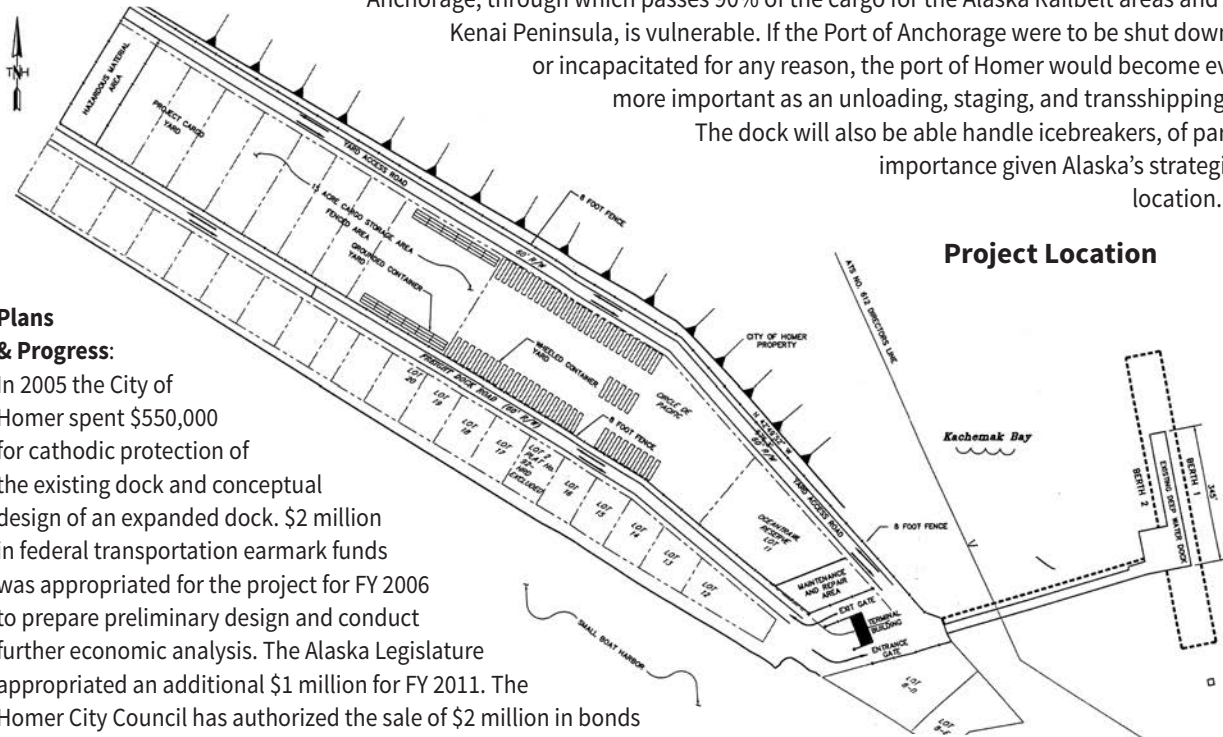
Resource Development Capabilities: The facility will provide staging for barged freight service to the Lake and Peninsula Borough via the Williamsport-Pile Bay Road or other facilities built to meet the need of future resource development. There is demand in the near term for modifications of the existing dock to accommodate long term mooring of large resource development vessels such as timber, mining and oil and gas barges.

Cargo Capabilities: The facility will be capable of handling containerized freight delivery to the Kenai Peninsula, thus reducing the cost of delivering materials and supplies to much of the Peninsula. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, Aleutians and Bristol Bay.

Visitor Industry Capabilities: The dock expansion will also enhance cruise ship-based tourism in Homer by providing moorage at the dock for two ships (a cruise ship and a smaller ship) at the same time, reducing scheduling conflicts.

Improvements to the dock will fulfill a contingency planning requirement under Homeland Security provisions. The Port of Anchorage, through which passes 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, the port of Homer would become even more important as an unloading, staging, and transshipping port.

The dock will also be able handle icebreakers, of particular importance given Alaska's strategic arctic location.



Plans

& Progress:

In 2005 the City of Homer spent \$550,000 for cathodic protection of the existing dock and conceptual design of an expanded dock. \$2 million in federal transportation earmark funds was appropriated for the project for FY 2006 to prepare preliminary design and conduct further economic analysis. The Alaska Legislature appropriated an additional \$1 million for FY 2011. The Homer City Council has authorized the sale of \$2 million in bonds to help fund the construction of this project. The City has initiated the feasibility study for this project

Keep. Project cost updated. Staff is working on TORA w/ DOT. Feasibility study will be advertised in 2013. On CIP since 2000.

Total Project Cost: \$35,000,000 **Priority:** 1

Schedule:

- 2013 (Feasibility):** \$1,250,000
- 2015 (Preliminary Design):** \$1,750,000
- 2015-2016 (Construction):** \$26,000,000



East Boat Harbor

Project Description & Benefit: This project will construct a new harbor ranging in size from 11 to 15 acres. It would enhance harbor capabilities by:

- Accommodating the large commercial vessels (fishing vessels, workboats, landing craft, tugs, barges, etc.) that are currently congesting the harbor at System 4 and System 5 transient floats, rafting two and three abreast due to shortage of moorage space at the floats, thus overstressing the floats;
- Enabling Homer to accommodate and moor the additional 40 to 60 large commercial vessels that potentially would use Homer Harbor as a home port but which have in the past been turned away due to lack of space;
- Providing a long-term solution to mooring problems the USCGC Hickory experiences on Pioneer Dock during the northeasterly storm surges and to the security problem faced by both the USCG cutters home-ported at Homer. These vessels are unable to maintain an adequate security zone around their current moorings in the existing small boat harbor (USCGC Roanoke Island) and on the Pioneer Dock west trestle (USCGC Hickory).

The Port of Homer and Homer Small Boat Harbor are regional facilities serving and supporting the northern Gulf of Alaska, Prince William Sound, Cook Inlet, and Kachemak Bay and are also a “place of refuge” for Gulf of Alaska, Cook Inlet, and Kennedy Entrance marine traffic in event of severe weather or machinery malfunctions.



Several conceptual designs have been proposed for a new Homer boat harbor. This one would add a new basin with its own entrance adjacent to the existing Small Boat Harbor.

The proposed new harbor basin will be dredged to minus 20 feet Mean Lower Low Water (MLLW) to accommodate large commercial vessels so they will not touch bottom on the lowest tides of the year (minus 5.6 feet). It will need to be dredged to minus 22 feet MLLW in the entrance channel, fairway, and one side of the basin to accommodate the USCGC *Hickory* at the proposed Coast Guard float. The new basin will provide the security zone and private moorings for the U.S. Coast Guard vessels at one side and will accommodate the large, deep draft commercial vessels at the other side.

Plans & Progress: The Army Corps of Engineers completed a reconnaissance study in 2004 that indicated a federal interest in having a new harbor in Homer; however, subsequent analysis found that the cost/benefit ratio was too low for the Corps to recommend the project. The City of Homer has requested a technical report from the Corps and is seeking funding from other sources.

Total Project Cost: \$100,620,000

Schedule:

2015 (Design and Permitting): \$1,520,000

2016 (Breakwater Construction and Dredging): \$78,500,000

2017-201 (Inner Harbor Improvements): \$20,600,000

Priority Level: 2

Keep. Still a need. Best chance at funding is through federal delegation. On CIP since 2004.



Fire Cart Replacement

Project Description & Benefit: The Homer Harbor is outfitted with nine custom motorized fire carts that have been very effective in helping the Homer Volunteer Fire Department fight marine fires. These full response fire carts act as mini mobile fire hydrants and are capable of delivering AFFF foam to two attack lines at the same time. Unfortunately, the carts are over 20 years old and even though they are maintained with monthly and annual check-ups, the main components (engines and pumps) are aging and it is becoming increasingly challenging for our maintenance staff to keep this critical equipment in ready status. Many are failing due to the harsh marine environment. Because of the age of the equipment, replacement parts are hard to come by and have to be imported from the United Kingdom.

Efficient and effective fire fighting capability is essential to the operations of the harbor. On multiple occasions the ability of the Homer Volunteer Fire Department to quickly respond with the marine fire carts has saved vessels and prevented the spreading of fire in the small boat harbor. Going without fire fighting capability at the harbor is not an option.

This project would purchase the pieces necessary to assemble nine new fire carts. Because of the special conditions in Alaska - harsh weather, extreme tides and the size of vessels - there is no pre-made fire cart that meet needs of the Homer Harbor. The City will purchase nine pumps and carts and assemble the fire carts using pieces that can be salvaged from the existing fire carts (foam tank, foam metering system and attack line valve system). The Harbor Maintenance Shop is currently working on a prototype using the

Total Project Cost: \$225,000

Schedule: 2016

Priority Level: 1



Keep. P&H is working on a prototype to get a better cost estimate. On CIP since 2013.

Nine mobile fire carts are stored in heated sheds around the harbor. The carts are over 20 years old and finicky to operate.



Harbor Sheet Pile Loading Dock

Project Description & Benefit: This project will construct a sheet pile loading pier between the existing barge ramp and the fuel dock on the east side of the Small Boat Harbor. It is estimated that the dock will be 225 feet long and dredged to -17 feet. This dock would be used to transfer heavy loads by crane onto barges and landing crafts. It would also serve as mooring for large shallow-draft vessels that are now mooring on the System 5 float. The project will stimulate the shipping and freight sectors of the local economy, creating jobs and providing revenues for Port & Harbor operations.

This project was first identified as a need at the time the State of Alaska transferred ownership of the harbor to the City of Homer in 1999. However, it was dropped from the TORA harbor improvement project list because it was not a repair or replacement item but rather a completely new facility.

Total Project Cost: \$800,000

Schedule: 2014

Priority: 2



Keep. No significant updates. On CIP since 2012.



HH Float Improvements

Project Description & Benefit: The HH Float in the Homer Small Boat Harbor was part of the original harbor construction in 1964 and is in very poor condition. This project will replace HH with a new float system that provides 50-foot stalls on one side (same as existing HH float) and 60-foot stalls on the other side. The 60-foot stalls would also be extra wide to accommodate wider specialty fishing vessels (e.g., 58-foot super longliners) and pleasure craft that are appearing with increased frequency in the harbor. Deeper dredging will likely be required to accommodate the deeper-draft vessels.

It can be expected that the larger stalls will help attract additional boats and encourage them to home-port in Homer, thus increasing Port & Harbor revenues. The new float will be equipped with modern amenities; e.g., shore power and water. Stall fees for the wide-berth stalls will reflect the increased size and amenities.

Total Project Cost: \$3,000,000

Schedule: 2016

Priority: 2



Keep. No significant updates. On CIP since 2012.



Homer Spit Dredged Material Beneficial Use Project

Project Description & Benefit: The purpose of this project is to dispose of dredged material from the entrance of the Small Boat Harbor and the Pioneer Dock berth in a beneficial manner. The material will be used to replenish eroded material along the beaches of the Spit and create additional parking pads on the Spit. The beach replenishment points would be at Mariner Park (replenishing beaches on the west side of the Spit) and just north of the Fishing Lagoon (replenishing beaches on the east side of the Spit). The new parking pads would be created at two locations: one between the Seafarer's Memorial and the east end of the nearby boardwalk complex, and the other between the west end of the same boardwalk and the next boardwalk to the west. The material will be placed on the beaches as part of the Army Corps of Engineers' dredging/disposal operations. (Hauling costs would be supplemented by Harbor Funds when hauling to Mariner Park). Material incorporated into the parking pads will be placed as part of the Corps' dredging/disposal operations; additional City funds will be required to spread, cap and place riprap along the beach where fill is placed near or in the tidal zone. A Corps permit will be needed to accomplish this work.

Schedule: The beach replenishment work would be completed over a ten year period; the parking pads would be constructed over a three year period. Beneficial use of dredged material would begin in 2012 and be completed by 2021.

Total Project Cost: \$980,000

Schedule:

2014 (Design and Inspection): \$90,000

2014: \$10,000 (Spread available material in upland parking pad areas)

2015-16: \$880,000 (Compact material: 20,000; Instal riprap: \$675,000; Gravel cap: \$95,000; Contingency \$90,000)

Priority Level: 2



The Homer Spit has been shaped over the years by nature as well as human intervention. (2008 NOAA photo)

Keep. No significant updates. On CIP since 2011.



Ice Plant Upgrade

Project Description & Benefit: The ice plant at the Fish Dock is a critical component of the overall Port and Harbor enterprise, providing more than 3,500 tons of flake ice each year to preserve the quality of more than 20 million pounds of salmon, halibut, sablefish, and pacific cod landed at the Port of Homer. Built in 1983, the ice plant is in serious need of an upgrade to increase efficiency and reduce operating costs. This project will replace six of the seven old compressors within the ice plant with two new state-of-the-art high efficiency refrigeration compressors.

Total Project Cost: \$500,000

Schedule: 2014

Priority: 2



Four of the Ice Plant's aging compressors are shown here.

Keep. P&H is looking at potential grant opportunities for this project. On CIP since 2012.



System 2 Potable Water Upgrade

Project Description & Benefit: This concrete moorage facility is accessed by Ramp 5. It is made up of 90 twenty four foot stalls, 19 twenty foot stalls and 260 linear feet of transient moorage. System 2 is currently not being used to full capacity because of the overall lack of services that support that location. Access to potable water will allow the harbor to better serve customers and will increase sales in annual moorage at our System 2 facility.

Total Project Cost: \$36,400

Schedule: 2015

Priority Level: 1



Water valves hooked up to City water, such as the one on the left, would be installed at regular intervals along System 2 (below).



Remove. This project will be complete with the harbor float replacement project funded through the grant/bond. On CIP since 2013.



System 4 Vessel Mooring Float System

Project Description & Benefit: System 4 is made up mostly of floats that were relocated from the original harbor of 1964. In the 2002 Transfer of Responsibility Agreement (TORA) project, System 4 was completed by moving the old floats into place. Within two years it was filled to maximum capacity. Although we live in a recycle and reuse age, these floats are over 20 years beyond their engineered life expectancy and are showing their age.

This project can be done in phases starting with HH and JJ floats.

