

City Council
May 11, 2015
Monday

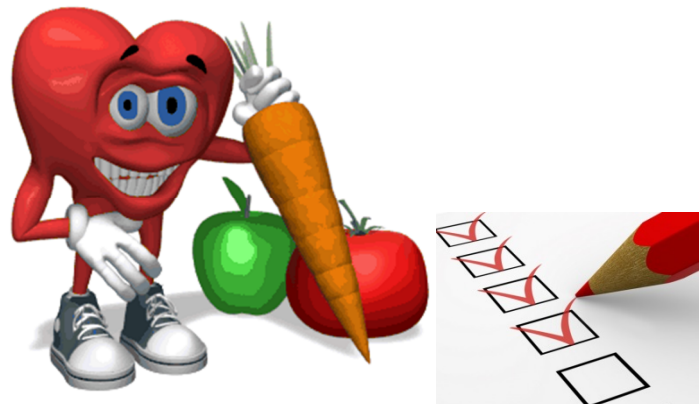


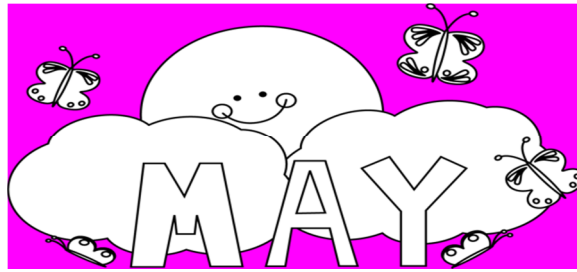
Worksession 4:00 P.M.
Committee of the Whole 5:00 P.M.
Regular Meeting 6:00 P.M.

Cowles Council Chambers
City Hall
491 E. Pioneer Avenue
Homer, Alaska



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- Monday 11th:** **CITY COUNCIL**
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m.,
and Regular Meeting 6:00 p.m.
- Tuesday 12th:** **ECONOMIC DEVELOPMENT ADVISORY COMMISSION**
Regular Meeting 6:00 p.m.
- Wednesday 13th:** **PUBLIC SAFETY BUILDING REVIEW COMMITTEE**
Meeting 5:30 p.m.
- Thursday 14th:** **PUBLIC ARTS COMMITTEE**
Worksession 4:00 p.m. and Regular Meeting 5:00 p.m.
- PERMANENT FUND COMMITTEE**
Regular Meeting 5:15 p.m.
- Wednesday 20th:** **PLANNING COMMISSION**
Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
- Thursday 21st:** **PARKS AND RECREATION ADVISORY COMMISSION**
Regular Meeting 5:30 p.m.
- Monday 25th:** **MEMORIAL DAY – City Offices Closed**
- Tuesday 26th** **CITY COUNCIL**
Committee of the Whole 5:00 p.m. and Regular Meeting 6:00
p.m.

Regular Meeting Schedule
City Council 2nd and 4th Mondays 6 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
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



WORKSESSION
4:00 P.M. MONDAY
MAY 11, 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 KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

3. STRATEGIC DOING

Memorandum 15-062 from City Manager as backup.
Memorandum 15-064 from City Planner as backup.

Page 7

Page 15

4. COMMENTS OF THE AUDIENCE

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

Next Regular Meeting is Tuesday, May 26, 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.



City of Homer

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Office of the City Manager

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Memorandum 15-062

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: Strategic Doing

The purpose of this memo is to provide a framework for the Council's fourth strategic doing work session. The meeting is divided into four parts: the first part updates you on priorities the Council chose at their last meeting. On occasion this includes requesting input/feedback from the Council. These instances have an asterisk (*) by them. The second portion proposes potential next steps in the Strategic Doing process. The third section discusses updating the comprehensive plan and creating a second 'living document' to work from. The fourth section of the meeting will be dedicated to reviewing the Comprehensive Spit Plan implementation table, time permitting.

Update from last meeting:

The items below are ongoing strategic doing tasks the Council has selected. Tasks that are considered complete or had no action are not included in this report.

Economic Vitality – Natural Resources

Support staging area for large development projects:

*If the AKLnG project is a go, there will be significant short and long term lay down needs for AKLnG and support companies. With Council's support, staff will meet to do a survey of potential lay down area that the City owns, potential lay down not owned by the City and any potential barriers to lay down (zoning, wetlands, etc.). Even if AKLnG is not developed in the near future, this could be a valuable exercise in inventorying the City of Homer assets and capacity for development projects.

Support commercial fishing and fish processing:

The Port and Harbor Advisory Commission held an open house to discuss increasing moorage rates. The Commission recognizes the need to build the Enterprise reserves. They voted to increase rates by 2% in addition to the annual CPI increase. This will be included in the 2016 budget proposal this fall.

Partner with other organizations: *Ongoing.*

HMTA. The City is partnering with Homer Marine Trades Association on a short video promoting Homer for boat work. It will be posted on the City, HMTA websites, and played at booths such as fish expo, etc. The theme of the video is 'Homer is in the business of boats.' Staff and Marine Trades representatives met to review the first draft storyboard and are encouraged; it should be a useful and unique product.

PARC. Deputy Planner Julie Engebretsen has been providing staff support for the Parks, Arts, Recreation and Culture group as they worked on the needs assessment. She will continue to work with the group as they decide on next steps.

Trails/Non-motorized Transportation

Develop bike/pedestrian roadway design standards

The Planning Commission will have the bike/pedestrian roadway standards that Public Works Director Meyer developed at their meeting on May 20th. Concern has been expressed over the lowest level of standards, level one pavement widened on one side, and I expect debate over best practices for pedestrian/bike friendly roadways will take place with the Planning Commission.

Drafting the standards has brought up the question of where to place them once they are adopted. One option is incorporating into the Roads and Streets Design Criteria Manual. However, this option would likely require an update of that manual, which has not been updated since 1988. A second option is incorporating the standards into the Transportation Plan. This would provide more flexibility in applying the criteria. I anticipate the Planning Commission will consider both options and provide Council with a recommendation.

Senior Services

Encourage or create incentives for private business to provide or improve accessibility for seniors:

All new commercial construction has to accommodate ADA accessibility in order to get clearance from the fire marshal. The City of Homer does not enforce building codes, so there is no 'hammer' to encourage existing older businesses to retrofit their facility.

*The City could create a mini grant program, for example, to encourage the retrofitting of existing facilities to ADA standards. This could be quite costly both in terms of staff time and administration of the program and capital cost for the program. Staff would like guidance from Council if they would like financial incentive programs to be considered further, or if Council has any other recommendations for incentivizing access.

Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities:

Newer City facilities have been constructed with ADA accessibility in mind: the Animal Shelter, Airport, Homer Public Library, City Hall, new restrooms, New Port and Harbor Building. The City has recently made improvements to Karen Hornaday Park to accommodate people with disabilities (an ADA campsite/table and trail improvements). Code requirements dictate that any new structure, or remodel, comply with ADA guidelines.

*Older City facilities, such as the Police and Fire Station, leave more to be desired for accessibility. However, a new Public Safety building will be built to standard. There are no doubt areas where City facilities could improve access. The City could hire an architect to assess where accessibility improvements could be made in all City facilities. However, after consulting with the Public Works Director, I believe reasonable accommodations have been made in existing City facilities. Please let staff know if Council has interest in a more comprehensive assessment of accessibility in City facilities.

2. Possible Next Steps

The prioritized list from your strategic doing work session is included in this packet. I have highlighted items that you have tasked staff with in **yellow**. Some of these tasks, like parking, you are not receiving updates on since they have essentially been moved forward as much as they can at this point. Others, like Economic Vitality – Natural Resources, you will continue to receive updates on, and questions when staff needs Council guidance as they are ongoing. I have highlighted tasks that are already underway staff could incorporate into the strategic doing framework in **green**.

*Please advise if at this time Council would like to add any tasks to the strategic doing priorities staff is working on. They do not have to be limited to the items in green, this was merely provided as a starting point.

3. A Living Document

City Planner Abboud has put some thought into how to use what has been learned through the strategic doing process in updating the Comprehensive Plan. He outlines a strategy for updating the plan and coming up with a secondary living document – a Strategic Doing Action Plan – in the attached memo.

4. Spit Plan Prioritization

Due to time constraints, at the all-day work session Council was not able to prioritize the Spit Plan section of the Comprehensive Plan. You were sent the implementation table of that document, with associated updates, and asked to rate the objectives on a scale of 1-10 based on their level of impact and level of difficulty. Time permitting, we will review the scores and gather any outstanding numbers. This information will be used to place the objectives in one of the four quadrants (high impact, low difficulty; high impact, high difficulty; low impact, low difficulty; low impact, high difficulty). A future exercise will prioritize the objectives within those quadrants.

ENC:

Prioritized List of Comprehensive Plan Implementation Goals/Strategies (2)

Memorandum 15-164 from City Planner Abboud (3)

Homer Spit Plan Comprehensive Plan Prioritization Table with Updates (4)

Prioritized List of Comprehensive Plan Implementation Table Goals/Strategies 5.11.15 Packet

Yellow highlights: Tasks Council has chosen for staff to focus on

Green highlights: Tasks that are underway that could be incorporated into strategic doing

High Impact | Low Difficulty

19 – Education

- **50** – Continue to partner and work to support efforts of the Kenai Peninsula Borough School District.

19 – Economic Vitality – Natural Resources

- **42** – Support staging areas for large development projects.
- **42** – Support commercial fishing and fish processing.
- **41** – Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development.

18 – Energy Plan

- **42** – Improve energy efficiency and conservation in City facilities.
- **38** – Create a solid waste and recycling plan for City facilities.
- **37** – Implement the Climate Action Plan.
- **37** – Create an Energy Plan
- **34** – Partner with public, private and non-profit organizations to implement a plan to reduce, reuse and recycle solid waste.

15 – Parking

- **38** – Allow for shared parking and in-lieu fees for downtown businesses.
- **29** – Construct strategically located parking lots in or near downtown.
- **23** – Improve/increase on-street parking

13 – Trails/Non-motorized Transportation

- **44** – Develop bike/pedestrian friendly roadway design standards
- **43** – Implement the policy recommendations of the Non-Motorized Transportation Plan, e.g. an acceptance policy for trail easements.
- **39** – Build the recommended trail connections in the Non-Motorized Transportation Plan.

13 – Senior Services

- **37** – Encourage or create incentives for private businesses to provide or improve accessibility for seniors.
- **37** – Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities.

High Impact | High Difficulty

12 – Community Capacity

- **39** – Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer
- **37** – Continue to work with residents and business to better understand community priorities, and to the extent possible, find resources to meet these needs.

- **35** – Increase the net revenues coming into the city, through managing costs and expanding the community’s tax base.
- **28** – Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.

12 – Youth Services

- **31** – Provide a range of activities and programs to benefit youth.

11 – Port and Harbor

- **40** – Address general harbor maintenance and erosion control.
- **36** – Complete the Port and Harbor projects listed in Homer’s current CIP.
- **34 – Expand the Deep Water Dock.**
- **30** – Create an East Boat Harbor.
- **30** – Improve restrooms along the spit trail.

11 – Fire and Emergency Services

- **38** - Increase marine fire/emergency response capabilities.
- **37** – Increase training opportunities.
- **36 – Update Hazard Plans.**
- **34 – Construct new building and training facility.**
- **34** – Increase volunteer core to 50 people.
- **24** – Hire Fire Marshal/Code Examiner.

11 – Police Department

- **35** – Implement a reasonable vehicle replacement plan.
- **35 – Construct a new building.**
- **31** – Address retention and recruitment issues, and retain a competitive compensation package.
- **27** – Hire dedicated Homer Spit Officer for summer months.

9 – Storm Water

- **36** – Develop storm water design criteria for large parcel development.
- **36** – Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions.
- **34** – Adopt area-wide storm water management standards.

9 – Parks, Recreation, & Culture

- **35** – Create a Parks and Recreation Master Plan.
- **35 – Update the Beach Policy.**

Low Impact | Low Difficulty

16 – Transportation – Misc.

