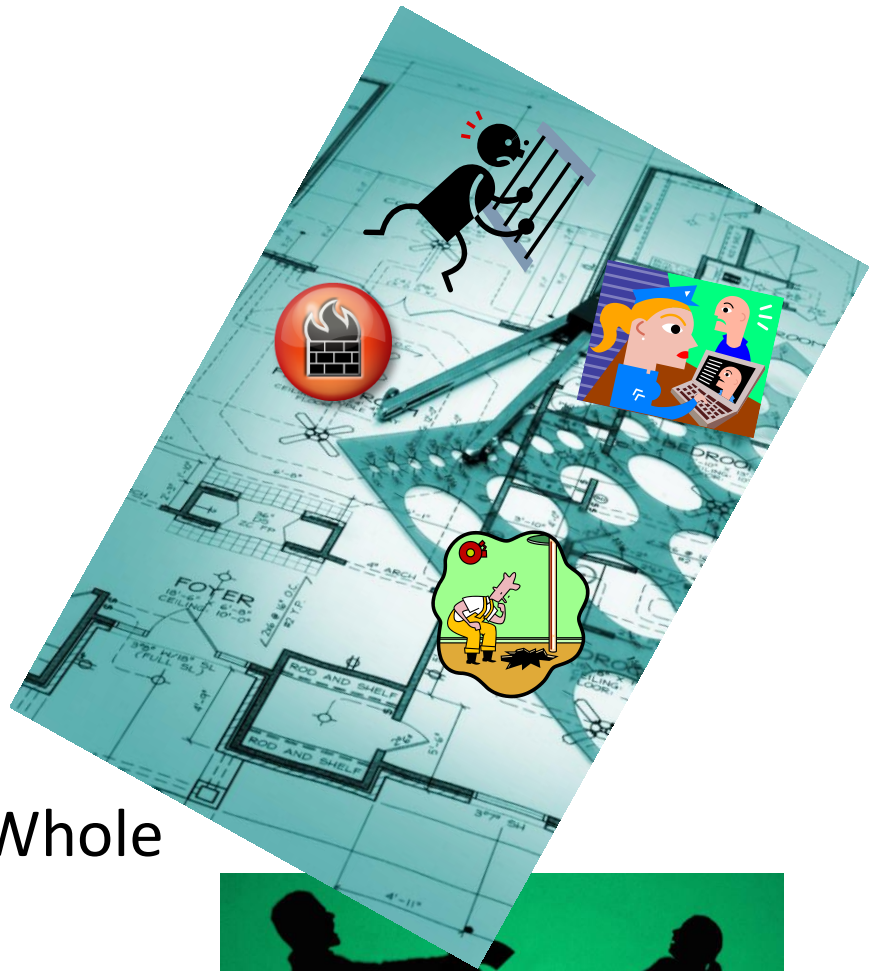


City Council  
September 9, 2013  
Monday

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 -9/4/2013-rk







# September 2013

<b>Monday 9<sup>th</sup></b>	<b>CITY COUNCIL</b> Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
<b>Tuesday 10<sup>th</sup></b>	<b>ECONOMIC DEVELOPMENT ADVISORY COMMISSION</b> Regular Meeting 6:00 p.m.
<b>Thursday 12<sup>th</sup></b>	<b>PUBLIC ARTS COMMITTEE</b> Special Meeting 5:00 p.m.
<b>Monday, 16<sup>th</sup></b>	<b>ABSENTEE VOTING BEGINS.</b>
<b>Tuesday 17<sup>th</sup></b>	<b>CITY COUNCIL &amp; KENAI PENINSULA BOROUGH</b> <b>ANNUAL DINNER</b> 4:30 p.m. – 6:00 p.m. at Fat Olives.
<b>Wednesday 18<sup>th</sup></b>	<b>PLANNING COMMISSION</b> Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
<b>Thursday 19<sup>th</sup></b>	<b>PARKS AND RECREATION ADVISORY COMMISSION</b> Regular Meeting 5:30 p.m.
<b>Friday 20<sup>th</sup></b>	<b>PORT AND HARBOR BUILDING TASK FORCE</b> Meeting 3:30 p.m.
<b>Monday 23<sup>rd</sup></b>	<b>CITY COUNCIL</b> Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

## **Regular Meeting Schedule**

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

## **MAYOR AND CITY COUNCILMEMBERS AND TERMS**

**BETH WYTHE, 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](mailto: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](http://www.cityofhomer-ak.gov)



**WORKSESSION**  
**4:00 P.M. MONDAY**  
**SEPTEMBER 9, 2013**

MAYOR BETH WYTHER  
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 AGENDA**

### **1. CALL TO ORDER, 4:00 P.M.**

Councilmember Zak has requested telephonic participation.

### **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**

#### **A. Public Safety Building**

*Page 49*

### **4. COMMENTS OF THE AUDIENCE**

### **5. ADJOURNMENT NO LATER THAN 4:50 P.M.**

Next Regular Meeting is Monday, September 23, 2013 at 6:00 p.m. and Committee of the Whole 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.



COWLES COUNCIL CHAMBERS  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



COMMITTEE OF THE WHOLE  
5:00 P.M. MONDAY  
SEPTEMBER 9, 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.**

Councilmember Zak has requested telephonic participation.

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

**3. Capital Improvement Request for Information Technology *Page 9***

Memorandum 13-130 from IT Manager as backup.

**4. CONSENT AGENDA *Page 23***

**5. REGULAR MEETING AGENDA *Page 15***

**6. COMMENTS OF THE AUDIENCE**

**7. ADJOURNMENT NO LATER THAN 5:50 P.M.**

Next Regular Meeting is Monday, September 23, 2013 at 6:00 p.m. and Committee of the Whole 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.





## **Memorandum 13-130**

TO: City Council

THROUGH: Walt Wrede - City Manager

FROM: Nick Poolos – IT Director

DATE: 9/4/13

SUBJECT: IT Infrastructure Project

### **Phase 1: Server Virtualization and Consolidation**

Server Virtualization is using a special software system called a hypervisor to run multiple operating system instances on a single shared physical server. The current performance of an entry level server is more than is needed for any single application. This leads to a rack of mostly idle servers that are still drawing power 24 hours a day, 365 days a year. Running multiple servers is a requirement due to compliance rules and security concerns. For most city systems there is a need to separate certain datasets and users. Also running applications on separate servers isolated vendors from each other and prevents one vendor from blaming another for all issues.

Virtualization also enables some IT efficiencies as the "server" is now isolated from the specific server hardware and is running on a uniform and generalized platform. This allows the virtualization software to pick up and move a running server from one physical host to another and also mirror a running system to a remote site for disaster recovery. The moving of a running server requires that both physical servers be attached to a shared RAID storage system. The ability to move running servers allows IT to maximize the utilization of the servers and minimize downtime. These same tools will allow for point in time copies or snapshots of a running server. Snapshots can be made before any major change, patch or upgrade allowing for a quick recovery in case the changes don't go as planned. This is very important as the City does not have the staff or servers to maintain test environments for our applications where such changes could be tried before attempting with the production server and data. Snapshots are also the key to quick and constant backups. Currently the full backup of the city servers takes about 50 hours this is a concern as the city amasses more data this window will continue to expand. A snapshot can complete in seconds and then the backup software can copy the snapshot to the backup media. This allows for a consistent view of the server and data and since nothing is changing in snapshot the copy can be made quicker.



As a server now really just looks like a program running on the hypervisor, IT can make use of configuration templates. This will cut a new server installation time from 6 to 8 hours to 10-15 minutes. Also vendors are starting to ship "virtual appliances" that are preconfigured servers that install into a customer's virtual infrastructure. The city has already acquired one such system and is considering several others.

Currently there 4 new servers planned. If virtualization does not occur, the average cost of a server is \$2200 --with virtualization the additional servers are covered.

Server Virtualization Project Costs	
Shared RAID Storage System	\$35,000
VMware Virtualization Platform	\$15,000
Virtualization Enabled Backup	\$15,000
CPU and Memory Upgrade	\$2,500
Total	\$67,500

## Phase 2: Microsoft Server and Client Management Tools

Currently the City has McAfee antivirus licensed. This software costs approximately \$3100 a year in maintenance. Over the past year McAfee has missed several pieces of malware costing the city approximately 70 man hours both in IT time and lost productivity while the workstation was unavailable. The missed malware is bad enough but McAfee has been actively blocking software updates, including Flash, Acrobat and Java, and installs. IT has spent at least 150 man hours working through these issues. The blocking of Flash, Acrobat and Java has been extremely concerning as there have been numerous wide spread attacks on these applications in the past year.

The client management tools are in a Product called "System Center Client Management Suite". These tools will allow IT to automate client update processes, improve client PC security by restricting the normal user access levels, an ensure compliance through unified security software, patch management, and reporting.

<b>Server and Client Security and Automation</b>	
<b>Microsoft Enterprise CAL (110 FTE)</b>	\$15,000
<b>Microsoft Academic Desktop w/ Enterprise CAL (Library)</b>	\$3,000
<b>MS Server components and Professional Services</b>	\$12,000
<b>Total</b>	<b>\$30,000</b>

This solution needs several new servers to run and thus requires phase 1.

### **Phase 3: Wireless Metropolitan Area Network (WMAN) Upgrades**

Currently the City has 7 sites connected with 802.11a/n (Wi-Fi) radios. Data rates vary by site but are in the 12 – 40 Mbit/s range with 12- 15 Mbit/s being typical of most sites. These radios are using the “unlicensed” 5 Ghz band. There are a very limited number of channels available and they all have power restrictions (800mW, 250mW, 200mW). By FCC rules all users of these frequencies must coordinate and resolve conflicts. When the city started using these radios 5GHz was not often found in consumer devices. This situation has changed as many devices have added 5GHz radios and more 802.11 devices are appearing everyday.

There are FCC licensed radios available where the end user obtains an exclusive license for a given frequency on a given link. The FCC maintains a database of these connections and acts as the frequency coordinator, thus guaranteeing an interference free link.

The other issue the city is facing are mandates that networks outside of certain secured buildings are encrypted by devices that have been validated to the FIPS 140-2 standard. Currently the city WMAN links are encrypted but the devices used have not been validated to the FIPS 140-2 standard. The first area to fall under these compliance mandates is Homer Police Department.

IT proposes building out a FIPS 140-2 validated WMAN making use of exclusively licensed FCC frequencies. The primary links should be in 350Mbit/s to 1 Gbit/s range. This will allow for further server consolidation of department servers into the virtual infrastructure. The exact radios and frequencies used will need to be developed during the licensing process. The primary network will be backed up by a citywide 4.9 GHz public safety network for security cameras, communications, etc.

The expected service life of the radios is 6-10 years depending on the model and upgradability. The FCC licenses have 10 year duration and will need be renewed at a reduced cost at that time.

<b>Wireless Metropolitan Area Network</b>	
<b>Microwave Point-to-Point Radios (FIPS140-2)</b>	\$100,000
<b>FCC Licenses (7 or 8 Links)</b>	\$35,000
<b>4.9 Point to Multi Point Base Stations</b>	\$18,000
<b>4.9 “Subscriber” Endpoints</b>	\$7,000
<b>Mounting and Installation</b>	\$20,000
<b>Total</b>	<b>\$180,000</b>

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

Councilmember Zak has requested telephonic participation.

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 26, 2013. City Clerk. Recommend adoption.

**Page 25**

- B. **Ordinance 13-38**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Capital Budget by Appropriating \$300,000 From a Combination of the Fire Department, Police Department, and General Depreciation Reserve Funds to Begin Preliminary Engineering and Design Work on the Proposed New Public Safety Building. Mayor/City Council. Recommended dates: Introduction September 9, 2013, Public Hearing and Second Reading September 23, 2013. **Page 43**

Memorandum 13-129 from City Manager as backup.

**Page 49**

- C. **Resolution 13-090**, A Resolution of the Homer City Council Amending the Preliminary Assessment Roll for the Homer Natural Gas Special Assessment District by Exempting Certain Properties and Making Amendments for Recorded Property Plat Actions Through August 27, 2013. City Clerk. Recommend Adoption **Page 51**

Memorandum 13-128 from Planning Technician as backup.

**Page 55**

- D. **Resolution 13-091**, A Resolution of the City Council of Homer, Alaska, Dedicating the Proceeds of a Future Sale of the Fire Hall and Police Station Property to a Special Fund Earmarked for Financing Construction of the Proposed New Public Safety Building. Mayor/City Council. Recommend Adoption **Page 57**

## 6. VISITORS

- A. **Homer Voice for Business**, Mike Dye, 10 minutes.

## 7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report

- B. Commissions/Board Reports:

1. Library Advisory Board
  - a. Chair David Groesbeck, 2014 Budget Requests
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission



4. Parks and Recreation Advisory Commission

5. Port and Harbor Advisory Commission

**8. PUBLIC HEARING(S)**

A. **Resolution 13-087(A)**, 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. (Postponed from August 26, 2013) **Page 67**

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. Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013.

**Page 145**

**9. ORDINANCE(S)**

**10. CITY MANAGER'S REPORT**

A. City Manager's Report **Page 153**

1. Water Treatment Plant and Sewer Treatment Plant Articles **Page 155**

2. Employee Anniversary letter **Page 165**

B. Bid Report **Page 167**

C. Games Report **Page 169**

1. Homer Chamber of Commerce

**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
- G. Port and Harbor Building Task Force

**13. PENDING BUSINESS**

- A. **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. (Postponed from August 26, 2013.)

***Page 179***

**14. NEW BUSINESS**

**15. RESOLUTIONS**

**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 23, 2013 at 6:00 p.m. and Committee of the Whole 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.

PUBLIC COMMENTS  
UPON MATTERS  
ALREADY ON THE AGENDA



# RECONSIDERATION



# CONSENT AGENDA





Session 13-17, a Regular Meeting of the Homer City Council was called to order on August 26, 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: DOLMA, HOWARD, LEWIS, ROBERTS, ZAK

ABSENT: BURGESS (excused)

STAFF: CITY MANAGER WREDE  
CITY CLERK JOHNSON  
COMMUNITY & ECONOMIC DEVELOPMENT  
COORDINATOR  
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 4:52 p.m. to discuss the 2014 - 2019 Capital Improvement Plan & FY 2015 Legislative Requests. Council met as a Committee of the Whole from 5:01 p.m. to 5:51 p.m. to discuss Consent Agenda items, 2014 Budget – Revenue Sources, 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:

**CONSENT AGENDA - Memorandum 13-126** from City Manager, Re: Ordinance 13-37; **CITY MANAGER'S REPORT** - Contract Modification for Homer Small Boat Harbor System 5 Improvements; **RESOLUTIONS - 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; East to West Transportation Corridor Project; **Memorandum 13-125** from City Clerk, Re: Amendment to Kachemak Drive Phase II Water and Sewer Assessment Roll; **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; Written public testimony.

Mayor Wythe called for a motion to adopt 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**

Chance Rockett, city resident, advocated for an indoor multi-purpose and recreational facility that could be utilized by adults and children. He requested \$40,000 in funding for a Parks and Recreation needs assessment for next year.

## **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 August 12, 2013. City Clerk. Recommend adoption.
- 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.
- 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.

Memorandum 13-126 from City Manager as backup.

Moved to Ordinances.

- 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.

Removed from the consent agenda.

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

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

Item C – Ordinance 13-37 was removed from the Consent Agenda and placed under Ordinances.

ROBERTS/ZAK – MOVED TO REMOVE RESOLUTION 13-089 FROM THE CONSENT AGENDA.

The resolution will not come back.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

LEWIS/ZAK - SO MOVED.

Ordinance 13-37 was moved to Ordinances.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS**

- A. Jim Lavrakas, Executive Director, Homer Chamber of Commerce

Jim Lavrakas, new Executive Director of the Homer Chamber of Commerce, introduced himself to Mayor, Council, and the public. He takes the job of marketing Homer seriously, is a good listener, and will seek out and encourage economic development opportunities. His background in media and communication will be beneficial. Volunteer appreciation day is Wednesday from 5:00 – 7:00 p.m. at the Chamber. There are many longtime volunteers, especially the people at the front desk.

**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

ROBERTS/ZAK – MOVED TO SUSPEND THE ORDER OF BUSINESS FOR A SPECIAL MAYORAL PROCLAMATION.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe recognized City Clerk Jo Johnson, who obtained her Master Municipal Clerk designation.

- C. Google Designates Homer as Alaska's 2013 eCity

Mayor Wythe noted we are high in e-commerce and congratulated the businesses and the residents.

**PUBLIC HEARING(S)**

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

Mayor Wythe opened the public hearing.

Pat Malone, city resident and business owner, is the President of the Chamber of Commerce. She advocated for placement of the Pratt Museum on the City's Capital Improvement Plan. High placement on the list will give the Pratt a better chance for the full grant amount of \$2.55M.

Melanie Dufour, Homer resident, requested support for the Pratt Museum. Her 13 year-old son loves the Pratt and always wants to visit museums in other towns.

Jason Baird, city resident, attends college in Hartford, Connecticut. Working at the Pratt Museum for three summers helped him realize he wanted to be an environmental scientist to help the world.

Mayor Wythe closed the public hearing.

Mayor Wythe informed the public that Council had a Worksession to determine a longer range plan for the City's projects. The Capital Improvement Plan was shortened to five top items. Non-profit CIP items will still be included in the CIP packet. When we take non-profit CIP items to the Legislature we are competing against ourselves for city projects. Council has determined only city projects will go on the list; other projects will be listed in the CIP.

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

Mayor Wythe opened the public hearing.

Allison Feulner-Williams, city resident, has contested the project from the beginning. Her property has been in the family for 50 years. In 1991 the cost of water and sewer was between \$12,000 and \$15,000. She is now looking at a \$34,000 assessment on property that has been designated high value wetlands. She has a minimal amount of property that she can use and her property value has been reduced to \$13,000. Only 51% of property owners were required to give approval, yet 75% of the project costs are passed to the few that live there. There are added costs to install this and that and permits required if the Corps of Engineers lets her dig a line to her home. She strongly objects to footing a bill for something she will not use. Promises from the City Engineer to relocate her trees, restore her driveway, and complete ditching was not done.

Elaine Burgess, city resident, objects to the increased costs which she has not been notified about for the last two years. She wondered why she has not been informed. She asked about the payment terms.

Mayor Wythe closed the public hearing.

- 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.

Memorandum 13-111 from City Planner as backup.

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

ROBERTS/LEWIS - MOVED TO ADOPT ORDINANCE 13-32.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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.