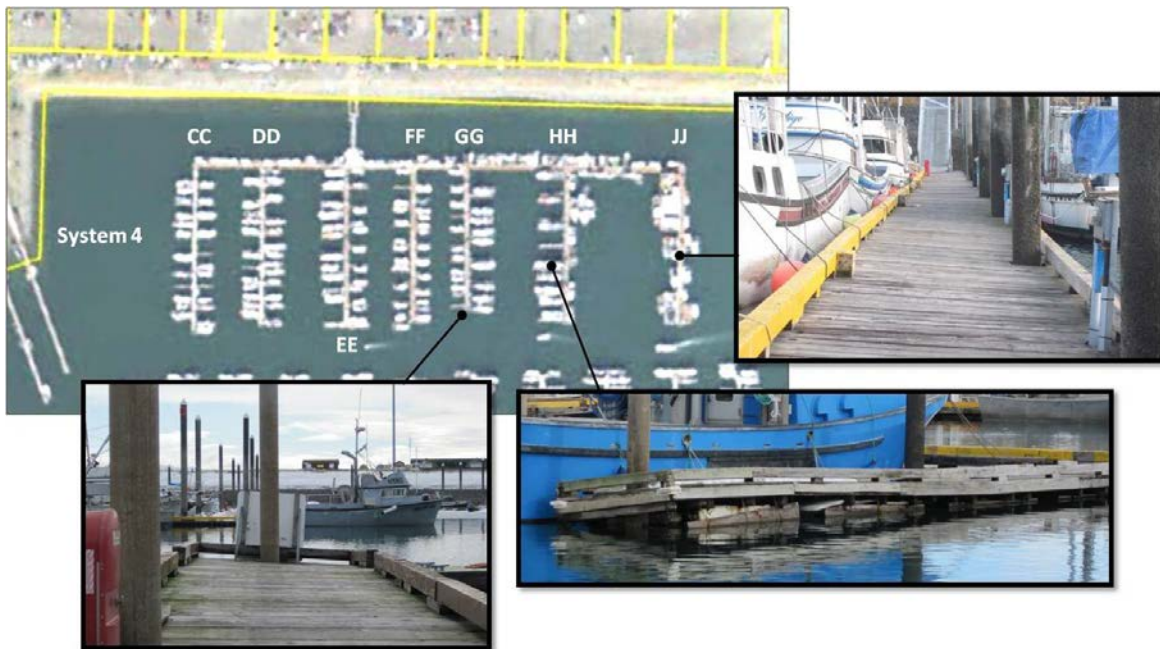
Total Project Cost: \$6,600,000

Schedule:

2015 (Design): \$600,000

2016-2019 (Construction): \$6,000,000

Priority Level: 2



Keep. P&H maintenance is attending a float reconditioning seminar and P&H may consider recondition vs. replacement for this project. On CIP since 2013.



Truck Loading Facility Upgrades at Fish Dock

Project Description & Benefit: Approximately 22 million pounds of fish are landed at the Homer Fish Dock each year and loaded onto trucks. The resulting truck, fork lift, and human traffic creates considerable congestion as fish buyers jockey for space to set up portable loading ramps. Lack of adequate drainage in the area creates further problems as the vehicles must maneuver in soft and often muddy conditions.

This project will construct a loading dock to facilitate the loading of fish onto trucks. In addition, it will provide for paving of Lot 12-B and other improvements to address the drainage problems that impact the area now.

Total Project Cost: \$300,000

Schedule: 2016

Priority: 1



Currently at the Fish Dock, fish buyers have to contend with a muddy lot and lack of a loading dock to facilitate the transfer of fish to trucks.

Keep. No significant updates. On CIP since 2012.



Ramp 5 Restroom

Project Description & Benefit: Ramp 5 is located at the southwest corner of the harbor at Freight Dock and Homer Spit Road and serves float System 2. This system provides moorage space for as much as 3,951 linear feet of moorage, including 81 reserved stall lessees. Currently, restroom service for these vessels and the City-maintained campground across the highway is an outhouse facility capable of occupying only two people at a time.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location.

Total Project Cost: \$295,000

Schedule: 2015

Priority Level: 2



The outhouse at Ramp 5 is often the first time out of state visitors use an outhouse.

Keep. Updated cost estimate to reflect value of restroom design City has from recent restroom projects. On CIP since 2003. Part of Public Restrooms on Spit project until listed as separate project in 2013.



Ramp 8 Restroom

Project Description & Benefit: Ramp 8 serves System 5, the large vessel mooring system. Presently Ramp 8 restroom is an outhouse facility capable of occupying only two people at a time. Vessel crews have come to the Harbormaster's office with complaints of this lack of basic service. Potable water, adequate shore power, and even basic restroom facilities are expected in a modern competitive harbor such as the Homer Small Boat Harbor.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location.

Total Project Cost: \$295,000

Schedule: 2014

Priority Level: 3



This outhouse sees heavy use from crews of large vessels moored at Ramp 8.

Keep. Updated cost estimate to reflect value of restroom design City has from recent restroom projects. On CIP since 2013.



Public Facilities

- **Public Market Design and Financing Plan**

Update accordingly.



Public Market Design and Financing Plan

Project Description & Benefit: This project will facilitate implementation of a recommendation in the City’s Comprehensive Economic Development Strategy discussed in both the “Agriculture” and “Downtown Vitalization” sections. It is also consistent with the goals of the Homer Town Center Development Plan and the Climate Action Plan. Specifically, the project will provide a permanent, weather-protected venue for the Homer Farmers Market in Town Center. In conjunction with Town Center infrastructure development (a separate capital improvement project aimed at providing initial road/trail access and utilities), the project will kick off development in the Town Center district, providing immediate benefits to downtown Homer and serving as a catalyst for further development.

Although the term “Farmers Market” is used here, many communities use the term “Public Market” to refer to year-round venues where market-goers can find a variety of locally crafted products in addition to local produce, seafood, and the like. The Pike Street Public Market in Seattle is a particularly famous example. Farmers Markets/Public Markets have seen a huge increase in popularity in recent years, creating a strong draw for locals and visitors alike and providing a low-cost venue for a variety of small local businesses. A study funded by the Ford Foundation in 2002 found that “public markets function as incubators for small businesses and training grounds for independent entrepreneurs. Low start-up costs make it easy for vendors to finance their new businesses, often without the aid of lending institutions. And the spin-off benefits for nearby businesses are huge, according to Project for Public Spaces research, since 60 percent of market customers also visit neighborhood stores on the same days.”

Currently, the Homer Farmers Market operates as an open-air market on private land, with no guarantee of future access to the property. Features of a permanent public market in Town Center would include 1) a weather-proof structure with an open marketplace feel and room for at least 100 vendors; 2) site design to facilitate loading/unloading of goods and ease of access for customers; 3) exterior landscaping and public art features to enhance the overall attractiveness of the area; and 4) signage to attract and direct potential market-goers from Pioneer Avenue, Main Street, and the Sterling Highway.

Total Project Cost: \$60,000 (Engineering, design, and construction costs to be determined.)

Schedule: 2013-2015

Priority Level: 2



The Farmers Market in Olympia, Washington, located at the edge of Olympia’s downtown, is a gathering place for local, small-scale farmers, merchants, and artists and a popular destination for locals and visitors. Nearby businesses benefit from the popularity of the Farmers Market. The market is open Thursday through Sunday April-October and weekends in November

Move to long-range. At this point there is little support for the project within the farming community. On CIP since 2013.



Public Safety

- **Firefighting Enhancement - Aerial Truck**

Update accordingly.



Firefighting Enhancement - Aerial Truck

Project Description & Benefit: This project will greatly enhance the City of Homer's firefighting capability with a modern aerial truck. As Homer continues to grow and the size and complexity of buildings increases it is no longer safe or practical to fight fire from the ground or off of ground ladders. (The Homer Volunteer Fire Department's tallest ground ladder is only 35 feet.) Large footprint and tall buildings (two stories or more) often require the use of elevated hose streams to fight fire effectively. HVFD has no ability to provide for elevated hose streams except off of ground ladders, which severely limits the application of water and endangers the lives of firefighters. Aerial apparatus allow for the application of water to the interior of a building without placing firefighters in immediate danger. They also allow for the rescue of persons that become trapped in upper stories or on rooftops by fire or other incidents that impede the use of interior stairways.

An added benefit of the new truck will be more favorable insurance rates for the City of Homer, as determined by community fire protection classification surveys. Since the 1995 ISO survey, several large buildings were constructed in Homer, including West Homer Elementary School, the Islands and Ocean Visitor Center, the Homer Ice Rink, and the South Peninsula Hospital Expansion. New development in Town Center will add to the list of structures that would benefit from enhanced firefighting capability. An ISO review conducted in September 2007 resulted in an increase in the Property Protection Classification (PPC) rating from a 3 to a 5, meaning that Homer homeowners now face increased fire insurance premiums. The ISO review clearly indicates the need for an aerial truck, which can more adequately respond to fires in buildings of three stories or greater, buildings over 35 feet tall at the eaves, and those that may require 3,500 gallons per minute to effectively fight the fire.

Total Project Cost: \$800,000

Schedule: 2014

Priority Level: 1



Keep. Still a need. On CIP since 2007.



Utilities

- **Alternative Water Source**
- **Bridge Creek Watershed Land Acquisition**

Update accordingly.



Alternative Water Source

New Water Source: Currently Homer's sole water source is the Bridge Creek Reservoir. Population growth within the city, increased demands for City water from residents outside city limits, increasing numbers of tourists and summer residents, and climate change that has reduced surface water availability are all factors in the need for a new water source to augment the existing reservoir.



Clean drinking water is essential for public health and providing clean water is one of the core functions of government.

The City has been proactive in addressing the looming water problem by commissioning a new Water and Sewer Master Plan. Based on projected population growth, the plan recommends that Homer develop a new water source; utilizing, for example, an existing stream such as Twitter Creek, Diamond Creek, or Fritz Creek. Planning and design for this project needs to begin as soon as possible.

Total Project Cost: \$16,750,000

Schedule:

2013 (Feasibility Study): \$750,000

2016 (Design and Permitting): \$1,000,000

2020 (Construction): \$15,000,000

Priority Level: 2

Move to long-range. Growth has not been as quick as expected allowing this project. On CIP since 2006.



Bridge Creek Watershed Land Acquisition

Project Description & Benefit: Currently, the Bridge Creek watershed is the sole source of water for Homer. To protect the watershed from development that could threaten the water supply and to ensure the availability of land for possible future expansion of water treatment operations within the watershed, the City seeks to acquire additional acreage and/or utilize conservation easements to restrict development that is incompatible with clean water.

PLANS & PROGRESS: Since 2003, the City of Homer has acquired approximately 270 acres in the Bridge Creek watershed.

Total Project Cost: \$1,000,000

Schedule: 2013 - 2018

Priority Level: 2



Shading indicates the property already owned by the City of Homer within the Bridge Creek watershed.

Move to long-range section. On CIP since 2000.



State Projects

The City of Homer supports the following state projects which, if completed, will bring significant benefits to Homer residents

Transportation projects within City limits:

- **Homer Intersection Improvements**
- **Main Street Reconstruction/Intersection**
- **Ocean Drive Reconstruction with Turn Lane**
- **Pioneer Avenue Upgrade**

Transportation projects outside City limits:

- **Sterling Highway Reconstruction, Anchor Point to Baycrest Hill**
- **Sterling Highway Realignment, MP 150-15**

Non-transportation projects:

- **Alaska Maritime Academy**

Update accordingly.



Homer Intersection Improvements

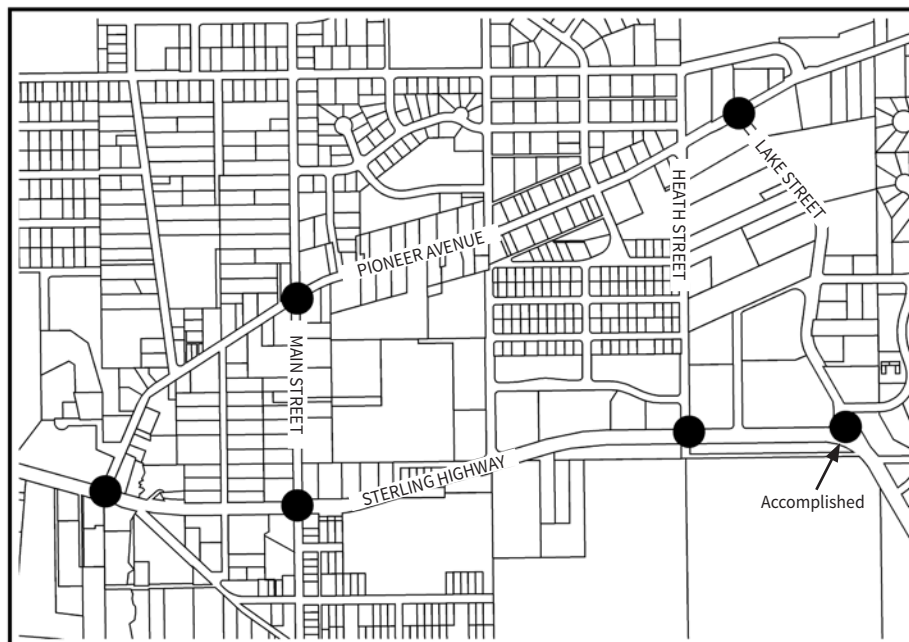
Project Description & Benefit: This project will implement recommendations of the 2005 Homer Intersections Planning Study commissioned by the Alaska Department of Transportation and Public Facilities. The study, which focused on 12 intersections, involved traffic forecasts and analysis of intersection safety, intersection options, and pedestrian needs. The benefit of the project will be to enhance traffic safety and quality of driving and pedestrian experiences for residents and visitors, particularly as the community continues to grow.

The study notes that for the intersections that need roundabouts or traffic signals, either option will function well; however, “the Alaska Department of Transportation and Public Facilities supports the development of modern roundabouts at these locations because of the good operational performance of roundabouts, superior safety performance, and reduced maintenance.”

Problem intersections and recommended improvements noted in the study but not yet funded are as follows:

- Sterling Highway and Heath Street - Roundabout or traffic signal
- Sterling Highway and Main Street - Roundabout or traffic signal (This project has been partially funded.)
- Pioneer Ave. and Lake Street/East End Road - Roundabout or traffic signal
- Sterling Highway and Pioneer Ave. - Roundabout or traffic signal
- Pioneer Avenue and Main Street - Roundabout or traffic signal

Plans & Progress: State of Alaska DOT/PF has obtained \$2.8 million to make safety improvements to Main Street Intersection which is scheduled for construction in 2015..



