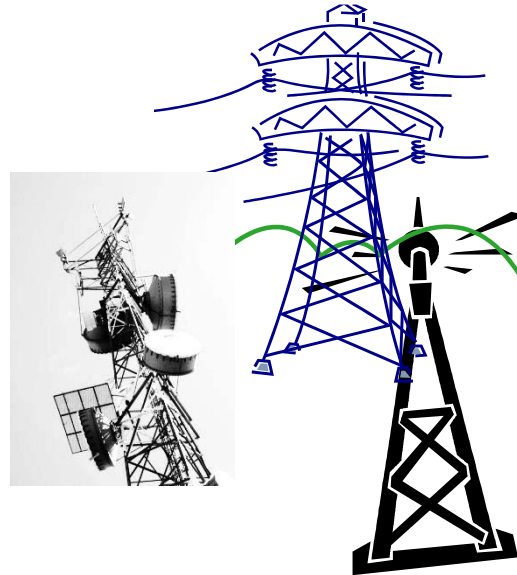


City Council
May 12, 2014
Monday



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 -5/7/2014-rk



MAY 2014

Monday 12 th	CITY COUNCIL Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.
Tuesday 13 th	PUBLIC ARTS COMMITTEE Worksession 4:00 p.m. and Special Meeting 5:00 p.m.
Thursday 15 th	PARKS AND RECREATION ADVISORY COMMISSION Regular Meeting 5:30 p.m. HOMER CHAMBER OF COMMERCE MIXER 5:00 p.m. – 7:00 p.m. with Planning Commission and Economic Development Advisory Commission
Friday 16 th	VESSEL HAUL-OUT TASK FORCE Meeting 3:30 p.m.
Wednesday 21 st	PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
Thursday 22 nd	PUBLIC SAFETY BUILDING REVIEW COMMITTEE Meeting 5:30 p.m.
Friday 23 rd	PARKS AND RECREATION ADVISORY COMMISSION Worksession - Spring Walk Thru 4:00 p.m.
Monday 26 th	CITY OFFICES CLOSED IN OBSERVANCE OF MEMORIAL DAY
Tuesday 27 th	CITY COUNCIL Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

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

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BETH WYTHER, MAYOR – 14
FRANCIE ROBERTS, COUNCILMEMBER – 15
BARBARA HOWARD, COUNCILMEMBER – 14
DAVID LEWIS, COUNCILMEMBER – 14
BRYAN ZAK, COUNCILMEMBER – 16
BEAUREGARD BURGESS, COUNCILMEMBER – 15
GUS VAN DYKE, COUNCILMEMBER – 16

City Manager, Walt Wrede
City Attorney, Thomas Klinkner

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

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



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
MAY 12, 2014
COWLES COUNCIL CHAMBERS

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 GUS VAN DYKE
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
3. **Ordinance 14-19**, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR), Urban Residential (UR) and Residential Office (RO) Zoning Districts to East End Mixed Use (E-MU). Van Dyke. *Page 41*
4. **CONSENT AGENDA**
5. **REGULAR MEETING AGENDA**
6. **COMMENTS OF THE AUDIENCE**
7. **ADJOURNMENT NO LATER THAN 5:50 P.M.**
Next Regular Meeting is Tuesday, May 27, 2014 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.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

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



REGULAR MEETING
6:00 P.M. MONDAY
MAY 12, 2014
COWLES COUNCIL CHAMBERS

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 GUS VAN DYKE
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

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

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Special and Regular meeting minutes of April 28, 2014. City Clerk. Recommend adoption. *Pages 21/25*
- B. **Ordinance 14-19**, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR), Urban Residential (UR) and Residential Office (RO) Zoning Districts to East End

Mixed Use (E-MU). Van Dyke. Recommended dates: Introduction May 12, 2014, Refer to the Planning Commission. **Page 41**

- C. **Ordinance 14-20**, An Ordinance of the Homer City Council Amending Homer City Code 21.18.030, Conditional Uses and Structures, 21.24.030, Conditional Uses and Structures, and 21.26.030, Conditional Uses and Structures, to Add Farmers' Market as a Conditional Use in the Central Business District, General Commercial 1 and General Commercial 2 Zoning Districts. Roberts. Recommended dates: Introduction May 12, 2014, Refer to the Planning Commission. **Page 61**

- D. **Ordinance 14-21**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Budget by Appropriating an Additional \$6,000 from the Port and Harbor Fleet Reserves to Acquire a Used, Full Size, Four Wheel Drive Pick-Up Truck for Harbor Operations. City Manager/Port and Harbor Director. Recommended dates: Introduction May 12, 2014, Public Hearing and Second Reading May 27, 2014. **Page 67**

Memorandum 14-076 from Port and Harbor Director as backup. **Page 71**

- E. **Ordinance 14-22**, An Ordinance of the City Council of Homer, Alaska Amending the FY 2014 Operating Budget to Provide for Natural Gas Conversions to City Buildings by Appropriating \$99,274 from Various City Reserve Funds. City Manager/Public Works Director. Recommended dates: Introduction May 12, 2014, Public Hearing and Second Reading May 27, 2014. **Page 73**

Memorandum 14-077 from Public Works Director as backup. **Page 77**

- F. **Resolution 14-050**, A Resolution of the Homer City Council Extending the City of Homer Prisoner Meal Service Contract for One Year to the Firm of Homer Senior Citizens, Inc. of Homer, Alaska, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption. **Page 79**

Memorandum 14-078 from Police Chief as backup. **Page 81**

- G. **Resolution 14-051**, A Resolution of the Homer City Council Awarding the Tri-Annual Contract for Public Works Gravel Supply for 2014, 2015, and 2016 to the Firm of R/C Land Improvement of Anchor Point, Alaska, in the Amount of \$37,682.00 for 2014 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption. **Page 85**

Memorandum 14-079 from Public Works Superintendent as backup. *Page 87*

- H. **Resolution 14-052**, A Resolution of the Homer City Council Proclaiming Homer to be a Green Dot Community. Mayor. Recommend adoption. *Page 99*

6. VISITORS

- A. Megan Murphy, Community Health Needs Assessment, 15 minutes *Page 103*

- B. Bob Letson, South Peninsula Hospital, 10 minutes

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS REPORT/COMMISSION

- A. Mayor's Proclamation – National Hospital Week, May 11-17, 2014 *Page 153*

- B. Borough Report

- C. 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

8. PUBLIC HEARING(S)

- A. **Ordinance 14-14(S)**, An Ordinance of the Homer City Council, Enacting HCC 2.80.100, Limitation Period, Establishing a Limitation Period for Filing a Complaint of a Violation of the City Ethics Code of Five-Years or One Year After Discovery of the Violation. City Clerk. City Clerk. Introduction March 24, 2014, Public Hearings April 14, April 28, and May 12, 2014 and Second Reading May 12, 2014. *Page 159*

Memorandum 14-046 from City Clerk as backup. *Page 163*

- B. **Ordinance 14-17(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040.m Regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 From the General Fund-Fund Balance for Mayor and Council Member Compensation. Burgess/Lewis/Roberts. Introduction April 28, 2014, Public Hearing and Second Reading May 12, 2014. *Page 165*

9. **ORDINANCE(S)**

10. **CITY MANAGER'S REPORT**

- A. City Manager's Report *Page 175*

- B. Bid Report *Page 187*

11. **CITY ATTORNEY REPORT**

- A. City Attorney Report of April 2014 *Page 191*

12. **COMMITTEE REPORT**

- A. Public Arts Committee
B. Permanent Fund Committee
C. Port and Harbor Improvement Committee
D. Employee Committee Report
E. Port and Harbor Building Task Force
F. Public Safety Building Review Committee

1. Minutes of April 29, 2014 *Page 195*

13. **PENDING BUSINESS**

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 Tuesday, May 27, 2014 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 14-13 a Special Meeting of the Homer City Council was called to order on April 28, 2014 at 5:20 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: BURGESS, HOWARD, LEWIS, ROBERTS,
VAN DYKE, ZAK

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER (telephonic)
FINANCE DIRECTOR LI
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS

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

The following changes were made: **Memorandum 14-075**, from City Clerk, Re: Request for Executive Session Pursuant to AS §44.62.310(c)(3), Matters, Which by Law, Municipal Charter, or Ordinances are Required to be Confidential. (Ethics Complaint No. 2014-02.) to Discuss Ethics Complaint 2014-02.

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

ROBERTS/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Michael Armstrong, Homer News Reporter, requested additional information on ethics complaints that will clarify the stage of the complaint. If the complaint is found to have merit it would be helpful to let the public know.

NEW BUSINESS

- A. **Memorandum 14-072**, from City Clerk, Re: Request for Executive Session Pursuant to AS §44.62.310(c)(3), Matters, Which by Law, Municipal Charter, or Ordinances are Required to be Confidential. (Ethics Complaint Nos. 2014-03, 2014-04, 2014-05, 2014-06, 2014-07, and 2014-08.)
- B. **Memorandum 14-075**, from City Clerk, Re: Request for Executive Session Pursuant to AS §44.62.310(c)(3), Matters, Which by Law, Municipal Charter, or Ordinances are Required to be Confidential. (Ethics Complaint No. 2014-02.)

Mayor Wythe called for a motion for the approval of the recommendations of Memorandums 14-072 and 14-075 to meet in Executive Session to hear Ethics Complaints 2014-02, 03, 04, 05, 06, 07, and 08.

LEWIS/HOWARD - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to adjourn to Executive Session.

LEWIS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. LEWIS, BURGESS, ROBERTS, HOWARD, ZAK, VAN DYKE

Motion carried.

Council adjourned to Executive Session at 5:25 p.m. and reconvened the Special Meeting at 5:43 p.m.

Mayor Pro Tempore Roberts stated the Board of Ethics met and provided direction to our attorney.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 5:44 p.m. The next Regular Meeting is Monday, May 12, 2014 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

Session 14-14 a Regular Meeting of the Homer City Council was called to order on April 28, 2014 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: BURGESS, HOWARD, LEWIS, ROBERTS,
VAN DYKE, ZAK

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
FIRE CHIEF PAINTER
IT MANAGER POOLOS
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Council met for a Worksession from 4:01 p.m. to 4:39 p.m. to discuss Employee Compensation Package. From 5:00 p.m. to 5:16 p.m. Council met as a Committee of the Whole to discuss Ordinance 14-17, Consent Agenda, and Regular Meeting Agenda items. Council conducted a Special Meeting in Executive Session from 5:20 p.m. to 5:44 p.m. to discuss Memorandums 14-072 and 14-075.

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: **CONSENT AGENDA - Resolution 14-049**, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Alaska Department of Transportation and Public Facilities (ADOT/PF) Selected Alternative for Traffic Control Improvements at the Intersection of Main Street and the Sterling Highway; a Traffic Signal With a Right Hand Turning Lane. City Manager. Written public comments. **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** - Written comments on Financial Support for Natural Gas Conversion Project. Lobbyist Report – Final Session.

Mayor Wythe called for a motion for the approval of 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

Adele Person, Homer Cycling Club, announced her presence to accept the Bike Month proclamation.

Kevin Hogan, city resident, spoke in opposition of Resolution 14-046.

Keren Kelly, Homer Senior Citizens, Inc., requested \$100,000 for their natural gas conversion project.

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 Special Board of Adjustment meeting minutes of April 9 and Special and Regular meeting minutes of April 14, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-073**, from Mayor, Re: Appointment of Pedro Ochoa to the Parks and Recreation Advisory Commission as Student Representative.
- C. **Ordinance 14-17**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040.m Regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 From the General Fund-Fund Balance for Mayor and Council Member Compensation. Burgess/Lewis/Roberts. Recommended dates: Introduction April 28, 2014, Public Hearing and Second Reading May 12, 2014.

Moved to Ordinances.

- D. **Ordinance 14-18**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Communications Tower Requirements; to Define and

Establish Standards for Communications Towers. Zak. Recommended dates:
Introduction April 28, 2014, Refer to Planning Commission.

Moved to Ordinances.

- E. **Resolution 14-048**, A Resolution of the Homer City Council Awarding a Three-Year Contract for Solid Waste Collection and Disposal to the Firm of Moore & Moore Services, Inc. of Homer, Alaska, in the Amount of \$54,273.80 Per Year and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum 14-074 from Port and Harbor Director as backup.

- F. **Resolution 14-049**, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Alaska Department of Transportation and Public Facilities (ADOT/PF) Selected Alternative for Traffic Control Improvements at the Intersection of Main Street and the Sterling Highway; a Traffic Signal With a Right Hand Turning Lane. City Manager. Recommend adoption.

Ordinance 14-18 was moved to Ordinances A. (Howard)

Ordinance 14-17 was moved to Ordinances B. (Mayor)

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

HOWARD/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- A. Green Dot Update

Sharon Whytal, Caroline Norton, and Tara Schmidt provided an overview of Green Dot, the strategy used to prevent domestic violence.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. New Firefighters and EMT's Swearing In

New Firefighters and EMTs were introduced by Fire Chief Painter and sworn in by Mayor Wythe.

B. Mayor's Proclamation – Municipal Clerks Week – May 4-10, 2014

Mayor Wythe read and presented the proclamation to City Clerk Jo Johnson.

C. Mayor's Proclamation – May 2014 as Bike Month

Mayor Wythe read and presented the proclamation to Adele Person.

D. Borough Report

E. Commissions/Board Reports:

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

Dave Brann, Parks and Recreation Advisory Commissioner, welcomed Pedro Ochoa to the commission. He announced park cleanup at Karen Hornaday Park this coming weekend. Parks Day will be held in August with the focus on Coal Point Park. The commission is trying to include an educational component this year by inviting local experts to provide history on the park and highlight the railroad that was there. The commission continues to address safety issues in the parking areas at Karen Hornaday Park. They have received helpful material and advice from Public Works. The Woodard Creek Trail development is still a priority; during cleanup they will look for different options. Lastly, the commission is identifying public access through easements and right-of-ways for the beaches.

5. Port and Harbor Advisory Commission

Bob Hartley, Port and Harbor Advisory Commissioner, reported a new rate study for moorages within the small boat harbor was discussed at their last meeting. They are looking at ways to make the harbor self-sustaining. Funding is still lagging; if large repairs are needed it will require a bond. The study will address the disparity between the space boats require and the costs for storage. We currently charge by lineal foot; larger boats take up a lot more space than

smaller boats, yet they all pay at the same rate. The commission discussed the area around Pier One Theatre and the construction on the large vessels. The large vessels should vacate the area by mid May. Trails are being prepared for paving to create nice walking areas around the harbor. The road into the launch ramp has changed drastically.

- F. Letter from Recreate Rec, Re: PARC Needs Assessment and HERC Building
- G. Letter from Keren Kelley, Homer Senior Citizens, Inc., Re: Request for Financial Support for Natural Gas Conversion Project
- H. Letter from Joy Steward, The Homer Foundation, Re: City of Homer Grants Program 2014
- I. Lobbyists Report – Final Session

PUBLIC HEARING(S)

- A. **Ordinance 14-14(S)**, An Ordinance of the Homer City Council, Enacting HCC 2.80.100, Limitation Period, Establishing a Limitation Period for Filing a Complaint of a Violation of the City Ethics Code of Five-Years or One Year After Discovery of the Violation. City Clerk. Introduction March 24, 2014, Public Hearings April 14 & 28, 2014 and Second Reading April 28, 2014.

Memorandum 14-046 from City Clerk as backup.

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

City Clerk Johnson related Ordinance 14-14(S) was not advertised for a public hearing.

Mayor Wythe called for a motion to postpone to May 12th for a public hearing and second reading.

BURGESS/HOWARD - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 14-18**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Communications Tower Requirements; to Define and Establish Standards for Communications Towers. Zak. Recommended dates: Introduction April 28, 2014, Refer to Planning Commission.

Mayor Wythe called for a motion for the adoption of Ordinance 14-18 for introduction and first reading by reading of title only.

ZAK/BURGESS - SO MOVED.

Council discussed expanding the definition of towers and sending the ordinance to the Planning Commission for review and recommendations. About 80% of the current towers may be noncompliant if they were held to the proposed standard.

VAN DYKE/ZAK - MOVED TO AMEND TO STRIKE THE WORD "COMMUNICATIONS" AND REPLACE WITH "ANY TOWERS" THROUGHOUT THE DOCUMENT.

Council discussed whether the amendment was needed before sending the ordinance to the Planning Commission.

VOTE: YES. LEWIS, BURGESS, ZAK, VAN DYKE

VOTE: NO. ROBERTS, HOWARD

Motion carried.

BURGESS/ROBERTS - MOVED THAT WE REFER THIS TO THE PLANNING COMMISSION.

There was no discussion.

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

Motion carried.

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

Motion carried.

- B. **Ordinance 14-17**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040.m Regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 From the General Fund-Fund Balance for Mayor and Council Member Compensation. Burgess/Lewis/Roberts. Recommended dates: Introduction April 28, 2014, Public Hearing and Second Reading May 12, 2014.

Mayor Wythe called for a motion for the adoption of Ordinance 14-17 for introduction and first reading by reading of title only.

BURGESS/LEWIS - SO MOVED.

Mayor Wythe expressed her opposition to the introduction of Ordinance 14-17 on many levels. It implies a council seat is unobtainable without compensation. Councilmembers are elected by the community to offer their time and services. The stipend is to be a supplement and was lowered several years ago due to the budget. There are no requirements for knowledge and expertise to serve on the council; we hire staff and the attorney for their professional expertise. To have the City acting as a benefactor and accountant is inappropriate use of staff time. She feels it is disingenuous to increase council pay.

BURGESS/ROBERTS – MOVED TO AMEND LINE 58: AMEND THE WORD “SALARY” TO “STIPEND” AND ALL REFERENCES TO SALARY TO STIPEND.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Burgess defended Ordinance 14-17 as during the last election cycle more than 70% of the people he spoke with cited reasons that would prevent them from running for office. The Council currently has a monthly \$50 stipend which results in about \$2 per hour. Although it is an honor and privilege to serve on the council, in the interest of having a broad representative demographic of Homer he crafted the ordinance.

The ordinance allows a councilmember to give their stipend back to the City or a nonprofit. It restores councilmember pay to what it was 8 to 10 years ago. If you don't show up and participate you don't get the stipend. Council is not representing themselves; they are

representing the potential to sit at the seat. Spending \$9,000 more a year to make sure there is a chance for people to serve is a huge boon for the community.

Councilmember Burgess noted there are costs involved for running for public office. Additionally, it involves a huge amount of time to read 500 to 600 pages per month. It is an intensive and in depth process. Each hour at the table requires 5 to 10 hours preparation. Being able to represent the point and argue the point takes time away from other pursuits.

Councilmember Roberts agreed that people on the council expend a large amount of time, requiring a lot of evenings and there are costs incurred. Acknowledging that you have done something from the taxpayers would be nice. There are people in the community that the added \$75 could make a difference. For some people in the community the added \$75 could make a difference of whether they could represent the taxpayers of Homer. The current \$25 does not reimburse someone for a babysitter for a 5 ½ hour meeting.

Councilmember Van Dyke expressed opposition to any type of stipend for councilmembers. It is an honor to come in and try to help the community and it shouldn't be about money.

VOTE: YES. ROBERTS, HOWARD, LEWIS, BURGESS

VOTE: NO. ZAK, VAN DYKE

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Employee Health Insurance: **(Reprinted from the March 24 Report)** You will recall that we discussed bringing the employee health insurance issue back to you at around mid-year. The idea was to address the issue before we started budget preparation in the fall. Right now, we are targeting the first meeting in August for a special meeting / workshop on an off-Monday (preferable). This would be a workshop forum. Jeff Paxton, our broker would be present for a presentation. The idea would be to present the data we have for the first 8 months of the new plan to look at impacts on costs and employee utilization. We would also present you with the bids we have received from private sector insurance companies. The goal would be for Council to be able to make an informed decision going forward re: staying self insured vs. the private sector. Starting the process this early will help with budget preparation, will give us time to make all of the necessary transfers, and give employees adequate notice. Also, Andrea Petersen is planning on having a report to you on the wage scale and ways to address the job classifications that are falling behind as requested by Council. This report will be

- submitted at about the same time so that the Council can look at total employee compensation prior to budget time.
2. PERS: Good news here. It looks like the Governor's proposal to transfer \$3 Million into the PERS and TERS funds is going to pass. The really good news for the City is that the municipal contribution rate will not be increased, which would have been a major hit to the budget. The bad news is that termination studies have not been eliminated as hoped.
 3. Capital Budget: At the time this report was written, the Capital Budget was still being debated. If it passes in its current form, I think the community did pretty well overall, considering the dire predictions about spending going into the session. Community projects include money for the Pratt Museum building project, funds for natural gas conversion at the Senior Center, and one year funding restoration for KBBR. City projects include funds for refurbishment of Fire Department apparatus, Phase I of the East-West Road Corridor, and funding for the Sheet Pile Dock in the harbor.
 4. Legislature Recognizes City's 50 Year Anniversary: The Alaska Legislature adopted a proclamation "Honoring the City of Homer at the 50 Year Anniversary of City incorporation." The prime sponsors were representative Paul Seaton and Senator Peter Micciche. It looks like the entire Legislature signed on as co-sponsors. A copy will be available at the meeting and we will have it framed and placed in a prominent place.
 5. Spit Project Updates: The Spit Trail extension and the new trail on the other side of the harbor are scheduled to be paved late this week. Much progress is being made on the interpretative areas and other enhancements as you may have noticed. The new restrooms are all about to be hooked up to natural gas, which will greatly reduce utility costs. The Spit Trail extension has been a long time coming and we are pleased that we will be able to get it done before the visitor season arrives in full force.
 6. Paving: A quick reminder that DOT/PF is planning to execute Phase II of its paving project this summer. There will be new pavement on the Sterling Highway from the Pioneer Avenue intersection all the way to the end of the Spit. There will be delays and inconvenience but the end result should be good. The City is working with DOT/PF to incorporate some of the planned pedestrian improvements at the end of the Spit as part of this project.
 7. Main Street / Sterling Intersection: DOT/PF has informed the City that it has selected an alternative for traffic control at the Main St. / Sterling intersection. It plans to install a traffic signal with right turning lanes. DOT/PF would like an endorsement or comment from the Council before it proceeds further. A resolution expressing support for the project is on the agenda to get the issue on the table.
 8. Pier One Lot: As you are aware, there has been a lot of public discussion about the highest and best use of the parcel that Pier One is located on. If anyone had any questions about the need or the demand for marine industrial / marine trades activities there, you should have been there last week. As many as six vessels were hauled out and being worked on, almost entirely with local crews and labor.
 9. Congratulations to Mike Illg: Community Recreation Coordinator Mike Illg ran and finished the Boston Marathon. According to the paper, he was the only person from Homer to finish the race. Mike ran to raise money for charity. Way to go Mike!

10. Trip Report: On April 2, 3, and 4 I was in Washington DC. The purpose of the visit was to attend a hearing of the Federal Maritime Commission with Holly Wells and to visit our delegation. I met with Congressman Young and a number of staff members in Senator Begich and Senator Murkowski's offices. The topics of discussion included the future of KBRR, the excise tax provision of the Affordable Health Care Act, and funding for the Deep Water Dock and the harbor expansion. We talked a lot about Homer's role in energy development and support for the expansion of Arctic shipping.

City Manager Wrede referenced two memorandums from Public Works Director Carey Meyer on the community disaster recovery conference and the intent to purchase a parcel to locate an underground water tank.

Councilmember Burgess declared a potential conflict of interest as the owner of an adjacent parcel.

Mayor Wythe ruled there was a conflict and there was no objection from the Council.

Councilmember Burgess exited the dais.

Public Works Director Meyer reported it is important that the tank be placed at a certain elevation to provide pressure. Many years were spent developing a master plan of where the tank should be located and the City does not have another location. All of the City's water tanks are above ground and are not in residential neighborhoods. Although an underground concrete tank costs 20% to 25% more to construct initially, over the life of the facility it is much cheaper to maintain. In a residential neighborhood it is appreciated that a tank is not so visible. The purchase of the property is contingent that the tank will be underground. Steel tanks corrode, whereas concrete tanks don't require any refurbishing. The life of a concrete water tank is 50 to 100 years. Both above ground and underground tanks can withstand a reasonable sized earthquake. The underground tank is supported by the ground around it, whereas the above ground tank is unsupported when the water is sloshing. It is anticipated funds for the property purchase will come from the HAWSP fund or the water and sewer reserve account.

Public Works Director Meyer reported the current water tank is located at the top of Main Street as it turns and becomes Mountain View Drive. It is the first tank that the City constructed in 1964. It is deteriorating badly on the inside and needs a major expensive renovation. The new tank is being designed to abandon the old tank. We already have water stored at the top of the hill and the end of the Spit so the water tank in midtown will provide better fire flows and an opportunity for a micro hydro project to generate electricity.

The water tank is a portion of a larger project to extend the waterline across Shellfish Avenue. It will improve the ability to deliver water east/west and help with fire flows. All together it is a \$3M construction project. A lot needs to happen in the neighborhood before the project comes together. Funds became available through the EPA that were matched with HAWSP funds. The City will apply for a DEC grant for construction money. A shovel ready project should prioritize DEC funding. A small low interest loan will help cash flow on the 30% of the cost the

City would be responsible for. With the sale of the lot, the seller's frontage on Shellfish Avenue would be exempt from any and all future assessments related to water, sewer, and road improvements. This is part of the motivation in selling the piece of property. Purchase of Lot A-2 will not affect the potential for future assessments on Lot A-1 resulting from South Slope Drive road, water and sewer improvements.

Councilmember Burgess returned to the dais.

Paving from Pioneer Avenue to the end of the Spit will commence this summer. Included in the project are pedestrian improvements with new signage and striping.

Finance Director John Li provided financial data on the water and sewer fund as a laydown. The fund is just barely bringing in more revenue than debt; 6% to 7% is going to debt service. The food tax exemption impacts the HAWSP and HART funds.

Mayor Wythe recognized eight employees with a combined 61 years of service to the community and congratulated Mike Illg for completing the Boston Marathon.

B. Bid Report

CITY ATTORNEY REPORT

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

Councilmember Howard reported the task force will meet on May 8th to review the 95% drawings.

PENDING BUSINESS

- A. **Resolution 14-046**, A Resolution of the City Council of Homer, Alaska, Amending Chapter 2, Section 2.2(A) of the City of Homer Property Management Policy and Procedures (Lease Policy) Regarding Committee Membership. Mayor and City Council. Recommend adoption. (Postponed from April 14, 2014)

Memorandum 14-066 from City Manager as backup.

