



# City of Homer

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

Office of the City Clerk

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## Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK *Jo Johnson*

DATE: SEPTEMBER 8, 2014

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

### **PUBLIC HEARINGS**

#### **2015-2020 CAPITAL IMPROVEMENT PLAN FY 2016 LEGISLATIVE REQUESTS**

Written public comments Page 3

### **CITY MANAGER'S REPORT**

City Manager's Report of September 8, 2014 Page 13

Memorandum 14-137 from Community and Economic Development Coordinator, Re: Plan Selection for Strategic Implementation Planning Page 21

### **PENDING BUSINESS**

**Ordinance 14-45**, An Ordinance of the Homer City Council Amending Homer City Code 21.93.060 Standing – Appeal to Board of Adjustment and 21.93.500 Parties Eligible to Appeal to Board of Adjustment – Notice of Appearance, Providing for the City Planner or Designee to Participate in Appeals to the Board of Adjustment. City Manager.

Written public comments Page 29

**RESOLUTIONS**

**Resolution 14-096(S)**, A Resolution of the Homer City Council Awarding the Karen Hornaday Park Campground/Trail Improvement Project to Arno Construction, LLC of Homer, Alaska, in the Amount of \$70,438.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Page 31

Memorandum 14-136 from Public Works Director as backup. Page 33

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



### **IT'S UPDATE TIME!**

After forty years as Homer's Local Arts Agency, and 12 years in our current building, it is time to update and renovate. The possibilities for youth and adult art programs as well as community use of the HCOA building, deserve a quality, multi-use, accessible, energy efficient and safe place in which to flourish.

HCOA has been working recently with the Foraker Group, an organization that supports Alaska's non-profits and assists them in growing their organization's vibrancy, sustainability and effectiveness. As part of that effort we have developed a floor plan that will more effectively serve our program needs, allow for more use of the building by the community and lower our operating costs.

The HCOA remodel is part of a larger vision that includes restoration of Woodard Creek through the parking lot and beautification of our site for community use.

We are asking the City to include the update and renovation of the building as part of their Capital Improvement Plan list. City approval of the HCOA project is **NOT** about city funding. City approval leverages funding opportunities from other foundations and possibly the state.

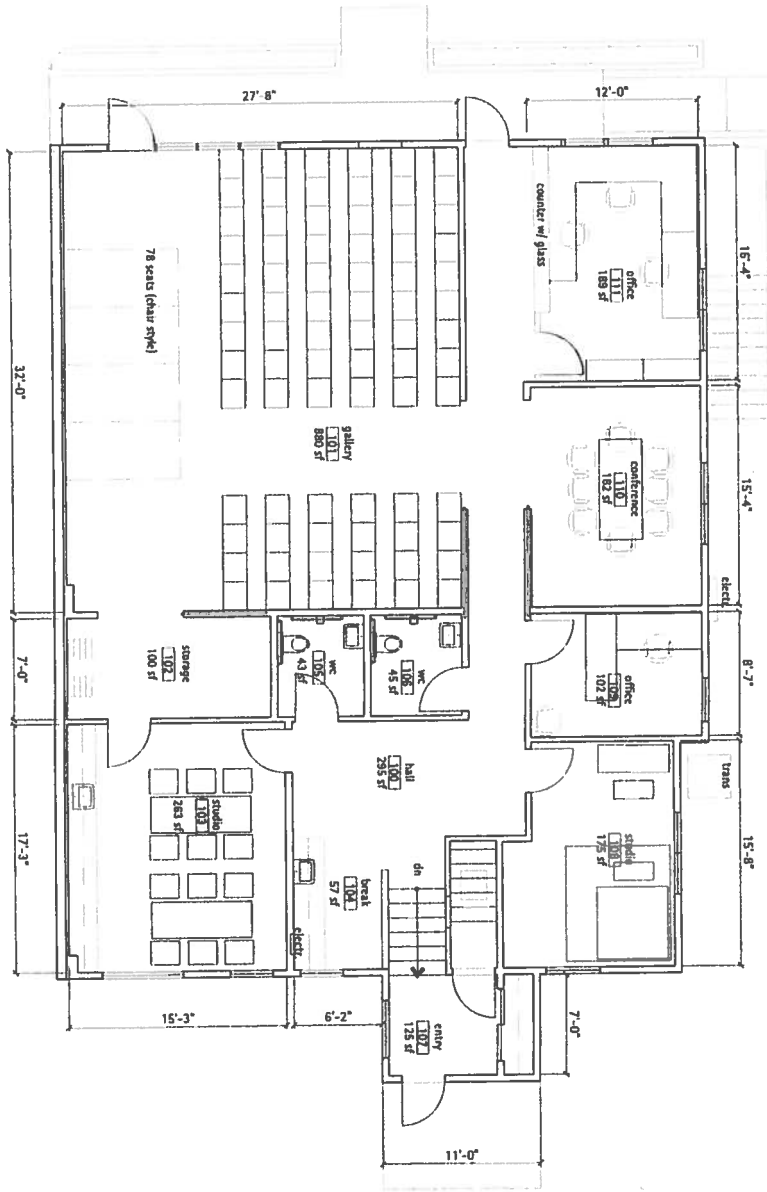
### **The new interior design will:**

- improve the energy efficiency of the building
- provide ADA compliant bathrooms and entry for wheel chair accessibility.
- provide three useable spaces, distinctly separate from each other and the operations of HCOA:
  - large gallery/performance space
  - art classroom/backstage
  - small gallery/meeting/classroom space
- separate rooms with walls will allow for more concurrent use of the space for classes, rehearsals, meetings, and gatherings during the day and evenings
- improve noise control with better construction
- improve wall surface for hanging exhibitions
- backstage option for theatre

**HOMER COUNCIL ON THE ARTS  
MAKING A DIFFERENCE IN PEOPLE'S LIVES THROUGH THE ARTS**

**sheet notes**

Total floor area 2621 sf  
based on \$5-built info march 2014



**first floor plan - option 1**

**HCOA**

klaus mayer  
637 fairbanks street  
anchorage, ak 99501  
907 277 7878 fax 277 7899

**1 first floor plan**

**A 1.1**

06 12 2014

REVISIONS

## Jo Johnson

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**From:** Homer Physical Therapy <hpt@homerphysicaltherapy.com>  
**Sent:** Monday, September 08, 2014 8:12 AM  
**To:** Jo Johnson  
**Subject:** HCOA/CIP Letter for City Council Members

September 7, 2014

Dear City Council Member:

As a local business owner, I am writing on behalf of Homer Council on the Arts for inclusion in the Capital Improvement Plan. Four years ago, I selected HCOA as the primary organization in Homer to which I donate money. I made this decision after recognizing the increasing level of outreach by HCOA to include all members of our community in the arts. Young, old, rich, poor, mobile, immobile – we all benefit from the arts. HCOA is working hard to make the arts available to everyone.

