



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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City Manager's Report

TO: Honorable Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 22, 2016
SUBJECT: City Manager's Report

New Customer at DWD in March

Furie Alaska has been working out the details with the Port and Harbor Staff for bringing a MODU (mobile offshore drilling unit) to the Deep Water Dock beginning early in March. The Rig Randolph Yost will be transported by heavy lift ship from Singapore to Kachemak Bay, offloaded and then come into the dock for 30 to 45 days of dockage. While at Port crews will work to ready the Randolph Yost for work in upper Cook Inlet for the 2016 drilling season. Soon the Randolph Yost will be drilling new gas wells for Cook Inlet's newest production platform in Trading Bay, installed just last year. Furie Alaska is contracted with HEA to provide natural gas to the new gas turban electric plant in Nikisiki.

February Trip to Juneau

Mayor Wythe and I had a fast paced and productive trip to Juneau February 2. After a debrief with Anderson Group, we met with Deputy Commissioners Neussl and Hatter of AKDOT&PF. DOT wanted to visit with us about the marine highway and its importance to Homer. I brought up drainage issues that the St. Augustine subdivision is having as the result of a how DOT channels the drainage from the Sterling Highway. We spoke with DOT about ongoing projects in the area: Lake, Pioneer and the status of the stop light at Sterling Highway and Main Street. Latest update on that project according to DOT "We are currently approaching the 65% design phase and preparing to submit the Plans, Specifications, and Estimate for Plans In Hand (PIH) review. We are looking at a few options to reduce Right Of Way needs. This may eliminate the dedicated right turn lanes on the Main Street legs of the intersection. With a HSIP (Highway Safety Improvement Project) the main objective is to meet standards that are safety related. The downhill grade on Main Street is steep and a landing that meets current design standards could help prevent people from sliding into the intersection. Meeting grade/landing standards with the turn lanes was having significant impacts to the NAPA property." See attached flyer for more info.

The evening of the 2nd, Linda hosted an informal dinner in her home where we got to spend time visiting with our delegation and their staff. We were down there during week three of the session, and they already had the telltale end of session war-worn look. The legislature has hit the ground running this year and has their work cut out for them.

Wednesday was an early meeting with the Commissioner of Corrections and both his Deputies on the Community Jail program. Commissioner Dean Williams, newly appointed, is very concerned with the health of the Community Jails. He made some interesting points about title 47 prisoners and whose responsibility they are. Title 47 prisoners are people taken into protective custody because the Police Department judges them to be in danger of harming themselves or others and they haven't committed any crimes. This can be due to acute intoxication by alcohol or other substances or by mental illness. Commissioner Williams argued that the local hospital bears the responsibility for these patients. State statute says that they have to go to a local treatments center. In Homer we do not have a local treatment center nor does our hospital have the capacity to handle the patient. This leaves the jail often in the case of babysitting prisoners when they detox or have suicide risk. As you can imagine, this is a source of exposure to the City. Nevertheless, as the Mayor pointed out, these individuals need somewhere to go and it is a community problem that requires a community solution. Though the administration gave no indication they were proposing new cuts to community jails, they are looking at cost saving measures, like how Title 47 prisoners are taken care of, and are paying close attention to the program.

Commerce Commissioner Chris Hladick gave his time to talk about the business potential of the Homer Port and Harbor and how it could fit into the economic development picture in the State. The 4 page "Business Begins where Land Ends" informational booklets were a great launchpad for talking about the present and potential for Homer. As a former City Manager, Commissioner Ladick gave me some great tips on management. One of them was to include a section at the end of every meeting titled 'directives from Council.' We do this informally in the City Manager's report, but it may be worth putting an extra item on the agenda to give you the opportunity to reflect on the report, meeting, and any City business you need follow up on.

Throughout Thursday we met with Senator Gary Stevens, Representative Paul Seaton, Speaker Mike Chenault and Senator Peter Micchice. All legislators have the budget issues front and center. Sen. Stevens mentioned that the State may issue GO bonds for capital projects, a rumor backed up by the governor's office. This is one of the reasons why it is important to provide legislators with our priorities even in the lean years and put effort into advancing our projects – you never know what may pop up and we need to be prepared. In addition to touching on capital projects, we spoke with legislators about Homer's concerns with Senior property tax exemptions (Resolution 15-111), PERS issues including the threat to increase the required contribution from municipalities, and Homer's support of action by the legislature to solve the budget crisis, Resolution 16-017. This latest action was well received and we were approached by a number of legislators thanking the City of speaking up. There

seemed to be a commitment to tackle the budget issues the state is facing with each of the legislators we met with, which is encouraging.