Motion on the floor from April 14: LEWIS/ROBERTS – MOVED FOR THE ADOPTION OF RESOLUTION 14-046 BY READING OF TITLE ONLY.

Council discussed the benefits of retaining the Lease Committee to allow input from other industries and the public.

Mayor Wythe noted we hire professional staff with the expectation they will provide professional services. If Council finds something on a lease they can send it back to staff; no oversight organization is required for staff to do their job.

Proposed leases do not go to the Port and Harbor or Economic Development Advisory Commissions prior to approval. The commissions do provide advice on lease policies and that can still remain in effect. The only thing that would be totally administrative is evaluating, scoring, and administering the leases. The City Attorney has suggested the City could get itself into trouble if there are public members reviewing, scoring, and rating leases.

Council expressed concerns about city staff handling the entire process and removing all public oversight from the process. Human beings can only know so much and the people that know about the port and leases are the people at the Lease Committee meetings.

City Manager Wrede commended Terry Yager and Steve Zimmerman for doing a great job on the Lease Committee. He added abandoning the committee does not reflect on the current members of the Lease Committee.

VOTE: YES. HOWARD, ROBERTS, LEWIS

VOTE: NO. VAN DYKE ZAK, BURGESS

Mayor Wythe broke the tie vote with a YES.

Motion carried.

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Carey Meyer, city resident, commented on the disappearance of perennials from the Baycrest Hill gardens.

Kevin Hogan, city resident, commented on Resolution 14-046, Council expenditures, and Ordinance 14-17.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Wrede commented about the water tank. The next step would be a purchase agreement with specific language contingent on Council approval. Then there is an understanding between seller and buyer on how to proceed. City Manager Wrede clarified the Alaska to the Future book was contingent on Council approval. It was discussed many times between himself and the publisher. An email with the publisher was produced to the press that indicated approval of the book was contingent on Council approval.

COMMENTS OF THE MAYOR

Mayor Wythe thanked Pedro for stepping up to the student seat on the Parks and Recreation Advisory Commission. There may be a student seat on the EDC. It is beneficial for students and the community. She participated in the poetry reading and trail dedication at Islands and Ocean over the weekend. The interpretative signs are great. We spent a lot of money to upgrade the trail and there is a section in the middle that is still the plastic walkway. When we put money into doing something she encouraged people to come and ask for the extra money to finish the project. There is a slip hazard right in the middle of a very well done trail. As to the Lease Committee, she sat in the EDC during the last review of lease rules and regulations. There is a lot of underlying intent and she greatly appreciates everyone that participates. The message she gets is there is a source of money to pay for all of the things we like to do...your checkbook. In the absence of revenue we have to find a way to reduce staff time in redundant services. It is one of the low hanging fruits that Administration provides and it is complicated by external participation. Not that the participation has been done poorly, it is a financial complication and streamlining is a savings of money. The same people that tell us to tighten our belt say don't take away the committee or commission I want to have. Increasing

compensation for Council is not as valuable as decreasing the impugning of the character of the people that sit at the table. You sit here day after day and spend hours preparing to come in and talk. For people to imply it is done disingenuously, you can't pay me enough money to take away that frustration for me.

COMMENTS OF THE CITY COUNCIL

Councilmembers Burgess commented the firefighter and EMT oath should be shortened. We should follow the Green Dot community recommendations. As to the Council pay, he would be happy to see two people come to the council meeting that pledge to run who make less than \$35,000 a year that are opposed to the ordinance. He would be interested in what they have to say. It is not a trade-off of honor or ability; it is compensating you for the cost of doing business. On health insurance he extends sympathies and appreciation to staff. Staff is in a crappy spot with health insurance. The City has been self-insured for a long time and we look pretty ugly to insurance companies who want to make a hefty profit by selling their products to us. Utilization on the plan has been significant; we need to show less utilization. The options to moving forward are not good as there must be less utilization for 3 years. If you don't want to throw more money at it there are not many solutions. Councilmember Burgess recalls we did get a nod for purchasing the lot on Shellfish Avenue. It was brought to our attention before. The City Manager and Public Works Director were not acting without our knowledge or acting outside the scope of their jobs. No one is acting unethical.

Councilmember Van Dyke expressed admiration for the firefighters and EMTs in the community. Without them we would be in a deep hurt. As to the Mayor and Council pay, he totally agrees with the Mayor.

Councilmember Lewis congratulated Francie on standing outside Friday watching the soccer games in lousy weather and the kids playing in the rain and wind. The boys came away with a win; the girls played very hard. He questioned how much money we have saved with iPads in paper, toner, and staff time. Councilmember Lewis acknowledged letters from the Senior Center with a \$100,000 request and a line item on the budget, and Recreate Rec wants to rescind the resolution to sell HERC land and keep the old intermediate school open. The Homer Foundation's letter stated who they give money to. The Pratt Museum and Haven House are on a budget and we will eventually see Kevin Bell Arena coming up. There are a lot of people that need or want money. There is a possible surplus this year, but nothing is guaranteed. A mother approached him this morning and her four year-old son asked why people on bicycles ride in the road when they cannot ride four-wheelers on the trails.

Councilmember Zak thanked all the folks that came out, especially the EMTs taking the oath. He wonders what they get for volunteer hours and providing safety to the community. He thanked Green Dot and all they've done to tabulate the results. He hated to see the Lease Committee go. He liked the checks and balances it gave us. The public could interpret unfair advantage to someone. It was a good meeting overall. There are many newsletters from the community with a lot of clubs that give more back to non-profits. Council should be thankful all these organizations exist. When Senior Citizens come make a request he will need to declare

he is on the Board of Directors. With the service they provide to the community we may be able to make the line item.

Councilmember Howard congratulated KBBI and Homer News; Mr. Armstrong could hardly stand up carrying so many awards. She congratulated the firefighters providing health and safety to the community.

Councilmember Roberts had no comment.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:15 p.m. The next Regular Meeting is Monday, May 12, 2014 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-19

An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR), Urban Residential (UR) and Residential Office (RO) Zoning Districts to East End Mixed Use (E-MU).

Sponsor: Van Dyke

1. City Council Regular Meeting May 12, 2014 Introduction
 - a. Map of proposed area to be rezoned to East End Mixed Use

1 CITY OF HOMER
2 HOMER, ALASKA

3 Van Dyke

4 ORDINANCE 14-19
5

6 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA,
7 AMENDING THE HOMER CITY ZONING MAP TO REZONE PORTIONS OF THE
8 RURAL RESIDENTIAL (RR), URBAN RESIDENTIAL (UR) AND RESIDENTIAL
9 OFFICE (RO) ZONING DISTRICTS TO EAST END MIXED USE (E-MU).
10

11 WHEREAS, Appendix B to the City of Homer Comprehensive Plan, at page 1, states,
12 "Homer has a freewheeling, organic character. In many parts of town, land uses—residential,
13 office, retail, storage, industrial and open space—are freely mixed. This style breaks common
14 rules of traditional planning, but in most instances the result is attractive and functional. This
15 eclectic mix of uses fits together with little or no conflicts, and helps create Homer's unique,
16 well-liked character;" and
17

18 WHEREAS, The City of Homer Comprehensive Plan, at page 4-2, states, "Homer's land
19 use pattern is generally supported by the City's current zoning designations, but an eclectic
20 mix of land uses is still found in various zoning districts. This mixing of uses is part of the unique
21 character of Homer and is not without benefits. The current land use zones largely fulfill their
22 intended functions, but in some cases do not mesh with the realities of existing or desired
23 future use patterns. Growth in Homer will require a new set of standards to guide the form and
24 location of future land use and development;" and
25

26 WHEREAS, East End Road between Lake Street and the western boundary of
27 Kachemak City is similar in character to the Gateway Business District along the Sterling
28 Highway, and similarly should be in a zoning district that allows a mixture of uses; and
29

30 WHEREAS, Rezoning the East End Road corridor to East End Mixed Use would allow
31 the land in this corridor to be used to its highest and best use, while also providing the City with
32 much needed business growth potential.
33

34 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
35

36 Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the
37 attached Exhibit A from the Rural Residential (RR) zoning district to the East End Mixed Use (E-
38 MU) zoning district as shown on the attached Exhibit B.
39

40 Section 2. The Homer Zoning Map is amended to transfer the parcels listed on the
41 attached Exhibit A from the Urban Residential (UR) zoning district to the East End Mixed Use (E-
42 MU) zoning district as shown on the attached Exhibit C.
43

87 Reviewed and approved as to form:

88

89

90 _____

91 Walt Wrede, City Manager

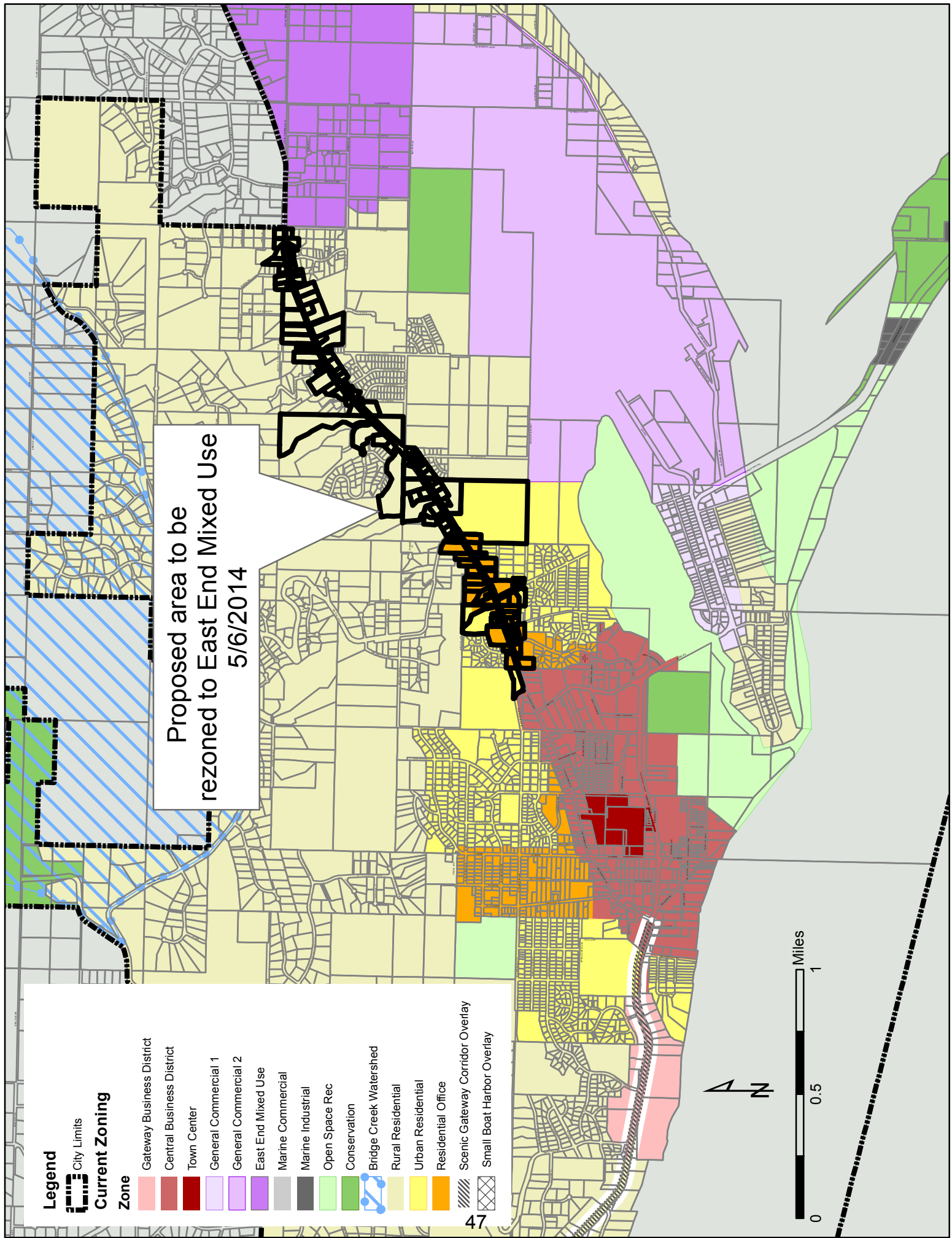
92

93 Date: _____

94

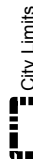
Thomas F. Klinkner, City Attorney

Date: _____



Proposed area to be
rezoned to East End Mixed Use
5/6/2014

Legend



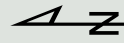
City Limits

Current Zoning

Zone

- Gateway Business District
- Central Business District
- Town Center
- General Commercial 1
- General Commercial 2
- East End Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Rec
- Conservation
- Bridge Creek Watershed
- Rural Residential
- Urban Residential
- Residential Office

- Scenic Gateway Corridor Overlay
- Small Boat Harbor Overlay



PARCEL_ID	LEGAL DESCRIPTION
	Urban Residential to East End Mixed Use Zoning
17903018	T 6S R 13W SEC 16 SEWARD MERIDIAN HM COMMENCING AT THE S1/4 CORNER COMMON TO SEC 16 & 21 PROCEED N 0 DEG 13 MIN 20 SEC W 1448.35 FT TH WEST 714.79 FT TH N 0 DEG 13 MIN 20 SEC W 233.49 FT TO THE SOUTH BOUNDARY OF THE HOMER EAST RD TH CONTINUE N 0 DEG 13
17702076	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0970038 HOMER UNITED METHODIST CHURCH SUB AMENDED LOT 1
17705215	Northern portion of T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004024 A A MATTOX 1958 ADDN NO 5 TRACT B-1
17705209	Northern portion of LEGAL T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 ADDN LOT 6 & 7
17906107	T 6S R 13W SEC 16 SEWARD SW HM 2006020 VIRGINIA LYNN 2006 REPLAT LOT 20A-1, Portion of
	Rural Residential to East End Mixed Use Zoning
17929025	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0880046 COOPER SUB GREER 1988 SUB OF LOT 2 BLK 1 LOT 2A
17929009	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0720764 COOPER SUB LOT 1 BLK 2 EXCLUDING DOT ROW
17929026	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004035 COOPER SUB NO 8 LOT 3A BLOCK 1
17929020	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0850048 COOPER SUB UNIT 6 LOT 16-A BLK 2
17929027	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004035 COOPER SUB NO 8 LOT 3B BLOCK 1
17929001	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0720764 COOPER SUB LOT 1 BLK 1 EXCLUDING DOT ROW
17929017	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0720764 COOPER SUB LOT 15 BLOCK 2 EXCL PTN DEEDED TO DOT BY WD 2006-4993
17929023	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0850096 COOPER SUB NO 5 LOT 17A
17932003	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0830019 MEADOW-WOOD PLACE SUB AMENDED LOT 3 BLK 2 EXCLUDING DOT ROW
17938001	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0810033 MEADOW-WOOD PLACE UNIT 3 LOT 1
17939002	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT F7-A EXCLUDING DOT ROW
17929024	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0880046 COOPER SUB GREER 1988 SUB OF LOT 2 BLK 1 LOT 2B
17932002	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0830019 MEADOW-WOOD PLACE SUB AMENDED LOT 2 BLK 2
17939003	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5
17932001	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0830019 MEADOW-WOOD PLACE SUB AMENDED LOT 1 BLK 2 EXCLUDING DOT ROW
17939023	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004104 SCENIC VIEW SUB NO 6 TRACT A & VACATION OF TILLY CRT TRACT A
17938017	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0980027 GUY WADDELL REPLAT LOT 1 TRACT G LOT 1-A EXCLUDING DOT ROW
17938018	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0980027 GUY WADDELL REPLAT LOT 1 TRACT G LOT 1-B

PARCEL_ID	LEGAL DESCRIPTION
17902050	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0790052 THOMPSON SUB RESUB LOT 1 TRACT E LOT 1B
17902013	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0000000 WADDELL SURVEY TRACT A
17902024	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0640051 THOMPSON SUB LOT 02 EXCLUDING DOT ROW
17902039	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0000000 GUY WADDELL BOUNDARY SURVEY TRACT H SLY 266 FT THEREOF EXCLUDING DOT ROW
17902095	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2009033 GUY WADDELL SUB NO 3 JUNES ADDN LOT 1E
17902012	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0890004 CHRISTENSEN TRACTS SUB NO 2 AMENDED TRACT D EXCLUDING DOT ROW
17902006	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2013004 THOMPSON SUB 2012 LOT 08-A
17902063	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0840058 GUY WADDELL TR B LINDER SUB LOT 1
17902096	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2009033 GUY WADDELL SUB NO 3 JUNES ADDN LOT 2
17902019	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0860059 GUY WADDELL BOUNDARY SURVEY REPLAT BRODERSON TRACT D-A TRACT D-A-1 EXCLUDING DOT ROW
17902086	T 6S R 13W SEC 16 SEWARD SW HM 2006044 CHRISTENSEN TRACTS NO 4 TRACT 1
17902075	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0950042 EARLY SPRING SUBD TRACT 1 RESUB LOT 1 EXCLUDING DOT ROW
17903063	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
17902074	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0890003 CHRISTENSEN TRACTS AMENDED TRACT C
17903021	T 6S R 13W SEC 16 SEWARD MERIDIAN HM PTN E1/2 SW1/4 BEGIN @S1/4 CORNER COMMON TO SEC 16&21; TH N 0 DEG 13'20" W 1448.35 FT TO POB; TH W 714.79 FT; TH N 0 DEG 13'20"W 269.14 FT TO CENTER OF HOMER EAST RD; TH N57 DEG 17'30"E 208 FT ALONG CENTER OF RD;
17903033	T 6S R 13W SEC 16 SEWARD MERIDIAN HM THAT PORTION OF THE NE1/4 SW1/4 COMMENCING AT THE CENTER 1/4 CORNER OF SEC 16 TH PROCEEDING S 0 DEG 14 MIN E ALONG CENTERLINE 485.4 FT TO THE INTERSECTION WITH THE SOUTH ROW LINE OF HOMER EAST RD TO THE POB TH S 0 DE
17903034	T 6S R 13W SEC 16 SEWARD MERIDIAN HM BEGINNING AT INTERSECTION OF CENTERLINE OF SEC 16 WITH THE SOUTH ROW LINE OF HOMER EAST RD PROCEED S 00 DEG 14 MIN E 265.8 FT TH S 57 DEG 17 MIN 30 SEC W 23.7 FT TO THE POB TH N 32 DEG 42 MIN 30 SEC W TO HOMER EAST R
17903016	T 6S R 13W SEC 16 SEWARD MERIDIAN HM PTN E1/2 NE1/4 SW1/4 COMMENCE @SECT CORNER SECS 16 17 20 & 21 TH N1 DEG 11'40"W 568.5 FT TO SOUTH ROW LINE OF HOMER EAST RD; TH N70 DEG 14'E 354 FT; TH N57 DEG 17'30"E 2203.18 FT; TH S32 DEG 42'30"E 30 FT TO POB;
17902131	T 6S R 13W SEC 16 SEWARD SW HM 2006054 STREAM HILL PARK SUB UNIT 1 TRACT 1
17907003	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 3 BLK 1 EXCLUDING DOT ROW
17902158	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2008048 STREAM HILL PARK UNIT 2 TRACT F

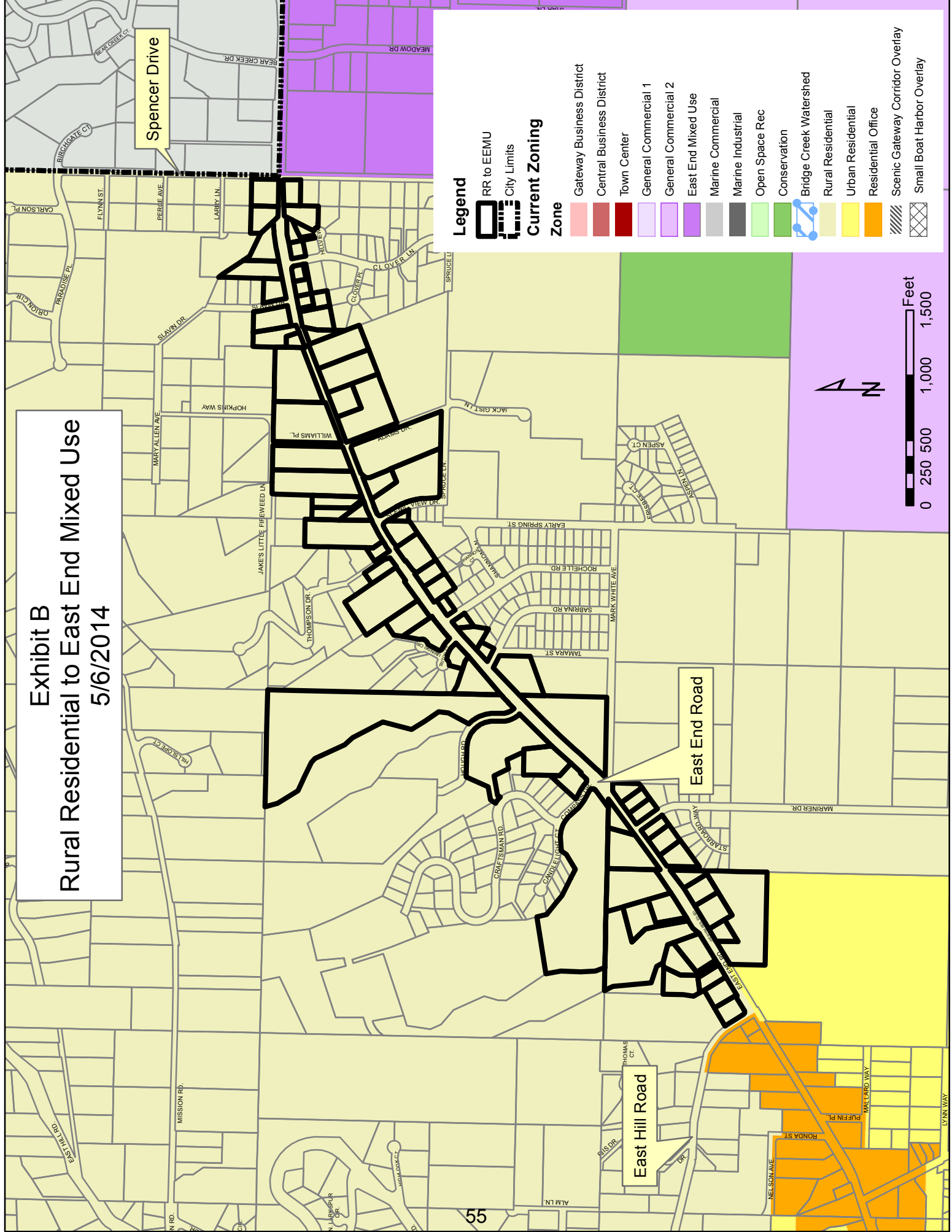
PARCEL_ID	LEGAL DESCRIPTION
17903082	T 6S R 13W SEC 16 SEWARD SW HM 2006077 MUTCH-GANGL 2006 ADDN LOT 1
17903076	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005037 MUTCH-GANGL 2005 ADDN LOT B-3-A
17903027	T 6S R 13W SEC 16 SEWARD MERIDIAN HM BEGINNING AT THE 1/4 CORNER COMMON TO SEC 16 & 21 TH PROCEED N 0 DEG 13 MIN 20 SEC W 1448.35 FT TH WEST 714.79 FT TH N 0 DEG 13 MIN 20 SEC W 233.49 FT TH N 57 DEG 17 MIN 30 SEC E 208 FT TO THE POB TH CONTINUE N 57 DE
17903080	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
17903083	T 6S R 13W SEC 16 SEWARD SW HM 2006077 MUTCH-GANGL 2006 ADDN LOT 2
17902160	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2008048 STREAM HILL PARK UNIT 2 TRACT H
17903079	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 2
17907010	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 5 BLK 1 EXCLUDING DOT ROW
17907002	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 1 BLK 1
17903066	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5
17903065	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
17907007	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 7 BLK 1
17907006	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 6 BLK 1
17907008	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 8 BLK 1
17907001	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCES H THORN SUB LOT 2 BLK 1 EXCLUDING DOT ROW
17903077	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005037 MUTCH-GANGL 2005 ADDN LOT B-3-B
17907004	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002388 FRANCIS H THORN SUB LOT 4 BLK 1 EXCLUDING DOT ROW
17411215	T 6S R 13W SEC 10 SEWARD MERIDIAN HM POR SW1/4 SE1/4 SW1/4 SE1/4 SW1/4 EXCLUDING DOT ROW
17411220	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0860008 SCENIC VIEW SUB NO 10 LOT A2-E
17903078	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 1
17411307	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 8 EXCLUDING DOT ROW
17411225	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2002055 SCENIC VIEW SUB BROSTE ADDN LOT 1
17411226	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2002055 SCENIC VIEW SUB BROSTE ADDN LOT 2
17411227	T 6S R 13W SEC 15 SEWARD MERIDIAN HM THAT PARCEL AS DESCRIBED IN WD 17@317 A PORTION OF WHICH IS LOT 7 TRACT A SCENIC VIEW SUB PLAT 52-587 EXCLUDING DOT ROW
17411218	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0810042 SCENIC VIEW SUB PLAT OF A3A & A3B LOT A3A
17411219	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0810042 SCENIC VIEW SUB PLAT OF LOT A3A & A3B LOT A3B
17924012	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 3 TRACT B EXCLUDING THE N 200 FT OF THE E 200 FT THEREOF EXCLUDING DOT ROW
17924004	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 4 TRACT A EXCLUDING DOT ROW
17924032	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004087 SCENIC VIEW SUB NO 7 LOT 2A-3 EXCLUDING DOT ROW