Memorandum 13-116 from Personnel 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 13-33 by reading of title only for second and final reading.

LEWIS/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.



## 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.

Mayor Wythe called for a motion for the adoption of Ordinance 13-35 for introduction and first reading by reading of title only.

ZAK/LEWIS – SO MOVED.

Councilmember Roberts acknowledged having a water and sewer advisory commission as a good thing. We have just completed a process and done that very thing. She prefers to wait and see what happens to the new rates and would consider a commission later on in the springtime. She won't support introducing the ordinance at this time.

Councilmember Howard concurred that we should wait another six to eight months. The rates are in place and staff is exhausted. We are now into the CIP and budget. She has a problem with the timing, but not the concept.

Mayor Wythe expressed opposition to forming another commission when we are looking at reducing meetings of existing commissions and eliminating committees to cut expenses. Putting another commission into place is counter objective to saving money. She participated in the committee that did the last rate review. She cannot imagine having a commission will make the process substantially better or any easier to facilitate.

Councilmember Zak would like to introduce the ordinance and have a public hearing. It is only fair to give it a chance and get some public input.

Councilmember Lewis would agree to postponing the ordinance to January, after the budget.

Councilmember Zak reiterated the need for people to comment as they still needed to say more things after the last water and sewer rate meetings.

VOTE: YES. ZAK, LEWIS

VOTE: NO. ROBERTS, DOLMA, HOWARD

Motion failed.

- 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.

Memorandum 13-126 from City Manager as backup.

Mayor Wythe called for a motion for the adoption of Ordinance 13-37 for introduction and first reading by title only.

LEWIS/ROBERTS – SO MOVED.

Councilmember Dolma commented the City has an interest in extinguishing nonconforming uses. Asking for an ordinance change for one party is spot zoning; it is not good policy. If the City is not interested in extinguishing nonconforming uses Council should instruct the Planning Commission to make it legal for everyone. The effect of the amendment is that it stops the clock when the operator of a nonconforming use dies and the property is involved in a legal process like probate court. The successor operator is prevented from continuing the nonconforming use. He is not aware of the subject property, but does know preplanning would have kept the business operating. The ordinance is ill-conceived.

Councilmember Roberts acknowledged the good points Councilmember Dolma made. She would like to introduce the ordinance and let the Planning Commission weigh in before making a decision. The commission's opinion would be valuable.

Councilmember Dolma asked if the Planning Commission could review the nonconforming section of code rather than this ordinance.

City Manager Wrede answered the Planning Commission always has the option to suggest better language. They will give us their best advice.

Councilmember Howard agrees with both councilmembers' points of view, including spot zoning. The Planning Commission will be reviewing the minutes of this meeting to get a just of the situation.

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

Motion carried.

## **CITY MANAGER'S REPORT**

### **A. City Manager's Report**

#### **1. Contract Modification for Homer Small Boat Harbor System 5 Improvements**

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 21<sup>st</sup>. 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.

City Manager Wrede reported on a change order for Puffin Electric for work in the harbor for electrical and water upgrades on System 5. Procurement policies require us to notify the Council; the information is included in the supplemental packet. This is one of the projects we are bonding for with 50% bond money and 50% grant money. The budget for the project was over \$800,000, with an engineering estimate of \$776,000. The bids were substantially lower. Bryan and Carey asked for bids to include work that would have been requested earlier if we thought we could afford it. The \$191,000 in upgrades to electrical and water on System 5 will be great for our commercial fleet and is within the budget that Council adopted.

Mayor Wythe commented on the enjoyable meeting with the Coast Guard Commandant. Her favorite part was hearing him say he didn't know why people keep asking him why we would move the boats out of Homer. We have the opportunity to send a request for a 25-year commitment of the Coast Guard that could help with the East Boat Harbor expansion and other funding opportunities. Coast Guard housing in Homer is sometimes difficult because there are more families than Coast Guard housing provides for. They will enter into a five year contractual rental agreement for housing; it is a good assurance for developers too.

B. Inactive Records Report

**CITY ATTORNEY REPORT**

**COMMITTEE REPORT**

- A. Public Arts Committee
- B. Transportation Advisory Committee

Councilmember Roberts reported the TAC met last week and heard a presentation from the Mattox Street Association on ways to improve the traffic flow. The committee familiarized themselves with the Non Motorized Transportation and Trails Plan. They also discussed the Greatland Street ROW development.

- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

#### **PENDING BUSINESS**

#### **NEW BUSINESS**

#### **RESOLUTIONS**

- A. **Resolution 13-087**, 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.

Memorandums 13-121 and 13-124 from Community and Economic Development Coordinator as backup.

Mayor Wythe called for a motion for the adoption of Resolution 13-087 by reading of title only.

LEWIS/HOWARD – SO MOVED.

LEWIS/ROBERTS - MOVED TO AMEND LINE 31 FROM “FIRE DEPARTMENT FLEET MANAGEMENT PLAN” TO “FIRE DEPARTMENT EQUIPMENT UPGRADES.”

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND LINE 32 FROM “LOCAL ROADS” TO “EAST TO WEST TRANSPORTATION CORRIDOR.”

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Zak asked how the Pratt Museum will be presented since it is not in the top five projects on the CIP. Mayor Wythe answered the museum will be in a section of the CIP defined as non-city projects. Most recently while she was in Juneau there was a lot of criticism for including the Pratt Museum along with city projects. Listing non-city projects creates a conflict for the legislators and they strongly recommended separating the two. We have received assurance from our representatives that if non-city projects are in the CIP booklet they do not have to be on the CIP top five list.

ROBERTS/HOWARD - MOVED TO DELETE HOMER COASTAL TRAIL FROM THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/HOWARD - MOVED TO MOVE FOUR PROJECTS FROM THE MID RANGE TO THE LONG RANGE SECTION OF THE CIP LIST: PUBLIC MARKET, BRIDGE CREEK WATERSHED LAND ACQUISITION, ALTERNATIVE WATER SOURCE, AND OCEAN DRIVE RECONSTRUCTION WITH TURN LANE.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO ADD TO THE NON-CITY CIP PROJECTS THE HOMER SENIOR CITIZENS NATURAL GAS CONVERSION.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO INCLUDE THE HOMER HIGH SCHOOL TURF FIELD.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS – MOVED TO AMEND TO MOVE THE HORIZON LOOP TRAIL (PHASE 1: FEASIBILITY AND CONCEPTUAL DESIGN) FROM THE MAIN PART OF THE CIP TO THE LONG RANGE SECTION OF THE CIP.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS – MOVED TO AMEND TO ADD THE KACHEMAK SKI CLUB OHLSON MOUNTAIN ROPE TOW SAFETY EQUIPMENT UPGRADE (KACHEMAK SKI CLUB) AND THE KACHEMAK SHELLFISH GROWERS ASSOCIATION – KACHEMAK SHELLFISH HATCHERY TO THE NON-PROFIT SECTION OF THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/ROBERTS - MOVED TO AMEND TO ADD TO THE NON-PROFIT CIP THE SOUTH PENINSULA HOSPITAL SITE EVALUATION AND PLANNING FOR HILLSIDE REINFORCEMENT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO REMOVE FROM THE CIP LIST THE HOMER EDUCATION AND RECREATION CENTER (HERC) AND WOULD LIKE TO SEE CONSENSUS FROM THE COMMUNITY OF THE FUTURE OF THE RECREATIONAL FACILITY BEFORE WE TAKE A POSITION ON THIS PROJECT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The South Peninsula Firearms Training Facility was a requested new project. The public safety facility and the firearms training facility projects were both put forward in the event the safety facility was not approved the firearms facility might be. The public safety facility includes an 800 sq. ft. basement shooting range. That space is required for test firing weapons that are repaired by certified individuals on the force. The space will be used to test repaired weapons before they can be returned back to service.

ROBERTS/LEWIS – MOVED TO ADD SOUTH PENINSULA FIREARMS TRAINING FACILITY TO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Community and Economic Development Coordinator Koester informed Council the most recent version of the CIP includes updates from non-profit agencies. She has heard from all non-profits with the exception of the Haven House. It would be beneficial if the CIP process had a means for easy removal of projects if we do not hear from people.

Mayor Wythe noted the only other new project was for the servers for the IT Department and Council decided to address those needs on our own.

ROBERTS/LEWIS - MOVED TO POSTPONE THIS RESOLUTION TO THE NEXT MEETING AND TO HAVE A PUBLIC HEARING ABOUT THIS CIP LIST AT THE NEXT MEETING.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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.

Memorandum 13-125 from City Clerk as backup.



Mayor Wythe called for a motion for the adoption of Resolution 13-088 by reading of title only.

HOWARD/ROBERTS - SO MOVED.

Mayor Wythe called for a recess at 7:11 p.m. and reconvened the meeting at 7:12 p.m.

Mayor Wythe advised an optional 20-year payment plan is offered, with equal assessments due annually at 1.5% interest. The first installment is due February 1, 2014.

ROBERTS/HOWARD - MOVED TO AMEND THE ASSESSMENT ROLL TO INCLUDE AN ASSESSMENT FOR DAVID SEAMAN, OWNER OF COTTONWOOD CORNER LOT 1, KPB PARCEL NUMBER 174-210-41 IN THE AMOUNT OF \$34,140.80.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to postpone Resolution 13-088 to the September 9<sup>th</sup> meeting.

HOWARD/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Allison Williams, city resident, asked what will be decided between now and September 9<sup>th</sup> on Resolution 13-088.

Mayor Wythe answered making the amendment to the assessment roll is substantial and requires an additional meeting.

City Clerk Johnson added the assessment roll was prepared with 87 properties. All properties were listed with an assessment amount of \$34,140.80 with the exception of Mr. Seaman's. It was a clerical error leaving out the assessment amount, although his property was included in the assessment calculation. Mr. Seaman must be notified of the amendment before we can proceed.

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

City Attorney Klinkner was not present.

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

City Clerk Johnson reminded everyone the deadline to register to vote for the upcoming election is Friday, August 30<sup>th</sup> at the Clerk's office, or Saturday, August 31<sup>st</sup> at the Library.

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

City Manager Wrede had no comment.

### **COMMENTS OF THE MAYOR**

Mayor Wythe thanked the candidates that came and sat through the meeting. She congratulated Jo and hopes it wasn't too embarrassing. It is hard to have a surprise for the Clerk.

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

Councilmembers Howard and Lewis had no comment.

Councilmember Dolma told Jo she was awesome. He thanked all those that sit on committees. Their work is important and Council appreciates their work. He thanked the public that came out tonight. He enjoys hearing from folks. He enjoys working with the Council; they are awesome too.

Councilmember Zak thanked Jo and congratulated her on the award stating that we greatly appreciate your service as the City Clerk. He expressed concern about the CIP. At the all day Worksession only one person from the public attended. We talked about the capital improvement list and went to a smaller list to make it more manageable for the City. We talked about determining more projections and financial matters for the CIP. He feels like he is loosing his touch with the public by having a separate list for the non profit sector. His inner feeling says something we are doing is not right although it may be easier to manage. Maybe we can get some public input at the next meeting. He sees a greater separation from the City and the public. We sent a message when we passed water and sewer rates that we were going to bring up the commission. He would like to see the water and sewer commission come back again. There are issues that we have not fully addressed. Many years ago we started the Kachemak Drive project. The rates have gone up a whole lot. To hear an assessed property value is \$13,000 with the water and sewer assessment of \$34,000 concerns him a whole lot. Without an opportunity for citizens to be fully heard he is concerned where we as going as a city. We are distancing ourselves.

Councilmember Roberts congratulated and thanked Jo who does a lot of work for the Council. She would not be against forming a water and sewer rate committee in the spring. Our new rates don't go into effect until January. It did not make sense to form a committee right now; we need to see how the rates go. She looks forward to talking about a committee in the springtime.

## **ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:19 p.m. The next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession at 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.

---

JO JOHNSON, MMC, CITY CLERK

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



**ORDINANCE REFERENCE SHEET**  
**2013 ORDINANCE**  
**ORDINANCE 13-38**

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Capital Budget by Appropriating \$300,000 From a Combination of the Fire Department, Police Department, and General Depreciation Reserve Funds to Begin Preliminary Engineering and Design Work on the Proposed New Public Safety Building.

Sponsor: Mayor/City Council

1. City Council Regular Meeting September 9, 2013 Introduction
  - a. Memorandum 13-129 from City Manager as backup



**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**ORDINANCE 13-38**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY 2013 CAPITAL BUDGET BY APPROPRIATING  
\$300,000 FROM A COMBINATION OF THE FIRE DEPARTMENT,  
POLICE DEPARTMENT, AND GENERAL DEPRECIATION RESERVE  
FUNDS TO BEGIN PRELIMINARY ENGINEERING AND DESIGN  
WORK ON THE PROPOSED NEW PUBLIC SAFETY BUILDING.

WHEREAS, Resolution 13-087(A), adopted by the City Council on September 9, 2013,  
established the 2014-2019 Capital Improvements Plan and the Capital Project Legislative  
Priorities for Fiscal Year 2015; and

WHEREAS, A new public safety building has been included in the “Top 5” CIP Priority  
List for 2015 and inserted as the number one non- water and sewer project; and

WHEREAS, In order for the City to have a realistic chance of obtaining funding for the  
project this year, it needs to quickly initiate specific actions which include site selection,  
refined space needs analysis, comparison of alternatives, preliminary engineering and  
design, precise cost estimating, and developing a financing plan that includes a significant  
local contribution; and

WHEREAS, Appropriating initial funding for preliminary engineering and design is an  
important first step and the work will incorporate to some degree the necessary actions  
noted above; and

WHEREAS, It is appropriate and in the City’s interest to appropriate funds for this  
purpose from depreciation reserves in order to move this project forward and leverage  
funding from other sources.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby amends the FY 2013 Capital Budget by  
appropriating \$300,000 from a combination of the Police, Fire, and General Depreciation

Reserves for the to begin preliminary engineering and design work on the new public safety building as follows:

**Transfer From:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
	Police Depreciation Reserve	\$ 50,000
	Fire Depreciation Reserve	\$ 50,000
	General Depreciation Reserve	<u>\$200,000</u>
	<b>TOTAL</b>	<b>\$300,000</b>

**Transfer To:**

<u>Account</u>	<u>Description</u>	<u>Amount</u>
	Public Safety Building	
	Project Account	<u>\$300,000</u>
	<b>TOTAL</b>	<b>\$300,000</b>

Section 2. The Council authorizes the City Manager to solicit a Request for Proposals for a GC/CM contract pursuant to applicable provisions of the City Procurement Code.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHER, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK



76 YES:

77 NO:

78 ABSTAIN:

79 ABSENT:

80

81 First Reading:

82 Public Hearing:

83 Second Reading:

84 Effective Date:

85

86 Reviewed and approved as to form.

87

88 \_\_\_\_\_

89 Walt Wrede, City Manager

90

91 Date: \_\_\_\_\_

92

93

94 Fiscal Note: NA

95

96

\_\_\_\_\_

Thomas F. Klinkner, City Attorney

Date: \_\_\_\_\_





## City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)  
(p) 907-235-8121 x2222  
(f) 907-235-3148

### MEMORANDUM 13-129

**TO:** Mayor Wythe and Homer City Council  
**FROM:** Walt Wrede  
**DATE:** September 3, 2013  
**SUBJECT:** Preliminary Design / Proposed Public Safety Building

At the regular meeting on August 26<sup>th</sup>, the Council requested that I prepare an ordinance which appropriated funds for engineering and design of the new proposed public safety building. My understanding was that the intent of the Council was to use depreciation reserve funds from the Police and Fire Departments. I understood further, that the intent was to provide funding for a portion of the cost of design and ask the Legislature for the rest this year (for the FY 15 State Capital Budget).

An ordinance to that effect is included in the September 9 Council packet. I had a difficult time making a recommendation on how much money to include and where to take it from. This will need some discussion at the Committee of the Whole and/or when the ordinance gets on the floor at the regular meeting.

The initial, very rough cost estimate for this project is approximately \$15 million. This estimate is based upon the proposed square footage of the building and current construction costs for commercial properties. A generally accepted rule is that engineering and design costs are about ten percent of the total construction cost. Therefore, to complete the engineering and design process could cost in the neighborhood of \$1.5 Million. Carey has stated that it would be desirable for the City to fund half of that amount (\$750,000) because it could get us to 35% plans. This is an important benchmark because it means that we would have completed much of the surveying, permitting, preliminary design and electrical and mechanical schematics. It would also mean more precise cost estimating and a lower contingency requirement because a lot is known and uncertainty and risk are reduced. This would be a nice story to be able to tell the legislature. On the other hand, we could still get valuable information if we were only able to spend \$200,000 and get to 10% plans. We could get a floor plan and some other products out of this and rough costs estimates. But the degree of uncertainty and risk would be much higher. And of course, the local match is lower and less impressive.

The combined Police and Fire Department Depreciation Reserves contain about \$279,121. I would not recommend depleting these reserves because 1) it would be bad policy generally 2) I don't know how much we will be able to transfer to those funds in next year's budget, and 3) both departments will have a need to use those funds over the next three years, or however long it takes to construct the new building. The City also has a "General" depreciation fund which presently has a balance of \$420,000. This account functions like a catch-all, security blanket in case of unanticipated needs. I would not recommend depleting this account either but Council could definitely use it.

The ordinance before you takes sort of a middle road. It appropriates \$300,000, \$50,000 each from the Fire and Police Department Reserves and \$200,000 from the General Depreciation Reserve. My thought was that this would be a good compromise because it is enough to get us something useful but it does not deplete the reserves to dangerous levels. If the Council wishes to provide more money than \$300,000, I would recommend that it be taken from The General Fund balance.

I anticipate that the Council will want to debate this in more detail at the meeting and I look forward to that discussion.

**RECOMMENDATION:** Debate the amount to be appropriated and the source of funds. If changes to the ordinance are desired after discussion at the Committee of the Whole, the Council could remove the ordinance from the Consent Calendar and make amendments at the table.

City Clerk

A RESOLUTION OF THE HOMER CITY COUNCIL AMENDING THE PRELIMINARY ASSESSMENT ROLL FOR THE HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT BY EXEMPTING CERTAIN PROPERTIES AND MAKING AMENDMENTS FOR RECORDED PROPERTY PLAT ACTIONS THROUGH AUGUST 27, 2013.