Alaska DOT/PF has recommended roundabouts or traffic signals at six central Homer intersections, to be accomplished as soon as possible. A traffic signal was installed at the Lake Street/Sterling intersection in 2005.

Updated to reflect Main Street Intersection improvements scheduled for 2015. On CIP since 2006.



Main Street Reconstruction

Project Description & Benefit: This project will provide curb and gutter, sidewalks, storm drainage, and paving for Main Street from Pioneer Avenue to Bunnell Street.

Homer's Main Street is a primary north-south corridor running from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop's Beach). In the process, it connects Homer's primary downtown street, Pioneer Avenue, with the Sterling Highway and provides the most direct access to the Old Town district. It also provides the western border to Homer's undeveloped Town Center district.

Despite its proximity to the hospital, businesses, and residential neighborhoods, Main Street has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will enhance the quality of life for residents and visitors alike and provide economic benefits to local businesses and the community as a whole.

Plans & Progress: Main Street is a City street from Pioneer Avenue northward, and a State street from Pioneer Avenue south. The Homer Non-Motorized Transportation and Trail Plan, adopted by the City Council in 2004, calls for construction of sidewalks on both sides of Main Street to provide a safe means for pedestrians to travel between Old Town and Pioneer Avenue, and stresses that this should be regarded as a "near term improvement" to be accomplished in the next two years. The Homer City Council passed Resolution 06-70 in June 2006 requesting that Alaska Department of Transportation and Public Facilities (DOT/PF) "rebuild and upgrade Main Street from Pioneer Avenue to Bunnell Avenue as soon as possible in exchange for the City assuming ultimate ownership, maintenance, and operations responsibility."

State of Alaska DOT/PF has obtained \$2.8 million to make safety improvements to Main Street Intersection. However, DOT/PF estimates indicate that this is not enough to cover both the intersection improvement and reconstruction of the entire section from Pioneer Avenue to Bunnell Street.

A group of Old Town residents and business owners received an ArtPlace grant to enhance the walkability, safety and attractiveness of the area. Part of their project is working with the City and the State on low cost traffic calming measures on Main Street such as cross walks, pedestrian signs, and speed limit reductions.



A mother pushes a stroller along Main Street between the Sterling Highway and Bunnell Street, while another pedestrian walks on the other side of the road.

Updated to reflect Main Street Intersection improvements scheduled for 2015 & Old Town community work. Project now only reconstruction. On CIP since 2006



Ocean Drive Reconstruction with Turn Lane

Project Description & Benefit: This project will improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians by creating a center turn lane, providing well-marked crosswalks, and constructing a separated bike path. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.

Ocean Drive, which is a segment of the Sterling Highway (a state road) connecting Lake Street with the Homer Spit Road, sees a great deal of traffic, particularly in the summer, and has become a source of concern for drivers, bicyclists, pedestrians, and tour bus operators.

Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for cars and trucks to use the bicycle lane to get around vehicles which have stopped in the east-bound traffic lane in order to make a left turn. Some frustrated drivers swing around at fairly high speeds, presenting a significant risk to bicyclists and pedestrians who may be using the bike lane.

In recent years, the Homer Farmers Market has become a popular attraction on the south side of Ocean Drive during the summer season, contributing to traffic congestion in the area. In addition, Homer is seeing more cruise ship activity which also translates into more traffic on Ocean Drive. All of these factors have led to increased risk of accidents.

Plans & Progress: The City of Homer recommends that this project be added to the Statewide Transportation Improvement Program and completed as soon as possible.



Looking east on Ocean Drive near the Farmers Market on a relatively quiet day.

Move to long-range. Project requires traffic studies to substantiate need. On CIP since 2012.

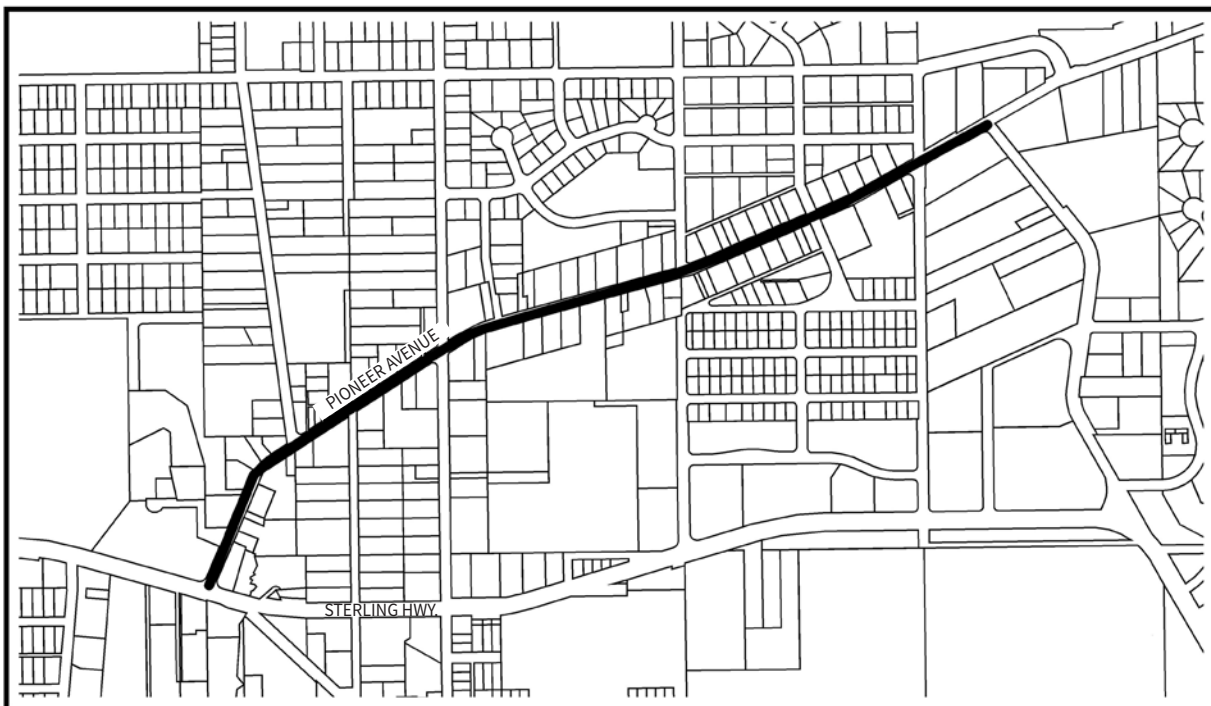


Pioneer Avenue Upgrade

Project Description & Benefit: "Complete streets" are defined as streets which are designed and operated to enable safe access for all users: pedestrians, bicyclists, and motorists. Pioneer Avenue is a mile-long arterial road in the part of Homer typically thought of as "downtown." However, in its current form, Pioneer Avenue does not function well as a downtown street. While the posted speed limit is 25 mph, wide lanes and lack of traffic calming features encourage drivers to go much faster. Using a bicycle on a sidewalk in a business district is against state law, but the practice is tolerated on Pioneer Avenue because it is generally acknowledged that the street is unsafe for cyclists. Crosswalks are few and far-between (five total) and many drivers fail to notice pedestrians in time to stop when pedestrians are waiting to cross. Some east-west crossings are particularly long and intimidating (e.g., at Main Street and Heath Street). For all these reasons, walking is not very popular along Pioneer Avenue, to the detriment of downtown businesses.

The Pioneer Avenue Complete Street Project will encourage non-motorized transportation by narrowing the driving lanes, adding distinct bicycle lanes and additional well-marked crosswalks, and incorporating other traffic calming features to further slow traffic and improve pedestrian and bicycle safety. Landscaping and appropriate "downtown" lighting will also be included in the project. It will be most cost effective to complete this work in conjunction with Pioneer Avenue Intersection safety improvements recommended in the 2005 Homer Intersections Planning Study (ADOT).

Plans & Progress: The project Pioneer Avenue Rehabilitation is included in the 2012-2015 Alaska Statewide Transportation Improvement Program.



Keep. No new updates. Need to keep pressure on DOT for project to advance on STIP. On CIP since 2011.



Sterling Highway Realignment MP 150-157

Project Description & Benefit: The Sterling Highway is a vital transportation corridor serving most of the communities on the Kenai Peninsula, including Homer at the southern terminus, and is the only road connecting these communities to the larger North American road system. The vast majority of people and goods routed in and out of Homer utilize the Sterling Highway as compared to air or water transportation.

This project will protect the Sterling Highway from erosion that is threatening the highway north of Anchor Point. Completion of the project will involve re-routing the highway away from areas that are eroding, utilizing existing road right-of-way as much as possible. The Alaska Department of Transportation has noted that the first effort needed is for reconnaissance study to evaluate alternatives and quantify costs.

Plans & Progress: The project “Sterling Highway Erosion Response MP 150-157” is included in the 2012-2015 Statewide Transportation Improvement Program (STIP).



As seen in this aerial image, the eroding edge of the bluff is now only 30 feet away from the Sterling Highway at a section just north of Anchor Point.

Keep. No significant updates. On CIP since 2007.



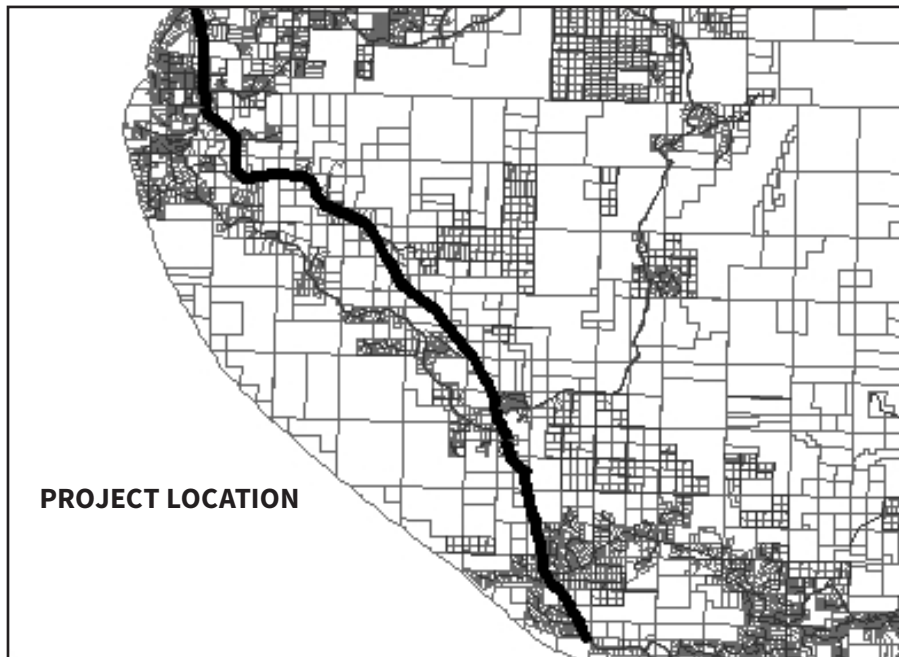
Sterling Highway Reconstruction Anchor Point to Baycrest Hill

Project Description & Benefit: This project will reconstruct 12 miles of the Sterling Highway between Anchor Point (MP 157) and the top of Baycrest Hill in Homer (MP 169) to address severe safety issues resulting from curves, hills, and blind spots on the existing road. The project has been identified as a high priority of the Kenai Peninsula Borough.

Many major side road intersections, gravel hauling operations, and school bus stops contribute to dangerous conditions on the 12-mile section of highway, which has been the scene of several serious accidents, many with fatalities, over the past several years. Continued population growth has led to more subdivisions with intersecting roads and more traffic on the highway, exacerbating the problem. School buses must stop in some locations with blind corners and hills.

The project calls for construction of an improved 2-lane highway paralleling the alignment of the existing highway. The reconstructed highway will be designed to allow two additional lanes to be added at a future date.

Plans & Progress: This project (“Sterling Highway: MP 157-169 Rehabilitation - Anchor Point to Baycrest Hill”) is included in the 2012-2015 Alaska Statewide Transportation Improvement Program (STIP). Two and a half million dollars was included in the FY2013 capital budget for design and right of way phases of this project. Total costs are expected to exceed \$36 million; consequently, the project may be constructed in phases.



**Keep. No significant updates. On
CIP since 2010.**

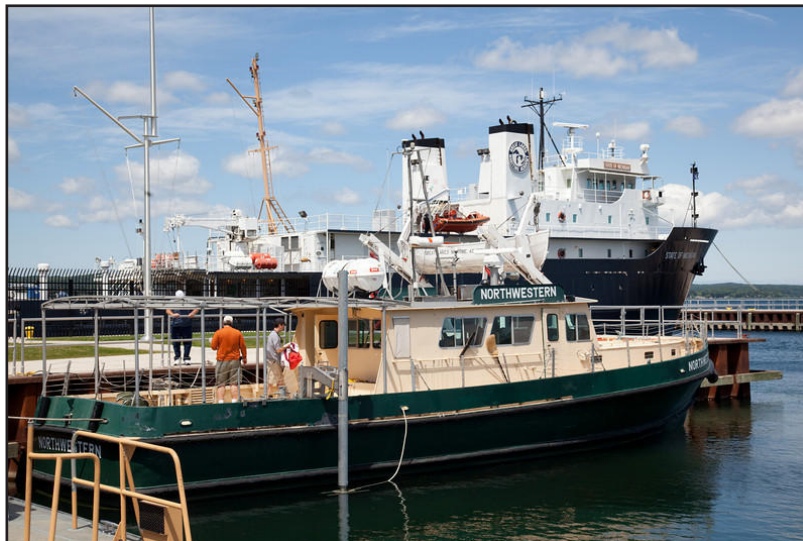


Alaska Maritime Academy

Project Description & Benefit: This project will establish an accredited maritime academy providing quality post-secondary education primarily focused on marine related programs for developing career-oriented skills relating to engineering, ship operations, marine science, maritime management, and small vessel design and operation. The academy would provide both classroom and hands-on training, taking advantage of Homer’s existing marine trades industry cluster and opportunities for time onboard vessels in port and at sea.

The federal Maritime Administration provides training vessels and other support to state maritime academies. Currently there are six academies in the U.S.; none in Alaska. Alaska Statute Sec. 44.99.006 specifies that the governor may enter into an agreement with the Federal Maritime Administration to provide for an Alaska Maritime Academy.