- **34** – Update the 1986 Master Streets and Roads Plan and the 2005 Transportation Plan. Implement the Transportation Plan.
- **31** – Establish a Road Corridor Preservation Program and adopt appropriate ordinances (e.g. road standards, cost sharing mechanism).

15 – Improved Zoning

- **38** – Develop new zoning code to implement new categories.

- 37 – Work with the Comprehensive Plan Land Use Recommendation map on an areaby area basis to determine the feasibility and acceptability of rezoning.
- 14 – Economic Vitality – Tourism**
- 32 – Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas.
 - 29 – Prepare a Tourism Management Plan.
- 13 – Economic Vitality – Misc.**
- 36 – Accommodate and promote arts and culture events.
 - 36 – Work with the University, KBC to develop education and vocation programs for Homer residents.
 - 33 – Research and implement strategies to provide for a range of housing options.
 - 31 – Improve technology infrastructure.
- 11 – Improved Standards and Regulations**
- 35 – Adopt new development standards for development in environmentally sensitive areas. Includes road construction practices.
 - 34 – Create new development standards for higher density residential development.
 - 28 – Evaluate and consider shifting platting authority from Borough to City of Homer.
 - 28 – Adopt building codes.

Low Impact | High Difficulty

14 – Solid Waste

- 40 – Institute measures to improve recycling among City departments.

13 – Library

- 27 – Increase staff to respond to increased demand.

12 – Water and Sewer

- 36 – Construct water and sewer lines to developed properties as demand warrants.
- 35 – Implement the Water Sewer Master Plan.
- 32 – Repair and rehabilitate sewer mains to reduce infiltration.
- 32 – Enact a sewer inflow reduction program.
- 24 – Develop a new water source.

11 – Green Infrastructure

- 35 – Adopt guidelines for sustainable development such as energy efficiency, use of recycled materials, and low impact landscaping in city buildings.
- 33 – Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D.

7 – Pattern of Development

- 36 – Work with Borough to prepare mutually acceptable development standards.
- 32 – Establish more specific criteria, process, schedule and objectives for possible future annexations.
- 31 – Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas.



City of Homer

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Planning

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Memorandum 15-064

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: MAY 1, 2015
SUBJECT: Strategic Doing and the Comprehensive Plan

Create a Living Document

Comprehensive Plan

The Comprehensive Plan just got a great breath of life when it was incorporated into the Strategic Doing Process. As a result of this exercise, we have evaluated what has been accomplished and put values on what we have left to do. The next step is to prepare for an update based upon this information and solicit additional information on items that we think should be incorporated in the objectives and strategies. I believe that we can do this if we feel that our vision and goals are still accurate. We have memos from the Police Chief and Library Director on new items for consideration. I recommend soliciting suggestions from the various departments, commissions, and committees for incorporation into the plan. These suggestions should be reviewed by the appropriate commission or committee then be forwarded to the planning commission for additional public process, perhaps an open house or two and then off to a public hearing.

This process will take some time, but the goal would be to measure this in months. Eventually, we will need to prepare for a more thorough examination that includes work on the vision and goals. This effort can take more than a \$100,000 and last time we worked on it for three years. This future effort should be supported by allocating reserve funds to the Planning Department.

Strategic Doing Action Plan

While we are, so far, basing the activities of the Strategic Doing on the Comprehensive Plan, they are two different documents with different purposes. While a Comprehensive Plan is broad and includes lots of background material, the Strategic Doing Action Plan is specific and used as a tool to accomplish tasks. The Council has suggested the addition of items on the strategic doing list outside of the comprehensive and that is fine. I would suggest that we might want to step back and look at the goals of the Comprehensive Plan so that we can envision our tasks in that frame. We then can add additional tasks and capitol items to further the most valuable goals.



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TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: Homer Spit Plan Comprehensive Implementation Table Prioritizing Objectives

Due to time constraints, at the all-day work session on October 25, 2014, Council was not able to prioritize the Spit Plan section of the Comprehensive Plan.

I have attached the Homer Spit Plan Comprehensive Implementation Table with associated updates. Please take a moment to rate the objectives on a scale of 1-10 according to level of difficulty and level of impact.

- Difficulty rated on a scale of 1-10, 1 predicting relative ease in accomplishment, and 10 predicting extreme difficulty in accomplishment.
- Impact rated on a scale of 1-10, 1 predicting a relatively low impact in accomplishment, and 10 predicting an extremely high impact in accomplishment.

These ratings will be used to place the objectives in one of the four quadrants (high impact low difficulty; high impact, high difficulty; low impact, low difficulty; low impact, high difficulty). A future exercise will prioritize the strategies within those quadrants.

If you are able to get the scored document to me before the Strategic Doing work session on May 11, or bring your document already scored, it will facilitate the prioritization process and make the best use of your time.

Thank you for your continued time, effort, and dedication to the strategic doing process.

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

1. Land Use and Community Design

Goal 1.1 Maintain the variety of land uses that establish the unique “Spit” character and mix of land uses.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Revise zoning to protect character and enhance commercial, industrial, and public facilities development.	<p>Identify appropriate residential uses on the Spit.</p> <p>Similar land uses (such as charter offices, boat and gear sales, tourism activities) shall be encouraged to cluster to achieve a mix of related activities and minimize adverse impacts on other activities.</p> <p>Consider a 25-foot building height limit, with a Conditional Use Permit (CUP) process for buildings up to 35 feet.</p> <p>Encourage all developments to provide amenities such as bike racks, benches, picnic tables, trash cans, and landscape features such as planters and art.</p> <p>Review Spit parking requirements and possible solutions.</p>	<p>Planning Department</p> <p>Planning Commission</p> <p>Port and Harbor Commission</p>
		The City should plan for the future land use of City-owned properties.	<p>Reserve and cluster industrial land at specific nodes, including E. & S. of harbor.</p> <p>Better utilize the limited land available for industrial and economic development. <i>This has been addressed from a zoning perspective.</i></p> <p>Reserve sufficient land by the deep water dock for future industrial development.</p> <p><i>Developed short and long term leasing program for 30 acres near DWD.</i></p> <p>Designate “overslope” for commercial use focus on south and west sides.</p> <p><i>Have recommended areas for overslope development (harbor). New harbormaster building overslope.</i></p>	<p>City Council</p> <p>Port and Harbor Commission</p>

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

	Address marine commercial and marine industrial zoning.	<p>Submit draft ordinance to Planning Commission and City Council.</p> <p>Consider zero lot line construction and the amount of right of way realistically needed to support specific uses at build-out. <i>Are mechanisms in code for zero lot line development; however it is very expensive construction due to fire code.</i></p>	Planning Department Planning Commission
	Review land lease policy and determine impact on leasing and character of leasing.	<p>Continue reviewing lease policies periodically.</p> <p>City leases shall include land sufficient for businesses and minimal employee parking.</p> <p><i>Extensive review of lease policy in 2010.</i></p>	City Council

Goal 1.2 Improve the permanence and character of new commercial development.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Develop standards for public property development.	Revisit design guidelines for overslope development to provide more specificity for development at harbor overslope, considering issues such as lot size, legal access, and parking policies.	City Council

Goal 1.3 Provide public facilities that attract residents and visitors to the Spit.

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Provide amenities that aid residents and visitors.	Identify locations and needs for restrooms/showers. <i>Locations for restrooms have been identified, some constructed. Challenges with City providing showers, there are seasonal private providers of showers.</i>	Port and Harbor Department, harbor users, leaseholders
		Provide enhanced park and recreation facilities.	Identify and prioritize public recreation needs on the spit, and include projects on the CIP. Refer to the Master Parks and Recreation Plan, chapter 7, in the 2008 Comprehensive Plan. Prepare a master plan for development of a new community gathering space at the site of the existing City campground north of Freight Dock Road (pier 1 area). Provide kayak launching facilities. Set aside a new community park. <i>End of the Road Park.</i> Evaluate and develop a plan for non-boating access to fishing opportunities. <i>End of the Road Park development has created more non-boating fishing.</i> Construct weather-protected picnic and outdoor meeting facilities. <i>Covered pavilion at DWD. Proposed development at Kayak launch/fishing lagoon.</i> Open space recreation uses shall be encouraged on the west side of the Spit on public land.	Public Works Department Parks and Recreation Division Chamber of Commerce

Goal 1.4 All development should recognize, value, and complement the unique natural resources on the Homer Spit.

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Preserve and protect important wildlife and bird sanctuary areas.	<p>Require site-specific handling requirements for all runoff from parking areas. <i>New development considers run-off.</i></p> <p>Provide information on preventing the growth of noxious weeds.</p> <p>Encourage the use of native plant materials for all landscaped areas. <i>New projects have used native species.</i></p> <p>Encourage the presence of interpretive programs to identify plant and animal resources.</p> <p>Clearly sign beach areas designated off-limits for motorized travel.</p>	<p>Planning Department</p> <p>Parks and Recreation Division</p> <p>State of Alaska, DNR Parks</p> <p>Non-profit Organizations</p> <p>US Fish & Wildlife Services</p>
		Identify private lands to become conservation areas.	<p>Buy private property from willing landowners for conservation purposes.</p> <p>Encourage containment and cleanup of junk. <i>Removal of derelict vessels.</i></p> <p>The City should pursue ownership or preservation of the west side of the Spit for open space recreation, camping, and view shed protection. <i>Could consider purchases.</i></p>	<p>City Council</p>

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

	Allow the natural transport of sediments along the west side of the Spit to continue uninterrupted.	Proponents of bulkheads, groins, breakwaters, or other devices shall demonstrate that their project will not adversely disrupt this sediment transportation. <i>Development has allowed natural sediment transport to continue.</i>	Public Works Department
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Goal 1.5 Respond to seasonal land use demand fluctuations.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Ensure that high demand seasonal uses are given priority.	Allow interim/temporary uses of vacant City land when they are supportive of seasonal demands (fishing, tourism, etc.). Rationalize parking areas to make sure demand is met but at the same time, reduce the overall footprint and visual impact.	Port and Harbor Commission Administration Port & Harbor Department

Goal 1.6 Protect public access to and enjoyment of the Spit's unique natural resources.

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Maintain and protect traditional public use of the beaches along the Spit such as gathering coal, shellfish, fishing and other recreational activities.	Inventory and identify key traditional use areas and access routes. Obtain public ownership of land on the Spit especially focused around key sites. Conservation of the Mud Bay area of the Spit. Maintain and increase public access to the harbor and beaches to improve opportunities for fishing, and other recreational activities. Minimize conflicts between motorized and non-motorized users on the Spit. Install signage to educate ATV users about responsible ATV use.	Public Works Department Parks and Recreation Planning Department Port and Harbor Commission
		Protect the scenic, natural and aesthetic resources.	Encourage the build-up of driftwood on Spit Beaches. <i>In beach policy.</i> Use native landscape elements in public design projects (beach grass, driftwood). <i>Ongoing. New projects have used native species/driftwood.</i>	Public Works Department Parks and Recreation Planning Department Port and Harbor Commission

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

2. Transportation

Goal 2.1 Enhance and protect the Spit’s critical role in regional marine transportation.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Prioritize transportation and land use decisions to support waterfront dependent activities.	<p>Priority for use of the Small Boat Harbor and distal end of the Homer Spit shall be marine commercial, marine industrial (fishing), industrial transportation, waterfront tourism, and recreation (both day use and outings across the bay). <i>Acquired land from the state around the Deep Water Dock. Obtained an exemption for the Port and Harbor from the Critical Habitat Area.</i></p> <p>Enhance the connectivity and infrastructure needed to support Deep Water Cargo activities and Main Dock Areas. <i>DWD feasibility study underway.</i></p> <p>The City shall reserve right-of-way for access to the east side of the harbor.</p>	Port and Harbor Public Works Administration City Council
		Balance cruise ship and other commercial activities. One should not happen at the expense of another.	<p>Improve cruise ship passenger disembarkation area by the Deep Water Dock.</p> <p>Create way finding kiosks along the harbor. <i>Flags around the harbor serve as way finding kiosks accompanied by strategically placed “you are here” maps.</i></p> <p>Create a covered harbor overlook area near ramp 7 or the Deep Water Dock and the harbor entrance.</p> <p>Consider temporary solutions and how to prioritize improvements for cruise ship passengers, since the number of port calls varies year to year.</p> <p><i>Temporary solutions not needed with \$6 million in permanent improvements complete using dedicated Commercial Vessel Passenger Tax funds.</i></p>	Port and Harbor Public Works Administration Existing commercial/retail business owners Excursion vendors Chamber of Commerce

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Goal 2.2 Improve traffic flow and safety on the Sterling Highway (Homer Spit Road).