38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

CITY OF HOMER

---

MARY E. WYTHE, MAYOR

ATTEST:

---

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

August 2013 Changes to the Preliminary Assessment Roll for the Homer Natural Gas Special Assessment District

New Exempt Lots		Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081	
Parcel ID	Owner			
17520011	Laukitis Living Trust	T 6S R 13W SEC 19 SEWARD MERIDIAN HM THAT PTN OF GL 6 BEGIN AT INTERSECTION S LINE OLSEN LN & EAST LINE SEC 19 TH NWLY ALONG SOUTH LINE OLSEN LN 100 FT TO POB TH CONTINUE ALONG SAID LINE 62 FT TH SOUTH 135 FT M/L TH SELY ALONG KACHEMAK BAY 50 FT M/L TH NORTH 125 FT M/L TO POB	Lot is difficult to develop due to bluff location and limited usable uplands.	
Recorded Platting Actions				
Lot line vacation				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17526028	Homer Independent Baptist Church	HM 2013015 Forest Glen Subdivision 2013 Replat Lot 1A	Lot lines combined. Three assessments will be levied on the new lot, one each for the original three lots.	17526009, 17526010, 17526011 Forest Glen Sub Unit 1 Block 1 Lots 1, 2, 3
17511223	Sharon Selby	HM 2013006 Homer Enterprises Inc Sub 2013 Replat Lot 8A Block 1	Lot lines combined. Former lot 10 was already exempted from the district see Memorandum 13-17. The remaining two parcels, lots 8 and 9, were combined with lot 10 to create one large lot (now called 8A). The original lots 8 & 9 each had an assessment. This new lot, 8A, will be assessed for the original two assessments.	17511208, 17511209 Homer Enterprises Inc Sub Lot 8 Block 1, and Lot 9 Block 1.
New Lots created				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17513349	Christian Community Church	HM 2013010 Bunnells Sub No 23 Lot A-2	Original lot split into two lots. This parcel is new and an additional assessment will be levied.	17513340 Bunnell's Sub No. 19 Tract A
17513348	Christian Community Church	HM 2013010 Bunnells Sub No 23 Lot A-1	Original lot split into two lots. This parcel is the existing lot. One assessment will be due for this lot.	17513340 Bunnell's Sub No. 19 Tract A
17410019	Todd Hoppe	HM 2013009 Paradise South Sub 2012 Lot 3-B1	Original lot split into two lots. This parcel is the existing lot. One assessment will be due for this lot.	17410003 Paradise South Sub No 4 Lot 3-B Block 1
17410020	Todd Hoppe	HM 2013009 Paradise South Sub 2012 Lot 3-B2	Original lot split into two lots. This parcel is new and an additional assessment will be levied.	17410003 Paradise South Sub No 4 Lot 3-B Block 1







## City of Homer

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

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Memorandum 13-128

TO: Mayor Wythe and Homer City Council  
THROUGH: Walt Wrede, City Manager, Rick Abboud, City Planner  
FROM: Julie Engebretsen, Planning Technician  
DATE: August 28, 2013  
SUBJECT: Resolution 13-090

---

RE: Changes to the Homer Natural Gas Assessment District, Preliminary Assessment Roll between January 28, 2013, and August 27, 2013

This memorandum outlines changes to the Homer Natural Gas Assessment District, Preliminary Assessment Roll. Due to the extent of this project, staff will present Council with these changes approximately twice a year for the life of the project. This process allows citizens to petition council to remove lands from the district based on the criteria approved by Resolution 12-076, and for tracking of property changes within the district for the purposes of levying assessments. These changes are not expected to substantially change the per lot cost of the assessments levied on the properties in the district. There will be new lots created through subdividing in the timeframe of the district.

This memo describes changes to the assessment roll for property actions between January 28, 2013, Ordinance 13-02, and August 27, 2013. These changes fall in two categories; lands that have changed through a platting action recorded on or prior to August 27<sup>th</sup> 2013, and additional lands that should be exempt from the district per Resolution 12-076.

#### Requested Lot Exemptions

There is one requested lot exemption. The Laukitis family owns a long thin lot along the bluff at the end of Main Street. They requested exemption from the district by letter, dated August 22, 2013. The two lots on either side were exempted under the standards set in Resolution 12-076, and approved under Memorandum 13-017. **Staff Recommends** this lot be granted an exemption from the district and gas assessment.

#### Platting Actions

The attached table describes the changes to the assessment roll due to recorded plats between January 28<sup>th</sup>, 2013 and August 27, 2013.

Attachments: Spreadsheet of Changes dated 8/28/2013  
Resolution 12-076



**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**RESOLUTION 13-091**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
DEDICATING THE PROCEEDS OF A FUTURE SALE OF THE FIRE  
HALL AND POLICE STATION PROPERTY TO A SPECIAL FUND  
EARMARKED FOR FINANCING CONSTRUCTION OF THE  
PROPOSED NEW PUBLIC SAFETY BUILDING.

WHEREAS, The Homer City Council adopted Resolution 13-087(A), establishing the top  
five Capital Improvement Priorities for 2015, at its regular meeting on September 9, 2013; and

WHEREAS, A new Public Safety Building is the top priority project after an important  
water and sewer project which must be listed as number one if the City is to have a chance of  
obtaining funding through the Alaska Department of Environmental Conservation; and

WHEREAS, In order to be successful in obtaining funding for a new Public Safety  
Building, the City must quickly initiate specific steps to better position itself including site  
selection, refined space needs analysis, preliminary engineering and design, cost estimating,  
and development of a financing package that includes a significant local contribution; and

WHEREAS, The current Kenai Peninsula Borough assessment for the Fire and Police  
Department property is \$2,398,000.00 and dedicating the proceeds of the sale of this property  
to construction of the new Public Safety Building is an important component of the local  
financing commitment.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby dedicates the  
proceeds of a future sale of the existing Fire Hall and Police Station property to a special fund  
earmarked for financing construction of the new Public Safety Building.

BE IT FURTHER RESOLVED that the Council anticipates that the proceeds of such a  
sale would be used to pay off loan or bond indebtedness and reduce the general obligation of  
the City and the potential burden placed upon the taxpayers.

PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of September, 2013.

CITY OF HOMER

---

MARY E. WYTHE, MAYOR

ATTEST:

---

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Estimated Revenue: \$2,398,000.

# VISITORS



ANNOUNCEMENTS  
PRESENTATIONS  
BOROUGH REPORT  
COMMISSION REPORTS





## PUBLIC HEARING(S)



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

**Ordinance 13-36 and Resolution 13-087(A)**

A **public hearing** is scheduled for **Monday, September 9, 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.

**Ordinances 13-36 internet address:**

**<http://www.cityofhomer-ak.gov/ordinances>**

**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.

**Resolution 13-087(A) internet address:**

**<http://www.cityofhomer-ak.gov/resolutions>**

**Resolution 13-087(A)**, 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.



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](mailto:clerk@ci.homer.ak.us) or fax 235-3143.**

Jo Johnson, MMC, City Clerk



Publish: Homer Tribune: September 4, 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 Resolution 13-087 (A) Adopting the 2014-2019 Capital Improvement Plan and Establishing the Capital Project Legislative Priorities for FY2015; Ordinance 13-36 Appropriating Five Percent (5%) of the Tax revenue Generated by the Drill Rig Endeavor, an Amount of \$9,054.36 to the Homer Foundation 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 30, 2013 and that the City Clerk posted same on City of Homer Homepage on August 29, 2013.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 29<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Renee Krause, CMC, Deputy City Clerk I



CITY OF HOMER  
HOMER, ALASKA

Mayor/City Council

RESOLUTION 13-087(A)

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

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

WHEREAS, The Council received comments from all of the Commissions and held an  
all day Worksession on August 17, 2013; 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 2014-2019" 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 2015 State Legislative Request:

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

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

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

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

PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of  
Homer on this 9<sup>th</sup> day of September, 2013.

CITY OF HOMER

---

MARY E. WYTHE, MAYOR

ATTEST:

---

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

# City of Homer Capital Improvement Plan 2014-2019



This aerial shot of the Homer Harbor shows a Port town hard at work with the Alaska State Ferry Vessel *Tustumena* 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  
907-235-8121







## City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

September 4, 2013

To The Honorable Mayor and Homer City Council:

This document presents the City of Homer 2014 through 2019 Capital Improvement Plan adopted by the Homer City Council on September 9, 2013. 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 Council took a close look at the CIP to ensure it was reflective of City of Homer capital planning priorities. This included deleting some out of date projects moving others to the long range section, and shortening the top priority list, the Legislative Request, to 5 projects.

The projects included in the City of Homer's 2104-2019 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. The Council spent a day long work session going over each project, its merits and how it fits into the overall goals of City.

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





## Table of Contents

---

<b>Letter from City Manager</b> .....	<b>iii</b>
<b>Table of Contents</b> .....	<b>v</b>
<b>Funded Projects from 2011-2017 CIP List</b> .....	<b>viii</b>
<b>Introduction: The Capital Improvement Program</b> .....	<b>ix</b>
<b>PART 1 LEGISLATIVE REQUEST FY2015</b> .....	<b>1</b>
Water Storage Distribution Improvements .....	3
Public Safety Building .....	4
Harbor Sheet Pile Loading Dock .....	5
Fire Department Equipment Upgrades .....	6
East to West Transportation Corridor .....	7
<b>PART 2 MID-RANGE PROJECTS</b> .....	<b>8</b>
<b>Local Roads</b> .....	<b>9</b>
Heath Street - Pioneer to Anderson .....	10
Land Acquisition for New Roads .....	11
Town Center Infrastructure .....	12
<b>Parks and Recreation</b> .....	<b>13</b>
Ben Walters Park Improvements, Phase 2 .....	14
Jack Gist Park Improvements, Phase 2 .....	15
Karen Hornaday Park Improvements, Phase 2 .....	16
Mariner Park Restroom .....	17
Baycrest Overlook Gateway Park .....	18
<b>Port and Harbor</b> .....	<b>19</b>
Deep Water/Cruise Ship Dock Expansion, Phase 1 .....	20
East Boat Harbor .....	21
Barge Mooring Facility .....	22
HH Float Improvements .....	23
Marine Ways Large Vessel Haulout Facility .....	24
Homer Spit Dredged Material Beneficial Use Project .....	25
Ice Plant Upgrade .....	26

**Continued>**



## Table of Contents

---

System 4 Vessel Mooring Float System .....	27
Truck Loading Facility Upgrades at Fish Dock .....	28
Ramp 5 Restroom .....	29
Ramp 8 Restroom .....	30
<b>Public Safety .....</b>	<b>31</b>
South Peninsula Fire Arms Training Facility .....	32
<b>State Projects.....</b>	<b>33</b>
Homer Intersection Improvements .....	34
Main Street Reconstruction/Intersection .....	35
Pioneer Avenue Upgrade .....	36
Kachemak Drive Rehabilitation/Pathway .....	37
Sterling Highway Realignment MP 150-157 .....	38
Sterling Highway Reconstruction - Anchor Point to Baycrest Hill. ....	39
Alaska Maritime Academy .....	40
<b>PROJECTS SUBMITTED BY OTHER ORGANIZATIONS .....</b>	<b>41</b>
Pratt Museum: New Facility and Site Redesign .....	42
Kachemak Bay Equestrian Association: Cottonwood Horse Park .....	43
Haven House: Stainability/Energy Efficiency Projects .....	44
Kachemak Nordic Ski Club: Rogers Loop Trailhead Land Acquisition. ....	45
Homer Chamber: Visitor Information Center Beautification, Phase 1: Parking Lot. ....	46
Homer Senior Citizens: Natural Gas Conversion .....	47
South Peninsula Hospital: Site Evaluation and Planning for Hillside Reinforcement.. ....	48
Kenai Peninsula Borough: Homer High School Turf Field .....	49
Kachemak Nordic Ski Club: Ohlson Mountain Rope Tow Safety Equipment Upgrades. ....	50
Kachemak Shellfish Growers Association: Kachemak Shellfish Hatchery .....	51
<b>PART 3 LONG-RANGE PROJECTS .....</b>	<b>52</b>
Local Roads .....	52
Parks and Recreation .....	52
Public Facilities.....	54
Utilities.....	55
State Projects .....	56



## Table of Contents

---

<b>Appendices .....</b>	<b>57</b>
CIP Development Schedule .....	58
Resolution 13-087(A) .....	59
City of Homer Financing Assumptions.....	61



## **Funded Projects from 2013-2018 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



## 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.



# **City of Homer State Legislative Request FY 2015 Capital Budget**



Homer Volunteer Fire Department is joining forces with the Homer Police Department to replace the Homer Fire Hall and Homer Police Department with a new Public Safety building. The new facility will meet both departments future needs so they can continue to save lives, protect property, and keep the peace.

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



## **Legislative Request FY2015**

---

**City of Homer FY 2015 State Legislative Priorities list  
approved by the Homer City Council  
via Resolution 13-087**

- 1. Water Storage/Distribution Improvements - \$3,510,000**
- 2. Public Safety Building - \$**
- 3. Harbor Sheet Pile Loading Dock- \$720,000**
- 4. Fire Department Equipment Upgrades -\$1,350,000**
- 5. East to West Transportation Corridor - \$**



## 1. Water Storage/Distribution Improvements

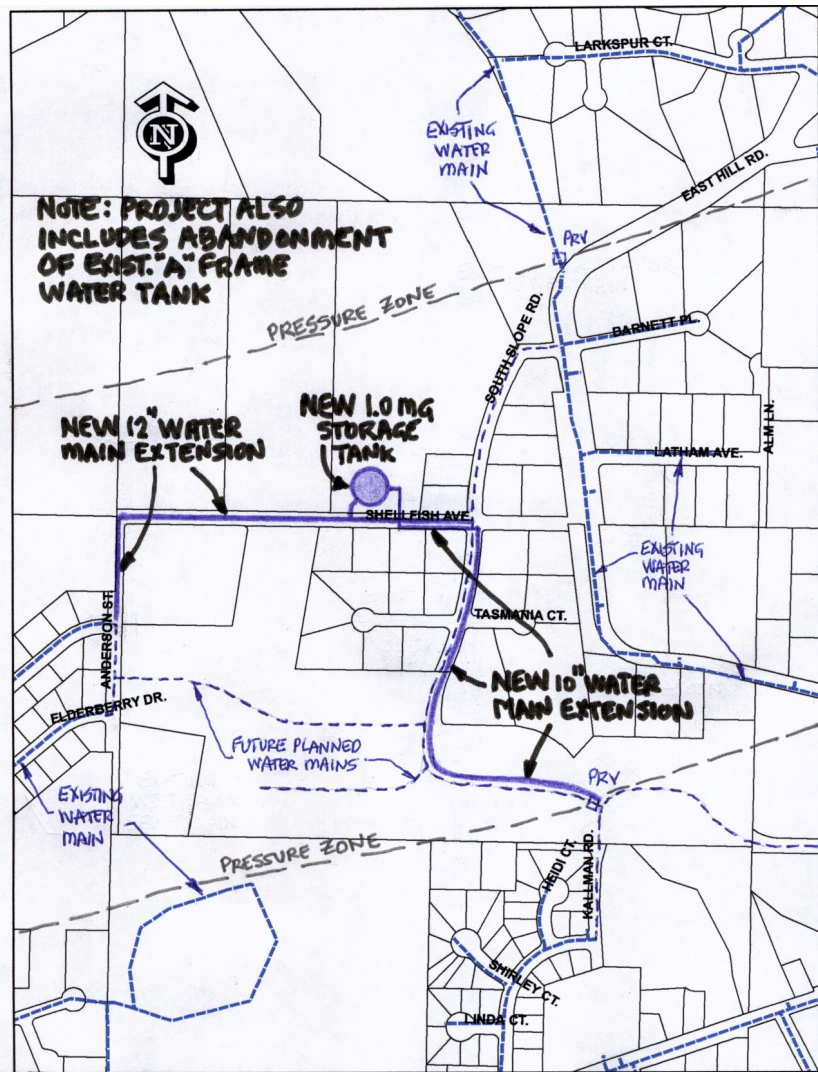
**Project Description & Benefit:** This project will design and construct improvements that will increase water storage, improve water system distribution, drinking water quality/public health, and treatment plant and water transmission effectiveness.

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 is underway and 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% Match: \$390,000)







## 2. 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: \$**  
(City of Homer Match: )



Homer Fire Hall in winter



Homer Police Department in winter



### 3. 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  
2014 (Design and Construction)

**FY2015 State Request: \$720,000**  
(10% City of Homer Match: \$80,000)







## 4. Fire Department Equipment Upgrades

**Project Description & Benefit:** The Homer Volunteer Fire Department is in need of a number of vehicle refurbishments and upgrades to be able to safely and efficiently protect the lives and property of Homer residents.

**Refurbish Fire Engine 4:** Fire Engine 4 could serve as a reserve engine if refurbished with a rebuilt pump, engine and driveline overhaul, and body work. The refurbished truck could be housed in the new Skyline Fire Station providing critical response capability to residents on the Homer hill. A reserve fire engine could help Homer qualify for an improved ISO rating, benefitting all households through reduced homeowner insurance costs. Cost: \$150,000

**Refurbish Tanker 2:** The Homer Volunteer Fire Department's Tanker 2 is an E-One Pumper Tanker purchased in 1989. Tanker 2 is four years overdue for an overhaul. A new tanker-pumper would cost around \$800,000. A refurbishment is far less expensive. Refurbishment includes inspection and repair, if needed, of the fire pump, vehicle engine and other systems, converting obsolete lighting systems to LED, redesign and upgrade of the portable water tank compartment, replacement of corroded plumbing and valves, safety upgrades to the interior, and repair and repainting of the body. Cost: \$200,000

**Quint (Ladder Truck):** An Aerial truck will greatly enhance the City of Homer's firefighting capability. 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 aerial truck will increase fighting capability for large public buildings recently built (West Homer Elementary School, the Islands and Ocean Visitor Center, the Homer Ice Rink, and the South Peninsula Hospital Expansion), potentially lowering insurance rates for the community. Cost: \$800,000

**Brush/Wildland Firefighting Truck:** The Department's existing brush truck is a Ford F-350 that was converted to a brush unit in-house in 1990 by adding a manufactured tank, portable pump and a home-built tool storage compartment. The existing truck is 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 addition to fighting wildfires, the truck provides fire protection to areas inaccessible with traditional large fire apparatus due to poor road conditions during winter and break-up. Cost: \$120,000

**Harbor Fire Cart Replacement:** The Homer Harbor is outfitted with nine custom motorized fire carts that on multiple occasions have saved vessels and prevented the spreading of fire in the small boat harbor. 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, many are failing due to the harsh marine environment. 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 assemble the fire carts using pieces that can be salvaged from the existing fire carts. Cost: \$230,000

Total Project Cost: \$1,500,000

**State Request FY2015:** \$1,350,000  
(City of Homer 10% Match: \$150,000)



A ladder truck like the one shown here will increase firefighting capability, firefighter safety, and potentially reduce insurance rates for homeowners.