I am directly impacted by HCOA as a frequent audience member of HCOA-sponsored programming. My son, a young teen, has benefitted from HCOA offerings conducted at the facility on Pioneer Avenue, including visual arts programs, music workshops and gallery concerts, and theater programs. As a physical therapist primarily treating individuals with complex, chronic pain, I have wholeheartedly recommended HCOA programs for some of my physical therapy clients. They have participated in programs that were affordable, welcoming and engaging, helping lessen the feelings of being socially isolated and disconnected from our community due to pain and limited mobility.

I have also attended performances at HCOA where it was obvious individuals with disabilities were challenged to access the gallery due to the lay-out of the entry way. Access to the bathroom, for these individuals, would be out of question. I am personally aware of a friend with a disability requiring a wheeled walker, avoiding a performance of the Homer Youth String Orchestra, held at HCOA, because they were concerned they would not be able to safely maneuver in the poorly laid out space. I have been in the facility when multiple activities were taking place simultaneously. It is very noisy. This limits HCOA programming. With modifications to the present lay-out, youth programs such as ArtQuest and TheaterShakes could be held simultaneously. Remodeling will enable HCOA to increase its offerings to community members, helping provide safe, healthy activities, especially for our youth.

Thank you in advance for your support of this worthy cause. By including HCOA in the CIP, you are collectively demonstrating Homer's support of the Arts – a valuable resource for ensuring quality of life and economic development for Homer.

Sincerely,

Sallie W. Rediske, PT, WCS  
*Board Certified Specialist in Women's Health Physical Therapy*

4141 Pennock Street  
Homer, Alaska 99603  
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[www.homerphysicaltherapy.com](http://www.homerphysicaltherapy.com)  
[hpt@homerphysicaltherapy.com](mailto:hpt@homerphysicaltherapy.com)



**Note: If the reader is not the Intended party, or person responsible to deliver it to the intended recipient, you are hereby notified that any distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please IMMEDIATELY notify us by telephone (907-235-3410) so that we may arrange for the return of this critical message.**

## Jo Johnson

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**From:** Brianna Bryngelson <brianna\_bryngelson@me.com>  
**Sent:** Monday, September 08, 2014 8:25 AM  
**To:** Jo Johnson  
**Subject:** letter in support of HCOA remodel

Hello,

My name is Brianna Lee and I am writing this letter in support of the renovation plans to update the Homer Council on the Arts building.

I am an artist and had one of my first shows at HCOA in 2012. It offered me a great space to hang my paintings as well as connect with other artists and community members. I will say however, the space felt dark, cold and outdated. It didn't have that fresh, well lit, clean look of an art gallery. The biggest challenges for me as an artist was dealing with the walls and the lack of natural light. The wall material is unlike anything I have ever hammered into. It's extremely hard, hollow and almost chips apart in some places. I honestly was worried some of my pieces would possibly fall off the wall. The gallery walls would greatly benefit from this remodel as well as help provide a more appropriate and sophisticated space for gallery shows. Since the space will also be used for performance and music, better insulated and appropriate walls will also benefit all of these areas.

I strongly feel that this remodel and update will revive the space inside and around HCOA and will add to the flourishing arts community we have here in Homer.

-Thank You

## Jo Johnson

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**From:** Ken Landfield <ken@ak.net>  
**Sent:** Sunday, September 07, 2014 9:35 PM  
**To:** Jo Johnson  
**Subject:** HCOA upgrade

Dear Mayor and Councilmembers,

I'm writing to request that you include the HCOA upgrade and renovation in the city capital improvement plan. As you know, Homer has a great dearth of small performance spaces. While we continue to look at options and possibilities for the future, it is proactive and forward-looking to work with, and improve, the options already at hand. Please support the Homer Council on the Arts in their efforts to enhance the performance space landscape of Homer.

Ken Landfield

Sent from my iPad



**Jo Johnson**

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**From:** Jenny Martin <jenny.martin@bbbsak.org>  
**Sent:** Friday, September 05, 2014 12:39 PM  
**To:** Department Clerk  
**Cc:** Gail Edgerly  
**Subject:** Letter support - HCOA

Dear Homer Mayor & Council

I am writing a letter of support for including Homer Council on the Art's building renovation plan on the city's CIP list.

HCOA provides a vital service in our community and directly affects the children and families that I work with in Big Brothers Big Sisters. HCOA has provided support to BBBS over the years through discounted tickets for performances and workshops which many of our Bigs & Littles take advantage of. HCOA art teachers also allow our matches to attend art classes at a discounted rate. A renovated building will allow for more hands-on art classes for kids and more family-friendly art shows, presentations and musical events to inspire and motivate children and develop their creativity.

The renovation plan will not only provide more artistic and creative opportunities for our community, children and families, but also increase sustainability for HCOA through lower energy costs and increased building use.

--  
Sincerely,  
Jenny

Jenny Martin  
Community Director, Homer office

Big Brothers Big Sisters of Alaska  
PO Box 1034 • Homer, AK 99603  
Tel: 907-235-8391 Fax: 907-235-8392 [www.bbbsak.org](http://www.bbbsak.org)

***Quilt Raffle tickets on sale! \$5 each - buy 4 and you get a free ticket for our Wall Hanging drawing!***

***also - win 100,000 AK Airline Miles! raffle tickets on sale \$10 each or 6 for \$50!***

Start Something Big for a child today. Donate or volunteer at [www.bbbsak.org](http://www.bbbsak.org).