PARCEL_ID	LEGAL DESCRIPTION
17924003	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 3 TRACT A EXCLUDING DOT ROW
17924009	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 5 TRACT B EXCLUDING DOT ROW
17924024	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780103 SCENIC VIEW REPLAT OF LOT 1 TR B LOT 1B EXCLUDING DOT ROW
17924005	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 5 TRACT A EXCLUDING DOT ROW
17924011	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 3 TRACT B BEGINNING AT THE NORTHEAST CORNER OF LOT 3 TRACT B PROCEED WEST 200 FT TH SOUTH 200 FT TH EAST 200 FT TH NORTH 200 FT TO THE POB
17924029	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000058 SCENIC VIEW SUB LOT 4 TRACT B
17924019	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0810031 SCENIC VIEW SUB MARY ALLEN 1981 REPLAT LOT 6 TRACT B EXCLUDING DOT ROW
17924031	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004087 SCENIC VIEW SUB NO 7 LOT 2A-2 EXCLUDING DOT ROW
17924002	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 2 TRACT A E1/2 THEREOF EXCL DOT ROW
17924014	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB LOT 1 TRACT A
17924036	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2013043 SCENIC VIEW SUB SCENIC GROVE ADDN NO 1 2013 REPLAT LOT 2-A-1
	Residential Office to East End Mixed Use Zoning
17730201	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 23 BLK 2
17903006	T 6S R 13W SEC 16 SEWARD MERIDIAN HM COMMENCING AT THE S1/16 CORNER OF SEC 16 PROCEED S 0 DEG 23 MIN E 192 FT TO THE POB TH S 0 DEG 23 MIN E 518 FT TO THE NORTH ROW LINE OF HOMER EAST RD TH N 70 DEG 18 MIN 30 SEC E ALONG SAID ROW 209.3 FT TH N 46 DEG 21
17903060	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0910039 DIERICH ADDN SUB NO 3 LOT 1-A
17906201	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 MATTOX SUB LOT 05 EXCLUDING DOT ROW
17905002	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0630840 ROSEBUD SUB LOT 03 EXCLUDING DOT ROW
17905003	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0630840 ROSEBUD SUB LOT 02 EXCLUDING DOT ROW
17906104	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005055 MATTOX SUB BIRCH TERRACE REPLAT LOT 19-A
17906301	T 6S R 13W SEC 16 SEWARD MERIDIAN HM PTN SW1/4 SW1/4 BEGIN @ CORNER COMMON TO SECS 16,17,20 &21 TH E 1320.6 FT TO 1/16 CORNER; TH N 0 DEG 05'W 1004.5 FT TO POB; TH N 0 DEG 05'W 332.5 FT TO CORNER 2; TH S57 DEG 30'W 246.6 FT TO CORNER 3; TH S0 DEG 05'
17903009	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL BOUNDARY SURVEY TRACT 10 EXCLUDING DOT ROW

PARCEL_ID	LEGAL DESCRIPTION
17903012	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL BOUNDARY SURVEY TRACT 7 EXCLUDING DOT ROW
17906101	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 MATTOX SUB LOT 18 EXCLUDING DOT ROW
17906220	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0860096 A A MATTOX NO 6 LOT 16-B2
17903067	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2001032 DIERICH ADDN NO 4 LOT 2A-1
17905001	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0630840 ROSEBUD SUB LOT 01
17906303	T 6S R 13W SEC 16 SEWARD MERIDIAN HM POR SW1/4 SW1/4 S OF HOMER E RD & W OF LOTS 3 & 4 OF MATTOX SUB EXCLUDING DOT ROW
17903087	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2008029 MINSCH SUB LOT 1
17906302	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 MATTOX SUB LOT 03 EXCLUDING DOT ROW
17903085	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2006084 NELSON AVENUE & RONDA STREET ROW DEDICATION LOT 4B-3A
17906217	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0700552 A A MATTOX SUB OF TR 16 LOT 16A
17906499	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 MATTOX SUB LOT 17 & PTN OF SW1/4 SW1/4 DESCRIBED AS: BEGIN @SEC CORNER COMMON TO SECS 16,17,20&21; TH N89 DEG 55'30"E 499.32 FT; TH N28 DEG 38'10"W 316.53 FT ALONG E BOUNDARY OF MATTOX RD TO SW CORNER OF
17906107	T 6S R 13W SEC 16 SEWARD SW HM 2006020 VIRGINIA LYNN 2006 REPLAT LOT 20A-1
17906219	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0860096 A A MATTOX NO 6 LOT 16-B3
17906221	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0860096 A A MATTOX NO 6 LOT 16-B1
17903011	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL BOUNDARY SURVEY TRACT 8
17903010	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL BOUNDARY SURVEY TRACT 9
17903035	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0721059 DIERICH ADDN SUB LOT 4B-1
17903007	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A
17705215	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004024 A A MATTOX 1958 ADDN NO 5 TRACT B-1
17705155	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2007089 A A MATTOX SUB GLACIERVIEW BAPTIST CHRUCH REPLAT LOT 12A
17705302	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 SUB LOT 18 EXCLUDING DOT ROW
17705214	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004024 A A MATTOX 1958 ADDN NO 5 LOT 5A
17705156	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2010064 A A MATTOX SUB 1958 SELDOVIA VILLAGE TRIBE ADDN NO2 LOT 10B
17705407	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2002062 A A MATTOX SUB PENNOCK PLACE ADDN LOT 14-C
17705310	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2007078 A A MATTOX SUB 2007 ADDN LOT 16-A1
17705409	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2003070 A A MATTOX SUB PENNOCK PLACE ADDN NO 2 LOT 14A-2

PARCEL_ID	LEGAL DESCRIPTION
17705309	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 200055 A A MATTOX SUB 2000 ADDN LOT 16C
17705311	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2007078 A A MATTOX SUB 2007 ADDN LOT 16-A2
17705411	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004067 AA MATTOX SUB PENNOCK PLACE ADDN NO 3 LOT 14-B1
17705213	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004024 A A MATTOX 1958 ADDN NO 5 LOT 4A-1
17705153	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2002069 A A MATTOX SUB HOMER PROFESSIONAL BUILDING ADDN LOT 37A
17705410	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004067 AA MATTOX SUB PENNOCK PLACE ADDN NO 3 LOT 1
17705301	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 5803746 A A MATTOX SUB 1958 ADDN LOT 19 EXCLUDING DOT ROW
17705212	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2004024 A A MATTOX 1958 ADDN NO 5 LOT 4A-2
17705209	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 ADDN LOT 6 & 7
17705308	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 200055 A A MATTOX SUB 2000 ADDN LOT 16B
17705306	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 ADDN LOT 17 THAT PORTION BEGINNING AT THE CORNER COMMON TO SEC 16 & 17 & 20 & 21 TH WEST 363.8 FT TO THE POB TH N 19 DEG W 187.4 FT TH S 70 DEG 18 MIN 30 SEC W 208.8 FT TH N 19 DEG 41 MI

Exhibit B Rural Residential to East End Mixed Use 5/6/2014



Spencer Drive

East End Road

East Hill Road

Legend

- RR to EEMU
- City Limits

Current Zoning

Zone

- Gateway Business District
- Central Business District
- Town Center
- General Commercial 1
- General Commercial 2
- East End Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Rec
- Conservation
- Bridge Creek Watershed
- Rural Residential
- Urban Residential
- Residential Office
- Scenic Gateway Corridor Overlay
- Small Boat Harbor Overlay

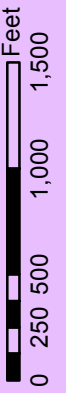
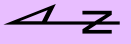
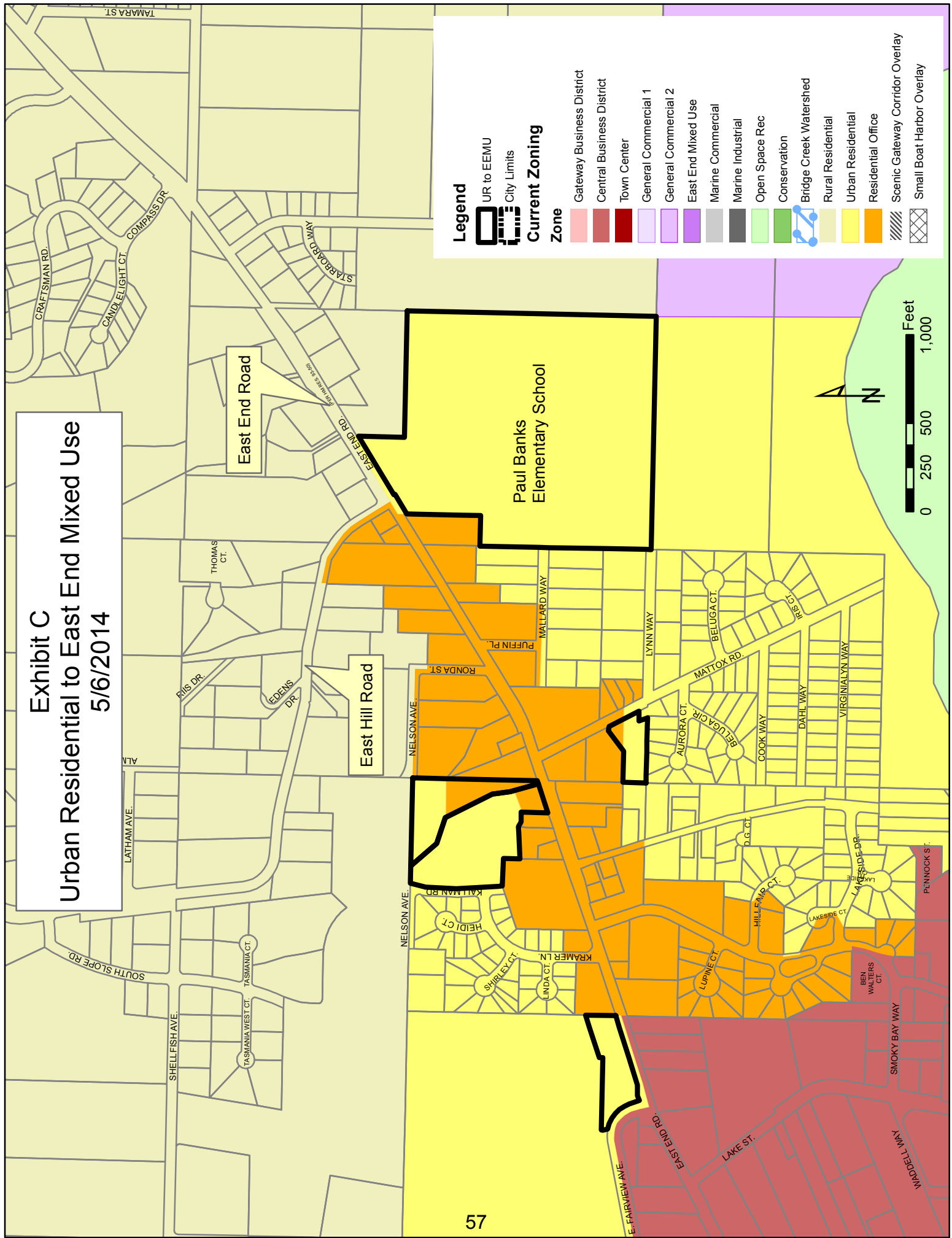


Exhibit C Urban Residential to East End Mixed Use 5/6/2014



Legend
UR to EEMU
City Limits
Current Zoning

- Zone**
- Gateway Business District
 - Central Business District
 - Town Center
 - General Commercial 1
 - General Commercial 2
 - East End Mixed Use
 - Marine Commercial
 - Marine Industrial
 - Open Space Rec
 - Conservation
 - Bridge Creek Watershed
 - Rural Residential
 - Urban Residential
 - Residential Office
 - Scenic Gateway Corridor Overlay
 - Small Boat Harbor Overlay

Paul Banks
Elementary School

East End Road

East Hill Road

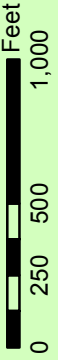
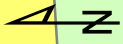
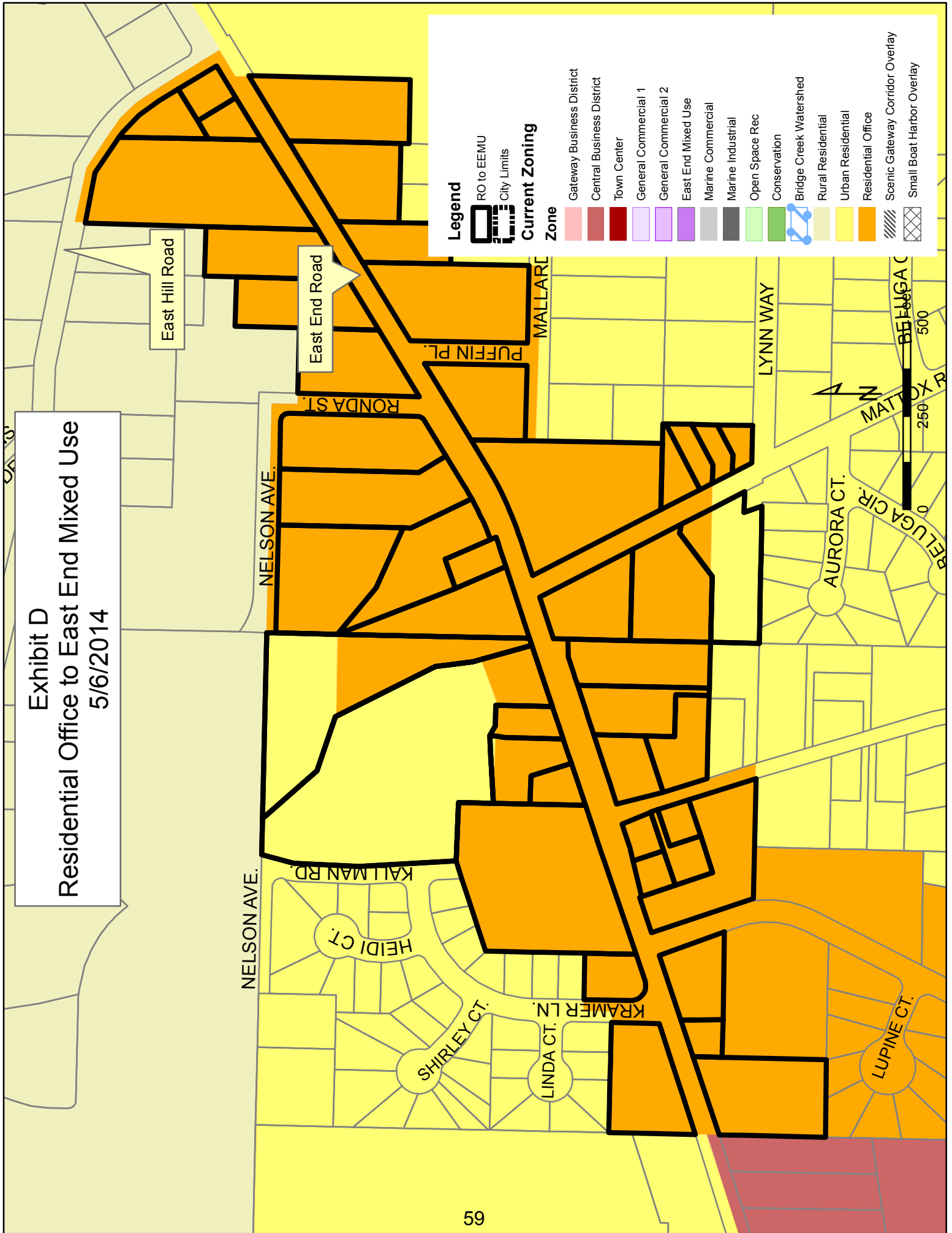


Exhibit D
Residential Office to East End Mixed Use
5/6/2014



Legend

- RO to EEMU
- City Limits

Current Zoning Zone

- Gateway Business District
- Central Business District
- Town Center
- General Commercial 1
- General Commercial 2
- East End Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Rec
- Conservation
- Bridge Creek Watershed
- Rural Residential
- Urban Residential
- Residential Office
- Scenic Gateway Corridor Overlay
- Small Boat Harbor Overlay

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-20

An Ordinance of the Homer City Council Amending Homer City Code 21.18.030, Conditional Uses and Structures, 21.24.030, Conditional Uses and Structures, and 21.26.030, Conditional Uses and Structures, to Add Farmers' Market as a Conditional Use in the Central Business District, General Commercial 1 and General Commercial 2 Zoning Districts.

Sponsor: Roberts

1. City Council Regular Meeting May 12, 2014 Introduction

**CITY OF HOMER
ORDINANCE 14-20**

Roberts

AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING HOMER CITY CODE 21.18.030, CONDITIONAL USES AND STRUCTURES, 21.24.030, CONDITIONAL USES AND STRUCTURES, AND 21.26.030, CONDITIONAL USES AND STRUCTURES, TO ADD FARMERS' MARKET AS A CONDITIONAL USE IN THE CENTRAL BUSINESS DISTRICT, GENERAL COMMERCIAL 1 AND GENERAL COMMERCIAL 2 ZONING DISTRICTS.

WHEREAS, The Homer City Code defines a Farmers market as a location where the primary activity is the sale of goods grown upon the land of the seller; and

WHEREAS, Farmers' markets are permitted outright in the Town Center Zoning district; and

WHEREAS, Farmers' markets have become popular and necessary parts of communities nation-wide; and

WHEREAS, Farmers' markets should be centrally located in relation to an area's population.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.18.030, Conditional uses and structures, is amended to read as follows:

21.18.030 Conditional uses and structures. The following uses may be permitted in the Central Business District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

- a. Planned unit developments, excluding all industrial uses;
- b. Indoor recreational facilities and outdoor recreational facilities;
- c. Mobile home parks;
- d. Auto fueling stations;
- e. Public utility facilities and structures;
- f. Pipeline and railroads;
- g. Heliports;
- h. Greenhouses and garden supplies;
- i. Light or custom manufacturing, repair, fabricating, and assembly, provided such use, including storage of materials, is wholly within an enclosed building;

- 44 j. Shelter for the homeless, provided any lot used for such shelter does not abut a
- 45 residential zoning district;
- 46 k. More than one building containing a permitted principal use on a lot;
- 47 l. Group care homes and assisted living homes;
- 48 m. Drive-in car washes, but only on the Sterling Highway from Tract A-1 Webber
- 49 Subdivision to Heath Street;
- 50 n. One small wind energy system having a rated capacity exceeding 10 kilowatts;
- 51 provided, that it is the only wind energy system of any capacity on the lot;
- 52 **o. Farmers' markets;**
- 53 **p.** Other uses approved pursuant to HCC 21.04.020.
- 54

55 Section 2. Homer City Code 21.24.030, Conditional uses and structures, is amended to
56 read as follows:

- 57
- 58 21.24.030 Conditional uses and structures. The following uses may be permitted in the
59 General Commercial 1 District when authorized by conditional use permit issued in accordance
60 with Chapter 21.71 HCC:
- 61 a. Campgrounds;
 - 62 b. Crematoriums;
 - 63 c. Multiple-family dwelling;
 - 64 d. Public utility facility or structure;
 - 65 e. Mobile home parks;
 - 66 f. Planned unit developments;
 - 67 g. Townhouses;
 - 68 h. Pipelines and railroads;
 - 69 i. Heliports;
 - 70 j. Shelter for the homeless, provided any lot used for such shelter does not abut an RO,
 - 71 RR, or UR zoning district;
 - 72 k. More than one building containing a permitted principal use on a lot;
 - 73 l. Day care facilities; provided, however, that outdoor play areas must be fenced;
 - 74 m. Other uses approved pursuant to HCC 21.04.020;
 - 75 n. Indoor recreational facilities;
 - 76 o. Outdoor recreational facilities;
 - 77 **p. Farmers' markets.**
 - 78

79 Section 3. Homer City Code 21.26.030, Conditional uses and structures, is amended to
80 read as follows:

- 81
- 82 21.26.030 Conditional uses and structures. The following uses may be permitted in the
83 General Commercial 2 District when authorized by conditional use permit issued in accordance
84 with Chapter 21.71 HCC:
- 85 a. Mobile home parks;
 - 86 b. Construction camps;

- 87 c. Extractive enterprises, including the mining, quarrying and crushing of gravel, sand
- 88 and other earth products and batch plants for asphalt or concrete;
- 89 d. Bulk petroleum product storage above ground;
- 90 e. Planned unit developments, excluding residential uses;
- 91 f. Campgrounds;
- 92 g. Junk yard;
- 93 h. Kennels;
- 94 i. Public utility facilities and structures;
- 95 j. Pipelines and railroads;
- 96 k. Impound yards;
- 97 l. Shelter for the homeless, provided any lot used for such shelter does not abut an
- 98 urban, rural or office residential zoning district;
- 99 m. More than one building containing a permitted principal use on a lot;
- 100 n. Day care facilities; provided, however, that outdoor play areas must be fenced;
- 101 o. Group care homes and assisted living homes;
- 102 p. Other uses approved pursuant to HCC 21.04.020;
- 103 q. Indoor recreational facilities;
- 104 r. Outdoor recreational facilities;
- 105 **s. Farmers' markets.**

106
107 Section 4. This Ordinance is of a permanent and general character and shall be
108 included in the City Code.

109
110 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of
111 _____ 2014.

112
113 CITY OF HOMER
114
115
116 _____
117 MARY E. WYTHE, MAYOR
118

119 ATTEST:
120
121
122 _____
123 JO JOHNSON, MMC, CITY CLERK
124

125
126 AYES:
127 NOES:
128 ABSTAIN:
129 ABSENT:
130

131 First Reading:
132 Public Hearing:
133 Second Reading:
134 Effective Date:
135
136
137 Reviewed and approved as to form:
138
139
140 _____
141 Walt Wrede, City Manager
142
143 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-21

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Budget by Appropriating an Additional \$6,000 from the Port and Harbor Fleet Reserves to Acquire a Used, Full Size, Four Wheel Drive Pick-Up Truck for Harbor Operations.

Sponsor: City Manager/Port and Harbor Director

1. City Council Regular Meeting May 12, 2014 Introduction
 - a. Memorandum 14-076 from Port and Harbor Director as backup

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Port and Harbor Director

5 ORDINANCE 14-21
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2014 OPERATING BUDGET BY
9 APPROPRIATING AN ADDITIONAL \$6,000 FROM THE PORT
10 AND HARBOR FLEET RESERVES TO ACQUIRE A USED, FULL
11 SIZE, FOUR WHEEL DRIVE PICK-UP TRUCK FOR HARBOR
12 OPERATIONS.

13
14 WHEREAS, The Port and Harbor budget for 2014 allocated \$12,000 for the purchase of
15 a used, full size, two-wheel-drive truck for harbor operations; and
16

17 WHEREAS, Port and Harbor staff launched an extensive search for a two-wheel-drive
18 truck and discovered there were more four-wheel-drive trucks readily available that fit the
19 needs of the harbor staff; and
20

21 WHEREAS, Increasing the Port and Harbor budget in the amount of \$6,000 would allot
22 a total of \$18,000 to purchase a suitable pick-up truck to meet the harbor operation needs.
23

24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
25

26 Section 1. The City Council hereby amends the FY 2014 Operating Budget by
27 appropriating \$6,000 from the Port and Harbor Fleet Depreciation Reserve for the purchase of
28 a used, full size, four-wheel-drive pick-up truck for harbor operations:
29

<u>Account</u>	<u>Description</u>	<u>Amount</u>
452-0374	Port and Harbor Fleet Reserve	\$6,000

30
31
32

33 Section 2. This is a budget amendment ordinance only, is not permanent in nature,
34 and shall not be codified.
35

36 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____th day of May, 2014.
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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

Date: _____

Fiscal Note: Noted within ordinance.

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4350 Homer Spit Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 14-076

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: MAY 2, 2014
SUBJECT: FY 2014 BUDGET AMENDMENT FOR PURCHASE OF HARBOR OPERATIONS TRUCK

For the 2014 FY budget, the Port and Harbor submitted a request to purchase a used, full size, two-wheel-drive truck for harbor operations. This request was approved by City Council and included in the budget.

After an exhaustive search effort though, Operation Staff has not been able to locate a suitable two-wheel-drive truck. What we have found is that there are more four-wheel-drive trucks readily available in Alaska in the specific year, style, and condition that we prefer. I am confident that if we were to change the scope of our search to include four-wheel-drive trucks, and increase our budget for this purchase, that we will be able to find a much better fit, both in quality and value, for the dollars expended.

Recommendation

Staff recommends that City Council revise the 2014 Port and Harbor budget to change our purchase request from a used two-wheel-drive truck, to a used four-wheel-drive truck, and raise the allowable expenditure by \$6,000 for a total of \$18,000.

Fiscal Note: Port and Harbor Fleet Reserves 452-374

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-22

An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget to Provide for Natural Gas Conversions to City Buildings by Appropriating \$99,274 from Various City Reserve Funds.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting May 12, 2014 Introduction
 - a. Memorandum 14-077 from Public Works Director as backup

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Public Works Director

5 ORDINANCE 14-22
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE 2014 OPERATING BUDGET TO PROVIDE FOR
9 NATURAL GAS CONVERSIONS TO CITY BUILDINGS BY
10 APPROPRIATING \$99,274 FROM VARIOUS CITY RESERVE FUNDS.
11

12 WHEREAS, City buildings within the core area have been converted to natural gas; this
13 summer natural gas will be available outside of the core area; and
14

15 WHEREAS, Like buildings within the core area, significant savings can be obtained by
16 converting City facilities outside the core area to natural gas (see Memorandum 13-077); and
17

18 WHEREAS, Costs associated with this conversion include installation of service lines and
19 meters, design and installation of heating system conversions (boiler or burner replacement and
20 internal gas piping installation).
21

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

24 Section 1. The FY 2014 Operating Budget is hereby amended by appropriating \$32,640
25 from the Water Reserve fund for the conversion of the water treatment plant to natural gas.
26

27 Section 2. The FY 2014 Operating Budget is hereby amended by appropriating \$32,248
28 from the Harbor Reserve fund for conversion of the Harbor Maintenance Shop to natural gas.
29

30 Section 3. The FY 2014 Operating Budget is hereby amended by appropriating \$34,386
31 from the Harbor Reserve fund for the conversion of four Spite restrooms to natural gas.
32

33 Expenditures:
34

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
256-0378 (Water Reserve)	Water Treatment Plant Gas Conversion	\$ 32,640
456-0380 (Harbor Reserve)	Harbor Shop Gas Conversion	\$ 32,248
456-0380 (Harbor Reserve)	Spit Restrooms (4) Gas Conversion	\$ 34,386
	Total	\$ 99,274

35
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41

42 Section 4. This is a budget amendment ordinance, is not permanent in nature, and shall
43 not be codified.

44
45 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of
46 May 2014.