## 5. 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, storm drains, and street lighting. 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:** \$8,459,000

**2014 (Land Acquisition):** \$1,400,000

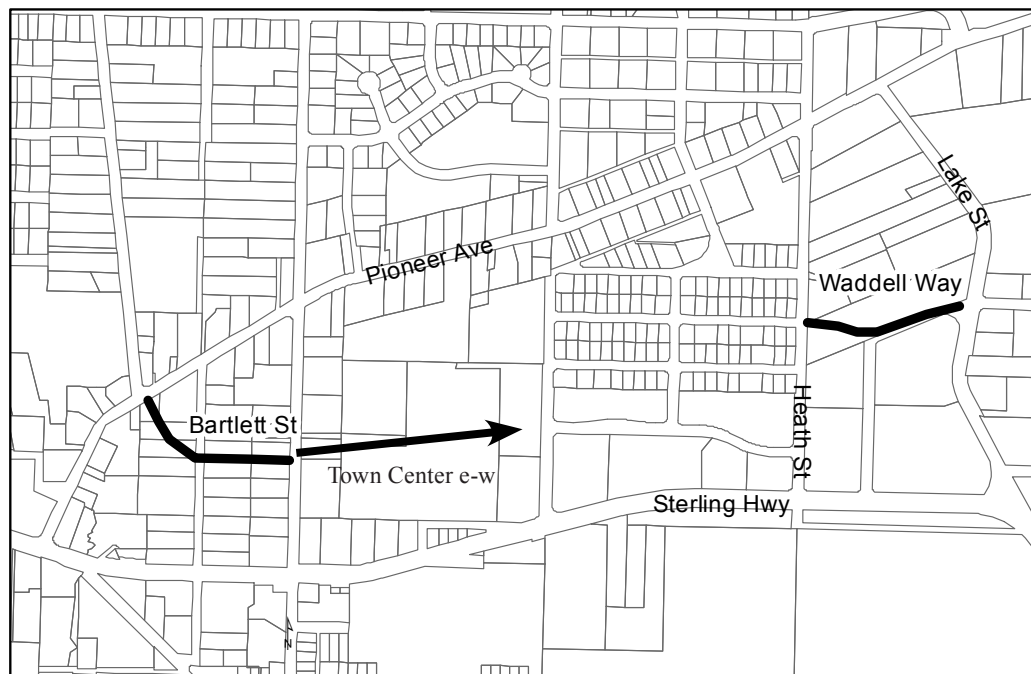
**2015 (Design):** \$543,000

**2016 (Construction):** \$5,430,000

**2017 (Inspection & Contingency):** \$1,086,000

**State Request FY2015:** \$

**(City of Homer Match):** \$





## **Mid-Range Projects**

---

### **Part 2: Mid-Range Projects**

- **Local Roads**
- **Parks and Recreation**
- **Port and Harbor**
- **Public Safety**





## **Local Roads**

---

- **Heath Street - Pioneer to Anderson**
- **Land Acquisition for New Roads**
- **Town Center Infrastructure**



## 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





## 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.

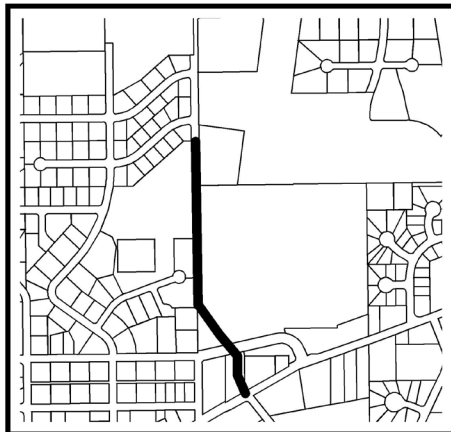
- **Lake/Heath Street to Anderson Avenue**
- **Poopdeck Street extension north to Pioneer Avenue**
- **Early Spring Street extension north to East End Road**

**Plans & Progress:** All three road projects are recommended in the 2005 Homer Area Transportation Plan.

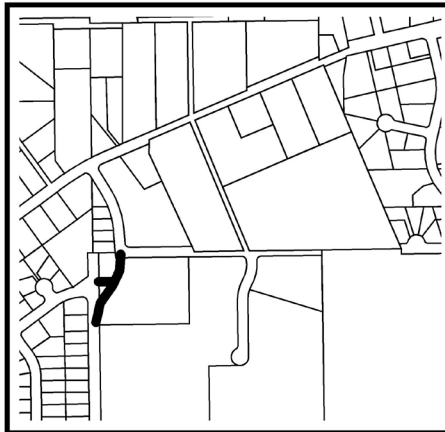
**Total Project Cost:** \$1,000,000

**Schedule:** 2014-2016

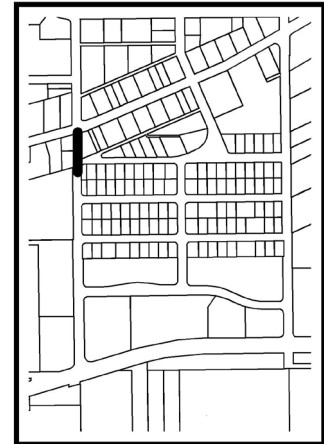
**Priority Level:** 1



Lake/Heath Street to Anderson Avenue.



Early Spring Street to East End Road.



Poopdeck Street to Pioneer Avenue.



## 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



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**
- **Jack Gist Park Improvements, Phase 2**
- **Karen Hornaday Park Improvements, Phase 2**
- **Mariner Park Restroom**
- **Baycrest Overlook Gateway Project**





## 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.



## 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







## 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.





## 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.



## 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

2014 (Construction): \$250,000

Signage/Benches: \$100,000

Landscaping: \$75,000;

Restrooms and Paving: \$75,000





## **Port and Harbor**

---

- **Deep Water/Cruise Ship Dock Expansion, Phase 1**
- **East Boat Harbor**
- **Barge Mooring Facility**
- **HH Float Improvements**
- **Marine Ways Large Vessel Haulout Facility**
- **Homer Spit Dredged Material Beneficial Use Project**
- **Ice Plant Upgrade**
- **System 4 Vessel Mooring Float System**
- **Truck Loading Facility Upgrades at Fish Dock**
- **Ramp 5 Restroom**
- **Ramp 8 Restroom**

# 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.

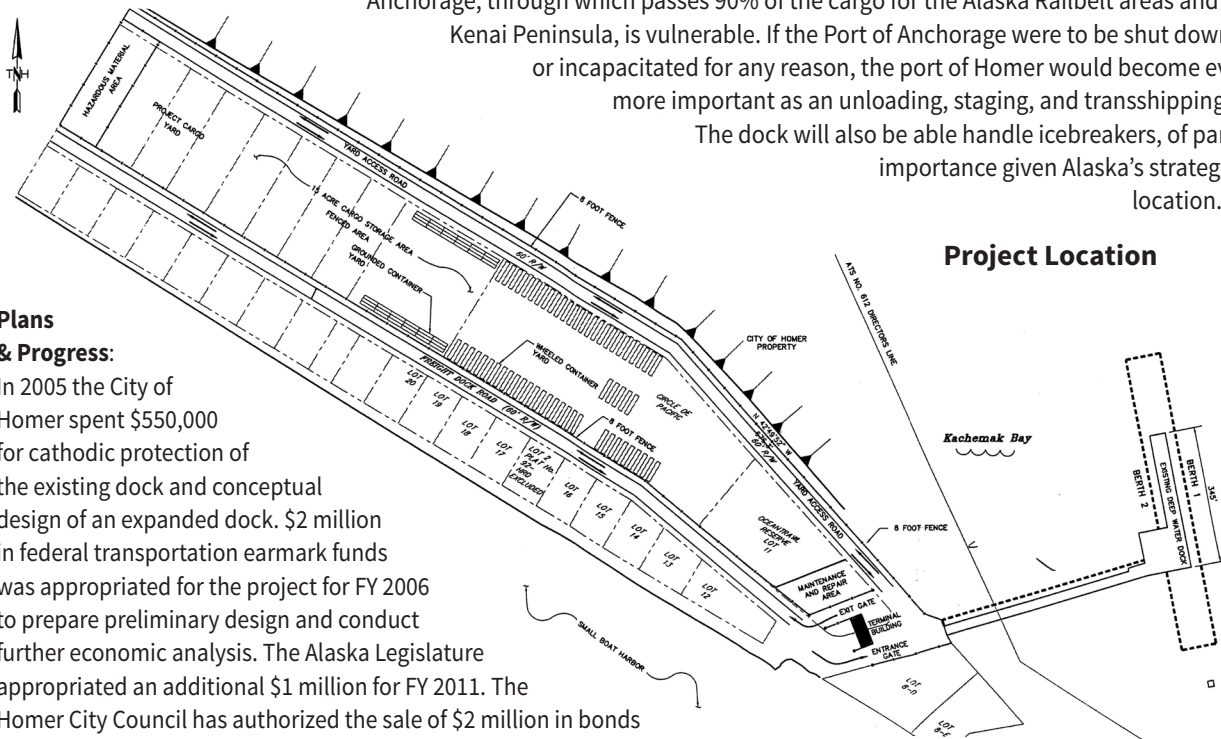
**Resource Development Capabilities:** The facility will provide staging for barged freight service to the Lake and Peninsula Borough via the Williamsport-Pile Bay Road or other facilities built to meet the need of future resource development. There is demand in the near term for modifications of the 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

**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:** 1



## 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.

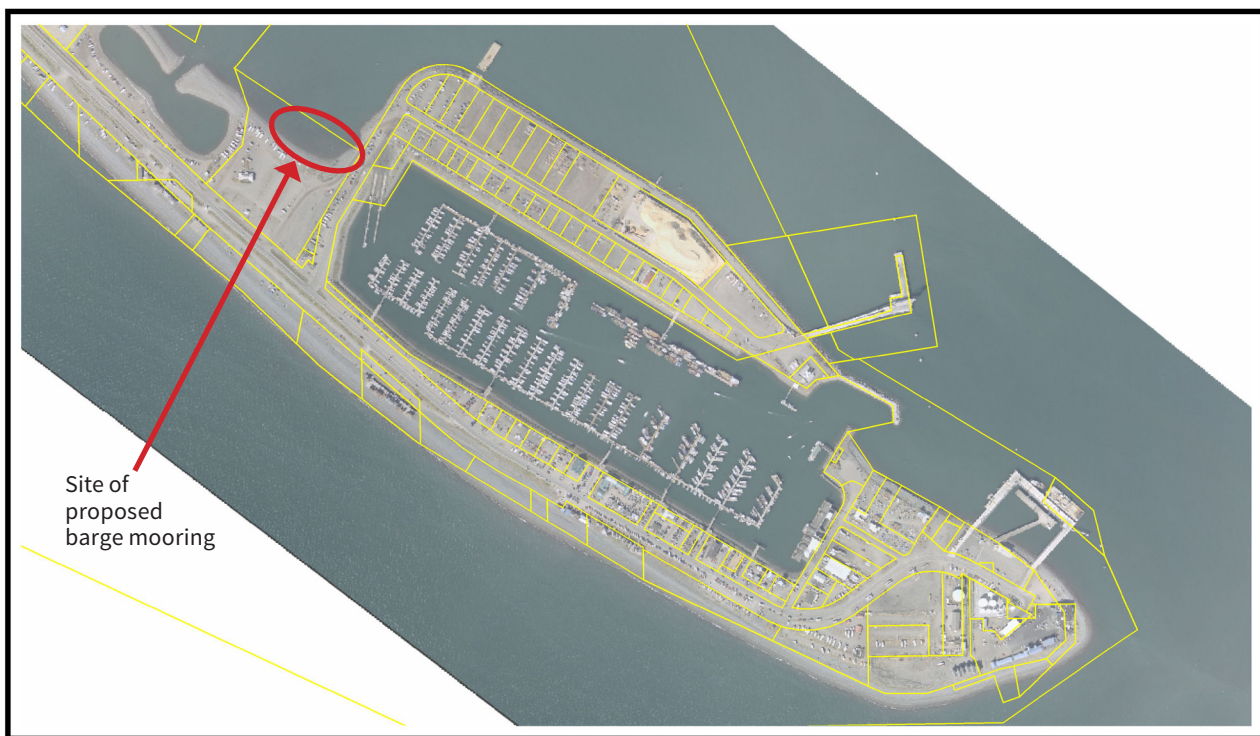
Total Project Cost (2014): \$540,000

Design and Engineering (2013): \$54,000

Construction (2014): \$486,000

**FY2015 State Request: \$486,000**

(10% City of Homer Match: \$48,600)





## 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







## 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)







## 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)



## 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.



## 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.

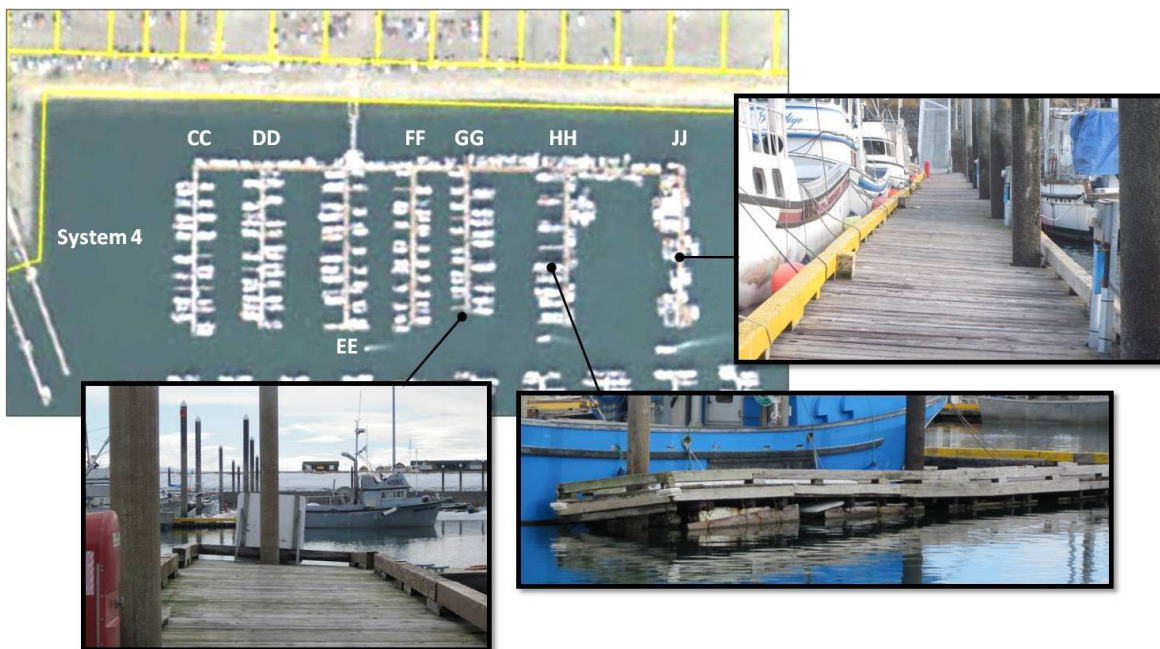
**Total Project Cost:** \$6,600,000

**Schedule:**

**2015 (Design):** \$600,000

**2016-2019 (Construction):** \$6,000,000

**Priority Level:** 2







## 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.



## 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.



## 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.



## **Public Safety**

---

- **South Peninsula Fire Arms Training Facility**





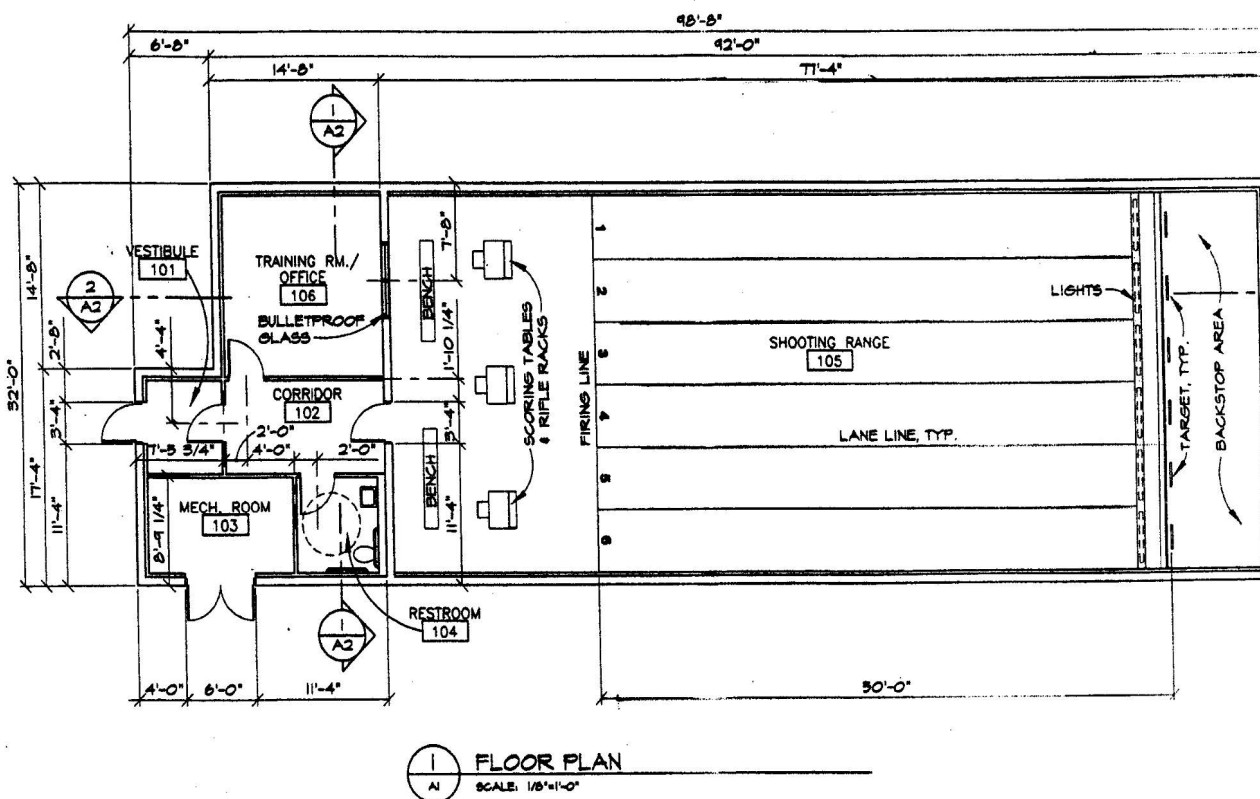
## South Peninsula Fire Arms Training Facility

