

# City of Homer

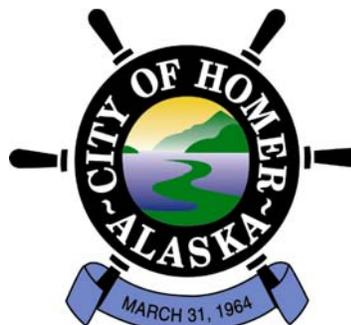


KACHEMAK BAY MULTI-  
PURPOSE OCEAN DOCK

PROJECT SUMMARY

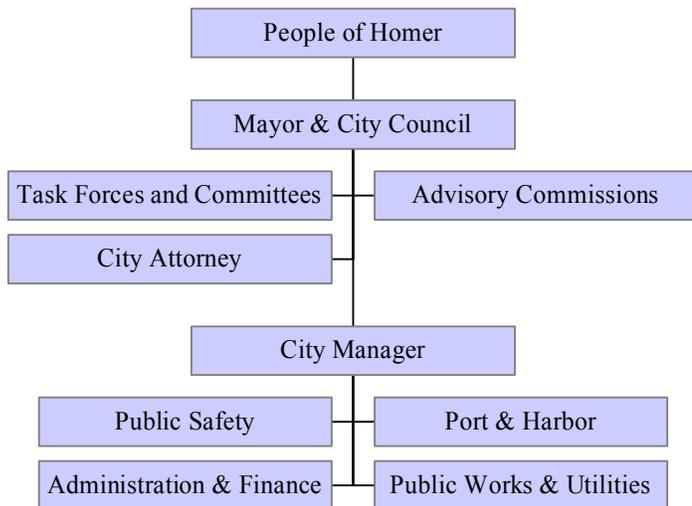
PREPARED BY THE PORT  
OF HOMER, ALASKA

## 2002 Annual Report



# The City of Homer

## Organizational Chart



Coal was the impetus for the first settlement on the far end of the Homer Spit. Discovered by the Russians circa 1840, by the early 1890's coal was being mined by American companies. When the demand for coal ceased, the Spit town was abandoned. Because the Spit lacked fresh water and protection from inclement weather, a community began in the uplands in the early 1900's. Slowly, a road system developed and by the 1940's, strong social organizations had been established. The Rural Electric Association brought power to Homer in the late 1940's. Residents made various attempts at self-government over the years, such as the Homer Civic League and the Public Utility District, but it wasn't until March 1964 that Homer incorporated as a 1st Class City with a Mayor, City Manager and City Council.

## The Manager's Message

2002 was an excellent year for the City of Homer! Several lengthy projects were completed and new ideas for the future development of our City were implemented. The City's annexation petition was approved by the State Legislators in March 2002. This expansion provided an additional 4.58 square miles to the City of Homer!

The long awaited Pioneer Dock was also completed in 2002. The new \$11.5 million dollar concrete and steel dock has a surface area greater than an acre and will be the new home to the new United States Coast Guard buoy tender, Hickory. This dock will provide berthing for the Alaska Ferry System vessels the Tustumena and the Kennicott and provide for freight activities and cruise ship operations. Other harbor projects completed in 2002 include the \$3.8 million renovation to the small boat harbor, damage repair to the Deep Water Dock and Fish Dock Road Drainage Improvements.

2002 was also a busy year for the Public Works department as they began several projects to extend water and sewer mains into developed areas of the City. These projects will extend 15,000 linear feet of water and sewer mains and provide service to over 225 lots, directly benefiting 875 existing and future residents.

The Finance Department implemented many changes due to the new requirements of the Government Accounting Standards Board known as GASB 34. This changes the presentation of financial information and will make this information easier for the public to understand and interpret. Although the conversion was not required until 2003, the City of Homer took the initiative to make the changes a year ahead of time to ensure proper reporting.

The library's capital campaign, the New Library Project, began in May of 2002. This project continues to gain momentum through the dedicated efforts of several different groups and volunteers. Over \$1 million in funds toward the capital campaign's goal of \$3.4 million were identified in 2002 bringing us closer to a bigger and better library for the community of Homer.

The annual report summarizes the results of the dreams, planning and work of an involved citizenry, elected policy makers and a hard working City workforce. The 2002 Annual report contains an overview of the financial activities of the City of Homer and it's Enterprise Funds as well as its Capital Improvement Program. The report also contains City Departmental reports on goals and accomplishments.

A review of this year's report will confirm that the City of Homer remains not only a great place to live but a great place to do business!

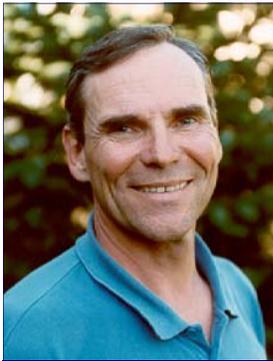


# Mayor & Homer City Council

## *Steering the City That Works*

The City of Homer is a 1st Class general law municipality. The legislative body is composed of a mayor and six council members, elected at-large, to serve the residents of the city and to utilize public funds to provide for the health, safety and welfare of the community.

The legislative power of the City is vested in the council, which sets policy, adopts ordinances, resolutions and determines funding for programs and services in the municipal budget. Commissions and boards are advisory to the council and members are appointed by the mayor and confirmed by the council.



**Mayor Jack Cushing**  
Term 2004

Councilmembers address a diverse set of issues in an effort to improve the lives of Homer's citizens, including community enhancements, economic development, tourism, parks and recreation, public safety and public works. With the assistance of advisory commissions, boards, staff and public input, council sets priorities for the six-year capital improvement program and annual legislative requests.

Regular council meetings are held the second and fourth Mondays of each month at 7:00 p.m. It is council's policy to either cancel or reschedule regular meetings that fall on holidays. Regular meetings are broadcast on KBBI and GCI Cable. Public input is welcomed and encouraged.