Plans And Progress: The Homer City Council approved Resolution 10-22(A) requesting that Alaska’s governor select Homer as the site of an Alaska Maritime Academy and specifying that a citizens task force be established to facilitate the effort to develop a maritime academy here. A possible location for the academy would be the Homer Education and Recreation Center (“Old Intermediate School”) now owned by the City of Homer.



Maritime academies utilize both classroom and hands-on training. The training ship for the Great Lakes Maritime Academy in Traverse City, Michigan is shown in the background of this photo.

Staff recommends remove. On CIP since 2011.



Projects Submitted by Other Organizations

The City of Homer supports the following projects for which local non-profit organizations are seeking funding and recognizes them as being of significant value to the Homer community:

- **Cottonwood Horse Park**
- **Haven House Sustainability/Energy Efficiency Projects**
- **Rogers Loop Trailhead Land Acquisition**
- **Visitor Information Center Parking Lot**

Update accordingly. Lots of interest has been generated this year from nonprofits and other organizations so expect a lot of new project requests in this category.



Cottonwood Horse Park

Project Description And Benefit: Kachemak Bay Equestrian Association (KBEA) is seeking capital acquisition funds to complete the purchase of Cottonwood Horse Park located near Jack Gist Park in Homer.

Development of Cottonwood Horse Park began in 2006, when KBEA secured 501(c)3 status and constructed an arena on 3.29 acres of land acquired through a purchase agreement. During the first five summer seasons events at the horse park drew more than 1,200 participants and 2,000 spectators.

The Horse Park fulfills a goal identified in past Homer recreation plans. This multi-use park is used for horse shows, clinics, riding lessons, picnics, dog walking, a preschool outdoor adventure club and horse camps. KBEA partnered with the local chapter of Connecting Children with Nature to develop a mud wallow. Also, the community celebrated Estuary Day with a BioBlitz on the property to identify all the organisms in the local park environment.

In 2006 the City of Homer acquired, through donation, .89 acres of land adjacent to the proposed horse park and has stipulated that the property be used for parks/recreation or green space. City of Homer Resolution 06-116 expresses the intent of the City to donate the property to KBEA. KBEA is now seeking to raise the remaining funds needed to acquire full title to the existing property.

Plans and Progress: As of June 2013, KBEA has raised \$180,00 towards land purchase and approximately \$175,000 in donations of cash, goods, and services towards the development of the park's infrastructure and facilities. Initial development of the property has included a 130 x 200 foot arena, a round pen, horse pens, handicapped accessible restrooms, installation of water, a mud wallow, two cabins, and a place for children to play. KBEA has been awarded grants from Rasmuson Foundation, Homer Electric Association, American Seafoods Company, Homer Foundation and the 2012 Alaska State Legislature that have allowed completion of the parking lot, an upgrade to the restrooms, construction of benches and tables, and installation of electricity. Grants were received from Jansen Foundation towards purchase of the land.

KBEA has sponsored numerous revenue-generating events including cowboy cabarets, chili cook-offs, garage sales, horse shows, pony club camps, lessons, clinics, and cowboy races.

The organization has a business plan and continues to fundraise.

Total project cost: \$317,000

Funding already secured: \$297,000

Amount needed to complete land purchase: \$20,000

KBEA has continued to fundraise and work on paying off land and making improvements to the park.



A rider negotiates an obstacle in the Cowboy Race 2010.



Haven House Sustainability/ Energy Efficiency Projects

Project Description & Benefit: South Peninsula Haven House is a 24-hour staffed shelter with a mission to support and empower people impacted by domestic violence and sexual assault. As part of the area's comprehensive public safety network, Haven House operates a 10-bed shelter and child advocacy center and has responded to community crisis needs by expanding services. This increased service demand has occurred while the shelter faces dramatic increases in the cost of fuel and utilities.

The proposed project seeks to enhance sustainability and reduce costs at Haven House through replacement/repair of the existing roof, including updated the attic insulation; and modification of the current entry way and replacement of entry way doors with more heat-efficient models. This modification will also increase the security of the property and safety of the residents.

These projects will build on sustainability programs that have already been undertaken at Haven House. These include an internal recycling program, replacement of old inefficient plumbing fixtures and windows, and the addition of a greenhouse.

Total Project Cost: \$26,000

Roof Replacement/Repair and Attic Insulation:\$18,000

Entry Way Modifications: \$8,000



No update received as of 8-6



Rogers Loop Trailhead Land Acquisition

Project Description and Benefit: This project will provide a parking/staging area at the Rogers Loop trailhead, greatly improving access to the Baycrest Ski Trails maintained by the Kachemak Nordic Ski Club (KNSC). The trailhead is also used to access the Homestead summer hiking trails in the Homer Demonstration Forest.

KNSC hopes to purchase land on Rogers Loop Road. The property would be developed to provide trailhead parking and space for equipment storage and outhouses.

Currently the only parking on the popular Roger's Loop trailhead is on the shoulder of Rogers Loop Road. The limited parking creates problems even for typical everyday use by skiers and hikers and makes the trailhead impractical as an access point for ski events or ski team practice.

In addition to winter use, the property would provide summer parking for the Homestead hiking trail, the nature trail boardwalk, and arboretum trails maintained by the Home Soil and Water Conservation District. Community members of all ages and abilities use the Baycrest/Homestead Trail system, as do visitors to Homer.

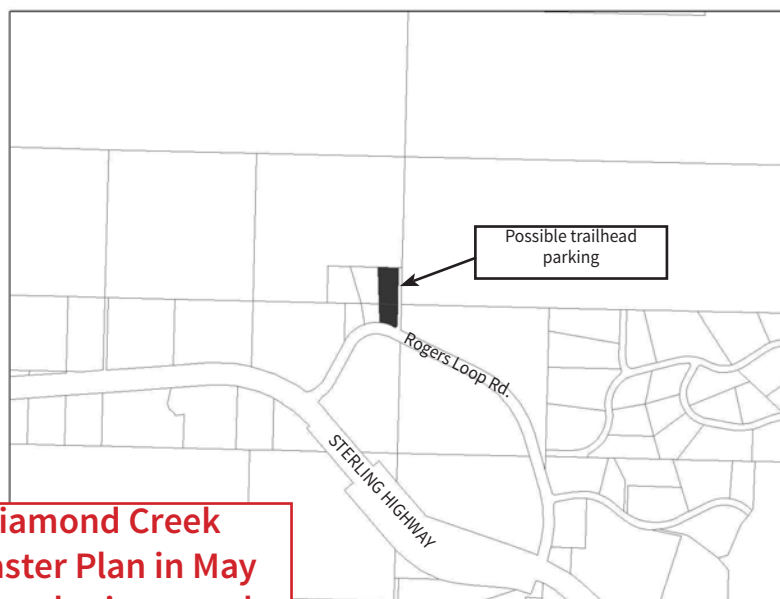
In recent years, Kachemak Nordic Ski Club and Kachemak Heritage Land Trust have undertaken successful campaigns to acquire property in the Baycrest/Diamond Creek area. The City of Homer has ultimately accepted ownership of these parcels for the benefit of the entire community. It is KNSC's intent to transfer ownership of the Rogers Loop property to the City of Homer as well

Plans and Progress: KNSC board members have met with the landowners and discussed purchase of a parcel adjacent to the section line that leads to the public land. The KNSC board has approved the concept of purchasing land for parking and trail access on Rogers Loop. Board members have presented the information to interested parties and stakeholders such as the City of Homer, Kachemak Heritage Land Trust, Soil and Water Conservation District, and Kenai Peninsula Borough representatives. The board has designated \$1,500 for a fundraising/grant writing effort.

Total Project Cost: \$250,000

Purchase Land: \$50,000

Improvements: \$200,000



City adopted Diamond Creek Master Plan Master Plan in May that includes developing a parking lot at Rogers Loop.



Visitor Information Center Beautification Phase 1: Parking Lot

Project Description & Benefit: The Homer Chamber of Commerce (HCOC) is seeking funds to pave the HCOC Visitor Information Center parking lot as part of a phased Beautification Project.

This project will enhance development of the City's new Scenic Gateway Overlay District and has further potential to tie in with proposed Town Center development. The funds requested will be used to pave the parking lot, add ditches and culverts for drainage, stripe the lot for parking spaces, and add signage to deter pass-through traffic from the Sterling Highway to Bunnell Street.

Paving the Visitor Information Center parking lot will improve the appearance of the area, allow better access for the influx of visitors during the summer season and at year-round Chamber events, ensure handicap accessibility, and provide improved overflow parking for neighboring businesses. In addition, it will help address health and safety issues related to poor air quality, speeding vehicles, and pebbles kicked up by cars cutting through the parking lot between the Sterling Highway and Bunnell Street.



At various times of year, the Visitor Information Center parking lot is plagued by dirt, dust, mud, and potholes – sometimes all at once.

First impressions are what visitors to a community use to judge that area. One of the first places visitors come to when they drive into Homer is the

Homer Chamber of Commerce Visitor Information Center. Approximately 150,000 people visit Homer every year. Attracting new businesses and families to our community—while also maintaining community pride for existing residents—is one of the key missions of the Homer Chamber of Commerce. An attractive Visitor Information Center, parking area, and surrounding grounds should be regarded as an important asset benefiting the entire community.

Other phases of the Visitor Information Center Beautification Project include adding a deck and rest area. A final phase will develop the parcel located between the Chamber building and Bunnell Street.

Plans & Progress: The HCOC has completed excavation, grading, and backfill at a cost of \$40,000 raised specifically for this project. In 2012 the landscaping and gardens were installed at the very low cost of approximately \$10,000! We were able to do this only because of literally hundreds of hours of community volunteers!

Total Project Cost: \$200,000

Funding Requested for Paving Parking Lot: \$85,000

No update received as of 8-6



Capital Improvement Long-Range Projects

DRAFT

Part 3: Capital Improvement Long-Range Projects Local Roads

- **Parks and Recreation**
- **Public Facilities**
- **Public Safety**
- **Utilities**

Update accordingly



Capital Improvement Long-Range Projects

The following projects have been identified as long-range capital needs but have not been included in the 2012-2017 Capital Improvement Plan because it is not anticipated that they will be undertaken within the 6-year period covered by the CIP. As existing CIP projects are funded or as other circumstances change, projects in the long-range list may be moved to the 6-year CIP.

Local Roads

Fairview Avenue – Main Street to East End Road: This project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to the Homer High School and finally to East End Road and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the high school. It would also allow for development of areas not currently serviced by municipal water and sewer.

This improvement is recommended by the 2005 Homer Area Transportation Plan. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

Cost: \$1.75 million **Priority Level** 3

Fairview Avenue – Main Street to West Hill Road: This project provides for the design and construction of Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. Along with the Fairview to East End Road project, this project will benefit the entire community by providing an alternative to Pioneer Avenue for collector street access east/west across town, thereby reducing congestion on Pioneer Avenue and developing alternative access for emergency vehicle response. The need for the road extension has increased markedly with the development of three major residential subdivisions in the area.

This improvement is recommended in the 2005 Homer Area Transportation Plan.

Cost: \$3 million **Priority Level** 3

Parks And Recreation

Beach Access from Crittenden and Main: This project will provide residents and visitors with coastal view stations and access to the beach at the southern ends of Crittenden Street and Main Street, utilizing City-owned land. The project will enhance connectivity in Homer's developing trails and park system, providing additional points of access so that beachgoers can walk onto the beach at one point and off at another, on a loop through Old Town, Town Center, etc. For those not physically able to walk all the way to the beach, platforms near the roads will provide nice views and benches on which to relax. Interpretive signage could provide information on Homer history, beach formation, and other topics.

Improvements at Crittenden Street will consist of stairs with landings (designed to protect against erosion) constructed from the top of the bluff to approximately halfway down the slope. From there, a narrow, meandering pathway will continue to the beach.

The Main Street beach access point is envisioned to have a small parking area, a viewing platform with a bench, and stairs with landings.

Cost: \$250,000 **Priority Level** 3

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Capital Improvement Long-Range Projects

East Trunk/Beluga Lake Trail System: This project will create two connecting trails:

- The Beluga Lake Trail will partially encircle Beluga Lake with a raised platform trail that includes a wildlife observation site. The trail will connect neighborhoods and business districts on the north and south sides of the lake.
- The East Trunk Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake (connecting with the Beluga Lake Trail), and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around Beluga Lake. In addition, it will provide an important non-motorized transportation route.

The Beluga Lake Trail and a trail connection to Paul Banks Elementary School and East End Road are included in the 2004 City of Homer Non-Motorized Transportation and Trail Plan.

Cost: Beluga Lake Trail—\$1.5 M East Trunk Trail—\$2 M Priority Level 3

Homer Coastal Trail: Homer’s coastal environment provides enormous scenic and recreational opportunities for area residents and visitors and has helped attract world-class educational and research facilities, such as those incorporated in the new Islands and Ocean Visitor Center. With trail development in the area from Mariner Park to Bishop’s Beach, the potential exists for even greater access to and appreciation of this unique resource, by individuals of all ages and physical abilities.

The 1.3 mile Homer Coastal Trail would be completed in three phases. Phase 1 will be to install riprap revetment and construct a paved asphalt pedestrian trail along the top of the new Ocean Bluff seawall, providing a route along this previously difficult to access section of the coast. Phase 2 will involve construction of a bridge over Beluga Slough and a boardwalk trail through the intertidal zone west to Bishop’s Beach. Phase 3 will provide a boardwalk trail from the seawall to Mariner Park. The new trail will connect with the existing Beluga Slough trail and Homer Spit Trail. It will be enjoyed by hundreds of visitors and residents each year, contributing to quality of life and economic development.

Cost: Phase 1—\$2.5 million Phase 2—\$1.2 million Phase 3—\$1.5 million Priority Level 3

Jack Gist Park Improvements, Phases 3: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel was to be developed primarily for softball fields. The long-term goal is to acquire adjacent properties that will provide space for soccer fields. Phase 3 development will construct a plumbed restroom at the park. Phase 3 will be to develop soccer fields.

Cost: \$400,000 Priority Level 3

Karen Hornaday Park Improvements, Phase 3: Phase 3 park improvements will include building a concession stand, shed, and new restroom; landscaping and signage, and revegetating Woodard Creek Cost: \$860,000 Priority Level 2

Mariner Park Improvements: This project will provide significant improvements to Mariner Park as called for in the park’s master plan: Construct a bike trail from the “Lighthouse Village” to Mariner Park (\$325,000); expand the park and move the vehicle entrance to the north (\$175,000); Construct a pavilion, additional campsites, and interpretive kiosk (\$150,000); and improve the appearance of the park with landscaping (\$75,000).