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Maintain the capacity of the Sterling Highway (Homer Spit Road).	Limit number of access points to the Sterling Highway. Initiate a Reconnaissance Study to better define and control crossing points in the harbor commercial area. <i>Entire boardwalk area is now a crossing zone.</i> Evaluate traffic calming as an element of the Reconnaissance Study. <i>Addressed traffic calming and pedestrian crossing through agreement with ADOT.</i> Enter Memorandum of Agreement with ADOT & PF to address parking, maintenance, and management of the right-of-way.	ADOT Administration

Goal 2.3 Provide adequate and safe facilities for pedestrians and bicyclists.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Provide safe walkways and trails.	Develop pedestrian plan for Spit. Work with DOT on solutions such as crosswalks. Plan and design the proposed bike path extension to meet the needs of bicyclists and pedestrians. Plat easements for walkways in commercial areas and along overslope area. Require provision of connectivity between adjacent commercial properties in permit process/zoning language.	Public Works Department Planning Department Port & Harbor Dept.

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

			<p>Connect harbor to Seafarers Memorial with trail.</p> <p>The City shall reserve 15' pedestrian/safety rights-of-way and access for overslope development around the periphery of the small boat harbor.</p> <p>Construct pedestrian pathway around northerly harbor rim.</p>	
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Goal 2.4 Provide improved multi-modal transportation on and to the Spit.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Support year round car ferry service to the outlying communities of Kachemak Bay.	Participate in a public or private task force or organization. <i>AMH provides year round ferry service to Seldovia.</i>	City Council Economic Development Commission, Chamber of Commerce Administration
		Encourage a shuttle system during peak summer months to transport visitors and employees to town, lodging and remote parking	Participate in a public or private task force or organization. Create business plan/model to determine funding/cash flow. <i>Private company, Homer Trolley shuttles to/from the Spit.</i>	

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Goal 2.5 Improve organization, wayfinding, and location of parking and harbor facilities.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Better define parking locations.	<p>Separate long-term parking from short-term/day-use parking.</p> <p>Designate specific areas for RV parking.</p> <p>Provide loading zones for delivery trucks and motor coaches in the retail district.</p> <p>Implement a fee and permit system for long-term parking.</p>	Port and Harbor Planning Department
		Provide coherent wayfinding system for parking, and restrooms.	<p>Establish a consistent theme for all parking graphics and signage.</p> <p>Develop color or other graphic/design feature to clearly indicate intended use.</p> <p>Clearly identify City of Homer as owner and requirements for use of lots.</p> <p>Clearly label all ramps so they are visible from the roads and parking lots.</p> <p>Create a kiosk or signage at each ramp and restroom showing the layout of the harbor, and parking in the immediate area of the user. <i>The new Spit Trail has way finding signage and flags.</i></p>	Port and Harbor Planning Department
		Define loading and unloading areas.	<p>Create a bus-loading zone near the harbor masters office.</p> <p>Analyze options for a turnaround/cul-de-sac/roundabout at End of the Road Park.</p>	Port and Harbor ADOT City Council

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

3. Economic Vitality

Goal 3.1 Improve the local economy and create year-round jobs by providing opportunities for new business and industrial development appropriate for the Homer Spit.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Enhance the circulation and safety in the fish dock area.	<p>Create site-specific land use study for fish dock/processing/ice house area. <i>CIP project for truck loading facility improvements.</i></p> <p>Develop appropriate safety measures on Fish Dock Road. <i>Alternate pedestrian route to Coal Point Park developed.</i></p> <p>Construct an observation deck near the Fish Dock.</p>	<p>Port and Harbor Dept.</p> <p>Parks and Recreation</p>
		Enhance east harbor area for industrial use.	<p>Review zoning for adequacy of provisions for industrial growth.</p> <p>Compress trailer parking to ensure there is no encroachment into needed industrial reserve lands.</p> <p>Expand the port facilities and freight capacity for improved transportation of goods and materials in and out of Homer. <i>DWD expansion, barge mooring.</i></p> <p>Expand and improve the deep water dock and other related port facilities. <i>DWD feasibility study advertised.</i></p> <p>Improve Outer Dock Road. <i>Freight Dock Road has been paved and a path to get pedestrians off of Outer Dock Road has been installed.</i></p>	<p>Public Works Planning Department</p> <p>Port and Harbor</p>
		Determine economic development. Opportunities for	<p>Encourage development related to the fishing, fish processing, and boating industries. <i>Ongoing.</i></p> <p>Host economic development forum and determine opportunities for value</p>	<p>Alaska Economic Development Corporation</p>

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

	“value added” growth such as processing, small scale local retail, and restaurants serving local products.	added growth. <i>CEDS development process (adopted 2011).</i>	Planning Department Chamber of Commerce Processing plant managers/operators
	Determine incentives needed to promote Overslope development.	Analyze and develop market plan for development. Determine alternate incentives that would encourage growth. Identify sources of funding or implementation actions for identified incentives.	Public Works Department Port and Harbor Commission Alaska State DEC Finance Department

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

4. Natural Environment

Goal 4.1 Manage conservation areas and the natural resources of the Spit to ensure continued habitat and biological diversity.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Minimize human impact on conservation areas.	Avoid development on city owned tidelands adjacent to Conservation areas, such as Louie's Lagoon and Mud Bay. Minimize all development that is not marine related within the Kachemak Bay Critical Habitat Area, defined as below the 17.4 ft. mean high tide. Improvements to public lands should focus active recreation on the west side of the Spit, Mariner Park, and south of the Fishing Lagoon.	Port and Harbor Dept. Parks and Recreation
		Purchase or obtain conservation easements on private lands on the Spit, such as between north of the hockey rink, and the base of the Spit.	Work with willing land owners to conserve land through methods such as conservation easements, or public or nonprofit ownership. Consider purchasing first right of refusal options, right of occupancy for remainder of lifetime or other less traditional methods that will ensure conservation of the properties at some point in the future.	Public Works Planning Department Port and Harbor

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Goal 4.2 Support environmentally responsible harbor operations by all user groups. Activities such as power washing and scraping, sanding and painting may not be allowed in the harbor in the future due to environmental regulations.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Support and implement the Alaska Clean Harbor Pledge.	<p>Implement relevant portions of Chapter 9 Energy, from the 2008 Comprehensive Plan, such as energy efficient public buildings, recycling and solid waste management.</p> <p>Implement a bilge water management program.</p> <p>Pursue public education on boat cleaning agents, to reduce the use of harsh chemicals such as bleach.</p>	Public Works Planning Department Port and Harbor
		Support the concepts presented in “Clean Boating for Alaskans”.	Continue to support environmentally responsible boating habits. Partner with harbor user groups on public education and providing appropriate facilities. <i>Homer Harbor designated first “Alaska Clean Harbor.”</i>	Port and Harbor Harbor user groups

Homer Spit Comprehensive Plan Implementation Table with Updates

Key: Strike through = accomplished *Blue italicized text = status update*

Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

Goal 4.3 Manage storm water runoff.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Address storm water issues, puddling, and erosion. <i>Storm water master plan on CIP</i>	Explore better parking lot maintenance and storm water management approaches such as rain gardens, settling ponds and shallow ditches. Use to also help define parking areas, particularly where winter maintenance is not needed. Parking revenues could be used to help pay for these projects. Create spit drainage and grading plan. Drainage needs to be planned and implemented block by block rather than haphazardly for all properties.	Public Works Port and Harbor

Goal 4.4 Manage the Port as a working harbor, for both recreational and working vessels.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Remove derelict vessels.	Continue to get rid of boats not paying moorage; the harbor is not a storage facility or museum. Harbor expansion is expensive; the harbor should be fully utilized by active users. Dead boats can also be an environmental hazard if no one is responsible for making sure they don't sink or leak.	Public Works Port and Harbor

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



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
MAY 11, 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 KATIE KOESTER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. **OPEN WORLD TEAM RUSSIAN GROUP**, visiting from Yakutsk, Siberia, Russia
4. **HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) AND HOMER ACCELERATED ROADS AND TRAILS PROGRAM (HART) FUNDS OVERVIEW**
Page 37
5. **CONSENT AGENDA**
6. **REGULAR MEETING AGENDA**
7. **COMMENTS OF THE AUDIENCE**
8. **ADJOURNMENT NO LATER THAN 5:50 P.M.**
Next Regular Meeting is Tuesday, May 26, 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.

Balance Sheet: HART - Trails

(Homer Accelerated Roads & Trails)

	FY 13 Audited 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015	
Cash & Investment:	<u>422,411</u>	<u>524,797</u>	<u>518,120</u>	
Receivables :				
Accounts R	0	0		
Sales Taxes R	19,211	18,995	18,995	
Assessments R	0	0	0	
Grants, Loan R	0	0	0	
Total Receivables	<u>19,211</u>	<u>18,995</u>	<u>18,995</u>	
Total Assets	<u>441,623</u>	<u>543,793</u>	<u>537,115</u>	Total Assets
Liabilities:	0	0	0	
Deferred Inflows:	0	0	0	
Total Liabi. & Deferred Inflows	<u>0</u>	<u>0</u>	<u>0</u>	
Nonspendables (inventories & Prepaid)	0	0	0	
Restricted - Trails	441,623	543,793	537,115	
Total Fund Balance	<u>441,623</u>	<u>543,793</u>	<u>537,115</u>	Net Asset
Total Liab + Deferred Inflows + Fund Bal	<u>441,623</u>	<u>543,793</u>	<u>537,115</u>	
	0	0	0	

Revenues & Expenditures: HART - Trails

(Homer Accelerated Roads & Trails)

	FY 13 Audit 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015
Revenues			
Sales Tax	121,725	124,744	22,538
Interest Income	1,448	1,391	0
Total Revenues	<u>123,172</u>	<u>126,135</u>	<u>22,538</u>
Expenditures			
S, W, & B	107	0	0
Admin Fees	8,415	10,386	28,841
Construction Costs	18,103	5,810	375
Other Costs	17,500	7,769	0
Debt Service -Principal	0	0	0
Debt Service -Interest	0	0	0
Total Expenditures	<u>44,125</u>	<u>23,965</u>	<u>29,216</u>
Excess of Revenues Over(Under) Exp.	<u>79,047</u>	<u>102,170</u>	<u>(6,678)</u>
Transferred Out to Projects	0	0	0
Changes in Fund Balance	<u>79,047</u>	<u>102,170</u>	<u>(6,678)</u>
Fund Balance (Beginning) 1/1/2013	<u>362,576</u>	<u>441,623</u>	<u>543,793</u>
Fund Balance (Ending) 12/31/2013	<u>441,623</u>	<u>543,793</u>	<u>537,115</u>

Balance Sheet: HART - Roads

(Homer Accelerated Roads & Trails)

	FY 13 Audited 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015	
Cash & Investment:	<u>5,852,924</u>	<u>6,823,357</u>	<u>6,910,837</u>	
Receivables :				
Accounts R	0	0		
Sales Taxes R	172,868	170,922	170,922	
Assessments R	0	0	0	
Grants, Loan R	0	0	0	
Total Receivables	<u>172,868</u>	<u>170,922</u>	<u>170,922</u>	
Total Assets	<u>6,025,792</u>	<u>6,994,278</u>	<u>7,081,759</u>	Total Assets
Liabilities:	0	0	0	
Deferred Inflows:	0	0	0	
Total Liabi. & Deferred Inflows	<u>0</u>	<u>0</u>	<u>0</u>	
Nonspendables (inventories & Prepaid)	0	0	0	
Restricted - Road	6,025,792	6,994,278	7,081,759	
Total Fund Balance	<u>6,025,792</u>	<u>6,994,278</u>	<u>7,081,759</u>	Net Asset
Total Liab + Deferred Inflows + Fund Bal	<u>6,025,792</u>	<u>6,994,278</u>	<u>7,081,759</u>	
	0	0	0	