47
48 CITY OF HOMER

49
50
51 _____
52 MARY E. WYTHE, MAYOR

53
54 ATTEST:

55
56
57 _____
58 JO JOHNSON, MMC, CITY CLERK

59
60
61 AYES:
62 NOES:
63 ABSTAIN:
64 ABSENT:

65
66
67 First Reading:
68 Public Reading:
69 Second Reading:
70 Effective Date:

71
72 Reviewed and approved as to form:

73
74
75 _____
76 Walt Wrede, City Manager

75 _____
76 Thomas F. Klinkner, City Attorney

77
78 **Date:** _____

77
78 **Date:** _____



Memorandum 14-077

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: May 1, 2014

RE: **Conversion of City Facilities to Natural Gas (2014)
Recommendations for Funding Authorization**

Public Works is preparing to convert additional City facilities to natural gas (those that did not receive service last year). Earlier this year City Hall, Public Works, the library, the animal shelter, the sewer treatment plant, and the airport terminal were converted. The police and fire stations, and harbormaster's office are not scheduled to be converted due to their eminent replacement. Converting the two HERC buildings and the Fish Dock Ice House does not seem reasonable at this time. The work anticipated this year is the conversion at the water treatment plant, the harbor maintenance shop and 4 restrooms on the Spit (Ramp 2, 4, 6 and the load and launch restroom).

The costs of converting the remaining City buildings are summarized below.

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
100-100 (General Reserve)	Spit Restrooms (4) Gas Conversion	\$ 34,386
456-380 (Harbor Reserve)	Harbor Shop Gas Conversion	\$ 32,248
256-378 (Water Reserve)	Water Treatment Plant Gas Conversion	<u>\$ 32,640</u>
	Total	\$99,274

Recommendations: The City Council pass an ordinance authorizing a budget for the conversion of the City buildings listed above to natural gas and authorize the City Manager to execute all appropriate documents.

CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 14-050

A RESOLUTION OF THE HOMER CITY COUNCIL EXTENDING THE CITY OF HOMER PRISONER MEAL SERVICE CONTRACT FOR ONE YEAR TO THE FIRM OF HOMER SENIOR CITIZENS, INC. OF HOMER, ALASKA, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Homer Senior Citizens, Inc. submitted a request for renewal of the meal services contract to the Chief of Police on April 14, 2014; and

WHEREAS, The prisoner meal contract was awarded to Homer Senior Citizens, Inc. in 2013 for one year with options for two one-year renewals; and

WHEREAS, The Chief of Police recommends renewal for an additional year; and

WHEREAS, The current contract amount will remain in effect to include: Breakfast \$8.50, Lunch \$8.50, and Dinner \$8.50 Per Day/Per Inmate and Delivery Fee of \$5.00 Per Trip; and

WHEREAS, This first extension will extend through June 30, 2015 and is not final until written notification is received by Homer Senior Citizens, Inc. from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council extends the City of Homer Prisoner Meal Service Contract for the term of one year with the firm of Homer Senior Citizens, Inc. of Homer, Alaska, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council on this 12th day of May, 2014.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Continuing monthly expenditures to account 100.164.5206 based on meals provided.



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

14-078

DATE: April 17, 2014
TO: Walt Wrede, City Manager
FROM: *mm* Mark Robl, Chief of Police
SUBJECT: Jail Meal Contract Renewal

The Homer Senior Citizens are the current vendor that provides our jail meals. They entered into a one year contract with us last year that has two one year extension options. The contract expires on June 30th and they have asked for the first one year extension. They have been providing a good service to us and they are not asking for a price increase. I recommend that we obtain council permission to extend this contract for an additional year.

Fiscal Note: Expenditures as charged per meal to 100.0164.5206.



Homer Senior Citizens, Inc.

3935 Svedlund Street
Homer, Alaska 99603
(907) 235-7655 Fax: (907) 235-3739

April 14, 2014

City of Homer
Homer Police Department
4060 Heath St.
Homer, AK 99603

Dear Chief of Police Robl,

Homer Senior Citizens Inc. would like to continue our jail meal contract with the Homer Police Department. Please extend our contract for another year July 1st, 2014 through June 30th, 2015.

Respectfully,


Keren Kelley
Executive Director
Homer Senior Citizens, Inc.

40 Years of Great Service Helping Seniors "Live Life to Its Fullest!"

www.homerseniors.com

CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 14-051

A RESOLUTION OF THE HOMER CITY COUNCIL AWARDDING THE TRI-ANNUAL CONTRACT FOR PUBLIC WORKS GRAVEL SUPPLY FOR 2014, 2015, AND 2016 TO THE FIRM OF R/C LAND IMPROVEMENT OF ANCHOR POINT, ALASKA, IN THE AMOUNT OF \$37,682.00 FOR 2014 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Invitation to Bid was advertised in the Homer News on April 17 and 24, 2014 and posted on the City's website as required by the City's Procurement Manual; and

WHEREAS, Three bids were received and R/C Land Improvement was determined to be the lowest responsive bidder for the sand and gravel to supply the City for 2014, 2015, and 2016; and

WHEREAS, R/C Land Improvement's tri-annual bid for Winter Sand at \$13.66 per cubic yard, 2" Minus Gravel at \$15.66 per cubic yard, and Type II Gravel at \$12.66 per cubic yard, for a total of \$37,682.00 for the 2014 year was the lowest responsive bid; and

WHEREAS, This award is not final until written notification is received by R/C Land Improvement of Anchor Point, from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves the tri-annual contract award for the Public Works Gravel Supply 2014, 2015, and 2016 to the firm of R/C Land Improvement of Anchor Point, Alaska, in the amount of \$37,682.00 for 2014 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 12th day of May, 2014.

CITY OF HOMER

MARY E. WYTHER, MAYOR

45 ATTEST:

46

47

48

49 _____
JO JOHNSON, MMC, CITY CLERK

50

51

52 Fiscal Note: For 2014

53 \$27,320.00 Acct. No. 100.174.5202 Winter Sand

54 \$7,830.00 Acct. No. 100.172.5202 2" Minus Gravel (Type III)

55 \$2,532.00 Acct. No. 100.172.5202 Type II Gravel



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 14-079

To: Walt Wrede, City Manager

From: Dan Gardner, Superintendent

Date: May 1, 2014

Subject: **Public Works Tri-Annual Gravel Supply Contract Bidding Results – Years 2014, 2015, and 2016**

On May 1, 2014, bids were opened for the tri-annual Public Works Gravel Supply Contract. The bids are for three one-year renewable contracts. The bid results are as follow:

Bidder Name	Winter Sand Per Cubic Yard	Type III Gravel Per Cubic Yard	Type II Gravel Per Cubic Yard	D-1 Gravel Per Cubic Yard
R/C Land Imp.	\$13.66	\$15.66	\$12.66	No Bid
Paul's Services	\$19.50	\$19.50	\$14.50	\$29.00
T&C Enterprises	\$21.00	No Bid	No Bid	No Bid

Recommendation

Award the following three-year renewable contracts (These are the 2014 bid quantities)

- Winter Sand – R/C Land Improvement, Anchor Point (2000 cy x \$13.66 = \$27,320)
- Type III Gravel – R/C Land Improvement, Anchor Point (500 cy x \$15.66 = \$7,830)
- Type II Gravel – R/C Land Improvement, Anchor Point (200 cy x \$12.66 = \$2,532)
- D-1 Gravel – Recommend no award

No award recommendation is made for D-1 gravel as we are not currently purchasing any of this material. Should we require D-1 in the future, standard procurement procedures will be followed.

Fiscal Note

- Winter Sand 100.0174.5202 \$27,320
- Type III Gravel 100.0172.5202 \$7,830
- Type II Gravel 100.0172-5202 \$2,532

CC: Jo Johnson, City Clerk
Carey Meyer, Director

INVITATION TO BID
City of Homer
Department of Public Works
Public Works Gravel Supply

APR - 3 2014

Sealed bids for the **CITY OF HOMER PUBLIC WORKS GRAVEL SUPPLY** will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603 until **2:00 p.m., Thursday, May 01, 2014**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms, and Plans and Specifications are available on line at <http://www.cityofhomer-ak.gov/rfps>

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

For plans and specifications contact:

City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

This work consists of furnishing all labor, materials, equipment, tools, supervision, and other facilities necessary to perform the work in accordance with the specifications. Quantities required shall be adjusted annually by Public Works.

For the 2014 Contract year, the work includes, but is not limited to the following.

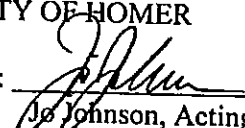
- I. Furnish and deliver 2,000 cubic yards vehicle measure winter roadway sand as specified.
- II. Furnish & deliver 500 cubic yards vehicle measure of 2" minus gravel as specified.
- III. Furnish & deliver (0) cubic yards (for 2014) vehicle measure of D-1 Base course as specified.
- IV. Furnish & deliver 200 cubic yards vehicle measure of Type II gravel.

Please direct all questions regarding this project to:

John Wythe
Public Works Lead Operator
(907) 235-3170

DATED this 3rd day of April, 2014.

CITY OF HOMER

By: 
Jo Johnson, Acting City Manager

Pub: Homer News - April 17 and 24, 2014
Accounts: 100.5202.173, 174, & 172

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

ITEM -R300 Sand for Winter Roadway Maintenance

The undersigned bidder hereby agrees to furnish deliver 2,000 cubic yards of sand to be free of stones, silt, loam, clay, frozen lumps, woody or other organic matter and as specified below.

Materials to be delivered to the Public Works Department storage yard for stockpiling between August 15 and September 15, each contract year. In addition, any additional sand that the City of Homer may require during the contract period, will be delivered to the Public Works Department storage yard within ten (10) days from the date of request. The City will stockpile the material upon delivery.

One-week notice shall be provided to the City prior to commencing delivery.

A delivery ticket showing the date, truck number and sand material type being delivered must accompany each load of sand. Sand to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

SAND SPECIFICATIONS

<u>Sieve Size</u>	<u>Percent Passing</u>
3/8"	98-100%
#200	0-5%
Moisture Content	< 7%

\$ 13.66 per cubic yard vehicle measure for 2,000 cubic yards of sand delivered between August 15 and September 15, each contract year.

\$ 19.66 per cubic yard vehicle measure for additional sand that may be required during the contract period September 15, to April 30, each contract year.

NAME: Marc Roderick TITLE: owner

COMPANY NAME: R/C LAND Improvement

Alaska Business License No. 913803

Mailing Address: PO Box 621 Anchorage Point AK 99556


(Signature)

DATE: 4/7/14

Printed or Typed Name of Signatory: MARC Roderick

**2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14**

ITEM - R320 Type III 2" Minus NFS Material

The undersigned bidder hereby agrees to furnish and deliver 500 cubic yards of **Type III, 2" Minus NFS Material**. Material shall be non-frost susceptible, 2-inch minus gravel as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by August 7, each contract year. For contract year 2014, estimated amount delivered to roads is 0 cubic yards with remainder to be delivered to Public Works compound.

Any additional gravel the City may require during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery or spread upon the roadway(s) as such may be the case.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

2" Minus Material Specifications

<u>Sieve Size</u>	<u>Percent</u>
<u>Coarse Aggregate</u>	<u>Passing by Weight</u>
2 inch	100%
1-1/2 inch	90-100%
1 inch	70-100%
3/4 inch	60-90%
3/8 inch	45-75%
<u>Fine Aggregate</u>	
#4	30-60%
#10	22-52%
#40	8-30%
#200	3-7%

\$ 15.66 per cubic yard vehicle measure for 500 cubic yards of gravel delivered by August 7, of each contract year.


\$ 21.66 per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7th to April 30th, of each contract year.

NAME: Marc Roderick TITLE: owner

COMPANY NAME: RL Land Improvement

Alaska Business License No. 913803

MAILING ADDRESS: PO Box 621 Anchor Point AK 99556

 Date: 4/7/14
(Signature)

Printed or Typed Name of Signatory: MARC Roderick

**2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14**

ITEM – R 325 Type II Gravel

The undersigned bidder hereby agrees to furnish and deliver 200 cubic yards of **Type II Gravel Material**, as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by **August 7, of each contract year**. **For contract year 2014, estimated amount delivered to roads is (0) cubic yards with remainder to be delivered to Public Works compound.**

Any additional gravel, as specified, the City may require, during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

Type II Gravel

<u>Sieve Size</u>	<u>Percent Passing by Weight</u>
6"	100
3"	66-100
1/4"	32-100
#4	20-60
#10	12-50
#40	2-30
#100	0-14
#200	0-10

\$ 12.66 per cubic yard vehicle measure for 200 cubic yards of gravel delivered by August 7, of each contract year.

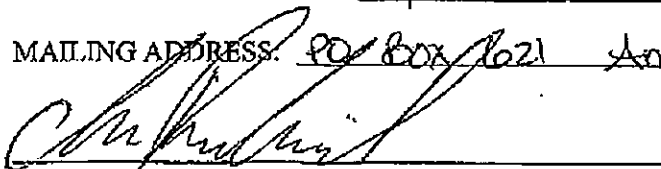
\$ 18.66 per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7, to April 30, of each contract year.

NAME: Marc Roderick TITLE: owner

COMPANY NAME: RIC LAND Improvement

Alaska Business License No. 913803

MAILING ADDRESS: PO Box 1021 Anchor Point AK 99556


(Signature)

Date: 4/7/14

Printed or Typed Name of Signatory: Marc Roderick

**2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14**

ITEM – R315 D-1 Base Coarse Material

The undersigned bidder hereby agrees to furnish and deliver (0) cubic yards of **D-1 Base Coarse Material**, as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by August 7, of each contract year. No quantity of this material is required for the 2014 contract year. However, ensuing years may require purchase and delivery which will be determined on a year-to-year basis.

Any additional gravel, as specified, the City may require, during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

D-1 Base Coarse Material Specifications

<u>Sieve Size</u>	<u>Percent</u>
<u>Coarse Aggregate</u>	<u>Passing by Weight</u>
1 inch	100
3/4 inch	70-100
3/8 inch	50-80
<u>Fine Aggregate</u>	
#4	35-65
#8	20-50
#40	8-30
#200	2-6

\$_____ per cubic yard vehicle measure for (0) cubic yards (for 2014) of gravel delivered by August 7, each contract year.

\$_____ per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7, to April 30, of each contract year.

NAME: _____ TITLE: _____

COMPANY NAME: _____

Alaska Business License No. _____

MAILING ADDRESS: _____

(Signature) _____

Date: _____

Printed or Typed Name of Signatory: _____

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

ITEM -R300 Sand for Winter Roadway Maintenance

The undersigned bidder hereby agrees to furnish deliver 2,000 cubic yards of sand to be free of stones, silt, loam, clay, frozen lumps, woody or other organic matter and as specified below.

Materials to be delivered to the Public Works Department storage yard for stockpiling between **August 15 and September 15, each contract year**. In addition, any additional sand that the City of Homer may require during the contract period, will be delivered to the Public Works Department storage yard within ten (10) days from the date of request. The City will stockpile the material upon delivery.

One-week notice shall be provided to the City prior to commencing delivery.

A delivery ticket showing the date, truck number and sand material type being delivered must accompany each load of sand. Sand to be delivered 7:30 a.m. to 5:00 p.m., **Monday through Friday**, unless arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

SAND SPECIFICATIONS

<u>Sieve Size</u>	<u>Percent Passing</u>
3/8"	98-100%
#200	0-5%
Moisture Content	< 7%

\$ 1950 per cubic yard vehicle measure for 2,000 cubic yards of sand delivered between August 15 and September 15, each contract year.

\$ 2150 per cubic yard vehicle measure for additional sand that may be required during the contract period September 15, to April 30, each contract year.

NAME: Paul Roderick TITLE: Owner

COMPANY NAME: Paul's Services

Alaska Business License No. 19920

Mailing Address: PO. Box 377 Anchorage Point, AK 99556

Paul Roderick
(Signature)

DATE: 4-30-14

Printed or Typed Name of Signatory: PAUL RODERICK

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

ITEM - R320 Type III 2" Minus NFS Material

The undersigned bidder hereby agrees to furnish and deliver 500 cubic yards of Type III, 2" Minus NFS Material. Material shall be non-frost susceptible, 2-inch minus gravel as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by August 7, each contract year. For contract year 2014, estimated amount delivered to roads is 0 cubic yards with remainder to be delivered to Public Works compound.

Any additional gravel the City may require during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery or spread upon the roadway(s) as such may be the case.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

2" Minus Material Specifications

<u>Sieve Size</u>	<u>Percent</u>
<u>Coarse Aggregate</u>	<u>Passing by Weight</u>
2 inch	100%
1-1/2 inch	90-100%
1 inch	70-100%
3/4 inch	60-90%
3/8 inch	45-75%
<u>Fine Aggregate</u>	
#4	30-60%
#10	22-52%
#40	8-30%
#200	3-7%

\$ 19.50 per cubic yard vehicle measure for 500 cubic yards of gravel delivered by August 7, of each contract year.

\$ 21.50 per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7th to April 30th, of each contract year.

NAME: Paul Roderick TITLE: Owner

COMPANY NAME: Paul's Services

Alaska Business License No. 19920

MAILING ADDRESS: P.O. Box 377 Anchor Point, AK 99550

Paul Roderick Date: 4-30-14
(Signature)

Printed or Typed Name of Signatory: PAUL RODERICK

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

ITEM - R 325 Type II Gravel

The undersigned bidder hereby agrees to furnish and deliver 200 cubic yards of Type II Gravel Material, as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by August 7, of each contract year. For contract year 2014, estimated amount delivered to roads is (0) cubic yards with remainder to be delivered to Public Works compound.

Any additional gravel, as specified, the City may require, during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

Type II Gravel

<u>Sieve Size</u>	<u>Percent Passing by Weight</u>
6"	100
3"	66-100
1/2"	32-100
#4	20-60
#10	12-50
#40	2-30
#100	0-14
#200	0-10

\$ 14.50 per cubic yard vehicle measure for 200 cubic yards of gravel delivered by August 7, of each contract year.

\$ 16.50 per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7, to April 30, of each contract year.

NAME: Paul Roderick TITLE: Owner

COMPANY NAME: Paul's Services

Alaska Business License No. 19920

MAILING ADDRESS: PO-Box 377 Anchor Point, AK 99556

Paul Roderick
(Signature)

Date: 4-30-14

Printed or Typed Name of Signatory: PAUL RODERICK

2014, 2015, 2016 PUBLIC WORKS GRAVEL SUPPLY
Project No. GRVL-14

ITEM -- R315 D-1 Base Coarse Material

The undersigned bidder hereby agrees to furnish and deliver (0) cubic yards of **D-1 Base Coarse Material**, as specified below. Material shall be delivered to City roads or to the Public Works Department shop, as directed, by **August 7, of each contract year**. **No quantity of this material is required for the 2014 contract year.** However, ensuing years may require purchase and delivery which will be determined on a year-to-year basis.

Any additional gravel, as specified, the City may require, during the extended contract period, will be delivered to City roads or to the Public Works Department shop within ten (10) days from the date of request. The City will stockpile the material upon delivery.

A delivery ticket showing the date, truck number and gravel material type being delivered must accompany each load of gravel. Gravel to be delivered 7:30 a.m. to 5:00 p.m., Monday through Friday, unless other arrangements are made in advance. Delivery tickets are to be turned in by 10:00 a.m. the following workday.

D-1 Base Coarse Material Specifications

<u>Sieve Size</u>	<u>Percent</u>
<u>Coarse Aggregate</u>	<u>Passing by Weight</u>
1 inch	100
3/4 inch	70-100
3/8 inch	50-80
<u>Fine Aggregate</u>	
#4	35-65
#8	20-50
#40	8-30
#200	2-6

\$ 29⁻ per cubic yard vehicle measure for (0) cubic yards (for 2014) of gravel delivered by August 7, each contract year.

\$ 31⁻ per cubic yard vehicle measure for additional gravel that may be required during the extended contract period August 7, to April 30, of each contract year.

NAME: Paul Roderick TITLE: Owner

COMPANY NAME: Paul's Services

Alaska Business License No. 19920

MAILING ADDRESS: P.O. Box 377 Ancher Point, AK 99557

(Signature) Paul Roderick Date: 4-30-14

Printed or Typed Name of Signatory: PAUL RODERICK

CITY OF HOMER

BID TALLY SHEET: PROJECT: ITB Public Works Gravel Supply 2014,2015, 2016
 Due Date and Time: May 1, 2014 @ 2:00 p.m.
 City Clerk's Office PROJECT No: GRVL - 14

Bidder No.	Bidder Name and Address	Bid Amount
1.	R/C Land Improvement PO Box 621 Anchor Point, AK 99603	Sand- 2000 cy Aug 15 thru Sept 15 <u>\$13.66 cy</u> Addl. Sept 15 thru April 30 <u>\$19.66 cy</u> 2" Minus Material 500 cy by Aug 7 <u>\$15.66 cy</u> Addl. Aug 7 to April 30 <u>\$21.66 cy</u> D1 Base Course Matl. cy by Aug 7 <u>\$0</u> Addl. Aug 7 to April 30 <u>\$0</u> Type II Gravel 200 cy by Aug 7 <u>\$12.66 cy</u> Addl. Aug 7 to April 30 <u>\$18.66 cy</u>
2.	T & C Enterprises PO Box 4022 Homer, AK 99603	Sand- 2000 cy Aug 15 thru Sept 15 <u>\$21.00 cy</u> Addl. Sept 15 thru April 30 <u>\$25.00 cy</u>
3.	Paul's Services P.O. Box 377 Anchor Point, AK 99556	Sand- 2000 cy Aug 15 thru Sept 15 <u>\$19.50 cy</u> Addl. Sept 15 thru April 30 <u>\$21.50 cy</u> 2" Minus Material 500 cy by Aug 7 <u>\$19.50 cy</u> Addl. Aug 7 to April 30 <u>\$21.50 cy</u> D1 Base Course Matl. cy by Aug 7 <u>\$29.00 cy</u> Addl. Aug 7 to April 30 <u>\$31.00 cy</u> Type II Gravel 200 cy by Aug 7 <u>\$14.50 cy</u> Addl. Aug 7 to April 30 <u>\$16.50 cy</u>

City Engineer's Estimate if applicable:

Staff Present: Melissa Jacobsen, Deputy City Clerk; Jo Earls, Accounting Technician

Comments:

1 CITY OF HOMER
2 HOMER, ALASKA

3 Mayor

4 RESOLUTION 14-052

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL PROCLAIMING
7 HOMER TO BE A GREEN DOT COMMUNITY.

8
9 WHEREAS, The Homer City Council is a duly elected governing body; acting on behalf
10 of its residents; and

11
12 WHEREAS, Every Alaskan is precious and has the right to freedom, safety, and dignity;
13 and

14
15 WHEREAS, The rates of sexual assault, domestic violence, and child sexual abuse has
16 afflicted Alaska for too long, tearing apart families and weakening communities. The Green
17 Dot Homer initiative is a call to action—to change the social norms in our communities; and

18
19 WHEREAS, The majority of Homer residents do not commit acts of violence; and

20
21 WHEREAS, The Green Dot Homer initiative engages the community in the effort to
22 reduce the number of people being harmed by interpersonal violence; and

23
24 WHEREAS, The Green Dot Homer initiative promotes proactive bystander behavior to
25 transcend and reduce interpersonal violence in our community; and

26
27 WHEREAS, The City of Homer recognizes that together we can send a strong message
28 to hope and healing to survivors and prevent future suffering.

29
30 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby proclaims
31 Homer to be a GREEN DOT community, and calls upon all residents and visitors to speak out
32 against violence and promote Green Dot behaviors where they can.

33
34 PASSED AND ADOPTED by the Homer City Council on this 12th day of May, 2014.

35
36 CITY OF HOMER

37
38 _____
39 MARY E. WYTHE, MAYOR

40 ATTEST:

41
42 _____
43 JO JOHNSON, MMC, CITY CLERK

VISITORS



MAPP of the Southern Kenai Peninsula

“Working Together to Improve Community Health”

**City Council Update
May 12th 2014**

Historical Overview of MAPP of the Southern Kenai Peninsula

Aug. 2013

2008

1st Community Health Needs Assessment
→ Selected Mobilizing for Action thru Planning & Partnerships [MAPP] Framework

Formed Steering Committee

Community Themes & Strengths Assessment

Community Health Status Assessment

Forces of Change Assessment

Local Public Health Assessment

Vision: Proactive, Resilient, Innovative Community

2010

Created Community Health Improvement Plan
→ Selected 3 priority action areas

Connecting Community Resources

Addressing Substance Abuse & Domestic Violence

Healthy Lifestyle Choices → FOOD

WORKGROUP ACTION



2013

2nd Community Health Needs Assessment



WHY DO A COMMUNITY HEALTH NEEDS ASSESSMENT?

- Checks assumptions on perceived problems, strengths, issues
- Helps identify areas of overlap and cross-cutting themes
- Informs individual and organizational plans
- To develop strategies to effectively address community issues
- Community Health Improvement Plan
- Tracks trends over time, evaluates progress



2013 Community Health Needs Assessment

Composed of 3 parts for holistic look at the community:

1. Community Priorities and Feedback:
 - a. Perceptions of health survey
 - b. Key informant feedback
2. Quantitative, ‘hard’ data on broadly defined health status
3. Outside Forces that influence our community systems



Priority Themes from Community Surveys

- **Economics & Affordability Issues**
- **Substance Abuse**
- **Mental/Emotional Health**
- **Public Transportation**
- **Family Issues (5a)**
- **Teen Issues/Resources (5b)**



Themes from Outside Forces

- Changes in natural resources & management
- Economics
- Improved collaboration, community-building, & coordination
- Changing demographics
- Changing technology
- Lack of shared vision
- Changes in drug-use
- Health care issues



Quantitative Data

- American Community Survey, US Census
- Leading causes of death in Alaska
- Healthy Alaskan 2020 top 25 indicators
- Top 6 community priorities
- Local community data



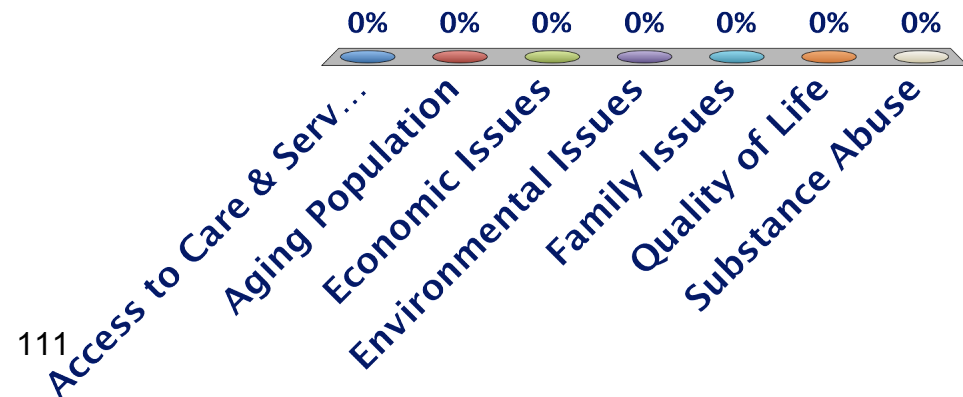
Themes that occurred in EACH Assessment

- Access to Care and Services
- Aging Population
- Economic and Affordability Issues
- Environmental Issues
- Family Issues
- Quality of Life
- Substance Abuse

Which topic is the most serious?