Total: \$725,000 Priority Level 3



Capital Improvement Long-Range Projects

Public Restrooms – Homer Spit: With increased activity on the Homer Spit, including the popular Homer Spit Trail, the need for restroom facilities has also increased. Restrooms are needed in the following locations, in priority order. (Note: It is anticipated that a new restroom in the vicinity of the Fish Dock will be constructed in 2013. Restrooms for Mariner Park and End of the Road Park are addressed elsewhere.)

- The restroom at Ramp 2 is in poor condition and needs to be replaced. If a new Port & Harbor building is constructed, it could include a restroom (possibly with showers) to replace the Ramp 2 restroom.
- A restroom is needed at the trailhead parking area on Kachemak Drive. The parking area is at the intersection of the Ocean Drive bike route and the Homer Spit trail; thus the restroom will benefit users of both trails. The City of Homer is planning to expand the trailhead parking lot for the Spit Trail to increase parking capacity and create room for the proposed restroom facility.

Cost: \$400,000 each; \$1.2 M total

Priority Level 2 for Ramp 2; Level 3 for Ramp 5 and Spit trailhead

PUBLIC FACILITIES

Homer Conference Center: Homer is a popular visitor destination and the visitor industry is a critical component of the local economy. However, millions more dollars might be spent in Homer if a meeting facility large enough to attract conferences with several hundred participants was available. Currently, Homer has no facility capable of providing meeting space for groups of more than 180 people.

Homer's reputation as an arts community will help attract meetings and audiences if a facility exists to accommodate and showcase these events. The conference center, featuring banquet/ballroom space and flexible meeting space, will fill this need. If the facility is located in Homer's developing Town Center, other area businesses would also benefit from the increased number of visitors attending meetings at the conference center.

A conference center will increase Homer's ability to compete with other communities in that important niche of the visitor industry, and will also provide a venue for meetings and cultural events hosted by local organizations, such as the Kachemak Bay Writers Conference and Shorebird Festival events.

In partnership with the Homer Chamber of Commerce, the City of Homer commissioned a conference center feasibility study completed in summer 2005. The study predicts moderate demand from outside groups for a conference center in Homer. The Conference Center Feasibility Study Steering Committee made a formal recommendation that the City support efforts to encourage the construction of a conference center in Homer's Town Center. In August 2005, the Homer City Council passed Resolution 05-86(A) which recommends further consideration and authorizes the City Manager to pursue ideas and discussions that will increase the likelihood of a conference center being built in Homer.

Cost: \$5 million

Priority Level 3

Public Works Complex: The City of Homer Public Works complex on the Sterling Highway was constructed in phases from 1974-1986 (except for the recently completed large equipment storage shed). In 1980, Homer's population was 2,209. Since that time, the population has grown more than 150%, with a corresponding increase in roads, water/sewer lines, and other construction activity that requires employee and equipment time. The existing facility is no longer adequate to meet these needs and the problem will become more acute with continued growth.

A new Public Works complex will include the following:

- Increased office space to provide adequate room for employee work areas, files, supplies, and equipment storage
- Adequate space for Parks Division and Engineering staff and equipment
- A waiting area for the public, contractors, etc.
- A conference room that doesn't double as the employee break room

DRAFT



Capital Improvement Long-Range Projects

- A break room with adequate seating, storage, and locker space
- A laundry room
- A garage for the motor pool large enough to accommodate more than one or two projects at a time
- Improvements in ventilation throughout the facility and wiring for computer technology

Cost: Design—\$500,000 Construction—\$4.5 M Priority Level 2

Homer Greenhouse: Homer's growth in population and area, the importance of tourism to the local economy, and increased community requests for beautification illustrate the need for a new greenhouse capable of producing 100,000 plants annually. In addition to spring planting, the greenhouse can be used to grow hanging baskets for the Central Business District; poinsettias, etc. for the winter holiday season; and shrubs and trees for revegetation and park improvements. The library grounds and Town Center development will further increase the need for summer annuals planting. The greenhouse could also serve as a community resource for meetings, weddings, winter visits, etc.

The greenhouse is envisioned to be 100 x 40 feet in size and will include radiant floor heat, automated lighting, ventilation, and watering equipment. It will be constructed utilizing double-walled poly sheet product to maximize energy efficiency and operational costs. The facility will be operated by the Parks Division of Public Works for the benefit of the community. The greenhouse could possibly be constructed in conjunction with a Farmers Market facility in Town Center.

Cost: \$400,000 Priority Level 3

PUBLIC SAFETY

South Peninsula Firearms Training Facility: This project will provide a multi-agency training facility for law enforcement on the lower Kenai Peninsula. Beneficiaries will include the Homer Police Department, local units of the Alaska State Troopers, Alaska State Parks, and various federal law enforcement agencies. Properly managed, the facility could also be used by local gun clubs and sporting groups. The facility, which will include a modern indoor shooting range, will provide a proper and safe environment for firearms training. It will enable local law enforcement personnel to conduct training at any time of day, year-round, regardless of weather.

A conceptual design for a 6-lane indoor shooting range was prepared for the City of Homer in 1996. Note: This project is proposed in conjunction with a new Police/Fire Hall complex in the mid-range CIP projects.

Cost: \$1,000,000 Priority Level 3

**Request submitted this year to
move project to mid-range**

UTILITIES

Spit Water Line Replacement – Phase 4: The existing Homer Spit water line is 30 years old and is constructed of 10-inch cast iron. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. Phase 4 of this project consists of construction of approximately 1,500 linear feet of water main to the end of the Spit. Replacement of the Homer Spit waterline will ensure an uninterrupted water supply for public health, fire/life safety needs, and expanding economic activities on the Spit.

Cost: \$400,000 Priority Level 3



Capital Improvement Long-Range Projects

West Hill Water Transmission Main and Water Storage Tank: Currently, water from the Skyline treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community.

The addition of a third water transmission main has been identified in comprehensive water planning documents for over 20 years.

Cost: Design—\$500,000 Construction—\$4.5 M Priority Level 2

Update with projects moved from mid-range to long-range:
-Public Market: Design and Financing Plan
-Bridge Creek Watershed Land Acquisition
-Ocean Drive Reconstruct with Turn Lane

DRAFT



Capital Improvement Appendices

Part 4: Capital Improvement Appendices

- **CIP Development Schedule**
- **Resolution 12-087**
- **City of Homer Financing Assumptions**

DRAFT

Update accordingly



Capital Improvement Appendices

**CITY OF HOMER
2014-2019 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2014 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council approval of schedule	May 13, 2013
Solicit new/revised project information from City departments, local agencies and non-profits	May 14
Input for new draft requested by	June 14
Prepare and distribute draft CIP to City advisory groups for review and input	(Meeting dates): Planning Commission June 19, July 17
	Parks and Recreation Commission June 20, July 18
	Port and Harbor Commission June 26, July 24
	Library Advisory Board July 2
	Economic Development Commission June 11, July 9
	Transportation Advisory Committee No meeting in time frame.
Administrative review and compilation	July 25 - August 7
City Council worksession to review proposed projects	August 12
Public Hearing on CIP/Legislative request	August 26
Adoption of resolutions by City Council	September 9
Administration compilation of CIP	September 10 – September 30
Administration forwards requests for Governor’s Budget (Local Election)	October 1
Distribution of CIP and State Legislative Request	October 2013 & January 2014
Compilation/distribution of Federal Request	February 2014

DRAFT

Updated with 2013 schedule



Capital Improvement Appendices

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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 13-018

A RESOLUTION OF THE HOMER CITY COUNCIL
AMENDING THE 2013-2018 CAPITAL IMPROVEMENT
PLAN TO DELETE THE HOMER TIDAL ENERGY
INCUBATOR PROJECT AND AMEND THE HOMER
EDUCATION AND RECREATION CENTER UPGRADES.

WHEREAS, On October 15, 2012 the City Council of the City of Homer adopted Resolution 12-087(S) adopting the 2013-2018 Capital Improvement Plan and establishing capital project legislative priorities for FY 2014; and

WHEREAS, Subsequent to the adoption of Resolution 12-087(S) the City Council funded the Homer Tidal Energy Incubator Project via Ordinance 12-51(A) in the amount of \$100,000 through a reimbursable grant; and

WHEREAS, The Homer Tidal Energy Incubator Project can be deleted from the FY 2014 State Legislative Request because it has been funded; and

WHEREAS, Subsequent to the adoption of Resolution 12-087(S) new information has become available about the cost of upgrading the current Homer Education and Recreation Center to current code standards; and

WHEREAS, It may be more cost effective to build a new facility or upgrade a different building than the current Homer Education and Recreation Center building; and

WHEREAS, This project should be amended to read Homer Education and Recreation Center to include the possibility of upgrading an existing building or new construction.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby amends the Capital Improvement Plan by deleting the Homer Tidal Energy Incubator Project.

BE IT FURTHER RESOLVED that the Homer City Council hereby amends the 2013-2018 Capital Improvement Plan by deleting the term "Upgrades" after Homer Education and Recreation Center.

BE IT FURTHER RESOLVED that the following capital improvement projects are now identified as priorities for the FY 2014 State Legislative Request:

1. Harbor Improvement Revenue Bond Projects
2. Port and Harbor Building
3. Skyline Fire Station
4. Pratt Museum New Facility and Site Redesign
5. Homer Education and Recreation Center
6. Harbor Entrance Erosion Control

Update with new Resolution



Capital Improvement Appendices

Page 2 of 2
RESOLUTION 13-018
CITY OF HOMER

- 49 7. Fire Engine 4 and Tanker 2 Refurbishment
- 50 8. Public Safety Building
- 51 9. Barge Mooring Facility
- 52 10. Kachemak Drive Rehabilitation/Pathway
- 53 11. Brush/Wildland Firefighting Truck
- 54 12. Marine Ways Large Vessel Haulout Facility
- 55 13. Baycrest Overlook Gateway Project
- 56 14. Water Storage/Distribution Improvements

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PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

DRAFT

Update with new Resolution



Capital Improvement Appendices

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 12-087(S)

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2013-2018 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2014.

WHEREAS, A duly published hearing was held on September 24, 2012 in order to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information regarding the City's capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2013-2018" is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY 2014 State Legislative Request:

1. Harbor Improvement Revenue Bond Projects
2. Port and Harbor Building
3. Skyline Fire Station
4. Pratt Museum New Facility and Site Redesign
5. Homer Education and Recreation Center Upgrades
6. Homer Tidal Energy Incubator Project
7. Harbor Entrance Erosion Control
8. Fire Engine 4 and Tanker 2 Refurbishment
9. Public Safety Building
10. Barge Mooring Facility
11. Kachemak Drive Rehabilitation/Pathway
12. Brush/Wildland Firefighting Truck
13. Marine Ways Large Vessel Haulout Facility
14. Baycrest Overlook Gateway Project
15. Water Storage/Distribution Improvements

BE IT FURTHER RESOLVED that projects for the FY 2014 Federal Legislative Request will be selected from this list.

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2014 capital project priorities and take appropriate steps to provide necessary background information.

Update accordingly

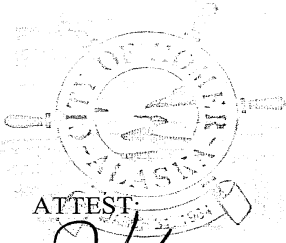


Capital Improvement Appendices

Page 2 of 2
RESOLUTION 12-087 (S)
CITY OF HOMER

49 PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of
50 Homer on this 15th day of October, 2012.

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CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR

ATTEST

J. Johnson
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

DRAFT

Update accordingly



Capital Improvement Appendices

City of Homer Financing Assumptions: Capital Improvement Program

Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- Federal grants or loans
- State grants or loans
- General obligation bonds
- Limited obligation bonds
- Revenue bonds
- Special assessment bonds
- Bank loans
- Pay as you go
- Private sector development agreements
- Property owner contributions
- Lease or lease-purchase agreements

The use of any of the financing mechanisms listed above must be based upon the financial capability of the City as well as the specific capital improvement project. In this regard, financing the CIP should take into consideration the following assumptions:

1. The six-mill property tax limitation precludes utilizing General Fund operating revenue to fund major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program.
5. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
6. The Accelerated Water and Sewer Program will require substantial property owner contributions through improvement districts/assessment funding, set currently at 75 percent.
7. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
8. The utilization of bonds will be determined on a project-by-project basis.
9. The lease and/or lease-purchase of capital improvements will be determined on a project-by-project basis.



Proposed New Projects Table of Contents

1. IT Server Virtualization and WMAN Improvements - City of Homer IT Department
2. South Peninsula Fire Arms Training Facility - City of Homer Police Department
3. Site Evaluation & Planning for Hillside Reinforcement – South Peninsula Hospital
4. Natural Gas Conversion – Homer Senior Citizens
5. Homer High School Turf Field – Submitted field advocacy group, KPB project
6. Ohlson Mountain Rope Tow Safety Equipment Upgrade – Kachemak Ski Club
7. Kachemak Shellfish Hatchery – Kachemak Shellfish Growers Association

PROPOSED NEW PROJECT - DRAFT



IT Server Virtualization and WMAN Improvements

Project Description & Benefit: Every transaction performed by City employees in the course of daily duties flow through IT servers and Wireless Metropolitan Area Network (WMAN). The City’s servers are on average 6.5 years old. Some parts of the City’s WMAN are over 5 years old. This project will economically replace the aging servers through virtualization and consolidation. The City’s WMAN will also be upgraded and brought to a consistent hardware platform improving throughput, reliability and security.

Plans & Progress: As computers have gotten faster, often times the smallest server available provides more processor, memory, and network bandwidth (compute resources) than a single server needs. Server Virtualization and Consolidation is the use of software to divide a server into many logical work units. These work units, a virtual server, can be dynamically created as workload and work process demand. These virtual servers allow for increased redundancy, more complete utilization of compute resources, can be backed up more efficiently, and moved/mirrored to a Disaster Recovery Site.

