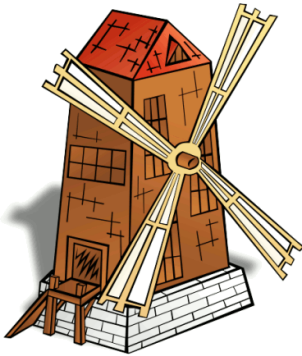


City Council
April 13, 2015
Monday



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 -4/9/2015-rk



APRIL



- Monday 13th:** **CITY COUNCIL**
Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.
- Tuesday 14th:** **ECONOMIC DEVELOPMENT ADVISORY COMMISSION**
Regular Meeting 6:00 p.m.
- Wednesday 15th:** **PLANNING COMMISSION**
Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
- Thursday 16th:** **PARKS AND RECREATION ADVISORY COMMISSION**
Regular Meeting 5:30 p.m.
- Friday 17th:** **ALL HAZARD MITIGATION PLAN**
Community Meeting 6:00 – 8:00 p.m.
- Saturday 18th:** **HOMER ON THE MOVE**
Walkability Symposium Noon – 4:00 p.m. Homer High School
- Monday 20th:** **PUBLIC ARTS COMMITTEE**
Worksession 4:00 p.m. and Special Meeting 5:00 p.m.
- Wednesday 22nd:** **PORT AND HARBOR ADVISORY COMMISSION**
Open House 4:30 p.m. (Rates) and Regular Meeting 6:00 p.m.
- Monday 27th:** **CITY COUNCIL**
Worksession 4:00 p.m., 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 p.m.

Library Advisory Board 1st Tuesday with the exception of January,
April, August and November 5:00 p.m.

Economic Development Advisory Commission 2nd Tuesday 6 p.m.

Parks and Recreation Advisory Commission 3rd Thursday with the exception of July,
December and January 5:30 p.m.

Planning Commission 1st and 3rd Wednesday 6:30 p.m.

Port and Harbor Advisory Commission 4th Wednesday 5 p.m. (May-August 6:00 p.m.)

Public Arts Committee Quarterly 2nd Thursday 5:00 p.m. Upstairs in the Conference Room

Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BETH WYTHE, MAYOR – 16

FRANCIE ROBERTS, COUNCILMEMBER – 15

BRYAN ZAK, COUNCILMEMBER – 16

DAVID LEWIS, COUNCILMEMBER – 17

BEAUREGARD BURGESS, COUNCILMEMBER – 15

GUS VAN DYKE, COUNCILMEMBER – 16

CATRIONA REYNOLDS, COUNCILMEMBER - 17
City Manager, Katie Koester
Interim City Manager, Marvin Yoder
City Attorney, Thomas F. Klinkner

<http://cityofhomer-ak.gov/cityclerk> for 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
APRIL 13, 2015
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER MARVIN YODER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. CALL TO ORDER, 5:00 P.M.

Councilmember Zak has requested telephonic participation.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

3. Ordinance 15-07(A), An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled "Cannabis Advisory Commission," Establishing a Cannabis Advisory Commission to Advise the City Council on the Governance of Cannabis Use Within the City of Homer, Alaska, and Serve as the City of Homer's Local Regulatory Authority on Cannabis. Burgess. Introduction March 23, 2015, Public Hearing and Second Reading April 13, 2015. **Page 201**

Memorandum 15-043 from City Attorney Wells as backup. **Page 207**

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 Monday, April 27, 2015 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.

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
APRIL 13, 2015
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER MARVIN YODER
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

Councilmember Zak has requested telephonic participation.

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

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

- A. Homer City Council unapproved Special meeting minutes of March 16, 17, and 24, 2015 and Regular meeting minutes of March 23, 2015. City Clerk. Recommend adoption.
Pages 21, 31, 41, & 49

- B. **Ordinance 15-08**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months. Planning. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015. **Page 63**

Memorandum 15-048 from City Planner as backup. **Page 67**

- C. **Ordinance 15-09**, An Ordinance of the City Council of Homer, Alaska, Amending Subsection (d) of Homer City Code Section 21.58.020, Installation Requirements, to Delete the One-Acre Minimum Lot Area for Small Wind Energy Systems. Zak. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015. **Page 81**

- D. **Ordinance 15-10**, An Ordinance of the Homer City Council Amending the FY 2015 Operating Budget by Appropriating \$30,000 from the Homer Accelerated Roads and Trail Program (HART) Fund to Repair Fireweed Avenue and Cottonwood Lane and Matching an Amount That the Property Owners Fund for Repairs to the Roads. City Manager/Public Works Director. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015. **Page 87**

Memorandum 15-028 from Public Works Director as backup. **Page 91**

- E. **Resolution 15-022**, A Resolution of the Homer City Council Approving the City Manager Contract With Mary K. Koester and Authorizing the Mayor to Execute the Appropriate Documents. Mayor/City Council. Recommend adoption. **Page 93**

- F. **Resolution 15-023**, A Resolution of the Homer City Council Designating Signatories of City Accounts and Superseding Any Previous Resolution So Designating. City Manager. Recommend adoption. **Page 101**

- G. **Resolution 15-024**, A Resolution of the Homer City Council Awarding the Contract for the Production of a Marine Trades Promotional Video to the Firm of Brinster & Company of Homer, Alaska, or Dickerson Stills & Motion of Homer, Alaska, in an Amount Not to Exceed \$9,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port and Harbor Director. Recommend adoption. **Page 103**

Memorandum 15-049 from Port and Harbor Administrative Secretary as backup. **Page 105**

- H. Oath of Office - City Manager Mary K. Koester **Page 107**

6. VISITORS

- A. Homer Shares the Road, Kim McNett, 10 minutes
- B. Homer Early Childhood Coalition, (formerly Best Beginnings Homer), Red Asselin, Megan Murphy, and Rachel Romberg, 10 minutes **Page 111**
- C. Kenai Peninsula Climate Summit, Stacey Buckelew, Coastal Training Program Coordinator, 5 minutes.

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation, National Library Week - April 12-18, 2015 **Page 179**
- B. Mayor's Proclamation, Week of the Young Child - April 19-25, 2015 **Page 181**
- C. Mayor's Recognition, Earth Day - April 22, 2015 **Page 183**
- D. Mayor's Proclamation, Day of National Service - April 7, 2015 **Page 185**
- E. Borough Report
- F. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - a. Minutes of March 18, 2015 **Page 187**
 - 3. Economic Development Advisory Commission
 - 4. Parks and Recreation Advisory Commission
 - 5. Port and Harbor Advisory Commission
- G. Mayor's Report on Juneau Trip **Page 193**
- H. Bunnell Street Arts Center, Re: City of Homer Grants Program Through The Homer Foundation **Page 195**

8. PUBLIC HEARING(S)

- A. **Ordinance 15-07(A)**, An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled “Cannabis Advisory Commission,” Establishing a Cannabis Advisory Commission to Advise the City Council on the Governance of Cannabis Use Within the City of Homer, Alaska, and Serve as the City of Homer’s Local Regulatory Authority on Cannabis. Burgess. Introduction March 23, 2015, Public Hearing and Second Reading April 13, 2015. **Page 201**

Memorandum 15-043 from City Attorney Wells as backup. **Page 207**

9. ORDINANCE(S)

10. CITY MANAGER’S REPORT

- A. City Manager’s Report **Page 219**

- B. Bid Report **Page 247**

11. CITY ATTORNEY REPORT

- A. City Attorney Report of March 2015 **Page 251**

12. COMMITTEE REPORT

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

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 Monday, April 27, 2015 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.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 15-11 a Special Meeting of the Homer City Council was called to order on March 16, 2015 at 6:00 p.m. by Mayor Pro Tempore Francie Roberts 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, LEWIS, ROBERTS, VAN DYKE, ZAK
(telephonic)

ABSENT: REYNOLDS (excused)

STAFF: CITY CLERK JOHNSON
COMMUNITY & ECONOMIC DEVELOPMENT
COORDINATOR KOESTER
DEPUTY CITY PLANNER ENGBRETSSEN

Councilmember Reynolds has requested excusal.

Mayor Pro Tempore ruled Councilmember Reynolds' absence as excused. There was no objection from the Council.

Councilmember Zak has requested telephonic participation.

LEWIS/BURGESS – MOVED TO ALLOW COUNCILMEMBER ZAK TO PARTICIPATE TELEPHONICALLY.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

The following amendments were made: **NEW BUSINESS** - Resolution 15-016, A Resolution of the City Council of Homer, Alaska, Amending the Preliminary Assessment Roll for the Homer Natural Gas Special Assessment District by Exempting Property and Correcting Errors in the Assessment Roll. City Clerk. Attachment A. Written comments/objections.

Mayor Pro Tempore Roberts called for a motion for the approval of the agenda as amended.

BURGESS/VAN DYKE – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC HEARING(S)

A. Homer Natural Gas Special Assessment District

Mayor Pro Tempore Roberts opened the public hearing.

Diane Borgman, city resident, missed the objection deadline. She received no benefit from the gas line.

Dick Lewis, city resident, has gas and water in front of his property in the Lillian Walli Subdivision but has no access to it.

Bonny Boisvert, city resident, requested an exemption for lot 17401017.

LaRene Rogers objected to four gas assessments on one piece of property - 17316016, 17316020, 17316023 and 17316024.

Sarah Vondersaar asked for an exemption or forgiveness for deferment on lot 17508214.

Kim Seymour, city resident, asked for a waiver of assessments on his two lots due to financial hardship.

Mayor Pro Tempore Roberts closed the public hearing.

NEW BUSINESS

A. **Resolution 15-016**, A Resolution of the City Council of Homer, Alaska, Amending the Preliminary Assessment Roll for the Homer Natural Gas Special Assessment District by Exempting Property and Correcting Errors in the Assessment Roll.

Memorandum 15-037 from City Clerk as backup.

Mayor Pro Tempore Roberts called for a motion for the adoption of Resolution 15-016 by reading of title only.

LEWIS/VAN DYKE – SO MOVED.

Deputy City Planner Engebretsen referenced Attachment A that includes exemptions for lots that are not developable. Previously the Council passed resolutions exempting lots on the same criteria. The Council reviewed and discussed objections in the packet.

The Council discussed the lack of notice and time for property owners to vacate lot lines to reduce the number of assessments. The City followed the process as outlined in HCC 17.04 for the natural gas assessment district. The Council discussed reviewing properties that could be combined into one assessment and the problems associated with it, including litigation.

Deputy City Planner Engebretsen told the Council 150 parcels were exempted at the beginning and over time more property owners have come forward to request exemptions. The exemptions were for low assessed lots that are truly not buildable. If a lot would qualify to receive a permit it would not be exempt.

Reference was made to Resolution 12-069 that the Council adopted July 23, 2012 that: “WHEREAS, The Council finds that the natural gas distribution system will benefit equally all parcels of real property in the City that will receive access to natural gas service through the construction of the natural gas distribution system, and that all parcels so benefited should be assessed equally for the cost of the natural gas distribution system.”

The Council discussed condominiums as a parcel of real property that is a moveable, single, and tradable asset. Otherwise they would be an apartment complex. All condominiums would benefit from gas.

The Council explored many options for assessments including per parcel of assessable real estate, by appraised value, and lot frontage. They selected the option with the most legal basis, the most feasible to implement, and what people can understand. Churches and non-profits were assessed. Everyone benefitted from the city-wide natural gas distribution. The Council selected the most legally defensible and equitable position.

No changes were made to the condominium assessments; each condominium will be assessed as an individual property.

The Council discussed financial hardships and the process. The Finance Department will be mailing statements to all property owners notifying them of the 10-year option or the deferral process. Before the notice is mailed the Council requested a review of the information.

Discussion on the Vanzant property, where the property owner claims the gas line caused damage ensued. Community and Economic Development Coordinator Koester reported the property is in the St. Augustine neighborhood. Public Works Director Meyer and Enstar spent a lot of time looking at drainage issues. The DOT Commissioner was contacted about the drainage issues. There are a lot of things that go on in the area with drainage from the Sterling Highway and other elements that make it a gnarly issue.

Enstar is telling people they don't have gas, but when Deputy City Planner Engebretsen researches the parcel she finds they are served. We have the contract with Enstar that all the properties on the preliminary assessment roll are served. The roll will be replaced with the final assessment roll. Enstar can run a long service line to serve the properties in question.

Lillian Walli Estates – the trunk line runs up West Hill and on Fairview. The subdivision agreement states that none of the lots shall be developed until the entire subdivision is developed and served with water/sewer and electric. The matter is complicated and the Council initiated the process after Administration worked on a resolution. When they do develop they will have access to gas and water. Deputy City Planner Engebretsen told the Council it is cost prohibitive to develop the subdivision and unlikely we will see anything happen until there is more motivation on behalf of the homeowners. The Council could defer assessments on lots until the owners are able to develop their property.

Tolman, Erickson Family Trust, Dr. Hodnick, and Rogers Homestead all have split properties with the road.

On airport leases we are assessing lessees. There are leases at the airport and on the Spit properties. The Council discussed assessing the property owners instead of the lessees. The assessment should ride with the land. Lease terms could be negotiated to provide compensation for the assessments.

BURGESS/LEWIS – MOVED TO CHANGE THE ENTITY TO THE ASSESSED PAGE 185 TO BE THE OWNER OF REAL PROPERTY WHICH I BELIEVE TO BE THE STATE DEPARTMENT OF TRANSPORTATION.

There was no additional discussion.

VOTE: YES. NON OBJECITON. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts ruled Councilmember Van Dyke has a conflict of interest when discussing property owners who have multiple assessments. There was no objection from the Council.

Councilmember Van Dyke was excused from discussion.

The Council discussed multiple lots adjacent to those totally undevelopable; there could be a septic system on one lot.

The Rogers Homestead is requesting exemption of three parcels of their four parcel homestead. The Borough views them as one parcel. They never purchased separate parcels.

BURGESS/LEWIS – MOVED TO ADD ALL BUT THE PRIMARY PARCEL ID UNDER WHICH THE PRIMARY RESIDENCE EXISTS; THREE PARCELS TO THE EXEMPT LIST (ROGERS PROPERTIES).

City Planner Engebretsen discouraged adding a plat note that the other three parcels could not be developed. The district is relatively short and a plat note is forever. The lots are buildable and they could be built on.

VOTE: YES. LEWIS, BURGESS, ROBERTS

VOTE: NO. ZAK

Motion failed.

The Council discussed lots on wetlands where permits could be obtained to develop said lots.

Councilmember Van Dyke returned to his seat.

Mayor Pro Tempore Roberts called for a recess at 8:00 p.m. and reconvened the meeting at 8:12 p.m.

City Clerk Johnson advised the Council another vote on the Rogers exemption was needed to include Councilmember Van Dyke who was inadvertently excluded. The vote did not pertain to multiple parcels, but rather lots that were divided by the road.

REVOTE: YES. ROBERTS, LEWIS, ZAK, BURGESS, VAN DYKE

Motion carried.

The Council reviewed the objections in the Supplemental Packet and the Laydown Packet.

The Homer Council on the Arts requested an exemption on one parcel due to its small size.

LEWIS/BURGESS - MOVED TO EXEMPT PARCEL 17515215.

A lot could have a small cabin that is heated with natural gas.

Councilmember Van Dyke was excused from discussion due to a conflict of interest pertaining to multiple lots.

The Council found no potential for future development to the lot with Woodard Creek and the parking lot in it.

VOTE: YES. ROBERTS, BURGESS, LEWIS

VOTE: NO. ZAK

Motion failed.

Councilmember Van Dyke returned to his seat.

The Council asked staff to prepare a list of deferrals to include Hodnick, Erickson Trust, etc.

ZAK/BURGESS – MOVED TO RECONSIDER HCOA.

Councilmember Van Dyke was excused from discussion due to a conflict of interest pertaining to multiple lots.

There was no discussion.

VOTE: (reconsideration) YES. LEWIS, ZAK, ROBERTS, BURGESS

The parcels did not meet the deadline for merging into a single use. The only rationale is the lot is too small to benefit from the assessment.

VOTE: (exempt parcel 17515215) YES. ZAK, BURGESS, LEWIS, ROBERTS

Motion carried.

Councilmember Van Dyke returned to his seat.

BURGESS/LEWIS – MOVED TO AMEND THE AMENDED ATTACHMENT A BONNIE THOMPSON PARCEL ID ENDS IN 8 NOT 9.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/LEWIS - MOVED TO EXEMPT PARCEL 17717705.

Natural gas cannot be utilized at the lot since it is eroding on the seawall. Half of the structure overhangs the seawall. Although there are creative approaches to developing the property with a permit from the Corps of Engineers it would be irresponsible to bring gas to the lot.

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

VOTE: NO. ZAK

Motion carried.

Councilmember Burgess excused himself from participation while the Council considered his objection to an assessment of his property that was not served with gas.

Deputy City Planner Engebretsen confirmed with Enstar's project engineer this afternoon that there is gas on the lot and Mr. Burgess received incorrect information from Enstar.

Councilmember Burgess returned to his seat.

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

Motion carried.

COMMENTS OF THE AUDIENCE

Lee Page commented on the condition of Fireweed Avenue and hopes the Council will bring it up to standards for city streets.

Larry Slone, city resident, thanked the Council for their efforts and attention to the process. He commented the Council did not have adequate information to include maps, photographs, and other information about certain properties.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson commended the Council for getting through the process that has taken three years.

COMMENTS OF THE CITY MANAGER

City Manager Yoder was not present.

COMMENTS OF THE MAYOR

Mayor Pro Tempore Roberts thanked everyone for being here and to care enough to listen to deliberations. The Council considered things and thought about it wisely.

COMMENTS OF THE CITY COUNCIL

Councilmember Van Dyke commented it was a long process; he got his exercise today. He is glad the process is put to bed as the Council spent a lot of time on it. He liked the good comments from Slone; he appreciates the different chain of thought. Good night.

Councilmember Zak reiterated what the Clerk said about the three-year process. He reached out to city staff for supporting documents to make decisions in an organized fashion. It allowed the Council to get through the material in a reasonable manner.

Councilmember Burgess thanked Larry Slone for his input and meticulous perspective. Maybe someday he will run for City Council. He offered a heartfelt thanks to city staff, Julie, Jo, Clerks, and Planning. It was a huge task set before you. He thanked the audience for participating and sticking with the process, holding us accountable, and being aware of what is going on. On poverty guidelines and deferrals, he reminded people tonight we just dealt with exemptions. There is still opportunity for deferrals that the Council may suggest at a later date. He can't speak for the Council, but there may be lots of cases where we do deferrals. He reminded staff two to three days before the mail out to pass it on to the Council and to start to compile a list of people who wish to get deferrals. Thank you and good night.

Councilmember Lewis thanked everyone who put their time and effort in. Good night.

ADJOURNMENT

There being no further business to come before the Council, Mayor Pro Tempore Roberts adjourned the meeting at 9:27 p.m. The next Regular Meeting is Monday, March 23, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. Special Meetings are scheduled for Tuesday, March 17, 2015 at 5:00 p.m. and Tuesday, March 24, 2015 at 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

Session 15-12 a Special Meeting of the Homer City Council was called to order on March 17, 2015 at 5:00 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, LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK (telephonic)

STAFF: CITY MANAGER YODER
CITY CLERK JOHNSON
COMMUNITY & ECONOMIC DEVELOPMENT
COORDINATOR KOESTER
PERSONNEL DIRECTOR BROWNING

Councilmember Zak has requested telephonic participation.

Mayor Wythe called for a motion to allow Councilmember Zak to participate by telephone.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. LEWIS, BURGESS, ROBERTS, REYNOLDS, VAN DYKE

Motion carried.

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

Mayor Wythe called for a motion for the approval of the agenda.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Review of In-House Applicants for City Manager Position

Applicants are Katie Koester and Matt Clarke.

REYNOLDS/ROBERTS - MOVED TO INTERVIEW BOTH CANDIDATES ON THE 24TH.

The interviews will be face-to-face.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Personnel Director Browning will work with the candidates to see what time works best with their schedules.

B. Next Step in Recruitment/Hiring Process

Telephonic questions from February 2 and face-to-face interview questions from March 3 were read.

The Council discussed crafting the questions pertinent to the Alaska applicants.

BURGESS/LEWIS - MOVED TO MOVE QUESTION 5 FROM TELEPHONIC QUESTIONS TO IN-PERSON QUESTIONS, RE: ECONOMIC DEVELOPMENT.

BURGESS/LEWIS - MOVED TO AMEND TO REPLACE QUESTION 11 IN-PERSON QUESTIONS WITH QUESTION 5 TELEPHONIC.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REYOLDS - MOVED TO ADD QUESTION 7 OF THE TELEPHONIC INTERVIEW TO THE IN-PERSON INTERVIEWS LIST OF QUESTIONS, DESCRIBING THEIR APPROACH TO MANAGEMENT.

The question pertains to providing leadership for over 100 employees.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REYNOLDS/ROBERTS - MOVED TO ADD AT THE BEGINNING OF QUESTION 12 THE PHRASE THAT WAS QUESTION 6 OF TELEPHONIC.

The question pertains to economic development for the community.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The questions will be scored 1-10 with 150 points possible for all 15 questions.

Councilmember Lewis requested the Council make a plan for conducting discussion of applicants after interviews.

BURGESS/VAN DYKE - MOVED TO HOLD ANY DISCUSSION ABOUT POTENTIAL COMPENSATION FOR A CANDIDATE IN EXECUTIVE SESSION AND HAVE THAT APPEAR ON THE AGENDA AFTER BOTH INTERVIEWS AND ANY DISCUSSION REGARDING THE MERITS OR INSUFFICIENCIES WE SEE OF A POTENTIAL CANDIDATE THAT CAN BE HELD IN PUBLIC WITH REGARD TO OPEN MEETING LAW AND EMPLOYMENT LAW BE HELD AT THE DISCRETION OF THE APPLICANT, IE. GIVE THEM THE CHOICE WHETHER OR NOT THEY WOULD LIKE THE DEBATE TO BE HELD IN PUBLIC OR NOT.

Councilmember Roberts expressed her opposition to public debate on candidates. When you ask the applicants whether they want to be debated publicly or in an executive session they must choose the public one.

Councilmember Lewis noted if one person wants discussion in executive session and the other wants it in public it creates a messy night.

Councilmember Reynolds reflected on the Open Meetings Act (OMA) and her understanding that we should discuss as much as we can in the public arena and step aside for a limited scope of discussion. She agrees that asking the question whether the candidates want discussion public or private is different than them being aware of requesting for it to be in public.

Councilmember Burgess suggested giving applicants the choice; although we assume they are aware their application can be reviewed in private that is not an implicit portion of the OMA. There are no conditionals for the OMA versus employment and hiring practices. If something were to come out in the process that an applicant later objected to, not having that choice on the record could indemnify the City to a certain extent.

Councilmember Burgess clarified the executive session was for discussion of compensation. It is subjective what you say in a public meeting could potentially harm a person's character. You can make a clear argument someone might want to have the discussion in private.

Councilmember Lewis expressed opposition as he would like the question divided to address compensation and discussing the interviewees on its own.

VOTE: YES. BURGESS

VOTE: NO. ROBERTS, REYNOLDS, LEWIS, ZAK, VAN DYKE

Motion failed.

LEWIS/BURGESS - MOVED TO DISCUSS COMPENSATION IN EXECUTIVE SESSION.

The executive session would be held after a candidate was selected.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/ROBERTS - MOVED THAT SHOULD ANY COUNCIL MEMBER LIKE TO EXTEND AN OFFER TO A POTENTIAL APPLICANT THAT WE HAVE THOSE DISCUSSIONS IN EXECUTIVE SESSION AND THEN COME FORWARD WITH A FINAL APPLICANT CHOICE AND COMPENSATION PACKAGE AND VOTE ON IT IN PUBLIC.

Councilmember Burgess explained if there is no distinct favor between either applicant it comes down to compensation being the determining factor to extend an offer.

Mayor Wythe commented we have a better knowledge of on internal candidates' current compensation. The Council will not know that until after interviews have been completed and a person has been selected. Knowing the salaries plays into the thinking process about what you decide to do because the monetary part is there. Make the selection for an applicant pure of any external influences and then you talk about the money.

VOTE: YES. VAN DYKE, ZAK, LEWIS

VOTE: NO. REYNOLDS, ROBERTS, BURGESS

Mayor Wythe broke the tie vote with a NO.

Motion failed.

The Council discussed the procedures for discussing candidates. Candidates will be scored, evaluated, and assessed. The Council can share those evaluations in their discussion. The Council requested two printed sets of questions and a separate scoring sheet.

The Council discussed the interview process and allowing public comments after each candidate.

BURGESS/VAN DYKE - MOVED THAT WE ADD TO THE AGENDA A PORTION FOR PUBLIC COMMENT AFTER EACH CANDIDATE INTERVIEW.

The Council discussed the idea of having public comments on each candidate.

Interviews will be conducted as follows:

Interview candidate A.

Public comments for candidate A only.

Break.

Interview candidate B.

Public comments for candidate B only.

Break.

The Council discussed the need for the public to comment only on individual applicants being interviewed.

VOTE: YES. VAN DYKE, ZAK, BURGESS

VOTE: NO. LEWIS, REYNOLDS, ROBERTS

Mayor Wythe broke the tie vote with a YES.

Motion carried.

REYNOLDS/BURGESS – MOVED TO ADD PUBLIC COMMENTS FOR COMPARATIVE PURPOSES FOLLOWING THE COUNCIL DISCUSSION, BUT BEFORE OFFER.

The Council discussed the excess public comments and subjecting the applicants to it.

VOTE: YES. ZAK, BURGESS, REYNOLDS

VOTE: NO. VAN DYKE, LEWIS, ROBERTS

Mayor Wythe broke the tie vote with a NO.

Motion failed

The next items of the agenda:

City Council discussion; offer and vote.

Executive session to discuss compensation.

Action after executive session.

Public comments.

City Council comments.

Adjournment.

Personnel Director Browning will arrange the interview times.

REYNOLDS/BURGESS - MOVED TO ADD OPPORTUNITY FOR PUBLIC COMMENT FOR COMPARATIVE AFTER BREAK PRIOR TO CITY COUNCIL DISCUSSION.

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

VOTE: NO. LEWIS, ROBERTS

Motion carried.

Interviews will be conducted as follows:

Interview candidate A.

Public comments for candidate A only.

Break.

Interview candidate B.

Public comments for candidate B only.

Break.

Public comments for comparative purposes.

City Council discussion; offer and vote.

Executive session to discuss compensation.

Action after executive session.

Public comments.

City Council comments.

Adjournment.

If the Council chooses not to make an offer there must be a provision for providing direction to staff what we do next.

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, in general agrees with the interview process; the more public input the better. It is the price they have to pay to participate in government.

Katherine George, city resident, questioned why the discussion of money was in executive session when character discussion is not. It was painful to hear the discussion on the last face-to-face interviews and she believes the outcome resulted from that. Although the Council may have a scorecard grid they need to listen to their gut and instincts.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Yoder was not present.

COMMENTS OF THE MAYOR

Mayor Wythe thanked the Council for wading through this. This is what happens when she doesn't have a script. Generally executive session for anything involving expenditure of city funds is qualified. You are talking about extending the salary to a person and a long term commitment to that expenditure and the impacts to the community and the budget. This council holds the character discussion to be sacred. The public format used for hiring of a city manager is the only position of the City that is held in this stead. The Council is struggling because they don't want to inflict any pain on someone's character in public so it creates a hard place to go between. The Council may choose to have executive session to discuss

character traits. We can add that to the agenda if needed. Keeping the public conversation to the scorecard seems to hold up well.

COMMENTS OF THE CITY COUNCIL

Councilmember Zak is glad we have the internal candidates. He appreciates the work tonight to address the issues we faced last time in the process of interviewing candidates. We were able to make some improvements.

Councilmember Roberts is lukewarm on public deliberation on the specifics of the candidates. Just to say that we ask them what way they want things to go doesn't mean that's really what they want. All this discussion about public deliberations shows the public everything you think and it is very transparent, but this kind of deliberation method makes it less transparent because she is not likely to say or share as much of her opinions. It almost works the opposite. There are a lot of people in the public that think we should be doing the whole process in public, but she doesn't think it serves the city the best.

Councilmember Van Dyke feels the more public input we have the better decisions the Council can make. It is primary because it is the public who voted us in. They entrusted us to work on their behalf and make the best decisions we can. The more we know how they feel the better apt we are to make the decisions. There are certain things we have to go into executive session for and the public needs to trust us to know when that is, go and do it, and come out with the best decision for the people of this town.

Councilmember Reynolds feels we achieved a lot at this meeting. Michael would have appreciated hearing the care we put into making sure the meeting next week will be effective and a good process for everyone involved. She appreciates Francie's feeling about it being a difficult process. She tried to state what she was feeling at the last interview process and she encouraged everyone to do that even if it is uncomfortable. We can achieve enough in public without having to go into executive session. It was damaging to the process last time, but she doesn't know if there is a better way around with the way the laws and the system is set up.

Councilmember Burgess said he is very pleased with the Council. It is important that we do not lose sight of the fact that when we disagree and have respectful discussion and hash things out we all gain in the end. It is healthy that we don't lose sight of the fact that constructive debate and conflict means we are doing job well. He is very proud of everyone this evening. With regard to Ms. George's comments, anything that could disadvantage the City financially, what to offer someone's salary, we are almost obligated to have an executive session because if we had that discussion in public that knowledge and information could be used to cost the City more money which is not in the taxpayer's interest. She still has the option to comment after hearing both candidates. He likes that we put forward a solution to accommodate every interest. Having two members of the general public sitting here saying they liked what we did for two opposite reasons is another demonstration of them taking

advantage of their opportunity to get public input on what we decided to do. To Catriona, it is a shame Michael Armstrong isn't here to see what he is always asking us to do; the media bears no resemblance to the interest of the general public. It is important to keep that in mind.

Councilmember Lewis commented by the time next Tuesday runs around we will hear plenty on public comment on who they feel we should be interviewing or voting for. Most people will come up to you at work, email, or call. He thanked Kathy and Larry for sticking around for some of the marathon sessions after last night.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 6:14 p.m. The next Regular Meeting is Monday, March 23, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Special Meeting is scheduled for Tuesday, March 24, 2015 at 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

Session 15-14 a Special Meeting of the Homer City Council was called to order on March 24, 2015 at 5:00 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: LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK

ABSENT: BURGESS (unexcused)

STAFF: CITY MANAGER YODER
CITY CLERK JOHNSON
FINANCE DIRECTOR LI
LIBRARY DIRECTOR DIXON
POLICE CHIEF ROBL
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)

Mayor Wythe called for a motion for approval of the agenda.

LEWIS/REYNOLDS – SO MOVED.

ROBERTS/ZAK - MOTION TO AMEND THE AGENDA TO ADD ITEM B UNDER NEW BUSINESS: NEXT STEPS FOR CITY MANAGER RECRUITMENT (IF NEEDED).

In the event the Council does not reach a conclusion they can determine the next step for recruitment.

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

Motion carried.

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

Motion carried.

NEW BUSINESS

A. Interviews for City Manager Candidates

Matt Clarke

Comments of the audience on Matt Clarke only

Kevin Hogan, city resident, told the Council both candidates would have rose to the top of any pool. Matt Clarke's handshake means something; after shaking his hand you don't have to go home and take a shower.

Mayor Wythe called for a recess at 5:50 p.m. and reconvened the meeting at 6:02 p.m.

Mayor Wythe ruled Councilmember Burgess' absence as unexcused since he did not provide notification.

REYNOLDS/ROBERTS - IF COUNCILMEMBER BURGESS IS ABLE TO ATTEND THIS EVENING SINCE HE MISSED THE FIRST HALF OF THE MEETING HE WILL JOIN THE AUDIENCE.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Burgess arrived and was told he would need to join the audience. He exited the meeting.

Katie Koester

Comments of the audience on Katie Koester only

There were no comments of the audience.

Comments of the audience on both Matt Clarke and Katie Koester

Larry Slone, city resident, commented we are fortunate to have employees of such high personal standards. They are both intelligent, have energy, are articulate, ambitious, and have done extensive preparation for the interview. Both have extensive knowledge of city background and operations. Katie has an edge on communication. Matt has the edge on understanding how to do things. The City will be okay taking the chance on either candidate. He gave Matt his nod but would consider either candidate for a six-month trial.

Mayor Wythe called for a recess at 6:36 p.m. and reconvened the meeting at 6:47 p.m.

Councilmember Van Dyke believes both candidates are well qualified. One was a better communicator and is more confident. Both have excellent ideas of economic diversity for the next century.

Councilmember Lewis gives both candidates credit for interviewing and taking that chance from a secure position to an at-will position at the Council's whim. Both have strengths and weaknesses. The City Manager's job is to promote the City with the legislature and needs a broader view of what is going on instead of just one specific area. One candidate had a better view and has those qualities for a good city manager. Neither one has the experience in upper management, but one definitely has a better grasp on what the City needs and has had experience working up to that position.

Councilmember Zak commented it was impressive to know we have both candidates on the City's team. It is refreshing to have well qualified internal candidates; they are two young leaders who have both have lived here in the community bringing a new understanding of how they perceive our community.

Councilmember Reynolds agreed with the comments thus far. It is a huge risk to all candidates to apply and it is important to recognize all three have done so. It is important for them to feel confident. Councilmember Reynolds feels anxious about the idea of Matt believing he needs to reserve his old position. Although she understands the need to protect his family and desire to remain in the community he can't take that approach with a job of this enormity. She did not see it as overly confident. Katie did not have the caveat that she needed to back out if it didn't work.

Councilmember Roberts concurred with much of the comments. She thanked all the applicants for applying and could be satisfied with either candidate. When she saw on Matt's application that he wouldn't take the job until guaranteed his old job that concerned her. The city manager needs to have a wide understanding of all the city. One candidate was a little narrow in their focus area and did not show the whole department.

Mayor Wythe had a 30+ point difference between the candidates in her scoring. Although some areas are just a point off, it is very unfortunate for Matt that he didn't answer question 11 because he got off track of where his questions were. It speaks to being scripted with your answers. Having notes is one thing, but having it to the point it could be distracting to you leads to a disadvantage such as this. It is concerning to her that a person would contemplate moving into an executive management position at this level and request that your current employer hold your job for six months, particularly the months that are the busiest time of the year at the port and harbor. It felt like a big oversight to her. She would hope the person in the city manager position would be interested and willing to move forward but not ask for his job to stay open. Even though Katie's position is a different nature, Katie doesn't see we have the luxury of holding a position vacant for six months. The contracting system doesn't allow for a probationary period; they either make the cut or they don't. The Council and future councils should be people who made a decision to hire a person who may not have all the qualifications with the exchange that we are committed to their success as well. Either candidate comes with an entirely solid core. Katie's is stronger with the legislative background. It is a huge part of what the city manager provides for us because in the absence

of someone in Juneau they become that person for us. Katie comes with a stronger core, but Matt has the requisite skills to be successful in the job because the Council will support whoever they choose to ensure success.

Councilmember Zak commented Matt has good leadership effectiveness. He appreciates the concern and is willing to do a six-month trial. In looking either candidate in the eye he felt they both had strong leadership abilities. He did not feel that same weight when we came to holding Matt's position open. If the job were offered to him he would try to find out how to hold the position because of his qualifications. Both interviewed very well, there was good eye contact and they were both prepared. In professional development one candidate is attending harbormaster conferences and the other is continuing a second master's degree. We have a good work team in Homer with good strong core values in the work force.

Memorandum 15-045, from City Clerk, Re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(2) Subjects That Tend to Prejudice the Reputation and Character of Any Person, Provided the Person May Request a Public (Discuss Character of Candidates Matt Clarke and Katie Koester).

Mayor Wythe called for a motion to move into Executive Session to discuss characters of the candidates.

The Council did not offer a motion.

LEWIS/REYNOLDS - MOVED TO OFFER THE CITY MANAGER JOB TO KATIE.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Memorandum 15-046, from City Clerk, Re: Request for Executive Session Pursuant to AS 44.62.310 (c)(1)-(2) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the City, and Matters Which by Law, Municipal Charter, or Ordinance are Required to be Confidential (Discuss Compensation of City Manager Candidate).

Mayor Wythe called for a motion for an Executive Session to discuss compensation of City Manager candidate and to include the Personnel Director.

VAN DYKE/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/REYNOLDS - MOVED TO ADJOURN TO EXECUTIVE SESSION.

There was no discussion.

VOTE: YES. LEWIS, REYNOLDS, ROBERTS, ZAK, VAN DYKE

Motion carried.

The Council recessed to Executive Session at 7:05 p.m. and reconvened the meeting at 7:48 p.m.

Mayor Pro Tempore Roberts stated in Executive Session the Council discussed the potential offer of \$103,000 plus 5% in the next 3 years on January 1 of 2016, 2017, and 2018, core insurance fully funded, leave in the 6 – 9 year category, and the contract will be until December 31, 2018. This offer will be made to the new City Manager selected, Katie Koester, and we have directed Andrea Browning to proceed with the offer.

B. Next Steps for City Manager Recruitment

This item was not needed.

COMMENTS OF THE AUDIENCE

There were no comments of the audience.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson congratulated Katie and thinks the Council made a good choice.

COMMENTS OF THE CITY MANAGER

City Manager Yoder was not present.

COMMENTS OF THE MAYOR

Mayor Wythe congratulated Katie and hopes when Andrea reaches out to her following her background check there will be a resolution for an agreement at the April 13 meeting and she will be sworn in. She thanked the Council who did a great job in weighing the interview process. It felt much more at ease because we went through all the bumps and bumbles last time.

COMMENTS OF THE CITY COUNCIL

Councilmember Roberts congratulated Katie and hopes she accepts the offer. She is excited to have the process winding down. She suggested that future councils not put the questions out there for candidates. We want to see people think on their feet. Some people in the community felt it was important for the public process, but the best interviews occur without people knowing the questions ahead of time. They could then show us what they know very easily.

Councilmember Zak congratulated Katie and both applicants for stepping up. For stepping up internally they did a wonderful job. There were some other things the Council talked about, such as mentorship.

Mayor Wythe said the Council talked about retaining Mr. Yoder through the end of May so there is transition time and time to hire a replacement for Katie's position. On the next agenda we will come back with a dollar amount to retain mentor services from Mr. Yoder through December 31st. Mr. Yoder has brought a nice different insight to the City and they would like to see Katie access that. It will be a certain amount of dollars through the end of the year and that is the reason there is no increased compensation (for Katie) at six months. Staff has talked about putting an assistant manager position together and instead of filling Katie's existing position it would fill the assistant city manager position to assist with some of the other activities.

Councilmember Zak told Katie she is filling some big shoes. Katie should have extreme confidence in moving forward since she has unanimous approval. She doesn't have to worry about a 5-1 vote. With Katie's experience in Juneau and her experience on the Economic Development Board of Directors (EDD) she is going to represent Homer well. The Council is so confident that she will do exceptionally and are looking at the City benefiting from her representation.

Councilmember Van Dyke echoed the sentiments of congratulations. He is pleased with the Council's decision. Assuming by the big smile on Katie's face it is probably an affirmative that she will accept the job.

Councilmember Reynolds echoed everyone else's comments. She is sure it was not an easy decision for Katie to put her hat in the ring, but she is glad she did. She is also glad that Matt did as he presented a good case for himself. She feels very confident in the Council's decision and looks forward to working with Katie in a different capacity.

Councilmember Lewis told Katie the best of luck; you're going to need it.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:56 p.m. The next Regular Meeting is Monday, April 13, 2015 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

Session 15-13 a Regular Meeting of the Homer City Council was called to order on March 23, 2015 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.

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

PRESENT:	COUNCILMEMBERS:	BURGESS, LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK
	STAFF:	CITY MANAGER YODER DEPUTY CITY CLERK JACOBSEN COMMUNITY AND ECONOMIC DEVELOPMENT COORDINATOR KOESTER FINANCE DIRECTOR LI PORT DIRECTOR/HARBORMASTER HAWKINS LIBRARY DIRECTOR DIXON POLICE CHIEF ROBL IT MANAGER POOLOS

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

Mayor Wythe noted there were no agenda changes and called for a motion for the approval of the agenda.

ZAK/LEWIS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Larry Slone, city resident, commented in support of Ordinance 15-07 and suggested expanding the group from seven members to nine members.

Neil Bergt, city resident, commented in support of Memorandum 15-044, describing the conditions on Fireweed Lane and asking that the City work with the property owners to do something to help make the road passable.