Degree to which the problems lead to death, disability, or most negatively impact the community's well-being.

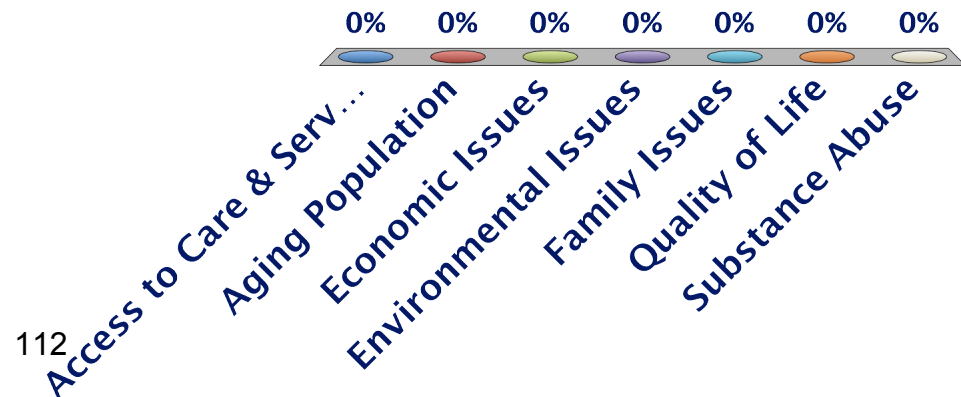
- A. Access to Care & Services
- B. Aging Population
- C. Economic Issues
- D. Environmental Issues
- E. Family Issues
- F. Quality of Life
- G. Substance Abuse



Which issue would be most feasible for the community to address?

Ability of individuals or organizations to reasonably impact the problem given available resources.

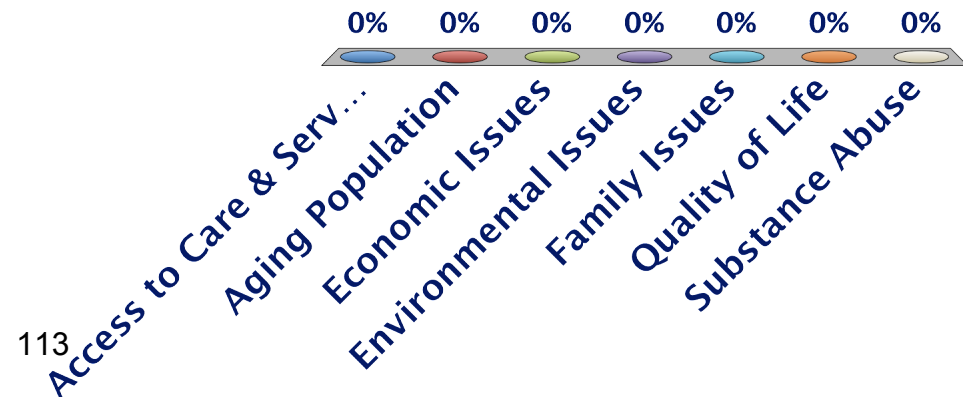
- A. Access to Care & Services
- B. Aging Population
- C. Economic Issues
- D. Environmental Issues
- E. Family Issues
- F. Quality of Life
- G. Substance Abuse



Which issue is most urgent for community action?

Degree to which not addressing this in a timely manner will cause the issue to worsen.

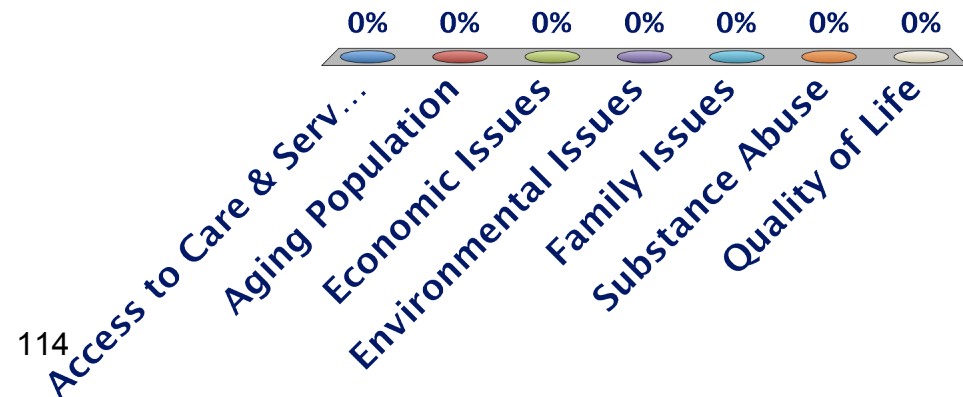
- A. Access to Care & Services
- B. Aging Population
- C. Economic Issues
- D. Environmental Issues
- E. Family Issues
- F. Quality of Life
- G. Substance Abuse



Which issue would most readily engage the City of Homer?

The issue that most readily aligns with the City's mission, vision, and current initiatives

- A. Access to Care & Services
- B. Aging Population
- C. Economic Issues
- D. Environmental Issues
- E. Family Issues
- F. Substance Abuse
- G. Quality of Life





NEXT STEPS

- **Check the** Health assessment available online @ www.mappofskp.net
- Attend the May 15th Health Assessment Open House @ KBC 4-6:30pm
- Attend the May 16th Community Meeting to select priorities for collective action 8:30am-12:30pm @ KBC (online poll available)
- Review it, Share it, and Incorporate it into City decisions



QUESTIONS?

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MAPP of the Southern Kenai Peninsula
Working Together to Improve Community Health

Southern Kenai Peninsula, Alaska
Community Health Needs Assessment

Executive Summary

March 2014

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MAPP of SKP Partners

AK Family Violence Prevention Project
AK Small Business Development Center
Best Beginnings Homer
Big Brothers Big Sisters
Bunnell Street Arts Center
Center for Alaskan Coastal Studies
City of Homer
Cook Inlet Council on Alcohol and Drug Abuse (CICADA)
Cook Inletkeeper
Homer Community Food Pantry
Homer Chamber of Commerce
Homer Council on the Arts
Homer Downtown Rotary Club
Homer Foundation
Homer - Kachemak Bay Rotary Club
Homer Medical Center
Homer United Methodist Church
Homer News
Homer Police Department
Homer Public Health Center
Homer Senior Citizens, Inc.
Hospice of Homer
Independent Living Center
Kachemak Bay Campus/Kenai Peninsula College
Kachemak Bay Conservation Society
Kachemak Bay Family Planning Clinic
Kachemak Bay Research Reserve
Kachemak Heritage Land Trust
Kenai Peninsula Youth Court
Kenai Peninsula Borough School District
Nature Rocks Homer
Ninilchik Clinic
Ninilchik Health and Wellness Club
Ninilchik Indian Housing
Ninilchik Senior Center
Ninilchik Tribal Council
NoFAS (Fetal Alcohol Syndrome) Alaska
Pratt Museum
ReCreate REC
Refuge Chapel
South Peninsula Behavioral Health Services (SPBHS)
South Peninsula Haven House
South Peninsula Hospital (SPH)
Sprout Family Services
Sustainable Homer
SVT Health and Wellness Center (SVT)

MAPP coordinator

Megan Murphy

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INTRODUCTION

Community Health Needs Assessments provide data and information on a broad spectrum of quality of life issues among residents within communities. Conducting a comprehensive Community Health Needs Assessment (CHNA) is an important step in strategically identifying and addressing socially complex, community issues. The CHNA is intended to inform the development of a Community Health Improvement Plan (an implementation strategy to address identified unmet health-related needs). Building on the first area-wide assessment conducted in 2009, the following describes the process and observations of the second Southern Kenai Peninsula Community Health Needs Assessment.

The main objectives of this second community health needs assessment were to:

- 1. Accurately depict the Southern Kenai Peninsula community's health status**
- 2. Identify community issues that will inform prioritization of strategic action for collective impact**
- 3. Build upon the first, 2009 CHNA and further refine the breadth and depth of CHNA data**
- 4. Fulfill federal requirements for non-profit hospitals to complete a Community Health Needs Assessment every three years (part of the Patient Protection and Affordable Care Act)**

COMMUNITY PROFILE

The target population for this collaborative community health improvement effort includes all residents within the Southern Kenai Peninsula, a vast rural area in south central Alaska and part of the Kenai Peninsula Borough (Figure 1). This includes residents of Seldovia, Port Graham, Nanwalek, Homer and Anchor Point and the surrounding areas which include Fox River, Happy Valley, Kachemak City, Fritz Creek, Diamond Ridge, Halibut Cove, and four small Russian "Old Believers" communities: Nikolaevsk; Kachemak Selo; Voznesenka; and Razdolna.

Communities of the Southern Kenai Peninsula (SKP) are at the end of a 220-mile road that leads south from Anchorage. Anchorage is the largest city in Alaska, with a population of 291,826, representing 41% of the state's total population of 710,231. Major hospitals and specialty clinics are located in this urban area which is about a 5-hour drive from the Southern Kenai Peninsula. Winter conditions exist for almost seven months of the year, presenting hazardous driving conditions with ice, snow and frequent avalanches resulting in far longer driving times. There are small aircraft connections several times a day from Homer to Anchorage that take about one hour in good weather.

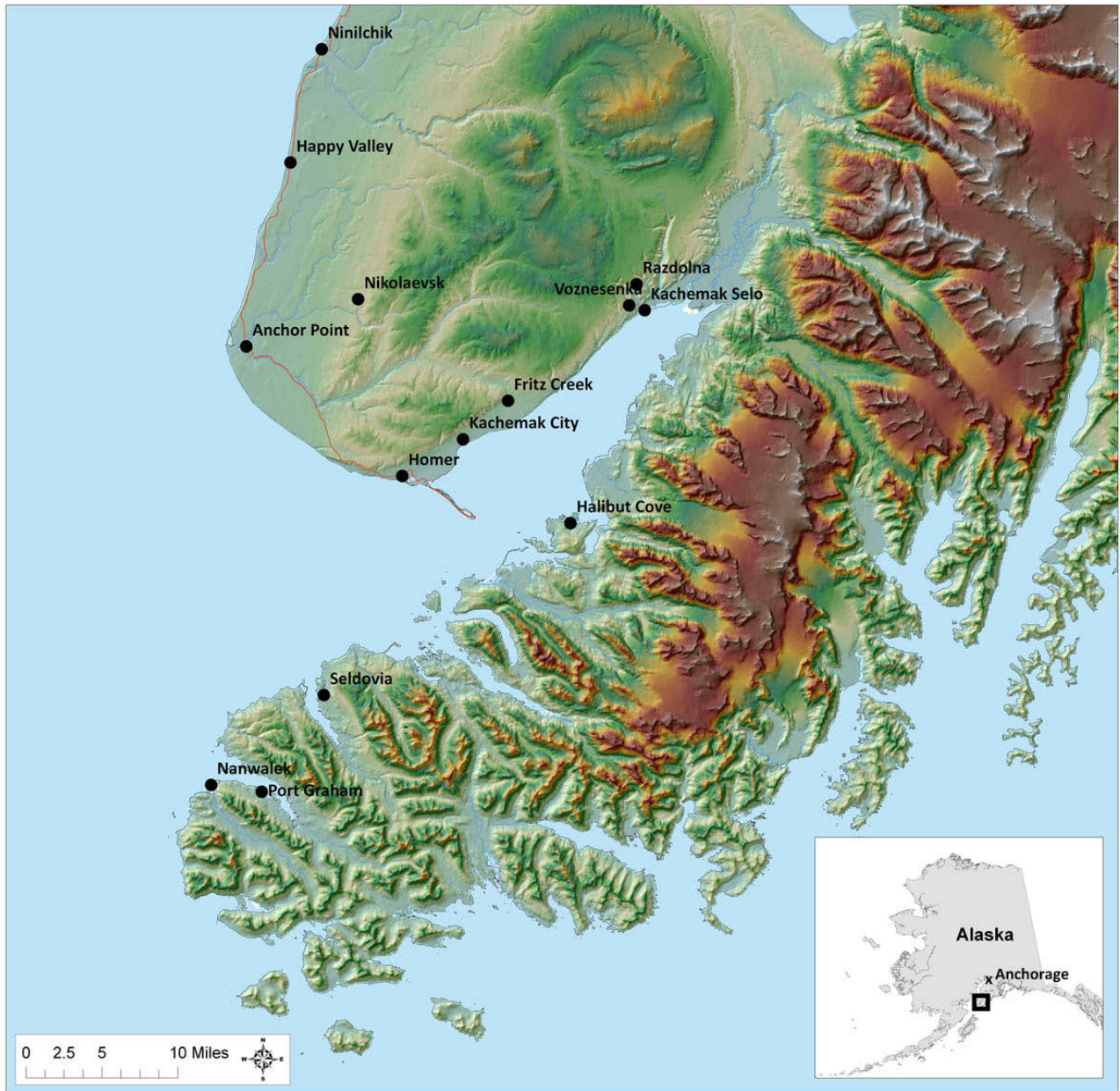


Figure 1. Map of the Southern Kenai Peninsula communities

The SKP hub for health care services is in Homer. For most of the SKP communities, access to Homer’s health care services is by road with a maximum driving distance of about 45 miles. Transportation to Homer for communities across Kachemak Bay - Seldovia, Port Graham, Nanwalek, and Halibut Cove - is one to one and a half hour by boat or a 20-minute small aircraft flight. Round trip from Homer to communities across the bay can cost anywhere from \$46 to \$120. Planes, boats, and roads are severely impacted by weather conditions that often leave people stranded away from home for days. A few organizations provide transportation assistance to clients via shuttle or taxi vouchers, however, there

are no public busses, subways, or shuttles available to assist people in getting to services. It is hard to get around in this area.

Healthcare services in the service area are fairly comprehensive given our remote rural location and most needs are locally met. A 22-bed community owned critical access, acute care hospital is the hub of medical practice in Homer, offering trauma level IV emergency care seven days a week, acute, surgical, lab, imaging, orthopedic and primary care. Three primary care practices are located close to the hospital, and three outlying clinics are in remote locations. Three of the six are owned and operated by the respective native tribal council of that area, two are private practice and one is hospital owned.

Local based providers include but are not limited to: multiple general surgeons, one orthopedic surgeon, one part-time ob/gyn, multiple dentists, one optician, one ophthalmologist, and multiple chiropractors. Visiting specialists who provide care on a weekly or monthly basis include an oncologist, cardiologist, urologist, ENT, lipids and cholesterol specialist, podiatrist and pulmonologist.

The three local primary care clinics currently offer a combined twelve general practice physicians and seven mid-level providers, though some work only on a part-time basis. The community behavioral health center offers a part-time psychiatrist and numerous mid-level providers and services. We are home to a local office of the regional council on drug and alcohol abuse and a local chapter of alcoholics anonymous. There is a local family planning clinic and a women's services agency and shelter. Six midwives practice in the community. The local public health clinic employs four public health nurses and offers regular local clinics as well as visits to remote communities.

The immediate community has a twice weekly V.A. clinic, hospice, adult day care, over 100 assisted living / senior housing units, an active senior center and a hospital-owned long term care. There are two home health agencies, one sleep center, two durable medical equipment supply companies and one equipment loan program.

There are at least eight physical therapists, four occupational therapists, a speech/language pathologist and an audiologist providing services from four different clinics, plus additional rehabilitation providers offered through the school system. Complimentary medicine includes acupuncture, naturopathy, massage therapy, and functional medicine. There are two retail pharmacies in the community, both open daily.

Located in Homer are the State of Alaska Office of the Division of Family & Youth Services, Office of Public Assistance and Women/Infant/Children Office. Numerous social services and non-profit agencies, wellness and recreational programs, educational, cultural, and spiritual offerings complete the growing list of services that support our broad definition of health in the community.

The providers in the community change quite rapidly. Providers join the community attracted by the quality of life and passionate about the lifestyle that Alaska offers. However, they often leave in short order when they realize the challenges of living so far from family, enduring long winters, accessing professional development opportunities, and receiving uncompetitive wages. The service needs remain constant which creates a challenge for all service providers to maintain a consistent baseline level of care.

DEMOGRAPHICS

The estimated number of year-round residents within the Southern Kenai Peninsula is about 14,000, which includes several small, culturally diverse communities. In addition, the community sees a large influx of seasonal residents who are not tallied in these numbers and the area attracts over 100,000 visitors each year. Close to half of the population is largely in or in close proximity to the service and commerce hub of Homer. The city of Homer has a population of 5,050 and is about 91% Caucasian (2008-2012 American Community Survey estimate). It is often referred to as “the end of the road,” since it is the official northern end of Coastal Highway 1. The remaining half of the population is scattered in small neighborhoods throughout a vast region encompassing 8,317 miles and 491 miles of built roads.

The communities within the SKP have distinct and unique identities. The southern boundary of the SKP communities includes three villages across Kachemak Bay (7x19 miles long) that are only accessible by boat or plane. Two of the villages, Port Graham and Nanwalek (population 177 and 254, respectively), are Alaska Native villages with the Suqpiak culture and the third community, Seldovia (population 420), is a blend of Aleut, Yupik, Alutiiz, Athabascan and Caucasian. The northern boundary of the SKP communities is on the road system 45 miles north, marked by the village of Ninilchik. Ninilchik’s population of 883 represents a blend of Aleut, Alutiik, Athabascan and Caucasian ethnicities. Four Russian Old Believer communities also inhabit the area at each of end of the highway (population 318+ - only one of four communities has Census data).

Population data from the US 2010 Census show that the area has experienced a 10% population increase within the past ten years. Within this same timeframe, the number of 55-59 year olds in our

borough has increased by 106%. The Kenai Peninsula Borough estimates a continuation of that trend with the senior population (65+) expected to grow 87% between 2008 and 2018. As the population ages, it is likely that healthcare needs will also increase, resulting in an expected increase of health care usage in the immediate future.

Table 1. 2010 Southern Kenai Peninsula Population Estimates			
2010 Population Estimates – U.S. Census Bureau Sub Areas		% AK Native Population	Median Age
Anchor Point	1,930	4%	47.1
Diamond Ridge	1,156	3%	45.6
Fox River	685	0%	19.2
Fritz Creek	1,932	3%	42.3
Halibut Cove	76	7%	47.5
Happy Valley	593	6%	51.3
Homer	5,003	4%	44.1
Kachemak City	472	4%	54.2
Kachemak Selo	*	*	*
Nanwalek	254	80%	20.7
Nikoleavsk	318	4%	31.3
Ninilchik	883	15%	51.8
Port Graham	177	71%	30.3
Razdolna	*	*	*
Seldovia	420	26%	48.5
Vosnesenka	*	*	*
Total	13,823+	* = Census data not available for these sub areas	

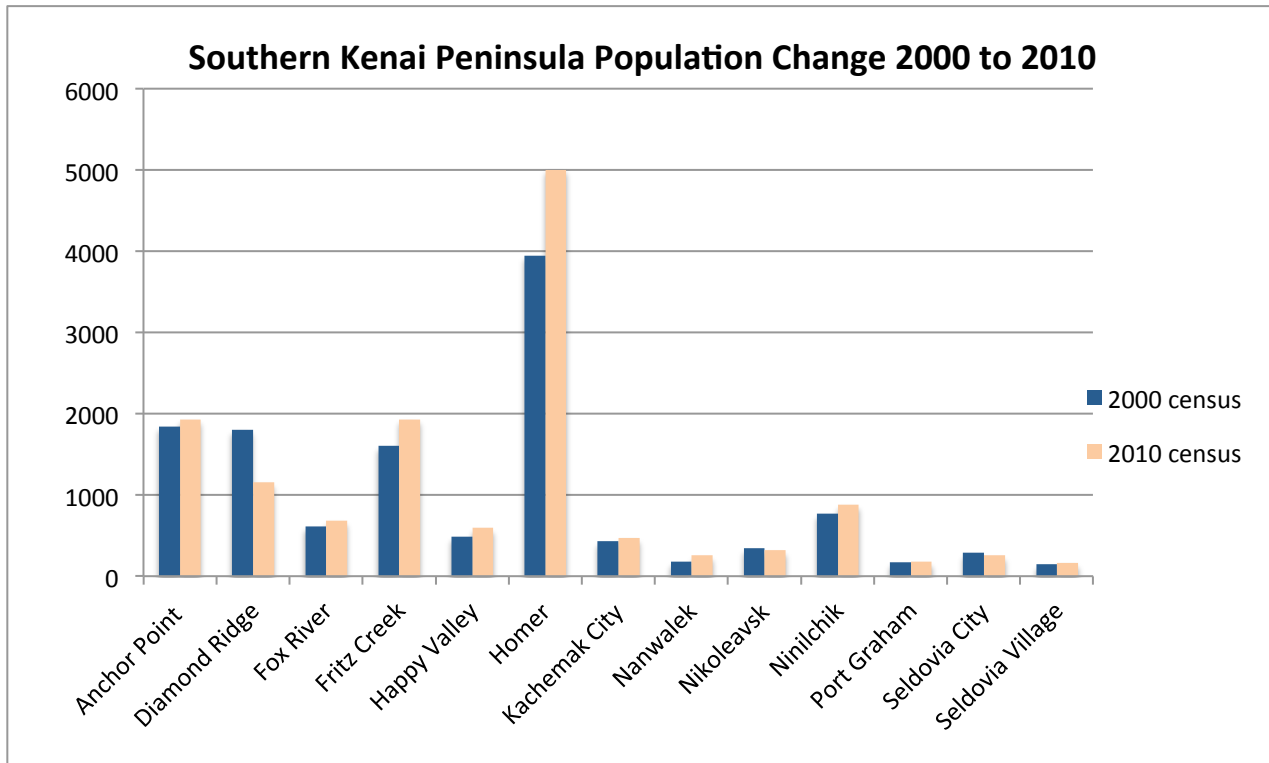


Figure 2. 2000 to 2010 Southern Kenai Peninsula population.

Table 2. Southern Kenai Peninsula Socioeconomic Snapshot and Comparisons

Socioeconomic Snapshot and Comparisons				
	Southern Kenai Peninsula	Kenai Peninsula	Alaska	United States
Mean household income	(Avg) \$59,799	\$74,933	\$86,208	\$73,034
Median household income	(Avg) \$48,787	\$59,421	\$69,917	\$53,046
Persons living below poverty (AK 125%)	16.8% at 125% (unknown at 100%)	(9.1% at 100%)	15.2% at 125% (9.6% at 100%)	(14.9% at 100%)
Persons w/ a high school diploma or higher	92.4%	92.8%	91.6%	85.7%
College graduates	27.0%	23.5%	27.5%	28.5%
Mean travel time to work (min)	18.5 min	19.2 min	18.6 min	25.4 min
Source: US Census Bureau, American Community Survey 2008-2012 estimates (SKP is 2007-2011 estimates)				

BACKGROUND: MAPP of the Southern Kenai Peninsula

Spearheaded by the South Peninsula Hospital, forty organizations gathered in November 2008 to conduct the first collaborative, area-wide health needs assessment, with the goal of identifying opportunities for health improvement and to serve as a catalyst for community action. During this initial gathering, a coordinator with a public health background was hired and a steering group was formed that included the South Peninsula Hospital, South Peninsula Behavioral Health Services, Seldovia Village Tribe Health and Wellness, and the Kachemak Bay

Campus. Health was defined broadly to include physical, mental/emotional, cultural, economic, educational,

spiritual, and environmental health. With consultation and technical assistance from the State of

Alaska Section of Public Health Nursing, the “Mobilizing for Action through Planning and Partnership” (MAPP) framework was selected to structure the community health needs assessment (developed by the Centers for Disease Control and Prevention (CDC) and the National Association of County and City Health Officials (NACCHO)) (Figure 3). The participating partners elected to define the community

geographically as the Southern Kenai Peninsula and this matched the service area of the organizations at the table. This includes the northern community of Ninilchik south to the villages across the bay, and

with Homer as the hub housing most services (Figure 1). The partners set a project timeline to complete the four MAPP assessments over the 2009 calendar year and move into action steps during

2010. Results from the four MAPP assessments were discussed in three facilitated community meetings and three priority issues arose for workgroup actions:

- 1) Addressing Substance Abuse and Domestic Violence
- 2) Healthy Lifestyle Choices (healthy food focus)
- 3) Connecting Community Resources



Figure 3. MAPP Framework

A vision, “Proactive, Resilient, and Innovative Community” was identified, in addition to nine overarching goals:

- Healthy and safe individuals and families
- Community-wide support for diverse healthy behavior choices
- Collaborative, accessible, prevention and intervention-focused, holistic health network
- Premiere cultural, educational, artistic opportunities and systems
- Local, sustainable, equitable economy
- Multi-use, intergenerational, accessible community opportunities and resources
- Local, affordable, safe, sustainable diverse food, energy and water systems
- Resilient, biodiverse functioning ecosystems
- Affordable, sustainable, accessible transportation system

The steering committee and each workgroup established action plans (through a logic model format) and these were combined to form the first Community Health Improvement Plan (CHIP). Many successes resulted from these collaborative efforts (see overarching successes below) and some workgroup strategies continue to this day. While some collaborative efforts born out of the first iteration are still underway, MAPP of the SKP is transitioning into the ‘identifying strategic issues’ and ‘formulating goals and strategies’ phases of the MAPP framework now that it has completed the second CHNA.

BUILDING ON COMMUNITY STRENGTHS and PREVIOUS SUCCESSES

A critical component of effectively implementing the MAPP process and addressing community issues is to identify and build on our community strengths. One goal of this second CHNA was to refine the breadth and depth of the first CHNA, seeking qualitative and quantitative data that would focus on root causes to community issues. Thus, less priority was placed on gathering new community strengths this round as many were previously identified (through Community Themes and Strengths Assessment).