Revenues & Expenditures: HART - Roads

(Homer Accelerated Roads & Trails)

	FY 13 Audit 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015
Revenues			
Sales Tax	1,095,521	1,122,738	202,846
Interest Income	25,966	18,068	0
Total Revenues	<u>1,121,488</u>	<u>1,140,807</u>	<u>202,846</u>
Expenditures			
S, W, & B	16,247	0	0
Admin Fees	75,737	93,476	115,365
Construction Costs	1,320,529	33,800	0
Other Costs	12,599	45,045	0
Debt Service -Principal	0	0	0
Debt Service -Interest	0	0	0
Total Expenditures	<u>1,425,112</u>	<u>172,320</u>	<u>115,365</u>
Excess of Revenues Over(Under) Exp.	<u>(303,625)</u>	<u>968,486</u>	<u>87,481</u>
Transferred Out to Projects	0	0	0
Changes in Fund Balance	<u>(303,625)</u>	<u>968,486</u>	<u>87,481</u>
Fund Balance (Beginning) 1/1/2013	<u>6,329,417</u>	<u>6,025,792</u>	<u>6,994,279</u>
Fund Balance (Ending) 12/31/2013	<u>6,025,792</u>	<u>6,994,279</u>	<u>7,081,760</u>

Balance Sheet: HAWSP

(Homer Accelerated Water & Sewer Projects)

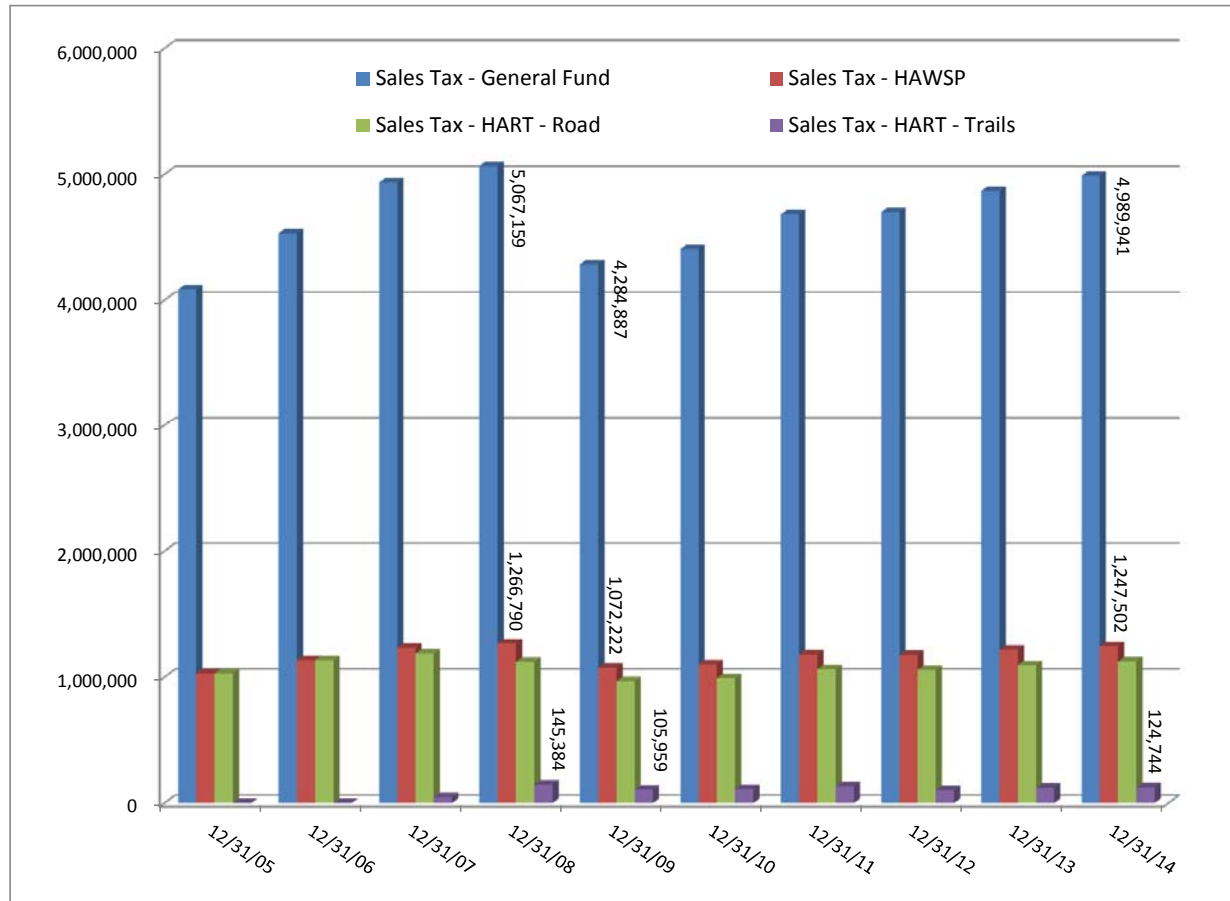
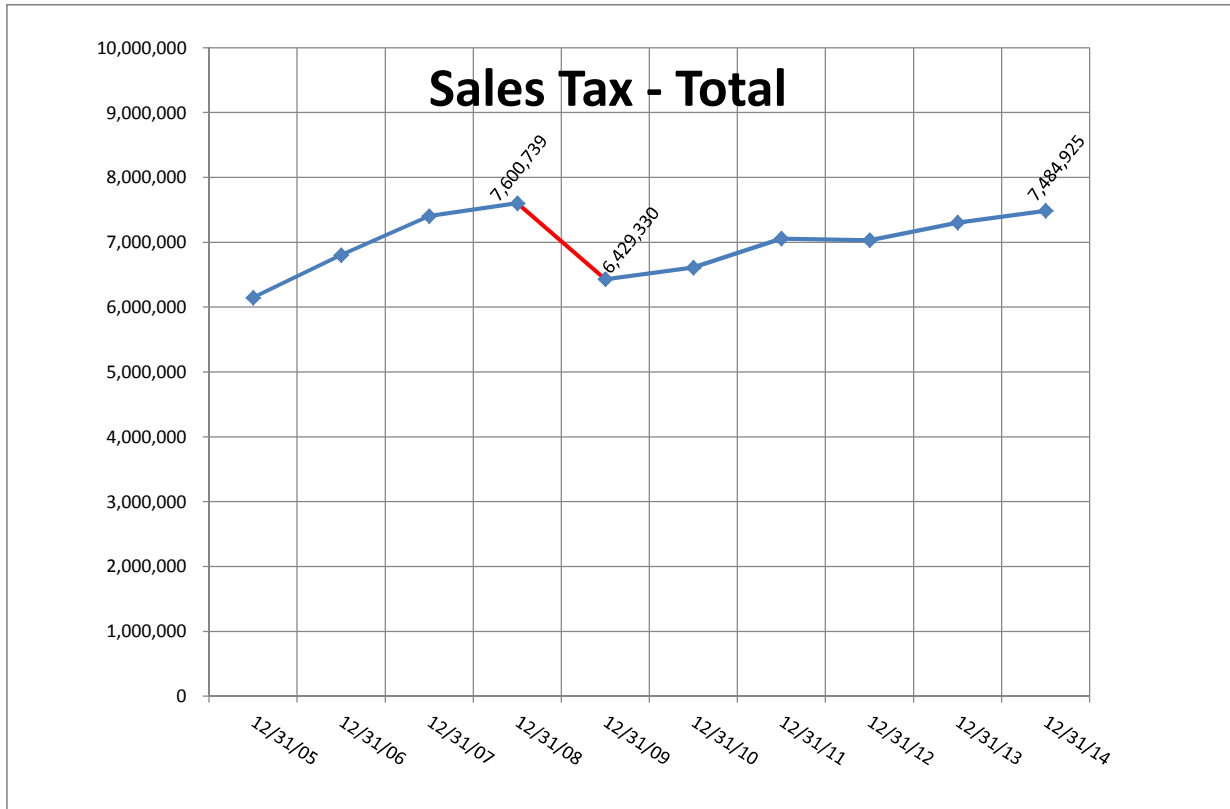
	FY 13 Audited 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015	
Cash & Investment:	(4,560,303)	(4,371,033)	(4,386,852)	
Receivables :				
<i>Accounts R</i>	0	0		
<i>Sales Taxes R</i>	192,079	189,917	189,917	
<i>Assessments R</i>	5,177,701	4,814,314	4,757,278	
<i>Grants, Loan R</i>	1,580,014	0	0	
Total Receivables	<u>6,949,794</u>	<u>5,004,231</u>	<u>4,947,195</u>	
Total Assets	<u>2,389,491</u>	<u>633,198</u>	<u>560,343</u>	Total Assets
Liabilities:	0	0	0	
Deferred Inflows:	5,177,701	4,814,887	4,814,887	
<u>Total Liabi. & Deferred Inflows</u>	<u>5,177,701</u>	<u>4,814,887</u>	<u>4,814,887</u>	
Nonspendables (inventories & Prepaid)	0	0	0	
Assigned - W & S (From R & E)	(2,788,210)	(4,181,689)	(4,254,543)	
<u>Total Fund Balance</u>	<u>(2,788,210)</u>	<u>(4,181,689)</u>	<u>(4,254,543)</u>	Net Asset
Total Liab + Deferred Inflows + Fund Bal	<u>2,389,491</u>	<u>633,198</u>	<u>560,343</u>	
	0	0	0	

Revenues & Expenditures: HAWSP

(Homer Accelerated Water & Sewer Projects)

	FY 13 Audit 12/31/2013	FY 14 Draft 12/31/2014	FY 15 YTD 3/31/2015	
Revenues				
Sales Tax	1,217,246	1,247,502	225,384	
W & S Special Assessments	243,824	438,086	14,343	
<u>Total Revenues</u>	<u>1,461,070</u>	<u>1,685,588</u>	<u>239,727</u>	
Expenditures				
Admin Fees -W	71,506	52,360	72,103	
Admin Fees -S	71,506	52,360	72,103	
Prof & Spec Svc	0	117,491	0	
Debt Service -Principal	811,620	812,933	54,344	
Debt Service -Interest	145,435	186,490	114,032	
957,056	957,056	999,422	168,376	
<u>Total Expenditures</u>	<u>1,100,068</u>	<u>1,221,633</u>	<u>312,582</u>	
<u>Excess of Revenues Over(Under) Exp.</u>	<u>361,002</u>	<u>463,956</u>	<u>(72,854)</u>	
<u>De-obligation Loan Receivables</u>		(1,580,014)	0	as exp.
<u>Transferred Out to Projects</u>	(149,926)	(277,421)	0	
<u>Changes in Fund Balance</u>	<u>211,076</u>	<u>(1,393,479)</u>	<u>(72,854)</u>	
Fund Balance (Beginning) 1/1/2013	<u>(2,999,286)</u>	<u>(2,788,210)</u>	<u>(4,181,689)</u>	
Fund Balance (Ending) 12/31/2013	<u>(2,788,210)</u>	<u>(4,181,689)</u>	<u>(4,254,543)</u>	

Sale Tax Revenue Distribution



CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

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



REGULAR MEETING
6:00 P.M. MONDAY
MAY 11, 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 KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

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

- A. Homer City Council unapproved Regular meeting minutes of April 27, 2015. City Clerk. Recommend adoption. **Page 55**
- B. **Memorandum 15-058**, from Mayor, Re: Appointments Chad Jones, Carrie Harris, David Etzwiler, Shane Monroe, Aryn Young, Councilmembers Beauregard Burgess and

David Lewis, Police Chief Mark Robl, and Planning Commissioner Don Stead to the Cannabis Advisory Commission. **Page 75**

- C. **Resolution 15-033**, A Resolution of the Homer City Council Extending the City of Homer Prisoner Meal Service Contract for One Year to the Firm of Homer Senior Citizens, Inc. of Homer, Alaska, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption. **Page 95**