**Doug Stark**  
Term 2004



**Ray Kranich**  
Term 2003



**Michael Yourkowski**  
Term 2005



**Rick Ladd**  
Term 2006



**Rose Beck**  
Term 2005

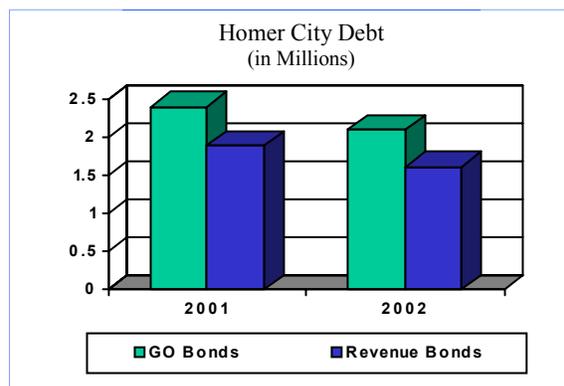


**John Fenske**  
Term 2004

# 2002

## Homer Profile & Statistics

Date of Incorporation	March 31, 1964	Elections	
Form of Government	Council-Manager	Registered Voters	4,000
Area in Square Miles	25	Voters in last election	1,294
		Percent of Registered Voters	32.35
<b>Public Safety</b>		<b>Demographics</b>	
Fire Department Volunteers	48	Population	
Total Personnel Hours	10,971	In City Limits	4,721
Fire Calls	109	Kenai Peninsula Borough	51,187
EMS and Rescue Calls	478	Median Age	38.8
Police Personnel	24	Average Annual Wage	33,576
Request for Police Services	7,265	Average Unemployment Rate/Borough	12.0
Homer Jail:		Public School Enrollment (Homer)	1,401
Prisoners Booked	589	Public School Enrollment (Borough)	9,673
Days Served	1,341		
Animal Control Incidents	2,139		
<b>Public Works</b>		<b>Taxes</b>	
Permanent "Urban" Roads	19.41	City Mill Levy	5.00
Rural Roads	21.59	Borough Mill Levy	6.50
Water Utility Customers	1,269	Kenai Peninsula College Mill Levy	0.10
Water Usage (millions of gallons)	133.4	South Peninsula Hospital Mill Levy	1.75
Sewer Utility Customers	1,153	City Sales Tax	3.5%
Miles of Maintained Sewer Line	42.80	Borough Sales Tax	2.0%
Miles of Maintained Water Line	36.41	City Assessed Value	
		Real Property	\$307,199,562
		Personal Property	\$ 19,730,539
<b>Recreation/Culture</b>		<b>Tax Receipts</b>	
Uptown City Campgrounds	1	Property Tax	\$1,521,181
Spit Campgrounds	1	Sales Tax	\$4,124,010
Baseball Diamonds	4		
Parks (267.43 acres total)	18	<b>City Long Term Debt</b>	
Library Volumes	34,080	Gen. Obligation Bonds Outstanding	\$2,095,000
Library Circulation	95,051	Revenue Bonds Outstanding	\$1,620,000
Library Volunteer Hours	1,633	Assessment Bonds Outstanding	\$26,367
Library Visitors	90,529	Capital Leases	\$424,601
Pratt Museum Visitors	29,526	Notes Payable	\$2,817,164
Pratt Museum Volunteer Hours	5,442		
<b>Port &amp; Harbor</b>			
Stalls	920		
Transient Space (lineal feet)	6,000+		
Moorage (vessels)	2,384		
Grid Use (tides on)	294		
Tons of Ice Sold	3,896		
Dockage (days on)	240		
<b>General Government</b>			
Building Permits Issued	74		



# Finance Department

## *Putting Public Money To Work*

The City of Homer was awarded a Certificate of Achievement for Excellence in Financial Reporting for the year 2001. We have received this award annually since 1984. Its purpose is to encourage government to prepare and publish financial reports that are easily readable and understandable.

Personnel changes in the Finance Department enabled us to hire Lisa Vaughn for the Supervising Accountant position.

The Financial Statements for the year 2002 were restated under the requirements of GASB 34. This conversion was completed a year ahead of the required conversion date. This is a major change in the presentation of financial information. It is hoped that these changes will make the financial information easier for the public to understand and interpret.

The City's annexation petition to annex 4.58 square miles was approved by the Local Boundary Commission in December 2001, and approved by the State Legislators in March 2002.

The new budget format developed in the fall of 1999 and implemented in January 1, 2000 has been a success. We continue to refine the budget format to ensure that it is easy to read and understand. This permits more comprehensive planning by the Council and understanding by the general public. Helping to drive this effort are major changes for the presentation of financial information coming in the next few years.

The City of Homer maintains a Web page ([www.ci.homer.ak.us](http://www.ci.homer.ak.us)) with a section available for each department. This year, the Finance department posted the entire budget and annual audit on the web page, making it convenient for interested members of the public to review the documents at their convenience. At the same time, it saved the City the cost of making numerous hard copies. You can find the website at ([www.ci.homer.ak.us](http://www.ci.homer.ak.us)) and these documents are under the finance section.



**Michele McCandlish in the Finance Department**

The City completed several capital projects in 2002, including construction of phase II of the Fish Grinder project and completion of the small boat harbor expansion. Other projects included the accounting for many small grants obtained by the Fire and Police departments and construction of an addition to the South Peninsula Woman's Shelter building accomplished with grant money through the City of Homer.

Water/Sewer projects in the planning or engineering stage are the sewer line replacement on Bartlett Street, water/sewer extension out East End Road to Kachemak Drive, and a new million-gallon storage tank. Also, after many years of waiting on funding, the following water/sewer LID's are in the engineering or construction stage and scheduled for completion in 2003: Harrington Heights, Mariner Village, Forest Glen, East Road, Hillside Acres, Lakeshore Drive West, and Thompson Drive.



# City Clerk's Office

## *Public Liaison*

The City Clerk is an official of the City of Homer, appointed by the City Manager and confirmed by the City Council. The City Clerk's duties are detailed in Title 29 of the Alaska Statutes and the Homer City Code, Chapter 1.30.

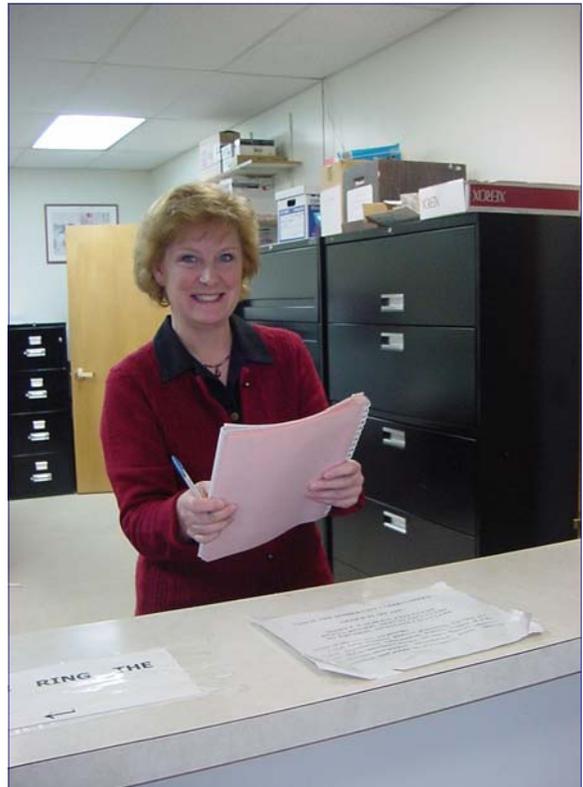
The City Clerk attends meetings of the governing body and keeps the journal for the governing body and its advisory commissions and board; has custody of the municipal seal; assures regulations for public meetings are met, such as notice and other requirements, and assures that public records are available for public inspection as required by law.