**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:** 2







## **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**
- **Pioneer Avenue Upgrade**
- **Kachemak Drive Rehabilitation/Pathway**

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**



## Homer Intersection Improvements

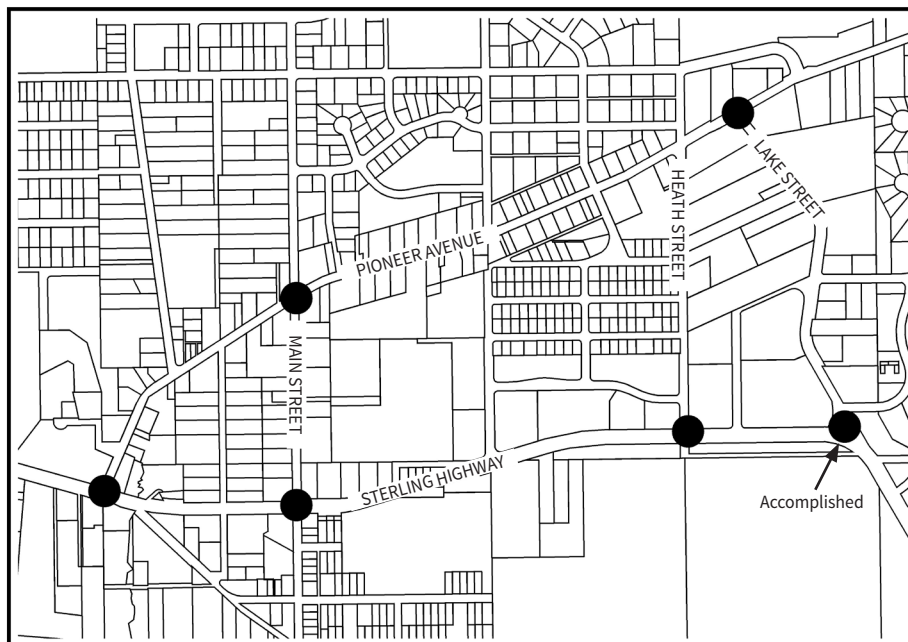
**Project Description & Benefit:** This project will implement recommendations of the 2005 Homer Intersections Planning Study commissioned by the Alaska Department of Transportation and Public Facilities. The study, which focused on 12 intersections, involved traffic forecasts and analysis of intersection 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.



## 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.

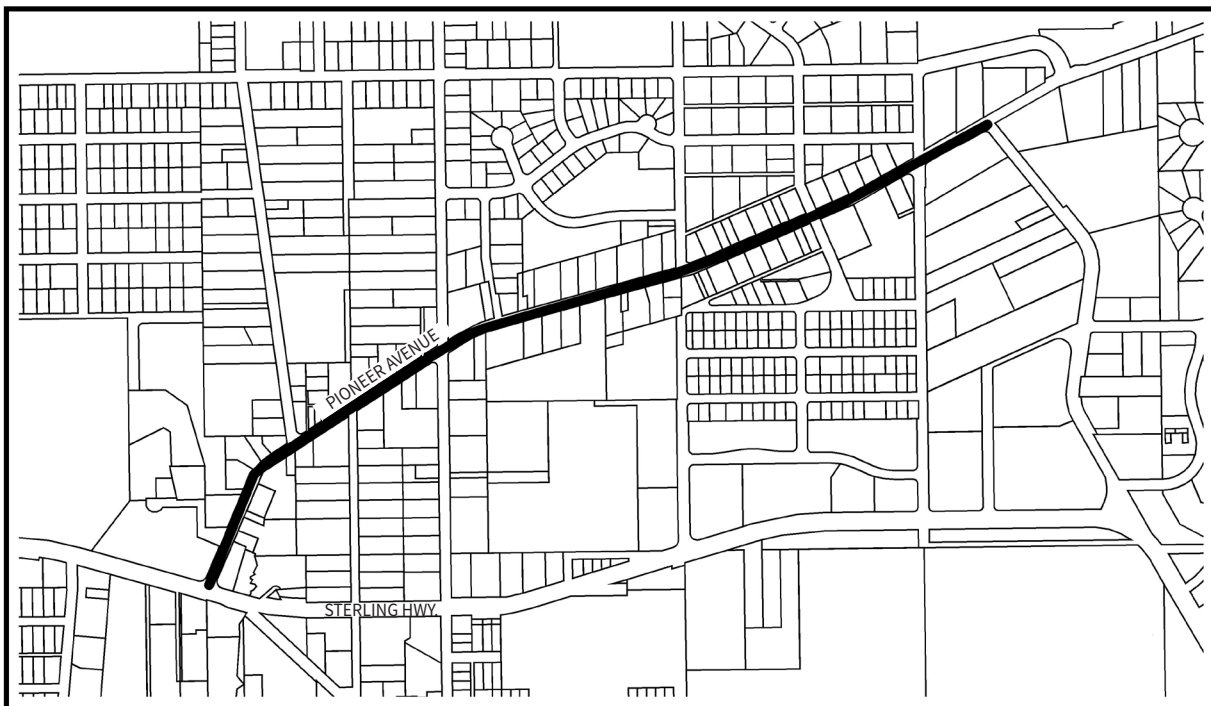


## Pioneer Avenue Upgrade

**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.



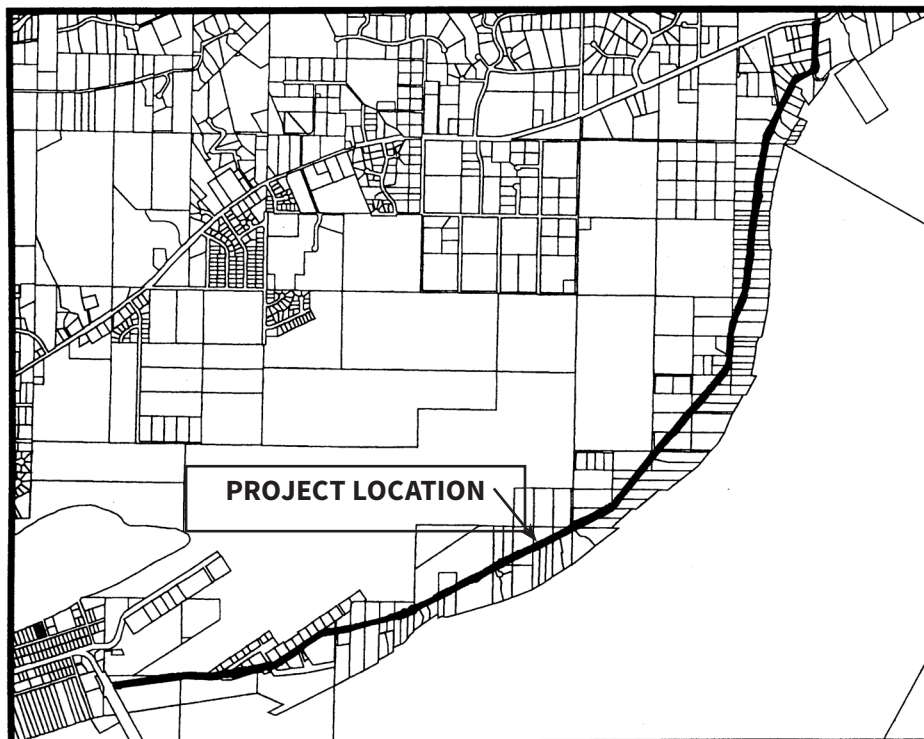


## Kachemak Drive Rehabilitation/Pathway

**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.







## 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.



## **Sterling Highway Reconstruction Anchor Point to Baycrest Hill**

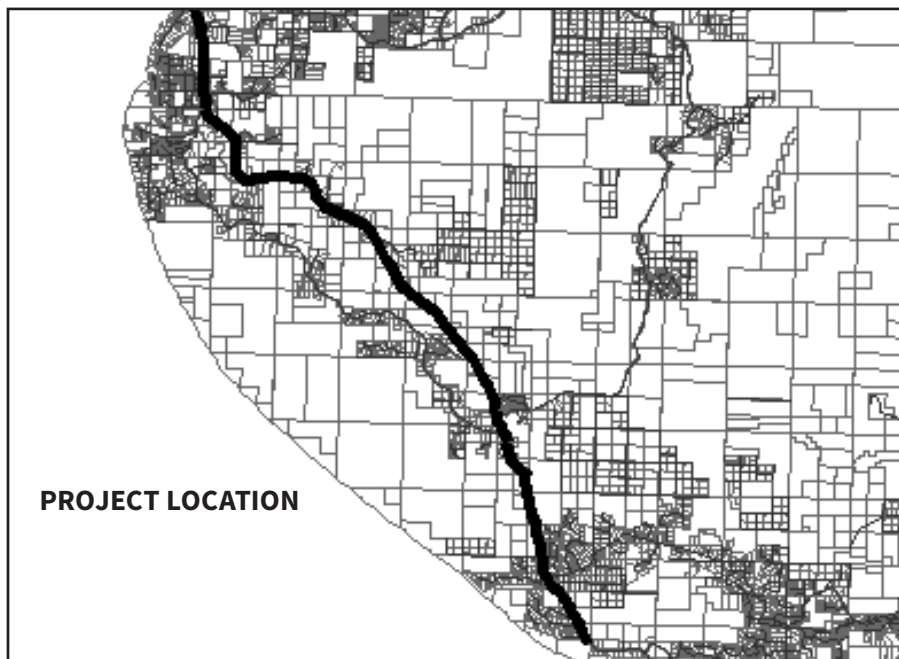
---

**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.





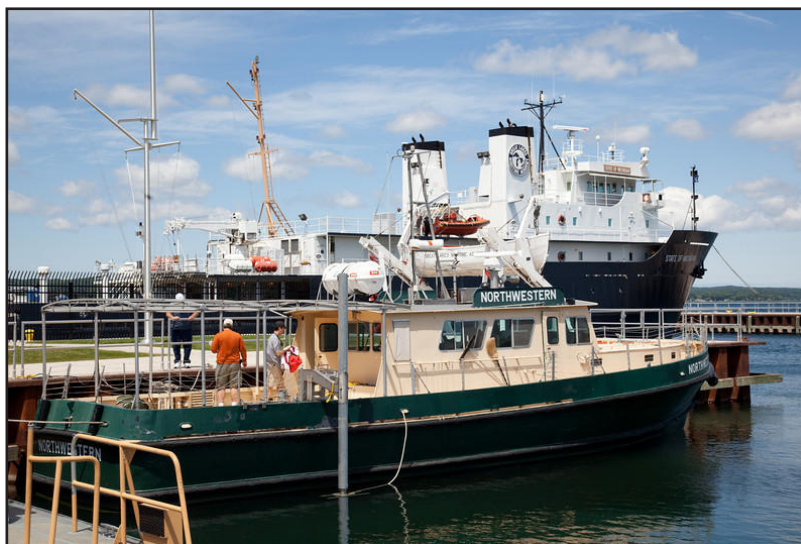
## Alaska Maritime Academy

---

**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.





## **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:

- **Pratt Museum: New Facility and Site Redesign**
- **Kachemak Bay Equestrian Association: Cottonwood Horse Park**
- **Haven House: Sustainability/Energy Efficiency Projects**
- **Kachemak Nordic Ski Club: Rogers Loop Trailhead Land Acquisition**
- **Homer Chamber of Commerce: Visitor Information Center Parking Lot**
- **Homer Senior Citizens: Natural Gas Conversion**
- **South Peninsula Hospital: Site Evaluation and Planning for Hillside Reinforcement**
- **Kenai Peninsula Borough: New Turf Field**
- **Kachemak Ski Club: Ohlson Mountain Rope Tow Safety Equipment Upgrades**
- **Kachemak Shellfish Growers Association: Kachemak Shellfish Hatchery**



## **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





## **Kachemak Bay Equestrian Association 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



A rider negotiates an obstacle in the Cowboy Race 2010.



## **Haven House**

### **Sustainability/ Energy Efficiency Improvements**

---

**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**





## **Kachemak Nordic Ski Club 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. The City of Homer adopted the Diamond Creek Master Plan in May that includes this project, developing a parking lot at Rogers Loop.

**Total Project Cost:** \$250,000

**Purchase Land:** \$50,000

**Improvements:** \$200,000





## 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.

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



At various times of year, the Visitor Information Center parking lot is plagued by dirt, dust, mud, and potholes – sometimes all at once.

No update received as of 8-6



## **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.



## **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 Corps of Engineers, and/or a private engineering firm.

**Total Project Cost:** \$100,000

**Schedule:** 2014







## **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



## 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.



## 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.

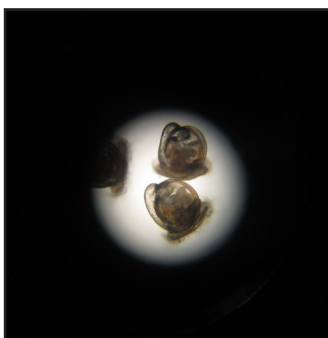
**Plans and Progress:** The design of a shellfish hatchery is boiler plate. KSMA's Hatchery consultant has many designs from hatcheries he has assisted. Final design for the Homer Spit Facility would occur in conjunction with permitting.

**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.



## Capital Improvement Long-Range Projects

---

The following projects have been identified as long-range capital needs but have not been included in the 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

---





## 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

---

**Horizon Loop Trail, Phase 1:** 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.

**Cost:** Staff Time      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, new restroom, landscaping, 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. .

**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
- A break room with adequate seating, storage, and locker space
- A laundry room



## Capital Improvement Long-Range Projects

---

- 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.

**Cost:** \$400,000      Priority Level 3

---

**Public Market Design and Financing Plan:** 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.

**Cost:** \$60,000      Priority Level 3

---

### 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

---

**Bridge Creek Watershed Acquisition:** 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.

**Cost:** \$1,000,000      Priority Level 3

---

**Alternative 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.

**Cost:** \$16,750,000      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

---

### State Projects

**Ocean Drive Reconstruction with Turn Lane:** 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. 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.

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.





## **Capital Improvement Appendices**

---

### **Part 4: Capital Improvement Appendices**

- **CIP Development Schedule**
- **Resolution 13-087(A)**
- **City of Homer Financing Assumptions**



## 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



## Capital Improvement Appendices

---

**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**RESOLUTION 13-087(A)**

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

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

WHEREAS, The Council received comments from all of the Commissions and held an  
all day Worksession on August 17, 2013; 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 2014-2019" 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 2015 State Legislative Request:

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

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

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

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



## Capital Improvement Appendices

---

Page 2 of 2  
RESOLUTION 13-087(A)  
CITY OF HOMER

PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of  
Homer on this 9<sup>th</sup> day of September, 2013.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

Update with signed Resolution



## Capital Improvement Appendices

---

### City of Homer Financing Assumptions: Capital Improvement Program

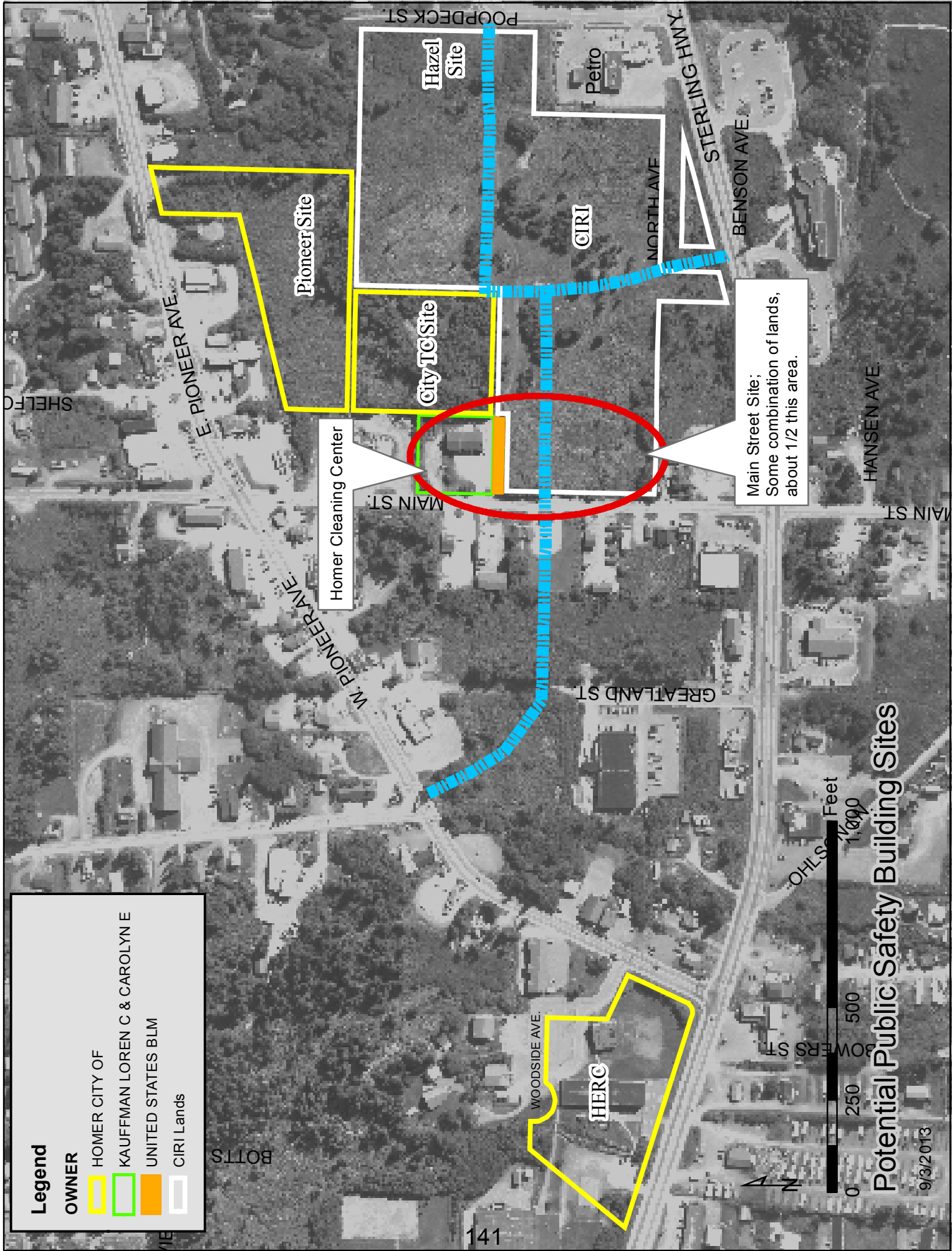
Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- 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.