Memorandum 15-059 from Police Chief as backup. **Page 97**

- D. **Resolution 15-034**, A Resolution of the City Council of Homer, Alaska, Requesting That the North Pacific Fishery Management Council Take Action to Reduce the Quantity of Halibut Bycatch in the Bering Sea Aleutian Island Fisheries by Setting New Bycatch Limits Which Lower Halibut Prohibited Species Catch Caps by 50% of the Current Limits. Reynolds. Recommend adoption. **Page 101**

- E. **Memorandum 15-060**, from City Manager, Re: Capital Improvement Plan Schedule for 2016 - 2021 & FY 2017 Legislative Requests. **Page 105**

6. VISITORS

- A. Senator Gary Stevens and Representative Seaton, Legislative Update

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Recognition and Swearing In of EMT and Firefighter Recruits
- B. Mayor's Proclamation, National Public Works Week – May 17 - 23, 2015 **Page 113**
- C. Mayor's Proclamation, National Police Week – May 10 - 16, 2015 and Memorial Day May 15, 2015 **Page 115**
- D. Mayor's Proclamation, National Hospital Week - May 10 - 16, 2015 **Page 117**
- E. Mayor's Proclamation, National Nursing Home Week - May 10 - 16, 2015 **Page 119**
- F. Borough Report
- G. Commissions/Board Reports:
1. Library Advisory Board

2. Homer Advisory Planning Commission
 - a. Minutes of April 15, 2015 **Page 121**
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

8. PUBLIC HEARING(S)

- A. **Ordinance 15-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments. City Manager. Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015. **Page 133**

Memorandum 15-056 from Interim City Manager as backup. **Page 139**

- B. **Ordinance 15-12**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades. City Manager. Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015. **Page 143**

Memorandum 15-052 from City Manager as backup. **Page 147**

9. ORDINANCE(S)

- A. **Ordinance 15-13**, An Ordinance of the Homer City Council, Enacting Homer City Code Chapter 9.20, Hotel Tax; and Submitting to the Qualified Voters of the City at the October 6, 2015 Regular City Election the Question of Levying a Tax of 2.5% in Addition to the General City Sales Tax on Rent for Occupancy of a Room in a Hotel, Motel, Inn, Bed and Breakfast or Similar Structure. Lewis. Recommended dates: Introduction May 11, 2015, Public Hearing and Second Reading May 26, 2015. **Page 151**

Memorandum 15-065 from City Manager as backup. **Page 157**

10. CITY MANAGER’S REPORT

- A. City Manager’s Report **Page 163**
 - 1. Memorandum 15-061 from Port and Harbor Director, Re: Certified Port Executive Program Report **Page 167**
 - 2. Memorandum 15-063 from Personnel Director, Re: 2015 Benefit Broker/Consultant RFP **Page 171**
- B. Bid Report **Page 175**

11. CITY ATTORNEY REPORT

- A. City Attorney Report of April 2015 **Page 179**

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 Tuesday, 26, 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.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 15-17 a Regular Meeting of the Homer City Council was called to order on April 27, 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.

PRESENT: COUNCILMEMBERS: BURGESS, LEWIS, REYNOLDS (telephonic),
ROBERTS, VAN DYKE, ZAK

STAFF: CITY MANAGER KOESTER
INTERIM CITY MANAGER YODER
CITY CLERK JOHNSON
CITY PLANNER ABBOUD
FINANCE DIRECTOR LI
IT MANAGER POOLOS
LIBRARY DIRECTOR LI
PORT AND HARBOR DIRECTOR HAWKINS

Councilmember Reynolds has requested telephonic participation.

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

BURGESS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The Council conducted a Worksession from 4:00 p.m. to 4:36 p.m. to discuss Land Allocation Plan and Lillian Walli Subdivision. From 5:00 p.m. to 5:45 p.m. the Council heard a report on the PARC Needs Assessment from Heather Stewart of Agnew::Beck and discussed Consent and Regular Meeting Agenda items.

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

AGENDA APPROVAL

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

The following changes were made: **VISITORS** - PARC Needs Assessment PowerPoint Presentation, Linda Anderson, Lobbyist, Anderson Group, LLC. **CITY MANAGER'S REPORT** - City of Homer Financial Report Through March 31, 2015, Memorandum 15-058 from Public Works Director, Re: Spit Camp Fee Collection Building, Memorandum 15-059 from Public Works Director, Re: Mental Health Land Trust – Spit Property Purchase; Re-Envisioning the Homer Public Library's Western Lot; and Press Release, Circle Hook Sculpture

Mayor Wythe called for a motion for the adoption of the agenda as amended.

LEWIS/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Kevin Hogan, city resident, agreed with the hiring of an assistant city manager. He called the argument for the Mental Health Land Trust sale weak as there is no benefit to the public. Erroneous information in the Land Allocation Plan needs further review. He provided written input on the LAP.

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 April 8, 2015 and Regular meeting minutes of April 13, 2015. City Clerk. Recommend adoption.
- B. Memorandum 15-051, from Mayor, Re: Reappointment of Amy Alderfer to the Library Advisory Board.
- C. **Ordinance 15-12**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades. City Manager. Recommended dates: Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015.

Memorandum 15-052 from City Manager as backup.

- D. **Resolution 15-025**, A Resolution of the Homer City Council Adopting a Social Media Policy. City Manager. Recommend adoption.

Memorandum 15-052 from City Manager as backup.

- E. **Resolution 15-026**, A Resolution of the City Council of Homer, Alaska, Adopting City of Homer Website Terms and Conditions. City Manager. Recommend adoption.

Memorandum 15-052 from City Manager as backup.

- F. **Resolution 15-027**, A Resolution of the Homer City Council Adopting the Website Links Policy. City Manager. Recommend adoption.

Memorandum 15-052 from City Manager as backup.

- G. **Resolution 15-028**, A Resolution of the Homer City Council Approving a Letter of Understanding Between the City and the Pratt Museum for the Design and Fabrication of Interpretive Signage for the Homer Spit Trails Projects and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 15-053 from Public Works Director as backup.

- H. **Resolution 15-029**, A Resolution of the Homer City Council Awarding the Contract for the Old Harbormaster's Building Hazardous Material Survey to the Firm of Satori Group, Inc. of Anchorage, Alaska, in the Amount of \$3,400 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 15-054 from Public Works Director as backup.

- I. **Resolution 15-030**, A Resolution of the Homer City Council Approving the City of Homer 2015 Land Allocation Plan. Mayor/City Council. Recommend adoption.

Memorandum 15-055 from Deputy City Planner as backup.

Moved to Resolutions.

- J. **Resolution 15-031**, A Resolution of the City Council of Homer, Alaska, Approving an Agreement for Professional Mentorship Services Between the City of Homer and MY:T Solutions, LLC. Mayor/City Council. Recommend adoption.
- K. **Resolution 15-032**, A Resolution of the Homer City Council Partially Releasing the Development Covenant of the Lillian Walli Estates Subdivision Requiring Every Lot or Tract Within the Property Be Served By Roads, Water, Sewer, Drainage, and Other Utilities Before a Request for a Building Permit or Additional Utility Connection May Be Made. Interim City Manager. Recommend adoption.

Memorandum 15-057 from Interim City Manager as backup.

Item I, Resolution 15-030 was moved to Resolutions, Item A. Burgess.

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

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- A. Parks, Art, Recreation and Culture (PARC) Needs Assessment

Heather Stewart, Agnew::Beck, provided a summary of the PARC Needs Assessment. The full report is posted on the City's website. The assessment was made to determine resources and prioritize the needs of Homer with a 10 to 15 year outlook. Anchor Point, Diamond Ridge, Fritz Creek and Homer were all included in the survey that was to provide a broad representation from the community on recreation needs, arts, culture, and economic development. The assessment started in the fall of 2014 with a gap analysis in the winter producing the following results:

What are the existing and potential PARC resources in our community?

- Indoor space needs are a priority
- Some outdoor facilities need maintenance, repair, and expansion
- Need for more coordination among providers.

Which programs and facilities does the community want?

- Multi-purpose community center
- Stabilize financial future of Kevin Bell Ice Arena
- Upgrades and maintenance to existing facilities

How big is the gap between what we have and what we want?

- (Smaller) Number of identified needs can be met with existing facilities and providers
- (Larger) Large capital investments

What are future trends?

- Senior population is growing
- Youth population trends less clear
- Outdoor and indoor activities are popular

How important are PARC activities to Homer's quality of life?

- Very 43.6%; Important 15.7%; Somewhat 24.3%, Not very 7.1%, Not at all 8.7%, Not sure 0.6%

How can new programs and facilities be funded?

- Property taxes 12.2%, Sales tax 17.2%, Other taxes 18.3%, Reallocate existing funding 25%, Don't fund at all 18%, Not sure 9.3%

Support for a new multi-purpose community center: a priority 30.1%, a priority 5-10 years from now 26.7%, not a priority 39.2%, not sure 3.9%. The poll revealed 53.6% support for the City to provide funding to Kevin Bell Ice Arena of \$10,000 to \$15,000 per year.

The Council asked that the survey results be broken down to individual communities rather than the general 99603 to cover Fritz Creek, Diamond Ridge, and Homer.

B. Linda Anderson, Lobbyist, Anderson Group, LLC

Linda Anderson, City Lobbyist, reported a lot of people have been working hard in Juneau to bring resolution and the session to an end. An adjournment is expected this evening. The budget was adopted with \$3 billion shortfall of funds. The budget could take them through October or November; then they will have to come back to the drawing board. The Legislature did not get support to draw funds from the Constitutional Budget Reserve, but used funds in the Statutory Budget Reserve.

Ms. Anderson had two great visits with Mayor Wythe and City Manager Koester traveling to Juneau. They were able to sit through the budget presentation. The revenue stream is \$2.2 billion and they are spending \$5.5 billion. The gap is more dramatic than ever experienced and the challenge of any legislator beyond anything they have ever seen. It is tough for them to figure out what their constituents want and to have a functioning state government.

The operating budget forecast for next year is built on \$66 per barrel oil; FY 14 was \$107. The gap is much bigger than forecasted. The sentiment in Juneau is not one that will be saved in a year or two. Department of Revenue has projected \$86 per barrel for 2017. The operating budget overall was reduced from \$5.5 billion to \$5.2 billion.

The capital budget for FY 15 was almost \$600M in general fund dollars; FY 16 included \$122M. Only general funds that were required to draw federal money were included, allowing the City's \$1.1M water/sewer project. It is the only major project in the area. Next year there is no more capital budget to cut.

At the very end of the session there was legislation on income and sales tax and using permanent fund earnings. The Governor has said he intends to take the discussion of revenues to the public starting this summer. There will be an education process to hear the facts and decide what kind of government Alaskan's want.

Homer may see a reduction in community jail funding of 30%, or a \$200,000 cut. Mayor Wythe and City Manager Koester had a meeting with the Commission of Corrections while in Juneau. They have the authority to allocate funds and cuts where they need to. They learned directly that the money serves the state inmates and we are hopeful for funding.

Municipal maintenance funding was cut, a \$60,000 impact along with \$20,000 cut from revenue sharing. Municipal funding is intact for the next few years, but it is a diminishing number.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation, Public Service Recognition Week, May 3 – 9, 2015

Mayor Wythe read the proclamation.

- B. Mayor's Proclamation, Municipal Clerks Week, May 3 – 9, 2015

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

- C. Mayor's Proclamation, May 2015 as Bike Month

Mayor Wythe read and presented the proclamation to young bicyclists.

- D. Borough Report

Kelly Cooper, Kenai Peninsula Borough Assembly Member, thanked the PARC committee for all their work and praised Mike Illg for the activities available for all ages. Last week she attended the meeting on heroin in the community. It is recreational activities that will keep kids off drugs. The Assembly met in Seward last week and considered the ordinance to repeal the nine-month tax exemption on non-prepared foods. It was voted on reconsideration and failed so will not appear on the fall ballot. The Assembly will begin budget work next week. Contracts for reroofing of Homer Middle School and Paul Banks Elementary School and flooring work contracts will be awarded. At the May 5th meeting a public hearing will be held on Assembly Member Cooper's ordinance to increase the maximum amount of sales subject

to borough sales tax from \$500 to \$1,000. If it passes it will affect the City too. Testimony can be provided to the Borough Clerk.