The Clerk manages municipal records and develops retention schedules and procedures for inventory, storage, and destruction of records; maintains an indexed file of all permanent municipal records, provides for codification of ordinances and authenticates or certifies records; prepares agendas and packets for the governing body and advisory bodies as assigned; administers oaths of office and takes affirmations and acknowledgements; acts as the parliamentary advisor to the governing body pursuant to Alaska Statute; and performs other duties required by law, the City Manager, and/or the Mayor or governing body.

Public notice and information is essential. The City Clerk's Office does a regular weekly informational segment on public radio station KBBI, and continues to maintain the City Informational Kiosks at Eagle Quality Center (Safeway), Lakeside Mall (Ulmer's), Shell Barabara Village, Pudgy's Meat Market and at City Hall. Council agendas are also delivered to the local Coffee Shops, sends a quarterly newsletter to City Residents, and sends a welcoming letter to new businesses.

The Clerk's Office maintains a Website: <http://clerk.ci.homer.ak.us>. This Website contains the City quarterly newsletter; special announcements; community survey; regular meeting dates and agendas for the City Council, Advisory Commissions, boards and committees. It also contains the City directory; activities for the current week; public notices including public hearings; project information including plan holders list; election information; street renaming/naming; sister City information; City Code, Council's Operating Manual; and other links.

The City Clerk administers all Municipal Elections and coordinates with the Borough and State. The State Primary was held August 27th and State General was held November 5th. The City and Borough General Municipal Election was held October 1st. Incumbents Jack Cushing, was reelected as Mayor for a two year term, Mike Yourkowski, was reelected Councilmember (also appointed by Council as Mayor Pro Tempore) for a three year term, Ray Kranich and Rick Ladd were reelected as Councilmembers for one year terms each. Newly elected officials Rose Beck, elected as Councilmember for a three year term and Doug Stark, elected as Councilmember for a two year term. There were a total of 1,294 voters out of 4,000 registered voters who cast ballots, for a voter turn out of 32.35%.

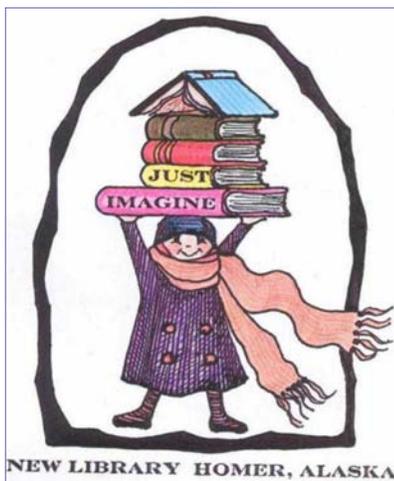


**Deputy City Clerk Deena Benson**



# <sup>6</sup> Homer Public Library

## *Quenching the Thirst for Knowledge*



### Mission Statement:

The mission of the Homer Public Library is to support the information needs of the community by providing access to quality resources in a welcoming atmosphere by a knowledgeable and caring staff. We take seriously our responsibility to serve as a place for children to discover the joy of reading and the value of libraries. We pledge to promote literacy, learning, and enrichment for people of all ages, thereby enhancing the economic, social, and cultural vitality of our community.

2002 continued to reflect the trend of change for public libraries nationwide, and the Homer Public Library was no exception. Libraries have become much more than a building where books are kept. Today, librarians teach users how to find, evaluate, and use information in many formats. We are striving to merge the best parts of traditional library functions with new technology so we may continue to provide excellent library service to the

community of Homer.

The library assisted over 90,500 visitors in 2002, or 9.05 visits per capita – almost double the average per capita visits for Alaska libraries (4.6) and more than double the average nationally (4.3). The library issued 481 city resident, 434 borough resident, and 62 temporary library cards during 2002. 74 percent of the city's 4,721 residents and 80 percent of the borough's 5,000 plus residents have library cards, and approximately 46 percent of library cardholders check out books from the library each month.

Although there is only room for 33,635 items in the library's collection, we recorded 95,082 circulations during 2002. The library added 1272 items and withdrew 1785 in keeping with the current space situation that requires we "weed" one book for every one we add to the collection. The library was able to provide interlibrary loan service for patrons through our subscription to OCLC, a bibliographic database that gives us access to other libraries' resources throughout the state and the nation. During 2002, the library borrowed 735 items for Homer library cardholders, and loaned 326 items to other libraries.

Our weekly pre-school Story Hour program continued to be popular with young children and their parents. Through special class visits arranged with local schoolteachers, approximately 100 school children learned how to use the public library. The 2002 Summer Reading Program, "Hands Around the World," the theme of which was different cultures of the world, drew over 200 children into an 8-week program of reading, activities, and lots of fun. Author programs included book discussions by writers Lisa Augustine (*The Dragline Kid*) and John Wolfe, Jr. (*55 ways to the Wilderness in Southcentral Alaska*).



Not room for one more box....

The library received a grant continuation to serve Homer's senior citizens. A Senior Employment Grant

from the State of Alaska Commission on Aging enabled the library to staff a reading room for senior citizens at the Friendship Terrace Assisted Living Center.