Identified strengths of the SKP community include:

- People help each other
- Respect for other viewpoints
- Caring/nice people
- Community comes together on things
- Beautiful environment, nature, recreational opportunities
- Art, music, creative community
- Alternative healthcare
- Access to local foods
- Good place to raise kids, safe community, friendly and social
- Strong families and engaged/active youth community
- Opportunity for personal/family growth, interest in prevention
- Professional development opportunities
- Public schools, churches, restaurants
- Sustainability
- Our history, strong political voice, liberal, activist
- Support from government, road system
- No box stores
- Small and rural, and simple and active lifestyles
- Diverse business base (fishing, tourism, construction, arts, etc.)
- Attractive to professionals and retirees
- Community demonstrates incredible resources and commitment to action

The first assessment and action cycle over the past four years has supported a multitude of successes for our community. We will continue to build on these successes and the lessons learned through this iterative MAPP process.

SUCCESSSES

MAPP of the Southern Kenai Peninsula community successes range from specific issue-level to overarching cultural shifts occurring in our community. See Appendix D for a comprehensive list of successes.

The following examples reflect broad-based system and cultural changes that have been catalyzed by MAPP of the Southern Kenai Peninsula community efforts:

- Initiated and coordinated a health needs assessment utilizing the MAPP framework in 2009 and a second iteration in 2012, which included identifying gaps in available data that the community identified as important
- Developed and implemented a Community Health Improvement Plan based on priority themes identified by the community
- Created a vehicle for ongoing strategic collaboration
- Established a neutral and ongoing force for positive community outcomes
- Supported and supports the ability to obtain new grant dollars into the community, promoting collaboration over competition
- Is engaging community leaders
- Promotes broad, non-traditional partnerships
- Is increasing community awareness of the value and importance of data for decision-making
- Is increasing awareness of organizational issues
- Observed an increase in community members' participation based on trust that their input will contribute to reaching a shared vision

OVERVIEW OF THE SECOND COMMUNITY HEALTH ASSESSMENT

Building on the lessons-learned and results from the first CHNA, the second CHNA is composed of three of the four separate assessments:

I. Community Themes & Strengths Assessment

Qualitative input from community members to identify the issues they feel are important

- a. Perceptions of Community Health Survey
- b. Key Informant Survey

II. Community Health Status Assessment

Quantitative community health data (representing cultural, economic, educational, environmental, mental, physical, and spiritual health) that identifies priority health and quality of life issues

III. Forces of Change Assessment

Identifying forces such as legislation, technology, and other impending changes that affect the context in which the community and its public health system operate

IV. Local Public Health Assessment

This assessment was not conducted during the second CHNA based on input from a NACCHO MAPP navigator. Given that a three-year cycle for CHNA is short for identifying measurable changes in much of the data, and in this case our small, rural community did not form a workgroup to focus on the Local Public Health System following the first assessment, the likelihood of change in results for the Local Public Health Assessment (LPHA) was minimal.

The Local Public Health Assessment measures how well different local public health system partners work together to deliver the Essential Public Health Services.

Using the combined results/observations from all three assessments, and bringing forward information from the fourth (LPHA) for review, community issues will be prioritized to help direct collective community efforts over the next few years.

METHODS AND FINDINGS FROM EACH ASSESSMENT

I. THEMES and STRENGTHS ASSESSMENT: Perceptions of Community Health Survey

METHODS

The data team revised questions from the first community survey while trying to maintain comparability. Consideration was also given to available Census data and creating questions and response options that would elucidate the respondents' community representation. In order to encourage community participation in the survey, the paper survey was limited to one sheet (two

sided), an online version was made available, and questions were primarily multiple-choice questions with free response options.

The survey was open for community response in November and December 2012. Surveys were handed out at the November 10th Rotary Health Fair, distributed through the Homer News and Homer Tribune, made available online (mappofskp.net and pop411.org), handed out to community organizations to distribute to their clients/patrons, distributed at ‘Share the Spirit’, and made available at City Hall, the Homer Public Library, and Ulmer’s Drug & Hardware store. To compile paper and online results, all paper surveys were entered into survey monkey. Data team members assigned all free responses to their corresponding categories in order to determine the volume of responses addressing specific topics. The results of this survey were made available on the MAPP website and announced within Homer News and Tribune letter to the editors.

RESULTS

Approximately 1,212 community members from thirteen Southern Kenai Peninsula communities provided input to the survey. The percentage of respondents from each community reflected the population size in relation to the total SKP population (Figure 5). The majority of respondents were from households with two individuals (41.6%) and between 46-64 years old (43.9%). Respondents’ age, income, and household size closely mirrored that of the Southern Kenai Peninsula (Figures 5 and 6).

75.4% of 2012 respondents reported having some form of health insurance (73% of respondents reported having some form of health insurance in the 2008 survey).

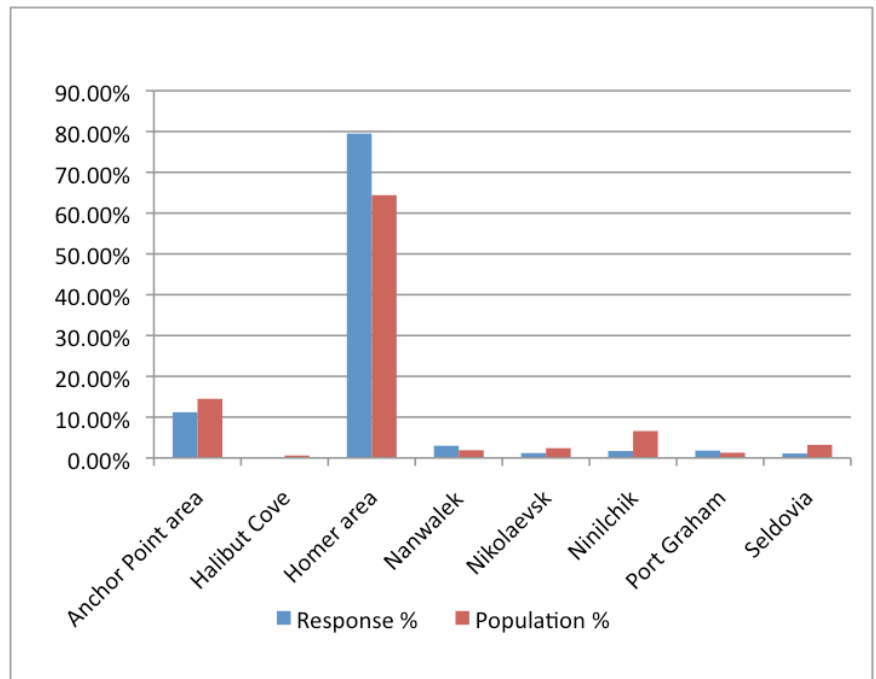


Figure 4. Comparison between community composition of survey respondents to Southern Kenai Peninsula community composition

Age	Survey %	SKP %
13-18	4.6%	6.7%
18-25	5.5%	4.4%
26-45	29.8%	21.7%
46-64	43.9%	35.7%
65+	16.3%	12.0%

Figure 5. Age comparison of survey respondents to Southern Kenai Peninsula age composition (age brackets vary slightly between survey options & census categories)

Income	Survey %	SKP %
<\$25,000	23.90%	24.7%
\$25,000-33,000	12.30%	11.4%
\$33,000-51,000	18.60%	11.4%
\$51,000-76,000	20.90%	20.1%
\$76,000+	24.20%	31.9%

Figure 6. Income comparisons of survey respondents to Southern Kenai Peninsula population (income brackets vary slightly between survey options & census categories)

The top five greatest community strengths identified in 2012 were:

1. Natural beauty (78.9%)
2. People help each other (68.1%)
3. Healthy environment (53.4%)
4. Good schools (47.6%)
5. Diverse cultural / arts opportunities (47.1%)

When asked to rank the issues most affecting themselves and their families, the top three 2012 responses were:

1. Economic Costs (selected by 72.9% respondents)
2. Physical Health (selected by 68.4% respondents)
3. Mental / Emotional Health (selected by 46.9% respondents)

When asked to rank the issues most affecting 'the community', the top three 2012 responses were:

1. Substance Abuse (selected by 79.3% respondents)
2. Economic Costs (selected by 54.4% respondents)
3. Mental / Emotional Health (selected by 51.6% respondents)

Similar responses and order were observed in the 2008 community survey.

The top five services 2012 respondents found most lacking were:

1. Teen activities (53.5%)
2. Transportation (50.0%)
3. Shopping (35.3%)
4. Housing (28.0%)
5. Substance abuse treatment (27.4%)

In 2008, the top five responses for lacking services were (an open-ended question):

1. Medical specialists (43%)
2. Clinic services (18%)
3. Shopping (16%)
4. Teen activities (8%)
5. Transportation (5%)

Responses that identified additional categories beyond what was provided:

- Trails (5 responses)
- Teen resources (5 responses)
- Affordable indoor recreation (5 responses)
- Economic opportunities / jobs (4 responses)
- Vocational education (4 responses)
- Emergency services (housing) (3 responses)
- Law enforcement (2 responses)
- Community outreach / education (2 responses)
- Resources for special needs (2 responses)
- Affordable legal services (1 responses)
- Mental health services (1 response)
- Domestic violence services (1 response)

When asked what specific services or activities to provide or improve upon, 473 respondents provided free response suggestions that addressed multiple topics. These responses were categorized and are listed in the order of number of responses (highest to lowest):

- Public transportation (109 comments)
- Teen / Youth resources (55 comments)
- Teen activities (51 comments)
- Affordable indoor recreation (45 comments)
- Recreational activities (40 comments)
- Economic opportunities / jobs (37 comments)
- Substance abuse treatment (36 comments)
- Trails (34 comments)
- Access to healthy, whole foods (23 comments)
- Childcare (19 comments)
- Shopping (18 comments)
- Medical specialists (18 comments)

- Housing (17 comments)
- Educational opportunities (17 comments)
- Clinic services (13 comments)
- Mental health services (12 comments)
- Community outreach / education (12 comments)
- Emergency housing (9 comments)
- Health insurance (9 comments)
- Parent services (8 comments)
- Elder activities (8 comments)
- Law enforcement (8 comments)
- Winter maintenance of roads/sidewalks/trails (8 comments)
- Domestic violence services (7 comments)
- Digital connectivity (7 comments)
- Vocational education (7 comments)
- Elder care (6 comments)
- Arts and culture (5 comments)
- Environmental monitoring (5 comments)
- Business support (5 comments)

The top five responses for what kept respondents from accessing services were:

1. Cost (46.5%)
2. Schedule conflicts (41.5%)
3. Not enough time (35.7%)
4. Transportation (20.4%)
5. Lack of anonymity (14.0%)

2008 responses included:

1. Cost (34%)
2. Lack of anonymity, confidentiality, distrust agency or provider (8%)
3. Transportation (8%)

Key Informant Survey

METHODS

Key informant input was collected through four questions on an online survey or an optional interview. The survey was sent to 100+ SKP community leaders within broad community health perspectives: cultural, economic, educational, environmental, mental, physical, and spiritual. The 2009 list of key informant participants was initially used and updated to address staff changes and to reflect additional community perspectives that were under-represented. MAPP steering committee members contacted all key informants via phone before the survey was distributed to give context for and encourage participation in the survey online or in an interview. A SurveyMonkey link was then emailed out through MailChimp, allowing for anonymous response. Nine respondents elected the option to be interviewed. Public Health Nurses conducted an additional ten interviews while traveling to outlying

communities. A two-week time period was given for survey participation, although additional time was required to conduct interviews.

To ensure anonymity, free responses were summarized by the key informant data team. The data team discussed and further refined root causes identified by respondents.

RESULTS

A total of 86 participants provided input to the survey. Although this survey was anonymous, ~50 key informants verified that they completed the survey which enabled health sector representation to be gauged. Confirmed participation was the following: alternative healthcare (1), arts (3), business (3), clergy (1), early education (1), education (5), environment (4), environmental education (2), government (4), law enforcement (2), health care provider (4), military (2), senior (1), social service (11), and youth (2).

The total timeframe for survey participation was March 1st – April 19th, 2013. New issues brought forth in this round of key informant input included: lack of intergenerational families, transient community, associating individual/family issues with Adverse Childhood Experiences (including end of life emotional issues), city government working cross-purposes to business development and the non-profit sector, and lack of incentives from employers. The majority of identified changes that are presently affecting organizations/industries were financial in nature: funding cuts, economic downturn, decreases in grant opportunities, rises in the cost of living, and more. Economics are becoming a more sophisticated issue, thus complicating our efforts if we don't work together. One positive change identified by many is our community's improved collaboration, community-building, & coordination. The majority (63%) of respondents felt the 14 community issues described during the first local CHNA still accurately captured existing issues today. Additional suggestions were provided that ultimately fell within a category provided, but were more specific in nature. From the list of 14 themes identified in the first CHNA, the key informants selected these five issues as most affecting the populations they serve: Economic Issues (62%), Substance Abuse (52%), Mental Health Issues (47%), Family Issues (37%), and Insurance / health care coverage (31%). Interconnected and circular in nature, these five issues were also consistently identified as root causes by the majority of respondents.

COMBINED RESULTS FROM COMMUNITY and KEY INFORMANT SURVEYS

The Institute of Social and Economic Research (ISER) analyzed and ranked the priorities identified in the Perceptions of Community Health and Key Informant surveys (results in Appendix C). The top five responses from the Perceptions of Community Health survey questions were assigned a total rank (5

through 1) and then added to the rank (5 through 1) of each key informant question. This ensured equal weighting of each survey and resulted in a prioritized list of top issues identified by the community:

- 1. Economic Costs**
- 2. Substance Abuse**
- 3. Mental/Emotional Health**
- 4. Public Transportation**
- 5. Family Issues (5a)**
Teen Issues/Resources (5b)

Identifying these priority six issues created focus areas for quantitative data collection. Determining what data are available elucidates whether or not we have adequate information to determine the local 'status' and, when adequate, is important in comparing the 'status' against the community perception. Observations compiled from the broad CHNA data collection are available within the Health Status results section below. Additional data collection aimed at answering these specific issues is recommended to ensure appropriate/adequate status reporting.

II. Forces of Change Assessment

METHODS

A group Forces of Change brainstorm session was conducted during the February 1st, 2013 MAPP Community meeting with 31 participants. The group brainstormed ideas and captured them on an overhead screen. Then the group was divided into six individual tables, with each one taking a portion of the trends to further identify challenges and patterns associated with each external force. Notes from each individual group's discussion were then combined into one document that was taken to MAPP workgroups for further discussion.

The MAPP coordinator used the trends of change identified by the Key Informant interviewees (Q1) to assign categories and group/order issues within the Forces of Change matrix. The issues were ordered according to highest to lowest number of related issues.

RESULTS

Themes of Change (in order of number of issues identified per category – themes identified by about one hundred 2013 Key Informant survey respondents within the Southern Kenai Peninsula area):

- Changes in natural resources & management
- Economics
- Improved collaboration, community-building, & coordination
- Demographics
- Technology
- Lack of shared vision
- Changes in drug-use
- Health care issues

III. Community Health Status Assessment

METHODS

In order to include the diverse quality of life issues that affect our community, the data collected for the second Community Health Status Assessment continued to be broad in nature. This presents a challenge to balance both having a wide range of community-level data available for users to answer specific (user-driven) questions with presenting community data in a manner that elucidates meaningful understanding of specific health needs or community priorities. The challenge still exists to create parameters in which data collected balances these two needs.

The identified priorities for data collection included:

- Updating data obtained for the first assessment, providing an opportunity to see changes over time
- Updating and retrieving data provided by local organizations
- When Southern Kenai Peninsula data available, prioritizing its representation over Kenai Peninsula or State of Alaska data to better understand local needs
- Highlighting data that informs priorities identified by the community
- Improving consistency in reporting measures across organizations to enhance community-level understanding (versus organizational understanding)
- Using and locally tracking data prioritized by Healthy Alaskan 2020 (top 25 health indicators released in September of 2013)
- Improving data quality, reporting, and focus of collection

Giving consideration to these priorities, this assessment puts forth sub questions to support the overarching question of “What is the Health Status of our Southern Kenai Peninsula community?” These sub questions are based on priority indicators and issues established by the County Health Rankings, Healthy Alaska 2020, and the Southern Kenai Peninsula community.

The sub questions are:



What are the population demographics of the Southern Kenai Peninsula community and how have they changed from 2000 to 2010?



What are the top five leading causes of death in the Southern Kenai Peninsula area and what data are available that track key risk factors for these causes of death?



How does the Southern Kenai Peninsula compare to the state and nation on Healthy Alaska 2020’s top 25 leading indicators of health?



What quantitative data do we have on qualitative issues raised by community members?

- Economics / Affordability
- Substance Abuse
- Mental Health
- Transportation
- Family Issues / Adverse Childhood Experiences
- Teen Resources / Activities



What data are available to track the ‘healthy vision’ defined by the community in 2010?

In order to support initial analyses, these questions were primarily addressed by available Southern Kenai Peninsula community-level data – US Census 2000 and 2010, American Community Survey results combined for all Southern Kenai Peninsula communities, and State of Alaska vital statistics and behavioral risk factor survey data. A thorough analysis is not provided, but data is provided to support discussion and selection of issues that will be prioritized for further analysis.

The graphs shown in the Health Status Assessment are predominantly secondary data that meet the greatest number of data quality dimensions and depict Southern Kenai Peninsula community-level data:

- US Census, 2000 and 2010 for the Southern Kenai Peninsula community
- American Community Survey, 2007-2011 5-year estimates for the Southern Kenai Peninsula community
- Alaska Behavior Risk Factor Surveillance System for the Southern Kenai Peninsula community
- Alaska Youth Risk Behavior Survey for Southern Kenai Peninsula schools
- Alaska Bureau of Vital Statistics

Primary and secondary data collected and compiled at the local level (individual efforts, organizations, and communities within the Southern Kenai Peninsula) are highly valued in our MAPP process. This process is informed by the five conditions of Collective Impact (Common Agenda, Shared Measures, Mutually Reinforcing Activities, Continuous Communication, and Backbone Support) to guide its shared community efforts. A critical component of Collective Impact is creating, prioritizing, tracking, and evaluating shared measures. Local level data improves our community's ability to achieve consistent data collection for priority issues and better understand specific community strengths, needs, and changes. The process and communication surrounding consistent and shared local-level data collection reinforces our collective impact in addition to improving our ability to strategically address existing needs. Local organizational data collected for this assessment is available in Appendix A and on the MAPP of the SKP website (www.mappofskp.net) under the 'Community Vision' tab.

LOCAL COMMUNITY DATA

MAPP of the Southern Kenai Peninsula asked local community members and organizations to share their data that reflected important community health information. Many organizations contributed and a great deal of local-level, organizational data are integrated into the Community Health Assessment. When applicable to specific health status lenses, lists of available local data are included in a table and the actual data are included in Appendix A and available online.

In October 2012, MAPP of the Southern Kenai Peninsula was awarded a capacity-building grant by the Alaska Community Foundation that supported the purchase of strategic management software, Insightvision. This online tool provides a framework for housing, organizing, and tracking community data and is embedded on the [MAPP website](http://www.mappofskp.net) (www.mappofskp.net). This online tool makes the

majority of health status data more accessible to the community and supports efficient ongoing updates in the future.

OBSERVATIONS

The following observations highlight Southern Kenai Peninsula-level data presented in the assessment. Healthy Alaskans 2020 has identified the top 25 health indicators for Alaskans and the Southern Kenai Peninsula is able to track most of these measures at the community level. However, three-year trends for SKP-level data are not yet available. The observations below do not include observations from local organizational data presented in Appendix A (e.g., Cook Inletkeeper, Homer Police Department, and South Peninsula Haven House data).

- There was an increase of 1,237 residents within the SKP between the 2000 and 2010 census (10% increase → population overall is growing, however birth rate is stable).
- There is a greater percentage of residents aged 45 and older than in other regions in AK and the entire US (49% of SKP population 45+, whereas Kenai Peninsula 44%, Alaska 36%, and US 40%).
- The percentage of SKP population 65+ changed from 8.4% male (2000) to 13.3% (2013) and 4.2% female (2000) to 12.2% (2010).
- The Southern Kenai Peninsula's top 3 leading causes of death (#1 Cancer, #2 Heart Disease, and #3 Unintentional injury) are similar to the Kenai Peninsula, Alaska, and US (#1 heart disease, #2 cancer).
- While the SKP seems to be on par with rest of the US and AK in many areas, this is concerning since the status of US health is overall unhealthy and getting both worse and more costly (examples are the number of individuals with back pain or diabetes mellitus).
- Binge drinking amongst SKP teens is consistently higher than statewide rates which is very concerning. Adult binge drinking is also high.
- There is a wide spectrum of substance abuse services that are not available in the Southern Kenai Peninsula geographic region.
- SKP youth and adult obesity and overweight data are alarmingly high, trending similarly to AK and the US.
- Due to the high suicide, alcohol-induced deaths and rape rates statewide (and lack of comparable local data), these issues at regional levels continue to be a focus for data collection.

- Alaska is 38th out of 50 states for completion of 19-35 month old children’s immunizations, an important indicator according to the CDC. A statewide registry in AK (VacTrAK) to assure complete updated records regardless of multiple providers is still in its infancy.
- Alaska is consistently the #1 or #2 state for chlamydia incidence nationwide.
- Economics and affordability have been raised as a top concern for the community (in the community themes and strengths assessment), however there is a lack of identified community-level data on economic statistics/data (e.g., Homer’s recent Google award for number of online businesses, yet this is not tracked locally). This might be compounded by the way in which the city and borough limits are defined and the absence of a borough-level economic synthesis in recent years.
- Almost half (44.4%) of SKP households make up the extreme ends of the income spectrum – with 24.7% in the lowest income bracket and 19.7% in the highest income bracket.
- SKP households have lower mean and median incomes in comparison to Kenai Peninsula, AK, and US (SKP mean household income 25% lower than Kenai Peninsula, 44% lower than AK, and 22% lower than US).
- The cost of SKP housing is below that of Anchorage, but all other costs of living (transportation, fuel, clothing, and food) are higher.
- The generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing. 38.8% of households (with mortgage) and 48% of SKP renters pay more than 30% of household income on housing – thus, many residents fit the definition of ‘cost burdened’.
- According to adult behavioral risk survey responses, the adult leisure exercise is declining.
- There continues to be an overall increase in the number of SKP K-12 homeless students.
- The Kenai Peninsula has alarmingly high numbers of individuals engaged in intimate sexual violence, physical violence, or both (2013 UAA Justice Center).
- The community survey responses highlight the perception that there is lack of teen/youth activities, however, there are many activities available – there are other issues or barriers (awareness / support / cost) at play that creates a disconnect between services/activities available and access.
- However, with the above bullet in mind, an important youth/family resource, the Homer Boys & Girls Club, has been closed in the last year.

- There is a lack of transportation, environmental, prevention, arts, and culture data for the assessment, thus half of our community goals have little information for comparison / status evaluation.
- Climate Change continues to impact and alter our environment through changes in water availability, increasing temperatures, number of frost-free days, and more. There is a lack of community-level conversation around climate adaptation, however, there are many opportunities (such as the City of Homer’s Climate Action Plan) on which community efforts could build.
- The number of collaborative community (and non-traditional) partnerships has increased since the last health needs assessment.
- There is a lack of shared measurement around public transportation and community needs. This issue could be further explored as it is connected to many other community issues. This is a nation-wide issue, observed even within densely populated urban areas that have larger tax bases and smaller geographic distance to cover. Our community would be wise to explore the many factors that contribute to transportation needs in a large, sparsely populated geographic area that has many low income pockets within (we know there is a need, but don’t have tax base to cover the need).

RECOMMENDATIONS FOR THIRD CHNA DATA COLLECTION

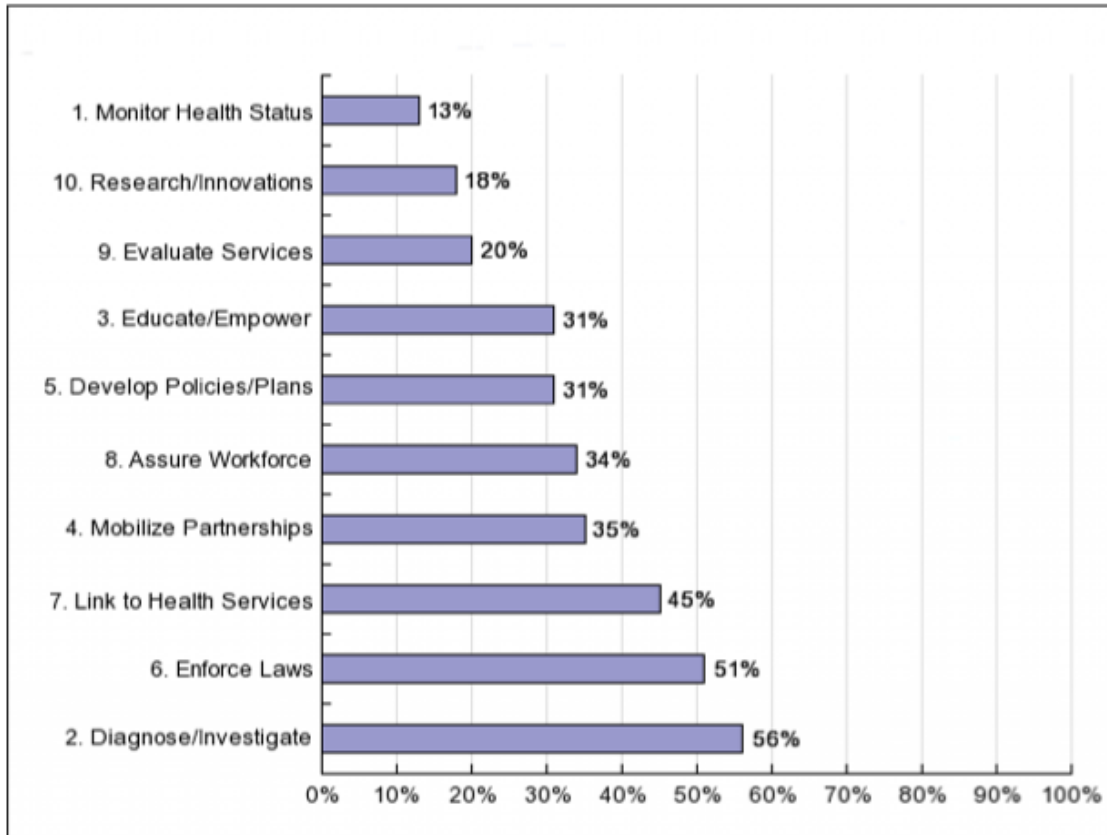
Through the iterative assessment process, our understanding of community health issues can become more refined and focused. With refined understanding also comes the awareness of information/data needed to better illuminate specific community needs and strengths. For a variety of reasons, the following areas were not meaningfully represented (or represented at all) during this second CHNA and are recommended for data collection in the third CHNA to support increased understanding of priority community issues:

- Transportation assistance
- Vaccine coverage rates area wide
- High school graduation rates
- Number of seasonal homeowners
- Demographics of residents moving to Southern Kenai Peninsula (age, income)
- Number of tourists
- Home-buying / building (building permits)
- HEA new service connections
- Cancer data collection and consistency in reporting

IV. LOCAL PUBLIC HEALTH ASSESSMENT

Results from 2009 assessment included here in the absence of new data.