**Legend**

**OWNER**

 HOMER CITY OF

 KAUFFMAN LOREN C & CAROLYN E

 UNITED STATES BLM

 CIRI Lands



**Potential Public Safety Building Sites**

9/3/2013





Jo Johnson

---

**From:** Mary Griswold <mgrt@xyz.net>  
**Sent:** Thursday, August 29, 2013 7:02 PM  
**To:** Barbara Howard; Beauregard Burgess; Bryan Zak; David Lewis; Francie Roberts; James Dolma; Department Clerk; Jo Johnson  
**Subject:** Resolution 13-087 Capital Projects

I urge you to prioritize the completion of Greatland Street as part of the east-to-west transportation corridor listed in your Capital Improvement Plan. The right of way exists and completion of the roadway would provide convenient access between the Sterling Highway and Pioneer Avenue, taking pressure off of the intersection at Greatland and the Sterling Highway. Acquiring right of way along the proposed Bartlett Street extension is likely to be very expensive and is unnecessary because Greatland is available and developable.

Thank you for your consideration,  
Mary Griswold  
Homer resident



**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
2. City Council Regular Meeting September 9, 2013 Public Hearing and Second Reading



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
Permanent Fund Committee

**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.

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

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

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

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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

From:

<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

Expenditure To:

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form.

\_\_\_\_\_  
Walt Wrede, City Manager

\_\_\_\_\_  
Thomas F. Klinkner, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Fiscal Note: NA



## ORDINANCE(S)



## CITY MANAGER'S REPORT





# City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

### MANAGERS REPORT

September 9, 2013

**TO:** MAYOR WYTHE / HOMER CITY COUNCIL

**FROM:** WALT WREDE

#### UPDATES / FOLLOW-UP

1. Gasline Progress: Enstar reports that the pipeline purges which have been taking place through much of downtown this week have been successful. They are confident in the quality of the construction. By the time Council reads this report, much of the distribution system between East and West Hill Road will be energized and filled with gas. Enstar has exhausted the State Legislative Grant on the Trunk Line and is now using its own funds for the final 3 miles of construction. Recall that this money will be repaid by consumers with a \$1.00 per mcf surcharge until the amount Enstar "advances" is repaid. This amount is still estimated to be around \$2.5 Million. The City is applying for full reimbursement of the grant proceeds. Enstar reports that it is running slightly over the trunk line budget but under the distribution system budget.
2. Port: You may have noticed the increase in business for vessel repair and scrapping at the beach haul out area. There is great demand for this service and I think it bodes well for the utility of the proposed barge mooring and haul out facility capital project. Vessels that are hauled out in this area pay regular moorage fees if they are on the tidelands and storage fees if they are on the uplands. These activities also generate jobs and tax revenues. Of course, the vessels are also unsightly and a nuisance to some. This year we had to move and inconvenience some campers a little early due to business demand. Not all of the campers were happy and you may be contacted about it. Some campers are really interested in the work going on there. Others say it blocks the view (which it does) results in too much noise, and generally degrades the camping experience.
3. Water Trail: Last week Bryan Hawkins and Angie Ottesen met with Dave Brann at the site of the water trail launch. The purpose of the meeting was to decide where to place the plaque the steering committee received. The plaque will be mounted on a large granite stone that is being donated. It will be a nice monument demarking the official start of the trail.
4. Beluga Slough Trail. Carey Meyer is working with the U.S. Fish and Wildlife Service to install interpretative signage on the newly reconstructed Beluga Slough Trail. The current plan is to commission a poet to write poetry that would double as interpretative signage. In other words, the poetry would tell the story of Beluga Slough and the resource values it represents. This should be terrific. This could only happen in Homer!
5. Public Safety Building: This agenda contains a resolution and an ordinance pertaining to the new proposed public safety building. You will notice that the ordinance contains instructions for me to use the GC/CM method of construction and to post an RFP for these services. This is what we recommend. We should talk about it more at the meeting to be sure Council is in agreement. Also, Council might want to consider forming a building committee, like it did with City Hall and the Harbormaster Building. Using the GC/CM method along with a building committee has been very successful for us in the past. In addition to getting ourselves in good position for the legislative session, we are also starting work on securing funding from other sources. In the next

few weeks, Chief Robl and I will be meeting with the DOC Commissioner to talk about the new jail. The State is very interested in seeing a new jail here and will provide funding for it. Also, Chief Painter has learned that FEMA will pay for up to 75% of the cost of constructing new Emergency Operations Centers. This building will house the EOC.

6. HERC Building: Carey has obtained an estimate for demolition of the HERC Building. The estimate includes both buildings. It is not as much as we anticipated. I will have the number for you at the meeting. I believe Katie may have mentioned it in her report. So, this is an important piece of the decision making matrix for this building.
7. Bathrooms: You have probably noticed that the new bathrooms are rising up quickly. People notice the ones at WKFL Park and Bartlett/Pioneer but the ones farthest along are at the Deep Water Dock and End of the Road Park. Enstar has agreed to run service lines to the Spit restrooms this year, even though they would normally be part of Phase II. This will allow us to pave over the lines this year as part of the construction project. It will save us money to do it this way and we appreciate Enstar's willingness to work with us.
8. System 5 Improvements. At the last meeting we reported to you about a large change order I approved for work at System 5 in the harbor. The change order will allow us to provide more electrical services and will greatly improve service there. The Council will see a very quickly payback and significant increase in business and customer satisfaction because of this move. We appreciate your support.
9. Water Treatment Plant and Sewer Treatment Plant. During the discussions about the new water and sewer rate model, there was frequent reference to the City's sophisticated water and sewer treatment plants and the high level of training and expertise of our employees. City employees have won several awards over the past few years as Council knows. Attached are two recent articles in professional journals about both treatment plants. I hope the Council members will be proud they read these articles. We will try and do a better job of getting this type of information out to the public because it is very informative.
10. Budget: We are working internally on the draft budget and at this point, are on target to deliver it to Council on October 14 and introduce the budget ordinance and supporting resolutions on October 28.
11. New Water Tank: At the last meeting, some questions came up about the proposed new water tank on Shellfish. Attached is a letter that went out to the neighborhood informing property owners of the project and soliciting their input.

## ATTACHMENTS

1. Water Treatment Plant and Sewer Treatment Plant Articles
2. Employee Anniversary letter



# NEVER SATISFIED

**A new ultrafiltration system resolved many issues for the team in Homer, Alaska, but that doesn't keep them from working diligently to continue getting better**

STORY: **JIM FORCE**

PHOTOGRAPHY: **M. SCOTT MOON**

**P**erfectionists. That's the conclusion you draw after a conversation with the treatment crew at the 2 mgd Bridge Creek Water Treatment Plant in Homer, Alaska. Superintendent Todd Cook and his staff strive to improve constantly as they deliver drinking water to 1,500 customers in this community on the Kenai Peninsula, 200 miles southwest of Anchorage.

The plant includes the largest ultrafiltration membrane installation for drinking water in the state, but the Homer operators don't let such advanced technology keep them from tweaking plant processes and adjusting chemistry. They're on the alert against organics, iron and manganese, disinfection byproducts and more, and they have even made adjustments to the membranes and the control systems to give them better results. "We don't get bored around here," Cook says.

## Step up to membranes

For many years, the Bridge Creek plant used pressure sand filters, but frequently had to deal with filter blinding. Filter backwashing required a high volume of water, reducing the amount of finished water for customers to only 40 to 60 percent.

The ZeeWeed ultrafiltration units (GE Water & Process Technologies) are the highlight of a major plant upgrade completed in 2009. Raw water comes from the 35-acre Bridge Creek Reservoir, a few hundred yards from the plant. Byron Jackson multi-stage turbine pumps (Flowserve Corp.) bring the water uphill to the plant, where it passes through strainers (S.P. Kinney Engineers) and then is mixed with recycled water decanted from the filter backwash water ponds.

## Bridge Creek Water Treatment Plant, Homer, Alaska



**BUILT:** | 1970s (membrane plant started 2009)

**TREATMENT CAPACITY:** | 2 mgd

**SERVICE AREA:** | City of Homer, plus users in two neighboring communities

**CONNECTIONS:** | 1,500

**SOURCE WATER:** | Bridge Creek Reservoir

**TREATMENT PROCESSES:** | Rapid mix and flocculation, ultrafiltration

**INFRASTRUCTURE:** | 43 miles of distribution lines, 22 pressure-reducing stations, 5 water storage tanks

**SYSTEM STORAGE:** | 2.1 million gallons

**ANNUAL BUDGET:** | \$1.9 million

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

Alum is injected in a rapid-mix tank to promote development of pin-floc in the flocculation basin, which is equipped with three impellers. "We don't want a bigger floc, because that could blind the membranes," explains Jerry Lawver, lead operator.

After the floc basin, the water is gravity-fed to the membranes. The membrane train consists of five cassettes, each with 48 modules. The cassettes can hold 64 modules, a feature that will make it easy to expand. Each module contains thousands of vertically strung membrane fibers, with millions of microscopic pores in each strand. Water is filtered by





Joe Young, operator III, checks the pH, alkalinity, turbidity and chlorine levels of a water sample to verify the accuracy of online instruments.

applying a slight vacuum to the end of each fiber, drawing the water through the pores and into the fibers themselves.

The filtered water is dosed with orthophosphate for corrosion control and adjusted for pH with caustic soda. Chlorine for disinfection is generated onsite in a Miox system, which creates sodium hypochlorite and hydrogen gas through electrolysis of salt.

While on-site generation is becoming more common due to the risks of transporting chlorine over the road, Homer uses the technique mainly because shipping chlorine to the plant would be difficult. "There are few roads, or no roads, up here," Cook says. "Liquid chlorine would have to come by boat and would be classified as a hazardous material."

The filtered, chlorinated water flows to a 1-million-gallon clearwell, then downhill to the city distribution system, which consists of just over 43 miles of pipe and 22 pressure-reducing stations. A small portion of the finished water is provided to private haulers who deliver it to customers in two neighboring communities.

Besides Lawver, Cook's staff consists of Joe Young and Dave Welty, operators, and Paul McBride and Bob Kosiorek, maintenance technicians. They follow a standard membrane cleaning protocol. The filter modules are regularly back-pulsed with an air scour feature and back-washed by reversing the flow. In a maintenance clean, the membranes soak for 15 minutes in a solution of chlorine or citric acid. A full recovery clean involves soaking in a chlorine solution for six hours.

Filter backwash water passes to two backwash water ponds in series. As solids settle, clear water decants from the first pond to the second. From the second, water is returned to the plant inlet, where it is mixed

with raw water. The water recovery rate is 92 percent, meaning that only 8 percent of the water being processed does not end up going to customers — that's a huge improvement over the old setup.

### Keeping it running

While the upgrade to membranes has resolved the issue of filter blinding and low water recovery rates, the Homer team continuously seeks to improve treatment operations and water quality. Iron and manganese can cause problems. Cook and his crew have found that the membranes remove most of the iron, but only about half of the manganese. "We used to get black water complaints, and the clear tubing on our chlorine meters would turn black," Cook says.

By experimenting with increases in the orthophosphate and caustic soda injection rates, the Homer staff brought the manganese issue under control. "We upped the phosphate addition from 0.2 to 2 ppm and are now back to 1 ppm," explains Cook.

**“We don't get bored around here.”**

TODD COOK

The relatively low pH of the source water, driven even lower by the alum dosing, can also contribute to lead and copper issues and disinfection byproducts (DPBs), so the Homer staff works carefully

to increase pH and maintain it at 7.5 to 8.0. The operators have taken several other measures to minimize DPBs. "We have only 1,500 connections, and over 43 miles of water distribution lines," Cook says. "That's a lot of standing water in the system."





Todd Cook, treatment superintendent, checks the pH of an acid cleaning in a filter train.

## WINNING PERFORMERS

It's cause for celebration when an operator at a water treatment plant wins a prestigious state award; it's an even bigger deal when two operators are so honored. At the Bridge Creek Water Treatment Plant, Joe Young and Jerry Lawver received the Alaska Rural Water Association Operator of the Year Award in 2011 and 2012.

They're both invaluable to the success of the Bridge Creek operation, says treatment plant superintendent Todd Cook. "Joe has a mechanical background," Cook says. "He's sharp, and our go-to guy for SCADA issues. Jerry's been here since 1991 and brings a lot of experience to the table. He became our lead operator in 2011."

Young started with the City of Homer in 2007 as a treatment plant mechanic and has applied himself to learning the treatment techniques of both the water and wastewater plants. "Not only does he do an outstanding job operating the plant, but his knowledge of computers and the SCADA systems is invaluable," says Cook. "He is willing to tackle any challenge that may arise, and I have found nothing that he can't figure out given the time and resources."

Lawver has 26 years' experience in water and wastewater, 21 with Homer. As lead operator, he is responsible for operating Alaska's largest drinking water ultrafiltration plant. "Jerry has been very helpful in passing his knowledge on by training new operators on the system," says Cook. "He has probably forgotten more about this plant than most operators will ever know. He is always trying to optimize the operation to run the system as efficiently as possible."

The Alaska RWA presents its operator awards — based on outstanding performance and professionalism — at its annual training conference each fall.

The utility recently added variable-frequency drives on its pumps and motors as a way to keep water moving throughout the system. Before, the pumps ran on a fill-and-draw basis; in winter it took six to eight hours to fill the storage tank, and then the system would shut down for 16 to 18 hours. "With the VFDs, the pumps are running at a slower pace and the water keeps moving in the system," says Cook. "We've seen some reduction in DBPs, and our power consumption is more efficient."

The staff also pays close attention to organics. Influent TOCs come in at about 4 parts per million and leave the membrane system at 2 ppm or less. The operators rely on UV transmittance testing to track TOCs in the raw and finished water, enabling them to better adjust the plant's alum addition rates.

"We use hand-held UVT meters from Real Tech so we don't have to send samples out for analysis," says Cook. "There's a direct correlation between TOCs and UV transmittance. The higher the UV transmittance through the water, the better organic kill we're getting. So if our UV transmittance is in a certain range, we know our TOCs are in a certain range, and can adjust our alum dosage rates accordingly. We don't want to overfeed or underfeed alum."

On the other hand, turbidity is not an issue. "Our source water is very low in turbidity," says Cook. "The turbidity in our finished water is 0.02 NTU, rock solid. The filters pretty much do what the manufacturer says they'll do. They're awesome from that standpoint."

That wasn't always the case in the old days; Lawver remembers the staff used to "backwash and hope the turbidity would come down, then backwash and hope the turbidity would come down." When summertime temperatures reach into the 60s and 70s, the reservoir can experience





Jerry Lawver, lead operator, takes a routine coliform water sample from a homeowner's tap.

algae and diatoms. "You can see them in the vial, and they used to blind off the old sand pressure filters. Slime would build up. But they don't blind off the membranes."

### Final analysis

Nearly five years into the \$11 million upgrade, Cook and his staff are pleased with the results but nowhere near ready to slack off on fine-tuning. "Our membranes have been pretty bullet proof so far," Lawver says. "They're making good water."

**“Our membranes have been pretty bullet proof so far. They're making good water.”**

**JERRY LAWVER**

The biggest issue has been with programming, Cook says. One of the original issues was with the chemical pumps used for membrane cleaning. "We were locked out from adjusting the length of time that they would run," says Lawver. "Run times were too short, especially with the sodium bisulfite — the chemical used for neutralizing chlorine."

After a chemical clean, he says, the rinse water would have a chlorine residual as high as 2.0 mg/L. The rinse water is discharged to the backwash ponds, which concentrate the organics removed by the filters.

"The combination of high organics and chlorine created DBPs in the pond," Cook says. "Tests of the decant water proved DBPs were being formed on site. The operators contacted GE/Zenon to have their programmers remove the locks so the operators could adjust the chemical pumps as needed. It's under control now. All the chlorine is neutralized before it is sent to the decant pond, and we have seen the DBPs drop off."



Todd Cook and his team at the Bridge Creek Water Treatment Plant treat source water that comes from a mountainside above Homer, Alaska.

Cook concludes that with advanced technology and a new SCADA system sometimes the engineers and programmers haven't seen eye-to-eye. "It took awhile in some cases, but the operators got things worked out," he says.

That's typical — Alaskans are known for self-reliance and are not ashamed to brag about it.

At the bottom of Cook's email signature, he quotes "Star Wars" Jedi master Yoda: "Try not. Do, or do not. There is no try." At Homer, they "do." **WFO**

### MORE INFO:

**Flowserve Corp.**  
972/443-6500  
[www.flowserve.com](http://www.flowserve.com)

**GE Water & Process Technologies**  
866/439-2837  
[www.gewater.com](http://www.gewater.com)

**Miox Corp**  
800/646-9426  
[www.miox.com](http://www.miox.com)

**Real Tech, Inc.**  
877/779-2888  
[www.realttech.ca](http://www.realttech.ca)

**S.P. Kinney Engineers, Inc.**  
800/356-1118  
[www.spkinney.com](http://www.spkinney.com)



TREATMENT PLANT OPERATOR

# tpo™

DEDICATED TO MUNICIPAL WASTEWATER PROFESSIONALS

www.tpomag.com  
SEPTEMBER 2013

**Greening the Plant:  
Innovative nutrient removal**

PAGE 28

## *All In* for the Hometown

**JOHN McCOOL OPERATES  
HIS PLANT WITH CARE FOR  
THE TROUT DOWNSTREAM AND  
RESIDENTS' POCKETBOOKS** PAGE 30

John McCool  
Plant Superintendent  
Warren, Ill.