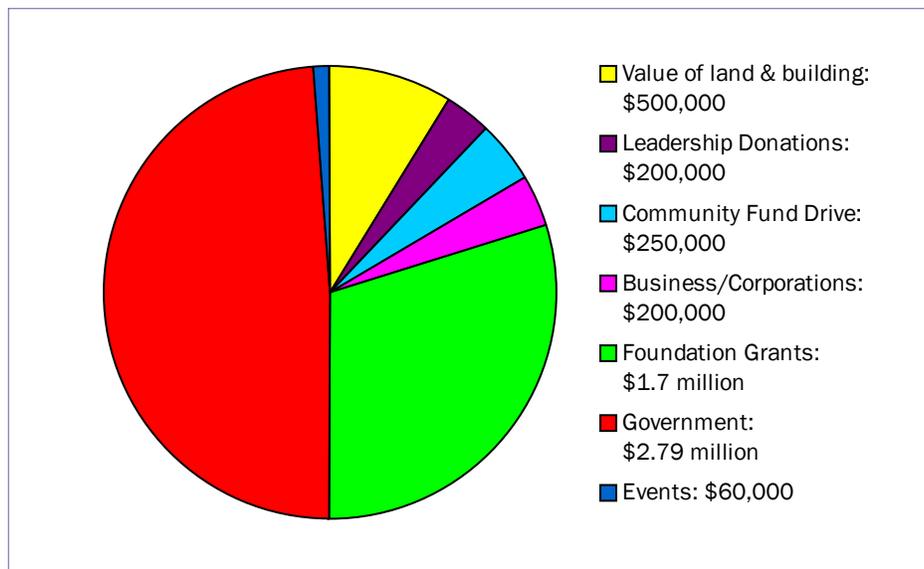
Other grants assisted the library with books, computers, and training. The Public Library Assistance Grant from the Alaska State Library provided the library with additional funds to purchase books. The federal E-rate program enabled the library to provide high speed Internet access to library patrons. 15,868 people used the library's six public computers in 2002.

The library continued to be rated as the highest priority by the Homer City Council under the city's Capital Improvement Program, and received the capital matching grant for 2002. The library's capital campaign, the New Library Project, began in May of 2002 with a community meeting at the Pratt Museum. The New Library Project continues to gain momentum through the dedicated efforts of the Library Advisory Board, the Friends of the Homer Public Library, Inc., the City of Homer, and many wonderful volunteers. Over \$1 million in funds toward the capital campaign's goal of \$3.4 million were identified in 2002.

In addition to the capital campaign activities, the Friends of the Library worked hard to raise money for the library through innovative fundraisers such as their own book, *Where Were You? Alaska 64 Earthquake*, a compilation of local reminiscences of the 1964 Good Friday earthquake. As always, the Friends of the Library's book and plant sales were very well attended by the community. The "Top Drawer Collection," a Friends program that publishes and catalogs the work of local writers, continued to bring local talent into the library where it may be shared with the community.

The library could not function without the help of generous volunteers, and local businesses and service organizations, who assist with shelving, book processing, Story Hour, Summer Reading Program, National Library Week, and many more programs and services. The library is deeply grateful to the members of the Library Advisory Board, Friends of the Homer Public Library, and the newly formed committee members of the New Library Project. In addition, we thank the Reid family for continuing to provide the library's beautiful hanging baskets and maintain the library's memorial garden during the summer months.

## New Library Capital Campaign Funding Goals



# Planning & Zoning

## *Making the Pieces Fit*

The year of 2002 brought many changes to the Planning & Zoning Department including the implementation of the GIS system and the hiring of Julie Engebretsen as the new Planning Technician. The Planning Department continued to work with two committees, the Parking Advisory Task Force and the Town Square Working Group.

This year was marked by the introduction of GIS into daily department activities. The department has been able to significantly decrease the amount of staff time needed to notify surrounding property owners of preliminary plat, conditional use and variance activities. Since the number of plats reviewed doubled from 2001 to 2002, these timesaving measures have greatly helped the department. In addition, large maps were made available for use by the Commission and Council, increasing the amount of information readily available for decision making.

The Homer Advisory Planning Commission reviewed and forwarded to the Homer City Council numerous ordinances to zone the newly annexed areas. One new ordinance requires that new structures over 8,000 square feet acquire a Conditional Use Permit in the Central Business District. The Commissioners reviewed (7) seven conditional use permits, (2) two variances and (41) forty-one preliminary subdivision plats. The Commission continued work on the Bridge Creek Watershed Ordinance.

The Planning Department, in conjunction with the Department of Public Works, issued 72 zoning permits over the year, inclusive of 34 permits for new residential homes valued at \$4,395,180; 22 permits for additions or remodeling to existing residential homes valued at \$753,180; 8 permits for new commercial activity valued at \$5,024,740; and 1 permit issued to a tax exempt organization for \$11,000,000 (Islands and Oceans Center). Total value of permits issued was \$21,536,799. Total fees collected for zoning permits was \$7,450.



# Homer Police Department

## *Keeping the Peace*

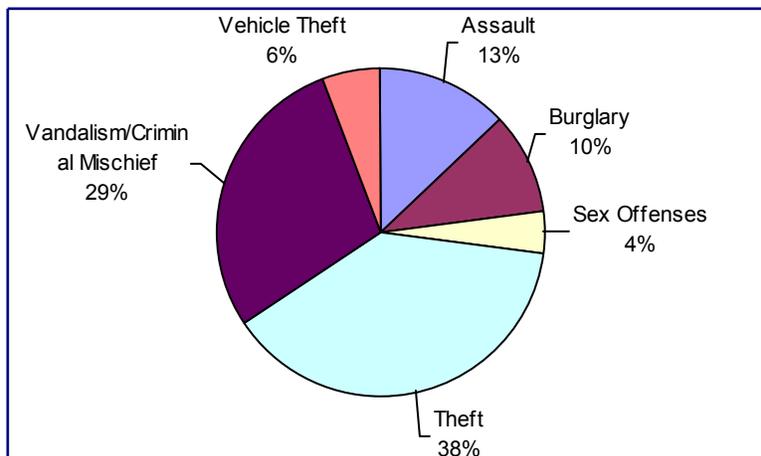
The Homer Police Department (HPD) utilizes community based policing along with pro-active enforcement to keep Homer a safe and healthy community. The Police Department works with several community groups in promoting public safety. The department has a DARE officer who provides education to our area youth on the harmful effects of drugs and alcohol. The department participates in numerous community events to foster a close relationship with the community served.

The Department operates and maintains a seven bed state contract jail facility. Prisoners can be held up to ten days. The Alaska State Troopers and Fish & Wildlife Protection officers assigned to the Homer area contract with the City to maintain their offices at the Homer Police Department.

The Department's 9-1-1 service includes TDD for the hearing impaired. Homer 9-1-1 dispatches all emergency agencies such as Police, Fish & Wildlife Protection, Alaska State Troopers, Search & Rescue Teams, Civil Defense, Alaska State Parks and Fire/Rescue/EMS south of Ninilchik including Seldovia, Port Graham, Nanwalek, Kachemak Bay Wilderness State Park and the outlying Russian villages from Anchor Point to the head of Kachemak Bay.