The City has realized significant savings through the replacement of “leased lines” with wireless radio links. The City’s WMAN was built over time with several different radio vendors and standards. In most cases the wireless links make use of “unlicensed” radio frequencies. This means that the City does not have exclusive access to these frequencies and is susceptible to interference from Wireless ISPs and other end users of WLAN equipment and access points. As the idea of a City WMAN is now proven, it is time to make the investment into “licensed microwave” for the City WMAN. This will improve WMAN performance and security. The improved performance will allow the city to realize the full benefits of server virtualization. The improved security is becoming a requirement for some departments due to State and Federal mandates.

Total Project Cost: \$285,000

Priority Level: 1

Schedule: 2014/2015



PROPOSED NEW PROJECT - DRAFT



South Peninsula Fire Arms Training Facility

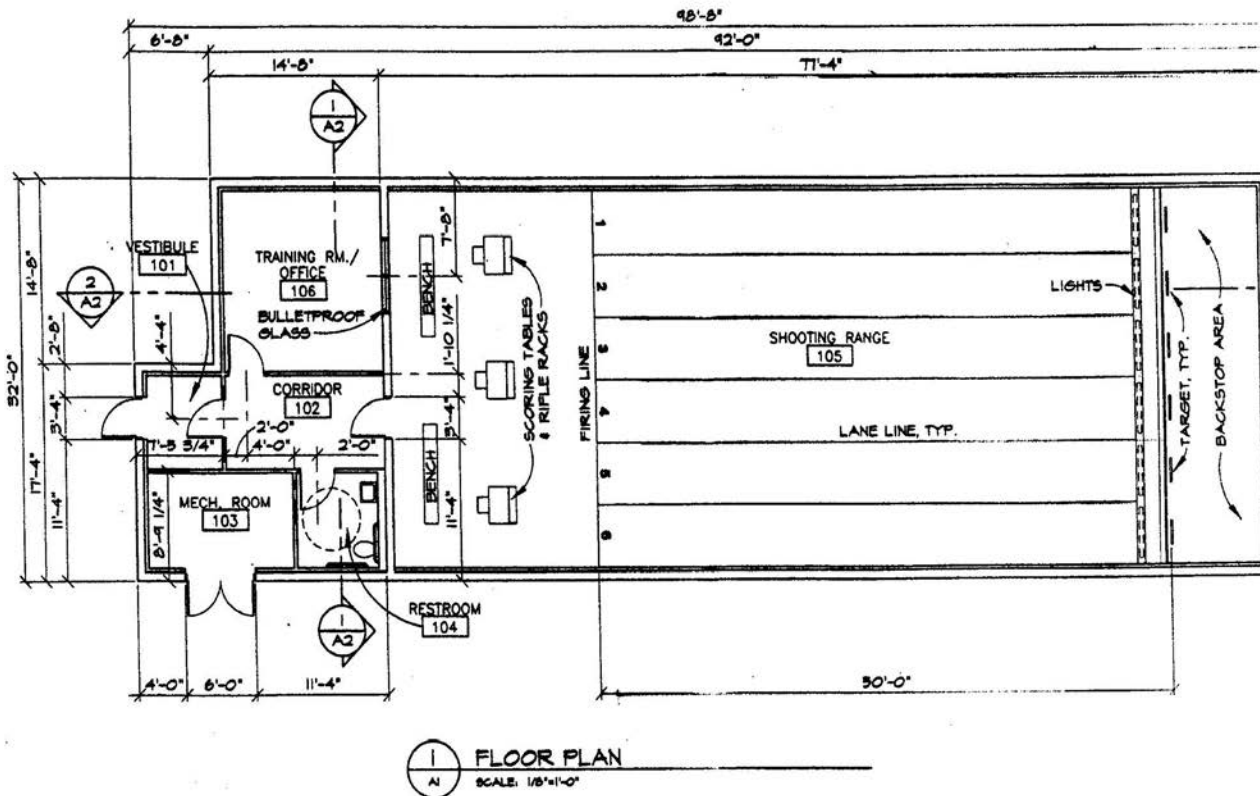
Project Description & Benefit: This project will provide a multi-agency training facility for law enforcement on the lower Kenai Peninsula. Beneficiaries will include the Homer Police Department, local units of the Alaska State Troopers, Alaska State Parks, and various federal law enforcement agencies. Properly managed, the facility could also be used by local gun clubs and sporting groups. The facility, which will include a modern indoor shooting range, will provide a proper and safe environment for firearms training. It will enable local law enforcement personnel to conduct training at any time of day, year-round, regardless of weather.

Total Project Cost: \$750,000 (2005 number)

Schedule:

Priority Level:

PROPOSED NEW PROJECT - DRAFT





Homer Senior Citizens Natural Gas Conversion

Project Description & Benefit: This project would convert the Homer Senior Center (HSC) facilities to natural gas. The project budget includes City of Homer Special Assessment costs, service line and meter costs from Enstar, converting boilers on 6 structures and gas ranges and dryers in senior housing units.

HSC has been the sole non-profit senior services provider for Homer for the past 39 years. HSC relies upon grants, private donations and fees for service to meet budget. With budgets tight and the economy still in recovery, private donations are not at the same level. Expenditures increase annually, while revenue continues to remain at the same level and in some cases declines.

Converting to natural gas as a supplemental energy source will reduce our cost for heating oil. This will save the Center as well as the 85 seniors who pay for electric heating at this time. Currently HSC expends over \$100,000 in fuel oil. With natural gas HSC will save \$37,000 annually according to projections. HSC will save approximately \$10,000 annually due to the replaced appliances. The combined savings represents approximately \$35,000 annually, equating to one full-time employee.

Total Project Cost: \$504,898

Schedule:

Preconstruction: 2013

Construction: 2014



Homer Senior Citizen's main building.

PROPOSED NEW PROJECT - DRAFT



South Peninsula Hospital Site Evaluation & Planning for Hillside Reinforcement

Plans and Progress: South Peninsula Hospital sits on a very steep hillside, with all parking lots and outbuildings being terraced down from the main hospital building. Both the lot the hospital sits on and the lot behind it continue with a very steep elevation incline. The buffer is only 12 feet behind the building cut into the hillside before the terrain continues with the steep incline for as far as 300 yards. The remaining hillside has thick vegetation and is not utilized or developed in anyway at this time.

The facility has had numerous additions and structural work completed in the last ten years which may have impacted and affect the stability of the hillside. The hillside runs continuous from the entrance of parking the entire length of the building and beyond. No part of the main hospital building is out of the risk zone for damages from hillside erosion and sloughing.

A site evaluation is necessary to establish the current condition of the hillside, and make any recommendations to secure it from further erosion and sloughing. Such evaluation would include a survey, soils testing, geologic hazard assessment and mitigation report, landslide evaluation, earthquake assessment and recommendations for options to minimize risk to the facility. The recommended options would include cost estimates.

Plans and Progress: The estimated cost of such a study, evaluation and report is \$100,000. This could include work by the Army Corp of Engineers, and/or a private engineering firm.

Total Project Cost: \$100,000

Schedule: 2014



PROPOSED NEW PROJECT - DRAFT



Kenai Peninsula Borough Homer High School Turf Field

Project Description & Benefit: The competitive athletic field at Homer High School would benefit greatly by being upgraded to artificial turf. An artificial turf field would enable the school district community to use the facility for a greater portion of the year by allowing use earlier in the spring, and later in the fall than is currently possible. Additionally, artificial turf fields are able to handle a significantly greater amount of use than natural turf fields without risking damage. Upgrading the existing grass field with synthetic field entails removing the existing sod, excavating and back-filling with structural fill, installing a membrane and drainage tile, and installing the turf field with sand and rubber infill.

The project will provide broad community benefit and address a safety hazard. An artificial turf field would protract the playing season for school and community soccer and football teams, as well as other user groups. It allows gym classes to get outdoors and provides an earlier start to outdoors play for our school sports teams. Homer has a very popular summer program for youth soccer, with 180 participating youths. Currently, the summer community soccer season is shortened by field closures that are required to allow the soil to dry. Closure is also required for field maintenance, including protection of newly planted grass seed. Artificial turf would not only afford earlier and later season use of the field. It will also create a community economic development opportunity by increasing the number of visiting summer soccer teams and the revenue they bring to Homer. There are also potential community health benefits offered by a turf field. Allowing field use between games by students and community addresses current data from DHSS that 36% of students in the KPBSD are overweight or obese. Additionally, depending on the type of artificial turf, there is evidence that impact absorption may be greater than for natural turf (grass), and it is certainly greater than gym floors where pre-season practices currently occur, thus reducing injury. The muddy and uneven field conditions are major safety hazards during the spring sports season, causing sprained ankles, often serious enough to keep players out of the game for weeks.

Plans & Progress: A related project, the Homer High School Track Renovation, was included in the 2012-2017 Homer CIP and was funded through a legislative appropriation of \$1,100,000 in FY 2013. Approximately \$150,000 from the track renovation project was expended to address field drainage in anticipation of the turf field project. With the drainage already in place for a turf field, a significant cost driver for the current project is eliminated. In addition to this major cost savings for the project, there is already a completed design study report, field application and cost estimate in place. The Kenai Peninsula Borough Capital Projects Director has expended considerable time and effort in preparing detailed study, design and engineering materials to support the project. The Borough has applied to the Department of Education and Early Development for bond reimbursement (70%), should the measure pass in Fall 2013. The City of Homer has also supported fundraising efforts through resolution 13-025. No project funds have been secured to date.

Total Project Cost: \$ \$1,991,737

Preconstruction: \$95,851

Construction: \$1,895,886

Schedule: 2014

PROPOSED NEW PROJECT - DRAFT



Kachemak Ski Club Ohlson Mountain Rope Tow Safety Equipment Upgrade

Project Description & Benefit: The Kachemak Ski Club (non-profit operators of the Ohlson Mountain Rope Tow) needs winter safety equipment for the continued safe operation of its ski hill. The KSC ski tow is located over a quarter mile off the Ohlson Mountain Road. All skiers and volunteers must currently walk a snow covered right of way to access the base of the ski hill.

This project would purchase snow machine capable of evacuating an injured skier uphill to the parking lot (where local club first aid responders would transfer care to local EMS providers), as well as for use packing both the access right of way and the tow path of the rope tow itself. Both of the latter are weekly maintenance tasks that must be done to open the hill to the skiing public. A covered open sled capable of being towed by a snowmachine to evacuate an injured skier would be part of this initial purchase.

A four wheel drive ATV is the second major capital item in this request, which would be used for pre-season maintenance of the right of way path, brush clearing on the hill for hauling firewood to maintain the heating needs of the woodstove-equipped ski lodge.

The final phase of the project would include construction or purchase of secure covered storage for the protection of the purchased equipment from the elements as well as a grooming device to break up icy or rutted conditions on the access trail or ski hill itself.

Total Project Cost: \$30,000

Schedule: 2015



Map depicts the location of the Ohlson Mountain Rope Tow in relation to Ohlson Mountain Road.

PROPOSED NEW PROJECT - DRAFT



Kachemak Shellfish Growers Association Kachemak Shellfish Hatchery

Project Description and Benefit: For the last two years the Kachemak Shellfish Growers Association (KSGA) has assisted the growers of the area (Kachemak Shellfish Mariculture Association (KSMA), a co-op formed to market and distribute mussels and oysters) in efforts to build an experimental nursery in a small section of the existing Kachemak Mariculture Center on the Homer Spit for raising local oyster seed. KSMA has great difficulty getting healthy seed oysters from hatcheries in the Lower 48 because of ocean acidification, among other factors.

Even though KSMA operates on a very frugal budget, in January of 2013 the process of “setting seed” was attempted by two co-op employees at the Kachemak Mariculture Center. Staff had to monitor the bubbling algae beakers and tanks 7 days a week for 5 months straight to successfully set 1.3 million oyster seed. Experts in the field gave the experimental nursery only a 10% chance of success. However, thanks to the nutrient rich waters of Kachemak Bay and the dedication and expertise of Co-op staff the seed thrived at the Homer Spit facility. No other facility in Alaska has had this type of success.

KSMA members are hopeful that future sets will be successful, however additional funding is needed for the success of this project. KSMA has much of the equipment, including an expensive salt water well, but a bigger lab is needed. Any viable successful seed will be sold first to growers in Kachemak Bay. Excess seed can easily be sold to other growers in the state who are anxious for a reliable supplier.

The benefit of a thriving oyster farming industry in Homer is huge. Oyster production in Kachemak Bay is currently in its 21st year. Oysters have become a sparkling year-round addition to the seafood options available to residents and tourists in Homer. Every cooler of oyster delivered to the dock represents approximately \$150 to the grower. By the time the end user has received those oysters, the economic ripple effect becomes approximately \$725. Oysters clearly benefit the community and economy.

A local nursery can also provide a great learning lab for high school and university students who currently have to travel to the hatchery in Seward for their studies (the Seward hatchery hatches opilio crab, however the waters of Resurrection Bay are less conducive to oyster seed). A course in mariculture could easily be developed in conjunction with aspects of oyster seed development, culturing and marketing.

Plans and Progress: The design of a shellfish hatchery is boiler plate. KSMA’s Hatchery consultant has many designs from hatcheries he has assisted. Final design for the Homer Spit Facility would occur in conjunction with permitting.

Total Project Cost: \$300,000
Preconstruction: \$50,000
Construction: \$250,000

Schedule: 2014



Microscopic view of two teensy oysters who have developed their shells



One tank of four that grew algae to feed the 1.3 million oyster spat.