We also met with Deputy Chief of Staff to Governor Walker John Hozey. We spent almost an hour with him, focusing on general budget issues and revenue concerns for municipalities, the concerns with addressing PERS issues including termination studies (where municipalities have to pay a fine in perpetuity if they get rid of a class of employees) and PERS contribution rates. The later issue is going to be a big fight on the hill – every % increase in PERS contribution rate equates to an additional \$59,000 for the City of Homer.

We were able to touch base with Commissioner of Revenue Hoffbeck and OMB Director Pitney briefly and share information on Resolution 16-017. In addition to making some important connections during the trip, we were able to get insight on what the administration is thinking and bring the Homer perspective to Legislators in Juneau.

Hickerson Cemetery Neighborhood Meeting

Public Works Director Meyer and I had an almost 2 hour neighborhood meeting with 8 residents who live around Hickerson Cemetery and a couple other citizens concerned about the impact of development of the cemetery, including Cook Inlet Keeper. Many thanks to Councilmembers Aderhold and Reynolds who also attended. The residents were frustrated and felt like they had not been given proper notice of the project, though staff did point out all aspects of the project: purchase of the land and funding for design, have gone through the public notice requirements of the City. Their recommendation was for the City to send out public notice directly to area residents like the City would for a project within City limits. The City did send 210 individual notices to everyone in the surrounding area for the neighborhood meeting. The group had many items that they would like to see considered in the project including:

- No chain link fence should be installed around the cemetery a higher quality and more attractive fence should be used.
- Use trees and berms as visual buffers.
- Leave existing trees on the property/add more.
- Develop regulations that require burial vaults to eliminate potential for groundwater contamination.
- Make new expanded area more beautiful. Existing cemetery not maintained and an eye sore.
- Monitor groundwater for evidence of contamination.
- Planning Commission should hold public hearings.
- Enforce requirement that all headstones be flat to the ground to make them less visible.
- Down size the expansion.

- Take into account reduced property values of surrounding neighborhood due to expansion.
- Move existing shelter to allow for more burial plots in existing cemetery, no need for expansion right now.

There are no State, Federal or Borough regulations guiding Cemetery development. Many of these items would increase the cost of the project. If the City wants to mitigate the subsidization of the Cemetery, increasing the cost of plots is the only way to recoup these costs (currently \$1,000 a plot). One way to move forward with the project would be to refer details of the expansion to the Planning Commission with specific parameters and guidelines from Council.

Draft WSRN Letter of Support

In July of 2015 Council passed a resolution to include Beluga Slough in the Western Hemisphere Shorebird Reserve Network. In the nomination letter the City must agree to the following three conditions:

- To make shorebird conservation a priority at the site;
- To protect and manage the site for shorebirds; and
- To update the Network at least annually in the event of changes in the site's status (boundaries, degree of protection) or in the contact information of the person responsible.

On the eastern parcel of almost 40 acres, there is a BLM conservation easement, and agreeing to these three conditions is not an issue. The parcel below the Public Works complex, 21 acres, is not under a conservation easement, however, its tidal wetland, and zoned Open Space Recreation (see attached map). Because these conditions were not spelled out in the Resolution, I wanted to let Council know before we forward the attached nomination letter to WRSN and confirm that the conditions are consistent with Council's intent.

Moving Beluga Slough

Property owners who live near the outlet of Beluga Slough have organized and petitioned the Corps for a permit to move Beluga Slough. The Slough has been relocated back to the west to eliminate erosion of lots in the Ocean Drive Loop neighborhood many times over the years. Permits to accomplish this work again are currently being reviewed by state and federal agencies.

Decades ago, no permits were secured, but in the last 12 years or so, a Corps permit has been obtained. The City has prepared and submitted permit applications in the past, but the last few permits have been submitted by the affected property owners (with oversight by Public Works). US Fish and Wildlife has given the land owners authority to access the site within certain guidelines. The cost of relocating the outlet has been paid for by the property owners.