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WJ

September 8, 2014

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

Dear Homer City Council Members,

I am writing to support adding the Homer Council on the Arts (HCOA) Renovation Project to the City C.I.P. List. This facility is a community asset that is currently used for youth and adult art related programs, public and private meetings, concerts, and other local gatherings.

The renovation will allow for more community arts, recreation and educational activities to take place at the same time during business hours and evenings. The location of the HCOA building makes it a great resource for youth activities. The mortgage is almost paid off. By adding the HCOA Building Renovation Project to the C.I.P List, the City will be recognizing the value of community space for arts, recreation, and education. It speaks to the high quality of life that HCOA and the City of Homer strive to make possible to everyone who chooses to live here.

Sincerely,



Lynn Takeoka Spence

Dear City Council Members,

September 8, 2014

My name is Carol Comfort, I have been a private piano teacher in Homer for nearly 30 years and a member of the Homer Council on the Arts for the same length of time. I operated from Etude Music Studio with Mary Epperson for nearly 20 of those years. Once we closed Etude 3 years ago, I moved my studio into a space inside the Homer Council on the Arts building. My studio at HCOA houses a grand piano, and upright piano and a digital keyboard. I share the space with the administrative office for the Kenai Peninsula Orchestra.

I feel very fortunate that I only had to wheel my pianos across the parking lot and move into a space that clearly is very supportive of my business. There is a lot of activity at the gallery, and because some very thin walls are all that separate my students from these activities, I understand firsthand how a building renovation will positively impact everyone that uses the facility.

At times I have had approximately 40 students and their families visiting my studio each week, Monday-Friday. They use the restrooms located in the back of the building, passing through valuable gallery displays or wind their way through lectures, rehearsals, performances and meeting taking place in the gallery space. The pianos in my studio can easily be heard throughout the building and likewise, my students and I can hear all the wonderful, creative activities taking place in the building.

It is exciting to be part of such a vibrant arts scene which is truly so very community promoting. On days that I teach there may be youth theatre rehearsals in the gallery, a meeting of writers in the small conference corner, a busy operating HCOA office. From my studio the sounds of scales, Bach Minuets or Chopin Etudes emerge and blend with all these other activities. Quite an auditory sensation to say the least! The much needed renovation will include separate, private, safe and sound proof spaces for studio, office, performance and gallery.

I thank you for your consideration to list the renovation and update of the HCOA building in your Capital Improvement Plan. It is a project long over-due for the Homer Council on the Arts. I get to see on a daily basis the absolutely over the top efforts of HCOA director Gail Edgerly, her staff and board members, who provides the Homer community with endless creative opportunities. HCOA truly is 'making do' with a building that it has long outgrown. Their vision for the future is to be commended; it is one that will bring a necessary creative space to a town that is quite well known for being terrific supporters for the arts.

Thanks for all *your* support!

Carol Comfort

Carol Comfort Piano Studio

## Jo Johnson

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**From:** Kirk Olsen <kirk.a.olsen@gmail.com>  
**Sent:** Monday, September 08, 2014 9:51 AM  
**To:** Jo Johnson; Director  
**Subject:** HCOA Building

Attention: Homer City Clerk

In 2001 I was involved in the acquisition of the current HCOA building from Pate Insurance Company. I donated my professional time for a commercial narrative appraisal for that process. It was satisfying to see the Arts Council acquire a large building in a central location for their office and for a community gathering place. In addition to its size, a nice feature of this building is that its clear-span roof trusses allow the interior to be reconfigured as needed. I saw this from the beginning as perhaps the best aspect of this building.

Many minor changes and improvements have been made over the years, but the building--which was dated even in 2001--remains dated to this day. Yet it still has the potential to be re-configured to better serve the community as a first-rate arts center.

For any real estate investment it's important to not only keep the building safe and in good condition, but also to keep it from falling way behind current standards. The proposed renovation plan will accomplish this needed change. It will bring the building up to date for access, energy efficiency, and functionality.

In my involvement with the HCOA over the years, and especially under Gail's leadership, it has been so satisfying to see the Arts Council building increasingly used as the center it was always intended to be. Arts Council functions and activities are now taking place there on a regular basis, from rehearsals for youth plays or adult talent shows, to gallery concerts, to lessons, to meetings and planning sessions, to awards ceremonies and more, the Arts Council building is a central focal point for the arts in Homer. And the Arts are one of the main reasons we choice to live in Homer. Let's make the facility the best it can be.

Thank you

### **Kirk Olsen**

P.O. Box 580, Homer, AK 99603  
(907) 235-1399 Phone  
(907) 235-6382 Fax  
[kirk.a.olsen@gmail.com](mailto:kirk.a.olsen@gmail.com)



# City of Homer

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## Office of the City Manager

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### MANAGER'S REPORT

September 8, 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. Tsunami Warning System: As most of you know, we had another false alarm this past week which caused quite a bit of disruption and anxiety for a short period of time. Police Dispatch, the Port and Harbor Office and City Hall spent a fair amount of time fielding phone calls and helping to get the information out that it was a false alarm. Homer, Seward, Seldovia and Nanwalek were affected. NOAA reports that it was a computer glitch. What was supposed to be a test message came across that way on the weather radios. Unfortunately, it came across as a real warning on the sirens. Chief Painter, Chief Robl, and Port and Harbor Director Bryan Hawkins have all been communicating with the Borough Office of Emergency Management about this incident. One positive outcome was that the manually activated "all clear" message worked.
2. Public Safety Building Open House: There is an open house this Wednesday, September 10<sup>th</sup>, at 6 PM here at City Hall. The purpose of the open house is to give the public an opportunity to learn more about the proposed new public safety building. Emphasis will be placed on the deficiencies of the two existing buildings and the space needs analysis. Attached is a flyer announcing the event. We encourage the public to come, get informed, and get involved in the discussion during the early stages of planning.
3. Public Safety Building Committee Requests: At the last Council meeting, Committee Chair Ken Castner stated that it would be really helpful to the Committee going forward if the Council could give it guidance on two specific issues: 1) Is the Council "locked in" on the HERC property as the location for the public safety building? Does the Committee have the green light to evaluate additional sites or would it be wasting time and energy by doing so? 2) Is the Council open to the idea of having a private company build the building and entering into a lease agreement? On the first question, the City Clerks researched the record and no resolution specifically naming the HERC site as the location for the building could be found. There are numerous memorandums and project descriptions which mention this site as a preferred location. There are many reasons why the Council initially

identified this as a likely location. Those reasons included location, parcel size, terrain, access, ownership, proximity to utilities, already developed infrastructure, a local match for outside funding, etc. However, the Council has not specifically or unequivocally identified this site as the location for the building. I think the idea was to wait for a recommendation from the Committee and the Consultants. I agree that it would be helpful to let the Committee know where the Council is on this.