HPD is the designated emergency communications and operating center for the Southern Kenai Peninsula in the event of a natural or man-made disaster. The department operates with the enhanced system which allows 9-1-1 emergency operators to have instant access to the addresses of the 9-1-1 callers. A police officer is assigned to the Homer Spit, on bicycle patrol, as a community liaison officer during the summer months to help provide a safe environment for both local residents and visitors. The Police Department supervises the operation of the Homer Animal Shelter. This shelter is open three hours daily and is operated by a private contractor. In addition to the ten police officers there are seven community jail officers and seven civilian public safety dispatchers working at the Police Department.

### Distribution of Major Offenses



# Homer Volunteer Fire Department

## *The Team That Cares*

### **General Information**

The City of Homer's Fire Department, collectively known as the Homer Volunteer Fire Department is a predominantly volunteer organization with its roots firmly grounded in community service and public safety. During 2002 the Homer Volunteer Fire Department celebrated its 50<sup>th</sup> Anniversary.



#### **Spinal immobilization training**

City of Homer Burn Permits year round, and Division of Forestry Burn Permits during the state's burn permits season (usually between May 1<sup>st</sup> and Sept. 30<sup>th</sup>).

Scheduling of fire department tours, school visits, and public education forum are coordinated through the Departmental Services Office located in the fire station on Pioneer.

### **Fire Protection Services**

The size and diversity of the Homer area provide a challenging arena for the many functions of the Fire Division of the department. Aligned under the Fire Protection Services banner are: Structural Firefighting, Marine Firefighting, Aircraft Firefighting, Wildlands Firefighting, Rescue Services, and training.

In 2002 the Homer Volunteer Fire Department responded to a total of 109 non-medically related emergencies including: 8 structure fires, 54 wildlands fires, 9 vehicle fires, 2 rescue calls, and 36 "public assist" calls (public assist include carbon monoxide detector checks, smoke or odor investigations, fuel spills, alarms not associated with fires, and other requests for public assistance). Of fire calls, 28 percent were within the Kachemak Emergency Services Area and 6 % were in Kachemak City.

The fire department is comprised of a staff of 6 full-time employees that support the training and activities of the approximately 35 volunteers. The fire department provides fire protection, emergency medical services, rescue, and public education/prevention for the entire Greater Homer Area. HVFD, under contract, provides fire and emergency medical services to the City of Kachemak and the Kachemak Emergency Services Area.

#### ***Functional Areas of the Department***

### **Departmental Services**

The Departmental Services Division of the fire department provides member support, facility management, and all public education and prevention activities of the department. Members provide outreach education through the public and private schools in the response area as well as participation in community events such as the annual Safe Kids Fair and Health Fair. Departmental Services also coordinate the issuing of



#### **brush fire**

All department firefighters are State of Alaska Certified to at least the Firefighter I level. In addition, all department emergency responders are also trained in Hazardous Materials First Response-Operations in order to provide a minimal level of response to any hazardous materials incident within the community. While many of the department's responders are trained as both firefighters and emergency medical technicians, the department allows members to limit their activities to one or the other if they choose not to participate in both.

### **Emergency Medical Services Division**

Traditionally emergency medical service (EMS) responses make up 70% - 80% of all fire department responses. In 2002, EMS responses accounted for 369 calls for service. Of these 14 % were for calls within the Kachemak Emergency Services Area, and 3% were located within Kachemak City. The State of Alaska currently recognized four levels of pre-hospital emergency medical care providers: Emergency Medical Technician – 1 is a basic level life support provider trained to assist the ill or injured with bandaging, splinting, oxygen administration and defibrillation utilizing an Automated External Defibrillator (AED); Emergency Medical Technician -2 is an advanced life support provider approved to administer intravenous solutions, assist and support ventilations with advanced airway devices, and to administer a handful of emergency medications; an Emergency Medical Technician – 3 is an advanced life support provider permitted and authorized to administer defibrillatory shocks utilizing a manual cardiac monitor/defibrillator, and may administer an additional handful of medications above the EMT-2 level; Mobile Intensive Care Paramedics (MICP's) are licensed by the State Medical Board and average 1,500 hours of classroom and clinical experience prior to licensure. HVFD is certified by the State of Alaska, Section of Community Health and EMS as an "Out of Hospital-Advanced Life Support" Ambulance Service. That is HVFD is able to provide EMT-2, 3, or Paramedic level care when necessary. All HVFD EMS providers are State of Alaska Certified EMT-1, 2, 3, or Mobile Intensive Care Paramedics.



**Homer Fire Department**

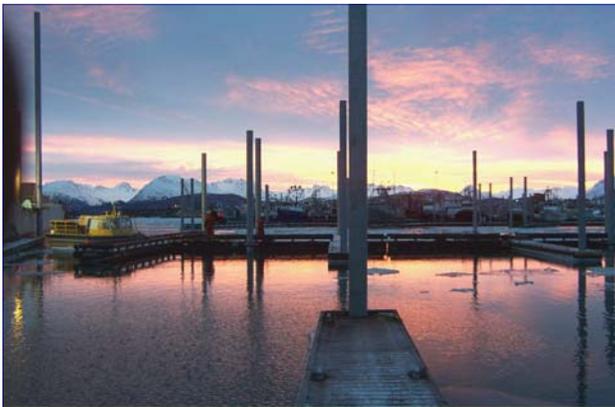
# Public Works

## *The Finely Tuned Machine*

The Public Works Department operates and maintains the City's roads, drainage, water distribution system, wastewater collection system, cemeteries, parks, campgrounds and recreational facilities for the benefit and enjoyment of the citizens of Homer. Public Works also maintains public buildings, including City Hall, the Police Department, Fire Hall, Airport Terminal, Water and Sewer Treatment Plants, Harbor Shop, Library and the Public Works complex. The Public Works building houses a maintenance shop and motor pool and services police, fire, ambulances, Port and Harbor, Animal Control, City Hall and Public Works construction and maintenance vehicles. Public Works operates the water and sewer treatment plants. The department is responsible for maintaining Port and Harbor facilities and upland improvements on the Spit. Public Works completes the planning, engineering, construction management and inspection for a wide range of City capital improvements project.

Public Works maintains 43 miles of wastewater collection lines, seven sewer lift stations, 17 water pressure reduction stations and 36 miles of water distribution lines. The on-going preventive maintenance program has minimized disruptions in water and sewer service to customers. 2002 was the first year the City took on maintenance of the roads in the annexation area. This effort was made easier with the purchase of additional equipment and the hiring of two new employees. City crews are now responsible for grading, snow plowing and snow removal, sanding, dust control, and general road maintenance on approximately 45 miles of City maintained roads (double the miles from last year).