Permit agencies are requiring that the City monitor work on the beach as part of their proposed permit conditions. Public Works has played this role in the past and will continue to support this work as directed by the City Council. Work won't begin until winter to minimize

impacts to wildlife. The City will work with the land owners to provide notice on the radio and website so the public is aware of when and why heavy equipment is working on the beach.

Strategic Planning at HVFD

The Homer Volunteer Fire Department is looking at putting together a work group to assist the fire department in a strategic planning effort. Ideally, the group would be made up of, 1 staff member, 1 or 2 volunteers (EMS/Fire or cross trained), a councilmember the Mayor from Homer and Kachemak City, and a member of the public. The goal of the group will be to establish the long-term vision of fire department by establishing strategic goals and objectives. If anyone is interested in participating in this process, please let me know.

Comprehensive Plan Update

Planning has been gearing up for an update of the Comprehensive Plan. Through the strategic doing process Council and staff has been working on, it has become clear that the City has checked off many items of the Comprehensive Plan implementation table and that others may need to be updated or reconsidered given the changing environment. The Commissions are currently reviewing the Plan and plan on brining recommendations to Council this summer. See the attached memo from Planning for more information.

Out of Office

Both City Clerk Johnson and I will be out of the office February 25 through March 4. During that time, Chief Mark Robl will be Acting City Manager. I will have multiple communication devices with me and can be reached via email or phone.

ENC:

Main Street and Sterling Highway fact sheet
Draft WSRN Letter
Resolution 15-054
Map of City and USFW land in Downtown Homer
Email on Hickerson Cemetery
Memo on Comprehensive Plan Updates
Legal Opinion on Natural Gas HSAD exemption for CIRI
Population Determination from DCCED
Bay Welding letter of support



HSIP: STERLING HWY & MAIN STREET INTERSECTION IMPROVEMENTS

Project No. 0211060/Z559840000

Project Scope

The State of Alaska Department of Transportation & Public Facilities (DOT&PF) in cooperation with the Federal Highway Administration (FHWA) is proposing to improve the intersection of Sterling Highway and Main Street in the City of Homer. This project is a Highway Safety Improvement Program (HSIP) project. The primary purpose of a HSIP project is to construct highway improvements that maximize lives saved and major injuries eliminated per dollar spent. They are developed and designed in a manner that identifies and incorporates safety improvements.



The proposed work may include:

- Widening for dedicated turn lanes
- Improving sight distance
- Improving drainage and culverts, as needed
- Installing Americans with Disabilities Act (ADA) compliant pedestrian facilities
- Installing inlaid pavement markings and signage
- Relocating utilities, as needed

Current Work

Three alternatives were considered and presented to the public. The three alternatives analyzed were a roundabout, a signal with no turn lanes, and a signal with turn lanes.

After analysis and public input, a signal with turn lanes was chosen as the preferred alternative. This is expected to reduce all types of crashes, reduce ROW impacts, and reduce intersection delays.



The Categorical Exclusion (CE) for this project was approved by the FHWA in Dec 2014.

Plans in Hand (PIH) design (65%) is almost complete and formal review is expected in Feb 2016.

Schedule

- Preliminary Design – March 2015 to Feb 2016
- Right of Way Mapping – June 2016 to December 2016
- Right of Way Acquisition – December 2016 to April 2017
- Final Design – Feb 2016 to April 2017
- Construction – Anticipated start in summer of 2018

For more information

Please contact the project team anytime with questions, concerns, comments or compliments.

Project Team

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WHSRN Executive Office

P.O. Box 1770,

125 Manomet Point Rd

Manomet, Massachusetts 02345 USA

February 16, 2016

Dear Dr. Clay,

The City of Homer wishes to include additional city lands in the Kachemak Bay WHSRN site. The two city parcels containing 60.24 acres lay within the Beluga Slough estuary, where the fresh water of Beluga Lake mixes with salt water from Kachemak Bay. The eastern parcel of nearly 40 acres was acquired through the Exxon Valdez Oil Spill Trustees, and has a conservation easement held by the United States Bureau of Land Management. The western lot, of which 21 acres is included in the nomination, is adjacent to properties owned by the Fish and Wildlife Service, which are also part of this nomination package. USFW operates the Islands and Ocean Visitor Center, and offers guided bird watching and nature walks along the Beluga Slough Trail. The City of Homer recently completed a nearly \$600,000 reconstruction of this trail to install light penetrating boardwalks, and complete ADA accessibility along the length of the trail. This trail provides year round fully accessible birding and is used by residents and visitors of all ages.