Southern Kenai Peninsula Scores in the Ten Essential Services



LOW SCORES: Services related to community assessment and research

The fact that we are completing a comprehensive community assessment through the activities of the SKP Community Project automatically will raise our scores, should we complete the NPHPSP tool in the future.

MEDIAN SCORES: Services related to client education/empowerment, mobilizing partnerships, policy development, and assurance of a competent public health workforce.

HIGH SCORES: Services related to reportable disease and enforcement of laws and regulations. In addition, we scored well the service that links people to needed personal health services; however, we scored much lower on the model standard that addressed transportation, cultural/linguistic services, and the actual coordination of services for vulnerable populations.

UPDATED OBSERVATIONS

- While there was not a workgroup formed around the results on this report card, some of the needs were incorporated into either core values or workgroup functions – for example increasing data collection to monitor the health status of our population.
- Improved collaboration and non-traditional partnerships were acknowledged in the Community Themes & Strengths Assessment.
- It is anticipated in the next round of assessment that more meaningful specifics could be shown by updating this important public health tool.

CHANGES IN PROCESS BETWEEN FIRST AND SECOND COMMUNITY HEALTH NEEDS ASSESSMENTS

- There is an increasing priority (sometimes requirement) for evidence-based interventions and health outcome criteria, thus there has been an increased value placed on data collection/reporting.
- There is an increased value nation-wide for community coalitions to solve community issues, therefore an increased need for Community Health Needs Assessments (CHNA). Organizations are recognizing this and participating more broadly.
- CHNAs are now a federal requirement for some community health organizations.
- Having established a framework for collaboration, MAPP of the SKP attracted support of statewide agencies for data collection, sharing (AK Public Health, AK Bureau of Vital Stats, and more) and analysis (Institute of Social and Economic Research).
- This, in combination with increased data availability, has contributed to the second CHNA having access to more Southern Kenai Peninsula community-level data:
 - Healthy Alaska 2020 top 25 indicators were released in September 2013, providing guidance on key measures and supporting the request for SKP-level data for comparison
 - 13 of the 25 indicators have SKP-level data available and are comparable
 - Behavioral Risk Factor Surveillance System (BRFSS) and some Youth Risk Behavior Survey (YRBS) available at the SKP level
 - 2010 US census data available, thus comparisons to 2000 within SKP could be made and 2010 comparisons could be made between the SKP, the Kenai Peninsula, Alaska, and US
 - US Census American Community Survey data (2007-2011 estimates) were available for most Southern Kenai Peninsula communities, thus could be compiled to obtain SKP community-level statistics
 - Alaska Bureau of Vital statistics were obtained for multiple SKP community-level measures
 - The Kenai Peninsula Borough School District (KPBSD) is partnering with the Alaska Division of Public Health to collect and analyze Body Mass Index data on KPBSD students and has shared these data with the SKP community
- Physical health organizations are now collaborating to provide shared measures for some key risk factors and access to care info

- Software to show interactive community data on website - this format is more readily updated as we continue.
- Increased community input on community open-ended questions in Community Themes & strengths assessment (indication of increased community awareness of health improvements underway).
- Key informant interviews were structured to build on and add focus to the issues identified in the 1st CHNA, particularly focusing on root causes of community issues.
- Key informant input was predominantly answered as an online survey and was anonymous.
- CHNA data group was smaller and had one consistent core. These members also participated on the steering committee, thus this presented a challenge for resources/time.
- Having conducted the first CHNA, updates to previously submitted data were easier.
- Established partnerships on which to build and engage new participants.
- Increased awareness of the importance of identifying and reducing the impact of Adverse Childhood Experiences (ACEs) on individuals and families. This awareness has led to statewide initiation of ACEs questions being asked in the 2014 BRFSS to better understand adult health.
- Workgroups established in the first round of MAPP identified gaps and began collecting some primary local data that is now being reported.
- Consistent financial support was available for the MAPP coordinator position, including contributions from several local partners and ongoing hospital service area board funding.
- There is an increased understanding of how to define useful data (sustainable, ongoing, reliable, importance to story told...).

CROSS-CUTTING ISSUES (WHERE THE 2013 ASSESSMENTS OVERLAP)

Per the MAPP process guidelines, cross-cutting issues help identify themes that would be strategic for the community to consider addressing. Additionally, prior recommendations for improving the “ten essential services” from the previous (2009) Local Public Health System Assessment will apply to any strategic issues the community chooses.

The following themes were prominent in all three of the current assessments:

- Economic and Affordability Issues
- Adverse Childhood Experiences / Family Issues
- Access to care and services
- Aging population
- Quality of life
- Substance abuse
- Environmental Issues

As is the case with complex social issues, these topics that surfaced from each assessment have components that are interrelated, influence, or compound one another. Additionally, most of these issues function as root causes to what commonly become physical health problems. Thus, in order to support the community vision of a, “Proactive, Resilient, Innovative Community,” the cross-cutting issues below should be taken into account when developing strategies and actions to improve community health. *Bullets below are not inclusive of all data, but provide an overview.*

a. Economic and Affordability Issues

- Community Themes and Strengths assessment
 - #1 community concern communicated in community surveys
 - Example concerns include health care costs, reduced organizational budgets, high cost of living, changes in tax base, lack of job opportunities with living wages, and more
- Community Health Status assessment
 - Census data show low household incomes compared to region, state, and nation
 - McDowell report demonstrates higher cost of living in Homer compared to Anchorage
 - American Community Survey data show that for more than a third of home owners with a mortgage and renters, housing costs that are greater than 30% of their monthly income
 - Continual cuts in food stamp benefits increase local health inequities, widening the gap between rich and poor
- Forces of Change assessment
 - Changes in federal budget and federal sequestration
 - High food and fuel prices
 - Availability of living wage jobs

b. Adverse Childhood Experiences (Family Issues)

- Community Themes and Strengths assessment
 - #5 community concern communicated in community surveys
 - Key informant surveys identified ACEs or family issues as a root cause to many client issues
- Community Health Status assessment
 - Data from BRFSS on ACEs-related questions shows comparable responses of Southern Kenai Peninsula (SKP) residents to statewide statistics

- Data from Haven House, Homer Police, Office of Child Services, South Peninsula Behavioral Health Services, and more reflect concerning family issues in the Homer service area
- Forces of Change assessment
 - An increased community awareness and understanding of ACEs is named with the opportunity to focus on resiliency / strengths

c. Access to Care and Services

- Community Themes and Strengths assessment
 - Transportation identified as one of the major services lacking in this community (#4 priority identified from community surveys)
 - Changes in health care and the Affordable Care Act
 - Teen services seen as lacking in the community, however it appears that there are many services, but also many barriers to accessing them (e.g., awareness, transportation, supportive parent, cost, etc)
- Community Health Status assessment
 - BRFSS results show percentages of adults that could not afford to see a doctor in the last year
 - Many youth services available in community, but a perception that there is a need
- Forces of Change assessment
 - Questions with how the affordable care act will impact access to health care
 - Changes in technology might affect access to certain sectors of the population, information overload, and more

d. Demographics – Aging Population

- Community Themes and Strengths assessment
 - Lack of elder services and activities, senior housing, and other issues related to aging
 - Observed increases in elder population
- Community Health Status assessment
 - Census demographics show stable birth rates but increasing 45+ year old population
- Forces of Change assessment
 - Borough tax breaks given to seniors reduces property tax revenues (for school funding and more)

- Increased population on fixed income
 - Diminished work force
 - Increased health care needs
 - Opportunities for volunteer pool, special areas of expertise, and new businesses to meet needs
- e. **Quality of Life** – people selecting to live here for the natural beauty, sense of place, and intrinsic value
- Community Themes and Strengths assessment
 - Many respondents identified natural beauty and people helping one another as community strengths
 - People live here because they want to be here (indicates a deliberate, intentional connection to place)
 - Community participates in and values philanthropy and volunteerism
 - Community Health Status assessment
 - Seasonal housing statistics show evidence of area’s attractiveness
 - Forces of Change assessment
 - Increasing seasonal population, changing demographics
- f. **Substance Abuse**
- Community Themes and Strengths assessment
 - #2 community concern communicated in community surveys
 - Perception that substance abuse treatment is still lacking in the community
 - Community Health Status assessment
 - Data from BRFSS responses show concerning rates of youth and adult binge drinking response
 - Substance abuse services are lacking in the SKP region according to the American Society of Addictive Medicine Continuum of Care
 - Homer Prevention Project has collected additional and more specific data on underage and adult drinking in the Anchor Point and Homer communities
 - Forces of Change assessment
 - Changes in drug use and availability

g. Environmental Issues

- Community Themes and Strengths assessment
 - Conflicting support for non-renewable resource development and use in Alaska with the need to develop adaptive and sustainable measures/practices
- Community Health Status assessment
 - Number of frost-free days trending upwards since the early 1900s in Homer, Alaska
 - Increasing stream temperatures in salmon streams within the Cook Inlet watershed (data available specifically for Anchor River within Appendix A)
- Forces of Change assessment
 - Not as prevalent in national / state conversations but acceptance that climate change exists. Evidence that AK is ‘ground zero for climate change’, such as relocating villages due to rising sea levels and increased flooding during storms and ice flows
 - Increased storm frequencies, increased maintenance – unpredictability
 - Broad and hard to communicate relevance
 - Economy versus biology – climate change impacts to fisheries

CONCLUSION

This executive summary provides an overview of the methods and observations from each current assessment (Community Themes and Strengths, Community Health Status, and Forces of Change), thus providing a great deal of information to support the selection of strategic issue(s) for community action. The next step in utilizing this CHNA will be engaging community members in selecting (a) strategic issue(s) and developing a Community Health Improvement Plan (CHIP). This document could include: 1. Recommendations from this CHNA; 2. The process by which community needs are prioritized; 3. Ranked order of community priorities; and 4. Next steps and opportunities (short and long-term goals). While the CHIP will focus on specific actions for collective action, there are many ways in which to improve community health. All community members are encouraged to use the information provided within this CHNA to build on individual and group strengths that support and address community health improvement. It takes every one of us!

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

MAYOR'S PROCLAMATION

"NATIONAL HOSPITAL WEEK"

May 11-17, 2014

WHEREAS, National Hospital Week is May 11-17, 2014, and originated in 1921 as a community celebration and is now the nation's largest health care event; and

WHEREAS, South Peninsula Hospital is celebrating its 58th year of service to the community; and

WHEREAS, South Peninsula Hospital has been named a Top 100 Critical Access Hospital for three consecutive years, out-performing other community hospitals nationwide in quality, outcomes, patient perspective, affordability, financial growth and efficiencies; and

WHEREAS, South Peninsula Hospital has grown over the years to provide the broad scope of services needed in the community, including Emergency, Acute Care, Surgery, 28-bed Long Term Care, Orthopedic Care, Physical Therapy, Pediatric Therapy, Laboratory Services, Family Practice, Home Health, Infusion Clinic, Specialty Clinics, Sleep Center and Education Programs; and

WHEREAS, South Peninsula Hospital is the only designated Trauma Level IV provider open 24 hours a day, seven days a week, providing emergency care for the entire southern peninsula; and

WHEREAS, South Peninsula Hospital has been pro-active to increase services, expanding their technology and the number of physicians, surgeons and specialists to better serve the community; and

WHEREAS, South Peninsula Hospital employs 385 residents, offering competitive salaries, benefits and a professional career track for our local residents; and

WHEREAS, South Peninsula Hospital has significant economic impact in the community, with an annual payroll of over \$21 million per year, through the purchases of supplies and services, by attracting new money to the community through patients, physicians and relocation, and by supporting local organizations and activities within the community; and

WHEREAS, South Peninsula Hospital continually ranks highest in every survey category when compared to the average scores of both statewide hospitals and national hospitals; and

WHEREAS, South Peninsula Hospital's success is due to a unique partnership between the City of Homer, the Kenai Peninsula Borough and South Peninsula Hospital, Inc.; and

WHEREAS, The hard working employees and volunteers at South Peninsula Hospital deserve regard and appreciation for providing care for our community.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, on behalf of all its citizens, do hereby proclaim the week of May 11-17 as National Hospital Week, and express my great appreciation for the all the individuals, facilities, and technologies that make the healthcare possible at South Peninsula Hospital.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska, to be affixed this 12th day of May, 2014.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

PUBLIC HEARING(S)

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

Ordinances 14-14(S) and 14-17(A)

A **public hearing** is scheduled for **Monday, May 12, 2014** 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 14-14(S) and 14-17(A) internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 14-14(S), An Ordinance of the Homer City Council, Enacting HCC 2.80.100, Limitation Period, Establishing a Limitation Period for Filing a Complaint of a Violation of the City Ethics Code of Five-Years or One Year After Discovery of the Violation. City Clerk.

Ordinance 14-17(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040.m Regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 From the General Fund-Fund Balance for Mayor and Council Member Compensation. Burgess/Lewis/Roberts.



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

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

Jo Johnson, MMC, City Clerk

Publish: Homer News: May 8, 2014

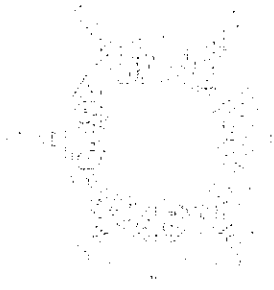
CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, CMC, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for Ordinance 14-14(S), Enacting HCC 2.80.200, Limitation Period, Establishing a Limitation Period for Filing a Complaint of a Violation of the City Ethics Code of Five Years or One Year after Discovery of the Violation; and Ordinance 14-17(A) Amending Homer City Code 2.08.040 (m) regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 from the General Fund-Fund Balance for Mayor and Council Member Compensation was distributed to the City of Homer kiosks located at City Clerk's Office, Captain's Coffee Roasting Co., Harbormaster's Office and Redden Marine on Friday, May 2, 2014 and that the Acting City Clerk posted same on City of Homer Homepage on Thursday, May 1, 2014.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 2nd day of May, 2014.



Renee Krause, CMC, Deputy City Clerk I



ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-14

An Ordinance of the Homer City Council, Enacting HCC 2.80.100, Limitation Period, Establishing a Five-Year Time Limitation for Filing a Complaint of a Violation of the City Ethics Code.

Sponsor: City Clerk

1. City Council Regular Meeting March 24, 2014 Introduction
 - a. Memorandum 14-046 from City Clerk as backup
2. City Council Regular Meeting April 14, 2014 Public Hearing
 - a. Memorandum 14-046 from City Clerk as backup
 - b. Substitute Ordinance 14-14(S) from City Attorney
3. City Council Regular Meeting April 28, 2014 Public Hearing and Second Reading
 - a. Substitute Ordinance 14-14(S) as adopted by Council on April 14, 2014
 - b. Memorandum 14-046 from City Clerk as backup
4. City Council Regular Meeting May 12, 2014 Public Hearing and Second Reading
 - a. Substitute Ordinance 14-14(S) as adopted by Council on April 14, 2014
 - b. Memorandum 14-046 from City Clerk as backup

CITY OF HOMER
HOMER, ALASKA

City Clerk

ORDINANCE 14-14(S)

AN ORDINANCE OF THE HOMER CITY COUNCIL, ENACTING HCC 2.80.100, LIMITATION PERIOD, ESTABLISHING A LIMITATION PERIOD FOR FILING A COMPLAINT OF A VIOLATION OF THE CITY ETHICS CODE OF FIVE-YEARS OR ONE YEAR AFTER DISCOVERY OF THE VIOLATION.

WHEREAS, The City Ethics Code in HCC Chapter 1.18 establishes important standards for official conduct in City government; and

WHEREAS, While investigation and action on complaints of violations of the City Ethics Code serve important public purposes, they demand significant time and resources of the Board of Ethics and City staff; and

WHEREAS, The benefits of enforcing the City Ethics Code generally decline as an alleged violation becomes more remote in time; and

WHEREAS, The enforcement of state statutes prohibiting unethical conduct by public officials typically is subject to a five-year limitation period.

NOW, THEREFORE, THE CITY OF HOMER HEREBY ORDAINS:

Section 1. HCC 2.80.100, Limitation period, is enacted to read as follows:

2.80.100 Limitation period. (a) Notwithstanding any other section of this chapter or HCC Chapter 1.18, and subject to (b) of this section, the Board only may investigate or otherwise act upon a complaint of a potential violation of HCC Chapter 1.18 that is received by the City Clerk's office within five years after the date of the alleged violation.

(b) After the time limitation in (a) of this section has expired, the Board may investigate or otherwise act upon a complaint of a potential violation of HCC Chapter 1.18 that is received by the City Clerk's office within one year after the date of discovery of the alleged violation, but in no case shall this subsection extend the period of limitation in (a) of this section by more than three years.

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

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this ____ day of April, 2014.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:
NOES:
ABSTAIN:
ABSENT:

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

Reviewed and approved as to form:

Walt Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 14-046

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: JO JOHNSON, MMC, CITY CLERK
DATE: MARCH 17, 2014
SUBJECT: ENACTING A TIME LIMIT FOR ETHICS CODE COMPLAINTS

Upon review of the Board of Ethics provisions I discovered there was no time limit for filing a complaint of a violation of the City's Ethics Code. The current code leaves a retired city official or city manager in a perpetual state of uncertainty. The more time that passes after an individual held office diminishes the benefit of enforcing the ethics code.

The State of Alaska has a five-year limitation from the date of the potential violation to file a complaint of a violation of the Ethics Code. It is recommended the City of Homer enact a time limit for filing an ethics complaint that is consistent with the State's provision.

RECOMMENDATION:

Adopt Ordinance 14-14 to set a time limit for filing a complaint of a violation of the Ethics Code.

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-17

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040.m Regarding Compensation for the Mayor and Council, and Amending the FY 2014 Operating Budget by Appropriating \$8,775.00 From the General Fund-Fund Balance for Mayor and Council Member Compensation.

Sponsor: Burgess/Lewis/Roberts

1. City Council Regular Meeting April 28, 2014 Introduction
2. City Council Regular Meeting May 12, 2014 Public Hearing and Second Reading
 - a. Ordinance 14-17(A) as amended by Council on April 28, 2014

1 CITY OF HOMER
2 HOMER, ALASKA

Burgess/Lewis/Roberts

3
4 ORDINANCE 14-17(A)
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 2.08.040.M REGARDING
8 COMPENSATION FOR THE MAYOR AND COUNCIL, AND
9 AMENDING THE FY 2014 OPERATING BUDGET BY
10 APPROPRIATING \$8,775.00 FROM THE GENERAL FUND - FUND
11 BALANCE FOR MAYOR AND COUNCIL MEMBER
12 COMPENSATION.
13

14 WHEREAS, The functioning of a vital, just, resilient and truly representative democracy
15 requires that all citizens have equitable and economically viable avenues to participate in
16 government and to hold elected office, if duly elected; and
17

18 WHEREAS, The median income of the current Mayor and Council Members probably is
19 markedly higher than the median income of their constituents; and
20

21 WHEREAS, The office of Mayor or Council Member is not attainable or tenable for a
22 person of limited or even moderate economic means without minimum levels of
23 compensation; and
24

25 WHEREAS, The Laws of the State of Alaska and the United States of America require
26 minimum levels of pay and compensation be paid for work or services performed; and
27

28 WHEREAS, Reasonable and thoughtful execution of the duties of the office of Mayor or
29 Council Member requires at least 6 to 9 hours of work per meeting in the form of participating
30 at City Council meetings, reading 250 to 600+ pages of City Council packets and other related
31 documents on a monthly or per meeting basis, being available to the public and City staff to
32 answer questions and listen to concerns, crafting legislation, reviewing legal briefs, serving
33 from time to time as a member of the Board of Adjustment, and all of the other duties and
34 obligations associated with the office of Mayor or Council Member; and
35

36 WHEREAS, Current levels of Mayor and Council Member compensation are 200% lower
37 than levels 8 years ago, and those levels were reduced in a time of severe economic recession
38 and dire budgetary constraints; and
39

40 WHEREAS, Compensation for the work performed by the Mayor and Council Members
41 ideally should be correlated with measurable time and personal resources invested in
42 executing the duties of office; and
43

44 WHEREAS, Socio-economic and political circumstances in which we live and govern
45 demand a continually increasing amount of time, energy, professional knowledge, and
46 expertise in order to effectively represent and safeguard the concerns and interests of the
47 Citizens of Homer; and

48
49 WHEREAS, AS 29.20.620 authorizes the Council by ordinance to provide a method of
50 determining the salaries of elected officials, provided that the ~~salary~~ stipend of the Mayor may
51 not be reduced during the term of office of the Mayor.

52
53 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

54
55 Section 1. Homer City Code 2.08.040(m) is amended to read as follows:

- 56
57 m. Salaries of Elected Officials.
- 58 1. The Mayor and each Council Member shall be paid a salary stipend of
59 \$75 for each council-meeting-day in which the person participates in person, or \$50 per
60 council-meeting-day in which a majority of the person's participation time is
61 telephonic. A council-meeting-day is any calendar day in which the person participates
62 in any one or more of the following:
- 63 a. A scheduled and publically noticed meeting of the City Council,
64 including without limitation a regular meeting, special meeting, committee of
65 the whole meeting and meeting in executive session.
- 66 b. A scheduled and publically noticed meeting of the Board of
67 Adjustment, Board of Ethics, or other board or commission that is composed of
68 the Mayor and Council Members.
- 69 c. Training or continuing education programs, and work sessions,
70 that are required by law or commonly recognized best practice to perform the
71 duties of Mayor or Council Member.

72 ~~The Council may fix by ordinance the salaries of elected officials. The Council members will~~
73 ~~receive a \$50.00 nonwage stipend per month during their term of office as a reimbursement~~
74 ~~for expenses and the Mayor at \$75.00 per month. The City shall not spend any funds for elected~~
75 ~~officials' membership in the Public Employees Retirement System. An elected official may not~~
76 ~~receive any other compensation for service to the City municipality unless specifically~~
77 ~~authorized to do so by ordinance. Per diem payments or reimbursements for expenses are not~~
78 ~~compensation under this section.~~

- 79 2. In lieu of receiving compensation under this subsection, the Mayor or a
80 Council Member may direct the City Clerk in writing to distribute some or all of the
81 person's compensation to the General Fund or to The Homer Foundation or another
82 nonprofit or charitable organization operating on the Southern Kenai Peninsula.

83
84 Section 2. The compensation provided in Section 1 above applies to service as Mayor or
85 Council Member commencing the first day of the first calendar month following the calendar
86 month in which this ordinance is enacted, and as of that date replaces all forms of

87 compensation previously payable for service as Mayor or Council Member, other than
88 reimbursement for expenses incurred in performing official duties.

89
90 Section 3. The FY 2014 Operating Budget is amended by appropriating \$7,500 from the
91 General Fund, Fund Balance for Mayor and Council Member compensation as described below:

92
93 Expenditure:

94 <u>Account No.</u>	95 <u>Description</u>	96 <u>Amount</u>
97 100-0100	98 Mayor and Council Member Compensation	99 \$8,775.00

100 Section 4. Section 1 of this Ordinance is of a permanent and general character and shall
101 be included in the City Code. Section 3 of this Ordinance is a budget amendment, is not
102 permanent in nature, and shall not be codified.

103 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this ____ day
104 of May 2014.