PROPOSED NEW PROJECT - DRAFT

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

City Clerk

3
4 **RESOLUTION 13-088**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL
7 CONFIRMING THE ASSESSMENT ROLL, ESTABLISHING
8 DATES FOR PAYMENT OF SPECIAL ASSESSMENTS AND
9 ESTABLISHING DELINQUENCY, PENALTY, AND
10 INTEREST PROVISIONS FOR THE KACHEMAK DRIVE
11 PHASE II WATER AND SEWER SPECIAL ASSESSMENT
12 DISTRICT.
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14 WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts,
15 the Homer City Council created a Kachemak Drive Phase II Water and Sewer Special
16 Assessment District on April 11, 2005 via Resolution 05-43 at the 25% property owner share of
17 assessments; and
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19 WHEREAS, A public hearing was held on May 24, 2005 to hear objections to the
20 formation of such district; and
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22 WHEREAS, Resolution 05-81(S) was adopted by Council on July 25, 2005 authorizing
23 the formation of the Kachemak Drive Phase II Water and Sewer Special Assessment District;
24 and
25

26 WHEREAS, Following a lengthy environmental permit process and the City's need to
27 assert powers of eminent domain for easement acquisition for the improvements, Council
28 adopted Resolution 10-54 extending the period for constructing improvements in the district to
29 July 25, 2015; and
30

31 WHEREAS, The Kachemak Drive Phase II Water and Sewer Special Assessment District
32 was completed and accepted by Public Works for city maintenance; and
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34 WHEREAS, All assessment per parcel corrections deemed necessary have been made
35 and a final assessment roll was prepared and a public hearing scheduled for August 26, 2013;
36 and
37

38 WHEREAS, All record property owners within the district were mailed the final
39 assessment roll, notice of their right to object, and notice of the August 26th public hearing; and
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41 WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and
42 corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the
43 official assessment roll for the Kachemak Drive Phase II Water and Sewer Special Assessment
44 District and the Mayor and Clerk shall be directed to sign same.
45

46 NOW, THEREFORE, BE IT RESOLVED THAT ON OR BEFORE 5:00 p.m. on
47 February 1, 2014, all assessments in the Kachemak Drive Phase II Water and Sewer Assessment
48 District shall become due and payable in full. All assessments not paid in full by this date shall
49 be considered delinquent and in default and shall have added a penalty of ten percent (10%)
50 which penalty and principal amount of the assessment shall both draw interest at a rate of one
51 and one half percent (1.5%) per annum until paid. Should default occur, the City of Homer will
52 institute a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all
53 property on which assessments are in default. All costs including collection and legal fees
54 resulting from such action, shall be added and incorporated into the assessed amount due plus
55 interest and penalties and shall be reimbursed from the proceeds of foreclosure sale of the
56 assessed real property; and

57
58 BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan is offered
59 whereby the assessment may be paid in twenty (20) equal yearly installments plus interest of one
60 and one half percent (1.5%) on the unpaid balance of the assessment. The first such installment
61 shall be due and payable without interest on or before 5:00 p.m. February 1, 2014 and each
62 installment thereafter shall be due on or before February 1st, of each year, plus interest on the
63 unpaid balance of the assessment. If any annual installment payment is not received when due,
64 the entire outstanding principal amount of the assessment shall be in default and shall be
65 immediately due and payable. The entire outstanding assessment principal (including the annual
66 installment) shall have added a penalty of ten percent (10%) on the outstanding principal. The
67 principal and penalty shall draw interest at the rate of fifteen percent (15%) per annum until paid.
68 Should default occur, the City will institute civil action for foreclosure of the assessment lien.
69 Foreclosure shall be against all property on which assessments are in default. All costs including
70 collection and legal fees resulting from such action shall be added and incorporated into the
71 assessed amount due plus interest and penalties, and shall be reimbursed from the proceeds of
72 foreclosure sale of the assessed real property.

73
74 PASSED AND ADOPTED by the Homer City Council on this 9th day of September,
75 2013.

76
77 CITY OF HOMER

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81 _____
82 MARY E. WYTHER, MAYOR

83 ATTEST:
84
85 _____
86 JO JOHNSON, MMC, CITY CLERK

87
88
89 Fiscal Note: Total project costs are \$3,960,332; 75% property owner share is \$2,970,249; 25%
90 paid by HAWSP \$990,083. 87 parcels are assessed for water and sewer at \$34,140.80. KPB
91 parcel numbers 179-080-13, 179-080-21, 179-080-27, and 179-100-04 have deferred

92 assessments. KPB parcel number 179-100-07 is exempt. KPB parcel number 179-330-04 was
93 removed from the district.
94
95



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

August 8, 2013

Dear Property Owner:

***Kachemak Drive Phase II Water and Sewer Special Assessment District
Final Assessment Roll***

Now that construction has been completed and Public Works has accepted the project, we are sending you the final assessment roll and public hearing notice for the water and sewer assessment district wherein you are listed as a record owner.

The Homer City Council has set **August 26, 2013 at 6:00 p.m.** as the time to hear objections to the final assessment roll. Homer City Code Section 17.04.080 states, "After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder."

If you are unable to attend the hearing, written objections and or comments must be received no later than Tuesday, August 20, 2013 to be included in the City Council packets or no later than 11 a.m. on Monday, August 26, 2013 Council meeting day to be recorded as part of the record of the hearing.

If I can answer any questions for you concerning the hearing or assessments, please feel free to call me at 235-3130.

Sincerely,

Jo Johnson, CMC, City Clerk

Enc. Public Hearing Notice Kachemak Drive Phase II
Water and Sewer Special Assessment District
Final Assessment Roll
Map

CITY OF HOMER

PUBLIC HEARING NOTICE

**KACHEMAK DRIVE PHASE II WATER AND SEWER
SPECIAL ASSESSMENT DISTRICT**

The Homer City Council will hear objections to the assessment roll for Kachemak Drive Phase II Water and Sewer Special Assessment District on August 26, 2013 during a Regular City Council meeting at 6:00 p.m. The meeting will be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

All owners of record are welcome to attend and give testimony concerning errors or inequalities on their assessment. Written comments received prior to August 20, 2013 will be included in the City Council's packet as a part of the record.

Please take note, State Law provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

After public hearing, the City Council shall correct errors and inequalities in the roll and confirm it at the September 9, 2013 Regular Meeting. Time and method of payment shall then be fixed by Resolution; payments may not be required sooner than sixty days after billing and may be paid in full or by other available terms.

Notice of hearing and assessment roll was mailed to owners of record on August 8, 2013. Questions concerning the assessment rolls or hearing may be directed to the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, phone (907) 235-3130, fax (907) 235-3143, email clerk@ci.homer.ak.us.

Jo Johnson, CMC, City Clerk



Account No. 215-831

Publish Homer News: August 15, 2013

FINAL ASSESSMENT ROLL

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT
TOTAL PROJECT COSTS: \$3,960,332.00
75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
John Wolfe & Rosemarie Fiala PO Box 935 Homer, AK 99603	HK Davis Sub Amended Lot 11 174-201-03	\$311,500	\$34,140.80
Harold L. Brandt 5200 Kachemak Drive Homer, AK 99603	HK Davis Sub Amended Lot 12 174-201-04	\$258,800	\$34,140.80
Kenneth & Roseleen Moore Alaska Community Property Trust 5140 Kachemak Dr. Homer, AK 99603	Moore-Holt Sub No. 3 Lot 1-A 174-201-12 Northern Enterprises No. 1 Lot 2-A-1 174-201-19	\$292,500 \$416,700	\$34,140.80 \$34,140.80
62	Northern Enterprises No. 1 Lot 3-A-1 174-201-20	\$314,400	\$34,140.80
	Northern Enterprises No. 1 Lot 5-A-2 174-203-16	\$84,100	\$34,140.80
	Northern Enterprises No. 1 Lot 5-A-1 174-203-15	\$712,900.00-combined to form one lot after district formed individual assessment applies	\$34,140.80.
	Northern Enterprises No. 1 Lot 4-A-1 174-203-17	\$775,700.00-combined to form one lot after district formed individual assessment applies	\$34,140.80
	T 06S R 13W SEC 11 SEWARD MERIDIAN HM 2012054 Northern Enterprises No 2 Lot 1	\$2,414,900	
Kenneth & Roseleen Moore Same address	HK Davis Sub Amended Lot 7 174-202-02	\$236,500	\$34,140.80

FINAL ASSESSMENT ROLL

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

TOTAL PROJECT COSTS: \$3,960,332.00

75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
ALA Kachemak Bay, LLC 1220 N. Main Street, Ste. 6 Homer, AK 99603	HK Davis Sub Amended Lot 13 174-201-05	\$221,900	\$34,140.80
ALA Kachemak Bay, LLC 3319 N. University Ave. Ste. 350 Springville, UT 84663-4025	HK Davis Sub Amended Lot 15-D 174-201-18	\$1,331,800	\$34,140.80
James W. Herbert Trustees PO Box 1461 Seward, AK 99664-1461	HK Davis Sub Amended Lot 8 174-202-01	\$ 68,500	\$34,140.80
Aurora Land Co., LLC 5263 Kachemak Drive Homer, AK 99603	HK Davis Sub Amended Lot 6 174-202-03	\$427,500	\$34,140.80
Kenneth J. Quinn 5261 Kachemak Drive Homer, AK 99603	HK Davis Sub Amended Lot 5 174-202-04	\$239,900	\$34,140.80
Thomas Stafford PO Box 3403 Homer, AK 99603	HK Davis Sub. Amended Lot 4 174-202-05	\$ 292,700	\$34,140.80
Jerold & Debra Vantrease PO Box 1730 Homer, AK 99603	HK Davis Sub Amended Lot 3 174-202-06	\$41,100.00	\$34,140.80
Jack Montgomery PO Box 1526 Homer, AK 99603	HK Davis Sub Amended Lot 2 174-202-08	\$98,000	\$34,140.80
Michael J. and Shelley D. Scott 5310 Kachemak Drive Homer, AK 99603	HK Davis Sub. Amended Lot 1K 174-202-13	\$286,900	\$34,140.80
	Portion E of Kachemak Dr W ½ W ½ SE ¼ 174-210-22	\$353,600	\$34,140.80
	T06S R13W S11 Tract B Lee Cole Sub. 174-210-23	\$173,000	\$34,140.80

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

TOTAL PROJECT COSTS: \$3,960,332.00

75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Dylan S Braund PO Box 1898 Homer, AK 99603	T06S R13W SEC 11 Seward Meridian HM2011037 Cottonwood Corner Lot 2 174-210-42	\$358,200	34,140.80
David Seaman P.O. Box RDO Homer, AK 99603	T 06S R 13W SEC 11 Seward Meridian HM 2011037 Cottonwood Corner Lot 1 174-210-41	\$39,700	\$
Vikki Simpson PO Box 39003 Nimilchik, AK 99639	T06S R13W SEC 14 Govt Lot 5 W Kachemak Dr. 179-080-05	\$124,100	34,140.80
Gregory Fleming PO Box 616 Bagliff, TX 77518	Govt Lot 5 E Kachemak Dr. 179-080-06	\$193,600	34,140.80
Franman Revocable Trust PO Box 2622 Homer, AK 99603	Port of Govt Lot 14 W Kachemak Dr. 179-080-07	\$29,300	34,140.80
Scott D. Burbank & Susan Armovich PO Box 2412 Homer, AK 99603-2412	Port of Govt L 14 E Kachemak Dr. 179-080-08	\$183,200.00	34,140.80
Eriksson, LLC PO Box 1552 Soldotna, AK 99669	T06S R13W S14 HM Govt Lot 15 W Kachemak Dr. 179-080-13	\$28,600.00	34,140.80 Pursuant to Resolution 06-74 this assessment is deferred.
Don & Jean Mack Living Trust PO Box 2189 Homer, AK 99603	T06S R13W S14 HM Govt Lot 15 E Kachemak Dr. 179-080-14	\$97,800.00	34,140.80
Rebecca Ann Province 4519 S. Hale Ave. Tampa, FL 33611	T06S R13W S14 HM Govt Lot 16 W Kachemak Dr. 179-080-19	\$160,400	34,140.80
	T06S R13W S12 HM Govt Lot 16 E Kachemak Dr. 179-080-20	\$152,600	34,140.80

FINAL ASSESSMENT ROLL
 PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT
 TOTAL PROJECT COSTS: \$3,960,332.00
 DATE: AUGUST 8, 2013 75% PROPERTY OWNER SHARE: \$2,970,249.00

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Charles M. and Debra L. Rehder PO Box 2065 Homer, AK 99603-2062	Govt Lot 17 W. Kachemak Dr. 179-080-21 Govt Lot 17 E Kachemak Dr. 179-080-22	\$25,600 \$145,300	34,140.80 Pursuant to Resolution 06-74 this assessment is deferred. 34,140.80
Renn Tolman Living Trust PO Box 1343 Homer, AK 99603	Govt Lot 26 W Kachemak Dr 179-080-27 Govt Lot 26 E Kachemak Dr. 179-080-28	\$21,900 \$176,600	34,140.80 Pursuant to Resolution 06-74 this assessment is deferred. 34,140.80
Ed Lee PO Box 2667 Homer, AK 99603	Govt Lot 31 W Kachemak Dr. 179-080-37	\$19,600	34,140.80
Anne P. Rex 8621 Tanglewood Trail Chagrin Falls, OH 44023-5636 AK USA TRUST CO. William D. Jarre, Trustee PO Box 196757 Anchorage, AK 99519-6757	Govt Lot 31 E Kachemak Dr. 179-080-38 Govt Lot 32 W Kachemak Dr. 179-080-39	\$132,800 \$19,400	34,140.80 34,140.80
John C. Juliussen 221 E. 7 th Ave. Apt 305 Anchorage, AK 99501	Govt Lot 32 E Kachemak Dr 179-080-40	\$194,400	34,140.80
Kurt St. John 722 Waddell Homer, AK 99603	Govt Lot 33 W Kachemak Dr. 179-080-41	\$20,600	34,140.80
Dale E. Huyard PO Box 31 Phippsburg, CO 80469-0031	Govt Lot 33 E Kachemak Dr. 179-080-42	\$160,000	34,140.80
Colin Lott 53775 East End Rd. Homer, AK 99603	Govt Lot 34 W Kachemak Dr. 179-080-43	\$246,500	34,140.80

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

TOTAL PROJECT COSTS: \$3,960,332.00

DATE: AUGUST 8, 2013 75% PROPERTY OWNER SHARE: \$2,970,249.00

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Dale and Patricia Kaercher 3061 Amber Bay Loop Anchorage, AK 99515	Govt Lot 34 E Kachemak Dr. 179-080-44	\$196,800	34,140.80
John L Warren PO Box 2581 Homer, AK 99603	Seekins Replat Lot 35-A 179-080-52	\$127,700	34,140.80
Beverly A. Kaiser 35305 Poppy Ridge Rd. #1 Soldotna, AK 99669	Seekins Replat Lot 35-B 179-080-53	\$343,100	34,140.80
Allison K. Feulner-Williams PO Box 8027 Nikiski, AK 99635	Govt Lot 30 W Kachemak Dr 179-080-48	\$13,600	34,140.80
Joseph W. Styvar PO Box 386 Homer, AK 99603 Use this address for mailing per JJ 12911 Jacks Circle Anchorage, AK 99516	N ½ Govt Lot 30 E of Kachemak Dr. 179-080-49	\$336,800	34,140.80
Annette Koth 4758 Kachemak Drive Homer, AK 99603	S ½ Govt Lot 30 E of Kachemak Dr. 179-080-51	\$247,500	34,140.80
Jan B. Uminski-Spurkland PO Box 732 Homer, AK 99603	Govt Lot 27A 179-090-01	\$16,300	34,140.80
Lars Erik Spurkland 203 W. 15 th Ave. Ste. 203 Anchorage, AK 99501	Govt Lot 27D 179-090-02	\$16,100	34,140.80
	Govt Lot 28A 179-090-03	\$15,800	34,140.80
	Govt Lot 28D 179-090-04	\$15,600	34,140.80
Mary J. Nauman PO Box 1429 Homer, AK 99603	Govt Lot 27B 179-090-05	\$135,700	34,140.80