Diane Morris, owner of Bob's Trophy Charters, encouraged the Council to adopt Resolution 15-015 and approve the extension of their lease so they can complete the sale of their business.

Mark Mayhan, city resident, expressed his dissatisfaction with the city's maintenance of Cottonwood Lane since it was annexed. The work he and his neighbor have done there has been ruined. He supports the City working with the property owners to bring in gravel and make the road passable.

Leah Handley, city resident, commented about the conditions on Cottonwood Lane and agrees with working with the City to bring the road back to the condition it was in prior to being annexed.

Mayor Wythe noted that Cottonwood Lane was not included in the memorandum provided in the packet for consideration.

Lee Page, city resident, commented on the conditions of Fireweed Avenue and supports the City working with property owners to make the road passable.

Kevin Hogan, city resident, takes exception to establishing a new commission in Ordinance 15-05 when the Council dug in their heels about developing a Utility Commission and asked that they reconsider the Utility Commission. He commented in opposition of Resolution 15-018 as the City has asked the Borough for their fish tax and were ignored. Lastly he raised issue with assessment roll because he received a notice on a property he has sold and there are probably others.

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 Meeting minutes of March 3 and March 9, 2015 and Regular Meeting minutes of March 9, 2015. City Clerk. Recommend adoption.
- B. Memorandum 15-038, from Mayor, Re: Appointment of Patrick Brown to the Library Advisory Board, Reappointment of Therese Smith to the Library Advisory Board, and Appointment of Councilmember Reynolds to the All Hazard Mitigation Plan Group.
- C. Ordinance 15-07, An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled "Marijuana Advisory Commission," Establishing a Marijuana Advisory Commission to Advise the City Council on the Governance of Marijuana Use Within the City of Homer, Alaska, and Serve as the City of Homer's Local Regulatory Authority on Marijuana. Burgess. Recommended dates: Introduction March 23, 2015, Public Hearing and Second Reading April 13, 2015.

Memorandum 15-043 from City Attorney Wells as backup.

- D. Resolution 15-018, A Resolution of the City Council of Homer, Alaska, Requesting the Kenai Peninsula Borough Transfer Their Portion of the Fisheries Business Tax Allocated by the State of Alaska to the Port and Harbor Enterprise Fund for the Purpose of Increasing and

Maintaining the Port and Harbor Depreciation Reserves. Port and Harbor Advisory Commission. Recommend adoption.

- E. Resolution 15-019, A Resolution of the Homer City Council Disbanding the City Manager Selection Committee. City Council. Recommend adoption.
- F. Resolution 15-020, A Resolution of the Homer City Council Revising the Homer Public Library Policy Manual to Include a Collection Development Policy. City Manager/Library Director. Recommend adoption.

Memorandum 15-039 from Library Advisory Board as backup.

- G. Resolution 15-021, A Resolution of the Homer City Council Approving the Purchase of Safety Equipment for the Homer Police Department Officers From ADS, Inc. of Virginia Beach, Virginia, in the Amount of \$27,782.28 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommend adoption.

Memorandum 15-041 from Police Chief as backup.

Item C, Ordinance 15-07 was moved to Ordinances, Item A. Burgess

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

LEWIS/REYNOLDS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- A. Representative Paul Seaton, Alaska LNG, 10 minutes.

Representative Seaton gave the Council a brief status update on the Alaska LNG.

- B. April is National Safe Digging Month, Enstar, 10 minutes.

Kevin Campbell, Key Accounts & Public Affairs representative with Enstar, commented that April is National Safe Digging Month and addressed hazards of digging without having locates done on utility lines, damage statistics, ways to mitigate, and the ease and importance of using the 811 services to call for locates.

- C. "Climate Change In Our Backyard" - Stacey Buckelew, Coastal Training Program Coordinator, 5 minutes.

Stacey Buckelew, staff at Kachemak Bay Research Reserve, commented about the Climate Change in Our Backyard workshop being held in Soldotna on Saturday, March 28th from 9am to 4 pm at the Kenai Peninsula College Commons in Soldotna. There will be themes focused on flooding, salmon stressors, coastal erosion, and wildlife. It is free and open to the public.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation – Recognizing April as Safe Digging Month

Mayor Wythe read the proclamation and asked that it be sent to the appropriate representative at Enstar.

- B. Borough Report

- C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
 - a. Minutes of February 18, 2015
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

- D. Memorandum 15-042 from Community & Economic Development Coordinator, Re: Strategic Doing – List of City of Homer Plans

PUBLIC HEARING(S)

- A. Homer Natural Gas Special Assessment District

Mayor Wythe stated her conflict of interest, passed the gavel to Mayor Pro Tempore Roberts, and left the table.

Mayor Pro Tempore Roberts opened the public hearing. There were no public comments and the hearing was closed.

Mayor Wythe returned and assumed the gavel.

- B. Ordinance 15-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$179,892.97 From the Harbor Reserve Fund to Satisfy the City's Matching Grant Requirement Associated With the Completion of the Deep Water Dock

Expansion Feasibility Study. City Manager/Port and Harbor Director. Introduction March 9, 2015, Public Hearing and Second Reading March 23, 2015.

Mayor Wythe opened the public hearing. There were no public comments and the hearing was closed.

Mayor Wythe called for a motion for the adoption of Ordinance 15-06 by reading of title only for second and final reading.

LEWIS/BURGESS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

- A. **Ordinance 15-07**, An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled "Marijuana Advisory Commission," Establishing a Marijuana Advisory Commission to Advise the City Council on the Governance of Marijuana Use Within the City of Homer, Alaska, and Serve as the City of Homer's Local Regulatory Authority on Marijuana. Burgess. Recommended dates: Introduction March 23, 2015, Public Hearing and Second Reading April 13, 2015.

Memorandum 15-043 from City Attorney Wells as backup.

Mayor Wythe called for a motion for the introduction of Ordinance 15-07 by reading of title only.

BURGESS/LEWIS SO MOVED

Councilmember Burgess gave an overview of ballot measure two and his motivation to establish an advisory commission to spend time with the attorney, listen to the community, inform themselves on what state and federal law is doing, to prepare for safety and also address concerns for the economic aspects of this.

ROBERTS/LEWIS MOVED TO AMEND LINE 63 TO READ THE COMMISSION MEMBERS SHALL INCLUDE TWO CITY COUNCILMEMBERS, THE POLICE CHIEF AND A MEMBER OF THE PLANNING COMMISSION. THE REMAINING FOUR MEMBERS WILL HAVE AT LEAST THREE CITY RESIDENTS AMONGST THEM.

There was discussion that since this could potentially be a policy setting body, it should be made up of the public and councilmembers/commissioners as voting members. It would be more appropriate for the City Manager and Police Chief to be standing ex-officio members. There was also discussion that it would be prudent to have the Police Chief weighing in as a voting member.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ROBERTS/ZAK MOVED TO AMEND LINE 57 CHANGE THE NUMBER SEVEN TO EIGHT AND ON LINE 70 CHANGE THE NUMBER TWO TO THREE.

There was discussion that it would be beneficial to have an odd number of members to help alleviate tie votes.

LEWIS/BURGESS MOVED TO CHANGE EIGHT MEMBERS TO NINE MEMBERS AND LINE 71 TO THREE.

There was brief discussion for clarification.

VOTE (Secondary amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the primary amendment.

VOTE (Primary amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ROBERTS/REYNOLDS MOVED TO AMEND LINE 63 THAT OF THE REMAINING FIVE MEMBERS AT LEAST FOR WILL BE CITY OF HOMER RESIDENTS.

There was discussion that it's preferable to have city residents on the commissions whenever possible to best represent the interest of the city. In this instance there might be expertise in a specific area from people who may not be city residents and it makes sense to have two seats available for non-residents.

VOTE: YES: ROBERTS, REYNOLDS, ZAK, VANDYKE
NO: LEWIS, BURGESS

Motion carried.

BURGESS/LEWIS MOVED TO ADD ITEM E ON LINE 65 TO SAY THE CITY MANAGER, POLICE CHIEF, AND ANY OTHER CITY STAFF MEMBER WILL BE EX-OFFICIO MEMBERS AND WILL NOT BE VOTING MEMBERS OF THE COMMISSION.

There was further discussion reiterating the support of and the opposition to having the Police Chief as a voting member.

VOTE: YES: LEWIS, BURGESS
NO: ROBERTS, REYNOLDS, ZAK, VANDYKE

Motion failed.

REYNOLDS/BURGESS MOVED TO AMEND LINE 67 TO ADD AFTER TERMS SHALL BE STAGGERED, THE INITIAL COMMISSION TO BE APPOINTED FOR THE FOLLOWING TERMS;

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS MOVED TO AMEND LINE 76 TO READ THE COMMISSION SHALL MEET REGULARLY ONCE A MONTH FOR NO MORE THAN TWO HOURS.

There was brief discussion.

VOTE: YES: REYNOLDS, ROBERTS, LEWIS
NO: VANDYKE, ZAK, BURGESS

Mayor Wythe voted yes to break the tie.

Motion carried.

BURGESS/LEWIS MOVED TO REPLACE THE WORD MARIJUANA WITH CANNABIS THROUGH OUT THE ORDINANCE.

There was discussion that this is more appropriate to what the regulatory body is regulating.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE: (Main motion to Introduce as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

- A. City Manager's Report
- B. Bid Report
- C. Inactive Records Report

There was discussion regarding the Special Assessment District for natural gas in the Diamond Ridge area related to a lot the city owns for the purpose of expanding the Hickerson Memorial Cemetery.

Councilmember Burgess suggested supporting the Borough's process and not oppose the district, but apply to be exempted because we don't derive any benefit from the improvement.

There was also discussion regarding St. Augustine Street. The City has suggested the State realign the culvert on the inside corner of St. Augustine because the City has ditched along the street. Councilmember Zak commented about issues in the area since Enstar did work on installing the gas line. Councilmember Burgess commented about contacts to him as a contractor from property owners needing some sort of solution. He noted from a legal stand point there is no culpable party. He thinks if the city could contribute a little bit even just for matting, erosion mitigation, hydro-seeding, or something of minimal expense; it would show property owners the city is being proactive.

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Permanent Fund Committee
- C. Employee Committee Report
- D. Port and Harbor Building Task Force
- E. Public Safety Building Review Committee
- F. Vessel Haul-Out Task Force
- G. ~~City Manager Selection Committee~~ (if disbanded)

PENDING BUSINESS

- A. Memorandum 15-022(A), from Parks and Recreation Advisory Commission, Re: Recommendation to Donate Fitness Course Equipment to West Homer Elementary. (From February 9, 2015.)

Councilmember Lewis stated he may need to be recused in that his wife was instrumental in the building of the trail and she brought it to his attention to ask City Manager Wrede about the equipment, which brought this forward.

Mayor Wythe ruled that Councilmember Lewis should not be recused and there was no objection expressed by the Council.

Mayor Wythe called for a motion for the approval of the recommendations of memorandum 15-022(a) finding that the fitness course equipment is surplus and that we donate it to the Kenai Peninsula School District West Homer Elementary fitness course project.

LEWIS/REYNOLDS SO MOVED.

There was brief discussion clarifying that an amendment to the recommendation is what brought this back to the table.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Resolution 15-015, A Resolution of the City Council of Homer, Alaska, Approving an Amendment to Bob's Trophy Charter Lease on Tract 1-B Fishing Hole Subdivision No. 2, to Permit Transfer of the Lease to Wilson Stick, Inc., Extend the Lease for a Period of 20 Years, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Postponed from March 9, 2015 for Attorney review.

Memorandum 15-030 from Port and Harbor Advisory Commission as backup.

Memorandum 15-040 from Port and Harbor Director as backup.

Councilmember Burgess was excused from participating and left the table due to a conflict of interest determined at the March 9, 2015 meeting.

Mayor Wythe restated the motion on the floor from March 9, 2015 as follows:

MOVED FOR THE ADOPTION OF RESOLUTION 15-015 BY READING OF TITLE ONLY.

ROBERTS/LEWIS MOVED TO ADD TO LINE 66 THAT THE BUILDING WILL BE REMOVED AT THE LESSEE'S SOLE EXPENSE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was discussion about wording of a motion to clarify the word "comparable" relating to the value of the property the lessee would be relocated to.

Mayor Wythe called for a recess at 7:37 p.m. and called the meeting back to order at 7:44 p.m.

ROBERTS/ LEWIS MOVED TO AMEND LINE 65 AFTER THE COMMA, STRIKE THE WORDS OFFER COMPARABLE PARCEL AND INSERT WILL REQUIRE THE VACATION OF THE PROPERTY AND PROVIDE AN ALTERNATIVE PARCEL.

There was no discussion.

VOTE: NO OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Councilmember Burgess returned to the table.

NEW BUSINESS

A. Memorandum 15-044, from City Manager, Re: Fireweed Avenue Road Condition.

Mayor Wythe called for a motion for the approval of the recommendations of memorandum 15-044 to secure funding from the property owners of Fireweed Avenue to repair the road and to use hart funds if sufficient funds are not collected.

LEWIS/ZAK SO MOVED

City Manager Yoder clarified that Cottonwood should have been included. It was referenced in his first memo, and when he prepared the memo for this packet he inadvertently omitted it.

There was discussion that this is not an effort to bring the road up to standards but just to get it back to a drivable condition and that Cottonwood should be included in the effort.

BURGESS/VANDYKE MOVED TO INCLUDE COTTONWOOD IN THE MEMORANDUM WITH SIMILAR MEASURES TO BE TAKEN TO CORRECT ANY ISSUES ON COTTONWOOD AND INCREASE THE FIGURE OF \$20,000 UP TO \$35,000.

Councilmember Roberts said she hopes there is a good faith effort from the neighborhood to help with cost.

Councilmember Lewis commented that two Cottonwood property owners left after the Mayor said Cottonwood wasn't part of the memo, and he doesn't support this without hearing their comments.

Councilmember Burgess felt the message was clear they want some level of city participation in solving the problem. He thinks the Council should vote on this and then talk about incentives like matching property owner contribution.

VOTE: YES: VANDYKE, REYNOLDS, ZAK, ROBERTS, BURGESS
NO: LEWIS

Motion carried.

Councilmember Burgess raised the issue that this is in an annexed area and the city said they would keep these roads in good repair and maintain them, and this is a situation where the City hasn't kept the right of way in the condition that it was found in. The only benefit they have is EMS access and road access. He noted that while he wouldn't require land owners to put more money in, if the Council wants to incentivize it they could offer matching funds from the land owners.

There was discussion that there are other roads in the city that are in bad shape during break up, but not to the degree of these roads as they are becoming impassable. This can't be put off until next meeting because it will only get worse. There isn't a way to tell how long the repair will last and question was raised as to how often would the city be obligated to keep doing this repair and at what point does an assessment district come in to play.

City Manager Yoder commented that these areas are primarily made up of absent land owners and the Council would probably have to look at a mandatory assessment if they felt the need to. He thinks the area where the residents are has been fixed; it's the part getting to and from the homes.

ZAK/ROBERTS MOVED TO AMEND LAST LINE OF THE LAST PARAGRAPH TO IN THE EVENT INSUFFICIENT FUNDS ARE COLLECTED THE CITY WOULD COMMIT UP TO 25% OF THE COST FROM HART FUNDS.

Comment was made that if there are only a few residences on a road and the city pays 25% of \$20,000, it will be very costly to those home owners. The intent of the motion is good, but may not be an incentive.

VOTE: NO: ZAK, VANDYKE, BURGESS, REYNOLDS, LEWIS, ROBERTS

Motion failed.

BURGESS/LEWIS MOVED THAT ANY FUNDS CONTRIBUTED BY RESIDENTS IN EXCESS OF THE \$35,000 OF HART FUNDS; THE CITY WILL MATCH DOLLAR FOR DOLLAR.

Councilmember Burgess briefly commented they need to decide what they want to do and he doesn't think the property owner's should have to pay.

Councilmember Roberts prefers paying a set amount per road and matching property owner contributions.

VOTE: YES: ZAK, VANDYKE
NO: BURGESS, REYNOLDS, LEWIS, ROBERTS

Motion failed.

ROBERTS/LEWIS MOVED TO AMEND THE SECOND PARAGRAPH TO CHANGE THE WORDING TO SAY THE CITY OF HOMER WILL PAY \$15,000 PER ROAD AND ADD A 50/50 MATCH FOR AN AMOUNT BEYOND THAT FOR COTTONWOOD AND FIREWEED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

BURGESS/ZAK MOVED THAT ANY FUNDS CONTRIBUTED BY THE CITY WOULD BE FROM THE HART FUNDS ACCOUNT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VOTE (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

- A. Resolution 15-017, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Homer Natural Gas Special Assessment District. City Clerk.

Mayor Wythe stated her conflict of interest, passed the gavel to Mayor Pro Tempore Roberts, and left the table.

Mayor Pro Tempore Roberts called for a motion for the adoption of Resolution 15-017 by reading of title only.

LEWIS/BURGESS SO MOVED.

Councilmember Burgess commented that we should commit to this roll and move forward to finalize the process. He doesn't think the code sufficiently addresses contingencies and externalities. There needs to be a process in place for making determinations if it is argued that a lot being assess does not have access to the line, and making sure making sure Enstar meets its contractual obligation to the city of the lot is within a certain distance of a main, they pay to extend the line to serve the lot. If it isn't within the terms of the contract with Enstar then we need a mechanism and funds in place to refund the assessment charged in error or to extend the line. This is something that should come forward at a future meeting after attorney input.

Councilmember Lewis concurred and asked that the City Manager work with City Attorney to come up with an ordinance.

Mayor Pro Tempore Roberts noted the Council discussed this at their worksession.

Councilmember Burgess also encouraged the public to contact the City if they have a hardship and need information on deferring their assessment, or with any other questions regarding the assessments. He also noted for people who have sold property but received an assessment notice, the assessment is tied to the assessment of the real property.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Mayor Wythe returned to the table and assumed the gavel.

COMMENTS OF THE AUDIENCE

Diane Morris thanked the Council for their time and consideration of the extension of the lease on their property.

Harbormaster Hawkins reminded the audience and listeners that the Tsunami Warning System test scheduled for Wednesday at approximately 10:15 a.m.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

Deputy City Clerk Jacobsen had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Yoder had no comments.

COMMENTS OF THE MAYOR

Mayor Wythe shared information provided by the Chamber Director regarding the Winter King Salmon Tournament the winning king was 30.4 pounds and the winner received \$27,762.00. It was the 22nd tournament in Homer, bringing in 386 boats and 590 fish were landed. She congratulated the Council for completing the assessment roll, we will see where it goes from there.

COMMENTS OF THE CITY COUNCIL

Councilmember Burgess appreciated the Council voting to create the Cannabis Advisory Commission, he thinks it will serve the Council and general public well in moving forward. There was public comment about why create another committee when trying to cut them back, and Mr. Burgess's rationale is that it is an opportunity for the city to receive a revenue stream. He noted a conflict that what they heard from the public is they want to receive more input from younger people on Commissions, but to appoint staff members is basically appointing someone over 50. He is pleased they got the assessment roll done this evening and looks forward to more public comment on it to make sure no one slips through the cracks in that process.

Councilmember Reynolds apologized for her coughing tonight, she's done a lot of biking and there is a lot of road dust. She congratulated Mikayla Pitta and Alli and Brenna McCarron and wished them a successful trip to the hockey nationals in Lansing, Michigan.

Councilmember VanDyke said he is glad the assessment roll is done even though it means he is going to spend a whole lot of money. He appreciates the actions to fix the roads that are in dire need of it. He has always thought road maintenance, construction, and infrastructure like that is one of the biggest responsibilities besides police and fire. We need to step up to the plate and get some of this stuff done so we can have a wonderful city.

Councilmember Lewis had no comment

Councilmember Zak thanked the Chamber, the volunteers, and Harbor staff for their work on the Winter King Tournament. To pull off an event like that takes entire community. He also noted seeing the black hawk helicopters flying over for the hospitals exercise and acknowledged all the people in town eating out and supporting our local businesses. He referenced the tournament information provided that 30% of the anglers were from Anchorage, 40% from Homer, and 22% from outside and how it brings outside dollars into our economy.

Councilmember Roberts had no comment.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:30 p.m. The next Regular Meeting is Monday, April 13, 2015 at 6:00 p.m. and Committee of the Whole 5:00 p.m. A Special Meeting is scheduled for Tuesday, March 24, 2015 at 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.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-08

An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months.

Sponsor: City Manager/Planning

1. City Council Regular Meeting April 13, 2015 Introduction
 - a. Memorandum 15-048 from City Planner as backup w/attachments: proposed draft ordinance, staff reports, excerpts of Planning Commission meetings of 2/04/15 and 3/18/15, and Memo PL 15-01

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/Planning

4 **ORDINANCE 15-08**

5
6 AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
7 SUBSECTION (c) of HOMER CITY CODE 21.50.020, SITE
8 DEVELOPMENT STANDARDS – LEVEL ONE, AND SUBSECTION (a)
9 OF HOMER CITY CODE 21.50.030, SITE DEVELOPMENT
10 STANDARDS – LEVEL TWO, TO REQUIRE REVEGETATION OF
11 EXPOSED, CLEARED, FILLED AND DISTURBED SOILS WITHIN 9
12 MONTHS.

13
14 THE CITY OF HOMER ORDAINS:

15
16 Section 1. Subsection (c) of Homer City Code 21.50.020, Site development standards –
17 Level one, is amended to read as follows:

18
19 c. Landscaping Requirements. All development activity on lands shall conform to the
20 following:

21 1. Development activities shall not adversely impact other properties by
22 causing damaging alteration of surface water drainage, surface water ponding, slope
23 failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring
24 trees, or other damaging physical impacts. The property owner and developer shall
25 take such steps, including installation of culverts or buffers, or other methods, as
26 necessary to comply with this requirement.

27 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
28 disturbed soils shall be protected against subsequent erosion by methods such as, but
29 not limited to, landscaping, planting, and maintenance of vegetative cover.

30 3. All exposed, cleared, filled and disturbed soils shall be revegetated within 9
31 ~~16~~-months following the initiation of earthwork. Natural revegetation is acceptable if
32 the site naturally revegetates within that 9~~16~~-month period. If natural revegetation is
33 not successful within that 9~~16~~-month period, the property owner and developer shall
34 revegetate by other means no later than the end of that 9~~16~~-month period.

35
36 Section 2. Subsection (a) of Homer City Code 21.50.030, Site development standards –
37 Level two, is amended to read as follows:

38
39 a. Site Development.

40 1. Development shall not adversely impact other properties by causing
41 damaging alteration of surface water drainage, surface water ponding, slope failure,
42 erosion, siltation, or root damage to neighboring trees, or other adverse effects.

[**Underlined added.** Deleted language stricken through.]

43 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
44 disturbed soils shall be protected against subsequent erosion by methods such as, but
45 not limited to, landscaping, planting, and maintenance of vegetative cover.

46 3. All exposed, cleared, filled and disturbed soils shall be revegetated within 9
47 ~~16~~ months following the initiation of earthwork.

48
49 Section 3. This Ordinance is of a permanent and general character and shall be
50 included in the City Code.

51
52 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
53 2015.

54
55 CITY OF HOMER

56
57
58 _____
59 MARY E. WYTHE, MAYOR

60
61 ATTEST:

62
63
64 _____
65 JO JOHNSON, MMC, CITY CLERK

66
67
68 AYES:

69 NOES:

70 ABSTAIN:

71 ABSENT:

72
73 First Reading:

74 Public Hearing:

75 Second Reading:

76 Effective Date:

77
78
79 Reviewed and approved as to form:

80
81 _____
82 Mary K. Koester, City Manager

83 _____
84 Thomas F. Klinkner, City Attorney

85 Date: _____

86 Date: _____

[Bold and underlined added. Deleted language stricken through.]



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Memorandum 15-048

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH MARVIN YODER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: March 25, 2015
SUBJECT: RECOMMENDATION FROM HOMER ADVISORY PLANNING COMMISSION REGARDING THE PROPOSED AMENDMENT TO HCC 21.50.020 AND 21.50.030, SITE DEVELOPMENT STANDARDS LEVEL ONE AND TWO.

As a result of conversations starting in Planning Commission work sessions, the Planning Commission determined that current site development standards allowing up to 16 months for reseeding deserves more consideration. In an effort to help further the goals and objective of the Homer Comprehensive Plan (Chapter 4, Goal 2: Maintain the quality of Homer's natural environment and scenic beauty. & Objective B: Establish development standards and require development practices that protect environmental functions.), the Planning Commission finds 9 months a more reasonable time frame in order to reseed/revegetate soils disturbed due to development.

The proposed amendment was a subject of the February 4th and March 18th meetings of the Commission, the latter being a public hearing that included the testimony of one citizen in support and none against. The Commission voted unanimously to recommend that the City Council adopt the draft ordinance.

Att.

1. Proposed draft ordinance
2. Staff Reports
3. Excerpts of Planning Commission meetings held 2/4/15 and 3/18/15
4. Memo Pl 15-01

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Planning

4 **ORDINANCE 15-xx**

5
6 AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
7 SUBSECTION (c) of HOMER CITY CODE 21.50.020, SITE
8 DEVELOPMENT STANDARDS – LEVEL ONE, AND SUBSECTION (a)
9 OF HOMER CITY CODE 21.50.030, SITE DEVELOPMENT
10 STANDARDS – LEVEL TWO, TO REQUIRE REVEGETATION OF
11 EXPOSED, CLEARED, FILLED AND DISTURBED SOILS WITHIN 9
12 MONTHS.

13
14 THE CITY OF HOMER ORDAINS:

15
16 Section 1. Subsection (c) of Homer City Code 21.50.020, Site development standards –
17 Level one, is amended to read as follows:

18
19 c. Landscaping Requirements. All development activity on lands shall conform to the
20 following:

21 1. Development activities shall not adversely impact other properties by
22 causing damaging alteration of surface water drainage, surface water ponding, slope
23 failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring
24 trees, or other damaging physical impacts. The property owner and developer shall
25 take such steps, including installation of culverts or buffers, or other methods, as
26 necessary to comply with this requirement.

27 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
28 disturbed soils shall be protected against subsequent erosion by methods such as, but
29 not limited to, landscaping, planting, and maintenance of vegetative cover.

30 3. All exposed, cleared, filled and disturbed soils shall be revegetated within 9
31 ~~16~~-months following the initiation of earthwork. Natural revegetation is acceptable if
32 the site naturally revegetates within that 9~~16~~-month period. If natural revegetation is
33 not successful within that 9~~16~~-month period, the property owner and developer shall
34 revegetate by other means no later than the end of that 9~~16~~-month period.

35
36 Section 2. Subsection (a) of Homer City Code 21.50.030, Site development standards –
37 Level two, is amended to read as follows:

38
39 a. Site Development.

40 1. Development shall not adversely impact other properties by causing
41 damaging alteration of surface water drainage, surface water ponding, slope failure,
42 erosion, siltation, or root damage to neighboring trees, or other adverse effects.

[**Bold and underlined added.** Deleted language stricken through.]

43 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
44 disturbed soils shall be protected against subsequent erosion by methods such as, but
45 not limited to, landscaping, planting, and maintenance of vegetative cover.

46 3. All exposed, cleared, filled and disturbed soils shall be revegetated within 9
47 ~~16~~ months following the initiation of earthwork.

48
49 Section 3. This Ordinance is of a permanent and general character and shall be
50 included in the City Code.

51
52 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
53 2015.

54
55 CITY OF HOMER

56
57
58 _____
59 MARY E. WYTHE, MAYOR

60
61 ATTEST:

62
63
64 _____
65 JO JOHNSON, MMC, CITY CLERK

66
67
68 AYES:

69 NOES:

70 ABSTAIN:

71 ABSENT:

72
73
74 First Reading:

75 Public Hearing:

76 Second Reading:

77 Effective Date:

78
79
80 Reviewed and approved as to form:

81
82
83 _____
84 Marvin Yoder, City Manager

Thomas F. Klinkner, City Attorney

85

86 Date: _____

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 15-11

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 4, 2015
SUBJECT: Draft ordinance amending 21.50 Site Development Requirements

Introduction

The Commission has expressed interest in pursuing code changes that will improve storm water quality. One method to do so is to limit storm water runoff over bare soil. Currently, most of Homer's residential districts don't require reseeding after dirt work has started for 16 months. That's a really long time! One way to limit the amount of time the ground can stay bare, is to change the revegetation requirements.

Analysis

21.50.020(c) (3) states:

"All exposed, cleared, filled and disturbed soils shall be revegetated within 16 months following the initiation of earthwork. Natural revegetation is acceptable if the site naturally revegetates within that 16-month period. If natural revegetation is not successful within that 16-month period, the property owner and developer shall revegetate by other means no later than the end of that 16-month period."

In most of the commercial districts, revegetation (which might include formal landscaping) must be accomplished within 9 months of substantial completion of the construction project, or the first growing season, whichever is sooner. This seems like a reasonable timeframe for all construction; commercial or residential. Someone who had a late foundation start, say in September, would need to reseed no later than May.

Staff Recommendation: Discuss reducing the 16 month time limit to 9 months.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 15-18

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: February 18, 2015
SUBJECT: Draft ordinance amending 21.50 Site Development Requirements

Introduction

Currently, the reseeding requirements provide 16 months in which to reseed or revegetate soils disturbed by development. The Planning Commission has reviewed this policy and proposes that the city adopt a 9 month timeframe for revegetation of disturbed soils.

Analysis

The Planning Commission believes that the allowance of 9 months for reseeding/revegetation is a more appropriate standard for which to protect environmental functions and characteristics as desired in the Comprehensive Plan. The possibility of a site having exposed soils for more than an entire growing season is greatly reduced. This requirement will require that more thought and planning be given to environmentally friendly development techniques while reducing the opportunity for the migration of disturbed soils offsite.

Staff Recommendation: Hold public hearing and make recommendation for adoption of the proposed amendment to the City Council.

Attachments:

1. Memorandum PL15-01
2. Draft Ordinance 15-xx

- Collocation requirements. It will be challenging to expect a provider to overbuild because they aren't going to know what they will be accommodating. Generally it is a goal to collocate on towers and it must be allowed if possible.
- Starting point for parking requirements at least 2. They may need to have more and on collocated towers may need to say parking spaces per carrier.
- Setback of at least one, 1.1 may be better.
- Network improvement permit information is based on FCC regulations.
- Bonding versus insurance requirements relating to abandonment.

City Planner Abboud will bring back a copy from the attorney with line numbers. He will also invite people who have worked in the industry and who have dealt with regulations.

Chair Stead opened the floor to public comments.

Aaron Larson commented that their concerns relating to fall zone should focus on things falling off the tower rather than the tower falling over. It is more likely that parts will fall off the tower. He suggested half the distance of the tower as a setback.

Josh Reynolds from SpitwSpots commented that there are very extensive regulations by the FCC and FAA regarding tower lighting and color and it takes lawyers to get through those regs. Generally lighting isn't required less than 150 feet. He reiterated that the likelihood of a tower falling is minimal, noting there are some that were built in the 50's for purposes of national security that are still standing. Requiring a bond is something that could be discouraging to small business investment. There has to be insurance to protect people and their assets. He thinks what the largest community interest is going to be is what defines a tower. They will have to be careful because there are things they can't regulate. He referenced the Over the Air Device Reception law that says property owners can put up antennae and structures for them 12 feet above their roofline to receive signal.

New Business

A. Staff Report PL 15-11 Draft Ordinance for Site Development Requirements

City Planner Abboud reviewed the staff report.

ERICKSON/VENUTI MOVED TO REDUCE THE 16 MONTH TIME LIMIT TO 9 MONTHS.

There was discussion that it will come back for a public hearing.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 15-12 BCWPD recommendations to City Council

City Planner Abboud reviewed the staff report.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

None

Reports

A. Staff Report PL 15-17, City Planner's Report

City Planner Abboud reviewed the staff report.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 15-18 Draft ordinance for Site Development Requirements

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing.

Larry Slone, city resident, commented that he agrees with the change to 9 months for re-vegetation.

There were no more public comments and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO FORWARD THE DRAFT ORDINANCE AMENDING 21.50 SITE DEVELOPMENT REQUIREMENTS FOR PUBLIC HEARING AND RECOMMEND ADOPTION.

Commissioner Highland expressed concern about the nine month re-vegetation timeframe carrying over into winter.

There was discussion that planning staff will talk to applicants about the time frame and address it then and encourage starting their re-vegetation as the finish up the dirt work. Because of our seasons, most people start their projects early to take advantage of the full building season and finish up before winter.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Memorandum PL 15-01

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: March 18, 2015

SUBJECT: Draft Ordinance 14-XX Amending HCC 21.50.020 and 21.50.030 Site
Development Standards - Revegetation

This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.040.

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Discussion: Comprehensive Plan Chapter 4, Goal 2: "Maintain the quality of Homer's natural environment and scenic beauty." A strategy stated to accomplish this goal includes "recommend that appropriate standards be adopted so that where development does occur it is designed to respect environmental functions and characteristics." Examples giving include "site development policies for drainage, vegetation, and grading." This amendment is directly correlated toward accomplishing this goal.

Staff response: This amendment is consistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Staff response: This code amendment will be reasonable to implement and enforce. It does not require the creation of any additional processes than currently exists.

c. Will promote the present and future public health, safety and welfare.

Staff response: The public health, safety and welfare is held in higher regard as the amendment provides a higher standard for the protection from the negative effects of exposed soils.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: This amendment is consistent with the intent and wording of other provisions of this title. The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

21.95.010 Initiating a code amendment.

Staff response: The Planning Commission initiated the code amendment at the February 4th, 2015 Work Session, per 21.95.010(b).

21.95.030 Restriction on repeating failed amendment proposals.

Staff response: This section of code is found to be not applicable.

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-09

An Ordinance of the City Council of Homer, Alaska, Amending Subsection (d) of Homer City Code Section 21.58.020, Installation Requirements, to Delete the One-Acre Minimum Lot Area for Small Wind Energy Systems.

Sponsor: Zak

1. City Council Regular Meeting April 13, 2015 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Councilmember Zak

4 **ORDINANCE 15-09**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING SUBSECTION (d) OF HOMER CITY CODE SECTION
8 21.58.020, INSTALLATION REQUIREMENTS, TO DELETE THE ONE-
9 ACRE MINIMUM LOT AREA FOR SMALL WIND ENERGY SYSTEMS.

10
11 WHEREAS, Wind energy systems have become more sophisticated and diverse since
12 the existing wind turbine definitions, standards, and other governing ordinances of the city of
13 Homer, Alaska, were created in 2009; and

14
15 WHEREAS, The Homer City Code currently lacks standards recognizing that there are
16 now new types of wind energy systems that have much smaller underlying footprints and
17 dramatically lowered noise levels; and

18
19 WHEREAS, The Homer City Code currently lacks standards recognizing that there are
20 now new types of wind energy systems that have largely eliminated the potential harm to
21 birds; and

22
23 WHEREAS, The Homer City Code currently lacks standards recognizing that there are
24 now new types of wind energy systems that have much greater stamina with respect to
25 Alaskan weather; and

26
27 WHEREAS, The Homer City Code currently lacks standards recognizing that modern
28 wind turbines create the opportunity to decentralize locally and, as a result, better deal with
29 climate change, natural disasters, and terrorism; and

30
31 WHEREAS, The Climate Action Plan of the City of Homer encourages renewable energy
32 to reduce fossil fuel use and carbon emissions; and

33
34 WHEREAS, The cost of electric power has become a serious financial issue for the
35 citizens and small businesses of Homer.

36
37 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

38
39 Section 1. Subsection (d) of Homer City Code 21.58.020, Installation requirements, is
40 hereby amended to read as follows:

41
[Added language underlined. Deleted language stricken through.]

d. Dimensional Requirements.

~~1. A small wind energy system may be installed only on a lot having an area not less than one acre.~~

12. The distance from a small wind energy system to the closest property line may not be less than 1.1 times its total height.

23. All guy wires, cables and other accessory support structures for a small wind energy system must be on the same lot as the small wind energy system, but may be located within required setback areas, and shall be properly jacketed to ensure visible safety standards.

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 HOMER, ALASKA, this _____ day of _____, 2015.

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:

[Added language underlined. ~~Deleted language stricken through.~~]

83 Reviewed and approved as to form.

84

85 _____

86 Mary K. Koester, City Manager

87

88

89 Date: _____

90

91

92 Fiscal Note: NA

Thomas Klinkner, City Attorney

Date: _____

[Added language underlined. ~~Deleted language stricken through.~~]

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-10

An Ordinance of the Homer City Council Amending the FY 2015 Operating Budget by Appropriating \$30,000 from the Homer Accelerated Roads and Trail Program (HART) Fund to Repair Fireweed Avenue and Cottonwood Lane and Matching an Amount That the Property Owners Fund for Repairs to the Roads.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting April 13, 2015 Introduction
 - a. Memorandum 15-028 from Public Works Director as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 15-10**

6
7 AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING THE
8 FY 2015 OPERATING BUDGET BY APPROPRIATING \$30,000 FROM
9 THE HOMER ACCELERATED ROADS AND TRAIL PROGRAM (HART)
10 FUND TO REPAIR FIREWEED AVENUE AND COTTONWOOD LANE
11 AND MATCHING AN AMOUNT THAT THE PROPERTY OWNERS
12 FUND FOR REPAIRS TO THE ROADS.

13
14 WHEREAS, Sections of Cottonwood Lane and Fireweed Avenue are in desperate need
15 of road improvements due to gravel roadways that are sub-standard and break up in areas;
16 and

17
18 WHEREAS, Each spring portions of roadway break up to a point where they are
19 impassable without a four-wheel-drive vehicle with good ground clearance; and

20
21 WHEREAS, Property owners have expressed an interest in contributing to the cost of
22 repairs of the roads; and

23
24 WHEREAS, City administration has determined \$30,000 may be funded from the
25 Homer Accelerated Roads and Trail Program (HART) for the proposed work and the City will
26 provide a matching amount that the property owners fund for repairs to the roads.

27
28 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

29
30 Section 1. The Homer City Council finds that the requested road repairs of Fireweed
31 Avenue and Cottonwood Lane are necessary and in the public interest.

32
33 Section 2. The Homer City Council hereby amends the FY 2015 Operating Budget by
34 appropriating \$30,000 from the HART Program for road repairs to Fireweed Avenue and
35 Cottonwood Lane and a matching amount that the property owners fund for repairs to the
36 roads as follows:
37

38 Expenditure:

39 <u>Account Number</u>	<u>Description</u>	<u>Amount</u>
40 160-0766	HART Roads	\$30,000

41

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

44

45 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____
46 2015.

47

48 CITY OF HOMER

49

50

51 _____

52 MARY E. WYTHE, MAYOR

53 ATTEST:

54

55

56 _____

57 JO JOHNSON, MMC, CITY CLERK

58

59 YES:

60 NO:

61 ABSTAIN:

62 ABSENT:

63

64 First Reading:

65 Public Hearing:

66 Second Reading:

67 Effective Date:

68

69

70 Reviewed and approved as to form:

71

72

73 _____

74 Mary K. Koester, City Manager

75 _____

76 Thomas F. Klinkner, City Attorney

77 Date: _____

Date: _____



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 15-028

TO: Marvin Yoder - City Manager
FROM: Carey Meyer – Public Works Director
DATE: February 27, 2015
SUBJECT: **Fireweed Avenue and Cottonwood Lane Road Conditions**

The City currently has two sections of gravel roads that are in desperate need of road improvements. Property owners annually complain that the City needs to fix the problem. One section is 1000 lineal feet of Fireweed Avenue, and the other is 1000 lineal feet of Cottonwood Lane (see attached map). There are many miles of gravel roadways that are sub-standard and break up in areas, most of which can be dealt with in a maintenance fashion. But, these two sections are extreme, requiring reconstruction, and this department does not currently have the authorization to give these problem areas the immediate attention that they need.

Each spring these portions of roadway break up to a point where they are impassable without a four-wheel-drive vehicle with good ground clearance. The folks that drive it each day get to a point where they call this department pleading for assistance. There are times when emergency vehicles would likely get stuck while attempting to travel the roadway. Public Works cannot put heavy equipment on the road to grade it until it is dried up and the frost is gone, without creating additional damage to the roadway.

The issues on these roads have been going on for many years, and road LID attempts have failed because the folks that drive through these areas have no right-of-way (ROW) frontage along these stretches. Without frontage on the ROW they have no say in the matter. The property owners that can initiate a road LID (those being immediately adjacent to the ROW where the failing roadway is) have no interest in an LID because they don't live in the area or the lots are vacant.