The City of Homer agrees:

- To make shorebird conservation a priority at the site;
- To protect and manage the site for shorebirds; and
- To update the Network at least annually in the event of changes in the site's status (boundaries, degree of protection) or in the contact information of the person responsible.

The City of Homer City Council passed Resolution 15-064 on July 27th, 2015, supporting the inclusion of these City lands in the Kachemak Bay WHSRN site. Please accept this letter of nomination for these important habitat and bird viewing areas.

Sincerely,

Katie Koester, City Manager

Attachments:

Map of subject properties

Resolution 15-064

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**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 15-064

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE INCLUSION OF CITY-OWNED PROPERTY IN
BELUGA SLOUGH INTO THE WESTERN HEMISPHERE SHOREBIRD
RESERVE WITH THE EXCEPTION OF THE PUBLIC WORKS
COMPLEX.

WHEREAS, The Western Hemisphere Shorebird Reserve Network (WHSRN) promotes awareness of shorebird areas at the international level; and

WHEREAS, There are no binding treaties or formal obligations involved with joining the WHSRN; and

WHEREAS, The Beluga Slough area attracts numerous shorebirds which are of interest to many residents of Homer as well as visitors; and

WHEREAS, Nearly 40 acres of these lands were purchased with Exxon Valdez Oil Spill funds and are already in a conservation easement; and

WHEREAS, The City supported inclusion of Mariner Park Lagoon and Mud Bay into WHSRN in 1994 via resolution 94-32.

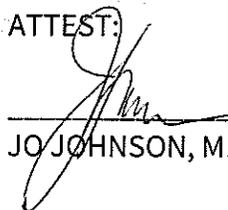
NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the City of Homer supports the inclusion of City Lands in Beluga Slough, excluding the Public Works Complex, into the Western Hemisphere Shorebird Reserve Network.

PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:



JO JOHNSON, MMC, CITY CLERK

Fiscal information: N/A

City and US Fish and Wildlife Lands, Downtown Homer, Alaska

This area not included

I&O Visitor Center

Beluga Slough Trail

City
21 Acres

City
39.24 acres

USFW
8.83 acres

USFW
34.72 acres

Beluga Slough Estuary

Private Lands

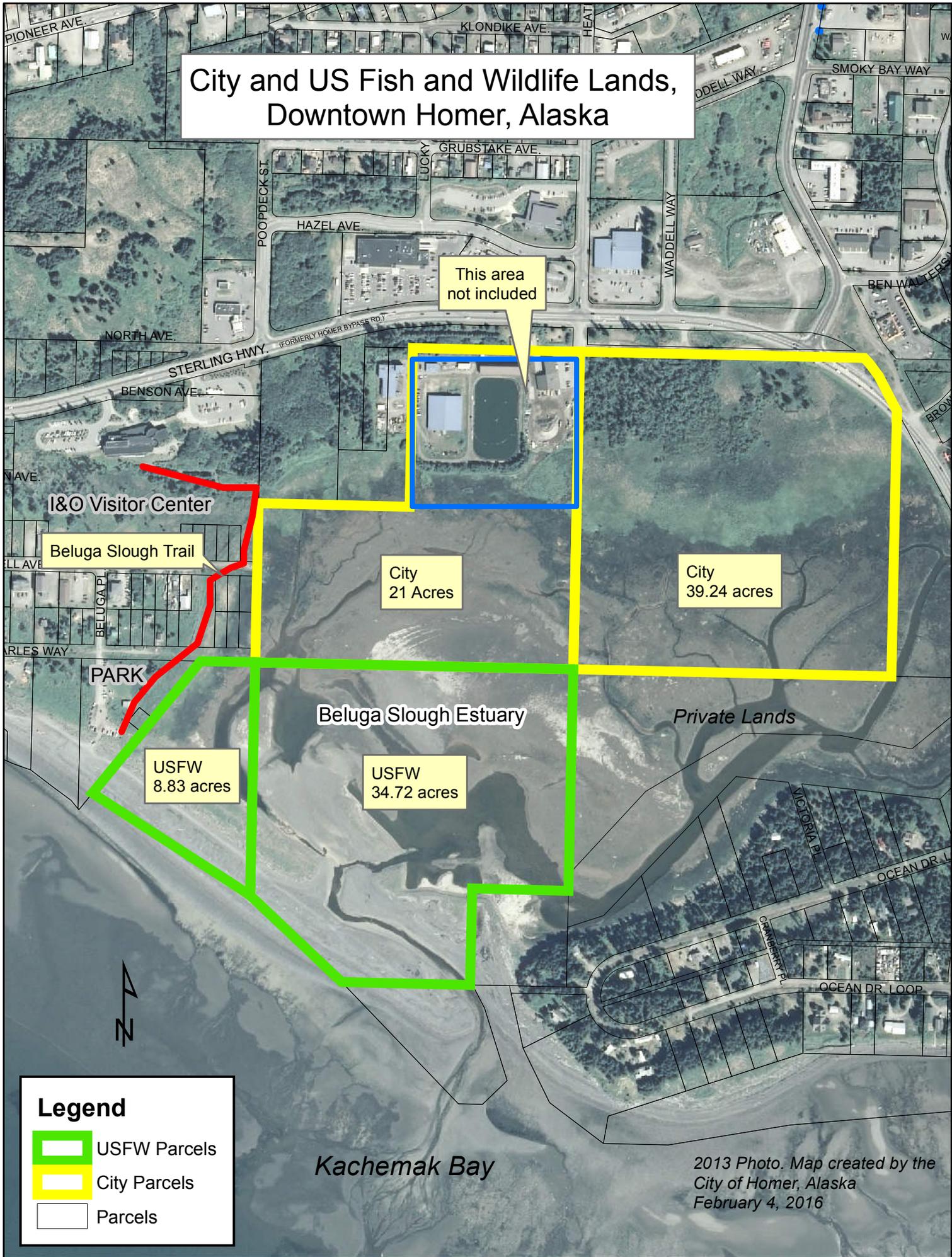
PARK

Kachemak Bay

2013 Photo. Map created by the
City of Homer, Alaska
February 4, 2016

Legend

- USFW Parcels
- City Parcels
- Parcels



From: [Jill Gann](#)
To: [Katie Koester](#); [Carey Meyer](#)
Subject: Hickerson Memorial Cemetery
Date: Thursday, February 11, 2016 11:11:33 AM

Dear Katie and Carey,

Thank you for providing the community with a forum for the public meeting about the Proposed Expansion of the Hickerson Memorial Cemetery. The information you provided was very helpful to understand the project plan.

We expect you will inform the City Council of our requests:

1. Create a buffer zone of trees around the North and West sides of the cemetery.
2. Do not remove or otherwise disturb the grove of trees on the West portion of the site adjacent to Stacy Street. Plant addition trees for aesthetics purposes. There was much concern from numerous people about improving the image of the cemetery to include the existing cemetery appearance.
3. Downsize the proposed project footprint by 50% and utilize the vacant areas adjacent to the American Legion Post 16 pavilion. Inquire with the American Legion about moving the pavilion. Contact Lynn Whitmore for assistance when talking to the American Legion about relocating the facility. This can be done with volunteer work.
4. Change the municipal code to require vaults as part of the burial requirement. This will eliminate the concern for water contamination and can save the city thousands of dollars in monitoring well costs and hydrology studies.
5. Do not use chain link fence – use something different that will be aesthetically pleasing.
6. Consider building an earthen berm around portions of the cemetery to create a natural barrier which will promote growth and vegetation.
7. Do not place the overburden in the lower South section of the site Near Stacy Street, utilize the top soil and overburden to create an earthen berm; seed the berm. This will eliminate the risk of runoff into the streets and lower lots adjacent to the proposed cemetery.

Your time and efforts are greatly appreciated. We look forward to hearing from you soon about future developments and recommended changes to the projects. If the City Council considers these changes the City of Homer will realize substantial cost savings.

Thank you

Jill Gann



City of Homer

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Planning

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Memorandum

TO: Homer Advisory Commissions and Library Advisory Board
THROUGH: Rick Abboud, AICP, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: January 13, 2016
SUBJECT: 2016 Comprehensive Plan Update

Starting soon, the Planning Department will be working on updating the City's Comprehensive Plan. The last major update of the Homer Comprehensive Plan was adopted in 2010. Most of the work was done between fall 2006 and spring 2008, right about the peak of the local and national economy prior to the recession. Much of the plan infers that there are unlimited financial and personnel resources within the City and the community to expand services and regulation. This is clearly not the financial reality of the City and community today, or in the next 5-10 years. A new tax base could evolve and change the fiscal environment, but in the meantime, our Comprehensive Plan should be realistic and help guide us on what is most important and how to make the most of what we have.