2002 proved to be another banner year for the planning, design and construction of major infrastructure projects in the City of Homer. Construction continued on the Kachemak Bay Multi-Purpose Ocean Dock. The new \$11.5 M U-shaped concrete and steel dock has a surface area greater than an acre and will be the new home to the eagerly awaited new USCG buoy tender (the Hickory); berthing for the Alaska Ferry System vessels (the Tustumena & Kennicott); roll-on/roll-off freight activities; and cruise ship operations. Other harbor projects completed in 2002 include the \$3.8M renovations to the small boat harbor. This project consists of the replacement of floats and relocation of existing floats, extension of 1000 lineal feet for transient berthing, expand large vessel berthing facility by 250', wood grid replacement, electrical and water service upgrades to improve existing floats and create approximately 150 additional 24' to 50' long recreational and working harbor slips.



**Small Boat Harbor at Dawn**

Other capital projects completed in 2002 include Damage Repair to the Deep Water Dock, Fish Dock Road Drainage Improvements, Ocean Bluff Drive Erosion Control Project, South Peninsula Woman's Shelter Expansion, Paving for the new Skateboard Park, Heath Street Connection to the High School, and 11 different 2002 Flood Damage Repair Projects.

Public Works employees will continue to take care of your existing roads, water system, sewer system, harbor facilities, vehicles, buildings, parks, and other City owned improvements. We will also continue to work diligently to plan and design important new projects that will help make Homer an economically vital and visually attractive place to work and play.

After many years of slow progress in extending water and sewer mains into developed areas of the City; Public Works began the coordination of the design of seven local improvement district projects in 2001, including Forest Glen, Harrington Heights, W. Lakeshore, Mariner Village, East End Road, Thompson Drive, and Hillside Acres. Construction began in 2002 on the first four projects. East end Road and Thompson Drive projects will begin construction as part of the 2003 ADOT East End Road Improvement project. Hillside Acres will also be completed in 2003. These projects will extend 15,000 linear feet of water and sewer mains and provide service to over 225 lots, directly benefiting 875 existing and future residents. Additional water and sewer LID'S are currently in the planning stages.

# Port and Harbor

## *Where the Land Meets the Sea*

The staff of the Homer Port and Harbor Department operates, maintains and administers the largest single basin boat harbor in Alaska, as well as the adjacent Deep Water Dock and the Pioneer/Ferry Dock – and does it 24 hours a day.

### Fishing Support & Activity:

Ice sales to the fishing fleet and fish packers at the Fish Dock Ice Plant decreased 3% during 2002, with 3,896 tons sold as compared to 4,029 during 2001. Approximately 12 million pounds of halibut were landed commercially in 2002. This total was sufficient to keep Homer the number one halibut port in Alaska during this eighth year of the IFQ fishery.



### Small Boat Harbor (SBH):

The Small Boat Harbor now consists of a 48 acre basin with 920 reserved slips, 6,000+ lineal feet of transient floats, the Homer Fish Dock with 483' vessel berthing on sides and face, and eight (8) cranes, the Homer Ice Plant producing up to 100 tons of flake ice per day, a wood grid and a steel grid, five (5) lane boat launch ramp, and barge/landing craft loading ramp. The T.O.R.A. Harbor renovation project added 148 new boat slips and 1,500 lineal feet of transient moorage in 2002.

### Port:

The Port consists of the Deep Water Dock with 345' feet of face plus three (3) mooring dolphins, two (2) mooring buoys, 40' water depth (MLLW) at the face; and the Pioneer Dock with 469' face, and 40' water depth (MLLW). Activity at the Deep Water Dock was relatively stable overall in 2002 compared to 2001: Wood chip loading decreased by 16% (from 58,941 bone dry units to 49,428 bone dry units), but log load outs increased by 20% from 18.1 million board feet in 2001 to 21.7 million board feet in 2002.

Construction on the new Pioneer Dock was completed in 2002. The new dock provides preferential berthing for a new, larger Coast Guard buoy tender, the 225' Hickory, which will arrive in Homer in June of 2003, and the Alaska Marine Highway System's ocean class ferries (TUSTUMENA and KENNICOTT), as well as general cargo capability. This dock was designed to replace the aging timber Main (ferry) Dock.



# Capital Improvement Program

The following projects, completed or in progress, reflect the City's goals to provide the infrastructure needed to sustain economic growth while maintaining the highest quality of life for Homer residents. On Sept. 23, 2002, the Homer City Council adopted the 2004 CIP legislative request list, showing projects for which the city is seeking funding through the State of Alaska.

<u>Legislative request Projects For 2004</u>	<u>Projects Accomplished or In Progress in 2002</u>
1. Water and Wastewater Master Plan	1. Multi-Purpose Pioneer Dock
2. Deep Water Dock Corrosion Control	2. Small Boat Harbor Renovation & Repair Project
3. Homer Public Library	3. Homer Harbor Fish Grinder Facility
4. Homer Animal Shelter	4. Triangle Park
5. Fire Engine Replacement/Ladder Truck Upgrade	5. Harbor Fire/Workboat
6. Septic Tank Pumpage/Satellite Dump Stations	6. Homer Center for the Arts
7. Kachemak Drive Separated Pathway	7. Adult Softball Complex
8. Deep Water Dock-Fendering System Upgrade	8. Pioneer Avenue Repaving
9. Harbor Pedestrian Ways	9. Pratt Museum Security System
10. Skyline Fire Station	10. Self-Contained Breathing Apparatus
11. East Hill/West Hill Main Line Extensions	11. Telemetry and Control Equipment
12. Port & Harbor Public Restroom	12. Tractor w/Broom for Trails and Sidewalks
13. Deep Water Dock Construction –Phase II	13. Water and Sewer Improvements
14. Pioneer Ave. Upgrade/Downtown Restrooms	14. Water Reservoir
15. Bridge Creek Watershed Land Acquisition	15. Kachemak Bay Campus Facility

On Sept. 23, 2002, the Homer City Council adopted a resolution advising the Alaska Department of Environmental Conservation of its water and sewer capital improvement priorities and a second resolution listing projects the city considers applying to the greater Homer area.