Public Works is tasked with maintaining roads and the department does minor repairs. But, this department is not tasked with, or funded to, build roads. The folks that are impacted by these failed roadways cannot initiate or affect a road LID. So, there has been this impasse in resolving the matter for years.

This department is proposing a couple of options for consideration and discussion in an attempt to solve this ongoing problem:

1. Option 1 - Allow the affected property owners to collectively pay for materials (gravel and fabric) to construct a roadway 18' wide with 18" of gravel, and the PW department will place the material. This is a stop-gap scenario at least allows for year round maintenance. The ultimate city-standard road improvements would take place in the future as lots adjacent to the work area sell or develop and the property owners are motivated to initiate a road LID.

This option would be quick and would allow these two sections of road to be addressed fairly soon were the folks in the area be inclined to fund the materials. Informal conversations with the folks on Fireweed indicate that they would support the effort. No conversations have taken place with the Cottonwood folks regarding this type of funding scenario.

2. Option 2 - Have council consider initiating a road LID in these areas where effected property owners do not have the ability to initiate or vote on a road LID based on public safety. Criteria for such a move and other considerations such as whether to place deferred assessments would need to be discussed.

This option would provide a better road, and the improvements would be of a permanent nature. This option would take longer and may be more challenging as this type of LID would basically be imposed rather than initiated.

3. Option 3 - Do nothing. If this option is utilized, it would be good to formally communicate the city's position with the effected property owners that drive these sections of road.

Due to the abnormal winter weather conditions this year, Homer has experienced a couple of break-up periods already, which is why complaints about these roads have already begun. These areas are going to experience more severe break-up as spring arrives in force.

Recommendation

City Council provide direction as to which option the Public Works Department should initiate.

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 15-022

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE CITY MANAGER CONTRACT WITH MARY K. KOESTER AND AUTHORIZING THE MAYOR TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City Council offered the Homer City Manager Position to Mary K. “Katie” Koester during a Special Meeting on March 24, 2015; and

WHEREAS, The City Council authorized Personnel Director Andrea Browning to negotiate a contract with Mary K. Koester.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the City Manager Contract with Mary K. Koester and authorizes the Mayor to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 13th day of April, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Salary & Benefit Package

EMPLOYMENT AGREEMENT

This Agreement is entered into this 13th day of April, 2015 by and between Mary K. Koester (hereinafter "Employee") and the City of Homer, an Alaskan Municipal Corporation (hereinafter "Employer").

1. Purpose. Employer agrees to employ Employee in the position of City Manager of the City of Homer, Alaska.

2. Term. The term hereof shall commence on April 13, 2015 and continue through December 31, 2018. Thereafter, the Agreement may be renewed upon such terms and conditions to which parties mutually agree.

3. Duties. Employee shall make every effort and shall devote full time and attention to fulfillment of the duties of the City Manager as more described in the Homer City Code, incorporated into and made a part of this Agreement by reference, and such other duties as the City Council may require from time to time. Employee further agrees not to engage in any other business that would conflict or give the appearance of conflict with Employee's duties for Employer.

Employee shall comply with the policies, procedures, standards, directives and regulations now established or which may be established by the Employer from time to time.

Employee's performance shall be evaluated by the City Council annually or at such other intervals as the City Council may establish.

4. Compensation. In consideration of Employee's performance under this Agreement, Employee shall be paid the following:

(A) An annual salary of \$103,000 payable bi-weekly in equal installments. Employee is eligible for annual performance-based increases of up to 5% the current annual salary, beginning on January 1, 2016, and each year to follow (January 1, 2017 & January 1, 2018).

(B) Employee shall receive leave and holidays in accordance with City of Homer Personnel Regulations. Employee will accrue leave at the 6th to 9th year level. Employee shall not be entitled to overtime pay or compensatory time.

(C) Employee and employee's spouse & children shall be covered (at no cost to the employee) by Employer's Core Group Health Plan. Employee shall also be covered by City's life insurance plans, retirement plans and worker's compensation plans.

5. Retirement. Employee will participate in the Public Employees Retirement(PERS).

6. Termination. Due to the nature of the City Manager position in that it involves dealing on behalf of the City in various fields and the involvement of the City Manager in many different projects, it is agreed that the City's business can only succeed if the City Manager and the City Council enjoy a working relationship based on mutual respect, trust, and positive attitudes. It may, therefore, be impossible to quantify "poor performance" or "just cause" for termination given these complexities which often involve personality factors, as opposed to legal or contractual factors. It is, therefore, the intent of the parties to provide for termination by either Employer or Employee without resorting to any determination of cause or any necessary explanation by Employee.

(1) Employee Termination of Contract. The Employee may terminate this Agreement for any reason, or no stated reason, upon giving three months written notice to the Employer. The Employer reserves the right to waive the three month written notice or any part of and allow the Employee to terminate his employment at any time following the resignation and pay the Employee's usual rate of pay for any time worked plus 14 days' severance pay.

If the relationship is severed by the Employee prior to completion of the notice period, Employer shall pay Employee for time worked, but shall not be responsible for any severance pay.

(2) Employer Termination of Contract. The Employer may terminate this Agreement for any reason, or no stated reason. The Employer will pay the Employee six months severance pay at the Employee's usual rate of pay. Severance pay will be paid in one lump sum.

For purposes of PERS reporting employment will end the date Employee is no longer actively working for the City and no additional work time will accrue for retirement purposes. Leave time accrual will end the day Employee is no longer actively working for the City. Health and Life Insurance will terminate on the last day of the month Employee is no longer actively working for the City. The Employee will be notified of his right to continue health insurance under COBRA.

(3) Termination for Cause. Employer may terminate this Agreement for cause upon the Homer City Council's determination that dismissal of the Employee is justified for any reason that would support dismissal under the City of Homer Personnel Regulations. Prior to termination for cause, Employee will be notified of the reasons for the termination. The City Council will hold a hearing within 15 working days after notice of the reasons for termination for cause is provided to

Employee. At the hearing Employer and Employee may present arguments and evidence in support of or in opposition to the termination. Either party may be represented by an attorney. Employee is entitled to payment for accrued leave upon termination for cause, but Employee shall receive no severance pay.

(4) Termination by Death or Disability. This Agreement shall immediately terminate upon Employee's death. It shall also terminate upon Employee's disability or illness that renders Employee unable to perform Employee's duties if the disability should continue past the approved time under the Family Medical Leave provisions of the Personnel Regulations. Employee shall thereafter no longer be entitled to any compensation provided herein.

7. Reimbursement for Expenditures. Reimbursement for expenditures on behalf of the City shall not be paid unless reimbursement is sought in accordance with standard City procedures, including receipts, vouchers, and supporting material. Employer shall reimburse Employee for reasonable employment-related expenses including meals, civic club membership, travel and subscriptions.

8. Conferences and Continuing Education.

(A) Employee shall be reimbursed for all costs of attending approved national or state City Manager association conferences. Employee shall attend one national conference every two years.

(B) Employer shall pay the membership dues of Employee in the following organizations: (1) Alaska Municipal Managers Association, (2) American Society of Public Administrators, (3) International City Management Association.

(C) Employer shall pay any reasonable costs of registration, travel, and subsistence relating to training programs which serve to continue the professional education development of Employee, subject to prior City Council approval.

9. Indemnification and Hold Harmless. Employer shall defend, indemnify and save Employee harmless as provided in Chapter 1.10 of the Homer City Code.

10. Confidentiality. All matters required to be kept confidential by any provision of federal or state law, or city ordinance shall not be released by Employee to any person or group without the expressed consent of the City Council.

11. Conflict of Interest. Employee agrees to be fair and impartial in all dealings and to avoid any actions which create a conflict of interest or the appearance of a conflict of interest, or which might reasonably be interpreted as affecting the impartiality of the position of City Manager. Employee will avoid any action which adversely affects or appears to affect Employee's ability to perform the duties of City Manager.

12. Miscellaneous Provisions.

(A) Governing Law. This Agreement shall be governed by and construed under the laws of the State of Alaska and is subject to all applicable City Code provisions of the City of Homer.

(B) Personnel Regulations. It is agreed the only provisions of the Homer Personnel Regulations that apply to this Agreement are Sections referring to leave, holiday pay, and reasons for dismissal.

(C) Jurisdiction. In the event that any action or suit is brought to enforce this Agreement the parties agree to be subject to exclusive jurisdiction in the Superior Court of Alaska and agree that in any such action venue shall lie exclusively in the Third Judicial District.

(D) Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes all prior negotiations. No other agreement, statement or promise made by or to any party, or any employee, officer, or agenda of any party, which is not contained in this Agreement shall be binding or valid.

(E) Partial Invalidity. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in force and effect and in no way be affected, impaired, or invalidated.

(F) Assignment. Employee may not assign this Agreement.

(G) Amendment. This Agreement may be amended only by a written document executed by the parties hereto.

13. Employee's Certification. Employee hereby certifies receipt of a copy of this Agreement and certifies that the contents hereof are understood by Employee. Employee certifies that this Agreement fairly represents the agreement reached between the parties.

IN WITNESS WHEREOF the parties have executed the Agreement on the date first written above.

EMPLOYEE

Mary K. Koester, City Manager

CITY OF HOMER

Mary E. Wythe, Mayor

ATTEST:

Jo Johnson, CMC, City Clerk

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 13th day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Mary K. Koester, known to me and to me known to be the individual named in and who executed the foregoing document, and he acknowledged to me that he signed and sealed the same as his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and notary seal the day and year first hereinabove written.

Notary Public in and for Alaska
My Commission Expires: _____

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 13th day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Mary E. Wythe, Mayor, known to me and to me known to be the individual named in and who executed the foregoing document, and he acknowledged to me that he was authorized to execute the foregoing document by authority granted in him by the CITY OF HOMER for the uses and purposes therein set forth.

WITNESS my hand and notary seal the day and year first hereinabove written.

Notary Public in and for Alaska
My Commission Expires: _____

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4
5 **RESOLUTION 15-023**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL DESIGNATING
8 SIGNATORIES OF CITY ACCOUNTS AND SUPERSEDING ANY
9 PREVIOUS RESOLUTION SO DESIGNATING.

10
11 WHEREAS, Katie Koester was appointed as City Manager, effective April 13, 2015.

12
13 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the
14 designated signatories, effective April 13, 2015 are as follows with the number of signatories
15 defined:

16
17 On the regular Wells Fargo Bank Alaska checking account #016030109 that the following are
18 the designated signatories for this account, with dual signatures required for checks over
19 \$5,000; on the investment accounts with Alaska Municipal League, First National Bank,
20 Raymond James Investment, Wells Fargo Bank Alaska, and other institutions, and for
21 Department of Administration Grants and other grants, one of the following authorized
22 signatories or the dual electronic authorization system is required for all transactions:

23
24 **MARY E. WYTHER, MAYOR**
25 **MARY K. KOESTER, CITY MANAGER**
26 **FRANCES ROBERTS, MAYOR PRO TEMPORE**
27 **JO JOHNSON, ACTING CITY MANAGER/CITY CLERK**
28 **ZHIYONG LI, FINANCE DIRECTOR/TREASURER**

29
30 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of April,
31 2015.

32
33 CITY OF HOMER

34
35
36 _____
37 MARY E. WYTHER, MAYOR
38
39
40
41
42
43

44 ATTEST:

45

46

47

48 _____
JO JOHNSON, MMC, CITY CLERK

49

50 Fiscal Note: N/A

51

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 15-024**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE
8 CONTRACT FOR THE PRODUCTION OF A MARINE TRADES
9 PROMOTIONAL VIDEO TO THE FIRM OF BRINSTER & COMPANY
10 OF HOMER, ALASKA, OR DICKERSON STILLS & MOTION OF
11 HOMER, ALASKA, IN AN AMOUNT NOT TO EXCEED \$9,000 AND
12 AUTHORIZING THE CITY MANAGER TO EXECUTE THE
13 APPROPRIATE DOCUMENTS.
14

15 WHEREAS, In accordance with the Procurement Policy, Request for Proposals were
16 advertised on February 19 and 26, 2015 and again on March 19 and 26, 2015 in the Homer
17 News, and posted on the Clerk's home page; and
18

19 WHEREAS, Proposals were due on April 3, 2015 and five proposals were received; and
20

21 WHEREAS, A committee comprised of Homer Marine Trades Association members and
22 Port and Harbor staff evaluated and scored the proposals; and
23

24 WHEREAS, Upon review, two firms equally scored the highest; and
25

26 WHEREAS, The committee's primary choice was Brinster & Company of Homer, Alaska,
27 and runner-up Dickerson Stills & Motion of Homer, Alaska; and
28

29 WHEREAS, Brinster & Company will be invited to enter into contract negotiations; if an
30 agreement cannot be reached Dickerson Stills & Motion will be contacted for negotiations.
31

32 WHEREAS, This award is not final until written notification is received by Brinster &
33 Company or alternately Dickerson Stills & Motion from the City of Homer.
34

35 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
36 the contract award for the Production of a Marine Trades Promotional Video to the firm of
37 Brinster & Company of Homer, Alaska, or Dickerson Stills & Motion of Homer, Alaska, in an
38 amount not to exceed \$9,000 and authorizes the City Manager to execute the appropriate
39 documents.
40

41 PASSED AND ADOPTED by the Homer City Council this 13th day of April, 2015.
42

43
44
45
46
47
48
49
50
51
52
53
54
55
56

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: \$9,000 Account No. 100-0112-5210 Economic Development Professional & Special Services



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 15-049

TO: HOMER CITY COUNCIL & MARVIN YODER, CITY MANAGER
FROM: RACHEL TUSSEY, ADMINISTRATIVE SECRETARY
THROUGH: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: APRIL 7, 2015
SUBJECT: MARINE TRADES PROMOTIONAL VIDEO RFP RESULTS

The City of Homer advertised a request for proposals from qualified firms for video production services to create a short (3 to 5 minute) commercial video for promoting the Homer Marine Trades Association and Homer Port and Harbor.

The video is to focus on all marine trades-related activity currently taking place in Homer, and also highlight Homer's location/connectivity, weather advantage in Alaska, and the skillset of our residential workforce. Proposers were asked to present a themed storyboard depicting "Homer is in the Business of Boats", and include items such as: various vessel sizes and capabilities, geographic advantages, climate, diversity of workforce, what skills are available, and Homer's connectivity by land, sea, and air. The completed product will be used as a promotional tool at trade shows, posted on social media sites such as YouTube and Facebook, and for the City's web page.

The City Clerk's Office received five "responsive" proposals by qualified firms prior to the deadline of April 3 at 4:30pm. A committee was organized for the purpose of evaluating and scoring proposals, which consisted of Homer Marine Trades Association members and Port and Harbor staff. All responses were evaluated per the grading criteria laid out in the Request for Proposals.

Upon review, two firms equally scored the highest. The RFP Review Committee selected Brinster & Company of Homer, Alaska as the primary choice, and Dickerson Stills & Motion of Homer, Alaska as the runner-up. The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal, whom will be invited to enter into contract negotiations with the City of Homer. If an agreement with the proposer cannot be reached, the next highest ranked proposer may be contacted for negotiations. The City of Homer reserves the right to terminate negotiations with any proposer should it be in the City of Homer's best interest.

Recommendation

Staff recommends that City Council award the Marine Trades Promotional Video contract to Brinster & Company of Homer, Alaska for a total estimated cost of \$8,905.00, not to exceed \$9,000.00, and direct staff to begin the contract negotiations. If the City upholds its right to select the runner-up in the circumstance that contract negotiations fail with the primary choice, staff further recommends that City Council recognize Dickerson Stills & Motion of Homer, Alaska may be selected for contract negotiations.

Fiscal Note

100-0112-5210 Economic Development: Professional & Special Services

OATH OF OFFICE

CITY MANAGER

I solemnly swear or affirm that I will honestly, faithfully, and impartially discharge my duties as City Manager of the City of Homer to the best of my ability.

In Witness Whereof, I hereunto set my hand this 13th day of April, 2015.

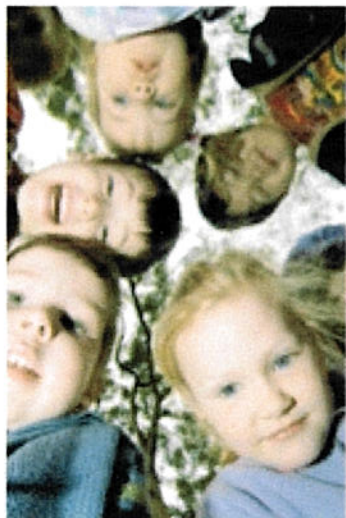
**_____
MARY K. KOESTER, CITY MANAGER**

ATTEST:

**_____
JO JOHNSON, CITY CLERK**

VISITORS

Homer Early Childhood Coalition



A Coalition of agencies, schools, families, and individuals supporting Early Childhood Education in the Homer area.

Contact:

Lolita Brache, Co-Chair

lolitagrace@gmail.com

Bonnie Betley, Co-Chair

bonnie.betley@alaska.gov

"Red" Lisa Asselin M.

HeccCoordinator@gmail.com

We are always looking for help on projects, events, getting feedback from parents, caregivers and professionals on ways we can improve early education with children and families!

HECC Work Groups:

Language & Literacy

Support outreach & awareness of local literacy resources, parent and professional trainings and services for young children and families.

Community Support

Raising Public awareness and providing outreach to our Legislators!

Parent Engagement & Education

Support parenting education / parenting classes in our local area.

Play spaces

Working to improve quality of Bayview Park.

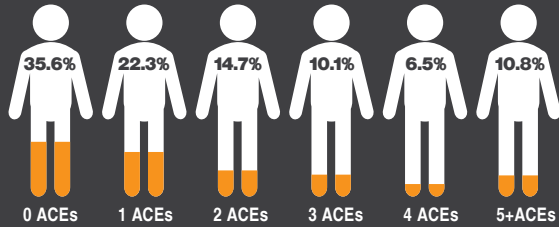
Business & Economic Impact

Supporting local child care and engaging in a family friendly business campaign.

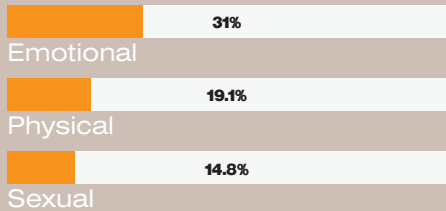
Partnership Development & Sustainability

Forming relationships and promoting Homer as an Early Learning Community

ALASKAN ADULTS SURVEYED AGES 18-55+



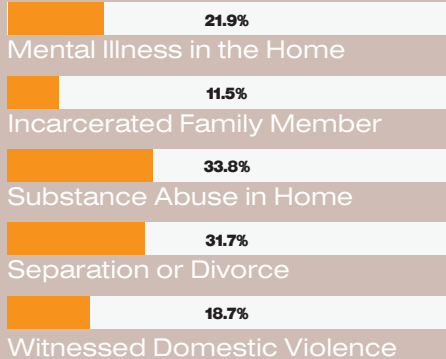
ABUSE



NEGLECT*



HOUSEHOLD DYSFUNCTION



SOURCE: Alaska data from the 2013 Alaska Behavioral Risk Factor Surveillance System, Alaska Department of Health and Social Services, Division of Public Health, Section of Chronic Disease Prevention and Health Promotion.

* Information was collected in 2014 and will be available in the future through the state of Alaska.

HOW DO ACEs AFFECT ME?

SOCIAL COST

The lifetime cost per victim of non-fatal child maltreatment is \$210,000. This reflects losses in job productivity, childhood and adult medical costs, special education costs, child welfare costs, and costs to the criminal justice system.

LIFE EXPECTANCY

ACEs are risk factors for a decrease in overall lifespan. On average, people with six or more ACEs die twenty years earlier.

Addressing ACEs sooner in life reduces risk and increases resiliency. Resilient individuals produce a more vibrant and healthy society.

HOMER CARES HEALING HAPPENS PATHWAYS TO RESILIENCE in Homer

COMMUNITY RESOURCES



Haven House



Homer R.E.C. Room



Sprout Family Services



Religious Communities



The Center
South Peninsula
Behavioral Health
Services



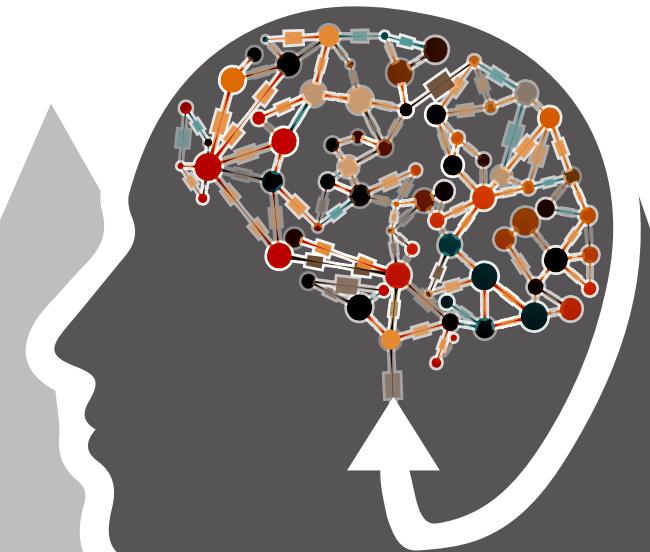
Kachemak Bay
Family Planning



This pamphlet was developed by the Homer Prevention Project [in part] under grant number: 5U79SP015604-05 from the Substance Abuse and Mental Health Services Administration (SAMHSA), U.S. Department of Health and Human Services (HHS). The views, policies and opinions expressed are those of the author and not necessarily reflective of SAMHSA or HHS.

ACEs

Linking **ADVERSE CHILDHOOD EXPERIENCES** with health and behavioral problems as a child or adult



Resilience can overcome ACEs

YOU ARE RESILIENT

WHAT ARE ACEs?

ACEs are Adverse Childhood Experiences. The Adverse Childhood Experiences (ACE) study is one of the largest investigations ever conducted to assess associations between adverse childhood experiences and later-life health and well-being. The study is a collaboration between the Centers for Disease Control and Prevention (CDC) and Kaiser Permanente's Health Appraisal Clinic in San Diego. Alaska has joined more than twenty states in ACE data collection.

Ten types of childhood trauma are assigned an ACE score determining potential emotional, physical, behavioral risks and how these risks affect society.

Trauma is an experience of being overwhelmed. Most people in their lives will experience some personal trauma.

PATHWAYS TO RESILIENCE

You can counter effects of possible health and behavior problems by adding positive and sometimes simple activities that will retrain your brain, at any age, to handle emotional and stressful situations that can trigger undesirable physical and behavioral consequences.



Adverse Childhood Experiences Types:

Small Changes Can Lead to Great Benefits

ABUSE



Physical
Sexual
Emotional

NEGLECT



Emotional
Physical

HOUSEHOLD DYSFUNCTION



Household Substance Abuse
Parental Divorce
Household Mental Illness

Parent Treated Violently
Incarcerated Household Member

ACEs Are Risk Factors For:

BEHAVIORAL



Lack of Physical Activity
Smoking
Alcoholism
Drug Use
Missed Work

PHYSICAL & MENTAL HEALTH



Morbid Obesity
Diabetes
Depression
Suicide attempts
STD
Heart Disease
Cancer
Stroke
COPD
Broken Bones

RETRAIN YOUR BRAIN

FOR CHILDREN

- Supportive Adults
- Positive Role Models
- Parental Involvement
- Caring Community
- Increased Parent-Infant Contact

FOR EVERYONE

- Supportive Relationships
- Healthy Food
- Exercise
- Smile
- Positive Thoughts

FOR ADULTS

- Create safe and stable nurturing relationships
- Music
- Art
- Dance
- Laugh
- Talk About Feelings
- Mental health and substance abuse treatment
- Acknowledge Trauma
- Seek Support

WHAT WE NOW KNOW

Adverse childhood experiences can alter brain development and may have long-term effects on the body, including speeding up the processes of disease, aging and compromising immune systems.

The ACE score is used to gauge your potential risk, but more importantly, you have the power to change your outcome. **RESILIENCE CAN OVERCOME ACEs** and you can take control of your life by finding pathways to resilience.

For more information visit Alaska's ACEs website: <http://dhss.alaska.gov/abada/ace-ak/Pages/default.aspx>.



Come Join Homer Early Childhood Coalition for Our Annual Community Café!
Friday, April 24th
9:30am-2:30pm, Homer United Methodist Church

9:30am-12:30pm: ACES in Alaska and Promoting Resiliency in our Children

Shirley Pittz, MS ECCS program, Jill Lush, E.D. of Sprout and Rachel Romburg, Haven House Prevention Coordinator. will present on early childhood development, the impacts of toxic stress, and strategies for supporting young children and their families in ways that promote resiliency and recovery. Information will be provided on the Adverse Childhood Experiences (ACE) Study and what we know about ACES in Alaska. The Strengthening Families Protective Factors Framework will be highlighted as an approach for promoting family strengths and optimal child development.

12:30-2:30pm: Free Lunch from Two Sisters and Strategic Planning Session.

We will break up into HECC work groups - Language and Literacy, Community Support, Parent Engagement and Education, Play Spaces, and Partnership Development and Sustainability, and discuss how each work group's goals can support families and our community in preparing our children for Kindergarten.

- * This is a Free event and Open to all community members!
- * Come to all or part of the day!
- * Child care providers and foster parents can receive CEU credits for the morning presentation!
- * Please RSVP! Email HeccCoordinator@gmail.com or call Red at 399-1567
- * Sponsored by:



BEST BEGINNINGS
Alaska's Early Childhood Investment

APRIL
23



HOMER EARLY CHILDHOOD COALITION



"Raising of America"

Pre-screening and Panel Discussion on the
Importance of ensuring ALL our Children have the
Opportunity for a Strong Start in Life

Homer Movie Theatre
Thursday 4/23 6pm-8pm

- Free
- Treats Provided
- Please RSVP Red at 399-1567 or

HECCCOORDINATOR@GMAIL.COM



Mobilizing for Action through Planning and Partnerships

DRAFT MAPP Community Health Improvement Plan
MAPP of the Southern Kenai Peninsula, Alaska

February 2015

Table of Contents

Southern Kenai Peninsula Map	v
Acronyms and Definitions	vi
MAPP Community Health Improvement Plan Executive Summary.....	1
Introduction.....	2
Purpose	2
Background The First Cycle of MAPP (2008-2012)	3
The Second Cycle of MAPP (2012-2016)	8
Collective Impact Partners	10
Process for Developing Community Health Improvement Plan	11
2014 CHNA Cross-cutting Themes	11
2014 CHNA Prioritization Process	12
Community Priority: Increasing Family Well-being	15
Developing Family Protective Factors	16
Collective Impact Goals, Strategies and Objectives for Family Well-being	19
A Call to Action	19
Homer Early Childhood Coalition	20
Homer Prevention Project	28
Transformations.....	35
Appendix A: CHNA Prioritization Results	40
Appendix B: Strategy Maps.....	46
Appendix C: Resiliency Spectrum.....	50
Appendix D: Collective Impact Workshop Results [9.29.14].....	52

Community Partners

AK Family Violence Prevention Project
AK Small Business Development Center
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 Chamber of Commerce
Homer Council on the Arts
Homer Downtown Rotary Club
Homer Early Childhood Coalition
Homer Community Food Pantry
Homer Foundation
Homer - Kachemak Bay Rotary Club
Homer Medical Center
Homer News
Homer Police Department
Homer Public Health Center
Homer Senior Citizens, Inc.
Homer United Methodist Church
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 Health and Wellness Club
Ninilchik Indian Housing
Ninilchik Senior Center

Ninilchik Clinic
Ninilchik Tribal Council
NoFAS (Fetal Alcohol Syndrome) Alaska
Pratt Museum
ReCreate REC
South Peninsula Behavioral Health Services (SPBHS)
South Peninsula Haven House
South Peninsula Hospital (SPH)
Sprout Family Services
Sustainable Homer
Seldovia Village Tribe Health and Wellness Center (SVT)

MAPP coordinator

Megan Murphy

MAPP Steering Committee

Katie Koester, City of Homer
Jeanette Desimone, CICADA
Lorne Carroll/Bonnie Betley, Public Health Nurses, Homer
Public Health Center
Carol Swartz, Kachemak Bay Campus KPC
Heather O'Connor, Kachemak Bay Family Planning Clinic
Derotha Ferraro/Bob Letson, South Peninsula Hospital
Dave Branding, South Peninsula Behavioral Health
Services
Kyra Wagner, Sustainable Homer
Beckie Noble/Ian McGaughey, SVT Health & Wellness
Center
Jessica Lawmaster/Rachel Romberg, South Peninsula
Haven House

Other Significant Contributors

Jayne Andreen, Health Promotion, Division of Public
Health, AK Department of Health and Human Services
Susie Amundson, PhD, community volunteer
Heather Barnes, contractor
Amanda Miller, MAPP VISTA

This Assessment was made possible with support from the South Peninsula Hospital Service Area Board, Alaska Rural Flex Program, Homer Prevention Project, and the Health Resources & Service Administration.

Southern Kenai Peninsula Map

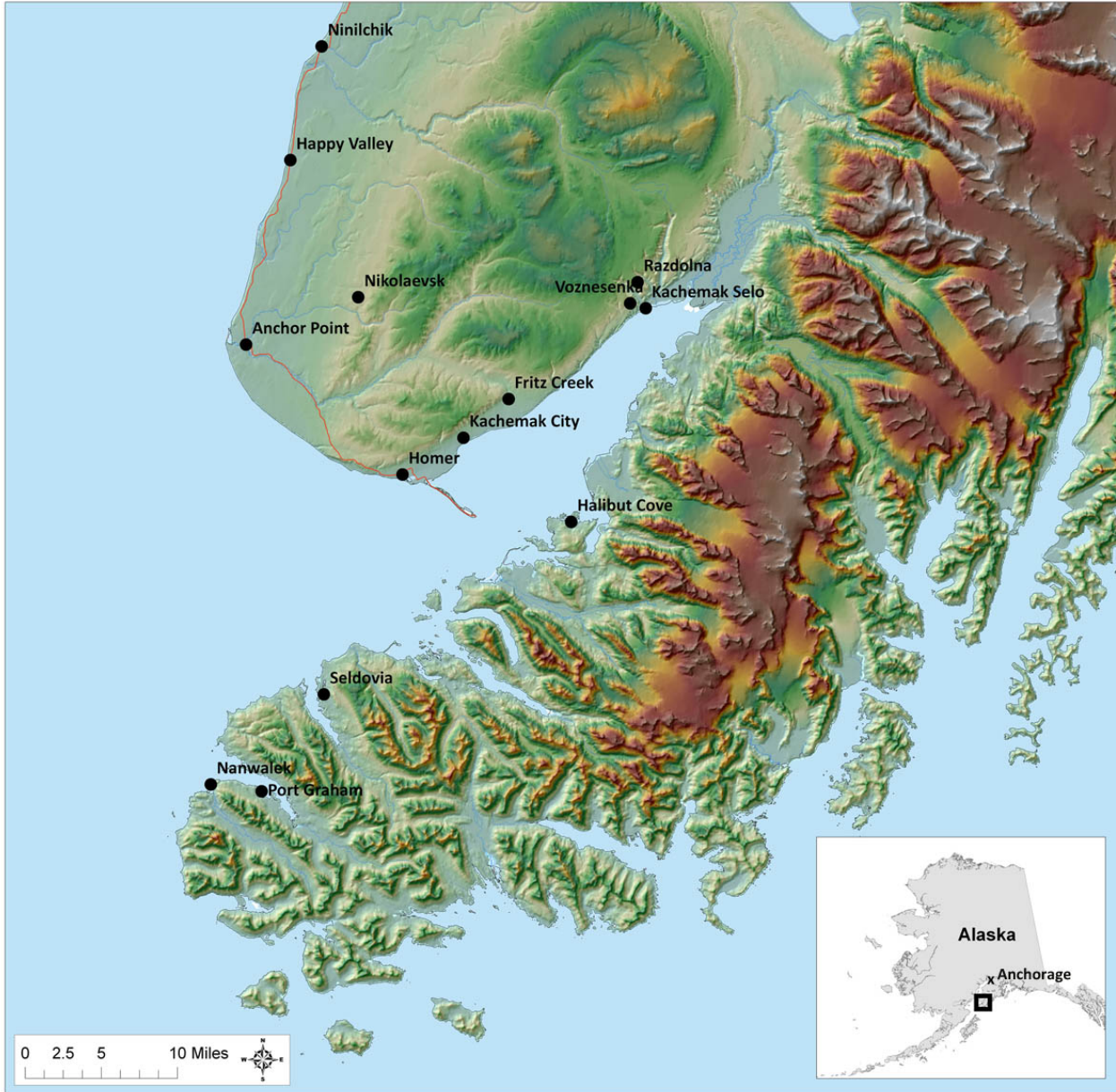


Figure 1. Map of Southern Kenai Peninsula, AK

Acronyms and Definitions

Acronyms

CHNA: Community Health Needs Assessment

CHIP: Community Health Improvement Plan

MAPP: Mobilizing for Action through Planning and Partnerships

Definitions

Collective Impact: is the commitment of a group of actors from different sectors to a common agenda for solving a specific social problem, using a structured form of collaboration.

Family:

- Individuals who are related by blood, marriage, or adoption and/or
- Two or more people who usually reside in the same dwelling and/or
- People who identify a family are making clear that those people are important in some way to the person calling them their family.

Protective Factors:

The factors or circumstances in a child's/person's life that buffer her/him from harm and promote stability and resilience.

Resilience:

This is the capacity to cope with stress, overcome adversity and thrive despite (and perhaps even because of) challenges in life. People who are resilient see setbacks and disappointments as opportunities to grow. While some people may seem to be naturally more resilient, research shows that children, adults and even communities can learn skills and ways of thinking that boost resilience and help them grow.

Strategy Map: a strategic communications tool in the form of a diagram that is used to capture and communicate how the strategic goals are being pursued by an organization in broad terms.

Well-being:

Positive social, economic, cultural, educational, psychological, spiritual, and/or physical state

MAPP Community Health Improvement Plan Executive Summary

MAPP (Mobilizing for Action through Planning and Partnerships) of the Southern Kenai Peninsula is a local, community-driven coalition that employs multiple strategies to address and improve community health issues. These strategies include:

1. Utilizing the MAPP framework to guide the high-level processes for data collection, community prioritization, and strategy development.
2. Building on existing momentum, efforts, and strengths to address community needs.
3. Utilizing the 5 conditions of Collective Impact [Common agenda, Differentiated yet mutually reinforcing activities, Shared measures, Continuous communication, and Backbone organization] to help guide *the way* in which partners and community members are working together.

This 2015 Community Health Improvement Plan (CHIP) describes 1) the health improvement priorities identified within the second Community Health Needs Assessment (CHNA), 2) the process used by the community to prioritize a focus for action, 3) a description of the Family Well-being theme prioritized by the community, and 4) the agreed-upon action strategies. This plan builds on the first area-wide assessment conducted in 2009 and the 2011 improvement plan.

Research has shown that aligned efforts working towards a shared goal are more effective in addressing complex, social issues than isolated efforts working independently towards the same issue. In order to develop a common understanding of and language about what we're trying to achieve, MAPP provides 'backbone' support and guidance for using the Collective Impact approach and aligning our efforts around Family Protective factors. This overarching and inclusive guidance does not necessarily require partners to dramatically change what they are doing, but rather encourages partners to identify existing or develop new opportunities for alignment around the same goals and shared measures.

Collective impact partner strategy maps are included in the CHIP to demonstrate how they are fulfilling the conditions of Collective Impact and increasing Family Well-being by addressing one or more of the family protective factors. This collaboration is not limited to these partners – we hope this provides accountability and inspires others to participate - we all play a part!

Introduction

Purpose

Conducting a comprehensive Community Health Needs Assessment and developing and implementing a Community Health Improvement Plan are important steps in strategically identifying and addressing socially complex, community health issues. Community Health Improvement Plans (CHIP) build on the results, strengths, and health issues documented within a Community Health Needs Assessments (CHNA) and provide an implementation strategy for addressing prioritized health-related needs. The most recent MAPP CHNA was published in March 2013 and is available for download on the MAPP website (www.mappofskp.net). This CHIP is being published in February 2015 thus captures the goals and strategies at a point in time where there are three established workgroups underway and connected within the Family Well-being focus (Homer Early Childhood Coalition, Homer Prevention Project, and Transformations [formerly known as Addressing Substance Abuse and Domestic Violence]). The development and alignment of collective impact community action teams and the implementation of their strategies are ongoing over the next few years. Thus, all collective impact strategies may not be reflected in this plan but will be made available through the MAPP online coalition portal as they develop. Building on the 2009 CHNA and 2011 CHIP, this CHIP captures the health improvement priorities identified within the second CHNA and describes the community focus of Increasing Family Well-being. In addition to a brief MAPP background, this plan describes:

1. The process by which community needs were prioritized;
2. The results from the community prioritization process;
3. Description of the prioritized issue and overview of Family Well-being;
4. Specific goals, objectives, and shared measures of established Collective Impact Partners to address Family Well-being; and
5. Next steps and opportunities.

While this CHIP focuses 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 the CHNAs and this CHIP to build on individual and group strengths that support and address community health improvement. It takes every one of us!

Background The First Cycle of MAPP (2008-2012)

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. A coordinator was then hired and a steering group was formed that defined health broadly to include economic, educational, environmental, mental, physical, and spiritual 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)). The participating partners elected to define the community geographically

Figure 2. MAPP Framework Flowchart



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.

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



Figure 3. Community vision and goals for a healthy community

After developing a vision and nine overarching community goals, 12 prominent themes from the CHNA and core values for conducting a CHIP were identified:

2009 CHNA Priority Themes

- Recreation
- Preventing violence and substance abuse in families
- Public transportation
- Community resources
- Healthy lifestyle choices
- Encourage sustainable businesses

2010 CHIP Core Values

- Rely on data
- Use media
- Find new partnerships/collaboration
- Outreach to engage outlying communities
- Identify roles for volunteers
- Consider needs of and engage youth
- Local preference

- Local Public Health System Coalition
- Organizational collaboration and communication
- Expand vocational education
- Identify youth needs and wants
- Arts & Culture
- Affordable housing

- Compassion: give value to everyone
- Involve schools
- Diversity
- Value the natural environment



Three priority issues for workgroup actions also resulted from the 2010 facilitated community meetings:

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

The steering committee and each workgroup established action plans (through a logic model format) and these were combined to form the first CHIP. Many successes resulted from these collaborative efforts. The following examples reflect a spectrum of broad-based system, cultural changes, and tangible achievements that have been catalyzed by MAPP (a more exhaustive list included in CHNA Appendix D):

Example broad-based system and cultural changes

- Initiated and coordinated two health needs assessments 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

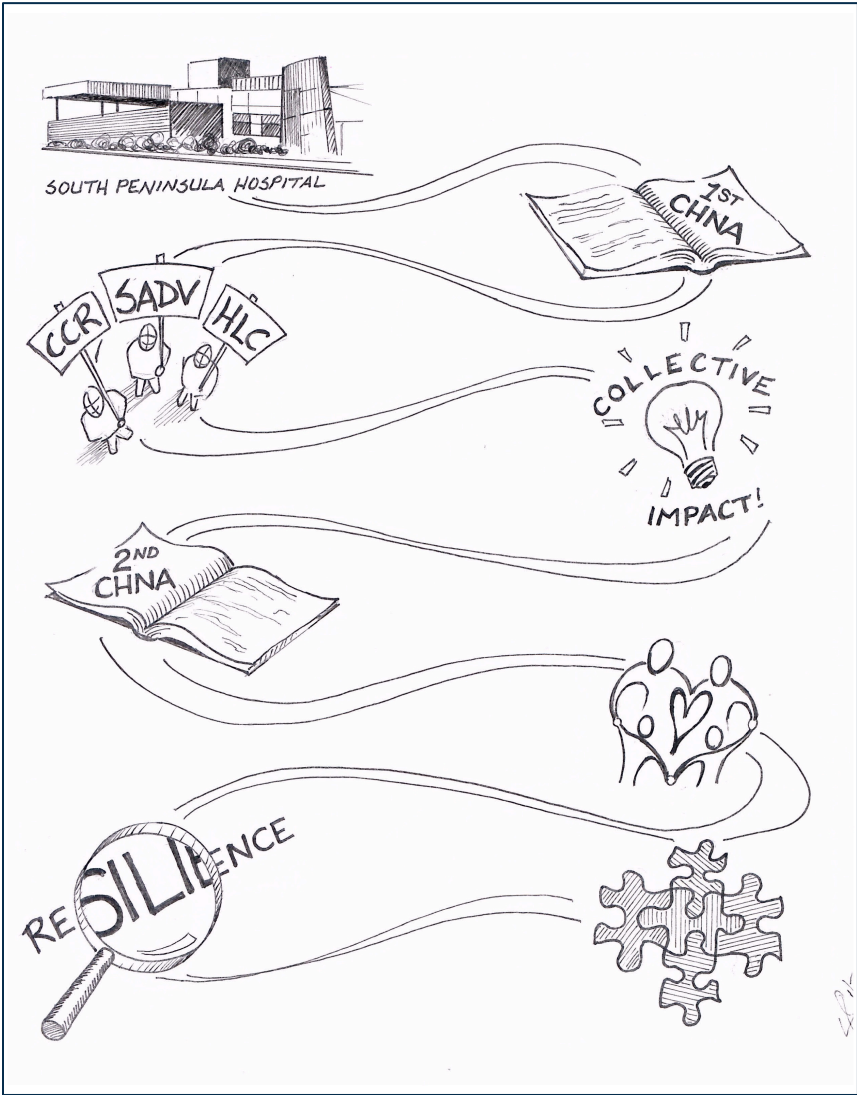
- Supported and supports the ability to obtain new grant dollars into the community, promoting collaboration over competition
- Is engaging community leaders
- Promotes broad, non-traditional partnerships

Example tangible achievements

- Worked with the Kenai Peninsula Borough School District to improve nutrition in schools, with breakfast changes made and ongoing partnership at the administrative level.
- Modeling healthier choices in facility menus (such as the Homer Senior Center and South Peninsula Hospital) and developed a guide, *“Recommendations for Shifts to Healthier Foods in the office/public events”*
- In collaboration with the State of Alaska and the Kenai Peninsula Borough School District, gathering local youth obesity (trend) data from Southern Kenai Peninsula schools. This grew into ongoing, district-wide screening and parent notification actions, to address individual BMI as one indicator of health.
- Awarded USDA People’s Garden Grant - collaborative community grant providing 22 mini-grants to schools and organizations across the southern peninsula to initiate or improve collaborative, sustainable gardens. Prioritizing youth in schools and geographic/ethnic diversity, this also included three gardens in AK Native villages, two of which are off of the road system.
- Interviewed local village residents to develop, pilot and add Alaska cultural components to a brief intake screening tool (for substance abuse, domestic violence and behavioral health). This tool has now informed the creation of a safety card for domestic violence that was developed through a partnership between the Alaska Native Tribal Health Consortium, Futures without Violence and the Alaska Family Violence Prevention Project. The card is being used statewide.
- Awarded a large state collaborative grant between CICADA, South Peninsula Behavioral Health Services and Haven House to address underage and adult binge drinking in the Homer and Anchor Point communities. Known locally as the Homer Prevention Project, five strategies are being implemented in the community. Addressing Adverse Childhood Experiences has emerged as a priority goal from this focused collaborative effort.