On the second question, this is an option the Council has not discussed with respect to the public safety building. Some of you will recall that it was part of the discussion when the new city hall in Town Center was being considered. The Council at that time decided that it was more in the long term public interest to own the building and finance it with public dollars than it would be to lease. In this case, there are clearly advantages and disadvantages to leasing.

Much depends upon how the lease is structured. For example, if the City owned the building and the ground under it at the end of the lease term, leasing might be worth considering. There are many variables that would have to be taken into consideration. Who pays for building maintenance and repair? Those types of considerations would be addressed through the proposal and lease negotiation process. Following is a quick snapshot of some advantages and disadvantages:

#### Advantages

- The financing package could come together quicker.
- Initial investment made by the private sector and not the taxpayers
- The City does not incur long term debt, in the conventional sense.
- HVFD and HPD could occupy the building quicker.

#### Disadvantages

- The City may have less control over location
- The City may be making lease payments for many years instead of loan payments on a building it owns.
- Leasing might take away the City's ability to leverage other public funds.
- Homer taxpayers could end up paying the full cost of the building.
- A large, probably outside investor, or group of investors, would need to be involved, and they would be looking to recoup their investment and turn a profit. That is not a bad thing. We just need to be cognizant of who is paying for it.

That is a very brief outline of some of the considerations. Again, I agree with Ken that it is important for the Council to rule this option in or out at some point soon. If the Council wants to pursue the lease option, the strategy will be important. For example, if Council wants to design the building itself and select the location, it may have a little time. Then you are simply telling investors you want them to build this building at this location and if



they do so, you will lease it from them. If you want to solicit proposals for a building with basic space needs only specified, we should think about doing that sooner.

4. CUP 13-12 Remand: CUP 13-12, the one having to do with a proposed communications tower, was remanded from the Board of Adjustment back to the Planning Commission. City Planner Rick Abboud requested that the Council be informed that the permit applicant, Kodiak Microwave System, LLC has withdrawn its application. Therefore, no further action is planned or scheduled related to this remand.
5. Strategic Planning: Attached is a brief update on the October 25 Strategic Planning session. Katie will be available to discuss this with you at the meeting if there are comments or questions.
6. Kachemak City Sewer Agreement and Fee Schedule Changes: This agenda contains Resolution 14-008 (sewer agreement) and Resolution 14-088 (Fee Schedule amendments) under Pending Business. They were postponed at the last meeting in order to give the Kachemak City Council time to review the agreement. It turns out that Kachemak City was not able to schedule a meeting until Wednesday, September 10<sup>th</sup>. So, I will be asking you to postpone these two resolutions again, until September 22. In the meantime, I am working with Holly on some of the amendments requested by Councilmember Burgess.
7. Ordinance 14-45: Ordinance 14-45 is the ordinance which addresses appeals to the Board of Adjustment. This ordinance appears under pending business instead of under public hearings and second reading, as you might expect. The reason for that is we were reminded that this ordinance amends Title 21 and therefore, must be reviewed by the Planning Commission. So, we placed this ordinance under Pending Business and will request that Council postpone it until the PC can review it. They will do so at the next available meeting.
8. DOT/PF Scoping Meeting / MP 157-169 / Anchor Point to Baycrest Hill: DOT/PF will be holding public scoping meetings on September 15 and 16 to gather public input on the Sterling Highway MP 157-169 (Anchor Point to Baycrest Hill) project. (AKSAS#58106). Anticipated work includes reconstructing the roadway, realigning horizontal and vertical curves, adding passing and climbing lanes, improving intersections, replacing culverts, constructing a bridge over the North Fork Anchor River, replacing the bridge over the South Fork Anchor River, increasing shoulder width, and clearing vegetation. A copy of the flyer announcing the meetings is attached.
9. Hospice of Homer Open House: Attached is an invitation from Hospice of Homer to the Mayor and Council to attend the open house at their new facility on Wednesday, Oct. 15, from 5 to 7 PM. As always, please notify the Clerk if you plan to attend so we can put out a public notice if necessary.
10. Karen Hornaday Park Fire Circle Project: Attached is a copy of a letter from the Homer Foundation that was written to Public Works Director Carey Meyer. A fire circle is an important component of the Karen Hornaday Park Improvement Plan. This park has benefitted frequently from collaborative community effort and the fire circle is just another example. Many thanks to the Rotary Club, the Homer Foundation, and the Homer Playground project for their support.

11. Kachemak Bay Research Reserve: Things are looking up and appear to be moving in a good direction concerning the Research Reserve. You will recall that State Funding and support was in jeopardy this spring and the Council adopted a Resolution of support and authorized the staff and the City Lobbyist to work on the issue with the legislature. I have been representing the City at Reserve Community Council meetings and there will be another one this coming week. At this point, it looks like the Reserve will partnering with and possibly become part of the University of Alaska, Anchorage. This is potentially a very positive development on several levels.

#### ATTACHMENTS

1. Public Safety Building Open House Flyer
2. Library Director's Report
3. Memorandum 14-137 from Community & Economic Development Coordinator, Re: Plan Selection for Strategic Implementation Planning
4. Flyer / Sterling Highway Anchor Point to Baycrest Project
5. Hospice of Homer / Invitation to Open House



We don't think about  
police, EMT and fire services  
until we need them...

Now they need us.