### ADEC Capital Improvement Priorities

Water & Wastewater Master Plan  
 Mountain View to East Hill Water Main  
 Bridge Creed Watershed Land Acquisition  
 Septic Tank Pumpage Dump Station  
 East Hill/West Hill Main Line Extensions  
 Spit Waterline Replacement, Phase IV  
 Watershed Patrol Vehicle

### Area-Wide Projects

Kachemak Bay Campus Facility  
 Williamsport/Pile Bay Road Rehabilitation  
 Pratt Museum Fire Alarm/Porch Repair  
 North Pacific Volcano Learning Center  
 Homer Center for the Arts Renovation  
 Homer Community Recreational Facility  
 Homer Senior Center Renovation/Expansion

### Summary of Project Categories by Year and Cost

Category/ Project	2003	2004	2005	2006	2007	2008	Totals
<b>Local Roads</b>	875,000	1,500,000	0	0	0	0	2,375,000
<b>State Roads</b>	Support						Support
<b>Trails</b>	195,000	1,625,000	0	0	0	0	1,820,000
<b>Utilities</b>	9,750,000	300,000	0	0	0	0	10,050,000
<b>Structures</b>	11,123,000	16,445,000	14,570,000	70,000	70,000	0	42,278,000
<b>Equipment</b>	231,000	780,000	450,000	0	0	0	1,011,000
<b>Totals</b>	22,174,000	20,650,000	14,570,000	70,000	70,000	0	57,534,000

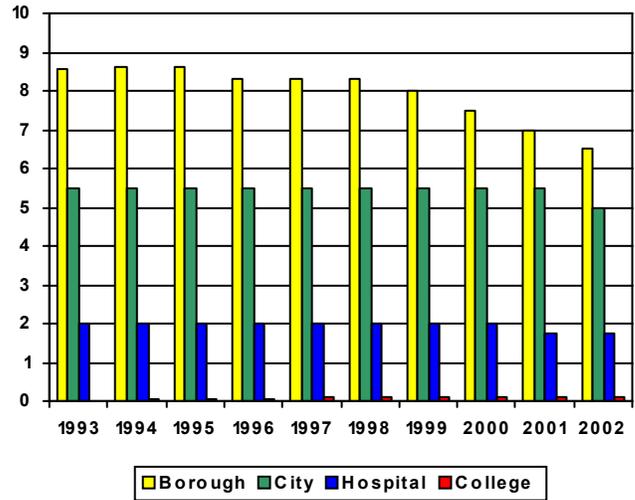
# Financial Indicators 1993-2002

## Assessed Property Values

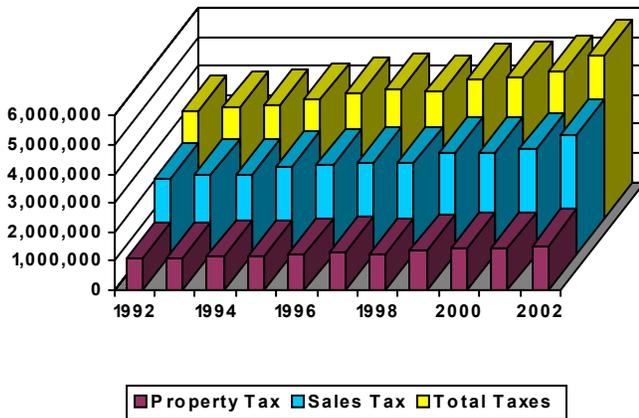
\*In 1998, KPB adopted Flat Tax for watercraft—creating \$100,000 Personal Property Tax exemption



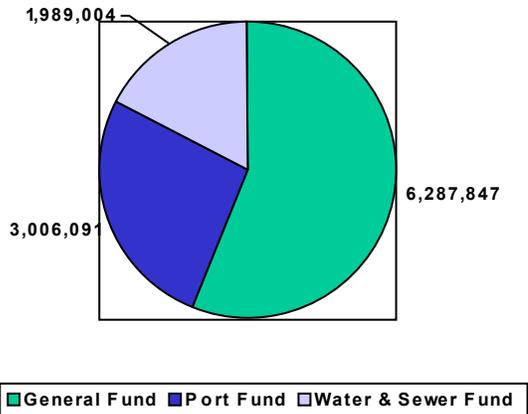
## Property Tax Trends



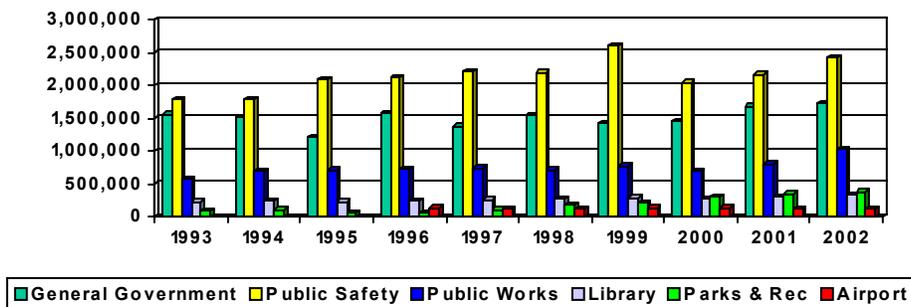
## Tax Revenues



## 2001 Operating Expenses



## Operating Budget Trends



## CITY OF HOMER, ALASKA

Statement of Net Assets  
December 31, 2002

Assets	Governmental Activities	Business-type Activities	Total
Cash and investments	\$ 5,792,747	2,016,136	7,808,883
Receivables, net of allowance for uncollectible amounts:			
Accounts	66,585	259,221	325,806
Sales and property taxes	622,593	152,022	774,615
State and federal grants	539,950	2,295,314	2,835,264
Assessments	75,237	126,781	202,018
Accrued interest		2,409	2,409
Internal balances	364,600	(364,600)	
Inventory	41,650	164,132	205,782
Prepaid items	182,323	78,569	260,892
Restricted cash and investments		573,483	573,483
Bond issuance costs, net		53,708	53,708
Litigation receivable		558,238	558,238
Capital assets, net of accumulated depreciation	35,914,966	72,077,998	107,992,964
 Total assets	 43,600,651	 77,993,411	 121,594,062
<u>Liabilities</u>			
Accounts payable	843,312	245,302	1,088,614
Accrued payroll and related liabilities	165,700	62,241	227,941
Accrued interest		34,532	34,532
Prepaid rentals and deposits	8,117	515,428	523,545
Deferred revenue	166,577	468,000	634,577
Noncurrent liabilities:			
Due within one year:			
Accrued leave	60,000	60,000	120,000
Bonds and notes payable	370,280	568,003	938,283
Capital lease obligations	82,685	-	82,685
Due in more than one year:			
Accrued leave	299,083	146,153	445,236
Notes payable		4,475,146	4,475,146
Bonds payable, net of deferred loss	1,751,087	1,277,235	3,028,322
Capital lease obligations	341,916	-	341,916
 Total liabilities	 4,088,757	 7,852,040	 11,940,797
<u>Net Assets</u>			
Investment in capital assets, net of related debt	33,368,998	65,757,614	99,126,612
Restricted for endowments	12,300	-	12,300
Unrestricted	6,130,596	4,383,757	10,514,353
 Total net assets	 39,511,894	 70,141,371	 109,653,265