- Homer selected by the State of Alaska as a Green Dot community, a by-stander violence prevention effort.
- In collaboration with the Homer News, developed a website for easy public access to the many, broad health services available in our community.
- Developed and maintains an emergency resources booklet for service providers to better direct people in need of immediate assistance.

While some collaborative efforts born out of the first cycle are still underway, MAPP is presently revisiting the ‘formulating goals and strategies’ and ‘action cycle’ phases of the MAPP framework now that it has completed the second CHNA and the community has prioritized Family Well-being as the focus for collective action. A pictorial MAPP journey from 2008-2014 is shown below.



The Second Cycle of MAPP (2012-2016)

In this second cycle of the MAPP framework, the **MAPP steering committee** has established its **vision** to provide a **“Framework to initiate and sustain collective action by those with a shared vision for a healthy community.”** The MAPP steering committee has selected the **Collective Impact** process to guide the way in which we work together and collaborate on community health improvement efforts.



MAPP Steering Committee establishes Collective Impact vision to guide community efforts

Collective Impact Approach

Research has shown that large-scale change is more achievable through cross-sector collaboration than through isolated efforts. Collective Impact is an evidenced-based process¹ that establishes a common agenda, shared measures, continuous communication, mutually reinforcing activities, and backbone support to guide and engage community partners in addressing complex social issues.



¹ Hanleybrown, F, J Kania, and M Kramer (2012) Channeling Change: Making Collective Impact Work, Stanford Social Innovation Review.

The Five Conditions of Collective Impact Success	
1. Common Agenda	All participants have a shared vision for change including a common understanding of the problem and a joint approach to solving it through agreed upon actions.
2. Shared Measurement Systems	Collecting data and measuring results consistently across all participants (community and organizational) ensures efforts remain aligned, participants hold each other accountable and we learn from one another's successes and failures.
3. Mutually Reinforcing Activities	Participant activities must be differentiated yet coordinated through a mutually reinforcing plan of action. Participants are not required to do the same thing but undertake specific activities at which they excel in to support and coordinate the actions of others.
4. Continuous Communication	Consistent and open communication builds experience with one another, trust and a common vocabulary; a space to learn and problem solve together.
5. Backbone Support Organization	Creating and managing collective impact requires a separate organization(s) with staff and a specific set of skills to serve as the backbone for the entire initiative, coordinating participating organizations and agencies.

The MAPP Steering Committee serves as the backbone support organization to the MAPP coalition. In 2014, the Steering Committee underwent strategic planning to develop and clarify this backbone infrastructure and the processes it uses for its internal operation. With the use of a coordinator, in-kind time and resources of steering members, and volunteers, the backbone services provided to the MAPP coalition include:

- Conduct ongoing **Community Health Needs Assessments (CHNAs)** to provide information about emerging health issues and opportunities
- Convene community conversations to discuss the findings of the CHNAs
- Facilitate community consensus around a **shared vision** for community well-being
- Engage multiple sectors of the community to identify opportunities for collective action on **prioritized well-being issues**
- Mobilize community to take action on projects that improve community well-being (Develop and capture within **Community Health Improvement Plans**)
- Monitor and outreach progress on shared community measures
- Organize and promote educational opportunities that **build community capacity**
- **Celebrate collaborative work** that is improving community health

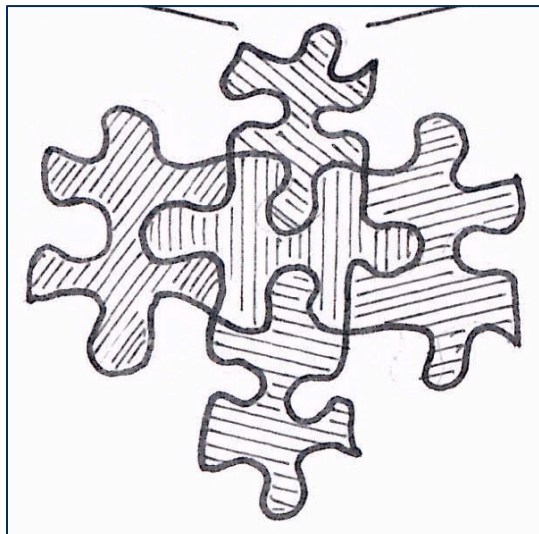
Through the services above, the MAPP Steering Committee aims to model the Collective Impact approach by the way in which it operates in addition to supporting community partners in successfully applying it to the way in which partners plan and work together to improve community health.

Collective Impact Partners

Community members and organizations that are working to fulfill the 5 conditions of Collective Impact in improving community health (presently by increasing Family Well-being) are considered Collective Impact partners. Partners can be a group (ie, Recreate REC), an organization (ie, South Peninsula Hospital), or individuals (if they meet the same criteria and add to a shared measure).

These partners are expected to:

1. Use the Collective Impact approach to guide the way in which partners work together
2. Use local data from the Community Health Needs Assessments
3. Share data – through CHNA, CHIP, community meetings, and/or online portal
4. Support one or more family protective factors (indirectly or directly)
5. Collaboratively develop, articulate, and share their goals, objectives, measures, and activities



Process for Developing Community Health Improvement Plan

Overview of Community Health Assessment Process

The 2014 Community Health Needs Assessment (CHNA) included three of the four sub-assessments normally included in the MAPP process: Community Themes & Strengths, Community Health Status, and Forces of Change Assessments (the Local Public Health Assessment was not conducted this cycle). The main CHNA objectives 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

2014 CHNA Cross-cutting Themes

CHNA themes that were cross-cutting across all three sub-assessments were identified by the MAPP data subgroup and brought forth to the community to prioritize for action. The following themes were prominent in all three of the most recent CHNA sub-assessments:

- **Access to Care and Services:** *Examples from the CHNA include lack of public transportation, affordable health care, uncertainties surrounding the Affordable Care Act, child, teen, and elder services/resources and barriers such as cost, geography, and more*
- **Aging Population:** *Examples from the CHNA include census data that show stable birth rates but an increasing 45+ year-old population and community perceptions of lacking elder services and housing and increasing numbers of retirees*
- **Economic and Affordability Issues:** *Examples from the CHNA include health care costs, reduced organizational budgets, high cost of living, affordable food and housing, changes in tax base, lack of job opportunities with living wages, educational opportunities, and more.*

- **Environmental Issues:** *Examples from the CHNA include the number of frost-free days increasing, increasing salmon stream temperatures, and lack of shared community values surrounding the environment, economy, and the use and extraction of fossil fuels.*
- **Family Issues** (Adverse Childhood Experiences): *Examples from the CHNA include childcare, parent educational opportunities, and youth services and activities to generational family trauma. Trauma can serve as the root cause to behavioral and physical health problems.*
- **Quality of Life:** *A strengths-based theme referring to peoples' choice to live here for the diverse arts and culture, natural beauty, healthy environment, good schools, sense of place, and intrinsic value.*
- **Substance Abuse:** *Examples from the CHNA include concerning rates of youth and adult drinking, drug availability and use, and a lack of substance abuse treatment in the community. Rated highest community concern in perceptions survey.*

As is the case with complex social issues, these topics that surfaced from each sub-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.

2014 CHNA Prioritization Process

The cross-cutting themes were identified by the MAPP data subgroup and discussed at steering committee meetings as initial prioritized themes to take to the community. These cross-cutting themes were then compared to an initial steering committee CHNA prioritization process conducted in October and November 2013 to see if any issues were missing from the CHNA cross-cutting themes. A prioritization rubric (see Appendix A) was drafted at a Steering Committee Strategic Planning meeting in January 2014 and later updated by the data subgroup. The data subgroup drafted likert scale prioritization questions with the assistance of Jayne Andreen, Health Promotion Coordinator within the State of Alaska Public Health Department. The prioritization questions focused on urgency, feasibility, seriousness, and alignment with individuals and organizations and were defined as the following:

- **Seriousness** is the degree to which the problems lead to death, disability, or most negatively impact the community's well-being.
- **Feasibility** is the ability of individuals or organizations to reasonably impact the problem given available resources.

- **Urgency** refers to the risks associated with not addressing the problem in a timely manner.



Community participants discuss priorities (photo by C. Swartz)

An online poll was created and made available the entire month of May to increase access to community members who could not participate in the May 16th 2014 meeting. An Open House was hosted during the late afternoon of May 15th to allow community members to review the CHNA results and see the cross-cutting themes. Additional outreach and engagement for participation in the community health prioritization process was done through a myriad of methods:

- Posted colored ads in both local papers for 2 weeks before the meeting
- Posted flyers around town
- Created radio advertisement for KGTL
- Presented to the Homer City Council the week of the community meeting (recorded and broadcast live to community listeners)

Likert scale results from the community meeting, online poll, and steering committee rubric were all tallied individually and then compiled for one final prioritization ranking. The likert scale responses were summed and averaged for each cross-cutting theme and for each prioritization criteria. Standard deviation was calculated for online poll and community meeting responses – the differences between the two were not significant, thus the answers were combined. All results can be viewed in Appendix A.

Since ‘Family Issues’ was the highest-rated theme within every method of prioritization (online poll, community meeting, and steering committee rubric), the steering committee supported its selection as the priority theme to pilot collective action. The steering committee then positively reframed the language to Family Well-being. After selecting ‘Family Well-being’ as the focus, the data subgroup then re-approached the CHNA data and asked, “What are the primary factors that contribute to Family Well-being?” Answering this question required reviewing literature reviews and having discussions with content experts. **Resiliency was found to be a central component to well-being.** Three literature reviews were found that described the spectrum of resiliency across the individual, family, and community scales. The information

collected in these literature reviews aligned well with the Center for the Study of Social Policy’s research, their development of the Strengthening Families Framework, and work done by Futures Without Violence. A comprehensive list of individual, family, and community protective factors from these literature reviews are shown in Appendix C. The data subgroup compiled the comprehensive list of family protective factors and discovered that they mirrored those depicted by the Future Without Violence visual below. Thus, our community is presently using this visual with permission for our own Family Well-being outreach efforts.

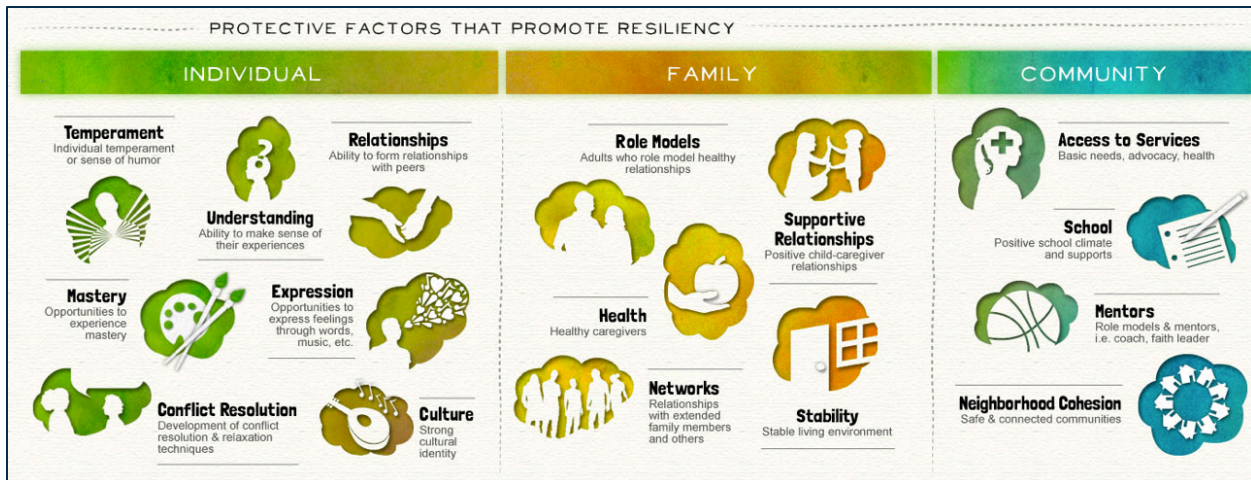


Figure 4. Resiliency factors across the individual, family, and community levels

CHNA data was then revisited through the Family Well-being lens by applying the Pacific Institute of Research and Evaluation’s approach to defining intermediate variables to Family Well-being. This reorganizing of data by intermediate variables / local factors that impact our family well-being provided the basis for the September 29th Collective Impact workshop packet.



Figure 5. Participants at the Sept 29th 2014 Collective Impact workshop

Community Priority: Increasing Family Well-being

There are a variety of interrelated factors that influence family well-being in our community and are reflected in the recent CHNA. These variables include economics / high cost of living and affordability, education, public transportation, substance abuse, domestic violence, family support and connectivity, built and physical environment, physical and mental health, and Adverse Childhood Experiences and trauma. One of the underlying, root causes that prevent families from being well is the trans-generational cycle of Adverse Childhood Experiences (ACEs) and/or trauma. ACEs are prevalent throughout populations within the United States, however, Alaska and the Southern Kenai Peninsula (SKP) data show cause for local concern and focus.

Example Adverse Childhood Experiences Data			
Measure	SKP	Alaska	United States
Did child ever live with anyone who had a problem with alcohol or drugs? (2011 Nat'l Survey Children's Health - NSCH)		14.5%	10.7%
Did the child ever live with a parent or guardian who served time in jail or prison after he/she was born? (2011 NSCH)		9.6%	6.9%
% respondents with 0 ACEs (AK Behavioral Risk Factor Surveillance System – 2013 BRFSS)	44.5% (male) 26.3% (female)	38.9% (male) 32.0% (female)	
% respondents with 4+ ACEs (2013 BRFSS)	11.5% (male), 24.6% (female)	14.1% (male), 20.7% (female)	

Figure 6. Adverse Childhood Experiences data comparisons - additional data available in CHNA Health Status

Description of the Issue

For two decades, a growing body of research has documented that stressful childhood experiences — those causing toxic levels of stress or trauma such as abuse, neglect, witnessing domestic violence, alcohol/drug abuse and criminal activity/imprisonment before age 18 — are a common pathway to social, emotional, and cognitive impairments that lead to increased incidence of unhealthy behaviors, disease, disability and premature

mortality.² Neuroscientists have found exposure to traumatic childhood events puts young brains in permanent “flight or fight mode.”³

This toxic stress has damaging long-term effects on learning, behavior, and health. Very young children are especially vulnerable, and tend to develop a wide variety of health and social risk factors such as obesity, diabetes, smoking, alcohol abuse, and depression.⁴ According to the principal investigator on the original Adverse Childhood Experiences study, addressing ACEs is “the most important opportunity for the prevention of health and social problems and disease and disability that has ever been seen.”

Additional research aimed at how to mitigate long-term detrimental effects of ACEs indicate that the high prevalence of ACEs in our society, combined with recent understanding of their long-term health effects, defines a public health challenge requiring community coordinated efforts.⁵ It also indicates that ACEs can be mitigated by helping families develop protective factors.⁶

Developing Family Protective Factors

The five protective factors that our community is focusing on include and are defined as:

1. Family Cohesion and Supportive Relationships

- Warm, cohesive family interaction pattern, cooperation, mutual support and commitment to tackle crises together
- Positive family environment with low discord between parents
- Parental warmth, assistance, and belief in the child
- Close relationship with caring, competent, and supportive adult



² Anda, R. The Health and Social Impact of Growing Up with Adverse Childhood Experiences, The Human and Economic Costs of the Status Quo, Co-Principal Investigator *Adverse Childhood Experiences (ACE) Study*, (2009). Available from: http://www.nacoa.org/pdfs/Anda%20NACoA%20Review_web.pdf

³ Shonkoff JP, Boyce Wt, McEwen Bs. Neuroscience, molecular biology and the childhood roots of health disparities. Building a new framework for health promotion and disease prevention. *JAMA* 2009; 301(21):2252-9

⁴ Felitti VJ, Anda RF, Nordenberg D, et al. The relationship of adult health status to childhood abuse and household dysfunction. *Am J Prev Med* 1998; 14:245-58

⁵ Hall, J., Porter, L., Longhi, D., Becker-Green, J. and Dreyfus, S. Reducing Adverse Childhood Experiences (ACE) by Building Community Capacity: A Summary of Washington Family Policy Council Research Findings. *JPIC* 2012; 0:4, 325-334.

⁶ Mercy JA, Saul J. Creating a healthier future through early interventions for children. *JAA* 2009; 301(21)2262-4

CHNA intermediate variables to address: Children, Youth, and Adolescents with or at-risk for ACEs and/or Trauma and Adults with ACEs and/or Trauma

2. Role Models

- Adults who role model healthy relationships and behavior
- Caregivers/Adults with protective factors

CHNA intermediate variables to address: Family support and connectivity

3. Networks and Social Support

- Relationships with extended family members and others
- Interpersonal interactions within the family's social network, including extended family, that provides emotional support, tangible help or information
- Connections to pro-social and rule-abiding peers

CHNA intermediate variables to address: Family support and connectivity

4. Health

- Family members that are physically and mentally well
- Health promotion

CHNA intermediate variables to address: Mental Health, Physical Health, Substance Abuse, and Built and Physical Environment

5. Stability

- Stable living environment
- Adequate income and housing
- Postsecondary education of parents
- Authoritative parenting: high on warmth, structure, and expectations

CHNA intermediate variables to address: Economics and Affordability, Education (workforce development and high school), and Public Transportation

Additional references for Resilience across the social-ecology (Individual, Family, & Community levels):

- Benzies, K and R Mychasiuk (2008) Fostering family resiliency: a review of the key protective factors. *Child & Family Social Work*
- Masten, Ann S., J. J. Cutuli, Janette E. Herbers, and Marie-Gabriel J. Reed. "Resilience in development." (2009): 117-131.
- Olsson C.A. et al (2003) Adolescent resilience: a concept analysis. *Journal of Adolescence* 26



Collective Impact Goals, Strategies and Objectives for Family Well-being

MAPP hosted 83 community members (predominantly Homer-area and some Mat-Su-area) for a Collective Impact Workshop on Sept 29th, 2014 to get input on participant connection to Family Health Issues and promoting resilience to Adverse Childhood Experiences. The workshop was facilitated by the Tamarack Institute. A Resiliency Spectrum was presented and 100% of Homer-area participants could see how their efforts supported family well-being within this spectrum. Participants identified their existing efforts and/or needs, aligned them with at least one of the five family protective factors, and identified organizational and individual challenges around these factors. Participants discussed strategies to increase these protective factors and shared their level of involvement (core, involved, supportive, and/or interested). The two protective factors that had the **most core involvement** were ‘**Family Cohesion and Supportive Relationships**’ and ‘**Health**’. The steering committee suggests that these protective factors be prioritized for the development of new collective impact strategies and shared measures. Additional results from this workshop are included in Appendix A.

There are multiple collaborative efforts underway in our community, all at different phases of development and action. As previously mentioned, this CHIP is a living document and presently reflects only the work of partners that have documented their collective impact plans. While ongoing development and implementation of community efforts will continue, these efforts will be reflected through the MAPP online portal (www.mappofskp.net). The following pages describe action plans by the Homer Early Childhood Coalition, Homer Prevention Project, and Transformations (formerly SADV) collective impact partners to address Family Well-being.

A Call to Action

Improving the health and well-being of our community takes every one of us!

- Community members are encouraged to provide input on measures to collect for the ongoing CHNA.
- Sign up for the MAPP list serv and find out when the next community meeting is occurring. These meetings provide great opportunities to hear updates and join efforts.
- See a workgroup below in which you want to participate? Follow up with the primary contact person identified.
- Do you have a collective impact community project that could be included in this CHIP? Contact Megan Murphy, mappofskp@gmail.com or 235-0570.

Homer Early Childhood Coalition

The Homer Early Childhood Coalition (originally Best Beginnings Homer) began in 2010, as a local subunit of the state Best Beginnings Alaska partnership. The Homer Early Childhood Coalition (HECC) is presently reviewing workgroup progress and goals and will be updating a 3-year strategic plan in Spring 2015 (with community and focus population input at community café in April 2015). The following reflects the present status of HECC goals and strategies.

Coalition Members

- Big Brothers Big Sisters
- Homer Head Start
- Homer Public Health Center
- Homer Public Library
- Local child care providers
- Paul Banks Elementary
- Sprout Family Services



Primary Family Well-being Protective Factor:

Family Cohesion and Supportive Relationships

Overarching Goal(s):

- Ensure all Alaska children begin school ready to succeed.

Intermediate Goals:

- Individuals, agencies, businesses and the City are knowledgeable and supportive of early childhood education and its positive impacts on the community.
- Parents, caregivers, and families are capable of supporting their child's health, emotional well-being and education so their children are ready for school.
- Child care workers & professionals working with young children are qualified.

- Area early childhood education supporters and partners are actively engaged in Homer Early Childhood Coalition (as a sub workgroup of the community MAPP coalition) to build sustainable outreach and services within the community.

Focus Population: Homer, Anchor Point, Kachemak Selo, Rozdolna, and Vosnesenka areas

Primary Contact(s):

Lisa Asselin Martin, HECC Coordinator, hecceordinator@gmail.com

Bonnie Betley, HECC Chair, bonnie.betley@alaska.gov

Lolita Brache, HECC Chair, lolitagrace@gmail.com

Supporting Data That Reflects Community Issue (subset):

	MEASURE	VALUE				SOURCE
Quantitative	SKP = Southern Kenai Peninsula CHNA= Community Health Needs Assessment	SKP		AK		
	Youth Risk Behavior Survey (9 th -12 th grades)	2011	2013	2011	2013	
	% of adolescents with 3 or more adults from whom they feel comfortable seeking help	28.0%	49.9%	43.8%	42.8%	YRBS
	Big Brothers Big Sisters	2012		2013		
	# of Big / Little matches	64		67		BBBS
	Sprout Family Services	2012		2013		
	# of children enrolled in Imagination Library	46		247		Sprout
	# of children enrolled in ASQ screening	81		134		Sprout
	# of children enrolled in Parents as Teachers Home Visiting Program	28		81		Sprout
Qualitative	Themes & Strengths Key Informant Responses (Community Health Needs Assessment)					
	% of respondents who identified 'Family Issues' (break down of family, ACEs) as most impacting the population they serve (32 of 75 respondents)	36.8%				Key Informants
	An observed breakdown or lack of intergenerational family networks and/or support in the Southern Kenai Peninsula region					2013 CHNA
	ACEs and/or Family Issues was specifically mentioned as a root cause within Economic Issues, Substance Abuse, Mental Health issues, Access to Care, Education, and Interpersonal Violence					2013 CHNA

	MEASURE	VALUE		SOURCE
Quantitative	ACE question responses compared between the US and Alaska (Statistically significant different responses bolded) (ages 0-17, 2011/12) National Survey of Children's Health	Alaska	U.S.	Nat'l Survey Children's Health
	Percent of children who have had two or more adverse childhood experiences	25.8%	22.6%	
	1. Family's income hard to cover the basics like food or housing? Very often or somewhat often.	25.0%	25.7%	
	2. Did child ever live with a parent or guardian who got divorced or separated after he or she was born?	23.8%	20.1%	
	3. Did the child ever live with a parent or guardian who died?	3.1%	3.1%	
	4. Did the child ever live with a parent or guardian who served time in jail or prison after he/she was born?	9.6%	6.9%	
	5. Did the child ever see or hear any parents, guardians, or any other adults in his/her home slap, hit, kick, punch, or beat each other up?	8.6%	7.3%	
	6. Was the child ever the victim of violence or witness any violence in his/her neighborhood?	10.5%	8.6%	
	7. Did the child ever live with anyone who was mentally ill or suicidal, or severely depressed for more than a couple weeks?	11.0%	8.6%	
	8. Did the child ever live with anyone who had a problem with alcohol or drugs?	14.5%	10.7%	
	9. Was the child ever treated or judged unfairly because of his/her race or ethnic group?	4.9%	4.1%	
	South Peninsula Haven House	2011	2012	
	# of night children (0-13) sheltered with family	314	333	SPHH
	# of emergency child care services	1,523	1,497	SPHH
	Office of Children's Services	2011	2012	
	# of Homer child protective services reports	89	96	OCS
City of Homer Police Department	2011	2012		
# of reported child abuse and neglect offenses	19	16	HPD	
Qualitative	Themes & Strengths Key Informant Responses (Community Health Needs Assessment)			
	% of respondents who identified 'Family Issues' (break down of family, ACEs) as most impacting the population they serve (32 of 75 respondents)	36.8%		Key Informants
	ACEs and/or Family Issues was specifically mentioned as a root cause within Economic Issues, Substance Abuse, Mental Health issues, Access to Care, Education, and Interpersonal Violence			2013 CHNA 8

HECC Workgroup Strategies:

There are four primary areas for HECC strategies:

1. Language and literacy resources and awareness
2. Parent engagement and education
3. Community Support for Early Childhood
4. Partnership Development and Sustainability

Short-Term Strategies (3 mos-1 yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
Pillar 1: Language and Literacy	Ann Dixon / Lisa Asselin	FY18	Networks and Social Support
Provide 1-3 mini grants for child care programs to purchase lang/lit resources.			
Populate online resource data base			
Survey caregivers to determine relevancy & accessibility of trainings			
Survey parents/caregivers to determine awareness of lang/lit services			
Provide “coach” or “mentor” to train child care workers on how to access and utilize lang/lit resources with children			
Pillar 2: Parent Engagement and Education	Jenn Lush- Fonkert /Lisa Asselin	FY18	Family Cohesion
Provide support/outreach programs in 4 or more areas in Homer and outlying areas.	HECC / Sprout		
Survey to gauge community interest			
Sprout Home Visit Program	Sprout		
ECE trainings are relevant to needs of surveyed parents, child care programs and ECE professionals			
Pillar 3: Community Support/Awareness for Early Childhood	Margarete Wisner / Lisa Asselin	FY18	Networks and Social Support
25% of events and activities supported are well attended			
At least 2 legislative awareness raising calls (letter writing, teleconference, etc)			

Gather legislative information; send out PSA, email blasts to raise awareness			
Do 2 postcard/letter writing campaigns			
Do at least 5 general ECE awareness raising activities (movie theater, HECC presentations/surveys)			
Outreach materials			
Support sending one local representative to Smart Start Conference (or related conference)			
Pillar 4: Early Learning Playspaces	Kate Crowley		Health
Assess at least 3 early learning indoor playspaces for accessibility during winter months and safety and at least			
Support improvements in safety to current indoor and outdoor playspaces			
Advocate for more indoor and outdoor playspaces			
Increase awareness about indoor and outdoor playspaces			
Survey parents/users and hosts of playspaces			
Assess at least 3 early learning outdoor playspaces available in summer or year round for young children			
Pillar 5: Business & Economic Impact	Hanna Young / Lisa Asselin	FY18	Stability
Develop task force with city's economic development commission			
Conduct surveys (pre/post)			
Task force addresses at least one issue that helps increase quality childcare programs			
PSA for awareness			
Task force addresses family-friendly business practices			
Pillar 6: Partnership Development & Sustainability	Lisa Asselin		Networks and Social Support
10% of HECC partners are involved with MAPP and provide data as relevant to MAPP online portal/assessments	HECC / MAPP		

Initial Long-Term Strategies (1+ yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
Pillar 1: Language and Literacy	HECC / COH Library	FY18	Networks and Social Support
1.1 Increase access to language and literacy resources for child care & ECE programs, parents/caregivers			
1.2 Increase awareness, accessibility, and relevancy of language and literacy training and presentations for parents, caregivers, and professionals working with children			
1.3 Increase awareness and accessibility for new and existing language and literacy services.			
Pillar 2: Parent Engagement and Education	HECC / Sprout	FY18	Family Cohesion
2.1 Increase accessibility and support for home visiting / parent support ECE outreach programs that target parents, caregivers, and professionals working with children.			
2.2. Increase accessibility and relevancy ECE training and presentations for parents, caregivers, and professionals working with children. (relevancy as defined as meeting lang/lit needs of area geographically, culturally, professionally, etc.).			
Pillar 3: Community Support/Awareness for Early Childhood	HECC / MAPP	FY18	Networks and Social Support
Increase awareness and accessibility to activities and events that educate the community about ECE.			
Increase community awareness of and participation in ECE legislative issues.			
Increase general community awareness about importance of ECE through publicity campaigns.			
Pillar 4: Early Learning Playspaces	HECC	FY18	Health
Increase the quantity and accessibility to safe, developmentally appropriate indoor playspaces for young children.			
Increase quantity and accessibility to safe, developmentally			

appropriate outdoor playspaces for young children.			
Pillar 5: Business & Economic Impact	HECC	FY18	Stability
Increase number of quality childcare programs in community.			
Increase family friendly business practices within local business community (employee and client/customer practices).			
Pillar 6: Partnership Development & Sustainability	HECC / MAPP	FY18	Networks and Social Support
Increase and develop new partnerships and collaboration for ECE projects/services through participation in community MAPP coalition.			

<i>Initial Policy and Advocacy Strategies</i>	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
Pillar 3: Community Support/Awareness for Early Childhood - Increase community awareness of and participation in ECE legislative issues.	HECC	FY18	Networks and Social Support
Pillar 5: Business & Economic Impact - Increase number of quality childcare programs in community.	HECC	FY18	Stability

Learning Strategies / Prototypes	Lead Org(s) / Indiv(s)	Protective Factor
Wellness Fair @ Rotary Health Fair	HECC	Health, Networks and Social Support
Community Cafe	HECC	Networks
Week of the Young Child (Nat'l recognized week – Homer does right before Safe Kids Fair)	HECC	Family Cohesion
Week of the Young Child coordinating & promoting (passport)	HECC	Networks and Social Support
Legislative meet & greet	HECC	Networks and Social Support
Coordinating Facebook daily posts & monthly newsletter	HECC	Networks and Social Support

HECC Collective Impact Conditions:

Conditions	How Workgroup is Fulfilling Conditions
<p>Common Agenda</p>	<p>Overarching Goal: Preparing children ages 0-5 to be ready for school Intermediate Goals:</p> <ol style="list-style-type: none"> 1. Individuals, agencies, businesses and the City are knowledgeable and supportive of early childhood education and its positive impacts on the community. 2. Parents, caregivers, and families are capable of supporting their child’s health, emotional well-being and education so their children are ready for school. 3. Child care workers & professionals working with young children are qualified. 4. Area early childhood education supporters and partners are actively engaged in Best Beginnings Homer (as a sub workgroup of the community MAPP coalition) to build sustainable outreach and services within the community.
<p>Shared Measures</p>	<ul style="list-style-type: none"> • # of books/resources delivered (tentative) • Defining & determining readiness for school (tentative – needs to be defined) • Unique participation in activities & services across workgroups (presently available)
<p>Continuous Communication</p>	<ul style="list-style-type: none"> • Monthly meeting • Daily Facebook posts • Post HECC activities on pop411 & Best Beginnings Alaska • Individual workgroup meetings (1x/month) • Monthly newsletter
<p>Mutually Reinforcing Activities</p>	<p>6 strategies that are differentiated, yet reinforcing: 1) Language & literacy, 2) Parent engagement and education, 3) Community support for ECE, 4) Early learning play spaces, and 5) Business & economic impact 6) Partnership Development & Sustainability</p>
<p>Backbone Support</p>	<ul style="list-style-type: none"> • Best Beginnings Alaska financial support • Coordinator • Fiscal Sponsor (Sprout) • Chairs • MAPP backbone support (data collection, website support) • Partnerships (Rotary, Homer Head Start, Homer Public Library...)

Strategy Map: (see Appendix B)



Homer Prevention Project

The Homer Prevention Project (HPP) began in 2012, a result of a successful Transformations (formerly the Addressing Substance Abuse and Domestic Violence (SADV) workgroup) collaborative grant application to address substance abuse. This SAMSHA grant, administered by the State of Alaska, ends June 30, 2015 and sustainability planning has occurred to prioritize the HPP strategies that will continue beyond the grant. Specific strategy implementation beyond June 30, 2015 will continue to be refined as additional HPP and Transformation workgroup discussions occur and funding is secured. The following reflects the transitional status of HPP.

Coalition Members:

- Alaska Family Violence Prevention Project
- Community Members
- Cook Inlet Council on Alcohol and Drug Abuse
- Homer Outdoor Wilderness Leadership
- Fiddlehead Creative
- Kachemak Bay Family Planning Clinic
- Kenai Peninsula Borough School District
- MAPP
- Seldovia Village Tribe
- South Peninsula Behavioral Health Services
- South Peninsula Haven House
- South Peninsula Hospital
- Sprout Family Services
- REC Room

Primary Family Well-being Protective Factor: **HEALTH**

Overarching Goal(s):

- Reduce the cycle of adult heavy and binge drinking,
- Reduce the Adverse Childhood Experiences (ACEs) that result from adult heavy and binge drinking, and
- Reduce underage drinking in the Homer and Anchor Point area.

These goals will be re-evaluated and reviewed by the Transformations workgroup. Discussions to date have identified the possibility of focusing on underage drinking and/or broadening the issue of substance abuse beyond alcohol.

Intermediate Variables: (see graph below)

- Community norms,
- Social availability of alcohol (underage drinking), and
- Awareness of risks

Focus Population: Homer and Anchor Point areas

Primary Contact(s):

Jamie Powell, HPP Project Director, Jamie@homerpreventionproject.org

After June 30, 2015, priority HPP strategies will be monitored by the Transformations coalition. Haven House (Rachel Romberg, Rachel@havenhousealaska.org) to be likely primary point of contact.