105
106 CITY OF HOMER

107
108
109 _____
110 MARY E. WYTHE, MAYOR

111
112 ATTEST:

113
114
115 _____
116 JO JOHNSON, MMC, CITY CLERK

117
118
119 AYES:

120 NOES:

121 ABSTAIN:

122 ABSENT:

123
124
125 First Reading:

126 Public Reading:

127 Second Reading:

128 Effective Date:

129

130 Reviewed and approved as to form:

131

132

133 _____

134 Walt Wrede, City Manager

135

136 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

ORDINANCE(S)

CITY MANAGER'S REPORT



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

MANAGER'S REPORT

May 12, 2014

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Construction Update: At the time this report was written, paving was almost complete on the new trails around the harbor. Substantial work has been completed on the interpretative areas and other enhancements. The City is getting really positive feedback about the trails, the upgrades at End of the Road Park (paving, restroom, landscaping), the new trail from the Pioneer Dock to Coal Point Park, and the improvements near the load and launch ramp (lanes for through traffic).
2. More Natural Gas Conversions: This meeting agenda contains an ordinance appropriating money for additional gas conversions at City facilities, including some of the older restrooms around the harbor. The Finance Department reports significant savings so far. Right now, the heating bill at City Hall is about 70% lower each month.
3. Traffic Calming / Old Town: On Tuesday night, the 6th, I planned to attend a meeting of the Old Town Neighborhood Association. The purpose of the meeting was to talk about additional measures that could be taken to reduce speeding and reckless driving. The group planned to address the Planning Commission the next evening. You will recall that the Planning staff and Planning Commission are working on traffic calming policies and procedures. The City has completed much of what it promised to do so far in that regard including new crosswalks, additional signage, narrower driving lanes, and a lower speed limit. The Bishops Beach parking lot has been striped. The Charles Way trail is scheduled to be completed this summer.
4. Ramp 7: The Seldovia Village Tribe has decided to rebuild the damaged float and reinstall Ramp 7 this summer. The City is working with them on a temporary fix that should get us through the summer. One of the City's contract engineers reviewed the proposed plans last week to insure public safety. He recommended some changes that would cost additional funds. At the time this was written, we were waiting to see if SVT would approve the changes and the extra money. The Port staff are working on alternative docking sites for the ferry if this does not work out. Replacing the float and reinstalling

- the ramp would be temporary and the permanent fix would occur this fall when the City replaces the entire float. The new float will be designed to accommodate the ramp.
5. Pioneer Ave Upgrades: DOT/PF has issued STIP Amendment 9. This amendment calls for repaving and other upgrades for Pioneer Avenue along with Lake Street. This is a good opportunity for the public to have some input on Pioneer Avenue improvements. DOT/PF staff planners are coming down here on May 23 to discuss this with us. At that time we will learn more about the design and public participation processes.
 6. Proposed Bed Tax: A Council packet several months ago contained a flyer produced by the Kenai Peninsula Tourism Marketing Council which described its Borough-wide bed tax proposal. Since that time, I have had several conversations with the Executive Director of the organization and I think I now have a better understanding of the intent behind the proposal, how the tax would work, and what it could be used for. There are definitely advantages and disadvantages to Homer associated with the proposal and I would be happy to provide my thoughts on it if you wish. As I understand it, the Homer Chamber Board is currently neutral on the proposal. Since this proposal may end up on the ballot at some point, I invited the Director to come down and address the Council as a Visitor at a future meeting. She said she would like to do so.
 7. The Vessel Haulout Committee: This Committee is having very productive meetings. Councilmember Barbara Howard is the Chair and she may want to provide a report. The last meeting included some surprise guests who made it even more clear that there is demand, opportunity, and room for growth in the marine Industrial sector of Homer's economy.
 8. Public Safety Building Committee: This committee is also moving quickly and very productively. A contract has been signed with the GC/CM firm and we are rapidly moving into the site selection and design phase. The Mayor sits on this Committee and may want to provide further detail.
 9. New Port and Harbor Building: Another Committee doing excellent work. This week I signed the Publication Notice and we started soliciting bids for construction of the building and the overslope pathway around it.
 10. Cottonwood Horse Park: several years ago the City accepted title to a group of small lots adjacent to the Cottonwood Horse Park. The intended that the lots would eventually be added to the Horse Park complex and used to support that activity. The City agreed to hold onto the Lots until the Association obtained clear title to the parcel the Horse Park is on. That has now occurred. So, the City is in the process of preparing to transfer that land to the Cottonwood Horse Park. The Planning Department is negotiating a trail easement as part of that transaction.
 11. Summer is Here! Personnel is busy hiring temporary summer employees for Parks and the Port and Harbor. You have probably notices that things are getting busy and the visitors are rolling in. Let's hope for a good season for all.
 12. Possible Ribbon Cutting: Katie and Linda Anderson are working on the idea of having a ribbon cutting ceremony this summer when the Cruise Ship Head Tax projects are completed. Potential invitees would include people from the industry, Senator Micciche, Senator Stevens, and Representative Seaton. It would be nice if this event could occur when a cruise ship was in port.
 13. Possible Proclamation Presentation: I formally thanked Senator Micciche and Representative Seaton for sponsoring the legislative Proclamation honoring Homer on its

50 Year Anniversary. Senator Micciche would like to come down and formally present the proclamation to the Council. We are trying to schedule that now.

14. Lobbyist Visit: Linda Anderson would like to come down and provide the Council with an end of session recap. She is not able to do that on May 27 so we are looking at one of the meetings in June.
15. Staff Working its Way Back to Full Strength: On May 12, Council day, we expect to have two key staff members back after a long absence. You may know that Rick Abboud has been out of the office for almost six weeks for family reasons. Katie Koester has also been out for about a month due to the birth of her second child. We wish both of them the best of luck and look forward to getting there return.

ATTACHMENTS

1. May Employee Anniversaries
2. Alaska Host Committee / Council of State Governments Conference / Anchorage
3. Invitation to the Kachemak Bay Water Trail Ribbon Cutting



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: Walt Wrede
DATE: May 7, 2014
SUBJECT: May Employee Anniversaries

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

Jo Earls,	Finance	15	Years
Mark Whaley,	Port & Harbor	9	Years
Don Huffnagle,	Port & Harbor	6	Years
Pike Ainsworth,	Port & Harbor	6	Years
Jeri Trail,	Police	3	Years
Ann Dixon,	Library	3	Years
Rob Drye,	Police	1	Year
John Li,	Finance	1	Year

Alaska Host Committee

Senator Gary Stevens, Co-Chair
Representative Craig Johnson, Co-Chair

Senate President Charlie Huggins
Senator Kevin Meyer
Senator Lesil McGuire

Representative Lance Pruitt
Representative Charisse Millett
Representative Lindsey Holmes



Contact Information

Alaska State Capitol, Rm 429
Juneau, AK 99801-1182
907-465-4925 phone
907-465-3517 fax

716 W. 4th Ave, Room 300
Anchorage, AK 99501
907-269-0200 phone
907-269-0204 fax

April 16, 2014

Bryan Hawkins, Harbormaster
Port of Homer
4350 Homer Spit Rd.
Homer, AK 99603

Dear Bryan:

The nation's largest state government association, the Council of State Governments (CSG) and Council of State Governments West (CSG-WEST), will hold a joint National Conference and Western Region Annual Meeting in Anchorage, Alaska, on August 9-13, 2014.

CSG is a non-partisan, not-for-profit association that serves elected and appointed officials in all three branches of government in the United States, U.S. territories, and several Canadian provinces. We did similar meetings in 2004 and in 2008, and while both were huge successes, we are anticipating that this meeting will be the largest and most attended conference in CSG's history, drawing over 1,800 officials to discuss policy issues and attend professional development sessions.

This will be a big boost to the economy and provide us a great opportunity to showcase our great state. However, in order to accommodate that number of people and offer a wide variety of policy tours, speakers and host sponsored events, it is going to cost upwards of \$500,000. That is why we are asking that you consider making a monetary contribution to help offset our costs. We will use your contribution to provide an outstanding and memorable conference. Enclosed is the 2014 CSG National & CSG West Annual Meeting Sponsorship Guide.

If you should have any questions or need additional information, please do not hesitate to contact the CSG Annual Meeting coordinators, Katrina Matheny, at 907-465-4713 or Debra Higgins, at 907-465-3764.

Thank you for your consideration of this request.

Sincerely,

Senator Gary Stevens
2013 CSG Chair

Representative Craig Johnson
2014 CSG-West Chair

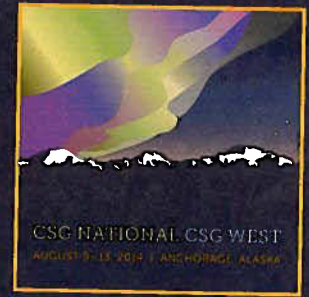
RECEIVED

APR 22 2014

PORT & HARBOR

SPONSORSHIP GUIDE

August 9–13, 2014 | Anchorage, Alaska



PLATINUM \$40,000

- ▶ Opportunity for company/organization representative to give brief welcome and receive verbal recognition from CSG Leadership during a plenary session
- ▶ Company/organization logo on event signage
- ▶ Featured in onsite Sponsor Guide
- ▶ Complimentary registration (for 5)
- ▶ Invitation (for 5) to Donors Reception
- ▶ Invitation (for 5) to CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 2) at CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 2) at plenary meals
- ▶ Featured in Capitol Ideas Today, onsite daily newsletter
- ▶ Preliminary attendance list

DIAMOND \$25,000

- ▶ Company/organization logo on event signage
- ▶ Featured in onsite Sponsor Guide
- ▶ Complimentary registration (for 4)
- ▶ Invitation (for 4) to Donors Reception
- ▶ Invitation (for 4) to CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 1) at CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 1) at plenary meals
- ▶ Featured in Capitol Ideas Today, onsite daily newsletter
- ▶ Preliminary attendance list

GOLD \$15,000

- ▶ Company/organization logo on event signage
- ▶ Featured in onsite Sponsor Guide
- ▶ Complimentary registration (for 4)
- ▶ Invitation (for 4) to Donors Reception
- ▶ Invitation (for 2) to CSG and CSG West Leadership Dinner
- ▶ Preliminary attendance list

SILVER \$10,000

- ▶ Company/organization name on event signage
- ▶ Featured in onsite Sponsor Guide
- ▶ Complimentary registration (for 3)
- ▶ Invitation (for 3) to Donors Reception
- ▶ Preliminary attendance list

BRONZE \$5,000

- ▶ Company/organization name on event signage
- ▶ Featured in on-site Sponsor Guide
- ▶ Complimentary registration (for 2)
- ▶ Invitation (for 2) to Donors Reception
- ▶ Preliminary attendance list

QUARTZ \$2,500

- ▶ Company/organization name on event signage
- ▶ Featured in onsite Sponsor Guide
- ▶ One complimentary registration
- ▶ One invitation to Donors Reception
- ▶ Preliminary attendance list

INNOVATION CLASSROOM PRESENTER \$15,000

*CSG Associate Members only.

- ▶ Complimentary table for your company/organization near classroom area
- ▶ One 45 minute session on two key conference days (topic must be approved by CSG)
- ▶ Promotion in onsite agenda
- ▶ Promotion in Capitol Ideas e-blast
- ▶ Promotion in onsite newsletter Capitol Ideas Today
- ▶ Innovation Classroom sessions listed on conference website
- ▶ Acknowledgement on event signage as Silver Level Sponsor
- ▶ Signage at Innovation Classroom area
- ▶ Complimentary registration (for 2)
- ▶ Invitation (for 2) to CSG and CSG West Leadership Dinner

OFF-SITE FORUM OR SESSION HOST \$20,000

*Preference given to CSG Associate Members.

- ▶ Ability to host conference session or forum at your company's facility
- ▶ Company representative able to give 10–15 minute welcome and speak on choice topic (must be approved by CSG)
- ▶ Featured in onsite Sponsor Guide
- ▶ Acknowledgement on event signage as Silver Level Sponsor
- ▶ Company/organization name on event signage
- ▶ Complimentary registration (for 3)
- ▶ Invitation (for 3) to CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 1) to CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 1) at plenary meals
- ▶ Preliminary attendance list

FIELD STUDY \$20,000

*Preference given to CSG Associate Members.

- ▶ Ability to host field study, preferably interactive tour, of your company's facility
- ▶ Featured in onsite Sponsor Guide
- ▶ Acknowledgement on event signage as Silver Level Sponsor
- ▶ Company name on event signage
- ▶ Complimentary registration (for 3)
- ▶ VIP Seating (for 1) to CSG and CSG West Leadership Dinner
- ▶ Invitation (for 3) to CSG and CSG West Leadership Dinner
- ▶ VIP Seating (for 1) at plenary meals
- ▶ Preliminary attendance list

PRODUCT PLACEMENT \$15,000

*CSG Associate Members only.

- ▶ Products will be distributed during general plenary session (typically breakfast or lunch)
- ▶ Featured in on-site Sponsor Guide
- ▶ Complimentary registration (for 2)
- ▶ Invitation (for 2) to Donors Reception
- ▶ Invitation (for 2) to CSG and CSG West Leadership Dinner
- ▶ Preliminary attendance list
- ▶ Acknowledgement as Silver Level Sponsor on event signage and in onsite Sponsor Guide
- ▶ After product distribution at plenary session, remainder of items will be featured at registration kiosk available for attendees

COMMITMENT FORM

_____ would like to support the CSG National and CSG West Annual Conference as a _____ Level sponsor.
Organization (as you would like it in print) Level

Contact Name _____

Address _____

City _____

Telephone _____

Email _____

Please return completed form to one of the following contacts by email or fax:

CSG NATIONAL

Maggie Mick
ph (859) 244-8113 | fax (859) 244-8001
email mmick@csq.org

CSG WEST

Christina Bailey
ph (916) 553-4423 | fax (916) 446-5760
email cbailey@csq.org

CSG ALASKA HOST STATE

Katrina Matheny
ph (907) 465-4713 | fax (907) 465-3517
email katrina.matheny@akleg.gov

CSG ALASKA HOST STATE

Debra Higgins
ph (907) 465-3764 | fax (907) 465-3872
email debra.higgins@akleg.gov




You Are Invited

The Kachemak Bay Water Trail Ribbon Cutting!

***Help Us Celebrate the Official Opening of the
Water Trail by Joining Us in Seldovia or Homer***

 **Music!**

 **Kids Events!**

 **Fun!**

 **Boat Splash!**

 **Food!**

In Seldovia

When – Friday, June 6, from 12:00pm to 2:00pm

Where – Boat ramp on NE corner of boat harbor

Contact – Sandy Murray
Jere_Murray@yahoo.com

In Homer

When – Friday, June 6, from 5:00pm to 8:00pm

Where – Launch site/trailhead behind Pier 1
Theater on the Homer Spit

Contact – Dave Brann
Homerbrann@gmail.com



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR AND CITY COUNCIL

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: MAY 6, 2014

SUBJECT: BID REPORT

RFP for a Park, Art, Recreation and Culture Needs Assessment - The City of Homer, Alaska is requesting proposals from qualified firms to conduct a park, art, recreation and culture needs assessment. Proposals will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska until 4:30 P.M., Thursday, May 15, 2014. The time of receipt will be determined by the City Clerk's time stamp. Bidders are required to be on the Plan Holder's List to have their proposals evaluated by the selection committee.

RFP for Art at the New Harbormaster Office - Request for Proposals - Incorporation of Art into the New Harbormaster Office Complex on the Homer Spit, City of Homer, Alaska. Proposals to provide art or to incorporate art into the new Harbormaster Office will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 4:30 P.M., Thursday, June 12, 2014.

CITY ATTORNEY REPORT

MEMORANDUM

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS F. KLINKNER

RE: CITY ATTORNEY REPORT FOR APRIL 2014

CLIENT: CITY OF HOMER

FILE NO.: 506,742.18

DATE: MAY 5, 2014

The following summarizes our activities as City Attorney during the month of April 2014.

City Council. I attended the April 14, 2014 City Council meeting, and reviewed the agenda packet for the April 28, 2014 City Council meeting. I drafted an ordinance requested by Council member Van Dyke to rezone the East End Road corridor. I drafted an ordinance requested by Council member Roberts to permit farmers' markets as a conditional use in commercial zoning districts. I advised the Board of Adjustment in an appeal from a Planning Commission decision. Holly advised the Board of Adjustment in an appeal from a Planning Commission decision. I also advised the Ethics Board regarding seven ethics complaints that were filed in March or April.

City Clerk. I drafted an ordinance regarding elected official compensation, and advised the City Clerk regarding the City Planner's appearance as a party in Board of Adjustment appeals.

City of Homer v. Shadle. Mara Michaletz researched and drafted post-hearing briefing regarding the imposition of penalties for Mr. Shadle's zoning violation.

Planning. I drafted an ordinance regarding the location of heliports and helipads.

City of Homer v. Kelly. Adam Smith collected \$17,000 in delinquent harbor charges from Fred Kelly.

Auction Block Company v. City of Homer. Holly Wells argued this case before the Federal Maritime Commission.

Port and Harbor. We advised the City Manager regarding seller financing of the sale of a business on a City leasehold.

I will be available to answer questions regarding these matters at the May 12, 2014 Council meeting.

cc: Walt Wrede
Jo Johnson

COMMITTEE REPORTS

Session 14-04 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:15 p.m. on April 29, 2014 at the City Hall Conference Room – Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS ROBL, PAINTER, CRANE, WYTHE, AND CASTNER

STAFF: PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN
DEPUTY CITY CLERK KRAUSE

TELEPHONIC: DALE SMYTHE, ARCHITECT, USKH

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were none.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Synopsis for March 6, 2014

Chair Castner inquired about the requirement for two motions to go into executive session. Ms. Wythe clarified one was to approve the request and one was to adjourn into executive session.

The March 6, 2014 synopsis was approved by consensus of the Committee.

VISITORS

There were no visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

Mr. Meyer provided a brief explanation on the AIA Document contained in the packet and a potential fourth building site for consideration by the committee. Since the packet has been printed another concept that has come forward is to build the new building in the area between the two existing buildings. He requested input and comments from the committee.

There was a brief discussion on the current owner of the fourth potential building site.

PUBLIC HEARING

Chair Castner opened the public hearing. In the absence of public testimony Chair Castner closed the public hearing.

Chair Castner invited Staff to sit at the table with the committee.

PENDING BUSINESS

There were no pending business items on the agenda.

Chair Castner stated that the committee sent a memorandum to the Council but that is not what went to the Council. Then asked Ms. Wythe where are we as far as what we are doing as a committee.

Ms. Wythe responded that she could not speak on why the Council did not get the memorandum, they should have. But the resolution that created the committee intended and clearly stated that the committee would go from contact, site selection, through construction and that the committee would have full authority to develop and make recommendations throughout that process recognizing that Council has the final approval of all recommendations.

There was a brief discussion that the committee will establish their schedule and will conduct the public meetings. This process while unfamiliar to some is a process that has been used on several projects. Chair Castner emphasized his point on having clarity on this project and his highest contention with the city.

NEW BUSINESS

A. Review and Discussion of Proposed Contract between City of Homer and USKH, Inc.

Chair Castner invited Dale Smyth to speak on the proposed schedule and scope of work.

Mr. Dale Smyth proceeded to provide a summary of the proposed scope of work regarding the stages outlined as Task A, Task B, and Task C. Discussion ensued on the following:

- noted that he should have named the tasks numerically to avoid confusion
- Some of the detail included buy-in from the committee on the processes
- Schedule is a first draft and the first meeting will firm this up plus provide the rest of the meeting schedules

Mr. Smyth continued to speak on obtaining the committees approval on the concept design and site selection; he went on that the time schedule as was submitted is still relevant and that the first meeting between both teams to determine availability schedules.

Some additional points made during the conversation were:

- Space Needs Assessment would possibly eliminate some site selections
- Some items in the scope of work can be done simultaneously
- The questionnaire can be made available within the next few days
- Department representatives and contacts for the project
- Meeting dates and content
 - Meeting #1 first big Public Meeting scheduled for May 22, 2014 at 5:30 p.m.
 - Berry/USKH to deliver questionnaire to departments within the next week
 - Departments to return completed questionnaire no later than May 19, 2014
 - Workshop – Group and Individual interviews to determine existing or proposed work patterns, adjacencies and needs in the facilities.
 - Next meeting dates after the kickoff should be addressed due to summer activities, better attendance by the public, etc.

The next points in the discussion focused on the Task B or 2 Site Selection and Concept Design in that it will allow the committee to narrow down the sites to the top two sites since it would not be feasible to produce a concept design for five sites.

Public Involvement would probably be minimal until the conceptual design and possible location(s) are ready for people to view.

The committee was agreeable to the proposed schedule as presented with the ability to modify it.

WYTHE/ROBL - MOVED TO BRING THE PROPOSED CONTRACT TO THE TABLE FOR DISCUSSION.

There was a brief discussion and all members of the committee were agreeable to the schedule that was presented. It was noted that there would probably be ancillary costs such as geotech work. The committee also discussed the ability to stay within the budget. Ms. Wythe stated a preference to knowing the tolerances and that the site chosen would be able to sustain the equipment being used. It was also confirmed that they could build anywhere it just depended on how much you wanted to expend. A site may not fit the construction budget. There was further discussion on the possible higher costs involved in building due to unknowns and how to accommodate those costs.

Mr. Smythe agreed that there are other methods to assure the build-ability of the site selected.

WYTHE/ ROBL - MOVED TO RECOMMEND THAT THE CITY MANAGER ACCEPT THE PROPOSED CONTRACT AND TIME SCHEDULES STARTING WITH THE KICK OFF MEETING ON MAY 21, 2014.

Discussion ensued that this document was a standard contract that there was nothing objectionable to this contract. Mr. Meyer noted that there would be different agreement for the actual construction. It was noted that the schedule was a work in progress and will change as needed by Chair Castner.

VOTE. YES. UNANIMOUS CONSENT. NON-OBJECTION.

Motion carried.

B. Discussion and Review of Additional Building Site

WYTHE/ ROBL - MOVED TO DISCUSS THE BUILDING SITES.

There was no discussion.

The motion to discuss was approved by consensus of the committee.

The committee inquired if Mr. Smythe wanted to listen to their next discussion on the proposed sites but it was at his discretion.

SITE #1 – HERC Site

Ms. Wythe provided a narrative regarding the HERC building site. Some of the aspects of this site being favorable to Council were the obvious build-ability of the site, access, and location. Ms. Wythe expressed personal concern with egress onto the Sterling Highway. She acknowledged the doing away of these two buildings and remediation concerns to the city. Chief Painter stated that there would be no problem installing emergency traffic lighting to stop traffic.

There was a brief notation that there was strong public attachment to the existing building but no cash following. Chief Painter agreed that the site was a known commodity, there was no real shift to the ISO rating, ample space and parking for all vehicle traffic, very visual location. Mr. Crane inquired about the abatement and demolition costs involved if that site was selected. The demolition costs estimates were only \$250,000 - \$500,000 inclusive of asbestos abatement.

Ms. Wythe noted that the site is not totally without its issues. The conversation that council had was that the existing buildings would have another purpose such as the Parks and Rec and Community Schools due to the proximity to the High School.

This property may be used in a land swap with the Wildberry parcel, Site #3

There was further discussion on waste streams, demolition costs and solutions to addressing the water flowing through the property.

Chief Robl liked this site for the access to two main roads and visibility to the public.

SITE #2 – TOWNCENTER

Points made on this site were as follows:

- Large volume of infrastructure needed adding to the project costs
- do they want Police and Fire in the center of town
- Possible requirement to upgrade Main Street for egress
- Alternate access to the Sterling Highway
- Chief Robl liked this site the least
- Chief Painter liked the alternative site along Main Street.

The visibility of the Police and Fire is important for visitors and as an aid to recruitment. In most small towns the Fire Department and Police is the community center.

Mr. Meyer considered the east –west corridor when he reviewed this parcel.

Discussion ensued briefly on the possible east-west corridor and the additional cost of constructing the infrastructure needed for the building site, possible interest from CIRI in leasing from the city.

Chair Castner then commented on the value of the gym after Mr. Nelsen asked Chief Painter and Robl which site of the two discussed did they prefer. Both replied that they preferred the HERC site.

SITE #3 – WILDBERRY SITE

Chair Castner provided comment on his knowledge of the current owners and their willingness to work with the city on a possible trade for the HERC.

Discussion points on this site were:

- has a bit of a “mountain” to be moved
- Conveniently located to City Hall
- City does not own this property
- may not viewed by the public as a good investment
- There may be trade options for existing property or the HERC property
- zoning requirements for the existing buildings/locations

SITE #4 – 2.3 ACRE SITE ON LAKE STREET

- would be of more interest if there was access to Heath Street
- Substantial concern regarding access to Lake Street

Chair Castner asked about interest in Mr. Waddell property on the corner of Lake and the Sterling Highway. Both Chiefs stated that they would be in the Tsunami Zones and both departments need to be on high ground. It was commented that the property cost would be prohibitive also.

SITE#5 – EXISTING SITE

- Loss of parking space on the existing lot during construction and various events
- Possible alternative parking at the high school
- Contractor experience building on zero lot lines and within fenced areas
- There would be a finite area of space on the site
- relocate the Fire temporarily then demolish the existing building
- Removal of existing artwork within and on the building
- It is owned by the city
- Constructability
- The known response times
- can address issues with the slopes at egress
- Temporary relocation would not affect ISO ratings
- Fire Department would be easier to relocate than the Police Station

Discussion also touched on the existing slab from a prior service station, visual aid to see placement of a building regarding the area between the existing buildings, the jail itself has many issues, recycling and repurposing some items from the existing buildings.

Ms. Wythe asked if the committee would like to reduce the number of preferred sites right now. She then went through and the committee agreed that the HERC, Wildberry and the Existing Site were preferred

WYTHE/ROBL - MOVED TO RECOMMEND ONLY CONSIDER SITE 1, SITE 3 AND THE EXISTING SITE FOR THE FIRE HALL AND POLICE STATION THUS RENUMBERING THEM AS SITE #1 HERC, SITE #2 WILDEBERRY PROPERTY AND SITE #3 EXISTING SITE.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Smythe appreciated that the committee reduced the number of preferred building sites. He commented that using the existing site will be very interesting. He was not sure about renovating the existing buildings. Chair Castner clarified that they do not intend to renovate the old buildings. It was noted that there were a few items of artwork that would be nice to salvage if possible.

Chair Castner wanted to touch on the aspect of leasing concept. He stated that there are many municipalities that employ the design build lease option and if city council would be against that form. Ms. Wythe responded that the Council has not discussed this issue; she additionally provided her personal opinion against the idea of expending the money for leasing when the city has property it owns and would be more prudent to construct the project.

The committee then entertained a discussion on establishing the next meeting date on May 22, 2014 in Council Chambers after 5:00 p.m. The details would be introduction of the design team to the public and providing some basic information. This meeting would be more of a meet and greet format.

INFORMATIONAL ITEMS

There were no informational items.

COMMENTS OF THE AUDIENCE

There was no audience present.

COMMENTS OF CITY STAFF

Mr. Nelsen had no comments.

Ms. Krause inquired about the type of agenda that would be distributed for the meeting since they were talking about a meet & greet versus regular meeting and time to advertise for the meeting. That there was a meeting in the Council Chambers until 5:00 p.m. The Ms. Wythe stated she wanted to start as soon as possible as it potentially would be a longer meeting.

Ms. Krause explained the advertising schedule and the distribution schedule for the agenda. Chair Castner will get in touch with her within the appropriate time.

Mr. Meyer commented on the value of the Chair's attendance in the meetings with the management and design team in the future and may avoid errors.

COMMENTS OF THE CHAIR

Chair Castner advised the Chiefs that they should invite him to attend the design charette stuff when the time comes. He did not want to interfere but this is what he does all the time. He further added that as his contribution as a resident of the city it would be good for him to be involved in this stuff.

COMMENTS OF THE COMMITTEE

Ms. Wythe was appreciative that they narrowed down the building sites to three and felt they definitely made progress today. She did like the current location however she realized the shortcomings too with that. As far as keeping the gym she commented that is as near as she can tell is the highest priority of the community and she is not sure if it can be kept and incorporated into a new facility.

Ms. Wythe stated that the meetings with the design team would be open to any member of the committee if they wanted to attend.

Chief Robl commented on that he has been hashing around in his brain on reusing the current property and it definitely will be easier on Police side but probably not on the fire side but there needs to be more thought on that.

Chief Painter welcomed the other members to attend as they have more experience in this type of thing than he does as it is outside his expertise. This was not a closed process by any stretch of the imagination.

Mr. Crane stated he would like to offer his experience in station design location and there are some concerns with each site but least of all the current location. Each site has its appeal but he would be happy to offer his experience including Station #5 in Anchorage.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:20 p.m. The next regular meeting will be **THURSDAY, MAY 22, 2014 AT 5:30 P.M.** and will be at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

PENDING BUSINESS

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