## CITY OF HOMER, ALASKA Statement of Activities Year Ended December 31, 2002

Activities	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets		
		Fees, Fines Charges for Service	Operating Grants & Contributions	Capital Grants & Contributions	Governmental Activities	Business-type Activities	Total
Governmental							
:General government	\$ 988,706	435,825		25,215	(527,666)	-	(527,666)
Public safety	2,670,840	471,059	581,045	132,689	(1,486,047)	-	(1,486,047)
Public works	2,210,010	75,590	514,522	-	(1,619,898)	-	(1,619,898)
Library	348,578	-	38,721	-	(309,857)	-	(309,857)
Airport	128,329	97,404	-	-	(30,925)	-	(30,925)
Parks and recreation	456,594	136,765	-	15,415	(304,414)	-	(304,414)
Community service contributions	294,809	-	-	166,056	(128,753)	-	(128,753)
Unallocated interest	126,462	-	-	-	(126,462)	-	(126,462)
Total governmental activities	7,224,328	1,216,643	1,134,288	339,375	(4,534,022)	-	(4,534,022)
Business-type:							
Port and harbor	3,092,600	2,603,535	-	2,518,630	-	2,029,565	2,029,565
Water and sewer utility	3,794,467	2,213,359	-	51,273	-	(1,529,835)	(1,529,835)
Total business-type activities	6,887,067	4,816,894	-	2,569,903	-	499,730	499,730
Total	\$ 14,111,395	6,033,537	1,134,288	2,909,278	(4,534,022)	499,730	(4,034,292)
General Revenues:							

## Taxes:

Property taxes	\$ 1,601,450		1,601,450
Sales taxes	3,243,410	884,600	4,128,010
Grants and entitlements not restricted to a specific purpose	208,589		208,589
Investment earnings	119,310	93,756	213,066
Other	63,154	192,230	255,384
Special items:			
Litigation settlement	268,048		268,048
Annexation (receipt of capital assets)	11,264,053		11,264,053
Transfers	32,620	(32,620)	
Total general revenues and transfers	16,800,634	1,137,966	17,938,600

Changes in net assets	12,266,612	1,637,696	13,904,308
Net assets at beginning of year, restated	27,245,282	68,503,675	95,748,957
Net assets at end of year	\$ 39,511,894	70,141,371	109,653,265

# The Dedicated People Who Make Homer A Great Place to Live

## Administration

Ron Drathman  
Rachel Livingston  
Sheri Hobbs  
Anne Marie Holen  
Steve Bambakidis  
Audrey Mullen  
Dan Olsen

## City Clerk

Mary L. Calhoun  
Deena Benson  
Debra Rogers

## Finance

Dean Baugh  
Jo Earls  
Lisa Vaughn  
Michele McCandlish  
Laurie Moore  
Joanne Perret  
Lori Sorrows

## Planning

Zak Tucker  
Julie Engebretsen  
Beverly Guyton

## Library

Helen Hill  
Katherine George

Susan Gibson  
Jolee Ellis  
Kathleen Pankratz  
David Swarhout

## Fire Department

Robert Painter  
Elaine Grabowski  
Scott Elmer  
Steve Boyle  
Tim Yarbrough  
Dan Miotke

## Police Department

Officers:  
Mark Robl  
Randy Rosencrans  
Andy De Veaux  
Joe Hamilton  
Will Hutt  
Paul Meyer  
David Shealy  
Steve Smith  
Stacy Luck  
Jason Crockett  
Nathan Hull  
Jailers:  
John Browning  
Michael Prouty  
Chuck Thorsrud  
Barth Troughton

Mark Kruzick  
Wayne Stanley  
Roger Cornett

## Dispatchers:

Janie Stewart  
Kelly Hamilton  
Sandra Johnson  
Greg McCullough  
Bonnie Nesvick  
Gail Teater  
Patti Morris

## Public Works

Carey Meyer  
Ed Barcus  
John Berelc  
David Bolt  
Russell Cheney  
Mike Riley  
Ken Frazier  
Dan Gardner  
Richard Gibson  
Tammy Hagerty  
Don Henry  
Jim Hobbs  
Mitchell Hrachiar  
Patrick Johnson  
Jan Jonker  
Gerald Lawver  
Barbara Garcia

Steve Martin  
Brian McCarthy  
Jim Nelson  
Mike Riley  
Terry Overton  
Kurt Roe  
Glenn Satterfield  
John Wythe  
Maureen Moore  
Lee Pedersen  
Richard Klopp  
Robert Kosiorek  
Levi Stradling

## Port and Harbor

Bill Abbott  
John Bacher  
Wes Cannon  
Dan Cornelius  
Chris Dabney  
Steve Dean  
Ruth Hall  
Bryan Hawkins  
Bonnie Judge  
Julia Martin  
Larry Rutherford  
Dave Hatch  
Matt Clarke



## Planning Commission

Bill Smith, chair  
Lane Chesley  
Irene Randolph  
Rick Foster  
Frederick W. Pfeil  
Thomas Bartlett

## Parks/Recreation Commission

Tim Daugharty, chair  
Cherish McCallum  
RJ Langman  
Mary Lentfer  
Carole Hamik  
Kim Greer  
Mimi Tolva

## Port/Harbor Commission

Otto Kilcher, chair  
Bill Choate  
Catherine Ulmer  
Melvyn Strydom  
Michael M. Disler  
Gary Ault  
Paul Mackie

## Water/Sewer Standards Cmte.

John Fenske  
Patricia Cue  
Gary Nelson  
Bill Smith

## Library Advisory Board

Nancy Lord, chair  
Michael Armstrong  
Sue Coble  
Margaret Ladd  
Dan Coyle  
Ann Keffer  
Sue Mauger  
Jared Szajkowski

## Road Standards Committee

Kurt Marquardt, chair  
Steve Smith  
Mike Yourkowski