Come spend a few minutes to learn what our police officers and fire fighters need to do their job safely and protect our community.

## Open House #1 Homer Public Safety Building Project

Wednesday September 10, 2014 6:00 - 8:00 pm (drop in format)  
City Hall Cowles Council Chambers, 491 E. Pioneer Avenue

To learn more please contact us:



Corey S. Meyer, Public Works Director  
Dan Nelsen, Project Manager  
City of Homer  
(p) 907-235-3170

Sara Doyle, Public Involvement  
USKH, now Stanitec  
sara.doyle@stantec.com  
(p) 868-706-8754





## Homer Public Library Director's Report September 3, 2014

Activity at the Library slowed somewhat during August, which is typical. Nonetheless, both circulation and attendance were higher than last year at the same time.

### August Events and Activities

- The Summer Reading Program concluded with Teen Night at the Library on Aug. 1, an event that made national library news in *School Library Journal* (<http://www.slj.com/2014/08/teens-ya/national-library-lock-in-event-features-authors-games-and-minecraft/>), spearheaded by our own Youth Services Librarian Claudia Haines.
- The Madison String Quartet performed for a large and appreciative crowd at a noontime concert.
- Author Donna Mack gave a reading and historical background behind her book, *Whispered Secrets Whispered Prayers*.

### Meetings

Neither the Friends of the Library nor the Library Advisory Board met during August.

I met with Finance Director John Li and City Manager Walt Wrede to discuss the Library's budget for 2015.

### Issues of Interest

**Staff.** With just a couple weeks remaining of Temporary Library Aide Terry Smith's position, we are already sad she'll be leaving. Her work on the front desk this summer has enabled us to keep up with an increase in summer library use that's been even higher than usual.

**E-Cigarettes.** The Homer City Council voted to treat e-cigarettes like other cigarettes and ban their use in City facilities.

**Western Lot.** Public Works awarded a bid to clear brush and small trees from the western lot. Sue Mauger, from the Friends of Homer Library, and I will walk the area before cutting begins to mark trees we'd like saved.

### Behind the Scenes

I've finished both my requests for the Library's budget in 2015 and my annual report to the Alaska State Library. **Overall circulation was up 10% in 2013 from 2012. Story Time attendance increased by 11%. Annual attendance grew by 8%.**

Terry, Amy, and I have been working on new directional signage for the adult book stacks, a project long postponed for lack of time. Terry has taken the lead on this project.

In addition to her usual work updating the website and keeping our equipment running, Holly has set up our ADA computer with assistive technology that includes a wheelchair-accessible desk, trackball, and ZoomText software.

David, Amy, and Claudia have focused on ordering, cataloging, and weeding materials.

Staff is participating in City-wide Green Dot Training over the next three months.

### **Facility**

We continue to have problems with the button that opens the outside door. New parts are being ordered.

Our fuel cost for heating is less than half of what it was last year, thanks to natural gas and a warm winter. Public Works plans to extend a gas line to the propane fireplace before winter.

### **Upcoming Special Events**

Storytime – now also on Tuesday mornings, as well as Wednesdays, at 10 AM. Small Fry story times on Thursdays at 11:30.

Author presentation – Jennifer Pharr Davis will show slides from her long-distance hiking adventures around the world, including the Pacific Crest and Appalachian Trails. She'll also sign copies of her new book *Called Again: A Story of Love and Triumph*. September 11, 6 PM.

Chamber of Commerce Mixer – The Friends are hosting at the Library on Wed. Sept. 17, 5-7 PM.

Banned Book Week – September 21-27. Check out your “Mystery Date with a Banned Book”!

iFest – Sept. 23 begins a three-month series of events for “igniting innovative entrepreneurs,” in conjunction with the Friends’ BIZ-Idea Contest and new Entrepreneur of the Year Award. “Getting Out of the Box” starts at 6 PM.

### **Ongoing**

Story Times (see above)

Knitting – Mondays, 3-5 PM

Book Club – Third Tuesdays, 4:30-6:30

Drop-In Tech Help – First Saturdays, Second and Fourth Fridays, noon-1 PM

Genealogy – First Saturdays, 2-4 PM

SPARC Meetings and Ham Radio Classes – First Tuesdays, 5 PM and 6 PM



# City of Homer

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

Administration  
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(f) 907-235-3148

## Memorandum 14-137

TO: Melissa Houston, University of Alaska Center for Economic Development  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: September 4, 2014  
SUBJECT: Plan Selection for Strategic Implementation Planning

The purpose of this memo is to guide your familiarization of City of Homer plans in anticipation of the October 25<sup>th</sup> all day Strategic Implementation Planning session you are facilitating with Homer City Council. As you are reviewing these documents, it might be helpful to keep in mind the services that constitute the bulk of the City budget are:

- 1) Public Safety
- 2) Transportation/ Public Works
- 3) Water/Sewer
- 4) Port and Harbor

Mayor Wythe, City Planner Abboud, and I met to discuss how to narrow the large list of plans the City has to a list of 3-4 for your careful inspection. We did not come up with a linear list of plans to review that have equal weight. Instead, we are requesting you ground your analysis in the Comprehensive Plan. There are 4 plans adopted under the Comprehensive Plan: Spit Plan, Transportation Plan, Non-motorized Use Plan and Town Center Plan. Those can be found on the Planning website: <http://www.cityofhomer-ak.gov/planning/comprehensive-plan>. The Town Center Plan was adopted in 2006, however plan implementation has stalled, as you will glean from the updates we will provide. The Town Center Plan needs an update and fresh momentum behind it.

The Comprehensive Plan is a framework for the City outlining major goals and objectives, while the plans adopted underneath it provide more detail about those goals and objectives in addition to implementation tasks and strategies. I would begin by studying the Comprehensive Plan to find the City's 'areas of focus' and analyze the 4 plans to inform implementation 'priorities' for those areas.

For additional background, I have included the implementation strategies of the Water and Sewer Master Plan and Comprehensive Economic Development Strategy. Council has prioritized 7 elements of the CEDS in Resolution 12-041.