E. Commissions/Board Reports:

1. Library Advisory Board

Amy Alderfer, Library Advisory Board Member, reported on the magazines and newspapers available at the library. Digital forms of magazines from around the country are accessible on the webpage with no pop-ups, ads, or spam. The Library provides proctoring services for exams for schools and E-books and audio books through Listen Alaska. If you have suggestions for a book, DVD, or program, contact the library staff or drop an idea in the suggestion box. Volunteers are needed on Thursday, April 30th from 10 a.m. – 1:00 p.m. for a library garden spruce up.

2. Homer Advisory Planning Commission

a. Minutes of March 18, 2015

3. Economic Development Advisory Commission

4. Parks and Recreation Advisory Commission

Matt Steffy, Parks and Recreation Advisory Commission Chair, reported the commission hosted the Homer Recreation and Trails Symposium on April 18th. This was the coordinated efforts of 15 user groups exploring connectivity in moving forward to develop trails and recreation corridors. The commission has been focusing their energy on the beach policy review. He thanked city staff for the extra time and assistance they have provided. Both written and verbal input is desired while they address the needs of beach users. There is a broad spectrum of concerns and the commission hopes to have recommendations to the Council for some changes to the policy within the next few months. Chair Steffy thanked Agnew::Beck and the steering committee for their work on the PARC Needs Assessment.

5. Port and Harbor Advisory Commission

F. Report from Joy Steward, Executive Director of The Homer Foundation, Re: Report on the City of Homer Grants Program

G. Letter from Mayor Wythe to Environmental Protection Agency, Re: Use of Chemical Dispersant

8. PUBLIC HEARING(S)

A. **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. Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Ordinance 15-10(S), 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 **Adding \$7,000 to Matching ~~an~~ the** Amount That the Property Owners Fund for Repairs to the Roads. City Manager/Public Works Director.

Memorandum 15-028 from Public Works Director as backup.

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

Mayor Wythe called for a motion to substitute Ordinance 15-10(S) for Ordinance 15-10.

BURGESS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion for the adoption of Ordinance 15-10(S) by reading of title only for second and final reading.

BURGESS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 15-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments. City Manager. Recommended dates: Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015.

Memorandum 15-056 from Interim City Manager as backup.

Mayor Wythe recused herself due to an ongoing conflict on gas line discussions and passed the gavel to Mayor Pro Tempore Roberts.

Mayor Pro Tempore Roberts called for a motion for the adoption of Ordinance 15-11 for introduction and first reading by reading of title only.

BURGESS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts passed the gavel back to Mayor Wythe.

CITY MANAGER'S REPORT

- A. City Manager's Report

Mental Health Trust Land Sale

The Council had lingering questions after the April 13 City Manager's report regarding the Mental Health Trust land at the mouth of the harbor.

In 2013 while acquiring right of way for the construction of the Homer Spit Trail it came to the City's attention that what is known as 'Lot 42' at the mouth of the harbor was not wholly owned by the City. This is where the trail to Coal Point Park is and where rip rap was installed to protect the trail from erosion along the mouth of the harbor. It is a confusing title situation: likely what happened is in the 90's the small boat harbor was re-platted without recognizing the Trust owned the property. From the best the City can tell DNR owns a small 30 foot strip, the City owns the triangle of land at the back corner of the lot, and the Trust owns the rest, including an oddly configured strip of land that goes through the mouth of the

harbor. There are many reasons it is in the best interest of the City to have clear title to this land: it is the mouth of the harbor, is crossed by a City trail, and its location close to the fish dock makes it an ideal space for potential economic development opportunities. Icicle is the current lessee and they use the land for storage.

The Trust is amendable to the sale of the land and is moving forward with having the parcel appraised (see attached letter RE: Agreement of Appraisal Scope of Services). The direction to the appraiser includes appraising it as raw land with no improvements (i.e., the rip rap that the City installed cannot be used to increase the value of the lot). Also, the land that extends into the harbor will be assessed as tidelands. Further action and any decision on whether or not to purchase the land will come before Council after the appraisal is complete, sometime later this summer.

Lake Street Rehabilitation

The 2015 amendment to the Statewide Transportation Improvement Plan (STIP) delays funding for Lake Street Rehabilitation (Rehabilitate pavement of approximately 0.47 miles, construct a sidewalk on both sides of the road, improve the intersection at Pioneer to enhance safety, and provide drainage improvements).

Over \$300,000 was scheduled to be spent this year on initial stages of the project. This has been delayed until 'after 2015.' City Planner Abboud submitted public comment from the City expressing the need for the project in the attached letter.

Main Street Intersection

DOT has selected an alternative for Main Street Intersection Improvements. Known as 'option 3' in the public meetings held, it is a stop light with a turning lane. The attached letter from DOT explains their reasons for not selecting a roundabout (cost of right of way acquisition) and the need for a turning lane (safety). According to conversations City Planner Abboud has had with DOT, if ROW acquisition goes smoothly, they plan on advertising for project construction in 2016. A 4-directional flashing red beacon will be installed at the Pioneer and Main Street intersection by October 31 of this year.

Kachemak Drive

As you are aware, approximately 100 feet of Kachemak Drive sloughed into Mud Bay around 8am Sunday morning April 19 about ½ mile in from the intersection of Ocean Drive/Homer Spit Road and Kachemak Drive. City of Homer Police Department was on the scene early, barricaded the road and contacted AKDOT/PF. As of Monday April 20 DOT was hoping to complete repairs in one week. Under that timeline the road should be repaired by the time of the Council meeting. I hope to be able to provide additional verbal updates at the meeting. The City is very interested in Kachemak Drive being repaired quickly. With summer season around the corner there are boats that need to travel to the harbor, people who need to be able to quickly get to their boats and shops, and many other businesses along Kachemak Drive, including the old airport, where convenient access is critical, not to mention the many residences along Kachemak Drive. Kachemak Drive is also a Tsunami evacuation route and

having it closed is a safety concern. We will be following the repairs closely and applaud DOT for understanding the need to respond quickly to the situation.

Assistant City Manager

I am planning on evolving the Community and Economic Development Coordinator position to an Assistant City Manager position. Many of the job duties and functions will remain the same. The Assistant job description pulls some things that I was doing for the City over to the City Manager job (legislative relations, coordinating strategic doing, and representation on certain boards for the City) and adds coordinating the Social Media Policy, land management, and eventually some supervisory authority.

Eleven people report directly to the City Manager. In order for every Department/Division to get the attention it deserves from their manager, in time I foresee the Assistant taking over the supervision of a couple Departments or Divisions. However, I want to wait until I have some time under my belt with all of the Departments/Divisions and the Assistant has time in the position to have an understanding of how to structure the best possible fit for the City.

The Assistant City Manager will be expected to maintain grant research and oversight, though actual grant writing will depend on capacity at the time of the application. In the past 2 years I have not written any substantial grants and have been fully tasked in the Community and Economic Development Coordinator position. A grant writer can be contracted at less than the cost of staff time, would accurately represent the cost of the grant, and in some cases reimbursement can be written into the grant. That being said, in times of declining state revenue, we will need to be turning over more rocks for opportunities and grant research to identify potential opportunities will be an important component of the job.

There are many benefits to an Assistant City Manager position. The Assistant will provide continuity for the Council and staff when the City Manager is absent, allow more representation of the City in the community and more accurately reflects the duties of the position (marketing, economic development, special initiatives by the manager/council). Salary will be absorbed within the current budget. The position will be posted this week.

USCG Solicits Public Comment on Decommissioning Oil Spill Response Equipment Caches

Prince William Sound Regional Citizens' Advisory Council sent the attached notice to the City asking for member organizations to comment in favor of keeping USCG oil spill response equipment Caches in the region. The Coast Guard is recommending decommissioning the caches due to funding constraints. Comments are due by July 1. Please let me know if the Council would like to take any action on this or request further information.

Cook Inlet Harbor Safety Committee

After the Seabulk Pride grounding in 2006, Cook Inlet RCAC received funding to conduct a Risk Assessment for Cook Inlet. Homer was invited to participate and Harbormaster Hawkins represented the City in the study. One of the main recommendations from the Assessment

was to form a Harbor Safety Committee (HSC). According to Hawkins, the HSC is a group of industry professionals coming together to address specific maritime safety issues who will then make advisory motions to the USCG Captain of the Port (person in charge). This management method has proven to be very effective in other major US waterways. The need for such an organization is justified given the volume of large vessel traffic and sensitive cargo in Cook Inlet. Nuka Research is soliciting comments of the draft charter (see attached letter from Nuka Research and draft charter). With your approval, I will draft a letter from the City expressing support for the Harbor Safety Committee and reinforcing the need to keep safety and protecting Kachemak Bay and Cook Inlet a top concern. Comments are due by May 20.

Cook Inlet Waterways Suitability Assessment for Cook Inlet

Alaska LNG has submitted a Waterways Suitability Assessment for Cook Inlet. The first meeting was a planning session held in Anchorage on March 31st. Harbormaster Hawkins attended and will be following this issue closely due to the potential impact of AKLNG on our Port and Harbor and Kachemak Bay. The assessment is necessary due to the proposed increase in traffic and the size of the proposed fleet. AKLNG is proposing 20 Panamax tankers (thousand foot class) per month for 30 years. The next meeting will be a three day work session in Anchorage.

Enc:

Agreement of Appraisal Scope of Services for Three Mental Health Trust Parcels

Letter to DOT from City Planner RE: 2012-2015 STIP Amendment 14: Need ID 23197, Lake Street Rehabilitation

Letter from DOT RE: Main Street Intersection Alternative Selected

Email from Prince William Sound RCAC Requesting Public Comment on the USCG Decommissioning of Oil Spill Response Equipment

Letter from Nuka Research RE: Cook Inlet Harbor Safety Committee, Draft Charter for Public Review

City Manager Koester reported DOT crews have done a great job working on repairing Kachemak Drive quickly. The road should be open within the next couple of days.

In the supplemental packet Memorandum 15-058 speaks about the fee collection shack on the Spit. The shack gets a lot of wear and tear over the winter. It is not economical to pour money into repairs and is quite expensive to move the shack. Public Works would like to construct a mobile unit. They will bring ideas to the Council prior to funds being spent.

Friends of the Homer Library have a proposal to create trails and added features for the western lot of the library.

City Manager Koester thanked the Mayor for the proclamation recognizing public employees and public service. Administration is organizing a picnic for staff, tentatively scheduled for May 15 with burgers and hot dogs.

Mental Health Trust land information included in the packet is informational only. An appraisal will be conducted this summer and the results will be provided to the Council.

The Council expressed appreciation of creating an assistant city manager position. The position will include economic development, marketing the harbor, and land use.

Concerns of finding a feasible solution to compel Icicle to follow through on their contractual obligations for fish processing were expressed. There is the potential for more revenue for the City. Currently Icicle has been processing fish on the floating dock for 2-3 weeks each season with fish tax collected on those revenues.

B. Bid Report

CITY ATTORNEY REPORT

COMMITTEE REPORT

A. Public Arts Committee

Lance Petersen, Public Arts Committee Member, reported the committee reviewed the RFPs received for the inventory of artworks project. Staff was asked to obtain more information from the proposers. There will be a catalog and database of artwork and a web based place for the public to view art could be made available.

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

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 15-030**, A Resolution of the Homer City Council Approving the City of Homer 2015 Land Allocation Plan. Mayor/City Council. Recommend adoption.

Memorandum 15-055 from Deputy City Planner as backup.

Mayor Wythe called for a motion for the adoption of Resolution 15-030 by reading of title only.

ROBERTS/ZAK - SO MOVED.

ROBERTS/ZAK- MOVED TO AMEND LINE 21 TO READ MEMORANDUM 15-055.

There was no discussion.

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

Motion carried.