Supporting Data That Reflects Community Issue (subset):

Contributing Factors to Underage Drinking and Adult Heavy and Binge Drinking

INTERVENING VARIABLES	CONTRIBUTING FACTORS	SUPPORTING DATA
Community Social Norms	Drinking is component of community identity	<ul style="list-style-type: none"> ✓ CRA - bumper sticker ✓ AWG - bumper sticker ✓ AWG - community identity & norms
	Community tolerates adult heavy and binge drinking	<ul style="list-style-type: none"> ✓ CPS - Community accepts, tolerates H/B Drinking ✓ CPS - H/B Drinking not a priority ✓ AWG - "none of your business", independent community mentality
	Community considers underage drinking normal and acceptable	<ul style="list-style-type: none"> ✓ YFG - youth consider it typical for teens to drink/get alcohol ✓ YFG - alcohol is easy to get ✓ CPS - youth get alcohol from family/friends ✓ CPS - lack of parental monitoring ✓ CPS - adults think it's ok for underage persons to drink ✓ AWG - parents allow, community norm ✓ CRA - reactionary response, adult allow/think it's OK, need to educate parents ✓ YRBS - Questions 45, 46, 102 ✓ ACOS - easy for teens to get alcohol
Social Availability of Alcohol (Underage Drinking)	Parents host/allow parties where alcohol is available and provide alcohol to youth	<ul style="list-style-type: none"> ✓ YFG - alcohol is easy to get ✓ CPS - youth get alcohol from family/friends ✓ CPS - lack of parental monitoring ✓ CPS - adults think it's ok for underage persons to drink ✓ AWG - parents allow, community norm ✓ CRA - reactionary response, adult allow/think it's OK, need to educate parents ✓ ACOS - easy for teens to get alcohol
	Older siblings, older friends provide alcohol to underage persons	<ul style="list-style-type: none"> ✓ YFG - alcohol is easy to get ✓ CPS - youth get alcohol from family/friends ✓ ACOS - easy for teens to get alcohol
Perception of Risks	Youth and adults are unaware of the effects of alcohol use including: <ul style="list-style-type: none"> • brain development • dangers of addiction • FASD 	<ul style="list-style-type: none"> ✓ YFG - "Give us the facts" ✓ CRA - Information exists, but is not easily accessible to youth ✓ YRBS - Question 49 ✓ CPS - Youth don't think there are risks to their health or safety ✓ CRA - reactionary response, adult allow/think it's OK, need to educate parents ✓ CPS - adults think it's ok for underage persons to drink
	Community is unaware of effects of binge drinking on the family including the cycle of ACEs and how ACEs contribute to underage drinking and adult alcohol abuse	<ul style="list-style-type: none"> ✓ CPS - People are unaware of the consequences ✓ CPS - People think negative consequence won't happen to them ✓ CRA - information for community doesn't exist

ACOS = Adult Community Outcomes Survey
AWG = Advisory Workgroup Discussion

CRA = Community Readiness Assessment
CPS = Community Perceptions Survey

YRBS = Youth Risk Behavior Survey
YFG = Youth Focus Group

	MEASURE	VALUE				SOURCE
Quantitative	SKP = Southern Kenai Peninsula CHNA= Community Health Needs Assessment	SKP		Remainder of AK		
	Behavioral Risk Factor Surveillance System	2010	2011	2010	2011	
	% of SKP adults who report binge drinking in the past 30 days	31.2%	26.3%	21.8%	20.2%	BRFSS
	Youth Risk Behavior Survey (9th-12th grades)	2011	2013	2011	2013	
	% of SKP adolescents who currently do not smoke cigarettes or cigars or used chewing tobacco, snuff, or dip	81.0%	83.2%	80.0%	89.4%	YRBS
	% of SKP youth who report binge drinking in the past 30 days	41.0%	23.5%	16.5%	12.8%	YRBS
	UAA Justice Center Victimization Study	Kenai Peninsula Borough (2013) n=987		AK (2010) n=871		
	% of adult female respondents who experienced at least one alcohol or drug involved sexual assault	18.8%		26.8%		CDVSA/ UAA
	City of Homer Police	2011		2012		
	# of incidents involving alcohol	366		315		COH
	# of adult DUI arrests in Homer	95		51		COH
	# of DUIs in Homer	131		148		AK courts
	# of Homer clients enrolled in substance Abuse Treatment at Cook Inlet Council on Alcohol & Drug Abuse	61 (2012)		49 (2013)		CICADA
	# of annual South Peninsula Hospital emergency room visits for substance abuse	179 (2012)		200 (2013)		SPH
	Qualitative	Themes & Strengths Community Responses (Community Health Needs Assessment)				
% of respondents who identified 'Substance Abuse' as most impacting the population they serve		51.7%				Key Informants
When asked to rank the issues most affecting the community, the top response for survey respondents was Substance Abuse (79.3%)						Community Survey

HPP Workgroup Strategies:

Short Term Strategies (3 mos-1 yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
1. Collection of 2015 YRBS data	PCN committee	June 30, 2015	Family Cohesion
2. Development of youth PCN campaign	PCN committee	June 30, 2015	Networks & Social Support
3. Write grant application to fund parent perception campaign	Derotha Ferraro (SPH)	Before June 30, 2015	Networks & Social Support
4. Expand ACEs awareness to the general public through pamphlet & infographic	Brenda Dolma	June 30, 2015	Family Cohesion
5. Aces & resiliency info delivery to Homer Middle & Flex	Haven House, REC room	June 30, 2015	Family Cohesion
6. Develop inter-agency ACEs communication plan	Rachel Romberg	June 30, 2015	Networks & Social Support
7. ACEs trainings to service providers and parents	Brenda Dolma	June 30, 2015	Family Cohesion
8. Post & maintain Youth Resource online Guide	REC Room	June 30+	Role Models
9. Photovoice in High School	Rachel Romberg, Tara Schmidt	June 30, 2015	Networks & Social Support
10. Targeted info dissemination re legal consequences of providing alcohol to minors	Brenda Dolma	June 30, 2015	Family Cohesion
11. Newsletter blurb to be distributed through existing newsletter [HPP outreach]	Jamie Powell	June 30, 2015	Networks & Social Support

Initial Long-Term Strategies (1+ yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
1. Engagement of Youth in ongoing YRG	REC Room (Anna Meredith)	June 30, 2015+	Role Models
2. Ongoing ACEs community education	Transformations Coalition	June 30, 2015+	Networks and Social Support
3. PCN	PCN workgroup	June 30, 2015+	Networks and Social Support

Learning Strategies / Prototypes	Lead Org(s) / Indiv(s)	Protective Factor
1. PCN template	PCN committee	Networks and Social Support
2. Collaborative framework to address community issues (SPF SIG)	HPP Coalition members	Networks and Social Support
3. YRG interview process for youth	REC Room, Haven House	Role Models
4. Community readiness survey	Susie Amundson, Megan Murphy	Networks and Social Support
5. Photovoice template	Haven House	Networks and Social Support
6. Train the trainers template	Linda Chamberlain	Role Models

Strategies Co-created with Focus Population	Focus Population: Youth & adults within Homer & Anchor Point
Strategies already developed	Input from REC room youth, FLEX students, Advisory Workgroup members

HPP Collective Impact Conditions:

Conditions	How Workgroup is Fulfilling Conditions
Common Agenda	<ul style="list-style-type: none"> Issue: Reducing underage and adult binge drinking Goals: raise community awareness, increase community capacity, decrease underage and adult binge drinking, improve family physical & mental health
Shared Measures	<ul style="list-style-type: none"> (review 2014 evaluation for ideas) – need to be developed
Continuous Communication	<ul style="list-style-type: none"> Implementation coordinator meetings (as-needed) 6-mos newspaper column highlighting HPP & 5 strategies Leadership team mtgs (monthly) SADV coalition mtgs (bi-monthly) Strategy meetings (PCN 2x/month, resiliency 2x/month, YRG 1x/month)
Mutually Reinforcing Activities	<ul style="list-style-type: none"> 5 strategies that are differentiated, yet reinforcing: 1) Youth Resource Guide, 2) ACEs community education, 3) Photovoice, 4) Positive Community Norms campaign, and 5) Targeted Info Dissemination 2 focused strategies after June 30th: PCN and ACEs education
Backbone Support	<ul style="list-style-type: none"> SPF SIG framework, \$\$ support, technical assistance, staff After June 30th: Transformations coalition, HPP sustainability plan, capacity building / shared experiences of participants in the HPP process, shared ACEs communication plan, MAPP coalition / backbone support

Strategy Map: (see Appendix B)

Transformations (formerly known as SADV)

The Transformations (formerly Addressing Substance Abuse and Domestic Violence) workgroup began in 2010, an action workgroup that resulted from the first Health Assessment community prioritization. The focus of this workgroup has evolved from specifically addressing substance abuse and domestic violence to focusing on more underlying issues of trauma. Priority strategies will be further refined in Spring 2015 as the workgroup undergoes a strategic planning process.

Coalition Members

- CICADA
- Homer Wilderness Leaders
- South Peninsula Haven House
- Healing Transformation
- Kenai Peninsula College
- Sprout Family Services
- Homer Prevention Project
- MAPP
- Wise at Work
- Homer Public Health Center
- South Peninsula Behavioral Health Center

Primary Family Well-being Protective Factor: **Networks and Social Support**

Overarching Goal(s):

- A Southern Kenai Peninsula that cultivates healthy relationships and resilient families, free of intimate partner violence, sexual violence and substance abuse.

Intermediate Goals:

PHASE 1:

1. Transforming agencies to become trauma-informed and deliver trauma-responsive services,
2. Develop an ACEs communication plan, and
3. Monitor Homer Prevention Project strategies.

Focus Population: Southern Kenai Peninsula, presently focused on service providers and their clients in the Homer-area.

Primary Contact(s):

Rachel Romberg, Prevention Coordinator, rachel@havenhousealaska.org

Supporting Data That Reflects Community Issue (subset):

	MEASURE	VALUE				SOURCE
Quantitative	SKP = Southern Kenai Peninsula CHNA= Community Health Needs Assessment	SKP		Remainder of AK		
	Behavioral Risk Factor Surveillance System	2010	2011	2010	2011	
	% of SKP adults who report binge drinking in the past 30 days	31.2%	26.3%	21.8%	20.2%	BRFSS
	Youth Risk Behavior Survey (9th-12th grades)	2011	2013	2011	2013	
	% of SKP adolescents who currently do not smoke cigarettes or cigars or used chewing tobacco, snuff, or dip	81.0%	83.2%	80.0%	89.4%	YRBS
	% of SKP youth who report binge drinking in the past 30 days	41.0%	23.5%	16.5%	12.8%	YRBS
	UAA Justice Center Victimization Study	Kenai Peninsula Borough (2013) n=987		AK (2010) n=871		
	% of adult female respondents who experienced at least one alcohol or drug involved sexual assault	18.8%		26.8%		CDVSA/ UAA
	City of Homer Police	2011		2012		
	# of incidents involving alcohol	366		315		COH
	# of adult DUI arrests in Homer	95		51		COH
	# of DUIs in Homer	131		148		AK courts
	# of Homer clients enrolled in substance Abuse Treatment at Cook Inlet Council on Alcohol & Drug Abuse	61 (2012)		49 (2013)		CICADA
	# of annual South Peninsula Hospital emergency room visits for substance abuse	179 (2012)		200 (2013)		SPH
Qualitative	Themes & Strengths Community Responses (Community Health Needs Assessment)					2013 CHNA
	% of respondents who identified 'Substance Abuse' as most impacting the population they serve (45 of 75 respondents)	51.7%				Key Informants
	When asked to rank the issues most affecting the community , the top response for survey respondents was Substance Abuse (79.3%) (678 of 855 respondents)					Community Survey

Transformations Workgroup Strategies:

Short-Term Strategies (3 mos-1 yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
Develop a shared Trauma Responsive Services (TRS) assessment tool for service providers	Transformations	Fall 2015	Networks & Social Support
Implement TRS tool across 5 agencies	Transformations	Fall 2015	Networks & Social Support
Review, edit, and adopt Prevention Plan	Haven House	April 2015	Family Cohesion & Supportive Relationships
Review, edit, and adopt HPP strategies	Jamie Powell	June 2015	Health
ALL PREVENTION PLAN STRATEGIES			
Coordinate with Homer High to support YRBS permission slip collection	Transformations	Ongoing	Health

Initial Long-Term Strategies (1+ yr)	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
Partner agencies demonstrate trauma responsive services	Haven House Sprout	Fall 2015	Networks & Social Support
Implement Prevention Plan	Haven House Sprout	June 30, 2015	Family Cohesion & Supportive Relationships
Implement HPP strategies	Jamie Powell	June 30, 2015	Health

Initial Policy and Advocacy Strategies	Lead Org(s) / Indiv(s)	Target Due Date	Protective Factor
1. Partner agencies will adopt policies that promote best policies for TIC/TRS	Haven House Sprout	Fall 2015	Networks & Social Support

2. A sustained Prevention Coordinator position that lives outside of an organization	Haven House	Fall 2015	Networks & Social Support
3. School District adopts Green Dot curriculum (at least in Homer)	Green Dot	Fall 2015	Networks & Social Support
4. YRBS data collection mandatory?	Transformations	Fall 2015	Health

Learning Strategies / Prototypes	Lead Org(s) / Individ(s)	Protective Factor
Lead On	Alaska Network on Domestic Violence and Sexual Assault (ANDVSA)	Family Cohesion & Supportive Relationships
Photo Voice	HPP Haven House	Networks & Social Support Role Models
Youth Resource Guide	HPP R.E.C. Room	Networks & Social Support
Girls on the Run	West Homer Elementary School Kachemak Selo	Networks & Social Support
The 4th R	HPP Homer High school- 9th Gr Health Class	Health
8th and 9th Grade Health Class	HPP Homer Middle School	Health
Green Dot	HPP	Health
Youth on Record Alaska	HPP Haven House	Role Models
Coaching Boys Into Men	Futures Without Violence Homer High School Baseball Team Haven House	Networks & Social Support
Compass (A Guide for Men)	Haven House Youth on Record Alaska Homer Wilderness Leaders	Networks & Social Support
Positive Community Norms (PCN)	HPP	Networks & Social Support

ACEs Education	HPP Haven House	Family Cohesion & Supportive Relationships
Collective Impact Model?	Transformations MAPP	Family Cohesion & Supportive Relationships
Trauma Responsive Services (TRS) assessment tool for service providers	Haven House Sprout	Networks & Social Support

Transformations Collective Impact Conditions:

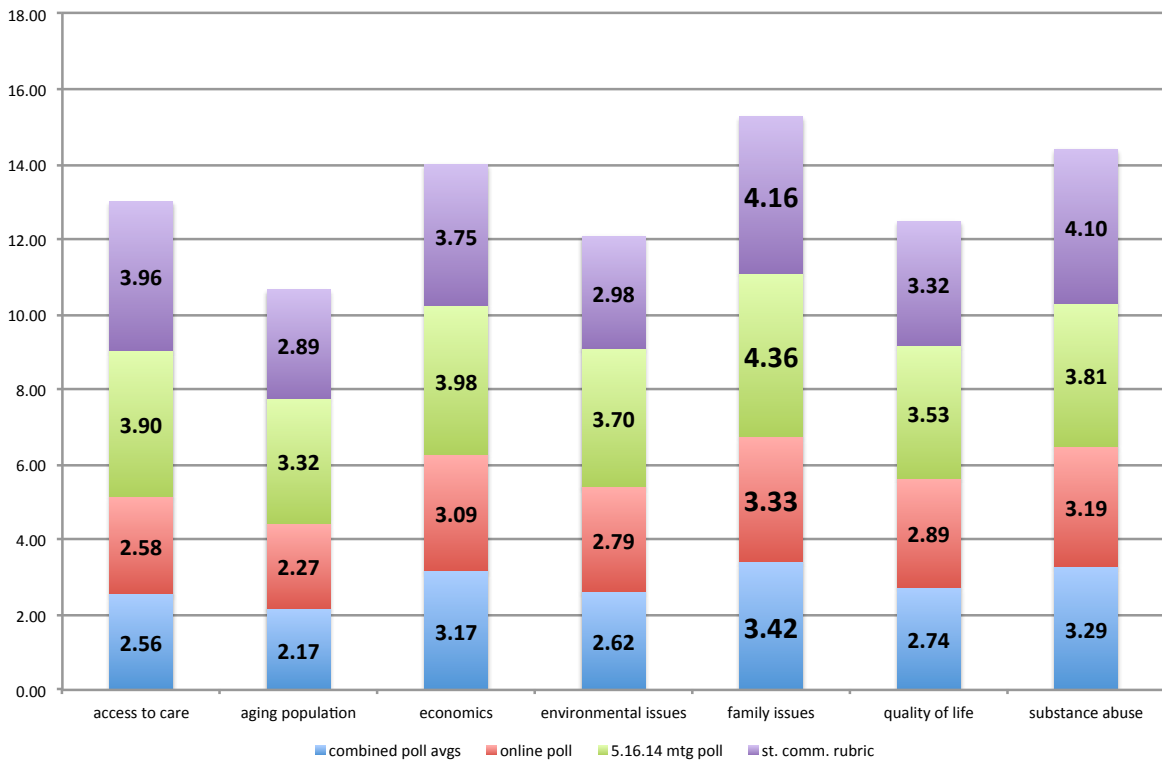
Conditions	How Workgroup is Fulfilling Conditions
Common Agenda	<ul style="list-style-type: none"> • A Southern Kenai Peninsula that cultivates healthy relationships and resilient families, free of intimate partner violence, sexual violence and substance abuse • Phase I: Trauma Responsive Services
Shared Measures	<ul style="list-style-type: none"> • Assessment tool measures [% of clients that feel their needs are being met] • YRBS Data • Developmental screening • % of adolescents with 3 or more adults from whom they feel comfortable seeking help
Continuous Communication	<ul style="list-style-type: none"> • Bi-monthly Transformations Meetings (2nd and 4th Wed, 11am-12:30pm) • Green Dot • Prevention community newsletter development?
Mutually Reinforcing Activities	<ul style="list-style-type: none"> • Tying back how all of these activities support the same overarching goal
Backbone Support	<ul style="list-style-type: none"> • Transformations coalition • MAPP workgroup tool, MAPP services

Appendix A: CHNA Prioritization Results

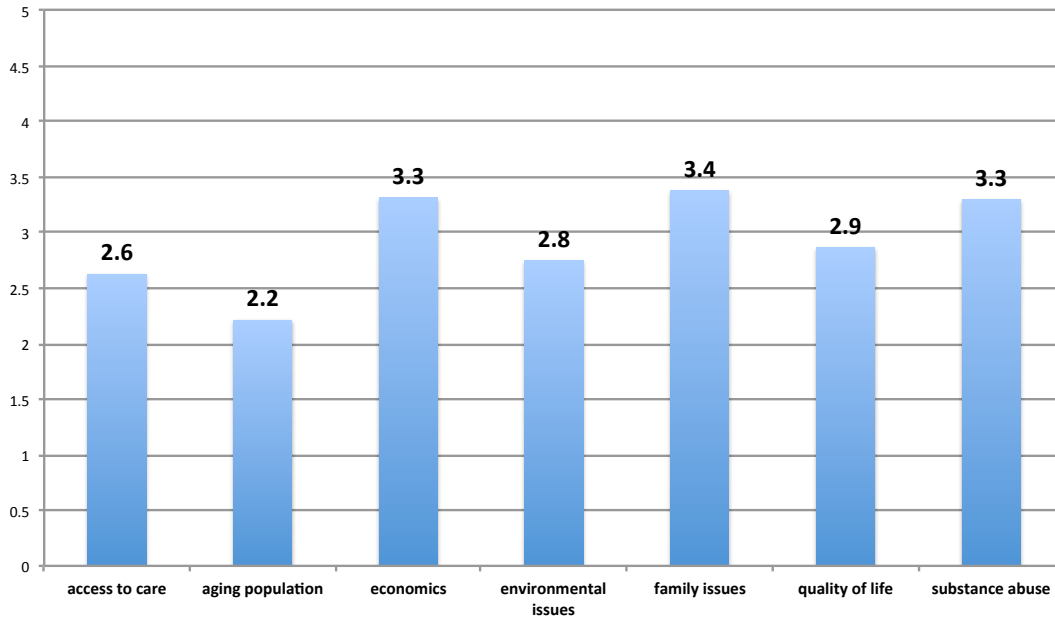
	Combine Poll Averages	Online Poll	May 16th Poll	Steering Committee Rubric
Access to Care	2.56	2.58	3.90	3.96
Aging Population	2.17	2.27	3.32	2.89
Economics	3.17	3.09	3.98	3.75
Environmental Issues	2.62	2.79	3.70	2.98
Family Issues	3.42	3.33	4.36	4.16
Quality of Life	2.74	2.89	3.53	3.32
Substance Abuse	3.29	3.19	3.81	4.10

	Is a strategic issue	Reflects CHNA & data	Alignment w MAPP vision	St. comm. capacity for multi-yr project	St. comm. has expertise on topic	Clear measures	Ongoing MAPP focus area from 1st round?	Conducive for Collective Impact	Sense of urgency	Participants have time to contribute to issue	Combined prioritization results	TOTAL SCORE
Access to Care & Services	✓	4	5.0	4.9	5	4.4	4.6	4.5	2.64	1.93	2.6	4.0
Aging Population	✓	3	4.1	3.2	2	3.6	2.8	3.9	2.5	1.64	2.2	2.9
Economics & Affordability	✓	4	4.4	3.6	4	4.2	3.2	4.3	3.83	2.67	3.3	3.7
Environmental Issues	✓	3	4.0	2.9	2	2.9	2.5	3.9	3.5	2.25	2.8	3.0
Family Issues	✓	4	4.9	4.7	5	4.1	4.7	4.4	3.58	2.83	3.4	4.2
Quality of life: connection to place	✓	2	4.4	4.1	4	3	3.6	3.9	2.75	2.58	2.9	3.3
Substance Abuse	✓	4	4.7	4.5	5	4.1	4.9	3.9	3.75	2.83	3.3	4.1

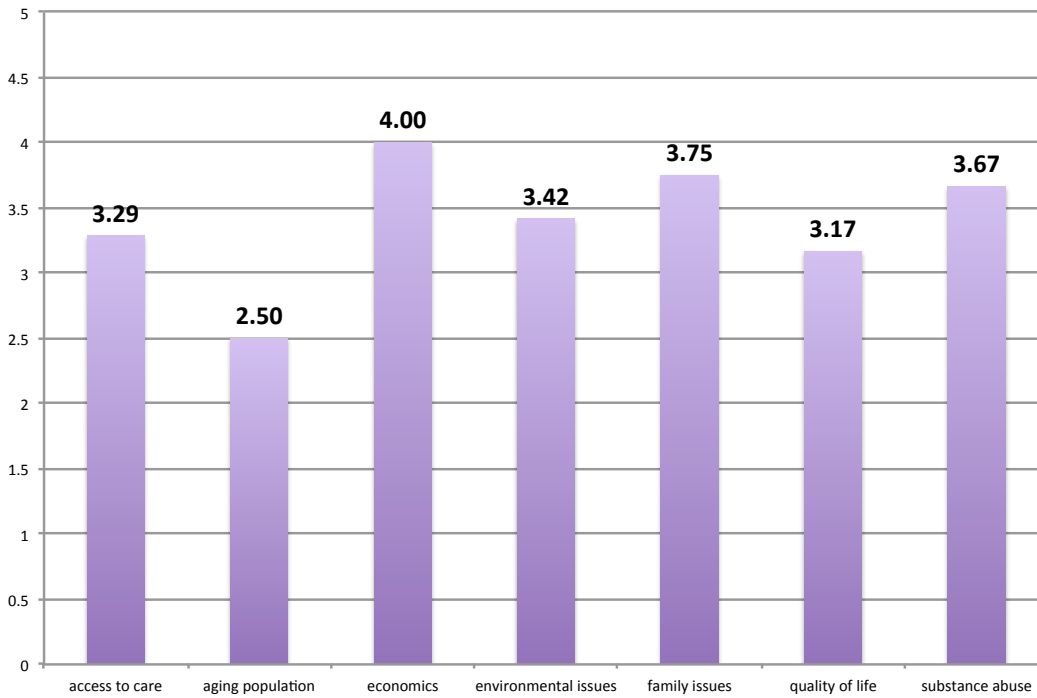
Prioritization Results



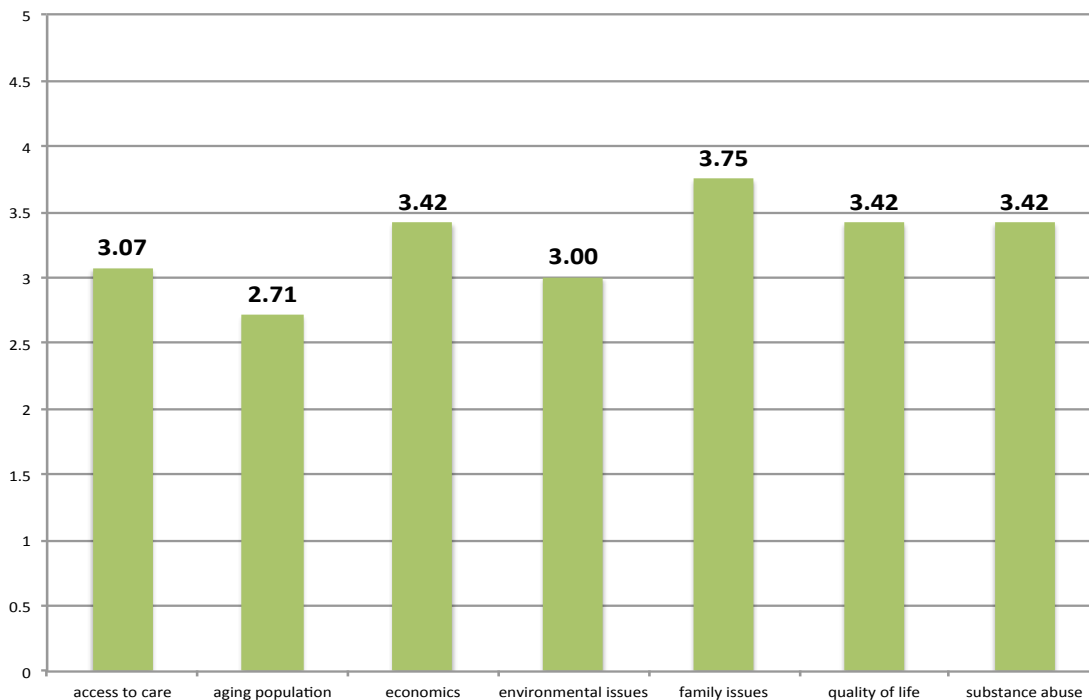
Averaged Prioritization Results for 7 Themes



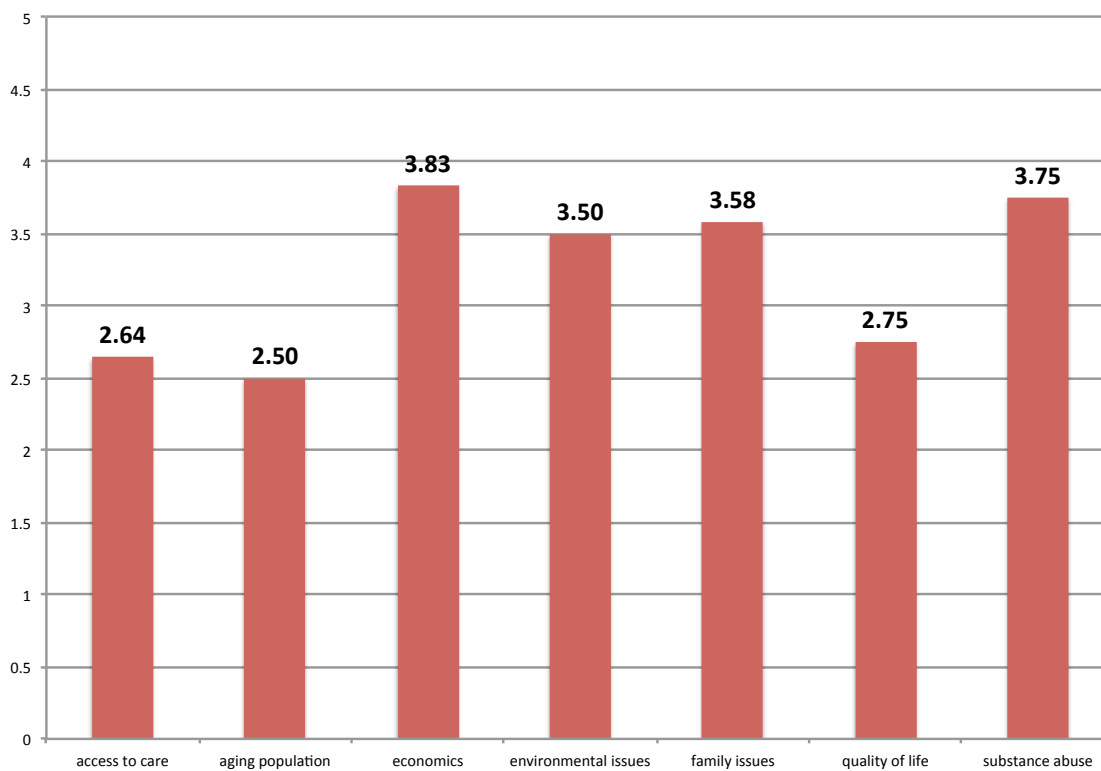
Seriousness



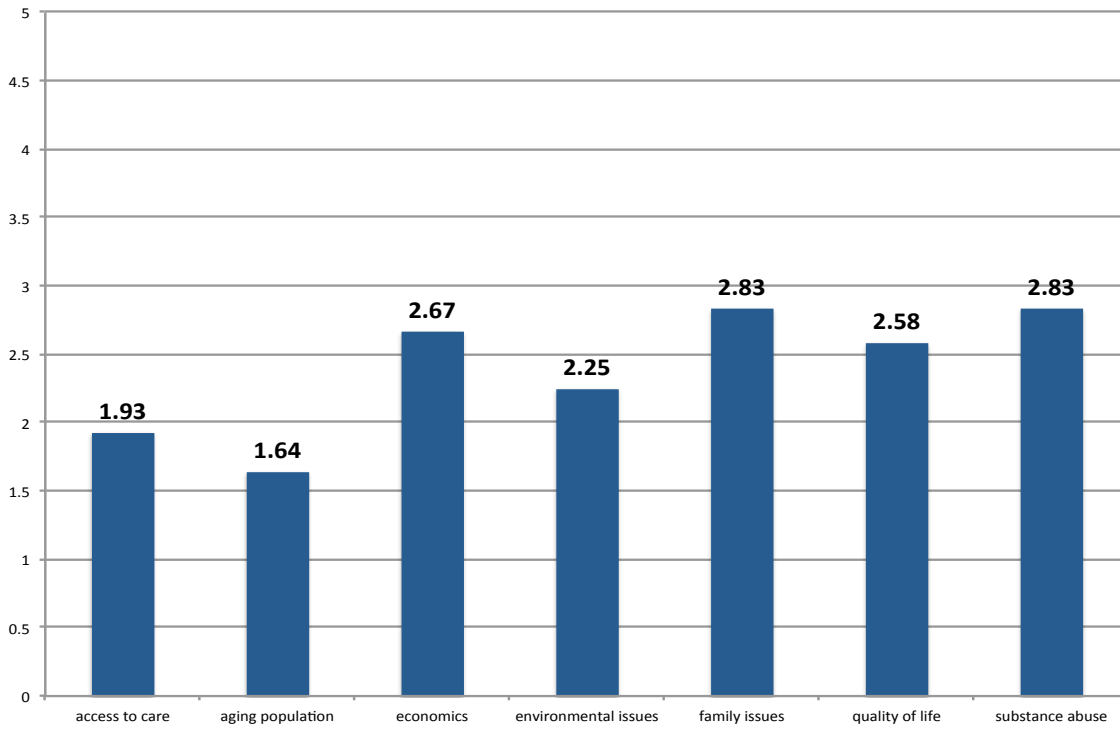
Feasibility



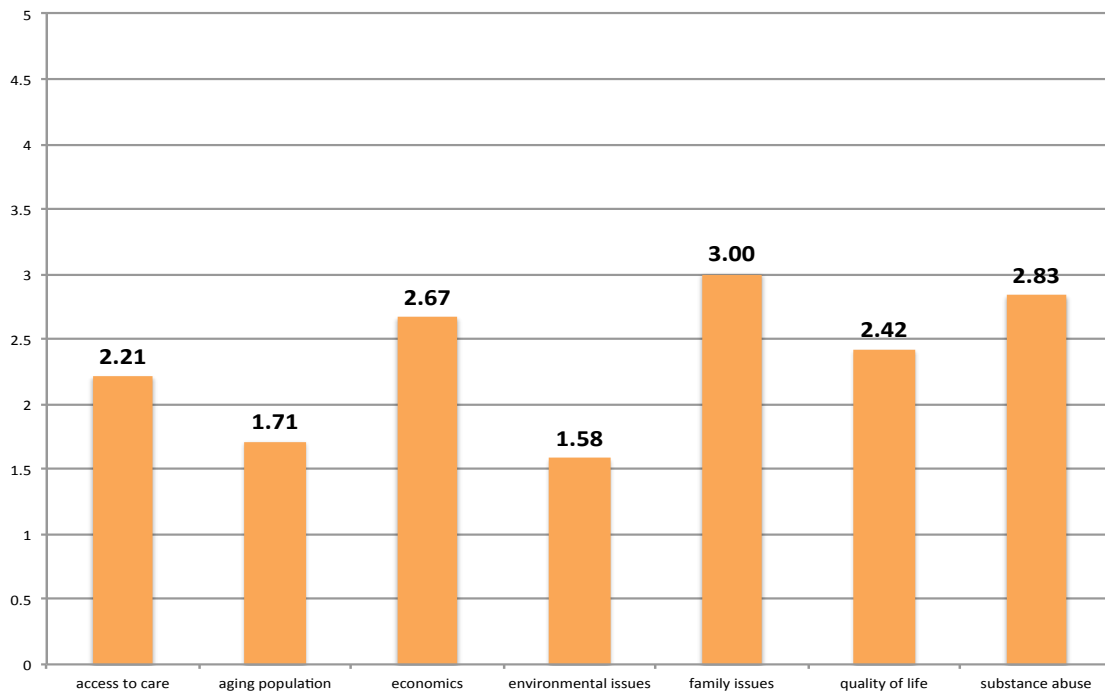
Urgency



Personal or Professional Availability

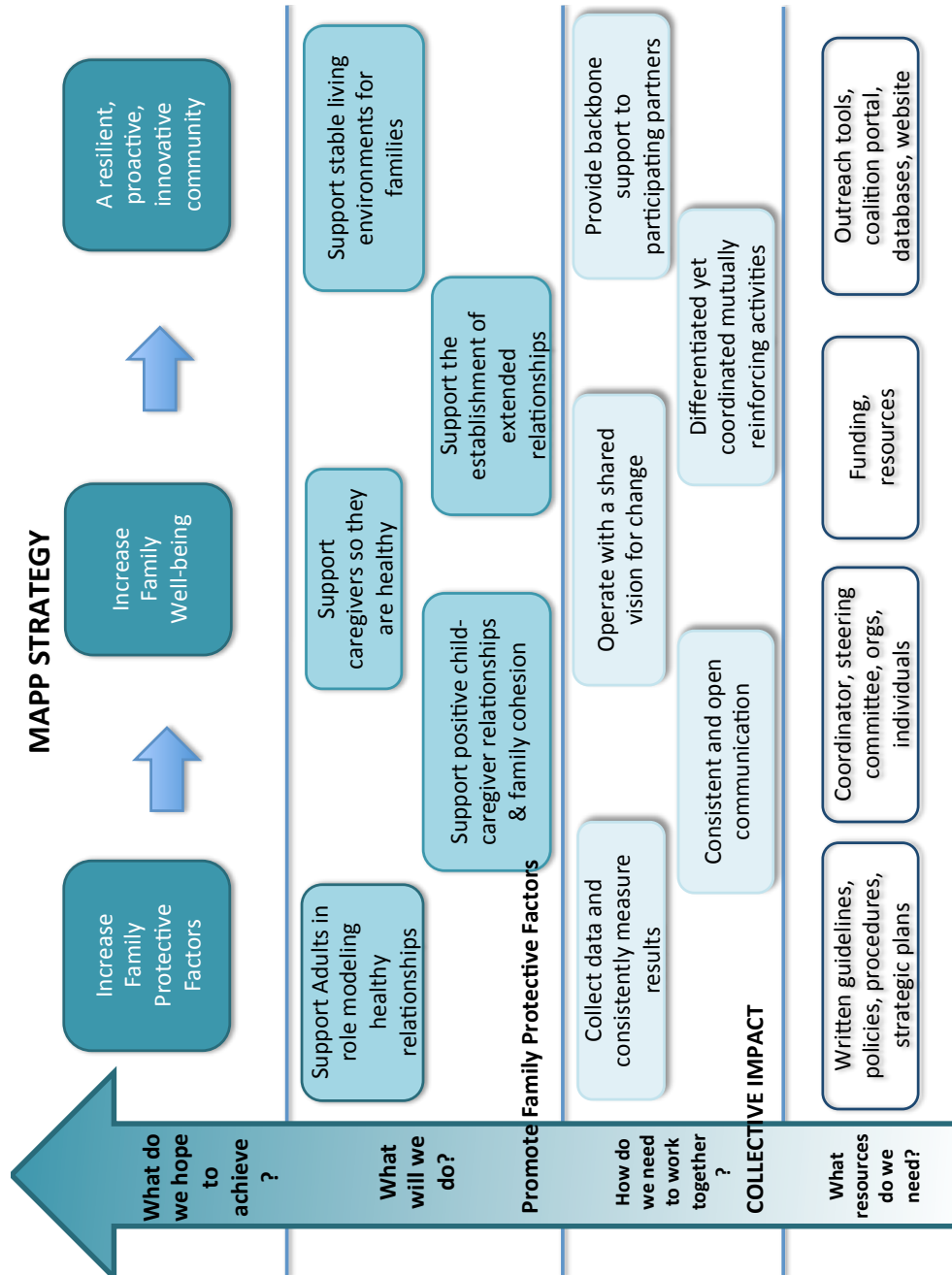


Personal or Professional Alignment

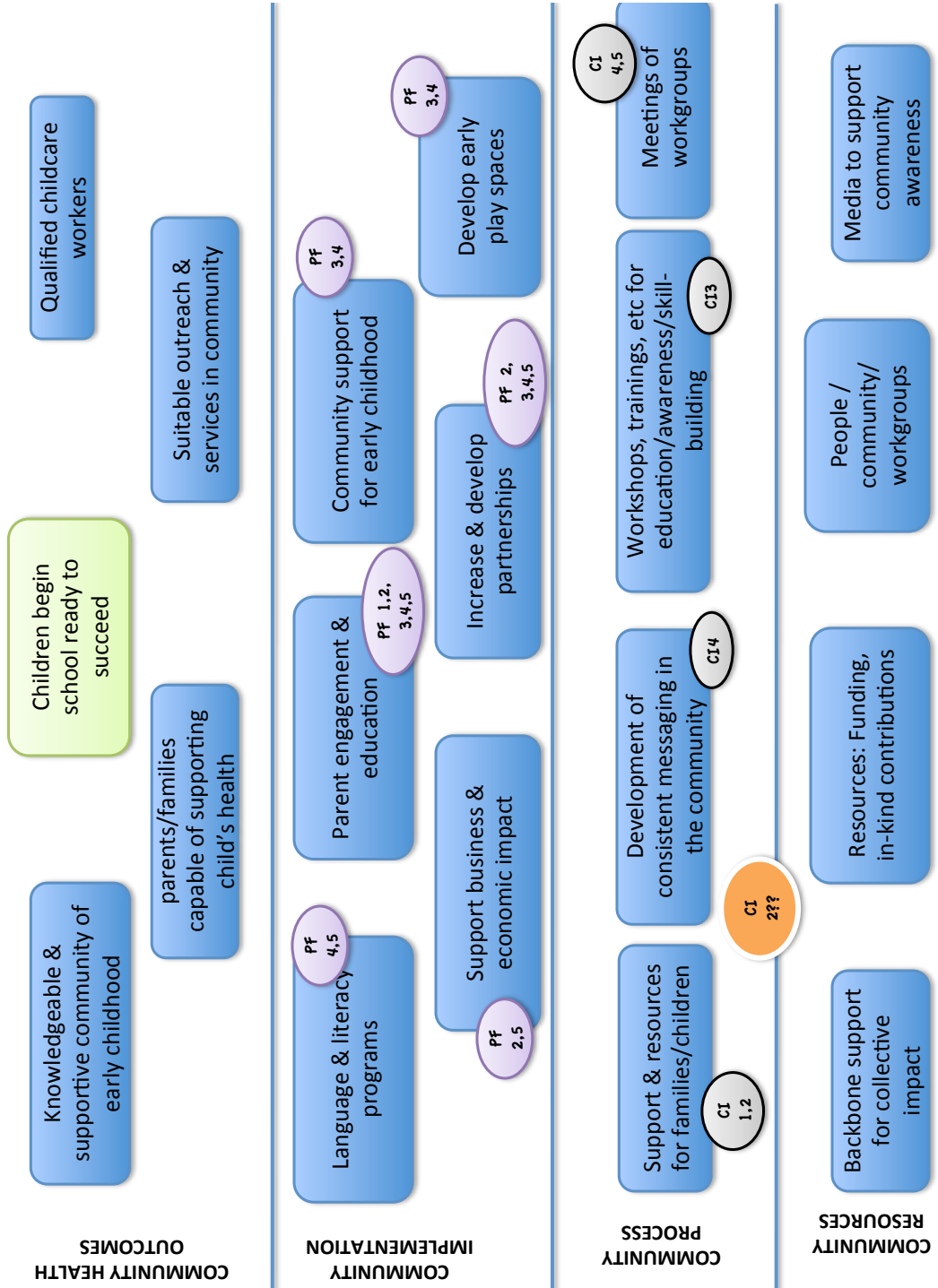


Appendix B: Strategy Maps

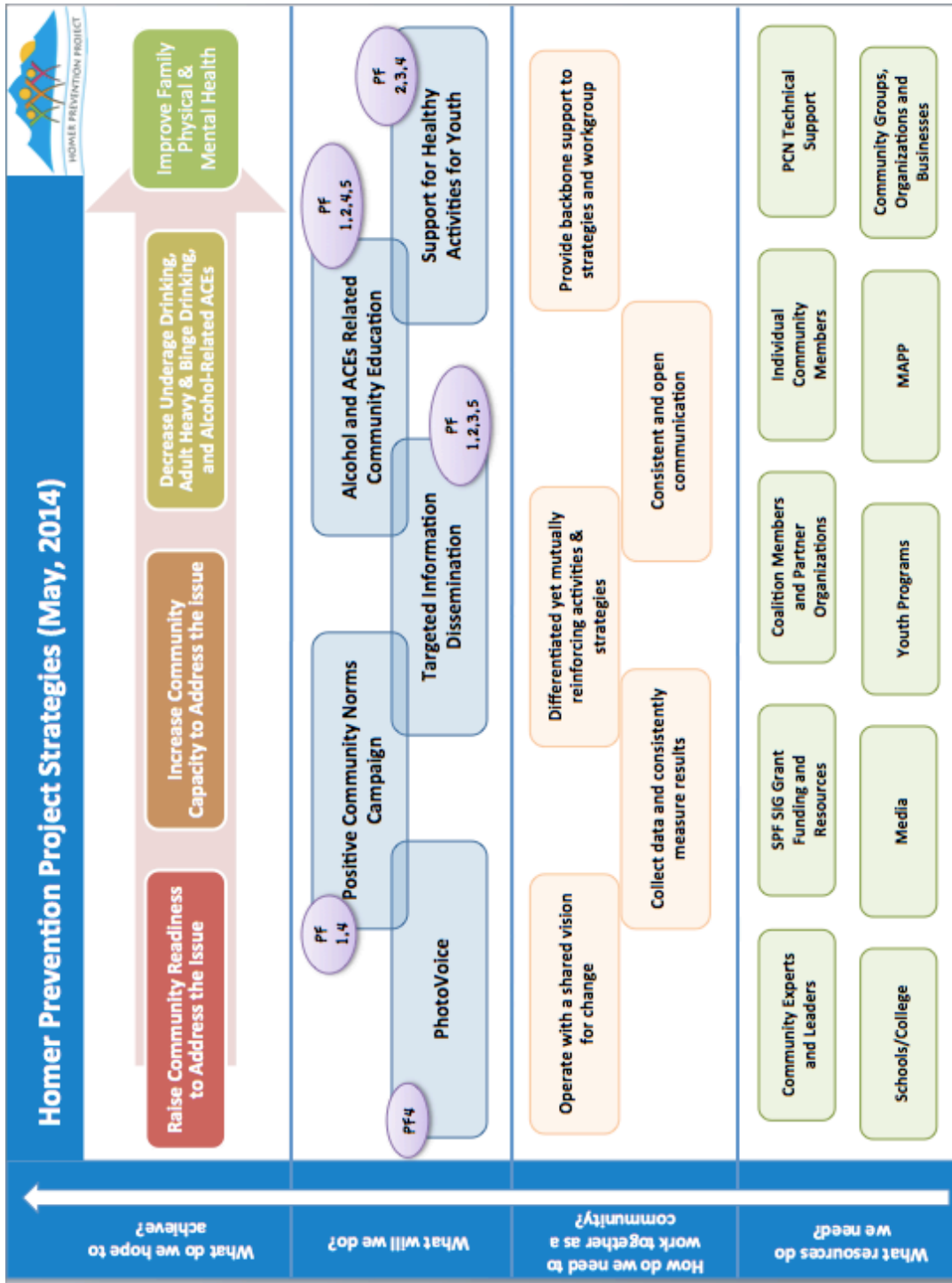
MAPP Strategy Map



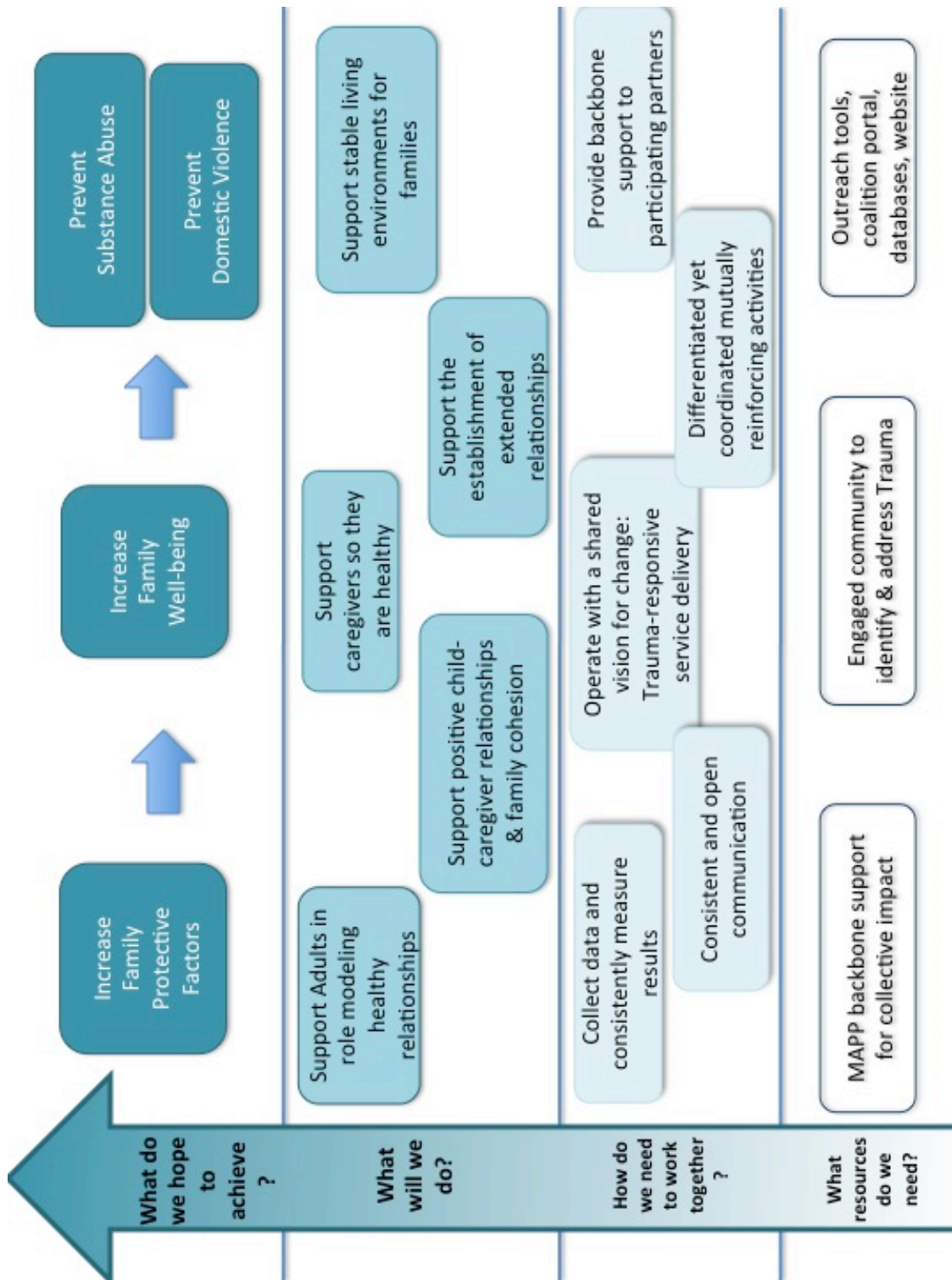
Homer Early Childhood Coalition Strategy Map