Between adoption and 2015, many of the goals and implementation items have been addressed. It is time to update the plan to reflect the work that has been accomplished, add new work items, possibly prioritize items within the plan, and change the character of the plan to reflect the City's fiscal reality.

This work will begin in January 2016, with City Planner Rick Abboud communicating with department heads about their respective chapters of the plan. Next, the Commissions will review their portion of the plan, with the department head comments (Draft 1). Planning staff will likely make some formatting changes in the document in this timeframe. Having worked with this plan for a number of years, there are some changes that can be made to make it user friendly, such as the implementation tables. After the Commissions have reviewed the first draft, a second draft with Commission recommendations will be released and public meetings will be held. Changes to the draft will be made based on public comment, and a public hearing draft will be presented to the Commissions. Eventually the Planning Commission will hold a hearing, passing the document to the City Council, and then the Kenai Peninsula Borough for final adoption.

A project timeline is presented on the next page. Timing may change depending on workload and project progress.)



Birch Horton Bittner & Cherot

a professional corporation

MEMORANDUM

TO: MAYOR AND COUNCIL MEMBERS

FROM: THOMAS F. KLINKNER

RE: COOK INLET REGION, INC. ASSESSMENT EXEMPTION

FILE NO.: 506,742.205

DATE: FEBRUARY 12, 2016

1. *Summary and Conclusion.*

This responds to a question regarding Resolution 16-005, adopted at the January 11, 2016 Council meeting, excluding Kenai Peninsula Borough Tax Parcel No. 17708014, owned by Cook Inlet Region, Inc. ("CIRI") from the Homer Natural Gas Distribution Special Assessment District ("District"). In summary, we conclude that the Alaska Native Claims Settlement Act ("ANCSA") exemption of undeveloped land conveyed under ANCSA from real property taxes would exempt this property from assessment in the District.

2. *The ANCSA Tax Exemption.*

Two provisions of ANCSA address the exemption of undeveloped lands conveyed to an Alaska Native Corporation under ANCSA from real property taxes. 43 U.S.C. § 1620(d)(1) provides in relevant part:

Real property interests conveyed, pursuant to this chapter, to a ... Regional Corporation ... which are not developed or leased to third parties or which are used solely for the purposes of exploration shall be exempt from State and local real property taxes for a period of twenty years from the vesting of title pursuant to the Alaska National Interest Lands Conservation Act or the date of issuance of an interim conveyance or patent, whichever is earlier, for those interests to such ... corporation: *Provided*, That municipal taxes, local real property taxes, or local assessments may be imposed upon any portion of such interest within the jurisdiction of any governmental unit under the laws of the State which is leased or developed for purposes other than exploration for so long as such portion is leased or being developed ...

While this exemption is of limited duration (20 years from vesting of title or the date of issuance of an interim conveyance or patent), the exemption is restated in 43 U.S.C. § 1636(d)(1)(A) without limit as to duration:

Notwithstanding any other provision of law or doctrine of equity, all land and interests in land in Alaska conveyed by the Federal Government pursuant to the Alaska Native Claims Settlement Act ... to a Native Corporation ... shall be exempt, so long as such land and interests are not developed or leased or sold to third parties from—

* * *

(ii) real property taxes by any governmental entity;

3. Inclusion of Special Assessments in the Exemption from Real Property Taxes

Neither 43 U.S.C. § 1620(d)(1) nor 43 U.S.C. § 1636(d)(1)(A) explicitly identifies municipal special assessments as a form of “real property taxes” from which they exempt property conveyed under ANCSA. However, 43 U.S.C. § 1620(d)(1) follows its exemption from real property taxes with a proviso that a governmental unit may impose “municipal taxes, local real property taxes, or *local assessments*” (emphasis added) upon property conveyed under ANCSA which is leased or developed. The highlighted reference to “local assessments” in this proviso would only have been necessary if the exemption from real property taxes in 43 U.S.C. § 1620(d)(1) included exemption from local assessments. A court will construe a statute “so that effect is given to all its provisions, so that no part will be inoperative or superfluous, void or insignificant.”¹ Thus, a court would interpret the exemption from “real property taxes” in 43 U.S.C. § 1620(d)(1) to include “local assessments”, so that the permission for local assessments to be imposed on leased or developed property would not be superfluous.