FINAL ASSESSMENT ROLL
 PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT
 TOTAL PROJECT COSTS: \$3,960,332.00
 75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Kenneth A. and Linda L. Rowell PO Box 5095 Nikolaevsk, AK 99556-5095	Govt Lot 28C 179-090-08 T06S R13W S14 That Portion of Lot 29 Lying E of Kachemak Dr 179-090-09	\$98,200 \$129,100	34,140.80 34,140.80
William B. Sullivan PO Box 943 Kenai, AK 99611-0943	Lot 29 W Kachemak Dr. 179-090-10	\$20,200	34,140.80
Dorrah Vandruff 1820 Logan St. Anchorage, AK 99508	Uminski 1997 Addn Replat Lot 27-B & Lot 28-C & Vac 66' Lot 27C1 179-090-11	\$129,900	34,140.80
John L. Warren P.O. Box 2581 Homer, AK 99603	Uminski 1997 Addn Replat Lot 27-B1 Lot 28-B1 & Vac 66' Lot 28B1 179-090-12	\$122,500	34,140.80
City of Homer 491 E. Pioneer Ave. Homer, AK 99603-7624	S ½ Govt Lot 30 W of Kachemak Dr 179-080-50 Govt Lot 36 179-100-01	\$15,000 \$38,100	34,140.80 34,140.80
Charles F. and Elaine A. Burgess PO Box 15251 Fritz Creek, AK 99603-6251	Harry Feyer Subdivision Lot 1 179-110-05 Govt Lot 37 E Kachemak Dr. 179-100-03	\$30,900 \$438,600	34,140.80 34,140.80
William H. Johnston PO Box 3222 Homer, AK 99603	Govt Lot 38 W Kachemak Dr. 179-100-04 Govt Lot 38 E Kachemak Dr. 179-100-05	\$0 \$672,100	34,140.80 Pursuant to Resolution 06-74 this assessment is deferred. 34,140.80

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

TOTAL PROJECT COSTS: \$3,960,332.00

75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Dennis K. and Kathleen A. Chew Trustees of Chew Living Trust 3085 E. Olive Ave. Merced, CA 95340-9479	Govt Lot 39 W Kachemak Dr. 179-100-06	\$37,200	34,140.80
Idah and Associates PO Box 91516 Anchorage, AK 99509-1516	Govt Lot 48 179-100-14	\$72,800	34,140.80
Robert Zollo PO Box 1251 Captain Cook, HI 96704-1251	Govt Lot 49 W of Kachemak Dr 179-100-15	\$159,100	34,140.80
Kachemak Moose Habitat, Inc. 819 Northern Lights Anchorage, AK 99503	Govt Lot 51 W. Kachemak Dr. 179-100-17	\$51,500	34,140.80 Exempt Pursuant to Resolution 10-42
Patrick J. and Astride Rider 2045 Cliffside Dr. Anchorage, AK 99501	Govt Lot 51 E of Kachemak Dr. 179-100-18	\$45,500	34,140.80
John & Marika Mouw Revocable Trust PO Box 4084 Homer, AK 99603	Charles R. Hart & James O. Campbell Property Tract 52A 179-100-20	\$16,700	34,140.80
Majik Enterprises Limited Partnership 10195 E. Paradise Drive Scottsdale, AZ 85260-5916	Govt Lot 50 179-100-19	\$289,800	34,140.80
Martin and Barbara Leichtung 4260 Kachemak Drive Homer, AK 99603	Charles R. Hart & James O. Campbell Property Tract 52B 179-100-21	\$289,600	34,140.80
D. Craig and Nancy S. Whitmore PO Box 1984 Homer, AK 99603	Morris Sub. Lot 49-A 179-100-31	\$336,300	34,140.80
	Morris Sub Lot 49-B 179-100-32	\$395,400	34,140.80

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT
 TOTAL PROJECT COSTS: \$3,960,332.00
 75% PROPERTY OWNER SHARE: \$2,970,249.00

DATE: AUGUST 8, 2013

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Paul Sayer PO Box 10 Homer, AK 99603	Govt Lot 40 E Kachemak Dr. 179-100-35	\$372,600	34,140.80
Anthony and Cathy Ledbetter PO Box 871396 Wasilla, AK 99687-1396	That Portion of Govt Lot 42 Dedicated as Lot 42-B on the Record of Survey Entitled Tyrer-Halgens Survey 179-100-36	\$22,600	34,140.80
NO	That Portion of Govt Lot 42 Dedicated as Lot 42-A on the Record of Survey Entitled Tyrer-Halgens Survey 179-100-37	\$41,300	34,140.80
John L. Warren PO Box 2581 Homer, AK 99603	John L. Warren Replat Lot 37A 179-100-38	\$53,000	34,140.80
Mark & Mary Edminster PO Box 1874 Homer, AK 99603	Harry Feyer Sub. Lot 2 179-110-03	\$183,900	34,140.80
Thomas Anglin PO Box 1406 Homer, AK 99603	Harry Feyer Sub. Lot 3 179-110-04	\$43,500	34,140.80
Mark David Williston & Jan Lyndes 289 Old Street Road Peterborough, NH 03458-1643	Govt Lot 46B 179-110-06	\$31,700	34,140.80
Kerry L. Bromley 1370 W Lake Lucille Dr. Wasilla, AK 99654	Govt Lot 46A 179-110-07	\$55,900	34,140.80
Victor Carlson 1408 W. 10 th Ave. Anchorage, AK 99501-3246	Govt Lot 46C 179-110-08	\$49,900	34,140.80

FINAL ASSESSMENT ROLL

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

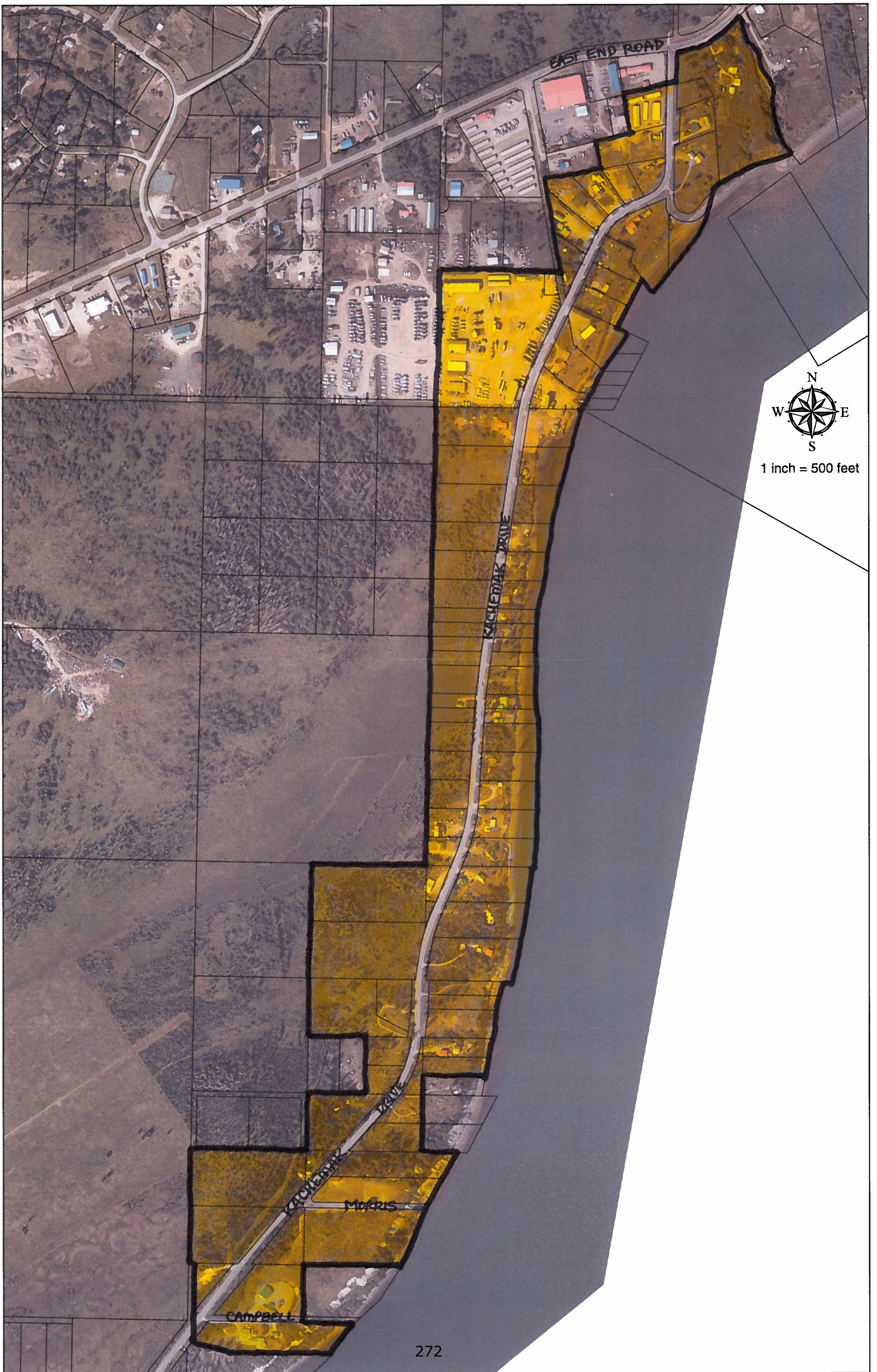
TOTAL PROJECT COSTS: \$3,960,332.00

DATE: AUGUST 8, 2013

75% PROPERTY OWNER SHARE: \$2,970,249.00

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Ronald A. & Lori L. Ward PO Box 1325 Homer, AK 99603	Rankin Sub. Lot 1 179-150-69	\$506,900	34,140.80
Derek Leichter 46113 Sather Court. Soldotna, AK 99669	Mac Innes Sub. Lot 41C 179-330-01	\$177,800	34,140.80
Janice B. Needham PO Box 532 Homer, AK 99603-0532	Rocky Point Sub. Lot 44C 179-330-04	\$209,300.00	34,140.80-Removed from district per Resolution 11-071
Gary Lavine and Linda Olson-Lavine 8233 Highway 14 Lytle, WA 98635-9625	Rocky Point Sub. Lot 44B 179-330-05	\$151,300	34,140.80
Cedar Grove Family Trust PO Box 2183 Homer, AK 99603	Rocky Point Sub. Lot 44A 179-330-06	\$373,300	34,140.80
Francine Sayer PO Box 10 Homer, AK 99603-0010	Mac Innes Sub. Lot 41B 179-330-08	\$132,400	34,140.80
	Mac Innes Sub. Lot 41A 179-330-09	\$134,800	34,140.80

Kachemak Drive (Phase II) Water and Sewer Assessment District



08/15/2013
Dennis K Chew
3085 E Olive Ave
Merced, CA 95340



Re. Kachemak Drive Phase 11 Water and Sewer Special Assessment

I strongly object to the assessment on my property (Parcel No 179-100-06)

The reason I object is the property is currently appraised at \$37,200. The assessment is \$34,140.80. Therefore, my property will be worth only the difference between appraised value and the amount of assessment (\$3059.20). That's assuming I could sell it for the appraised value. In talking to a realtor, in Homer today, a similar sized lot on Kachemak Drive recently sold for \$20,000. My property is on the north side of Kachemak Drive and is considered a wet lands area, further decreasing it's value.

I understand the value of the property will increase by something less than \$1,000 due to the availability of water and sewer but nothing close to the \$34,140.80 assessment.

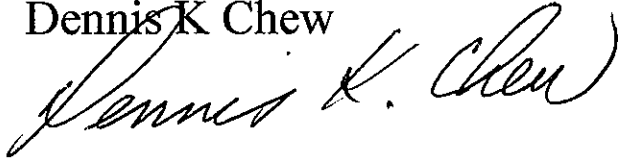
I further object because eventually, property taxes will increase because of the availability of water and sewer.

There is something inherently WRONG in decreasing ones property value by \$34,140.80, making it virtually worthless

compared to the value prior to the assessment.

I do not wish to pay this assessment fee.

Dennis K Chew

A handwritten signature in cursive script that reads "Dennis K. Chew". The signature is written in black ink and is positioned below the printed name.

Kathleen A Chew

A handwritten signature in cursive script that reads "Kathleen A. Chew". The signature is written in black ink and is positioned below the printed name.

City of Homer

RE: Water and Sewer Special Assessment Kachemak Drive Phase II

Alison K Feulner-Williams

Govt Lot 30 W Kachemak Drive 179-080-48

Total Assessed Property Value 13,600.00

I am writing with my objection to the charges assessed for the water and sewer improvements that were done. As you can see from the assessed value of my property (listed above), what you are assessing is almost 3 times the amount of my property value. My property was re assessed as "High Value Wetlands" after the original purchase of this property and it has affected what I am allowed to do with my property. The permits required to use the property is extremely time consuming and I have been restricted on the amount of land I have access to.

Due to the restrictions that have been put on my property use, I have not been able to use the property as I would have liked to. Now you are asking me to pay 34,140.80 for a service I don't intend to use as I would need to get more permits and permissions to install the services and another cost of approximately 6,000.00 just to have the water accessible. My property value has dropped considerably and I just don't see that this is an expense that I can bear for something I can't use. The next charge to me will be the Gas Line Assessment and again I will be forced to deal with unexpected expenses.

The original water and sewer plan was for all this to be in place back in the early 1980's and at that time the cost was not nearly as excessive. After 30 years I feel I should at least be given some sort of consideration regarding the costs.

I have no problem passing on this cost if this property was ever sold or if the decision was made to actually use these improvements.

Thank you

Alison K. Feulner-Williams

PO BOX 8027

Nikiski, AK 99635

907-283-4484 907-398-4082

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