FEHR GRAHAM

**In My Words:  
Behaving like a business**  
PAGE 26

**The Fire Chief Project:  
Watershed Warriors**  
PAGE 9



# Treatment in Depth



Operating team members in Homer split their time between the Deep Shaft Treatment Facility and the Bridge Creek Water Treatment Facility. They include, from left, Dave Welty, operator; Paul McBride and Bob Kosiorek, building maintenance; Joe Young, operator III; Jerry Lawver, lead operator; and Todd Cook, wastewater superintendent. (Photography by M. Scott Moon)



## A DEEP-SHAFT ACTIVATED SLUDGE SYSTEM HELPS THE HOMER TREATMENT PLANT PRODUCE CONSISTENTLY GOOD EFFLUENT DESPITE ALASKA'S CHILLY CLIMATE

By Jim Force

THE MOUNTAINS, FORESTS AND CLEAR WATERS OF Kachemak Bay make Homer a favorite spot for Alaska's summer tourists. Year-round residents enjoy those features, too, along with a municipal water and wastewater infrastructure that protects the natural resources, while delivering reliable and efficient service.

The Homer Wastewater Treatment Plant is a case in point. Situated near the shore of the bay, the plant uses an innovative deep-shaft aeration system that

provides effective biological treatment in this cold climate and lowers the plant's profile so it doesn't interfere with the town's travel-brochure views.

The deep shafts are the central part of a treatment train that treats a daily average flow of 0.3 to 0.5 million gallons and returns clean water through a 2,100-foot outfall to the bay. "We have some of the most picturesque views you can get," says Todd Cook, wastewater superintendent for his hometown. "Visually, it's an awesome place." Another reason deep-shaft technology was the choice for Homer is that U.S. EPA innovative technology funding was available for it.

### A STEP UP

That was in 1991, when the Homer plant was upgraded from an old sewage lagoon system that Cook says wasn't cutting it anymore. "The quality of the effluent coming out of the ponds was not what the regulators wanted," he says. "We could only get so much treatment out of the lagoons. Besides the beaches and fishing, there are also shellfish here. We needed to increase treatment and get better-quality effluent."

In the upgraded treatment scheme, wastewater enters the plant through an influent pump station powered by four Flygt pumps, two in operation at any one time, controlled by an automatic level control sensor (Siemens). Two pumps are rated at 700-800 gpm and the other two at 1,000 gpm.

An old bar screen (John Meunier) removes rags, and a conical T-Cup Eutek centrifuge (Hydro International) takes care of grit, which is deposited in one of the old treatment ponds. Sharps and plastics pass through a grinder. Then the flow heads down the hatch.

Homer has a twin deep-shaft system — a splitter box directs flow to one or both shafts depending on volume. Each shaft extends 500 feet below the surface. The raw wastewater and return activated sludge (RAS) enter the system through an 18-inch inner pipe, passing to the bottom where the flow injected with 40 cfm of air at 80 psi from a 60 hp rotary screw compressor (Rogers Machinery). In a 5-foot-deep space at the bottom of the shaft, the flow transfers to the outer pipe and returns to the surface. The main pipe casing is 30 inches in diameter on each shaft.

The mean cell residence time at normal flow rates is about two days, Cook says. "Things run so steadily,

## profile City of Homer (Alaska) Wastewater Treatment Plant

BUILT:	1990
POPULATION SERVED:	6,500
FLOWS:	0.3 mgd average, 0.5 mgd summer, 1.5 mgd maximum
TREATMENT PROCESS:	Deep-shaft aeration
TREATMENT LEVEL:	Secondary
RECEIVING WATER:	Kachemak Bay
BIOSOLIDS:	Aerobic digestion, drying beds, cake to landfill
ANNUAL BUDGET:	\$1 million
WEBSITE:	<a href="http://www.cityofhomer-ak.gov">www.cityofhomer-ak.gov</a>
GPS COORDINATES:	Latitude 59°38'31.74" N; Longitude 151°31'57.01" W







Operator Dave Welty rinses UV lamps used in the Homer Deep Shaft Treatment Facility’s disinfection system (Ozonia North America).

“The quality of the effluent coming out of the ponds was not what the regulators wanted. Besides the beaches and fishing, there are also shellfish here. We needed to increase treatment and get better-quality effluent.”  
**TODD COOK**

City of Homer (Alaska) Wastewater Treatment Plant PERMIT AND PERFORMANCE			
	INFLUENT (Avg.)	EFFLUENT (Avg.)	PERMIT
BOD	293 mg/L	13 mg/L	Monthly 30 mg/L Weekly 45 mg/L Daily Max 60 mg/L 85% minimum removal monthly
TSS	306 mg/L	13 mg/L	Monthly 30 mg/L Weekly 45 mg/L Daily Max 60 mg/L 85% minimum removal monthly
Nitrogen	N/A	15-30 mg/L	Report in mg/L

it’s almost boring,” he says. “But sometimes boring is nice. Typically, plants use deep-shaft technology because they need a smaller footprint. The systems were first used in Europe, but when funding became available, we went for it.”

Homer’s northern location was an important factor in the decision. “I’ve worked in other activated sludge plants up here,” says Cook. “The weather wreaked havoc. By having the shaft in the ground, the temperature stays stable, and that helps the biology.” Keeping the plant running along with Cook are Jerry Lawver, lead operator; Joe Young and Dave Welty, operators; and Paul McBride and Bob Kosiorek, maintenance technicians.

Maintenance is minimal: “We really don’t have to clean the shafts as long as nobody drops anything in them. There are a few items down there, but nothing worth going after,” Cook says. The crew takes the head tank down periodically to remove rags and some grit and clean off the concrete to prevent deterioration from hydrogen sulfide.

After treatment, a pair of rectangular flotation clarifiers separate mixed liquor from the treated effluent. Between the shafts and the clarifier, the Homer team adds cationic polymer (Hydrofloc 1665 by Russell Technologies) to promote solids coagulation. “Because of all the air entrained in the mixed liquor, our solids float, rather than settle,” says Lawver.

Both clarifiers discharge to a common effluent channel, which directs the water to a UV disinfection system (Ozonia North America) consisting of two banks, each with 12 racks of four bulbs (SunRay or UV Doctor). After disinfection, the flow passes to Kachemak Bay. “The Bay has good tidal action, from negative 3 feet to plus 16 feet, so we get good mixing and flushing,” says Cook.

The system produces about 10,000 gallons a day of waste activated sludge (WAS), which is transported by Moyno pumps to two 50,000-gallon aerobic digesters. Cook and his staff run the digesters in series; WAS enters the first digester and decants to the second digester, which in turn decants to one of the former treatment ponds.

“We operate our digester at 8,000 to 15,000 ppm TSS,” says Lawver, noting that the organic loading on the plant is much higher in the summer. “We

(continued)



## DEEP SHAFTING

Even though deep-shaft aeration systems (also known as vertical bioreactors, or VBRs) were introduced in the mid-1970s and are common in other parts of the world, the City of Homer was the first treatment plant to install one in North America. Since then, says Todd Cook, plant superintendent, a second deep-shaft system has started up in the city of Dawson in the Yukon.

The systems are well suited to small footprints and to cold temperatures. At Homer, the system is positioned in a moderate-sized building that also contains the headworks, digesters, and UV disinfection system. A typical deep-shaft unit can be several hundred feet deep, consisting of a riser pipe and down-comer.

As wastewater and return activated sludge (RAS) fill the shaft, compressed air is forced into the solution at the base of the shaft, providing a highly efficient source of oxygen for the activated sludge biota. The rising oxygen and injected RAS assure adequate mixing. At the surface, the treated liquid is decanted and separated from solids. Though relatively high in construction costs, deep-shaft treatment is highly efficient with superior oxygen transfer rates and an absence of sludge bulking.

see a reduction of 2,000 to 4,000 parts in TSS from digester to digester.”

From the pond, solids are pumped to drying beds, which are covered against wet weather. According to Lawver, the biosolids dry to about 35 to 40 percent solids, resulting in 400 to 500 cubic yards of cake per year, hauled to a landfill and used as landfill cover.

Cook and his staff also operate the Homer water treatment facility, so they split duty between the two plants. “Generally, we have an operator and a mechanic at both plants most of the day,” says Cook. “If we have a big project at either plant, then it’s all hands on deck. We flip flop just to keep things fresh.”

The crews work overlapping schedules, half Monday through Thursday and the other half Tuesday through Friday. To fill in for the operator who is off-duty, Lawver covers one of the plants on Mondays, as does Cook on Fridays. “It gets our hands back into the operation,” Cook says. “This paper-work stuff is for the birds.” A SCADA system (S&B Controls with Siemens controllers) provides automatic control and monitors the operation.

## TACKLING CHALLENGES

While it’s generally “steady as she goes” at Homer, Cook and his staff have faced their share of challenges. One issue involved the recycle of return activated sludge. “The original design used head pressure to get solids to recycle off the bottom of the clarifier,” says Lawver. “But we were getting more liquids than solids and that was throwing off our polymer injection rates, because those are based on flow. Our sludge was not coagulating as well as it should have, and our fecals were going up.”

Now, “Homer homemade” airlift pumps have been installed in the clarifiers to pull RAS off the bottom, says Cook. While that has solved the polymer feed issues, it also added to maintenance because the pumps get jammed with rags from time to time.

Another issue has been algae growth in the decant ponds after the aerobic digesters, but a new solar-powered floating mixer (SolarBee) may have taken care of the problem. “We used to get long, stringy green algae,” says Lawver. “It didn’t inhibit the treatment process, but once it started, we couldn’t get rid of it.”

Homer was using UV inhibitor chemicals to counter the algae but since has switched to the surface mixer. The mixing impeller is 30 inches in diameter and shears the water molecules, throwing them back across the surface of the water. One impeller covers the 1.4-acre pond, keeping dissolved oxy-



Todd Cook, wastewater superintendent.

gen up to the desired level of 1.0 mg/L. Solar powered, the unit offsets about 30 hp that normally would be required for mixing.

Due to infiltration and inflow, the Homer plant tends to get high flows in springtime. “The seasonal change makes things a bit challenging for us,” says Lawver. The spring breakup of ice and snow from connected roof drains and basement sump pumps add to the volume of water. “We chlorinate with 12 percent sodium hypochlorite as a backup during these high flows, and dechlorinate with sodium bisulfate,” Lawver says.

Other staff-driven changes are adding to treatment efficiency. Homer will replace its old bar screen with a rotary drum screen later this year, and that will help greatly with rag removal.

Improvements have been made to the polymer system, as well. “We replaced our polymer system with a new dry feed system from Fluid Dynamics,” Lawver says. “We’re happy with it. We couldn’t get parts anymore for the old system.”

## ENERGY SAVINGS

Energy conservation is also paying dividends. According to the U.S. Energy Information Administration, Alaska has the fifth highest electricity rates in the country — 14 to 16 cents per KWh — so conservation can save significant money. “We’ve replaced all our ballasts and installed motion-sensored lighting throughout the plant,” Cook says. The team has also installed new transformers in the UV system, and has replaced mercury vapor lighting with LED lights.



Lead operator Jerry Lawver prepares to conduct a BOD test.

"I've worked in other activated sludge plants up here. The weather wreaked havoc. By having the shaft in the ground, the temperature stays stable, and that helps the biology."

#### TODD COOK

Finally, the plant's deep-shaft system requires just one of the pair of compressors to provide the air needed for biological treatment.

The energy program has won a state award. The product of a citywide energy audit and upgrade plan developed by Siemens and Sylvania, with local electrical contractors, Homer's conservation measures were funded by a state grant and received recognition in the Great Alaska Energy Challenge in 2011. Other awards for the plant include:

- 1993 Outstanding Plant of the Year, Alaska Water Wastewater Management Association, Southeast Region
- 1993 Large System Plant of the Year, AWWMA statewide
- 2011 Wastewater Treatment Plant of the Year, Alaska Rural Water Association

Cook has used the honors to boost the image of his plant and operators in the community: "It gave us some bragging rights. We received a proclamation from the city council, and our staff received awards. We've been on the local radio station."

The recognition has made the energy conservation measures known and has also boosted public confidence in the plant while giving its operators due credit, Cook believes. That's especially important in Homer where the wastewater treatment facilities themselves are nearly out of sight. **tpo**

## more info:

**Fluid Dynamics Inc.**  
888/363-7886  
www.dynablend.com

**Flygt - a Xylem Brand**  
704/409-9700  
www.flygtus.com  
(See ad page 3)

**Hydro International**  
866/615-8130  
www.hydro-int.com

**John Meunier, Inc.**  
88/638-6437  
www.johnmeunier.com

**Moyno, Inc.**  
877/486-6966  
www.moyno.com

**Ozonia North America, LLC**  
201/676-2525  
www.ozonia.com

**Rogers Machinery Company, Inc.**  
503/639-0808  
www.rogers-machinery.com

**Russell Technologies**  
800/844-9314  
www.russell-technologies.com

**Siemens Water Technologies Corp.**  
866/926-8420  
www.water.siemens.com

**SolarBee, Inc.**  
866/437-8076  
www.solarbee.com





# City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR WYTHER AND CITY COUNCIL  
FROM: Walt Wrede  
DATE: September 4, 2013  
SUBJECT: September Employee Anniversaries

---

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years. In addition, I would like to take a moment to wish Rusty Cheney best of luck with his future endeavors. Rusty will be retiring this month after working over 30 years for the City of Homer. His dedication and commitment to the City will be sorely missed.

<b>Janie Buncak,</b>	<b>Police</b>	<b>13 Years</b>
<b>Sue Gibson,</b>	<b>Library</b>	<b>10 Years</b>
<b>Aaron Glidden,</b>	<b>Port &amp; Harbor</b>	<b>9 Years</b>
<b>Lary Kuhns,</b>	<b>Police</b>	<b>9 Years</b>
<b>Holly Brennan,</b>	<b>Library</b>	<b>5 Years</b>
<b>Ryan Browning,</b>	<b>Police</b>	<b>3 Years</b>
<b>Daren Hill,</b>	<b>Public Works</b>	<b>3 Years</b>
<b>Mike Lowe,</b>	<b>Port &amp; Harbor</b>	<b>2 Years</b>
<b>Nick Poolos,</b>	<b>IT</b>	<b>2 Years</b>





## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

TO: MAYOR AND CITY COUNCIL

FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK

DATE: SEPTEMBER 4, 2013

SUBJECT: BID REPORT

---

**INVITATION TO BID ON PORT AND HARBOR DOCK FENDERS**-Sealed bids will be received on surplus City of Homer, Port and Harbor dock fenders until 3:00 p.m. Thursday, September 12, 2013 at City Clerk's Office, City of Homer, 491 E. Pioneer Avenue, Homer, AK 99603, at which time they will be publicly opened and read. Sealed bids must be on the proper bid form provided by the City. Plan holder registration forms, detailed description of the dock fenders, minimum bid requirements, and bid form are available on line at <http://www.cityofhomer-ak.gov/rfps>. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.





## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

### Memorandum

TO: MAYOR AND CITY COUNCIL  
FROM: JO JOHNSON, MMC, CITY CLERK  
DATE: SEPTEMBER 4, 2013  
SUBJECT: GAMES REPORT

---

We have received notification by the following entities of 2013 Alaska Gaming Permits:

Homer Chamber of Commerce #599 (amended)

RECOMMENDATION: Informational only.

Fiscal Note: Revenues.





**Alaska****2013 Amended Gaming Permit Application**

With the exception of the EIN, gaming permit number, and the organization name, complete only the information that has changed from information submitted on the original application for this permit year.

*City of Homer*

**826A**  
**AUG 28 2013**

**Organization Information**

<input checked="" type="checkbox"/> EIN 92-0080954	Gaming permit # 599	Phone Number (907) 235-7740	Fax Number (907) 235-8766
Organization Name Homer Chamber of Commerce		Website Address www.homerakaska.org	
Mailing Address 201 Sterling Highway		City Homer	State AK Zip Code 99603
Entity Type (check one) <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Association		Organization Type (check one) for definitions see AS 05.15.690 and 15 AAC 160.995. <input type="checkbox"/> Charitable <input checked="" type="checkbox"/> Civic or service <input type="checkbox"/> Dog mushers' association <input type="checkbox"/> Educational <input type="checkbox"/> Fishing derby association <input type="checkbox"/> Fraternal <input type="checkbox"/> Labor <input type="checkbox"/> Municipality <input type="checkbox"/> Nonprofit trade association <input type="checkbox"/> Outboard motor association <input type="checkbox"/> Police or fire department <input type="checkbox"/> Political <input type="checkbox"/> Religious <input type="checkbox"/> Veterans <input type="checkbox"/> IRA/Native Village	
<input type="checkbox"/> Yes <input type="checkbox"/> No Does the organization have 25 or more members who are Alaska residents as defined in your articles of incorporation or bylaws?			

**Members in Charge of Games**

Members in charge must be natural persons and active members of the organization or employees of the municipality and designated by the organization. Members in charge may not be licensed as an operator, be a registered pull-tab vendor or an employee of a vendor for this organization. If more than one alternate, attach a separate sheet.

Primary Member First Name James	M.I. E	Primary Member Last Name Lavrakas	Alternate Member First Name	M.I.	Alternate Member Last Name
Social Security Number		Email jimlav@homerakaska.org	Social Security Number		Email
Daytime Phone Number (907) 235-7740		Mobile Number (907) 360-2319	Daytime Phone Number		Mobile Number
Home Mailing Address PO Box 1459			Home Mailing Address		
City Homer	State AK	Zip Code 99603	City	State	Zip Code
Has the primary member passed the test? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Permit # under which test was taken: 599	Has the alternate member passed the test? <input type="checkbox"/> Yes <input type="checkbox"/> No		Permit # under which test was taken:
Effective Date of change 08/15/2013		<input checked="" type="checkbox"/> Add <input type="checkbox"/> Delete	Effective date of change		<input type="checkbox"/> Add <input type="checkbox"/> Delete

**Legal Questions**

These questions must be answered. If you answer Yes to either question, see instructions.

- ☐ Yes ☒ No Has any member of management or any person who is responsible for gaming activities ever been convicted of a felony, extortion, or a violation of law or ordinance of this state, or another jurisdiction, that is a crime involving theft or dishonesty, or a violation of gambling laws?
- ☐ Yes ☒ No Does any member of management or any person who is responsible for gaming activities have a prohibited conflict of interest as defined by 15 AAC 160.954.

We declare, under penalty of unsworn falsification, that we have examined this application, including any attachments, and that, to the best of our knowledge and belief, it is true and complete. We understand that any false statement made on the application or any attachments is punishable by law. By our signatures below we, the primary member, the alternate member, and if applicable, the manager of games, agree to allow the Department of Revenue to review any criminal history we may have, in accordance with 15 AAC 160.934.