Moreover, “[w]hen construing statutes that affect the rights of Native Americans, [courts] liberally construe these statutes and resolve ambiguities in favor of Native Americans.”² The statute that enacted 43 U.S.C. § 1636(d)(1)(A) explicitly provided, “[t]he Alaska Native Claims Settlement Act and this Act are Indian legislation enacted by Congress pursuant to its plenary authority under the Constitution of the United States to regulate Indian affairs”,³ invoking this rule of interpretation. Under this rule of interpretation, the ambiguity in 43 U.S.C. § 1620(d)(1) and 43 U.S.C. § 1636(d)(1)(A) regarding the exemption of property conveyed under ANCSA from special assessments would be resolved in favor of exemption.

¹ *Alliance of Concerned Taxpayers, Inc. v. Kenai Peninsula Borough*, 273 P.3d 1128, 1139 (Alaska 2012).

² *Simmonds v. Parks*, 329 P.3d 995, 1007 (Alaska 2014).

³ PL 100-241, February 3, 1988, Section 2(9).

4. Conclusion.

The rules of statutory interpretation that (i) effect should be given to all parts of a statute, and (ii) statutes affecting the rights of Native Americans are construed to resolve ambiguities in favor of Native Americans, both indicate that ANCSA exempts undeveloped property conveyed under ANCSA from special assessments. Thus, we conclude that the Council correctly excluded the CIRI property identified in Resolution 16-005 from the District.

TFK/



THE STATE
of **ALASKA**

GOVERNOR BILL WALKER

**Department of Commerce, Community,
and Economic Development**

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

P.O. Box 110809
Juneau, Alaska 99811-0809
Main: 907.465.3961
Programs fax: 907.465.4761

January 15, 2016

City of Homer
491 East Pioneer Ave.
Homer, AK 99603

RE: POPULATION DETERMINATION

Dear Mayor:

The Department of Commerce, Community, and Economic Development annually certifies the population of each municipality for use in various financial assistance programs based upon population estimates prepared by the State Demographer at the Department of Labor and Workforce Development. The following population will be used for all FY17 programs that the Department administers.

The 2015 population of the City of Homer has been determined to be 5,153.

If you do not agree with this figure, you may request an adjustment to your population by using two approved methods – Head Count Census and Housing Unit. Municipalities with a population of less than 1,000 must conduct a “head count census”. Municipalities with a population of 1,000 or more may conduct a “head count census” or use the “housing unit” method, to estimate the population. The department requires that the population adjustment process be completed and postmarked by April 1, 2016 and that the request include:

1. Comprehensive documentation of the proposed population figure using either of the approved methods, and
2. A resolution of the governing body (assembly or council) adopting the new population.

If you choose to request a population adjustment, please review the Head Count Census and Housing Unit Method manuals that the department has published to assist you with this process. These manuals are available at <https://www.commerce.alaska.gov/web/dcra/>. You may also contact the department for a copy of the manuals. Call (907) 269-7959 or send an email to DCRAResearchAndAnalysis@alaska.gov for additional information.

Sincerely,

Handwritten signature of Katherine Eldemar in cursive.

Katherine Eldemar
Division Director

Cc: Division of Community and Regional Affairs, Research and Analysis Section
Division of Community and Regional Affairs, Community Aid and Accountability Section



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February 9, 2016

To Whom it May Concern,

The City of Homer would like to voice support for Bay Welding's application to the DOT/Marine Administration Small Shipyard grant program to construct a road linking Bay Welding to the Northern Enterprises yard.

This project will allow more efficient and safer transportation of larger vessels to the water than public roads. Using a busy public transportation corridor causes congestion, conflicting uses, and limits the size of vessel that can be transported. With the construction of this road the size limitations for future boat construction, improvements, and repairs will be expanded. Future projects will encompass a broader customer base with services that up until now were not available in Homer. The road would benefit Homer by making our marine trades professionals more accessible to large vessels. This equates to jobs, quality, efficiency, and marketability in the marine market.

I encourage your favorable consideration of Bay Welding's application.

Sincerely,

Katie Koester
City Manager