Councilmember Van Dyke asked that a Worksession be held to look at numerous parcels the City owns and to make determinations if they are to be sold or retained. Mayor Wythe explained traditionally we have gone through the LAP page by page but the process has been streamlined. Properties now have a designated use.

BURGESS/VAN DYKE – MOVED TO AMEND C7 THAT THESE 4 PROPERTIES, 10 ACRE LOTS TO LOTS THE CITY IS ACTIVELY LOOKING TO SELL.

The Council discussed the properties that are adjacent to moose habitat and have no right-of-way access. The property is adjacent to the Homer Boat Yard and is not zoned conservation. By confining commercial and industrial activity the City may be saying we are discouraging business. If the City is not going to issue conservation on the properties it was suggested they be put back on the tax rolls. The lots have limited legal access to the eastern lots with no legal access to the western lots. Formal delineation will be needed prior to any project planning.

It may be easy to negotiate easement or access or there may be dedicated right-of-way. The process of mitigation and permitting is more expensive. The property may be better served by land conservation, moose habitat, or a private individual to get them back on the tax rolls.

It was suggested more information is needed on the land to decide if they be listed for sale. The land could be a money maker for the City in the coming years. Land is an important thing to own, but if the City's lands go back on the tax rolls it could produce several thousand dollars of property tax revenue.

VOTE: (amendment) YES. BURGESS, ZAK, VAN DYKE

VOTE: NO. LEWIS, ROBERTS, REYNOLDS

Mayor Wythe broke the tie vote with a YES.

Motion carried.

Staff was asked to review the deed history of C-10 properties adjacent to Mariner Park to see if they are long term conservation easements that could be added to Mariner Park.

BURGESS/ROBERTS – MOVED TO AMEND E-19 TO DIRECT STAFF TO EXPLORE AND BRING A RECOMMENDATION TO REPLAT THE LOT TO EXTEND VIRGINIA LYNN RIGHT-OF-WAY THROUGH LAKESIDE DRIVE AND BASICALLY JUST CODIFY AND PLAT WHAT IS ALREADY IN PRACTICE. (ACT ON RESOLUTION 09-33.)

The land is currently a 4-wheeler trail and swamp land, but could be included in a special assessment district.

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

Motion carried.

BURGESS/ZAK – MOVED TO AMEND E22 (KACHEMAK DRIVE GOVERNMENT LOT 3) TO RECOMMEND WE LIST THE LOT FOR SALE PENDING APPRAISAL AND ATTEMPT TO CONTACT ADJACENT LAND OWNERS TO SEE IF THEY HAVE AN INTEREST IN PURCHASING.

There are several lots like this on Kachemak Drive that are little or no benefit to the City. Discussion on the process for selling city properties ensued.

Interim City Manager Yoder told the Council lots such as these that benefit one property owner can be offered through a special sale. It is much like a contract with no bid when there is just a single proprietor.

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

Motion carried.

BURGESS/ZAK – MOVE TO AMEND E23 (GOVERNMENT LOT 36 AND HARRY FEYER SUBDIVISION LOT 1 OFF KACHEMAK DRIVE) TO SELL PENDING APPRAISAL.

The road right-of-way is wider in the area. DOT may have need for an expansion of the existing right-of-way.

VOTE: (amendment) YES. ZAK, BURGESS, VAN DYKE

VOTE: NO. ROBERTS, REYNOLDS, LEWIS

Mayor Wythe broke the tie vote with a YES.

Motion carried.

BURGESS/ZAK - MOVED TO AMEND THAT WE ENTERTAIN ALL IDEAS FOR SELLING LOTS IN E-6 LILLIAN WALLI SUBDIVISION.

It is difficult for the property owners within the subdivision to take action until the City does. Interim City Manager Yoder was commended for taking the initiative of amending the covenant restrictions on the Lillian Walli Subdivision.

Discussion on setting aside a lot for a park or water containment ensued. Platting restrictions require an amount of surface area be retained for drainage and parks and a developer is mandated to follow that.

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

Motion carried.

Staff was asked to provide a resolution outlining the way city lands would be available for sale on the City's website. It would make the properties for sale more visible to the public.

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

Motion carried.

COMMENTS OF THE AUDIENCE

Karen Zak, Executive Director of the Homer Chamber of Commerce, announced Clean Up Week. Trash bags are available at the Chamber now and bags may be delivered to the Chamber from 10 a.m. to 2:00 p.m. on Saturday, May 2. The Kachemak Bay Rotary Club and Alaska Waste will be helping with trash pickup. The Lions Club will be cooking hot dogs for participants in the clean up from 11:00 a.m. to 2:00 p.m. at the Chamber. There are prizes as well. The 23rd Annual Shorebird Festival is May 7 – 10. For more information and registration see kachemakbirders.org or kachemakshorebird.org. The birds are returning and we are expecting a big influx of both birds and tourists.

Beauregard Burgess, city resident, encouraged the Council to provide a solution for his roommates and family on Lot D8.

Linda Anderson, Lobbyist for the City of Homer, commented on the re-appropriation request via Resolution 15-004. This was to re-appropriate funds for Waddell Way improvements to the public safety building project. It did not get the re-appropriation of \$600,000; the good news is we did not lose the Waddell Way appropriation.

Mike Illg, city resident and Community Recreation Manager, commented on the Safe Kids Fair held last weekend. It was a fantastic day with a collaborative effort of city departments and entities throughout the community.

Nancy Hillstrand, city resident, reminded the Council about habitat values of the properties they want to sell. Wetlands are extremely important to the birds, fish and the moose. She cautioned the Council to be careful of the bench and not be so concerned about the economics.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson wished Marvin farewell. She enjoyed working with him and his expertise in municipal government with a different view.

COMMENTS OF THE CITY MANAGER

City Manager Koester commented it was a pleasure to work with Marvin. He has been giving her tips and advice and she is going to miss him. Marvin has agreed to be on the phone and to be a mentor and she appreciates that.

Interim City Manager Yoder thanked the Council for the opportunity. When he came here Walt assured him everything was going smoothly. It has been a good ride and he appreciates the work of everyone here. It is a great group of people, including the employees and the Council.

COMMENTS OF THE MAYOR

Mayor Wythe thanked Marvin for taking time to come down. She knows it is not easy to relocate and be away from home and family. She has heard many comments about issues Mr. Yoder has taken care of in his time here and she thanked him for that. It is often easier for someone to come in interim and take care of business than it is for somebody that is going to have to live here for a long time. She asked about the \$800,000 swept from the City of Homer.

City Manager Koester answered the budget swept \$800,000 from DOT's trail money. DOT gave us \$1.5M or \$2M about five years ago for the Spit trail extension. It was cruise ship head tax money that went through DOT. The agreement was that DOT would build the Spit trail and we would take over ownership of a few roads. It is DOT money going back into the general fund.

Mayor Wythe asked staff to look at the process for land sales and an amendment to it. Every time we talk about land sale we go through the same discussion. She would like to bring that forward by May 26 to look at the protocol, legal requirements, and if there are things that can be amended to make the process more in touch with how things are done in this day and age.

COMMENTS OF THE CITY COUNCIL

Councilmember Reynolds thanked the Council for allowing the phone participation. She gave a shout out to the Trails Symposium. It was great energy and a lot of collaboration. Starting Friday afternoon and all day Saturday is the Homer Invitational Track Meet at our new track. She passed her condolences to Devin Iredale-Sharp's family.

Councilmember Lewis thanked Marvin.

Councilmember Burgess echoed the thanks for Marvin. The biggest trepidation of an interim city manager was that we would get someone that would only do the bare minimum to keep the ship afloat. Marvin did a 180 from that. He tackled issues that had been on the back burner for a long time. He acted like he had been here for 3 years and would be here for 10 more. He delved into issues that needed attention. Councilmember Burgess really appreciated him. He asked for staff attention to the intercom for telephonic participation system. It is difficult to participate and hear by phone without creating feedback for the Council. In response to Nancy Hillstrand, there is very little willow on the four lots put up for sale. He appreciates that we have lots of conservation land in the city and lots that we need to

keep for habitat. Just because we own a lot doesn't mean that we need to conserve it. We need to be open to the fact that a conservation organization may have a better use for it. We need to put it back into the private public sector arena. Certain aspects of the PARC Needs Assessment fell short. He supports the people that worked on it and the idea of advancing the community recreation agenda and finding long-term viable solutions. The Council spent almost \$55,000 to garner the information and we still can't tell which taxable options and which geographic areas help us make decisions about moving forward. When we spend monies for these studies we need good deliverables. What we received tonight didn't advance us further to make informed decisions. Planning Department staff time is cost effective for the City and helps them continue their work. He hopes in the future the Council is better at outlining their expectations. He learned 25% of the people who may be in Fritz Creek or Anchor Point like the idea of Homer reallocating our revenues to support recreation.

Councilmember Van Dyke thanked Mr. Yoder for an outstanding job. It has been a pleasure having him here and he wished him well. He announced the Saturday Clean Up Day and will be at the Chamber with the Kachemak Bay Lions Club cooking hot dogs.

Councilmember Zak reiterated the comments on Mr. Yoder. He came to us not just taking a backseat, but jumping up to drive the bus. We discovered his services through the Alaska Municipal League. The system in place worked to our benefit. We will miss Mr. Yoder and he hopes he comes down to go fishing. Councilmember Zak attended a suicide prevention workshop. It reiterated what we learned through the Green Dot program that we as individuals can make a difference. It is all part of what we contribute to our community. Summer is here and we will have a lot of pedestrians. He has already caught himself stopping for pedestrians.

Councilmember Roberts is glad to see the resolutions passed about inter connectivity, with better links on our website and to make it work better on your phone. It is a good step forward to put the for sale items on the internet. She thanked Finance for providing a quarterly finance report. As a councilmember she is tasked with overseeing the budget on behalf of the citizens of Homer. When we passed the Fireweed and Cottonwood improvement area she was heartened to see that people from the area contributed money. It gave her good faith that they were sincere about trying to find a solution to their roads. She hopes their road problems are solved. She agrees with Councilmember Burgess that the PARC Needs Assessment didn't give her as much information as she wanted. After we took the first survey she thought we had a discussion on the statistical sample survey. We were told they would address some of those concerns. She is disappointed that she did not see what the citizens of Homer wanted versus overall zip code citizens. She thanked the public employees who give a lot to the city and thanked Marvin who did a great job and will be missed.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:04 p.m. The next Regular Meeting is Monday, May 11, 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.

JO JOHNSON, MMC, 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

Memorandum 15-058

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: MAY 5, 2015
SUBJECT: APPOINTMENTS OF CHAD JONES, CARRIE HARRIS, DAVID ETZWILER, SHANE MONROE, ARYN YOUNG, COUNCILMEMBERS BEAUREGARD BURGESS AND DAVID LEWIS, POLICE CHIEF MARK ROBL, AND PLANNING COMMISSIONER DON STEAD TO THE CANNABIS ADVISORY COMMISSION.

The appointments are made to the Cannabis Advisory Commission with terms to expire as follows:

David Etwiler and Carrie Harris - May 1, 2018

Shane Monroe and Chad Jones - May 1, 2017

Aryn Young - May 1, 2016

Councilmembers:

Beauregard Burgess - October 6, 2015 (with office)

David Lewis - October 3, 2017 (with office)

Police Chief:

Mark Robl – with office

Planning Commissioner:

Don Stead – July 1, 2015 (with office)

RECOMMENDATION:

Confirm the appointments of Chad Jones, Carrie Harris, David Etwiler, Shane Monroe, Aryn Young, Councilmembers Beauregard Burgess and David Lewis, Police Chief Mark Robl, and Planning Commissioner Don Stead to the Cannabis Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: CHAD M JONES Date: 04/22/2015

Physical Address: 40797 STACEY ST HOMER, AK

Mailing Address: PO BOX 1732 HOMER, AK 99603-1732

Phone Number: _____ Cell #: 907.299.7879 Work #: _____

Email Address: CHONES@ICLOUD.COM

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE DESIGNATE	Cannabis Advisory Commission

I have been a resident of the city for ___ yrs ___ mos. I have been a resident of the area for 1 yrs 9 mos. (since July 2013)

I am presently employed at SELF - Northland Web Services - Tech/Marketing Director

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

Completed Homer Citizens Academy 2014

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

NO

Why are you interested in serving on the indicated commission, committee, board or task force?