Primary Member Signature <i>[Signature]</i>	Printed Name JAMES LAVRAKAS	Date 8/27/13
President or Other Officer's Signature (see instructions) <i>[Signature]</i>	Printed Name P A MELONE	Date 8/27/13
Alternate Member Signature	Printed Name	Date
Manager Signature	Printed Name	Date

DEPARTMENT USE ONLY

Date Stamp

One copy of the completed application must be sent to the nearest municipality and borough. See instructions for mandatory attachments.

Mail to: Alaska Department of Revenue, PO Box 110420, Juneau AK 99811-0420

0405-826A Rev 04/16/13 - page 1

# Alaska

## 2013 Amended Gaming Permit Application

826A

Gaming Permit # 599	Organization Name Homer Chamber of Commerce
------------------------	--

### Facility-Based Games (self-directed) If more than two facilities, attach a separate sheet.

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Facility Name	Physical Address	City	State AK	Zip Code
Facility Type (check one) <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Donated		Game Type (check all that apply) <input type="checkbox"/> Bingo <input type="checkbox"/> Raffle <input type="checkbox"/> Pull-tabs <input type="checkbox"/> Animal classic (chicken)* <input type="checkbox"/> Animal classic (rat race)* <input type="checkbox"/> Special draw raffle ** <input type="checkbox"/> Calcutta pool**			

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Facility Name	Physical Address	City	State AK	Zip Code
Facility Type (check one) <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Donated		Game Type (check all that apply) <input type="checkbox"/> Bingo <input type="checkbox"/> Raffle <input type="checkbox"/> Pull-tabs <input type="checkbox"/> Animal classic (chicken)* <input type="checkbox"/> Animal classic (rat race)* <input type="checkbox"/> Special draw raffle ** <input type="checkbox"/> Calcutta pool**			

### Area-Based Games If more than two areas, attach a separate sheet. \*restricted game type \*\*see instructions for mandatory attachments

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Area	Game type (check all that apply) <input type="checkbox"/> Raffle <input type="checkbox"/> Contest of skill <input type="checkbox"/> Fish derby <input type="checkbox"/> Dog musher' contest <input type="checkbox"/> Other (specify)
---	------	--

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Area	Game type (check all that apply) <input type="checkbox"/> Raffle <input type="checkbox"/> Contest of skill <input type="checkbox"/> Fish derby <input type="checkbox"/> Dog musher' contest <input type="checkbox"/> Other (specify)
---	------	--

### Manager of Games Required only for self-directed pull-tabs and bingo.

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Manager First Name	MI	Manager Last Name	Social Security Number	Daytime Phone Number
Home Mailing Address				City	State Zip
Email		Has the manager of games passed the test? <input type="checkbox"/> Yes <input type="checkbox"/> No	Permit # under which test was taken	Effective Date of Change	

### Change of Vendor Vendors may only sell pull-tabs. Attach vendor registration form(s) and fee(s) for each vendor listed.

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Bar or Liquor Store Name	Physical Address	City	State AK	Zip Code
<input type="checkbox"/> Add <input type="checkbox"/> Delete	Bar or Liquor Store Name	Physical Address	City	State AK	Zip Code
<input type="checkbox"/> Add <input type="checkbox"/> Delete	Bar or Liquor Store Name	Physical Address	City	State AK	Zip Code
<input type="checkbox"/> Add <input type="checkbox"/> Delete	Bar or Liquor Store Name	Physical Address	City	State AK	Zip Code

### Change of Operator Designate operator. If adding an operator, attach a signed operating contract. If more than one change, attach a separate sheet.

<input type="checkbox"/> Add <input type="checkbox"/> Delete	Operator License #	Operator	Facility Name	Game Type(s)
Physical Address			City	State Zip Code

### Change of Multiple-Beneficiary Permittee (MBP). Designate the MBP. If adding an MBP, attach a copy of the signed agreement. If more than one change, attach a separate sheet.

<input type="checkbox"/> Add <input type="checkbox"/> Delete	MBP Permit #	MBP Name	Facility Name	Game Type(s)
Physical Address			City	State Zip Code

### Dedication of Net Proceeds Describe in detail how the organization's use of net proceeds from gaming activities will change.

--

826A

## CITY ATTORNEY REPORT



## COMMITTEE REPORTS





PENDING BUSINESS



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**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.

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council created a Kachemak Drive Phase II Water and Sewer Special Assessment District on April 11, 2005 via Resolution 05-43 at the 25% property owner share of assessments; and

WHEREAS, A public hearing was held on May 24, 2005 to hear objections to the formation of such district; and

WHEREAS, Resolution 05-81(S) was adopted by Council on July 25, 2005 authorizing the formation of the Kachemak Drive Phase II Water and Sewer Special Assessment District; and

WHEREAS, Following a lengthy environmental permit process and the City's need to assert powers of eminent domain for easement acquisition for the improvements, Council adopted Resolution 10-54 extending the period for constructing improvements in the district to July 25, 2015; and

WHEREAS, The Kachemak Drive Phase II Water and Sewer Special Assessment District was completed and accepted by Public Works for city maintenance; and

WHEREAS, All assessment per parcel corrections deemed necessary have been made and a final assessment roll was prepared and a public hearing scheduled for August 26, 2013; and

WHEREAS, All record property owners within the district were mailed the final assessment roll, notice of their right to object, and notice of the August 26<sup>th</sup> public hearing; and

WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the

official assessment roll for the Kachemak Drive Phase II Water and Sewer Special Assessment District and the Mayor and Clerk shall be directed to sign same.

NOW, THEREFORE, BE IT RESOLVED THAT ON OR BEFORE 5:00 p.m. on February 1, 2014, all assessments in the Kachemak Drive Phase II Water and Sewer Assessment District shall become due and payable in full. All assessments not paid in full by this date shall be considered delinquent and in default and shall have added a penalty of ten percent (10%) which penalty and principal amount of the assessment shall both draw interest at a rate of one and one half percent (1.5%) per annum until paid. Should default occur, the City of Homer will institute a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all property on which assessments are in default. All costs including collection and legal fees resulting from such action, shall be added and incorporated into the assessed amount due plus interest and penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real property; and

BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan is offered whereby the assessment may be paid in twenty (20) equal yearly installments plus interest of one and one half percent (1.5%) on the unpaid balance of the assessment. The first such installment shall be due and payable without interest on or before 5:00 p.m. February 1, 2014 and each installment thereafter shall be due on or before February 1<sup>st</sup>, of each year, plus interest on the unpaid balance of the assessment. If any annual installment payment is not received when due, the entire outstanding principal amount of the assessment shall be in default and shall be immediately due and payable. The entire outstanding assessment principal (including the annual installment) shall have added a penalty of ten percent (10%) on the outstanding principal. The principal and penalty shall draw interest at the rate of fifteen percent (15%) per annum until paid. Should default occur, the City will institute civil action for foreclosure of the assessment lien. Foreclosure shall be against all property on which assessments are in default. All costs including collection and legal fees resulting from such action shall be added and incorporated into the assessed amount due plus interest and penalties, and shall be reimbursed from the proceeds of foreclosure sale of the assessed real property.

PASSED AND ADOPTED by the Homer City Council on this 9<sup>th</sup> day of September, 2013.

CITY OF HOMER

---

MARY E. WYTHE, MAYOR

ATTEST:

---

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Total project costs are \$3,960,332; 75% property owner share is \$2,970,249; 25% paid by HAWSP \$990,083. 87 parcels are assessed for water and sewer at \$34,140.80. KPB parcel numbers 179-080-13, 179-080-21, 179-080-27, and 179-100-04 have deferred assessments. KPB parcel number 179-100-17 is exempt. KPB parcel number 179-330-04 was removed from the district.





## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto: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](mailto:clerk@ci.homer.ak.us).

Jo Johnson, CMC, City Clerk



Account No. 215-831

Publish Homer News: August 15, 2013

# FINAL ASSESSMENT ROLL

PAGE 1 OF 9

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
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	\$292,500	\$34,140.80
	Northern Enterprises No. 1 Lot 2-A-1 174-201-19	\$416,700	\$34,140.80
	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
Kenneth & Roseleen Moore Same address	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	
	HK Davis Sub Amended Lot 7 174-202-02	\$236,500	\$34,140.80

185

# FINAL ASSESSMENT ROLL

PAGE 2 OF 9

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
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 5268 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
	HK Davis Sub Amended Lot 3 174-202-06	\$41,100.00	\$34,140.80
Jerold & Debra Vantrease PO Box 1730 Homer, AK 99603	HK Davis Sub Amended Lot 2 174-202-08	\$98,000	\$34,140.80
	HK Davis Sub. Amended Lot 1K 174-202-13	\$286,900	\$34,140.80
Jack Montgomery PO Box 1526 Homer, AK 99603	Portion E of Kachemak Dr W ½ W ½ SE ¼ 174-210-22	\$353,600	\$34,140.80
Michael J. and Shelley D. Scott 5310 Kachemak Drive Homer, AK 99603	T06S R13W S11 Tract B Lee Cole Sub. 174-210-23	\$173,000	\$34,140.80

Clerk 08/06/13 rk

# FINAL ASSESSMENT ROLL

PAGE 3 OF 9

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
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 Ninilchik, 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 Bacliff, TX 77518	Govt Lot 5 E Kachemak Dr. 179-080-06	\$193,600	34,140.80
Fredman 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	Govt Lot 31 E Kachemak Dr. 179-080-38	\$132,800	34,140.80
AK USA TRUST CO. William D. Jarre, Trustee PO Box 196757 Anchorage, AK 99519-6757	Govt Lot 32 W Kachemak Dr. 179-080-39	\$19,400	34,140.80
John C. Juliussen 221 E. 7 <sup>th</sup> 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

# FINAL ASSESSMENT ROLL

PAGE 5 OF 9

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
	Govt Lot 27D 179-090-02	\$16,100	34,140.80
Lars Erik Spurkland 203 W. 15 <sup>th</sup> Ave. Ste. 203 Anchorage, AK 99501	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

PAGE 6 OF 9

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
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	Umski 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	Umski 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



# FINAL ASSESSMENT ROLL

PAGE 7 OF 9

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
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. 815 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  Charles R. Hart & James O. Campbell Property Tract 52B 179-100-21	\$289,800  \$289,600	34,140.80  34,140.80
Martin and Barbara Leichtung 4260 Kachemak Drive Homer, AK 99603	Morris Sub. Lot 49-A 179-100-31	\$336,300	34,140.80
D. Craig and Nancy S. Whitmore PO Box 1984 Homer, AK 99603	Morris Sub Lot 49-B 179-100-32	\$395,400	34,140.80

# FINAL ASSESSMENT ROLL

PAGE 8 OF 9

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
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
192 John L. Warren PO Box 2581 Homer, AK 99603	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
Mark & Mary Edminster PO Box 1874 Homer, AK 99603	John L. Warren Replat Lot 37A 179-100-38	\$53,000	34,140.80
Thomas Anglin PO Box 1406 Homer, AK 99603	Harry Feyer Sub. Lot 2 179-110-03	\$183,900	34,140.80
Mark David Williston & Jan Lyndes 289 Old Street Road Peterborough, NH 03458-1643	Harry Feyer Sub. Lot 3 179-110-04	\$43,500	34,140.80
Kerry L. Bromley 1370 W Lake Lucille Dr. Wasilla, AK 99654	Govt Lot 46B 179-110-06	\$31,700	34,140.80
Victor Carlson 1408 W. 10 <sup>th</sup> Ave. Anchorage, AK 99501-3246	Govt Lot 46A 179-110-07	\$55,900	34,140.80
	Govt Lot 46C 179-110-08	\$49,900	34,140.80

# FINAL ASSESSMENT ROLL

PAGE 9 OF 9

PROJECT NAME: KACHEMAK DRIVE PHASE TWO WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

TOTAL PROJECT COSTS: \$3,960,332.00

DATE: AUGUST 8, 2013

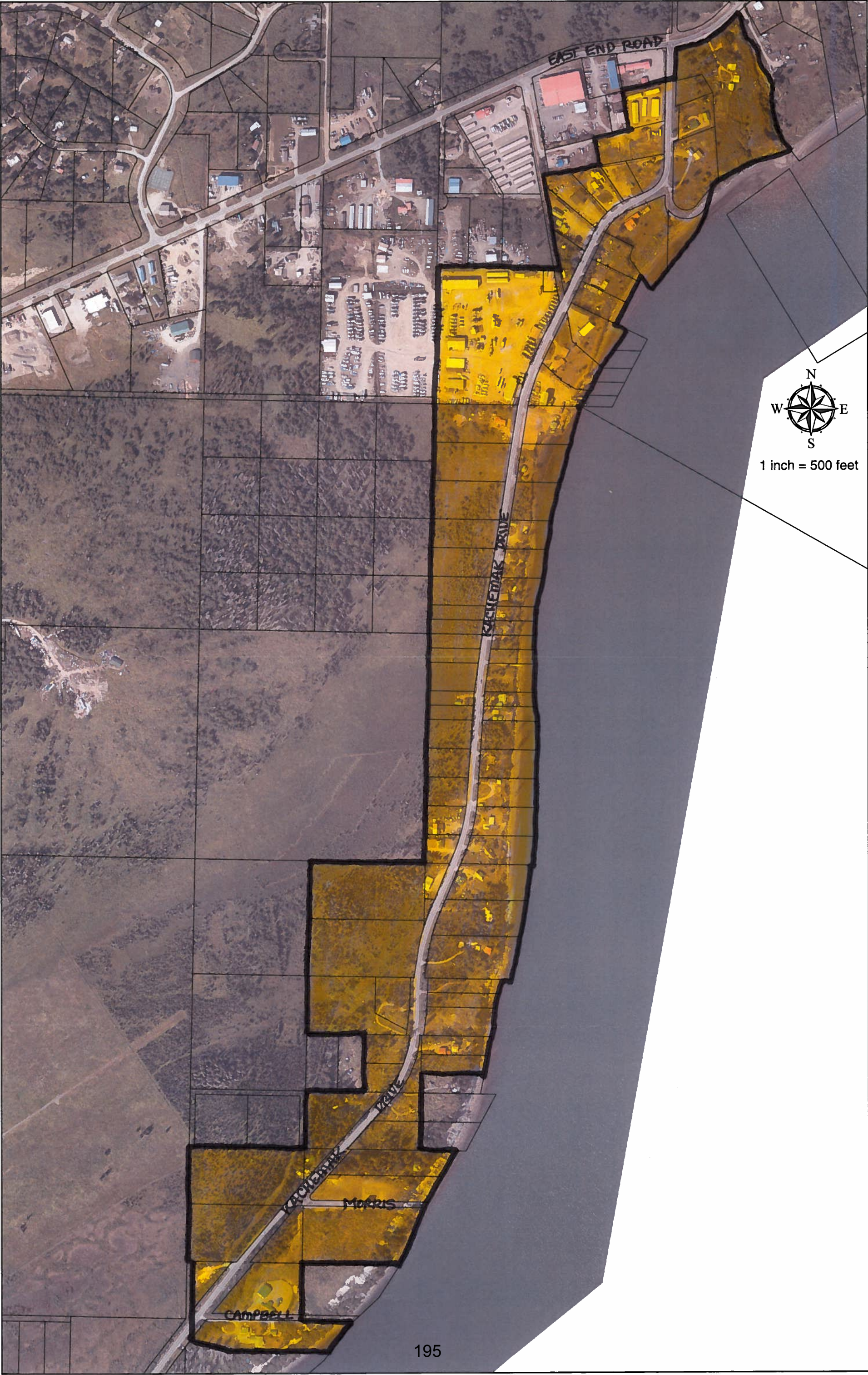
75% PROPERTY OWNER SHARE: \$2,970,249.00

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 Lyle, 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





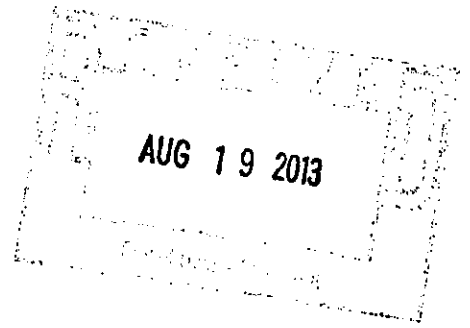
Kachemak Drive (Phase II) Water and Sewer Assessment District







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.

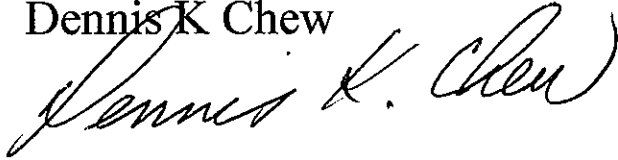
There is something inherently WRONG in decreasing ones  
property value by \$34,140.80, making it virtually worthless



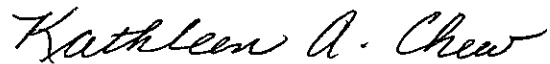
compared to the value prior to the assessment.

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



## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

August 29, 2013

David Seaman  
P.O. Box RDO  
Homer, AK 99603

Dear Mr. Seaman:

A few weeks ago we notified you of the public hearing on the final assessment roll for *Kachemak Drive Phase II Water and Sewer Special Assessment District*. Included in that mailing was the assessment roll listing the properties within the district and their individual assessment amounts.

While preparing the council packet I noticed that your parcel was included on the roll, but did not have a dollar amount listed for your share of the assessment. This was a clerical error and was corrected by City Council at their meeting on August 26<sup>th</sup>.

The assessment roll was amended to add a \$34,140.80 assessment for your property on Kachemak Drive, Cottonwood Corner Lot 1. Council then postponed adoption of Resolution 13-088 to their September 9<sup>th</sup> meeting to confirm the assessment roll.

Since your assessment was increased from zero to \$34,140.80 a new hearing must be scheduled unless you offer your consent to the increase in writing. If you consent to the assessment amount for your parcel please notify me in writing by **September 5, 2013**.

If you have any questions about the assessment for your parcel or the request for your written consent, please feel free to call me at 235-3130.

Sincerely,

Jo Johnson, MMC, City Clerk

Enc. Resolution 13-088  
Final Assessment Roll

I, Dave Seaman, on this 30<sup>th</sup> of August  
2013, do state that I have no  
objection to the assessment amount  
for Phase II Kachamak Dr water & sewer  
project for my property Cottonwood  
Corner Lot 1, in the amount of \$34,140.80





## NEW BUSINESS





# RESOLUTIONS



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