Homer Prevention Project Strategy Map



Transformations Strategy Map (Formerly Addressing Substance Abuse & Domestic Violence)



Appendix C: Resiliency Spectrum

PROTECTIVE FACTORS ACROSS the RESILIENCY LANDSCAPE

Comparison between Resiliency Literature Reviews

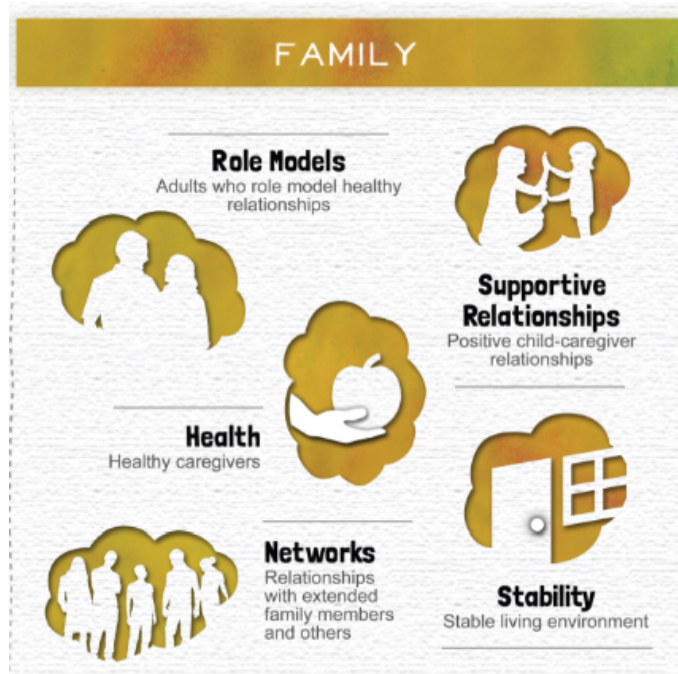
INDIVIDUAL	FAMILY	COMMUNITY
Temperament ✓✓	Role Models	Access to Services /Healthcare✓
Mastery ✓	Supportive Relationships ✓✓	School + Childcare
Understanding	Health	Mentors
Expression	Networks / Social Support	Neighborhood Cohesion
Culture	Stability ✓	Involvement in Community
Conflict Resolution	Family Structure ✓	Peer Acceptance ✓
Relationships	Intimate Partner Relationship Stability	Material resourced (SES)
Gender	Family Cohesion ✓✓	Positive teacher influences
Internal Locus of Control	Stimulating Environment	Success (academic or not)
Emotional Regulation	Family or Origin Influences	Believes the individual's stress
Belief Systems ✓	Stable & Adequate Income ✓	Non-punitive
Self-efficacy ✓	Adequate Housing	Belief in the values of a society
Effective Coping Skills ✓	Parental warmth, assistance	Diverse & local food systems
Increased education, Skills & Training	Close relationship w caring adult	Diverse & local energy & water
Health	Belief in the child	Holistic health network
Robust Neurobiology	Non-blaming	Resilient, biodiverse ecosystems
Responsiveness to others	Marital support	Local, sustainable economy
Pro-social attitudes	Talent or hobby valued by other	Accessible public transportation system
Attachment to other	Positive attachment relationships	Premiere cultural, educational, and arts opportunities & systems
Academic achievement	Close relationships to competent, pro-social & supportive adults	
Planning & decision-making	Positive family climate with low discord between parents	
Developed language	Parents with protective factors	
Advanced reading	Parents involved in child's education	
Tolerance for negative effect	Socioeconomic advantages	
Self-esteem	Authoritative parenting (high on warmth, structure, and expectations)	
Sense of self	Postsecondary education of parents	
Sense of humor	Connections to prosocial and rule-abiding peers	
Hopefulness	Organized home environment	
Balanced perspective on experience		
Malleable and flexible		
Fortitude, conviction, tenacity, and resolve		

Sources:

- Futures without Violence Promoting Resiliency visual
- Olsson C.A. et al (2003) Adolescent resilience: a concept analysis. *Journal of Adolescence* 26
- Benzies, K and R Mychasiuk (2008) Fostering family resiliency: a review of the key protective factors. *Child & Family Social Work*
- Masten, AS, JJ Cutuli, JE Herbers, and M-G J Reed (YEAR) Resilience in Development (out of Oxford Handbook of Positive Psychology)
- Adapted MAPP vision bubble ideas

Additional references for Resilience across the social-ecology (Individual, Family, & Community levels):

- Benzies, K and R Mychasiuk (2008) Fostering family resiliency: a review of the key protective factors. *Child & Family Social Work*
- Masten, Ann S., J. J. Cutuli, Janette E. Herbers, and Marie-Gabriel J. Reed. "Resilience in development." (2009): 117-131.
- Olsson C.A. et al (2003) Adolescent resilience: a concept analysis. *Journal of Adolescence* 26



Appendix D:

Collective Impact Workshop Results [9.29.14]

Key Pad Polling Results Collective Impact Workshop 9.29.2014 Homer, Alaska

Protective Factors that Promote Resiliency

Question	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I see how my efforts fit into this resiliency spectrum.	67%	28%	4%	0%	0%
I see how my efforts support family well-being. (before activity)	72%	28%	0%	0%	0%
I see how my efforts support family well-being. (after activity)	83%	17%	0%	0%	0%

Wheel of Involvement (survey to determine which area has most level of investment)

Protective Factor Focus	Interested	Supportive	Involved	Core
Family Cohesion/Supportive Relationships	23% (8 responses)	26% (9 responses)	23% (8 responses)	29% (10 responses)
Role Models	20% (8 responses)	33% (13 responses)	33% (13 responses)	15% (6 responses)
Social Supports/Networks	26% (11 responses)	31% (13 responses)	31% (13 responses)	12% (5 responses)
Health	22% (9 responses)	20% (8 responses)	27% (11 responses)	32% (13 responses)
Stability	45% (18 responses)	23% (9 responses)	25% (10 responses)	8% (3 responses)

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**NATIONAL LIBRARY WEEK
APRIL 12-18, 2015**

WHEREAS, Libraries empower the individual by supporting literacy and lifelong learning; and

WHEREAS, Libraries strengthen families and build communities; and

WHEREAS, Libraries are the great equalizer, serving people of every age, education level, income level, ethnicity and physical ability; and

WHEREAS, Libraries protect our right to know; and

WHEREAS, Libraries strengthen our nation; and

WHEREAS, Libraries advance research and scholarship; and

WHEREAS, Libraries help us to better understand each other; and

WHEREAS, Libraries preserve our cultural heritage; and

WHEREAS, Libraries continuously grow and evolve in how they provide for the information needs of every member of their communities; and

WHEREAS, Libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users; and

WHEREAS, Libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim

NATIONAL LIBRARY WEEK, APRIL 12-18, 2015

and encourage all residents to visit the library this week to take advantage of the wonderful resources available there. *Possibilities are unlimited @ our library.*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 13th day of April, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**WEEK OF THE YOUNG CHILD
APRIL 19-25, 2015**

Whereas, All young children need and deserve high-quality early learning experiences that will prepare them for life; and

Whereas, Positive and purposeful parenting, high quality and accessible child care and early education programs build strong brains during the critical years from birth to 5; and

Whereas, Studies and research continue to reinforce that preparing babies and young children to succeed in school and life has profound impacts on building a strong and vibrant economy; and

Whereas, Homer Early Childhood Coalition and other local Homer organizations, in conjunction with the National Association for the Education of Young Children, are celebrating the Week of the Young Child; and

Whereas, These organizations are working to improve early learning opportunities, including early literacy programs, that can provide a foundation of learning for children in Homer and outlying areas; and

Whereas, Teachers, child care providers, and others who make a difference in the lives of young children in Homer deserve thanks and recognition; and

Whereas, Public policies that support early learning for all young children are crucial to young children's futures.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim

**APRIL 19-25, 2015 AS THE WEEK OF THE YOUNG CHILD
IN HOMER, ALASKA**

and encourage all citizens to work to make an investment
in early childhood education in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 13th day of April, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S RECOGNITION

**EARTH DAY
APRIL 22, 2015**

WHEREAS, The global community now faces extraordinary challenges, such as global health issues, food and water shortages, and economic struggles; and

WHEREAS, All people, regardless of race, gender, income, or geography, have a moral right to a healthy, sustainable environment with economic growth; and

WHEREAS, It is understood that the citizens of the global community must step forward and take action to create a green economy to combat the aforementioned global challenges; and

WHEREAS, A green economy can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and

WHEREAS, It is necessary to broaden and diversify this global movement to achieve maximum success; and

WHEREAS, Earth Day is the beginning of a new year for environmental stewardship commitments, to implement sustainability efforts and commit to an Earth Day resolution; and

WHEREAS, Residents, businesses, and institutions are encouraged to use EARTH DAY to celebrate the Earth and commit to building a sustainable and green economy.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby recognize

EARTH DAY, APRIL 22, 2015

and encourage local residents, businesses, and institutions to use Earth Day to celebrate the earth and commit to building a sustainable and green economy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 13th day of April, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**DAY OF NATIONAL SERVICE
APRIL 7, 2015**

WHEREAS, Service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, The nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, AmeriCorps and Senior Corps participants address the most pressing challenges facing our cities and counties, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, National service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 60,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, National service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS, National service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, National service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, The Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, City of Service, and mayors across the country to recognize the impact of service on the Mayors Day of Recognition for National Service on April 7, 2015.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim April 7, 2015, as National Service Recognition Day, and encourage residents to recognize the positive impact of national service in our city and thank those who serve; and to find ways to give back to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 13th day of April, 2015.

CITY OF HOMER

ATTEST:

MARY E. WYTHE, MAYOR

JO JOHNSON, MMC, CITY CLERK

Session 15-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 18, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, BRADLEY, ERICKSON, HIGHLAND, STEAD

ABSENT: STROOZAS, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for agenda approval

HIGHLAND/BOS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

Larry Slone, city resident, commented regarding the Land Allocation Plan. He doesn't think the HERC property will work for the new Public Safety Building because it will be too costly. He thinks they will have to plan for a smaller size and there are smaller city lots that may come in to play in the future. He suggested the commission recommend the old FAA lot on page C5 or the old library lot on page D3. He is interested in hearing their feedback.

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Approval of Minutes of February 18, 2015 meeting

Chair Stead called for a motion to approve the consent agenda.

BOS/HIGHLAND SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

None

Reports

A. Staff Report PL 15-17, City Planner's Report

City Planner Abboud reviewed the staff report.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 15-18 Draft ordinance for Site Development Requirements

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing.

Larry Slone, city resident, commented that he agrees with the change to 9 months for re-vegetation.

There were no more public comments and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO FORWARD THE DRAFT ORDINANCE AMENDING 21.50 SITE DEVELOPMENT REQUIREMENTS FOR PUBLIC HEARING AND RECOMMEND ADOPTION.

Commissioner Highland expressed concern about the nine month re-vegetation timeframe carrying over into winter.

There was discussion that planning staff will talk to applicants about the time frame and address it then and encourage starting their re-vegetation as the finish up the dirt work. Because of our seasons, most people start their projects early to take advantage of the full building season and finish up before winter.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

- A. Staff Report PL 15-19, Bridge Creek Watershed Protection District

City planner Abboud reviewed the staff report.

The commission did not make any further amendments and agreed by consensus to forward it to the attorney to review prior to scheduling a public hearing.

New Business

- A. Staff Report Pl 15-20, Land Allocation Plan

City Planner Abboud reviewed the staff report and updates since the last plan was adopted.

Commissioner Bos commented regarding some of the undesignated lots. The lots on page C-4 are small and unbuildable and don't serve much purpose to the city. He suggested they could be deeded to the adjoining property owners. The property on page C-8 could also be split between neighboring property owners or sold. The lot on page D-3 is a fantastic lot, but it would take a lot of effort to get the grade down, however with city projects going on the city could use the material as fill and create a great building opportunity for a lot of different things there.

There group briefly discussed the merits of Commissioner Bos's suggestions.

BRADLEY/BOS MOVED TO RECOMMEND THE LOTS ON PAGE C-4 BE REDISTRIBUTED TO THE STATE OR ADJACENT PROPERTY OWNERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ERICKSON/BOS MOVED TO RECOMMEND SELLING THE LOT ON PAGE C-8 FOR ITS ASSESSED VALUE OR DISPOSE OF IT TO THE NEIGHBORING PROPERTY OWNER ON THE NORTH OR SOUTH.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was further discussion of the property on page D-3 that was formerly part of the old library site. They acknowledged the challenges of trying to develop it, that it could be a future site for a facility like

the public safety building, and there is a lot of fill that will be needed for projects and removing it would make the property far more marketable.

ERICKSON/BOS MOVED TO REEVALUATE THE PRICE OF THE LOT ON PAGE D-3 TO MAKE IT MARKETABLE.

There was no discussion.

VOTE: YES: BOS, HIGHLAND, ERICKSON, BRADLEY
NO: STEAD

Motion carried.

Chair Stead commented he voted no because he thinks it should be held for a secondary site for the public safety building.

Informational Materials

A. City Manager's report for March 9, 2015 Council Meeting

Comments of the Audience

Members of the audience may address the Commission on any subject. (3 minute time limit)

Larry Slone, city resident, expressed his appreciation for the commissioners reference to his input related to the old library property on page D-3.

Comments of Staff

City Planner Abboud noted there haven't been any CUP applications. He is hopeful to have the tower ordinance back from the attorney in time for the next meeting. He will be in touch with the Chair to talk about what to work on.

Comments of the Commission

Commissioner Highland had no comment.

Commissioner Bradley said she would be absent at the next meeting and possibly the one following.

Commissioner Erickson had no comment.

Commissioner Bos said he would like to talk about and be educated on the the process for approving, installing, and testing of septic and drain field systems. There seem to be reports of them failing at a high rate and devaluing property. He would also like to discuss junk yards around town. He commended the city on their work in the clearing in the area behind Safeway.

Chair Stead said they did a good job tonight.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for April 1, 2015 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us
(p) 907-235-3130
(f) 907-235-3143

TO: HOMER CITY COUNCIL
FROM: MAYOR WYTHE
DATE: APRIL 7, 2015
SUBJECT: JUNEAU TRIP

Thank you for the opportunity to represent our community in Juneau again last month. The trip was quick and information packed. Of course the highlight was that we had just selected Katie as the City Manager and the Capital building was abuzz with the news by the time we arrived Wednesday afternoon. Everyone was very excited for her and complementary to the Council for their wise selection.

Wednesday afternoon was primarily focused on meeting with Senator Gary Stevens and Representative Paul Seaton to quickly get updates on the progress of our re-appropriation request and to get a feel for how things were going with the budget. Both remained positive and supportive of our request and assured us they would be watchful as the capital budget progressed.

The evening consisted of a quick dinner and a reception coordinated for Katie. For over an hour there was a revolving door of well wishers stopping by to congratulate her and have cake. The guests included old friends and co-workers from her days in Representative Seaton's office, and several very busy Senators and Representatives that took the time out of their meeting day to stop by. If there was any doubt of the regard that is held for this young lady, it was put well to rest.

Thursday started with a meeting with Senate President Meyer to share Homers interest and perspective regarding the Alaska LNG project. Senator Meyer was interested in our support services to the inlet and potential ability to provide the same for a future LNG build-out in Nikiski.

This was followed by a meeting with the Commissioner and Deputy Commissioner of Corrections. The DOC is still looking at a rollback to the 2011 budget which could result in Homer losing over \$360,000 in Community Jail funding in 2016. We were able to discuss with them the fact that our Community Jail funding has only just begun to equal the expenditures required for State support services. The Deputy Commissioner was quick to acknowledge that our funding appears to be a straight pass-through and is not used to support our patrol staffing. The timing of this information at the forefront of their minds may prove beneficial as the distribution of limited funds will be discussed following the completion of the budget. From the sound of it, the funding cuts have not been finalized and may not necessarily be applied equally across the board. There is the potential that cuts to some areas will be less than to others. Also,

if the additional \$7M that the Governor reinstated remains in the final budget, the reduction projected for Homer is something less than \$200,000 if applied equally across the board. I shared that early identification of funding was very important to Homer as we are working on a new facility and if funding was reduced services would have to reflect that reduction and we would want to take that into consideration when right-sizing our new facility. They indicated that they will be in touch with the Chief as soon as the budget is finalized.

Next we attended a lunch & learn presented by David Teal, the Legislative Finance Director entitled "Fiscal Reality". Mr. Teal provided a good overview of exactly where the budget projections were headed and used a series of spreadsheets and graphs to provide visual cues. The presentation provided for several key charts to be seen on a single screen with a list of key financial contributors which could be toggled off and on, or adjusted and the impacts immediately visible on the various charts. The underlying message was that there is no quick and easy fix for the deficit created by diminishing oil prices and production. For example, an income tax equal to 30% of the federal income taxes within Alaska created such a slight change on the revenue line that he had to show it several times for the eye to even discern it. The largest potential gap closer was a Percent of Market Value (POMV) change to the Permanent Fund allocation combined with several years of budget reduction at slashing levels (I believe it was 8 to 12%). The story here seems to be, this year we are cutting the budget and we will be looking for alternative revenue sources soon.

The afternoon began meeting with Speaker Mike Chenault to discuss the Alaska LNG project. He is very supportive of the project and the takeaway seemed to be that if the State will stay out of the way, the oil producers will make this project happen if it is financially viable. Speaker Chenault is also supportive of having the producers market Alaska's share of the gas as this is what they do and they are highly motivated to get the best price available.

The balance of the afternoon was spent with staff from Senator McGuire's office and with Representative Bob Herron being briefed on the progress of the Alaska Arctic Policy Commission. This Commission has developed several very impressive reports the most important of which is the Implementation Report. Of interest is the inclusion of support Ports for certain types of funding. Under the expanded definition, Homer may qualify for certain types of funding even though we don't fall within the identified Arctic region. This is something that staff will need to keep track of moving forward.

All told, it was a very quick and busy trip, but also informative. Even though funding is tight enough that Juneau could not afford to provide sunshine, it is not as glum as they make it sound. There is always a way forward and Alaskan's are used to surviving during tough times.



106 west Bunnell, Suite A
Homer, AK 99603

www.bunnellarts.org

Asia Freeman, Art/Exec. Director

asia@bunnellarts.org

“nurturing and presenting innovative art of exceptional quality in all media for diverse audiences since 1994”

City of Homer
Mayor and Councilmembers
491 E Pioneer Avenue
Homer, AK 99603

April 6, 2015

Dear City Leaders,

The City of Homer Grants Program through the Homer Foundation fosters Bunnell mission as a non-profit presenter of arts exhibits and educational programs. Steady support of City of Homer funds has leverages significant contributions from private individuals and foundations, as well as other State and Federal government funds.

In 2014 Bunnell provided thirteen exhibits featuring about 123 artists. Exhibits spanned 7 solo shows, 3 duo shows to The Plate Project, and 10 x 10 members show. Bunnell presented twenty two workshops serving about 230 people. Participants ranged from children (Ornament and birdhouse making at the Nutcracker Faire) and Artist in Residence engaging the community (the variety was immense, from West African Dance, Native Youth Olympic games and Performance Art to Contemporary Chamber Composition, Printmaking, Raku at Bishop’s Beach and Sew-fun workshops for youth and adults. All of these workshops included youth from age 10 on up to Seniors. Bunnell provided five public art installations both ephemeral and permanent: the Old Town Welcome sign at the south side of the Chamber of Commerce lot, the Cenotaph clay structure on Bishop’s Beach, the Bouy Installation at Bunnell, Scholl’s mural at Fat Olives, the Loon at Bishop’s Beach Park, the Bishop’s Beach Welcome sign). Bunnell provided eighteen weeks of Artist in Schools serving 1500 youth in Homer-area schools with hands-on workshops in visual art such as Percussion, Storytelling, Latin Partner Dance, Painting and Book arts.

Bunnell also launched Phase 2 of Old Town AIR with support from ArtPlace America from January through July. Old Town AIR aimed to promote stewardship and cultural vibrancy in Homer through public art installations and Artist in Residence. In late summer we placed a national call online for proposals for residency applications and received twice as many as we had the year before under ArtPlace. All this happened under the leadership of a largely new and younger Board, averaging 35 years in age. Bunnell’s capacity has grown, expanding our community’s capacity in the process. Old Town has become a model in neighborhood

development for Homer. The City of Homer nominated Bunnell for a leadership award in grassroots community development at Alaska Municipal League .

Bunnell has a growing audience in Homer. The new youth and emerging sector, "Cosmic Agents," established in 2013 became the core of our attendees for most workshops, performances and exhibits. We typically have packed-houses at our free events: openings, readings and artists talks. Attendees historically reflect Homer's growing retirement community. Bunnell aims to cultivate balanced growth at both ends of the spectrum. We have also attracted new business memberships. We are looking forward to presenting Old Town Dinner in the Street again. This year it will be Sunday, May 31.

These advances have been made while Bunnell has championed advocacy efforts to the City through Homer Arts and Culture Alliance and the PARC Survey while also invested in the MAPP Partnership and the Woodard Creek Coalition.

Bunnell Street Arts Center has truly grown with City support through the Homer Foundation. This operating support has helped the Arts Center provide essential operations to support vibrant programs featuring community engagement.

Thanks to the City of Homer and a the Homer Foundation, annual operating support has continued to inspired leadership from within Bunnell, more public participation and increased foundation support to ensure Bunnell's stability.

Sincerely,

A handwritten signature in black ink that reads "Asia Freeman". The signature is written in a cursive, flowing style.

Asia Freeman, Executive/Artistic Director

PUBLIC HEARING(S)

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

Ordinance 15-07(A)

A **public hearing** is scheduled for **Monday, April 13, 2015** 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.

Ordinance 15-07(A) internet address:

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

Ordinance 15-07(A), An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled “Cannabis Advisory Commission,” Establishing a Cannabis Advisory Commission to Advise the City Council on the Governance of Cannabis Use Within the City of Homer, Alaska, and Serve as the City of Homer’s Local Regulatory Authority on Cannabis. Burgess.



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, 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: April 9, 2015

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-07

An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled “Marijuana Advisory Commission,” Establishing a Marijuana Advisory Commission to Advise the City Council on the Governance of Marijuana Use Within the City of Homer, Alaska, and Serve as the City of Homer’s Local Regulatory Authority on Marijuana.

Sponsor: Burgess

1. City Council Regular Meeting March 23, 2015 Introduction
 - a. Memorandum 15-043 from City Attorney Wells as backup

1 CITY OF HOMER
2 HOMER, ALASKA

Burgess

3
4 ORDINANCE 15-07(A)
5

6 AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING
7 CHAPTER 2.78 ENTITLED “~~MARIJUANA~~ **CANNABIS** ADVISORY
8 COMMISSION,” ESTABLISHING A ~~MARIJUANA~~ **CANNABIS**
9 ADVISORY COMMISSION TO ADVISE THE CITY COUNCIL ON THE
10 GOVERNANCE OF ~~MARIJUANA~~ **CANNABIS** USE WITHIN THE CITY
11 OF HOMER, ALASKA AND SERVE AS THE CITY OF HOMER’S LOCAL
12 REGULATORY AUTHORITY ON ~~MARIJUANA~~ **CANNABIS**.
13

14 WHEREAS, The voters approved Ballot Measure 2 on November 4, 2014; and
15

16 WHEREAS, Ballot Measure 2 provided for general legalization of ~~marijuana~~ **cannabis**
17 and adopted a new chapter in the Alaska Statutes, which has been codified at Alaska Statute
18 17.38; and
19

20 WHEREAS, Ballot Measure 2 provided basic parameters to the legalization of
21 ~~marijuana~~ **cannabis** but relies upon the State of Alaska to adopt more specific and tailored
22 laws and regulations; and
23

24 WHEREAS, Ballot Measure 2 also permits municipalities to prohibit or govern the
25 number, time, place, and manner of ~~marijuana~~ **cannabis** cultivation and manufacturing
26 facilities, retail stores and testing facilities within their borders; and
27

28 WHEREAS, Government authorities at both the State and municipal level are in the
29 process of considering and adopting laws to regulate ~~marijuana~~ **cannabis** in accordance with
30 Ballot Measure 2 but currently there is uncertainty regarding the applicable regulations,
31 statutes, and policies; and
32

33 WHEREAS, It is in the City’s best interest to consider all relevant comments and
34 actions by the State legislature, the State administration, and the Kenai Peninsula Borough
35 when addressing local regulation of ~~marijuana~~ **cannabis**; and
36

37 WHEREAS, A standing advisory body established specifically to create regulations
38 governing ~~marijuana~~ **cannabis** within the City’s borders ensures that any local laws adopted
39 regulating ~~marijuana~~ **cannabis** are effective and meet the intent of the City Council,
40

41 WHEREAS, Alaska Statute 17.30.100(c) provides for the transfer of a portion of license
42 application fees to the “local regulatory authority” in a municipality and thus it’s in the City’s

[**Bold and underlined added.** Deleted language stricken through.]

43 best interest to establish a “local regulatory authority” to ensure collection of any available
44 fees;

45

46 THE CITY OF HOMER ORDAINS:

47

48 Section 1. Homer City Code Chapter 2.78 is hereby adopted to read as follows:

49

50 Sections:

51 2.78.010 Commission – Creation and membership.

52 2.78.020 Terms of members.

53 2.78.030 Proceedings of the Commission.

54 2.78.040 Duties and responsibilities of the Commission.

55

56 **2.78.010 Commission – Creation and membership.**

57 a. There is created the City of Homer ~~Marijuana~~ **Cannabis** Advisory Commission,
58 referred to in this chapter as the Commission. Such Commission will be made up of seven
59 **nine** members, who shall be nominated by the Mayor and confirmed by the City Council.

60 b. The Commission shall serve as the Local Regulatory Authority for purposes of AS
61 17.38.

62 c. A Chairman and Vice-Chairman of the Commission shall be selected annually and
63 shall be appointed from and by the appointive members.

64 d. The Commission members shall include two City Council members ~~and the City~~
65 ~~Manager.~~ **the Police Chief and a member of the Planning Commission. The remaining**
66 **five members will have at least four city residents.**

67

68 **2.78.020 Terms of members.**

69 a. Commission members shall be appointed for three-year terms. Terms shall be
70 staggered **with the initial commission to be appointed for the following terms**

71 1. Three members shall be appointed for three-year terms.

72 2. ~~Two~~ **Three** members shall be appointed for two-year terms.

73 3. ~~Two~~ **Three** members shall be appointed for one-year terms.

74 b. Any Commissioner who shall have two successive unexcused absences shall be
75 subject to removal by the Commission by a majority vote of the members present.

76

77 **2.78.030 Proceedings of the Commission.**

78 The Commission shall meet regularly once a month **for no more than two hours**, and at the
79 call of the Chairman. Permanent records or minutes shall be kept of the vote of each member
80 upon every question. Every decision of finding shall immediately be filed in the office of the
81 City Clerk, and shall be a public record open to inspection by any person. Every decision of
82 finding shall be directed to the City Council at the earliest possible date.

83

84

85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126

2.78.040 Duties and responsibilities of the Commission.

It shall be the duty of the Commission to act in an advisory capacity to the City Manager and the City Council on the regulation of ~~marijuana~~ **cannabis** and operation of ~~marijuana~~ **cannabis** facilities within the borders of the City of Homer. Further duties shall include but not be limited to:

- a. Draft recommended laws and policies regulating ~~marijuana~~ **cannabis** and related facilities within the City of Homer.
- b. Provide information to the public regarding the regulation of ~~marijuana~~ **cannabis** within the City and develop programs and /or materials to educate the public regarding actions and regulations of ~~marijuana~~ **cannabis** in the City.
- c. Supervise and monitor the implementation of laws and policies governing ~~marijuana~~ **cannabis** in the City.
- d. Analyze the economic impact of ~~marijuana~~ **cannabis** regulation in the City.

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 HOMER, ALASKA, this ____ day of _____ 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

127 Effective Date:
128 Reviewed and approved as to form:
129
130
131 _____
132 Marvin Yoder, City Manager
133
134 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

Memorandum 15-043

TO: HOMER CITY COUNCIL
HOMER CITY MANAGER

FROM: HOLLY C. WELLS

RE: REGULATION OF MARIJUANA IN THE CITY OF HOMER, ALASKA

CLIENT: CITY OF HOMER

FILE NO.: 506742.23

DATE: March 18, 2015

On November 4, 2014, the Alaskan voters approved Ballot Measure 2, which was an act to tax and regulate the production, sale, and use of marijuana. Effective February 24, 2015, the provisions of this ballot measure were enacted into law as Chapter 38 of Section 17 of the Alaska Statutes.

At the state level, the Alcoholic Beverage Control Board (“ABC Board”) is currently responsible for the creation of regulations necessary for the chapter’s implementation.¹ These include the adoption of regulations regarding marijuana establishment registrations, labeling requirements, restrictions on advertising, and civil penalties for the failure to comply with regulations.² However, the Board may not prohibit the operation of marijuana establishments altogether, “either expressly or through regulations that make their operation unreasonably impracticable.”³

Alaska Statute 17.38.110, on the other hand, similarly grants authority to local governments to enact ordinances regulating the sale and distribution of marijuana; for instance, it authorizes a local government to establish a schedule of annual operating, registration, and application fees for marijuana establishments,⁴ the power to adopt civil

¹ The ABC Board must adopt these regulations not later than nine months after February 24, 2015. AS 17.38.090. Chapter 38 also authorizes the legislature to create a Marijuana Control Board in the Department of Commerce, Community, and Economic Development to assume the power, duties, and responsibilities delegated to the Alcoholic Beverage Control Board under the chapter. AS 17.38.080

² See AS 17.38.090.

³ AS 17.38.090(a).

⁴ AS 17.38.110(d)

penalties for violation of local ordinances,⁵ and the authority to consider certain registrations in the event the ABC Board fails to adopt regulations pursuant to AS 17.38.090.⁶ Importantly, it also expressly authorizes local governments the option of “prohibit[ing] the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, or retail marijuana stores within their boundaries through enactment of an ordinance or by a voter initiative.”⁷ Finally, AS 17.38.110 authorizes a local government “to designate a local regulatory authority that is responsible for processing applications submitted for a registration to operate a marijuana establishment within the boundaries of the local government.”⁸ If a local government has such regulatory authority, the ABC Board is required to forward a copy of any marijuana establishment application it receives within that local government’s domain, along with half of the application fee, to the authority.⁹

Currently, there is significant uncertainty surrounding the laws and regulations that will ultimately govern marijuana use and distribution within the State of Alaska. As a result, the City is best served by establishing a body that has the authority to carefully consider current and pending laws and policies and recommend comprehensive regulations. Accordingly, Ordinance 15-_____ adopts Chapter 2.78, which establishes the City of Homer Marijuana Advisory Commission (“Commission”) to review and weigh the City of Homer’s options in order to determine what, if any, local restrictions will be the most beneficial to the City’s health and welfare, and to review future marijuana establishment applications sent by the ABC Board. Some examples of other local government regulations, ordinances, and actions include the following:

- Ordinances making it illegal to consume marijuana in a public place (Municipality of Anchorage, City of North Pole, City of Palmer, City and Borough of Wrangell)
- Ordinances imposing a limited moratorium through on the receipt or processing of applications, permits or pending approvals pertaining to marijuana establishments. (City and Borough of Juneau, City of Craig)
- Ordinances amending the second-hand smoke control code to regulate the use of marijuana (no smoking in public places). (City and Borough of Juneau)

⁵ AS 17.38.110(b)

⁶ AS 17.38.110(c) and (f).

⁷ See AS 17.38.110(a).

⁸ AS 17.38.110(c).

⁹ AS 17.38.100(c). In the event that a local government has enacted a numerical limit on the number of marijuana establishments and the ABC Board receives a greater number of applications than that limit, the ABC Board is required to solicit and consider input from the local regulatory authority as to the local government’s preference.

- Commissioning of a task force task force to develop zoning standards, production and sales requirements, and determine what other use issues need to be considered for adoption by the assembly. (Fairbanks North Star Borough)¹⁰
- Ordinances defining a “public place.” (City of North Pole)

In the event Ordinance 15-07 is adopted by Council, our firm is preparing materials and memoranda for the Commission that will provide the resources necessary to draft its recommendations and weigh the above identified options.

¹⁰ AS 17.38.040 makes it unlawful to consume marijuana “in public.”

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

April 13, 2015

To: The Mayor and Council

From: Marvin L Yoder

Date: April 8, 2015

Pioneer Avenue

ADOT/PF has included new pavement on Pioneer Avenue in the STIP. There was some interest in having the travel lanes narrowed so that there could be striping for a bicycle lane on one side of the highway. The ADOT position is that if the City wants to modify the State plans, the City would be required to assume the maintenance of that street once the repair work is done.

DOT Email (We did have this reso, as I reviewed my records, but there is one outstanding question...In order to do the striping and the skinnier lanes to accommodate the bike lanes we need the City to take over ownership and maintenance of the final project. If it stays a DOT road we will just mill and pave it to our standards. If we are giving Pioneer Ave to the City we can provide the bike lanes and skinnier lanes the city requested.)

Lease RFP's

The City, in response to a couple of requests, has prepared two Requests for Proposals to lease property on the spit and in the Airport Terminal. If we get responses that meet the City requirements, they will be presented to the council for approval on a future agenda.

There may need to be an adjustment to the City Land Allocation Plan before the lease is signed.

Mental Health Trust Land Sale

Attached is a scope of work authorized by the Trust Land Office (State of Alaska Mental Health Trust) to appraise several parcels of land. The Mental Health Trust owns 3 parcels of land on the spit in the area of the Coal Bay Subdivision. The Trust is willing to sell these parcels to the City for fair market value.

The City Administration has agreed to the assumptions and the deliverables. The appraisal should be complete in several months. The City Council will then decide if the City will purchase these parcels.

Fish Tax

At the last meeting the Council approved a resolution to request fish tax revenue from the Borough. The United Fishermen of Alaska provided fact sheets that emphasize the inequities.

<u>Community</u>	<u>Ex-vessel price</u>	<u>Fish Tax received</u>
Homer	\$ 80,000,000	\$ 37,136
Seward	\$ 11,300,000	\$ 498,298
KPB	\$132,700,000	\$1,500,000

The Ex-vessel price of the fish landed in Homer is 60% of the fish landed in the entire Borough; the City received 2.5% of the Fish tax.

Cannabis Commission

The City received a memo from a Homer Citizen re: the make-up of the Cannabis Commission.

There were two quotes from the Homer Personnel Regulations that need clarification.

- 8.7 restricts an employee from using their position with the city to promote a 'personal interest'. The purpose of having the Police Chief on the Commission is to offer a 'Professional' not a personal opinion. Regardless of whether they are officially appointed to the Commission the City should request police input before setting policy.
- 8.9 restricts employees from serving on 'policy making' boards. The Cannabis Commission is an advisory not a policy board. Recommendations from the Cannabis Commission will be placed on the City Council agenda. It will be a Council decision on whether to enact the recommendations into regulation or policy.

The Council needs to decide if it is advisable to have staff on the Commission to enunciate the City interests, even if staff is not a voting member.