The Department heads are reviewing the Comprehensive Plan to provide you with information on items that have been accomplished, changed or are underway. I will aim to have these updates to you by September 19.





# Sterling Highway

## MP 157-169:

### Anchor Point to Baycrest Hill

## Public Scoping Meetings

Please join us for public scoping meetings to discuss the Sterling Highway MP 157-169: Anchor Point to Baycrest Hill Project (AKSAS#58106).

### **HOMER:**

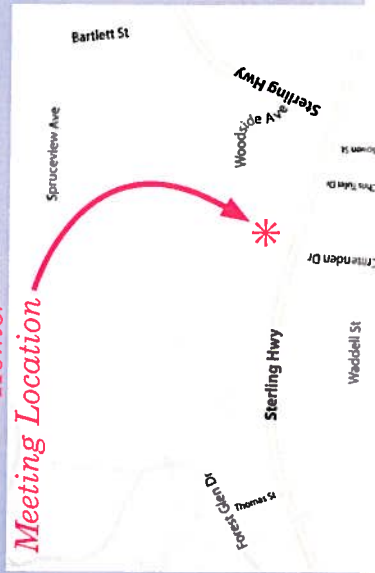
Monday, September 15, 2014  
5:00 p.m. to 7:00 p.m.

Homer Middle School  
500 Sterling Highway  
Homer, AK 99603

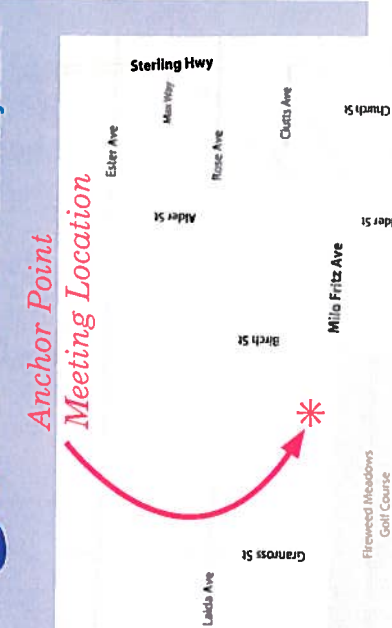
### **ANCHOR POINT:**

Tuesday, September 16, 2014  
5:00 p.m. to 7:00 p.m.

Anchor Point Senior Center  
72750 Milo Fritz Avenue  
Anchor Point, AK 99556



*Homer*  
**Meeting Location**



*Anchor Point*  
**Meeting Location**

*Public Scoping  
Meetings  
September 15 & 16, 2014*



DOWL HKM  
 Attn: Mari Gallion  
 4041 B Street  
 Anchorage, Alaska 99503

PRSRT STD  
 US POSTAGE  
 PAID  
 PERMIT 69  
 ANCHORAGE, AK

Please join us!



HOMER CITY OF  
 OR CURRENT RESIDENT  
 491 E PIONEER AVE  
 HOMER AK 99603-7624

# STERLING HIGHWAY

MP: 157-169 - Anchor Point to Baycrest Hill

## Project Background

The Alaska Department of transportation and Public facilities (DOT&PF) is seeking input from the public on a proposal to reconstruct the Sterling Highway between MP 157 and 169. Anticipated work may include:

- Reconstructing the roadway
- Realigning horizontal and vertical curves
- Adding passing and climbing lanes
- Improving intersections
- Replacing culverts throughout the corridor
- Constructing a bridge over the North Fork Anchor River
- Replacing the bridge over the South Fork Anchor River
- Increasing the shoulder width
- Clearing vegetation

## Project Schedule

Environmental Phase	Summer 2014 - Spring 2016
Design Phase	Spring 2016 - Winter 2018
Right of Way Acquisition	Summer 2016 - Fall 2018
Construction	Spring 2019

For more information, please visit our website:

[sterlinghwymp157-169.com](http://sterlinghwymp157-169.com)

## Contact Information

To submit comments, or for additional information on the Sterling Highway MP 157-169: Anchor Point to Baycrest Hill project, contact:

**Mari Gallion**

**Public Involvement Planner | DOWL HKM**

907-562-2000

Project Email: [sterlinghwymp157-169@dowlhkm.com](mailto:sterlinghwymp157-169@dowlhkm.com)





# HOSPICE OF HOMER



COMPASSION  
IN ACTION

Post Office Box 4174  
Homer, Alaska 99603-4174  
(907) 235-6899  
hospiceofhomer.org

September 4, 2014

Walt Wrede, City Manager  
City of Homer  
491 E. Pioneer Ave.  
Homer, AK  
99603

Dear Walt,

It is an exciting time for Hospice of Homer, full of challenges, opportunities and growth as we work to fulfill our mission and serve the needs of our very special clients. Nowhere is that growth more evident than at our new facility located in the heart of Homer—265 East Pioneer Avenue, Suite 3.


On Wednesday, Oct. 15, Hospice of Homer will hold an Open House, 5:00 pm – 7:00 pm, in our new facility. Hospice would like to extend an invitation to you, the mayor and the Homer City Council, and of course, any other city official or employee who may wish to attend.

To say we were proud of being able to offer services to the community in our new space is an understatement. The office is inviting and attractive. It provides room for HOH volunteer training, board meetings, and a special area for sensitive conversations. It also houses our medical equipment loan program, a service widely used for the entire community.

On behalf of the Hospice of Homer Board, I sincerely hope you and others can attend this event and celebrate with us.

I look forward to seeing you there.

Respectfully,

  
Hal Spence

Member Hospice Board of Directors



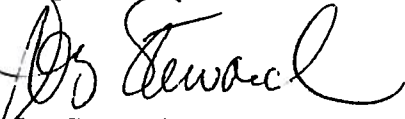
August 12, 2014

Carey Meyer, Director  
City of Homer Public Works Department  
419 E. Pioneer Ave.  
Homer, AK 99603

Dear Carey,

Enclosed please find a check for \$7589 as reimbursement for invoice #269460 from Davis Block & Concrete for materials used in the Karen Hornaday Park Fire Circle project, as per Kathy Hill of the Homer Kachemak Bay Rotary Club. The funds represent a Homer Foundation grant to the Rotary Club, a matching grant from Rotary International, and support from the Homer Playground Project. The fire circle is a great addition to our wonderful community park!