FYI

Trust Land Office –Appraisal assumptions

Safebuilt –Municipalities and Mary Jane

HB 172 MARIJUANA REG,, CLUBS; MUNIS, LOCAL OPTIONS

UFA –Commercial Fishing and Seafood Processing Facts, Homer

AEA –Battle Creek Diversion

Calibrating a New Membrane Plant

March 27, 2015



Carey Meyer, P.E., MPA
Public Works Director/City Engineer
City of Homer
3575 Heath Street
Homer, AK 99603

2600 Cordova Street, Suite 100
Anchorage, AK 99503
Tel 907.269.8658
www.mhtrustland.org

via email at
cmeyer@ci.homer.ak.us

**RE: Appraisal Assumptions for Three Trust Parcels on the Homer Spit
MHT 9200607
MH Parcels: SM-0335, SM-0339, and SM-0342**

Dear Mr. Meyer:

This letter is to follow up our teleconference meeting on March 16, 2015 regarding the City of Homer's (City) interest in purchasing three Mental Health Trust parcels located on the Homer Spit. The outcome of the meeting concluded that both the City and the Trust Land Office (TLO) should come to a mutual agreement on appraisal assumptions as the next step.

The results of the meeting that the appraisal assumptions would include the following:

1. The parcel boundaries will be defined from the 1963 Engineering Plat File No. 28-96 (Attachment 1) and the 1963 Engineering Plat File No. 34-27. (Attachment 2).
2. The parcels will be appraised as raw land with no improvements.
3. The parcels will be appraised with no clouds on the title.
4. That portion of Trust parcel SM-0339 that extends in the harbor will be considered tidelands.

We also agreed that the TLO will hire Black-Smith, Bethard & Carlson, LLC to perform the appraisal but acknowledge that Derry and Associates will be used if the City does not find the results of the first appraisal acceptable. In either case, the mutually agreed appraisal assumptions will be used. I have attached a draft scope of services for the appraisal including the appraisal assumptions for your review (Attachment 3). Let me know if you agree with the draft scope of services and I will send a final version for your signature or revise the language and return the document for further conversation.

Sincerely,

Victor Appolloni
Southcentral Area Lands Manager

Attachments: Attachment 1 - 1963 Engineering Plat File No. 28-96
Attachment 2 - 1963 Engineering Plat File No. 34-27
Attachment 3 - Draft Appraisal Scope of Services

Cc: Marvin Yoder, Interim City Manager, myoder@ci.homer.ak.us
Cindi Bettin, Senior Lands Manager, cindi.bettin@alaska.gov

Attachment 3
Draft Scope of Services and Deliverables – Homer Spit Appraisals

This letter serves as an agreement for the Trust Land Office (TLO) to obtain the services of Black-Smith, Bethard & Carlson, LLC (Contractor), to appraise three Alaska Mental Health Trust lots located on the Homer Spit. Contractor agrees to provide the TLO with the following scope of services and deliverables.

Scope of Services

Contractor to prepare summary appraisal reports (appraisals) for the below described lots located on the Homer Spit.

Trust Parcel SM-0335

Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 1: Lot 4 in Block 2 of Engineering Plat File No. 28-96, Coal Bay Alaska Subdivision
Containing 0.595 acres, more or less.

According to the survey plat filed in the Homer Recording District on December 3, 1963 as serial no. 63-1097.

Trust Parcel SM-0339

Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 1: Parcel 2 of Engineering Plat File No. 28-96, Coal Bay Alaska Subdivision
Containing 1.00 acres, more or less.

According to the survey plat filed in the Homer Recording District on December 3, 1963 as serial no. 63-1097.

Trust Parcel SM-0342

Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 1: Lot 1 of Engineering Plat File No. 34-27
Containing 0.22 acres, more or less.

According to the survey plat filed in the Homer Recording District on December 3, 1963 as serial no. 63-1094.

The appraisals will include the following requirements:

- 1) The appraisals will meet the most current Uniform Standards of Professional Appraisal Practice (USPAP) standards as published by the Appraisal Foundation.
- 2) The appraisals will use the definition from page 23 of The Appraisal of Real Estate, Thirteenth Addition, 2008, to define market value as, “The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”
- 3) The appraisals must include identification of the appraisal problem and scope of work (part of USPAP standards).

- 4) The appraiser must make an onsite inspection of the property.
- 5) Appraisals must contain onsite photographs that clearly illustrate the character and quality of the property. Photographs may be used by the TLO for any other purpose without additional compensation to the Contractor.
- 6) Appraisals must contain comparable sale data with comparable sale locations mapped in relation to the appraised property.
- 7) Data Analysis and Conclusions. Data will include market analysis, highest and best use, and land valuation. Adjustments made in relating comparable transactions to the subject property must be discussed and presented in an adjustment table.
- 8) The appraisal reports are a public document that may be made available to the public upon request. The appraisals shall not contain any language that restricts public use.

The appraisals will include the following assumptions:

- 1) The parcel boundaries will be defined from the 1963 Engineering Plat File No. 28-96 and the 1963 Engineering Plat File No. 34-27.
- 2) The parcels will be appraised as raw land with no improvements.
- 3) The parcels will be appraised free and clear of any clouds on the title.
- 4) That portion of Trust parcel SM-0339 that extends in the harbor will be considered tidelands.

Deliverables

- 1) A complete summary appraisal report as defined in the above Scope of Services will be provided to the TLO on or before June 30, 2015 (two hard copies and two digital copies on a CD or thumb drive). Time for deliverables dates will be reasonably extended as mutually agreed upon between the TLO and Contractor.

MH Parcel SM-0335

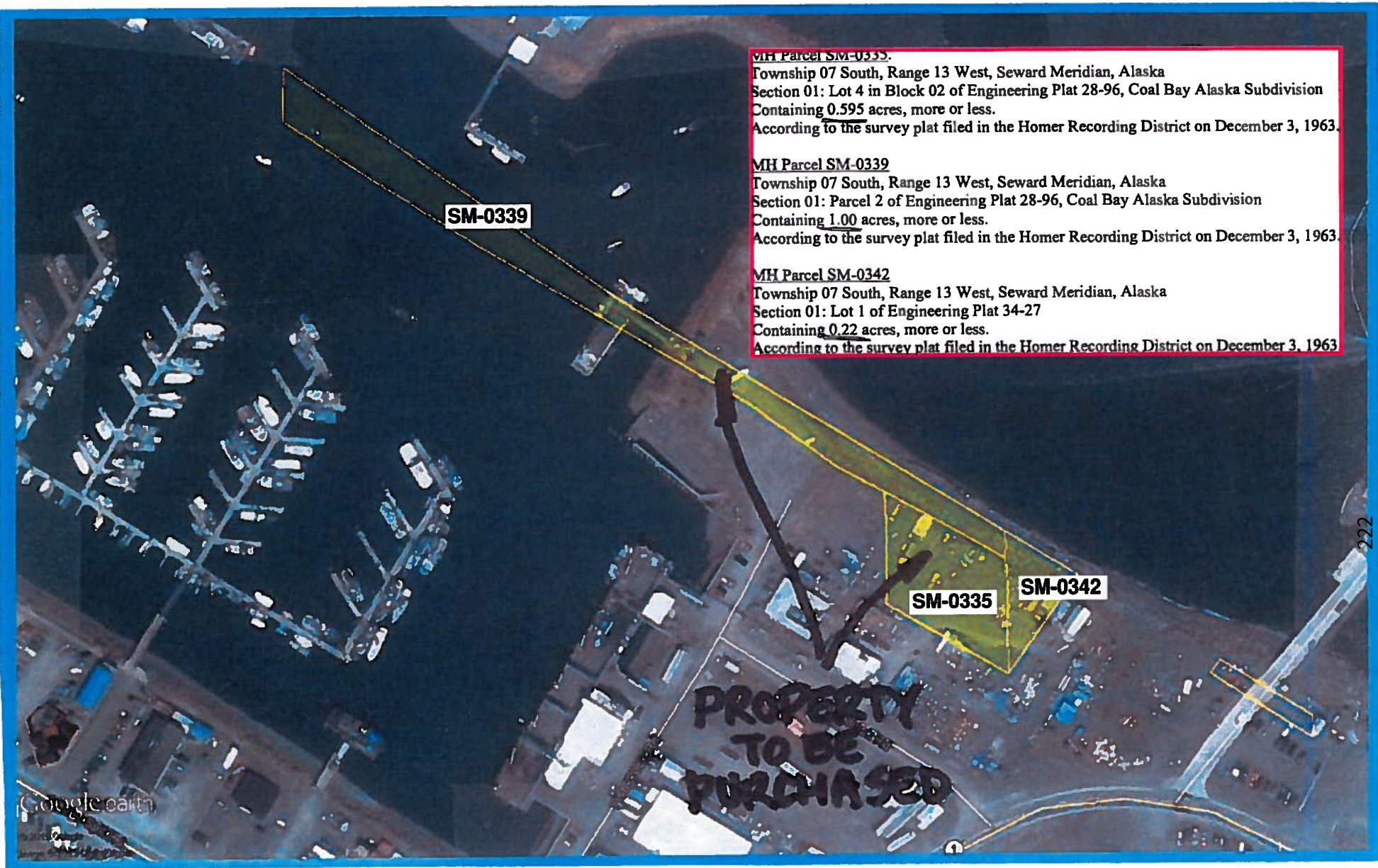
Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 01: Lot 4 in Block 02 of Engineering Plat 28-96, Coal Bay Alaska Subdivision
Containing 0.595 acres, more or less.
According to the survey plat filed in the Homer Recording District on December 3, 1963.

MH Parcel SM-0339

Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 01: Parcel 2 of Engineering Plat 28-96, Coal Bay Alaska Subdivision
Containing 1.00 acres, more or less.
According to the survey plat filed in the Homer Recording District on December 3, 1963.

MH Parcel SM-0342

Township 07 South, Range 13 West, Seward Meridian, Alaska
Section 01: Lot 1 of Engineering Plat 34-27
Containing 0.22 acres, more or less.
According to the survey plat filed in the Homer Recording District on December 3, 1963.



SM-0339

SM-0335

SM-0342

PROPERTY
TO BE
PURCHASED

Google earth

222



MUNICIPALITIES AND MARY JANE

MAKING A
DIFFERENCE
WHERE YOU
NEED US

Nationwide, community development departments have been dealing with a new industry that has never before been regulated by zoning or building codes. Marijuana has been legalized for recreational use in four states and medicinal use in 19 states. While federal laws governing marijuana need to be considered and accounted for, President Obama has made it clear that the current administration will respect states' rights and not interfere with marijuana stores or users in states where it has been legalized.ⁱ Most state laws and requirements address issues of criminal justice and monitoring of use. Codes and rules governing land use and construction of facilities for this new industry have largely been left to the authority of local municipalities in the states where recreational and medicinal marijuana has been legalized. In other words, the city of Denver ordinances only apply within the City and County of Denver. Individuals should go to each city or county's website to determine specific marijuana sale and consumption laws.ⁱⁱ

Each government involved is continuously having discussions on how to regulate this industry to protect the safety of the community. These discussions range from identifying structural issues not considered in the building code, to potential impacts on land uses in zoning ordinances. SAFEbuilt has been asked to address some major issues that we have encountered in dealing with marijuana dispensaries and grow facilities. It is our goal to share some ideas through a two-part series on what communities can do to prepare and

properly regulate this new industry, as well as open a conversation among community development departments on best practices.

CONTAINMENT OR ELIMINATION OF ODOR

The odor from marijuana is very strong, distinctive and unpleasant for many people. Thus, communities can amend their building codes in an effort to reduce the impact of marijuana odor. Filters can greatly help in diminishing the odor; however, there is currently no code requirement to have filters installed in dispensaries. This increases the likelihood of nearby businesses and residents complaining of smell. Requiring carbon filters, especially in cultivation rooms, cannot only lessen the odor but also lessen the number of complaints the department receives. In the end, regardless of what measures are taken, the odor is usually never completely removed. These odors can permeate a facility and will not dissipate without deep cleaning following the closure of the operation.

Zoning regulations now have to take the odor issue into consideration. When a dispensary is located in a strip mall, or close to residential neighborhoods, there is the possibility that complaints will arise from the nearby tenants about the noxious odor. The city of Denver, at one point, considered banning marijuana use that could be smelled by a neighbor, as well as bans on backyard, front porch and balcony use.ⁱⁱⁱ The City has not taken action on this idea as it is understandably very difficult to measure odor and regulate smell. However, in

Each government involved is continuously having discussions on how to regulate this industry to protect the safety of the community.

most cities and counties, if marijuana odor is perceived to be excessive, residents can file a nuisance odor complaint with the Department of Environmental Health.^{iv}

Consideration should be given on how to best address closed facilities during the permit process and how to handle complaints regarding the acceptable amount of odor. Does your state allow for the community to hold a bond for cleaning facilities upon a closure? Regardless of the answer, it would behoove municipalities to open the floor for discussion. Such was the case in San Miguel County, CO earlier this year where:

"Staff has discussed the question of requiring a bond for cleanup of a cultivation site with the Colorado Department of Revenue — Marijuana Enforcement Division ("DOR-MED.") The DOR-MED closely tracks all plants from seed to sale and all operators of cultivation facilities. They would be aware of any plants that are not in production and would follow up with the operator and if necessary take control of the plants. In checking with DOR-MED and various other jurisdictions we did not find where any of these entities were requiring a bond for clean-up."^v

Conversations and resolutions like these are crucial in aiding municipalities in navigating the tumultuous and never-before-mapped waters of dealing with marijuana processes and complaints.



The use of chemicals in the cultivation process can endanger the water supply should they come into the system improperly.

VENTILATION

While containment of odor is a significant issue, ensuring proper ventilation is equally a concern. When the product is grown indoors, as it typically is, we have seen many issues with mold. The high humidity levels can create an ideal environment for rapid mold growth. This can become dangerous to the health of people living or working in the facility. Furthermore, the structural stability of the building can be compromised if the mold and humidity reaches the point of rotting and decomposing the wood.

The amount of ventilation for the facility is an item that is often overlooked in these types of operations. Growers are eager to establish grow rooms and work to contain the odor, only to fail in taking the time to ensure there is proper ventilation. In fact, in some operations depending on the size of the heating unit and amount of fuel used if the system is not electrical, the grow room may require an air quality permit.^{vi} Requiring air quality permits for these operations is something that all municipalities dealing with this issue should open dialogue to.

DISPOSAL OF WASTE AND BY PRODUCTS

The use of chemicals in the cultivation process can endanger the water supply should they come into the system improperly. These chemicals can create issues for wastewater treatment systems, raising the cost for treatment or possibly impacting downstream ecologies. To combat the waste issues, legalization states have implemented licensing rules that require marijuana stems and organic waste from growing and processing operations to be rendered unusable by mixing them with 50 percent other materials and grinding them up before disposal or composting.^{vii} If any dangerous wastes are generated, dangerous waste regulations need to be followed.^{viii} Solid waste management is regulated at the local level by the city or county health departments. In Michigan, where medicinal marijuana is legal but not recreational, the city of Ferndale passed an ordinance that requires that "a waste disposal plan shall be included with all applications for

a facility detailing plans for chemical disposal and plans for plant waste disposal.”^{ix} Many communities dealing with this issue would benefit from looking into an ordinance similar to this one. Operations should consult with their local health department to determine the amount of solid waste oversight needed as well as your local public works department to ensure both waste disposal and backflow prevention concerns are addressed.

USE OF COMMUNITY RESOURCES

The cultivation industry requires a significant amount of water and electricity. Indoor marijuana growing operations account for about 1% of all electric consumption in the U.S.^x In California, where recreational marijuana is prohibited, marijuana production accounts for an astounding 3% of the state's electricity use.^{xi} According to a study published in 2012, a typical indoor grow room for marijuana has the same power density- about 200 watts per square foot- as a data center.^{xii} Growing marijuana indoors allows growers to have greater control over their crops- this requires heaters, carbon dioxide and ozone generators, carbon filters, dehumidifiers, fans, and of course, high intensity lights.^{xiii} Communities need to monitor the supplies and usage of both of these resources when considering new grow facilities. In Denver for example, Xcel Energy has been working with marijuana growers to develop a rebate program that aims to encourage pot growers to ditch their old lighting for more efficient models. The idea behind this rebate explained Gabriel Romero, Xcel spokesman, “is to try to get growers to use efficient lighting off the bat so we don’t take as much of a hit to our system.”^{xiv} Whether or not the legalization of marijuana improves the community energy-use scenario is still up for debate. Regardless, we have noticed that most of these cultivation efforts would benefit from identifying ways to recycle electricity to keep the costs lower and to sustain the community power supply.

RESIDENTIAL RECREATIONAL GROW OPERATIONS

Because of high purchasing prices and taxes, long lines and to avoid being seen buying



Indoor marijuana growing operations account for about 1% of all electric consumption in the U.S.

in public, many individuals turn to growing marijuana in their own home. Colorado law, as well as Washington and Alaska, allows people 21 and older to grow up to six plants, provided it’s in an “enclosed, locked space.”^{xv} In Oregon, people 21 and older are allowed four plants. A high number of home owners and renters (landlords can prohibit marijuana in their home should they desire) are now growing their own product for personal use and often don’t have the education or technical expertise needed to do it safely and correctly. When growers do not take the necessary safety precautions or meet code requirements, it usually results in several electrical violations, building code violations with egress, ventilation issues and mold problems. Another problem we face in residential areas is the extraction of the oils for vapor pens and edibles. The process of extracting these oils is difficult and when done improperly, the danger of the toxicity and high flammability is increased. As a result, we have seen several house explosions due to improper ventilation during the cooking process to remove the oils. Regulations need to be put in place to only allow cooking processes in commercial kitchens that have the proper ventilation and safety requirements.

When it comes to permitting and following the communities' laws and regulations, many of these home growers are a considerable strain on government resources when they create numerous code violations, some with considerable life safety concerns that need to be addressed. With the use of grow lights, for example, there is a lot of new wiring, light fixtures, and electrical ballasts required. Undoubtedly, some of these growers are using individuals who are not qualified to perform electrical installations. We have actually seen electrical wires tapped right into the main power line coming into the building before the meter.

We are now observing a high number of non-permitted grow rooms in residential uses. One of the main violations we see is the blocking or covering of egress windows to make sure the rooms stay dark for proper growing conditions. In certain communities, the code enforcement department works in conjunction with the police department to try and monitor if individuals and households are abiding by the city's zoning or code restrictions with regards to home growing. But without any sort of noticeable inclination or tip, knowing the location of an illegal grow operation in a residential neighborhood is difficult. Our advice would be to have the code enforcement and police departments in marijuana-legalized communities communicate with residents on the importance of having permitted and approved grow rooms and to encourage citizens to report any suspicious activity.

WHAT NOW?

Both marijuana advocates and skeptics agree that it will be years before we get answers to all of our questions and fully understand all the implications of this new industry on local government. In the meantime, it is up to each community to work through these evolving issues and implement appropriate regulations.

These are just some of the notable issues we have come across that are stirring up discussion. SAFEbuilt is available to assist your community in answering code related questions and providing some guidance through our

experience in this emerging industry. We would like to hear from others who are involved in the regulation of this industry at the local level. What have you seen or done that has promoted compliance and addressed the potentially negative impacts of this new industry?

¹ Ingold, J. (2014, January 3). A Colorado marijuana guide: 64 answers to commonly asked questions. Retrieved December 15, 2014, from http://www.denverpost.com/marijuana/ci_24823785/colorado-marijuana-guide-64-answers-commonly-asked-questions

² Retail marijuana use within the city of Denver. Retrieved December 18, 2014, from <https://www.colorado.gov/pacific/marijuanainfodenver/residents-visitors>.

³ Ingold, J. (2014, January 3). A Colorado marijuana guide: 64 answers to commonly asked questions. Retrieved December 15, 2014, from http://www.denverpost.com/marijuana/ci_24823785/colorado-marijuana-guide-64-answers-commonly-asked-questions

⁴ Retail marijuana use within the city of Denver. Retrieved December 18, 2014, from <https://www.colorado.gov/pacific/marijuanainfodenver/residents-visitors>.

⁵ (2014, February 28). http://www.sanmiguelcounty.org/departments/planning/documents/2014-6_000.pdf

⁶ Department of Ecology. Marijuana Licensing and the Environment. Retrieved December 18, 2014, from <http://www.ecy.wa.gov/topics/marijuana.html>

⁷ Department of Ecology. Marijuana Licensing and the Environment. Retrieved December 18, 2014, from <http://www.ecy.wa.gov/topics/marijuana.html>

⁸ Department of Ecology. Marijuana Licensing and the Environment. Retrieved December 18, 2014, from <http://www.ecy.wa.gov/topics/marijuana.html>

⁹ City of Ferndale. Oakland County, MI. http://www.mml.org/pdf/ords/medicatt%20marihuana_ferndale.pdf

¹⁰ Howland, E. (2014, February 27). This is the grid. This is the grid on legalized marijuana. Any questions? http://www.utilitydive.com/news/this-is-the-grid-this-is-the-grid-on-legalized-marijuana-any-questions/233103/#.VlTtesH_agA.mailto

¹¹ Howland, E. (2014, February 27). This is the grid. This is the grid on legalized marijuana. Any questions? http://www.utilitydive.com/news/this-is-the-grid-this-is-the-grid-on-legalized-marijuana-any-questions/233103/#.VlTtesH_agA.mailto

¹² Howland, E. (2014, February 27). This is the grid. This is the grid on legalized marijuana. Any questions? http://www.utilitydive.com/news/this-is-the-grid-this-is-the-grid-on-legalized-marijuana-any-questions/233103/#.VlTtesH_agA.mailto

¹³ Howland, E. (2014, February 27). This is the grid. This is the grid on legalized marijuana. Any questions? http://www.utilitydive.com/news/this-is-the-grid-this-is-the-grid-on-legalized-marijuana-any-questions/233103/#.VlTtesH_agA.mailto

¹⁴ Howland, E. (2014, February 27). This is the grid. This is the grid on legalized marijuana. Any questions? http://www.utilitydive.com/news/this-is-the-grid-this-is-the-grid-on-legalized-marijuana-any-questions/233103/#.VlTtesH_agA.mailto

¹⁵ Ingold, J. (2014, January 3). A Colorado marijuana guide: 64 answers to commonly asked questions. Retrieved December 15, 2014, from http://www.denverpost.com/marijuana/ci_24823785/colorado-marijuana-guide-64-answers-commonly-asked-questions

29th Legislature(2015-2016)
Bill History/Action for 29th Legislature

BILL: HB 75

SHORT TITLE: MARIJUANA REG,CLUBS;MUNIS,LOCAL OPT ELECT

BILL VERSION: CSHB 75(JUD) AM

STATUS DATE: 04/03/15

CURRENT STATUS: (S) CRA

THEN JUD

SPONSOR(S): COMMUNITY & REGIONAL AFFAIRS

HEARING: (S) CRA Apr 07 3:30 PM BELTZ 105 (TSBldg) Bills Previously Heard/Scheduled TELECONFERENCE

TITLE: "An Act relating to the registration of marijuana establishments by municipalities; relating to the definition of 'marijuana'; clarifying standards for personal use of marijuana by persons 21 years of age or older; prohibiting the public consumption of marijuana; authorizing the registration of marijuana clubs; relating to established villages and to local option elections regarding the operation of marijuana establishments; and providing for an effective date."

Bill Number:

Jrn-Date	Jrn-Page	Action
01/23/15	0067	(H) READ THE FIRST TIME - REFERRALS
01/23/15	0067	(H) CRA, JUD
03/06/15	0380	(H) CRA RPT CS(CRA) NT 3DP 3NR
03/06/15	0380	(H) DP: NAGEAK, SEATON, TILTON
03/06/15	0380	(H) NR: DRUMMOND, REINBOLD, HUGHES
03/06/15	0381	(H) FN1: ZERO(CED)
03/30/15	0617	(H) JUD RPT CS(JUD) NT 1DP 3NR 3AM
03/30/15	0617	(H) DP: LEDOUX
03/30/15	0617	(H) NR: MILLETT, CLAMAN, FOSTER
03/30/15	0617	(H) AM: LYNN, KELLER, GRUENBERG
03/30/15	0618	(H) FN1: ZERO(CED)
04/01/15	0662	(H) RULES TO CALENDAR 4/1/2015
04/01/15	0662	(H) READ THE SECOND TIME
04/01/15	0663	(H) JUD CS ADOPTED UC
04/01/15	0663	(H) ADVANCED TO THIRD READING 4/2 CALENDAR
04/02/15	0686	(H) READ THE THIRD TIME CSHB 75(JUD)
04/02/15	0686	(H) RETURN TO SECOND FOR ALL AMS UC
04/02/15	0686	(H) AM NO 1 FAILED Y10 N27 E3
04/02/15	0687	(H) AM NO 2 ADOPTED UNAN CONSENT
04/02/15	0688	(H) AM NO 3 ADOPTED UNAN CONSENT
04/02/15	0688	(H) AM NO 4 ADOPTED UNAN CONSENT
04/02/15	0689	(H) AM NO 5 NOT OFFERED
04/02/15	0689	(H) AUTOMATICALLY IN THIRD READING
04/02/15	0689	(H) PASSED Y35 N2 E3
04/02/15	0689	(H) EFFECTIVE DATE(S) SAME AS PASSAGE
04/02/15	0694	(H) TRANSMITTED TO (S)
04/02/15	0694	(H) VERSION: CSHB 75(JUD) AM
04/03/15	0790	(S) READ THE FIRST TIME - REFERRALS
04/03/15	0790	(S) CRA, JUD
04/03/15	0790	(S) REFERRED TO COMMUNITY & REGIONAL AFFAIRS

29th Legislature(2015-2016)
Bill Text 29th Legislature

00 CS FOR HOUSE BILL NO. 75(JUD) am

01 "An Act relating to the registration of marijuana establishments by municipalities;
 02 relating to the definition of 'marijuana'; clarifying standards for personal use of
 03 marijuana by persons 21 years of age or older; prohibiting the public consumption of
 04 marijuana; authorizing the registration of marijuana clubs; relating to established
 05 villages and to local option elections regarding the operation of marijuana
 06 establishments; and providing for an effective date."

07 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

08 * Section 1. AS 11.71.900(14) is amended to read:

09 (14) "marijuana" means all parts [THE SEEDS, AND LEAVES,
 10 BUDS, AND FLOWERS] of the plant (genus) Cannabis, whether growing or not, the
 11 seeds thereof. [; IT DOES NOT INCLUDE] the resin [OR OIL] extracted from any
 12 part of the plant, and [PLANTS, OR] any compound, manufacture, [SALT,]
 13 derivative, mixture, or preparation of the plant, its seeds, or its resin, including
 01 marijuana concentrate; "marijuana" [FROM THE RESIN OR OIL, INCLUDING
 02 HASHISH, HASHISH OIL, AND NATURAL OR SYNTHETIC
 03 TETRAHYDROCANNABINOL; IT] does not include [THE STALKS OF THE
 04 PLANT,] fiber produced from the stalks, oil or cake made from the seeds of the plant,
 05 [ANY OTHER COMPOUND, MANUFACTURE, SALT, DERIVATIVE,
 06 MIXTURE, OR PREPARATION OF THE STALKS, FIBER, OIL OR CAKE, OR
 07 THE] sterilized seed of the plant that [WHICH] is incapable of germination, or the
 08 weight of any other ingredient combined with marijuana to prepare topical or
 09 oral administrations, food, drink, or other products;

10 * Sec. 2. AS 17.38.020 is amended to read:

11 Sec. 17.38.020. Personal use of marijuana. Notwithstanding any other
 12 provision of law, except as otherwise provided in this chapter, the following acts, by
 13 persons 21 years of age or older, are lawful and are not [SHALL NOT BE A] criminal
 14 or civil offenses [OFFENSE] under Alaska law or the law of any political subdivision
 15 of Alaska or bases [BE A BASIS] for seizure or forfeiture of assets under Alaska law:

16 (1) possessing, using, displaying, purchasing, or transporting
 17 marijuana accessories or one ounce or less of marijuana;

18 (2) possessing, growing, processing, or transporting not [NO] more
 19 than six marijuana plants, with three or fewer being mature, flowering plants, and
 20 possession of the marijuana produced by the plants on the premises where the plants
 21 were grown, except that not more than 24 marijuana plants, with 12 or fewer
 22 being mature, flowering plants, may be present in a single dwelling regardless of
 23 the number of persons 21 years of age or older residing in the dwelling;

24 (3) transferring one ounce or less of marijuana and up to six immature
 25 marijuana plants to a person who is 21 years of age or older without remuneration;

26 (4) consumption of marijuana, except that nothing in this chapter
 27 permits [SHALL PERMIT] the consumption of marijuana in a public place; and

28 (5) assisting, aiding, or supporting another person who is 21 years of
 29 age or older in any of the acts described in (1) - (4) of this section.

30 * Sec. 3. AS 17.38.020 is amended by adding a new subsection to read:

31 (b) In this section, assisting is limited to the quantities described in (a) of this
 01 section and does not include

02 (1) using, displaying, purchasing, or transporting marijuana in excess
 03 of the amount allowed in this section;

04 (2) possessing, growing, processing, or transporting marijuana plants
 05 in excess of the amount allowed in this section; or

06 (3) growing marijuana plants for another person in a place other than
 07 that other person's dwelling.

08 * Sec. 4. AS 17.38.040 is amended to read:

09 Sec. 17.38.040. Public consumption banned, penalty. It is unlawful to
 10 consume marijuana in a public place. A person who violates this section is guilty of a
 11 violation punishable by a fine of up to \$100.

12 * Sec. 5. AS 17.38.070(f) is amended to read:

13 (f) Nothing in this section prevents the imposition of penalties on [UPON]
14 marijuana establishments for violating this chapter or rules adopted by the board or a
15 municipality under [LOCAL GOVERNMENTS PURSUANT TO] this chapter.

16 * Sec. 6. AS 17.38.100(c) is amended to read:

17 (c) Within 10 days after receipt of [UPON RECEIVING] an application or
18 renewal application for a marijuana establishment, the board shall notify the
19 municipality of the board's receipt of the application and [IMMEDIATELY]
20 forward a copy of each application and half of the registration application fee to the
21 local regulatory authority for the municipality [LOCAL GOVERNMENT] in which
22 the applicant desires to operate the marijuana establishment, unless the municipality
23 [LOCAL GOVERNMENT] has not designated a local regulatory authority under
24 [PURSUANT TO] AS 17.38.110(c).

25 * Sec. 7. AS 17.38.100(d) is amended to read:

26 (d) Within [45 TO] 90 days after receiving an application or renewal
27 application, the board shall issue an annual registration to the applicant unless the
28 board finds the applicant is not in compliance with regulations adopted under
29 [ENACTED PURSUANT TO] AS 17.38.090 or the board is notified by the relevant
30 municipality [LOCAL GOVERNMENT] that the applicant is not in compliance with
31 ordinances enacted and regulations adopted under [MADE PURSUANT TO]
01 AS 17.38.110 and in effect at the time of application.

02 * Sec. 8. AS 17.38 is amended by adding a new section to read:

03 Sec. 17.38.105. Protest and review of registration or renewal. (a) A
04 municipality may protest the issuance or renewal of a registration by sending the board
05 and the applicant a protest and the reasons for the protest within 60 days after receipt
06 by the municipality from the board of notice of the filing of the application. The board
07 may not accept a protest received after the 60-day period, and, in no event, may a
08 protest cause the board to reconsider an approved renewal of a registration. The board
09 shall consider a protest and testimony received at a hearing conducted under (e)(1) or
10 (2) of this section when it considers the application or continued operation, and the
11 protest and the record of the hearing conducted under (e)(1) or (2) of this section shall
12 be kept as part of the board's permanent record of its review. If an application or
13 continued operation is protested, the board shall deny the application or continued
14 operation unless the board finds that the protest is arbitrary, capricious, or
15 unreasonable.

16 (b) If the permanent residents residing outside of but within two miles of an
17 incorporated city or an established village wish to protest the issuance or renewal of a
18 registration within the city or village, they shall file with the board a petition meeting
19 the requirements of (e)(3) of this section requesting a public hearing within 30 days
20 after the receipt of notice required under AS 17.38.100(c). The board shall consider
21 testimony received at a hearing conducted under (e)(3) of this section when it
22 considers the application, and the record of a hearing conducted under (e)(3) of this
23 section shall be retained as part of the board's permanent record of its review of the
24 application.

25 (c) A municipality may recommend that a registration be issued or renewed
26 with conditions. The board shall consider recommended conditions and testimony
27 received at a hearing conducted under (e)(1) or (2) of this section when it considers the
28 application or continued operation. The recommended conditions and the record of the
29 hearing conducted under (e)(1) or (2) of this section shall be kept as part of the board's
30 permanent record of its review. If the municipality recommends conditions, the board
31 shall impose the recommended conditions unless the board finds that the
01 recommended conditions are arbitrary, capricious, or unreasonable. If a condition
02 recommended by a municipality is imposed on a registrant, the municipality shall
03 assume responsibility for monitoring compliance with the condition, except as
04 otherwise provided by the board.

05 (d) In addition to the right to protest under (a) of this section, a municipality
06 may notify the board that the municipality has determined that a registrant has violated
07 a provision of this chapter or a condition imposed on the registrant by the board.
08 Unless the board finds that the municipality's determination is arbitrary, capricious, or
09 unreasonable, the board shall prepare the determination as an accusation against the

registrant under AS 44.62.360 and conduct proceedings to resolve the matter.

(e) The board

(1) may, except as provided in (2) of this subsection, hold a hearing to ascertain the basis of a protest to an application by a municipality;

(2) shall hold a public hearing if a protest to the issuance or renewal of a registration made by a municipality is based on a question of law;

(3) shall hold a public hearing on the question of whether the issuance or renewal of a registration in a city or village would be in the public interest if a petition containing the signatures of 35 percent of the adult residents having a permanent place of abode outside of but within two miles of an incorporated city or an established village is filed with the board;

(4) shall send notice of a hearing conducted under this subsection 20 days before the hearing to each community council established within the municipality and to each nonprofit community organization entitled to notification under AS 17.38.100(c).

* Sec. 9. AS 17.38.110(a) is amended to read:

(a) A municipality [LOCAL GOVERNMENT] may prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, [OR] retail marijuana stores, or marijuana clubs through the enactment of an ordinance or by a voter initiative. An established village may prohibit the operation of marijuana establishments by a voter initiative as provided in AS 17.38.200.

* Sec. 10. AS 17.38.110(b) is amended to read:

(b) A municipality [LOCAL GOVERNMENT] may adopt [ENACT] ordinances or regulations not in conflict with this chapter or with regulations adopted under [ENACTED PURSUANT TO] this chapter, governing the time, place, manner, and number of marijuana establishment operations. A municipality with power to establish civil and criminal penalties [LOCAL GOVERNMENT] may establish civil and criminal penalties for violation of an ordinance or regulation governing the time, place, and manner of a marijuana establishment that may operate in the municipality [SUCH LOCAL GOVERNMENT].

* Sec. 11. AS 17.38.110(c) is amended to read:

(c) A municipality [LOCAL GOVERNMENT] may designate a local regulatory authority that is responsible for processing applications submitted for a registration to operate a marijuana establishment within the boundaries of the municipality [LOCAL GOVERNMENT]. The municipality [LOCAL GOVERNMENT] may provide that the local regulatory authority may issue [SUCH] registrations should the issuance by the municipality [LOCAL GOVERNMENT] become necessary because of a failure by the board to adopt regulations under [PURSUANT TO] AS 17.38.090 or to accept or process applications in accordance with AS 17.38.100.

* Sec. 12. AS 17.38.110(d) is amended to read:

(d) A municipality [LOCAL GOVERNMENT] may establish procedures for the issuance, suspension, and revocation of a registration issued by the municipality [LOCAL GOVERNMENT] in accordance with (f) [OF THIS SECTION] or (g) of this section. These procedures shall be consistent with the [SUBJECT TO ALL] requirements of AS 44.62 (Administrative Procedure Act).

* Sec. 13. AS 17.38.110(e) is amended to read:

(e) A municipality [LOCAL GOVERNMENT] may establish a schedule of annual operating, registration, and application fees for marijuana establishments, provided, the application fee is [SHALL ONLY BE] due only if an application is submitted to a municipality [LOCAL GOVERNMENT] in accordance with (f) of this section and a registration fee is [SHALL ONLY BE] due only if a registration is issued by a municipality [LOCAL GOVERNMENT] in accordance with (f) [OF THIS SECTION] or (g) of this section.

* Sec. 14. AS 17.38.110(h) is amended to read:

(h) A local regulatory authority issuing a registration to an applicant shall do so within 90 days after [OF] receipt of the submitted or resubmitted application unless the local regulatory authority finds and notifies the applicant that the applicant is not in compliance with ordinances and regulations adopted under [MADE PURSUANT

08 TO] (b) of this section in effect at the time the application is submitted to the local
 09 regulatory authority. The municipality [LOCAL GOVERNMENT] shall notify the
 10 board if an annual registration has been issued to the applicant.

11 * Sec. 15. AS 17.38.110(i) is amended to read:

12 (i) A registration issued by a municipality [LOCAL GOVERNMENT] in
 13 accordance with (f) [OF THIS SECTION] or (g) of this section shall have the same
 14 force and effect as a registration issued by the board in accordance with AS 17.38.100.
 15 The holder of the [SUCH] registration is [SHALL NOT BE] subject to state
 16 regulation or enforcement [BY THE BOARD] during the term of that registration.

17 * Sec. 16. AS 17.38.110(j) is amended to read:

18 (j) A subsequent or renewed registration may be issued under (f) of this
 19 section on an annual basis only upon resubmission to the municipality [LOCAL
 20 GOVERNMENT] of a new application submitted to the board under [PURSUANT
 21 TO] AS 17.38.100.

22 * Sec. 17. AS 17.38.110(l) is amended to read:

23 (l) Nothing in this section limits the [SHALL LIMIT SUCH] relief [AS MAY
 24 BE] available to an aggrieved party under AS 44.62 (Administrative Procedure Act)
 25 or an ordinance consistent with AS 44.62.

26 * Sec. 18. AS 17.38.110 is amended by adding new subsections to read:

27 (m) A municipality that has not prohibited the operation of marijuana
 28 cultivation facilities, marijuana product manufacturing facilities, marijuana testing
 29 facilities, retail marijuana stores, or marijuana clubs under (a) of this section may
 30 create a local advisory board to advise the municipality on issues related to licensing
 31 of marijuana establishments and regulation of marijuana.

01 (n) Except as provided in AS 29, the exercise of the powers authorized by this
 02 section by a borough may be exercised only on a nonareawide basis. In this
 03 subsection, "nonareawide" means throughout the area of a borough outside all cities in
 04 the borough.

05 * Sec. 19. AS 17.38 is amended by adding new sections to read:

06 Sec. 17.38.200. Local option. (a) If a majority of the voters voting on the
 07 question vote to approve the option, an established village shall exercise a local option
 08 to prohibit the operation of marijuana establishments.

09 (b) A ballot question to adopt a local option under this section must at least
 10 contain language substantially similar to the following: "Shall (name of village) adopt
 11 a local option to prohibit the operation of marijuana establishments? (yes or no)."

12 Sec. 17.38.210. Removal of local option. (a) If a majority of the voters voting
 13 on the question vote to remove the option, an established village shall remove a local
 14 option previously adopted under AS 17.38.200. The option is repealed effective the
 15 first day of the month following certification of the results of the election.

16 (b) A ballot question to remove a local option under this section must at least
 17 contain language substantially similar to the following: "Shall (name of village)
 18 remove the local option currently in effect, that prohibits the operation of marijuana
 19 establishments, so that there is no longer any local option in effect? (yes or no)."

20 (c) When issuing a registration in the area that has removed a local option, the
 21 board shall give priority to an applicant who was formerly registered and whose
 22 registration was not renewed because of the results of the previous local option
 23 election. However, an applicant described in this subsection does not have a legal right
 24 to registration, and the board is not required to approve the application.

25 Sec. 17.38.220. Effect on registrations of prohibition of marijuana
 26 establishments. If a majority of voters vote to prohibit the operation of marijuana
 27 establishments under AS 17.38.200, the board may not issue, renew, or transfer,
 28 between persons or locations, a registration for a marijuana establishment located
 29 within the perimeter of the established village. A registration that may not be renewed
 30 because of a local option election held under AS 17.38.200 is void 90 days after the
 31 results of the election are certified. A registration that expires during the 90 days after
 01 the results of a local option election are certified may be extended, until it is void
 02 under this section, by payment of a prorated portion of the annual registration fee.