Regards,



Joy Steward, Executive Director  
The Homer Foundation

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



The Homer Foundation  
P.O. Box 2600  
Homer, Alaska 99603

FIRST NATIONAL BANK ALASKA  
Homer Branch  
89-6/1252

5522

8/15/2014

PAY TO THE ORDER OF City of Homer

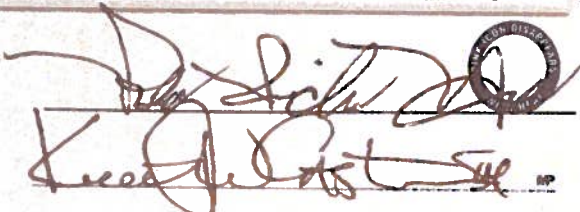
\$7,589.00

Seven Thousand Five Hundred Eighty-Nine and 00/100\*\*\*\*\*

DOLLARS

PROTECTED AGAINST FRAUD

City of Homer  
419 E. Pioneer Ave.  
Homer, AK 99603



MEMO HoPP



## Melissa Jacobsen

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**From:** Frank Griswold <fsgriz@alaska.net>  
**Sent:** Wednesday, September 03, 2014 4:28 PM  
**To:** Melissa Jacobsen  
**Cc:** Renee Krause  
**Subject:** Fwd: Proposed Ordinance 14-45

Begin forwarded message:

**From:** Frank Griswold <[fsgriz@alaska.net](mailto:fsgriz@alaska.net)>  
**Date:** September 3, 2014 4:23:17 PM AKDT  
**To:** Jo Johnson <[Jjohnson@ci.homer.ak.us](mailto:Jjohnson@ci.homer.ak.us)>  
**Bcc:** Michael Armstrong <[michael.armstrong@homernews.com](mailto:michael.armstrong@homernews.com)>  
**Subject:** Proposed Ordinance 14-45

Dear Mayor and Council members:

In recent appeals from the Homer Advisory Planning Commission to the Board of Adjustment, the City Planner or another Planning Department employee has submitted a brief and/or testified at these quasi-judicial appeal hearings despite AS 22.20.040 which provides that a corporation, either public or private, shall appear by an attorney in all cases unless an exception has been explicitly made by law. Providing information to the Board regarding the Commission's decision is prohibited by HCC 21.93.540(b) which provides that the taking of testimony or other evidence is limited by HCC 21.93.510. HCC 21.93.510(a) provides that the Board shall make its decision based solely on the record. HCC 21.93.060 authorizes the City Planner to appeal a determination of the Planning Commission to the Board of adjustment but it does not authorize him to represent the Commission or provide information to the Board regarding the Commission's decision when somebody else appeals a Commission decision to the Board. The active *and* substantial participation requirements of HCC 21.93.500(a) are not met by what is supposed to be neutral and therefore passive (i.e., non-active) participation of paid employees of the Planning Department. It has recently become common practice for the City Planner to submit a brief surreptitiously written by (lead) City Attorney Thomas Klinkner who would apparently rather hide the fact that he is representing the Planning Department and Administration while the Board is concurrently being represented by City Attorney Holly Wells who works for the same law firm as Mr. Klinkner. The Planning Department makes recommendations to the Commission but the Commission is under no obligation to follow them so why should any member of the Planning Department or Administration be allowed to represent/misrepresent the potentially contrary interests of the Commission? Determinations of the City Planner or his staff may be appealed to the Commission under HCC 21.93.010 and subsequently to the Board under HCC 21.93.030(e). In those cases, it would be manifestly inappropriate for the City Planner to file a brief or present oral argument on behalf of the Commission. The Administration and its legal counsel is attempting to control the actions of the Commission by denying it training, denying it legal counsel, and misrepresenting its decisions to the Board. The record on appeal always includes the Commission's written decision so there should be no need for the City Planner to provide additional information about the Commission's decisions to the Board. Signing the Commission's decisions does not make the City Planner a member of the Commission or otherwise authorize him to represent the Commission before the Board. If anybody should be pre-authorized to participate as a party to an appeal of a Commission decision to the Board

of Adjustment, it should be the Commission Chair or another Commission member who should, in turn, be represented by an attorney who does not have loyalties to the Planning Department or Administration i.e., a conflict of interest.

Frank Griswold

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**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 14-096(S)**

A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE KAREN HORNADAY PARK CAMPGROUND/TRAIL IMPROVEMENT PROJECT TO ARNO CONSTRUCTION, LLC OF HOMER, ALASKA, IN THE AMOUNT OF \$70,438.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy, bids were advertised in the Homer Tribune on August 13 and 20, 2014, sent to two in-state plans rooms, and posted on the Clerk's home page; and

WHEREAS, Bids were due on September 4, 2014 and five bids were received; and

WHEREAS, Bids were opened and the firm of Arno Construction, LLC of Homer, Alaska, was determined to be the low responsive bidder and found to be qualified to complete the work; and

WHEREAS, The cost of the construction of this project, as reflected in the low bid, is within the budget authorized by the City Council; and

WHEREAS, This award is not final until written notification of award is received by Arno Construction, LLC from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves the contract award for the Karen Hornaday Park Campground/Trail Improvement Project to the firm of Arno Construction, LLC of Homer, Alaska, in the amount of \$70,438.00 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 8th day of September, 2014.

CITY OF HOMER

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

43 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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49 Fiscal Note: Acct. No. 151-0776 \$70,438.00





## MEMORANDUM 14-136

To: Walt Wrede, City Manager  
 From: Carey Meyer, PW Director  
 Date: September 5, 2014  
 Subject: **Award of Construction Contract  
 Karen Hornaday Park Campground/Trail Improvements**

On September 4, 2014, bids were received for the Karen Hornaday Park Campground/Trail Improvements project. This work was advertised in the Homer Tribune on August 13 and August 20, provided to the Plan Rooms, and posted on the City’s website, in conformance with the City of Homer procurement procedure requirements.

This project is funded by a grant from the Land and Water Conservation Fund (State of Alaska) and consists of providing a looped pedestrian trail (for ballfield/park users and access for maintenance equipment). The project will also provide campground access roads/camping space gravel overlays and drainage improvements. See attached plan.

Five responsive bids were received from qualified firms. The bid results were evaluated and the results are as follows.

Responsive Bidder’s Names	Location	Amount
Gregoire Construction	Homer	\$ 74,630.00
Property Improvements, LLC	Homer	\$ 94,825.60
Herndon Construction	Homer	\$ 129,269.66
Paul’s Service	Anchor Point	\$ 73,943.29
Arno Construction, LLC	Homer	\$ 70,438.00
	Engineer’s Estimate	\$ 88,809.00

The City’s local bidder’s preference does apply. The low responsive bidder is local.

**Recommendation:**

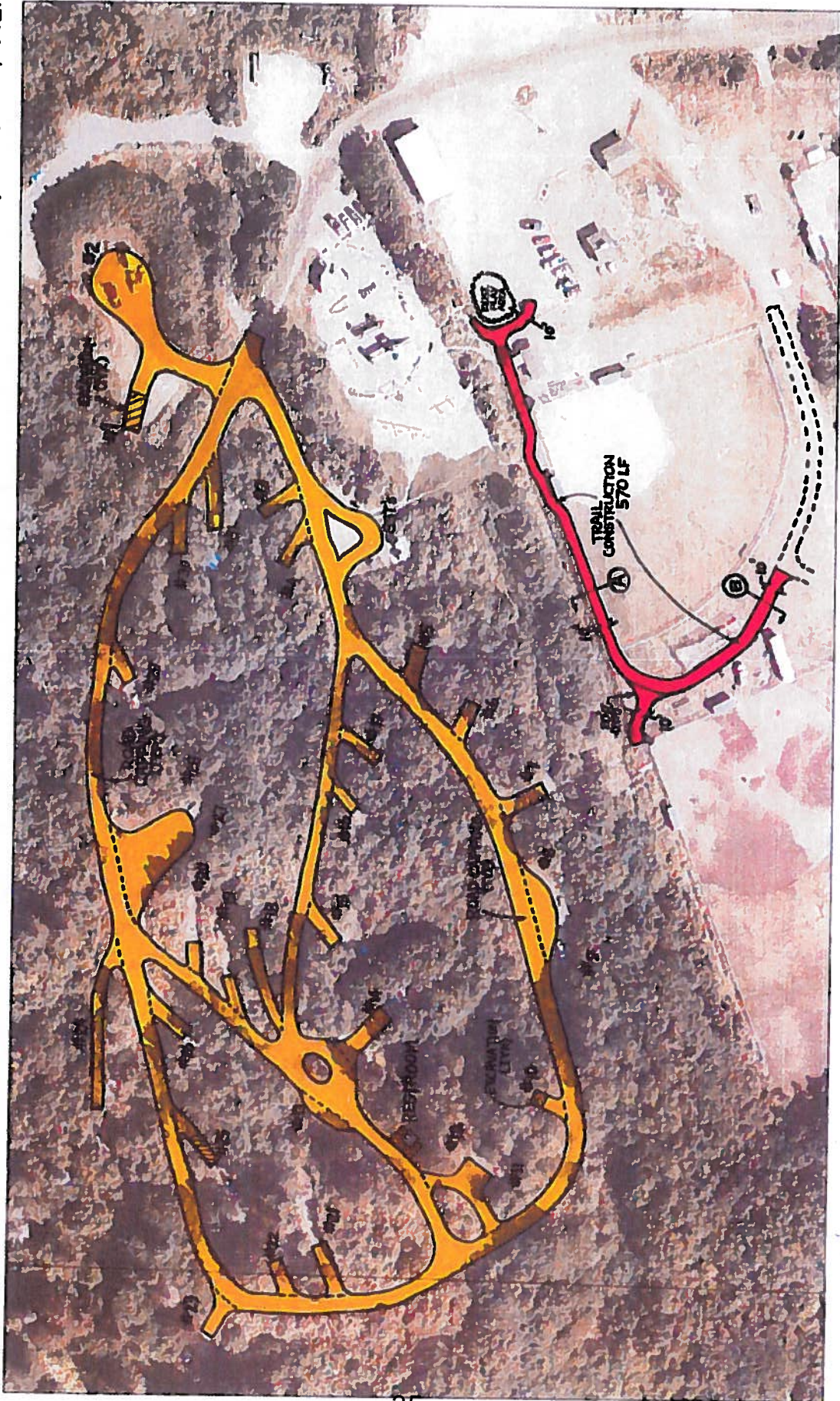
City Council pass a resolution awarding the construction contract for the Karen Hornaday Park Campground/Trail Improvements project in the amount of \$70,438 to Arno Construction of Homer, Alaska and authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note – Karen Hornaday Park (Phase II) 151-0776





# KAREN HORNADAY PARK - CAMPGROUND/TRAIL IMPROVEMENTS





CITY OF HOMER

**BID TALLY SHEET:** **PROJECT:** Karen Hornaday Park Campground/Trail Improvement Project

**Due Date and Time:** September 4, 2014 @ 2:00 p.m.  
**City Clerk's Office**

**PROJECT NO:**

Bidder No.	Bidder Name and Address	Part B / Part A	Bid Amount / Additive Alternate Amt.
1.	Gregoire Construction 3441 East End Rd. Homer, AK 99603	✓/✓	\$74,630.00
2.	Paul's Service P.O. Box 377 Anchor Point, AK 99556	✓/✓	\$73,939.53
3.	Arno Construction PO Box 1772 Homer, AK 99603	✓/✓	\$70,438.00
4.	Herndon Construction PO Box 262 Homer, AK 99603	✓/✓	\$129,269.66
5.	Property Improvements 37885 Middleton Circle Homer, Alaska 99603	✓/✓	\$94,825.60
6.			

**City Engineer's Estimate if applicable:** \_\_\_\_\_ \$88,000.00

**Staff Present:** Public Works Director Meyer, Finance Technician Earls, Deputy City Clerk Jacobsen

**Comments:** \_\_\_\_\_