03 Sec. 17.38.230. Prohibition of sale, purchase, and manufacture after
 04 election. (a) If a majority of the voters vote to prohibit the operation of marijuana
 05 establishments under AS 17.38.200, a person may not knowingly sell, purchase, or

06 manufacture marijuana in the established village.

07 (b) If there are registered establishments within the established village, the
08 prohibition on sale, purchase, and manufacture is effective beginning 90 days after the
09 results of the election are certified.

10 (c) A person who violates this section is guilty, upon conviction, of a class A
11 misdemeanor. Each violation is a separate offense.

12 **Sec. 17.38.240. Procedure for local option elections.** (a) An election to adopt
13 a local option under AS 17.38.200 or remove a local option under AS 17.38.210 shall
14 be conducted as required in this section.

15 (b) Upon receipt of a petition of 35 percent or more of the registered voters
16 residing within an established village, the lieutenant governor shall place on a separate
17 ballot at a special election the local option or removal of local option that constitutes
18 the subject of the petition. The lieutenant governor shall conduct the election under
19 AS 15.

20 (c) An election under (b) of this section to remove a local option may not be
21 conducted during the first 24 months after the local option was adopted or more than
22 once in a 36-month period.

23 (d) After a petition has been certified as sufficient to meet the requirements of
24 (b) of this section, another petition may not be filed or certified until after the question
25 presented in the first petition has been voted on. Only one local option question may
26 be presented in an election.

27 **Sec. 17.38.250. Establishment of perimeter of established village.** (a)
28 Except as provided under (b) and (c) of this section, for purposes of AS 17.38.200 and
29 17.38.220, the perimeter of an established village is a circle around the established
30 village that includes an area within a five-mile radius of the post office of the
31 established village. If the established village does not have a post office, the perimeter
01 of an established village is a circle around the established village that includes an area
02 within a five-mile radius of another site selected by the local governing body or by the
03 board if the established village does not have a local governing body.

04 (b) If the perimeter of an established village determined under (a) of this
05 section includes any area that is within the perimeter of another established village
06 and, if the other established village has

07 (1) also adopted a local option under AS 17.38.200, the local option of
08 the established village that is less restrictive applies in the overlapping area;

09 (2) not adopted a local option under AS 17.38.200, the local option
10 does not apply in the overlapping area.

11 (c) If the board determines that the perimeter of an established village as
12 provided under (a) and (b) of this section does not accurately reflect the perimeter of
13 the established village, the board may establish the perimeter of the established village
14 and the areas of overlapping perimeter described under (b) of this section for purposes
15 of applying a local option selected under this chapter.

16 **Sec. 17.38.260. Notice of the results of a local option election.** If a majority
17 of the voters vote to prohibit or remove a local option under AS 17.38.200 or
18 17.38.210, the lieutenant governor shall notify the board of the results of the election
19 immediately after the results are certified. The board shall immediately notify the
20 Department of Law and the Department of Public Safety of the results of the election.

21 * **Sec. 20.** AS 17.38.900(5) is amended to read:

22 (5) "local regulatory authority" means the office or entity designated to
23 process marijuana establishment applications by a municipality [LOCAL
24 GOVERNMENT];

25 * **Sec. 21.** AS 17.38.900(6) is amended to read:

26 (6) "marijuana" means all parts of the plant of the genus cannabis
27 whether growing or not, the seeds thereof, the resin extracted from any part of the
28 plant, and every compound, manufacture, [SALT,] derivative, mixture, or preparation
29 of the plant, its seeds, or its resin, including marijuana concentrate; "marijuana" does
30 not include fiber produced from the stalks, oil, or cake made from the seeds of the
31 plant, sterilized seed of the plant that [WHICH] is incapable of germination, or the
01 weight of any other ingredient combined with marijuana to prepare topical or oral
02 administrations, food, drink, or other products;

03 * **Sec. 22.** AS 17.38.900(9) is amended to read:

04 (9) "marijuana establishment" means a marijuana cultivation facility, a
05 marijuana testing facility, a marijuana product manufacturing facility, [OR] a retail
06 marijuana store, or a marijuana club;

07 * Sec. 23. AS 17.38.900 is amended by adding new paragraphs to read:

08 (15) "dwelling" has the meaning given in AS 11.81.900;

09 (16) "established village" means an area that does not contain any part
10 of an incorporated city or another established village and that is an unincorporated
11 community that is in the unorganized borough and that has 25 or more permanent
12 residents;

13 (17) "marijuana club" means an entity registered to allow consumption
14 of marijuana by paying members of the club on the registered premises and whose
15 members are 21 years of age or older;

16 (18) "public place" means a place to which the public or a substantial
17 group of persons has access and includes but is not limited to highways, transportation
18 facilities, schools, places of amusement or business, parks, playgrounds, prisons, and
19 hallways, lobbies, and other portions of apartment houses and hotels not constituting
20 rooms or apartments designed for actual residence; "public place" does not include a
21 marijuana club.

22 * Sec. 24. AS 17.38.100(d), 17.38.100(e), and 17.38.900(4) are repealed.

23 * Sec. 25. This Act takes effect immediately under AS 01.10.070(c).

New Text Underlined [DELETED TEXT BRACKETED]

HOMER, Alaska



United Fishermen of Alaska
PO Box 20229
Juneau, AK 99802-0229
Phone 907.586.2820
Fax 907.463.2545
ufa@ufa-fish.org
www.ufafish.org

Commercial Fishing and Seafood Processing Facts

Homer is the #65 fishing port in the U.S. by volume & #45 by value of 2013 landings.⁶

JOBS - FISHING

Permit holders, Crew and Vessels (2013) in Homer:

CFEC commercial fishing permit holders: **582¹**
Total permits owned: **1023¹**
Permit holders who fished: **455¹**
Commercial crew (full year) license holders: **631²**
Total skippers who fished plus Crew in 2013: **1,086^{1,2}**
Percentage of local population who fished: **21.1%^{1,2,4}**
Vessels home ported: **581³** Vessels owned: **569³**

Each of these individual small and family businesses represents investment, employment, and income in the Homer community.

INCOME

Estimated 2013 **ex-vessel** income by Homer-based fishermen: **\$80 million¹**

Earnings generated from commercial fishing circulated in the local economy through taxes; purchases, rentals, hotels, electricity, entertainment, fuel, vehicles, food, repair and maintenance parts, transportation, travel, medical, and other services. **Virtually every business in Homer benefits from commercial fishing dollars.**

JOBS – PROCESSING

Seafood processing jobs (Kenai Pen. Borough) **2204⁵**
AK resident processing jobs: **939⁵ (42.6%)**
Processing wages: **\$18.8 million⁵**
AK resident processing wages: **\$8.5 million⁵ (45.2%)**

...AND MORE JOBS

In addition to direct harvester and processor workers, fisheries related jobs include fuel, accountants, consultants, air and water travel, hardware and marine repair and supply businesses, advocacy and marketing organizations, air cargo crew, freight agents, and scientists.

In 2013, **10.3 million⁶** pounds of seafood were landed in Homer for an estimated value of **\$25.6 million⁶**, and most of this was shipped or flown out, providing many transportation sector jobs.

Government related jobs include Alaska Department of Fish and Game • Fish and Wildlife Protection/Alaska Department of Public Safety • Docks and Harbors • Alaska State Troopers • United States Coast Guard • University of Alaska School of Fisheries • Alaska Sea Grant Marine Advisory program, and more.

REVENUE to the State and Community through Fishery Taxes ...

FY 2013 Shared taxes – Homer received **\$37,136⁷** in fisheries business and landing taxes through the municipal tax-sharing program from Homer fisheries landings and businesses. The State of Alaska received a like amount.

Footnotes - Sources:

1. Commercial fishing permit activity, estimated harvest and earnings by permit holder are from AK Commercial Fishery Entry Commission (CFEC) at <http://www.cfec.state.ak.us/gpbycen/2013/mnu.htm>.
2. Crew numbers are from Alaska Department of Fish and Game 2013 Commercial Crew license list, and is the number of full year adult resident license holders who list their address in a given community.
3. Vessel home port numbers are from "AK CFEC Yearly 2013Vessel CSV file available online at <http://www.cfec.state.ak.us/plook/> and is a count of commercial fishing licensed vessels that list home port or ownership in a given community.
4. 2013 Population figures used to calculate percentage of resident skippers who fished plus crew are from DCCED AK Community Information Database online at <http://commerce.state.ak.us/cra/DCRAExternal>.
5. Processor Employment and Wages 2013 Data is from Alaska Department of Labor at <http://labor.alaska.gov/research/seafood/statewide/AKSFPBorca.pdf>.
6. NOAA, NMFS Office of Science and Technology, see reports "Total Commercial Fishery Landings at Major U.S. Ports" ranked by value, by poundage <http://www.st.nmfs.noaa.gov/commercial-fisheries/commercial-landings/index>.
7. Revenue figures from 2013 AK Dept of Revenue Shared Taxes report, pp. 17-20: <http://www.tax.alaska.gov/programs/sourcebook/index.aspx>.

2014 v4.2



April 1, 2015

City of Homer
491 E. Pioneer Avenue
Homer, AK 99603
907.235.8121

Subject: Finding of No Historic Properties Affected - Battle Creek Diversion, Bradley Lake Hydroelectric Project (FERC No. 8221) License Amendment

To Whom it May Concern:

Alaska Energy Authority (AEA) is proposing to amend the Bradley Lake Project license (FERC No. 8221) to provide an additional water source for Bradley Lake by diverting water from the adjacent Battle Glacier area of the Upper Battle Creek watershed. The additional water will increase power generation at the hydroelectric facility without increasing the capacity of installed generation. The proposed Battle Creek Diversion is located near Homer, Alaska in Township 5S, Range 9W, Sections 7, 8, and 17-19, Seward Meridian, USGS Quadrangle Seldovia, C-3 (See Figure 1).

Pursuant to 36 CFR 800.4(d)(1), implementing regulations of Section 106 of NHPA, and in preparation of an amendment application filed with FERC on March 12, AEA recommends that no historic properties would be affected by the proposed Battle Creek Diversion project.

Project Description

The Battle Creek Diversion Project consists of the construction, operation, and maintenance of a new diversion system on Battle Creek to provide a supplemental water source for Bradley Lake. The project is located on the Kenai Peninsula near Kachemak Bay (Figure 1). Specifically, project components include:

- Construction and operation of a primary diversion and intake facility on the West Fork of Upper Battle Creek, including a main concrete weir wall diversion dam 16 feet in structural height and 60 feet in length at the top of the dam;
- Construction and operation of up to approximately 1.7 miles of main water conveyance pipeline. The 6 foot diameter steel pipe will be installed below ground for its entirety, from the Dam on West Fork of Upper Battle Creek to the riprap stilling basin at the existing diversion structure (See Figure 1);
- Construction of approximately 2.9 miles of conveyance access and maintenance roads;
- Temporary material and equipment staging at five areas along existing and proposed access roads.

Area of Potential Effect

AEA has identified the Area of Potential Effect (APE) for the Battle Creek Diversion as the project footprint (i.e., lands affected by the diversion and conveyance structures and access roads) in addition to a ¼ mile buffer zone surrounding project features. The APE includes all material and equipment landing and staging areas and structures (Figure 2).

Efforts to identify Historic Properties

The Alaska Heritage Resources Survey (AHRS) records at the Alaska SHPO were reviewed in March 2015. No AHRS-listed resources have been documented within the Battle Creek Diversion APE.

Previous investigations for cultural resources were conducted in the Bradley Lake vicinity in support of Bradley Lake Hydroelectric Project licensing efforts in 1979, 1980, and 1983. The 1979 and 1980 cultural resource surveys consisted of reconnaissance level pedestrian transects throughout the entire Bradley Lake Hydroelectric Project area (with the exception of steep slopes, rock outcrops and marshy, wetland areas) and included coverage of the area in the current APE. Shovel testing was conducted in the original inundation areas, to the north of the current APE. As a result of the 1979 and 1980 surveys, five previously recorded archaeological sites were relocated and no additional sites were identified. All five sites are located in excess of one mile outside of the Battle Creek Diversion APE.

The 1983 cultural investigations consisted of low elevation helicopter flight reconnaissance and a literature search and archival research, including research into BLM homestead files, Native Allotment applications, and Alaska Native Claims Settlement Act (ANCSA) 14(h)(1) selections. As a result of the 1983 survey effort, two historic sites (historic fox-fur farms) eligible for inclusion in the National Register of Historic Places were identified in the vicinity of the Bradley Lake Hydroelectric Project. Both of these sites are located in excess of one mile outside the Battle Creek Diversion APE.

To supplement the existing cultural resource inventories, AEA conducted an on-site cultural resource investigation of the Battle Creek Diversion APE in September 2012. See attached report: *Battle Creek Diversion, Amendment to Bradley Lake Hydroelectric Project (FERC No. 8221), Cultural Resources Report, HDR Alaska, Inc., January 2013*. Please note that the project description and footprint in the January 2013 report have been updated and reduced since the study was conducted. The investigation consisted of a low elevation helicopter flight reconnaissance, followed by a pedestrian survey. Discretionary shovel testing was also conducted during survey, within areas to be affected by the construction of Battle Creek Diversion project structures, including staging areas, access routes, and material sites. No cultural resources were identified within the APE as a result of the 2012 investigation.

Finding of Effect

A cultural resources review of existing information and results of pedestrian field survey find that there are no identified archaeological, historic, or other cultural resources located within the Battle Creek Diversion APE. In addition, the APE is located at approximately 1700 feet above sea level; in general, prehistoric sites within the Kachemak, Cook Inlet, and Prince William Sound region are located at much lower elevations, closer to shoreline or along prominent rivers and river bluffs. (De Laguna 1934). This suggests that the Battle Creek APE has a little potential for containing unidentified cultural resources, a conclusion supported by the 2012 survey work. Subsequently, based on the findings outlined above and documented in the enclosed report, AEA recommends that the Battle Creek Diversion will have no effect on historic properties.

In addition to the State Historic Preservation Office, we are consulting with the following parties for this project: the Seldovia Village Tribe; the Nanwalek Council IRA; the Port Graham Village Council; the Kenaitz Tribe; the English Bay Corporation; the Port Graham Corporation; the Seldovia Native Association, Inc.; the Chugach Alaska Corporation; the Cook Inlet Regional, Inc.; the Pratt Museum in Homer; the City of Homer; the City of Seldovia; and the Kenai Peninsula Borough.

Please direct your concurrence or comments to me at 907-771-3065, or via email at bcarey@aidea.org.
Copies of the survey report are available upon request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Carey".

Bryan Carey, P.E.
Project Manager

Attachments:

- Figure 1: Project Area Map
- Figure 2: Area of Potential Effect Map

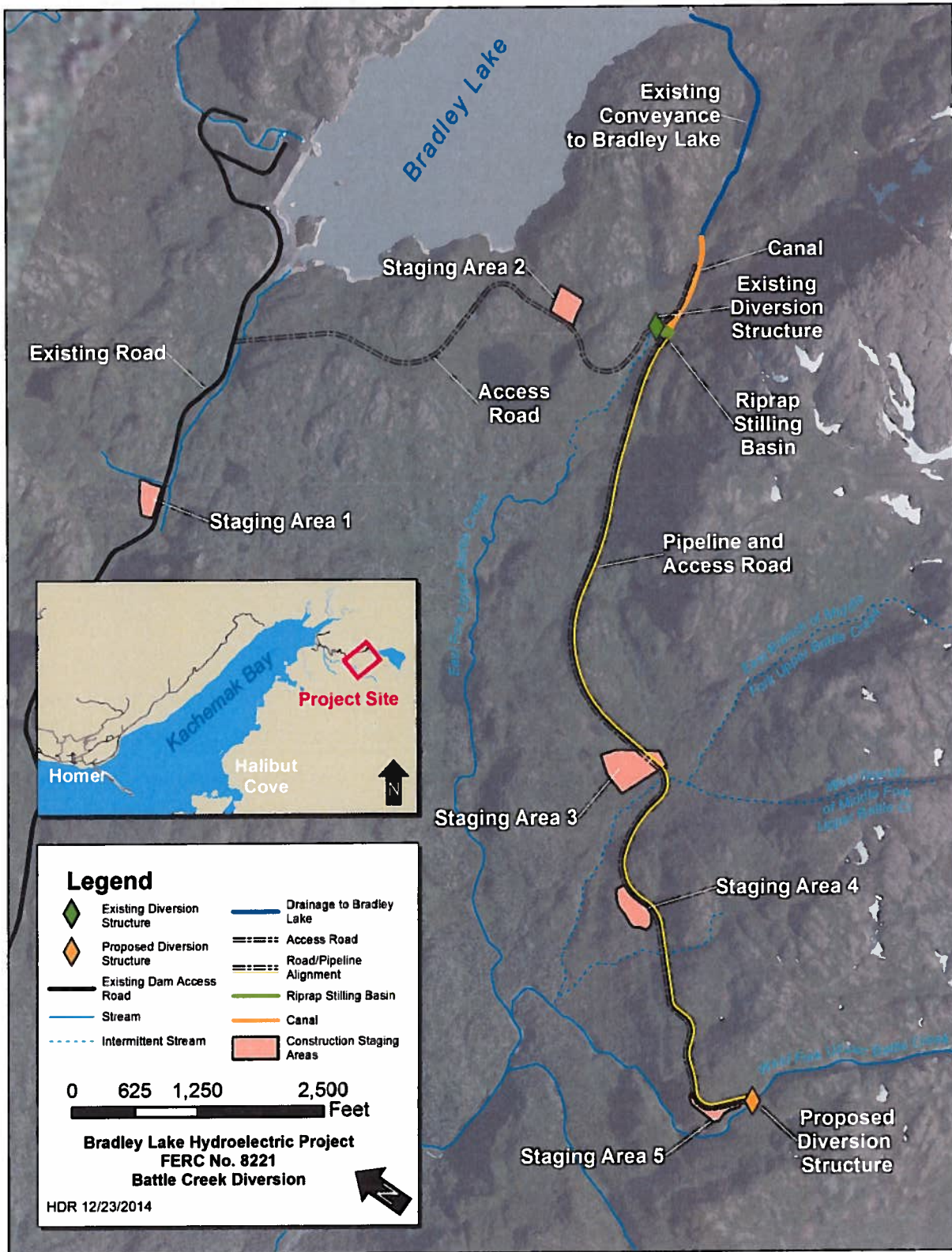


Figure 1. Battle Creek Diversion General Project Area.

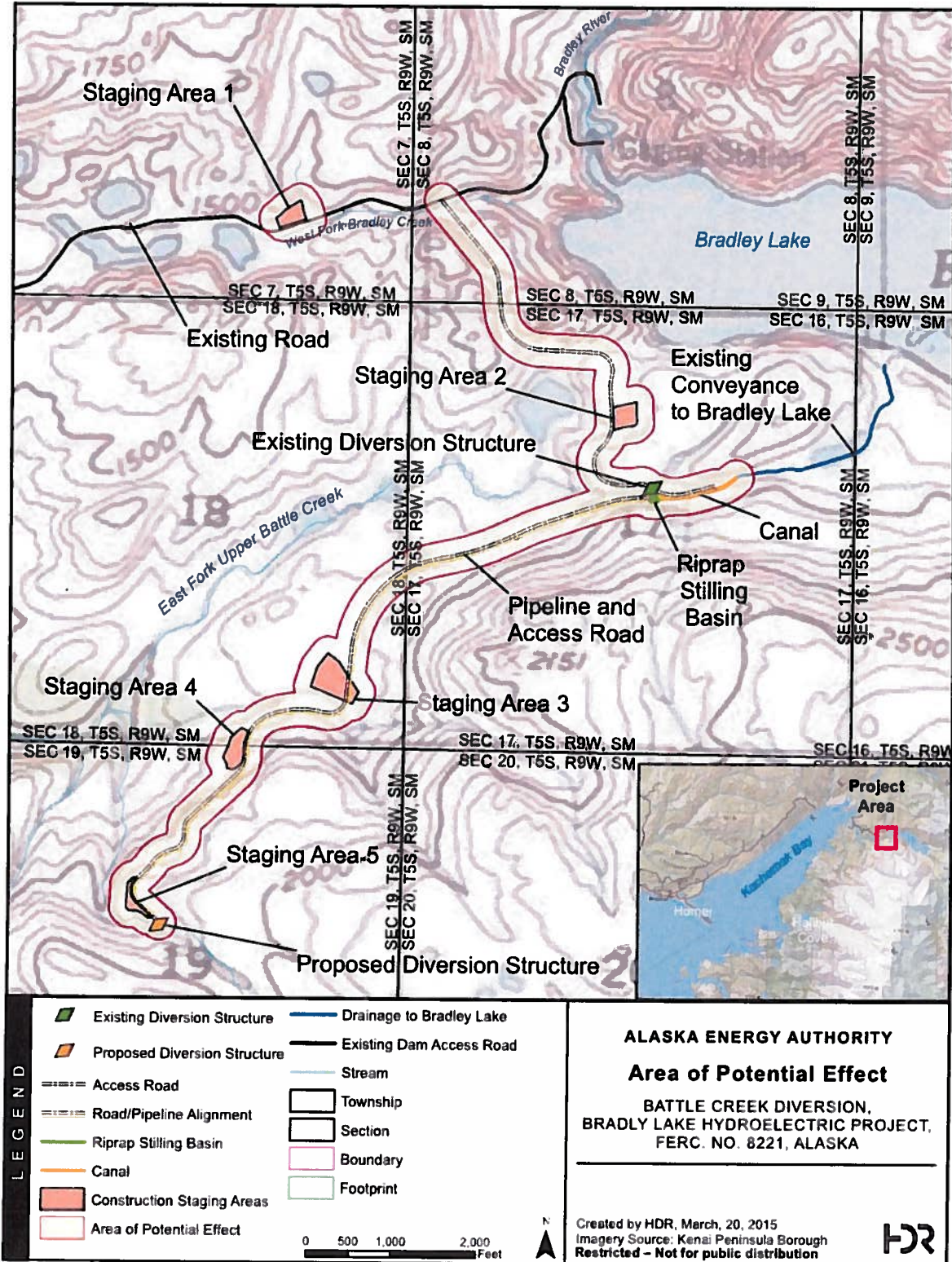


Figure 2. Area of Potential Effect (APE).

Calibrating a New Membrane Plant Clears Hurdles

A coastal municipal water utility replaced its obsolete pressure sand filtration water treatment plant with a new state-of-the-art submerged membrane plant and expected a clear path ahead for safe water. But operators soon had to reduce disinfection by-product formation, remove manganese fouling, decrease total organic carbon, and more. **BY JOHN E. KOCH, CAREY MEYER, AND TODD COOK**

HOMER, ALASKA, situated on the Kenai Peninsula in southern Alaska, is known for its halibut and the narrow Homer Spit, which reaches 4.5 miles into Kachemak Bay. In the past decade, indications were that the city's water treatment plant needed to be replaced. Algae in the plant's surface water source throughout the summer months correlated with high disinfection by-products (DBPs) in the distribution system during fall sampling periods. In addition, the algae prompted frequent backwashing of the plant's sand filters, resulting in reduced capacity.

The backwashing also resulted in two major problems: Water production during the summer tourist and halibut fishing season dangerously approached system demand, and the waste backwash water pond reached its overflow point. Neither phenomenon was desirable from a public relations or regulatory aspect.

A PROMISING NEW BEGINNING

A new treatment facility went online in June 2009, comprising a rapid-mix basin

to blend alum prior to a three-stage tapered flocculation basin, followed by a submerged membrane filtration system. Disinfection was accomplished with sodium hypochlorite. Total trihalomethanes (TTHMs) and haloacetic acids (HAA5) had been high in the city's long, dead-end-prone distribution system. However, expectations were that the new water plant coming online would improve total organic carbon (TOC) removals, and summer DBP spikes would significantly decrease. That didn't happen. Therefore, a comprehensive investigation was initiated to determine why.

Dead-End Distribution Issues. Homer has a long distribution system, with two long lines and a low density of approximately 1,500 service connections. Most of the system isn't looped and has many dead ends. The city's Public Works Department operates and maintains approximately 42 miles of water distribution lines, five water-storage tanks, 22 pressure-reducing stations, and more than 300 fire hydrants.

DBP Testing Begins. After the plant was commissioned, the first series of testing

for TTHMs and HAA5 showed marginal improvement from preconstruction levels. But the levels were expected to continue to decrease once the system had stabilized and the "old" water was displaced by permeate from the new plant.

Figure 1 illustrates the DBPs from a sampling point at the end of a five-mile line at the end of the Spit, beginning in 2005 and continuing through the summer of 2012. The system's DBP levels continued to increase, reaching TTHM and HAA5 levels of 66 µg/L and 46 µg/L, respectively, in March 2011. The maximum contaminant levels for these DBPs, which typically form when sodium hypochlorite reacts with naturally occurring organic matter in drinking water, are 80 µg/L and 60 µg/L, respectively.

Similarly, DBP levels in the city's East End sampling point also continued to increase, reaching levels of 100 µg/L for TTHMs in September 2010 and 73 µg/L for HAA5s in June 2009. The elevated TTHM reading in September wasn't unusual, as DBPs in previous years had increased in the fall after the peak algae



The city of Homer's reservoir would "turn over" with the onset of warmer summer weather. As a result, iron and manganese in the bottom sediment would be drawn into raw water pumps, leading to operational problems and water quality concerns.

season. What was disconcerting was that the new water treatment plant's processes and submerged membranes didn't significantly reduce the DBPs.

Darkened Water Appears. Another problem arose when a water main break occurred in 2011, stirring up the water in the distribution system. After the main was repaired and flushed, customers started complaining about black sediment in their tap water. Having spent millions of dollars on a new water treatment plant, city administrators and local citizens were disgruntled with their water, which looked like cola whenever scouring velocities were created in the distribution system.

INVESTIGATING THE PROBLEMS

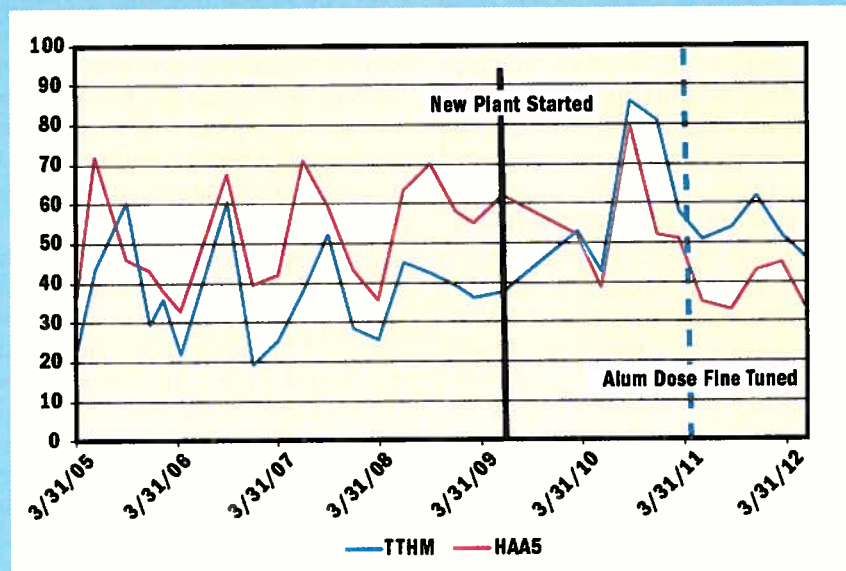
A systematic approach was developed to determine which treatment unit was the primary TOC-removal mechanism and at what point in the system the DBPs became a significant concern. Figure 2 (page 22) illustrates a single-line schematic of the water plant and primary distribution system.

As expected, the filters removed most of the TOC. It became apparent that the raw water was highly reactive, as significant

DBP formation occurred after the CT tank, and even higher levels occurred after the 1-mil gal tank.

Figure 1. Spit Sample Point

DBP levels continued to increase even after the new treatment plant was brought on line, prompting a comprehensive investigation to determine why.

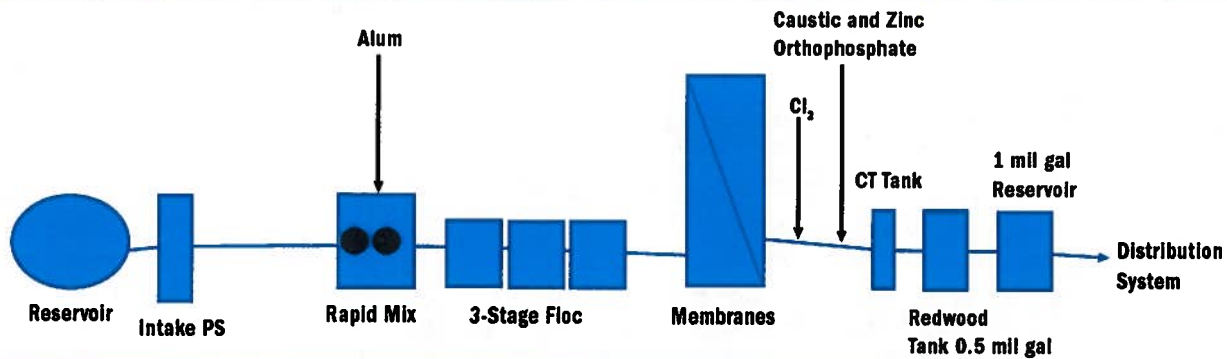


PHOTOGRAPHS: HDR

Treatment

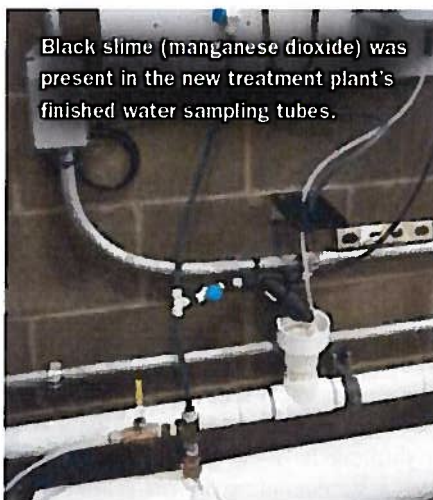
Figure 2. Plant Schematic

A systematic approach was developed to determine which treatment unit was the primary TOC-removal mechanism and at what point in the system the DBPs became a significant concern.



TOC, UV-254, manganese, iron, pH, alkalinity, chlorine, and DBPs were measured in the water plant and distribution system.

Subsequently, operators who had worked in the old pressure sand filter plant reported the plant's instrumentation sampling tubes were changed routinely because of built-up deposits of black slime. As shown in the photograph below, the same black slime was present in the new plant's finished water sampling tubes. Identified as manganese dioxide, the slime is a gooey black substance produced by oxidation of manganese with chlorine. When the new



membrane plant was started, prechlorinating the raw water wasn't a standard operating procedure.

TOC from the raw water reservoir varied from 2.80 mg/L to 3.96 mg/L. With the onset of warmer summer weather, the surface water reservoir "turns over." Thus, iron and manganese in the bottom sediment are drawn into the raw water pumps.

TOC prior to the CT tank varied from 1.27 mg/L to a high of 2.02 mg/L. The raw water's alkalinity remained relatively constant at 21 mg/L. The investigation revealed the membrane cleaning water that was recycled to the rapid-mix chamber after settling in a two-stage decant lagoon system had TOC levels exceeding 4.3 mg/L, alkalinity less than 5, TTHMs greater than 26 µg/L, and a detectable chlorine level. The decant lagoon system is shown in the photograph on page 23.

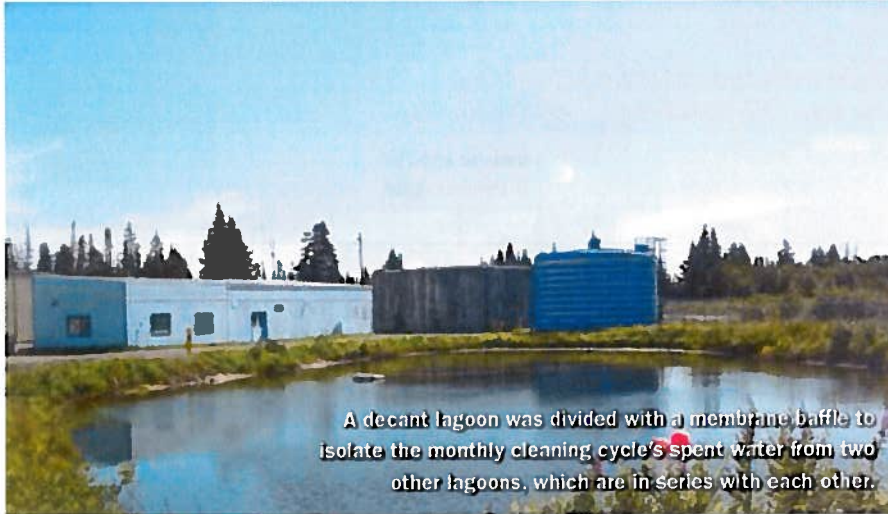
One lagoon is divided with a membrane baffle to isolate the monthly cleaning cycle's spent water from two other lagoons, which are in series with each other. The membrane system was commissioned to provide a chlorine residual of 0.1 or less in the spent water discharged to the lagoons. The high chlorine levels in the ponds resulted from a high chlorine concentration in the water discharged from the membrane's neutralization tank after cleaning cycles.

OPERATIONAL CHANGES

Significant issues uncovered during the investigation resulted in changes in the plant's overall operation. Variable-frequency drives were installed on the raw water feed pumps to maintain a more constant feed rate to the treatment plant, making it easier to maintain uniform and consistent chemical doses. In addition, consistent flow reduced contact time in the CT tank and clearwells to further reduce DBPs in the system.

Sodium bisulfite dosage, the chemical used to neutralize chlorine in the filter-cleaning backwash water, was increased to further reduce chlorine levels before the water was discharged into the decant/settling ponds. Refinements in the membrane system's cleaning regimen were experimented with to further reduce DBP formation. Sodium hypochlorite filter-clean frequency was reduced substantially, and citric-acid cleans were performed as scheduled. Minimizing the sodium hypochlorite cleans reduced the potential for DBP formation in the decant lagoons. Because water from the decant lagoons is recycled back to the plant, reducing DBP formation as a result of filter-cleaning backwash reduced DBPs in the treated water.

Additional testing was performed to determine the optimum alum dose at the rapid-mix tank to obtain a floc that could



be consistently removed by the membrane filters. The alum dose was increased, and better floc formation was occurring in the three-stage flocculation tanks. As a result, the membrane filters were able to more effectively remove TOCs, and the chlorine dose to the treated water could be reduced while maintaining the target chlorine level in the distribution system.

Further study also revealed that the orthophosphate level was too

low to adequately treat the distribution system for corrosion control. The dosage was raised from 0.2 mg/L to the target dosage of 1–2 mg/L. Currently, the system has reached equilibrium at 2.1 mg/L. Almost immediately, the black water disappeared. The phosphate keeps the manganese in solution unless heated, which typically isn't a problem in Alaska. Customer complaints about black water decreased significantly, and distri-

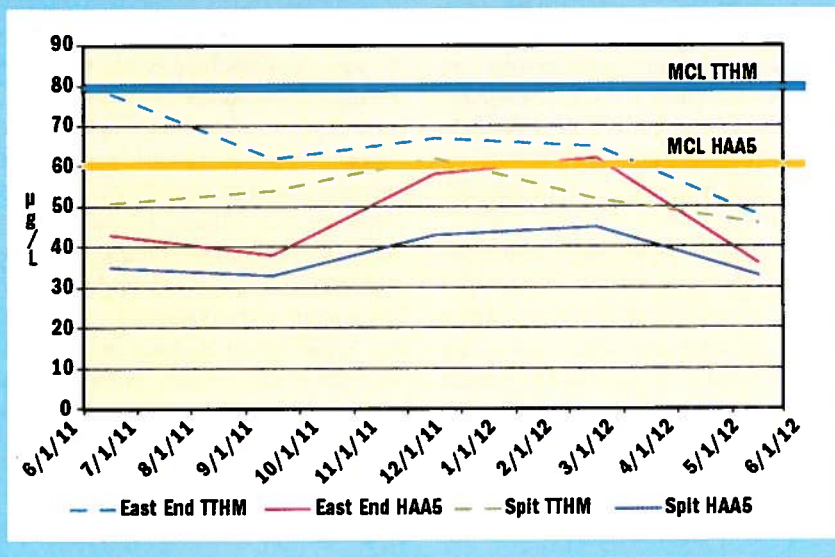
bution operators have reported they no longer find black sediment in the pressure-reducing valve stations.

To resolve concerns with the town's dead-end mains, Public Works personnel periodically release water from fire hydrants. Homer residents often ask why the city flushes water from the fire hydrants, because, at first glance, it seems to be a waste of water. The answer is that regular hydrant flushing is a vital part of routine water system maintenance.

Flushing improves water quality by removing minerals that have collected in the water mains. In addition, flushing maintains chlorine residual. Because of the low number of customers per mile of water main, water can be stored within Homer's distribution system longer than the chlorine residual lasts. Flushing water mains allows Homer to maintain trace residual chlorine in the water, as required, to ensure protection from pathogen contamination once water leaves the treatment plant. Over time, chlorine breaks down; water without chlorine residual can no longer be considered microbiologically clean. By flushing or bleeding water out of the system, especially off dead-end lines, such as the 5-mile-long Homer Spit dead-end water line, safe, pathogen-free drinking water is maintained through the system.

Figure 3. DBP Reductions

Operational changes significantly reduced DBP levels at both sampling stations.



KEEPING THE SYSTEM STRONG

Since Homer's water treatment plant operators started maintaining a more uniform raw water flow into the new treatment plant, consistent chemical dosages have been easier to maintain. Periodic jar testing and visual observation of the floc in the flocculation basins have resulted in lower TOC levels, thereby reducing the initial chlorine dose and lowering the potential for DBPs. Figure 3 illustrates DBP reductions at both of the sampling stations since the improvement was implemented in the second quarter of 2011. Additional DBP reductions have been made in the Homer water system during the last year.



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: APRIL 7, 2015
SUBJECT: BID REPORT

RFP FOR GENERAL CONCESSIONS LEASE AT THE HOMER AIRPORT TERMINAL- Sealed proposals for the leasing of two (2) general concession spaces at the Homer Airport Terminal will be received at the office of the City Clerk, 491 E. Pioneer Avenue, Homer, AK 99603 prior to 2:00 p.m. on Friday, May 1, 2015. General concession leases could include, but are not limited to businesses such as: food vendors, coffee stands, and other airport related services. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of the proposals shall not be considered.

CITY ATTORNEY REPORT

MEMORANDUM

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS F. KLINKNER

RE: CITY ATTORNEY REPORT FOR MARCH 2015

**CLIENT: CITY OF HOMER
506,742.23**

DATE: APRIL 3, 2015

The following summarizes our activities as City Attorney during the month of March 2015.

City Council. Holly Wells attended the March 9, 2015, City Council meeting. Holly also conducted extensive research on marijuana regulation and advised the Council regarding marijuana regulation. I researched issues regarding membership of the proposed cannabis commission, and revised the ordinance forming the commission.

City Clerk. I advised the City Clerk regarding the terms of a resolution extending a lease in the harbor area, and authorizing an assignment of the lease.

Natural Gas Special Assessments. I advised the City Clerk regarding procedural issues in the confirmation of the assessment roll for the natural gas distribution special assessment district. I drafted an amendment to the City's contract with ENSTAR to incorporate the confirmed assessment roll.

Finance Department. I reviewed a lease purchase agreement for the financing of the acquisition of a new street sweeper, and gave an opinion on the validity of the agreement.

Planning Department. I advised the Planning Department regarding a claim of nonconforming use status for the Bay View Inn. I continued to work on an ordinance regulating telecommunications towers.

Auction Block Company v. City of Homer. Holly Wells prepared for oral argument on the appeal to the Ninth Circuit in this case, which is scheduled for May 14.

Gonzales v. City of Homer. Amy Limeres prepared and submitted the City's response to former Public Works employee Martin Gonzales' complaint of racial discrimination and harassment before the Alaska State Commission for Human Rights.

Lewandowski v. City of Homer. Aaron Sperbeck prepared and submitted the City's response to former Public Works employee Ken Lewandowski's complaint of disability discrimination before the Alaska State Commission for Human Rights.

Castner v. City of Homer. We submitted notice of compliance with the court's decision regarding the assessment of the Kachemak Bay Title Company Building, and replied to Mr. Castner's response to that notice.

I will be available to answer questions regarding these matters at the April 13, 2015, Council meeting.

cc: Marvin Yoder
Jo Johnson

COMMITTEE REPORTS

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