Economic impact of this could be very beneficial for the City and the community; new jobs, tax revenue and decriminalization of a substance many already are involved with.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

NO

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe?

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

Commercial

Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

APR 23 2015
[Handwritten signature]

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: Carrie Harris Date: 4/23/2015

Physical Address: 320 Jenny Way Homer Alaska 99603

Mailing Address: 320 Jenny Way Homer Alaska 99603

Phone Number: 907 299 7916 Cell #: _____ Work #: _____

Email Address: everydayingenuity@yahoo.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
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<input type="checkbox"/>	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE DESIGNATE <i>Cannabis Advisory Commission</i>	

I have been a resident of the city for ___ yrs 14 mos. I have been a resident of the area for 16 yrs ___ mos.

I am presently employed at I am an independent cab driver

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force: Please see cover letter on the e-mail

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long: no

Why are you interested in serving on the indicated commission, committee, board or task force?
With good regulations the marijuana industry could be far more than just a package pot store, generating a lot of money that stays in the local economy and creates a lot of jobs.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?
no

Please answer the following if you are applying for the Advisory Planning Commission:
Have you ever developed real property, other than your personal residence, if so briefly describe? N/A

Please answer the following if you are applying for the Port & Harbor Advisory Commission:
Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?
 Commercial Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

Jo Johnson

From: Carrie Harris <everydayingenuity@yahoo.com>
Sent: Thursday, April 23, 2015 2:13 PM
To: Department Clerk
Subject: Cannabis Advisory Commission
Attachments: Homer cannabis commission.pdf

Hi I am Carrie Harris I would like to be on the Cannabis Advisory Commission I would like to help craft a strong regulatory framework, that represents what the people of Homer actually want, to help grow local economy and provide for public safety. I am a night time taxi driver in Homer, serving the Homer Anchor point area working 7 pm to 7 am, I have also driven nights in Anchorage and days in Juneau. This has given me a unique opportunity to listen and have one on one conversations with a variety of people about what they actually want when it comes to Marijuana and its regulation. When people are in a cab they speak freely. I work 7pm to 7am, I pick people up running errands, going to friends homes, going to and from bars going and from the Airport. A lot of my airport calls are for medical reasons, (two with cancer both are using cannabis one with some deep seeded religious convictions about smoking.) People have told me their business ideas what they would like to see, happen. I have heard the wonders of hemp, and all its great products individuals wanting to making Alaskan Hemp gifts for the tourist market. Most business ideas I have heard center around the tourist market.

I have heard people say they don't want is big business, they don't want to see imported Marijuana they don't want to see non-Alaskan grow business.

On the safety side of marijuana I am a Mother of 2 boys. I want Ids checked.

My cab is the equivalent of a 3500 pound bullet that I drive for 12 hours a night, I am on the road with others driving the same size. I don't want share the road with an impaired driver. I don't want to walk into a business to pick up a fair and get a contact high. When cannabis stores open I do believe everything should be labeled and I do believe random sampling of store front business should be done to check for laced pot. I believe most of the people I have talked to want the same.

With good regulations the marijuana industry could be far more than just package pot stores, generating a lot of money stays in the local economy and creating a lot of jobs. I have attached a copy of the forms required to be considered for the Cannabis Advisory Commission

Thanks
Carrie Harris



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

APR 15 2015 PM 02:50
 CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: David J. Etzwiler Date: 4-15-2015
 Physical Address: 136 E. Bayview Ave. Homer, AK 99603
 Mailing Address: 136 E. Bayview Ave. Homer, AK 99603
 Phone Number: 907-235-1578 Cell #: _____ Work #: _____
 Email Address: detzwiler@yahoo.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
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LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
OTHER - PLEASE DESIGNATE	
X Cannabis commission	

I have been a resident of the city for 17 yrs 1 mos. I have been a resident of the area for 17 yrs 1 mos.

I am presently employed at retired

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

I have a B.S. in Science.
Law enforcement

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

no

Why are you interested in serving on the indicated commission, committee, board or task force?

I would like to be a part of the over-all Regulatory Plan.
To be part of a workable plan on the Cannabis.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

no

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? _____

no

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

_____ Commercial _____ Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

I have worked with other Enforcement Entities on
this subject matter.

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: Shane Monroe Date: 28 March, 2015
 Physical Address: 56286 East End Rd
 Mailing Address: 54145 Frontier Ln
 Phone Number: 907-399-3974 Cell #: _____ Work #: _____
 Email Address: Shane.takashi@yahoo.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
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X	OTHER - PLEASE DESIGNATE Cannabis Advisory Commission	

I have been a resident of the city for ___ yrs 0 mos. I have been a resident of the area for 12 yrs ___ mos.

I am presently employed at Owner - Kachemak Cannabis Consultancy

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

Please see attachment.

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

No

Why are you interested in serving on the indicated commission, committee, board or task force?

Please refer to 'position statement' on attachment.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Yes. I am the owner of the Kachemak Cannabis Consultancy.

I have been teaching cannabis cultivation classes in Homer.

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? _____

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

_____ Commercial

_____ Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

Shane D Monroe – Candidate for Cannabis Advisory Commission
Shane@KachemakCannabisConsultancy.com
(907)399-3974

Formal Education

- 1987-1991 Attended Mustang High School (Graduated 1991)
Mustang, Oklahoma
- 1992-1995 Attended Boston University
Boston, Massachusetts
(Studied mathematics, did not graduate, moved to AK instead)
- 2005-2011 Attended Academy of Classical Oriental Sciences (Graduated 2011)
Nelson, British Columbia, Canada
(3 year acupuncture certification program)

Professional License

- 2013-Present Licensed acupuncturist

Relevant Experience

- 1991 Served cannabis cultivation apprenticeship in Anchorage
Learned all stages of modern hydroponic cultivation
- 1992-1995 Boston, MA – small scale ‘closet’ cultivation for personal use only
- 1995-2005 Homer, AK – small scale cultivation. Mostly outdoors/greenhouse, but about four years of growing under lights. Some commercial activity.
- 2005-2008 Operated a medium scale commercial grow facility in British Columbia.
- 2006-2011 Designed and built commercial indoor cultivation facilities in British Columbia. (Primarily aeroponics)
- 2008-2010 Spent autumns in Northern California commercially processing trim into hash and other products for medical market.

Position Statement

I have been involved with cannabis and its cultivation for nearly 25 years. In that time period I have operated under various degrees of legality/illegality. I have seen the societal costs of a decriminalized but unregulated cannabis industry. I am eager to participate in the construction of an effective legal framework to regulate the cannabis industry in a way that mitigates potential harms and maximizes the benefits this crop could bring. Besides my technical background I bring with me an ability to be articulate and a willingness to reach agreement. I am convinced that I could lend a unique and useful voice to Homer’s cannabis advisory commission.

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...the ... of ...

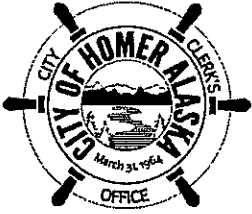
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CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

MAR 25 2015 PM 03:17 *pk*
 CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: Aryn Young Date: 3/25/2015
 Physical Address: 834 Shellfish Ave Homer, AK 99603
 Mailing Address: PO Box 2311 Homer, AK 99603
 Phone Number: _____ Cell #: 907-435-7135 Work #: _____
 Email Address: aryn.90@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

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	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
X	OTHER - PLEASE DESIGNATE Cannibis Advisory Commission	

I have been a resident of the city for 1 yrs 2 mos. I have been a resident of the area for 1 yrs 2 mos.

I am presently employed at Blood Sweat & Food Farms, LLC Southern Exposure, LLC

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

I have a Bachelor's of Science in Environmental Science, with a special emphasis in botany. I have experience in horticulture and agriculture as a co-manager of Blood Sweat & Food Farms, LLC. I also have experience in environmental policy, regulations & public advocacy.

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

No

Why are you interested in serving on the indicated commission, committee, board or task force?

I would like to serve as public input in the creation of policy and regulations around this issue. This issue has a great impact on ^{Homer's} future endeavors

Blood Sweat & Food Farms, LLC - we grow agriculture in both high tunnel and aquaponics applications.

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? _____

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

_____ Commercial

_____ Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

I have also served as a botanist/researcher at the Botanical Research Institute of Texas, prior to living in Homer.

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

APR 27 2015

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: Beaugard Burgess Date: 04/26/2015
 Physical Address: 4860 Diamond Creek Place Homer, AK 99603
 Mailing Address: PO Box 2311 Homer, AK 99603-2311
 Phone Number: 907-299-8280 Cell #: 907-299-8280 Work #: 907-235-2352
 Email Address: tassadar4t@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

<input checked="" type="checkbox"/>	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input checked="" type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE DESIGNATE	Cannabis Commission

I have been a resident of the city for 8 yrs 0 mos. I have been a resident of the area for 15 yrs 0 mos.

I am presently employed at VARIOUS: Southern Exposure LLC, Homer Bookkeepers LLC, COH

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

Professional background in small business management, bookkeeping and consulting. 3.5 years as Homer City Council Member. Board member for multiple local firms and non-profits. 10 years professional experience as a licensed general contractor specializing in excavation. Well versed in public policy, local zoning, environmental regulation and business law.

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

Yes. Homer City Council. 3.5 years.

Why are you interested in serving on the indicated commission, committee, board or task force?

To ensure safe, equitable and economically sustainable policy and best practices for the City of Homer and its citizens.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

I am an owner of small businesses with various direct or indirect experience in areas of planning, zoning, and potential topics relevant to the bodies on which I am interested in serving.

Please answer the following if you are applying for the Advisory Planning Commission: Have you ever developed real property, other than your personal residence, if so briefly describe? Yes, developed multiple properties in the Homer area.

developed multiple properties in the Homer area.

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

Commercial

Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

I would bring a very reliable, rational and highly informed perspective to the Cannabis Commission.

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
COMMISSION, COMMITTEE, BOARD AND TASK FORCE
APPLICATION FORM

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. Pioneer Avenue
Homer, AK 99603
PH. 907-235-3130
FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council

This information is public and will be included in the Council Information packet

Name: David Go Lewis Date: 4/14/15

Physical Address: 4037 Beluga Cir Homer AK

Mailing Address: Box 468

Phone Number: 235-2245 Cell #: 399-6073 Work #: _____

Email Address: davelyn@gci.net

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
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	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
X	OTHER - PLEASE DESIGNATE	<i>Cannibis Com.</i>

I have been a resident of the city for 26 yrs 7 mos. I have been a resident of the area for ___ yrs ___ mos.

I am presently employed at KBC

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

growing up in the 60s + 70s

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

Harbor Improvement, Harbor office + Vessel Haul out

Why are you interested in serving on the indicated commission, committee, board or task force?

I feel I can make an informed contribution

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

NO

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? NO

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

 Commercial

 X Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 15-033

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

WHEREAS, Homer Senior Citizens, Inc. submitted a request for renewal of the meal services contract to the Chief of Police on April 16, 2015; and

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

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

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

WHEREAS, This second and last extension will extend through June 30, 2016 and is not final until written notification is received by Homer Senior Citizens, Inc. from the City of Homer.

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

PASSED AND ADOPTED by the Homer City Council on this 11th day of May, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

43 ATTEST:

44

45

46 _____

47 JO JOHNSON, MMC, CITY CLERK

48

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



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

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

Memorandum 15-059

DATE: April 28th, 2015
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: Jail Meal Contract Renewal

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

Fiscal Note: Expenditures as charged per meal to 100.0164.5206.



Homer Senior Citizens, Inc.

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

April 16, 2015

City of Homer
Mark Robl, Chief of Police
Homer Police Department
4060 Heath Street
Homer, Alaska 99603

Dear Chief Robl,

Homer Senior Citizens, Inc. would like to continue our prisoner meal contract with the Homer Police Department. Please extend our contract for another year July 1, 2015 through June 30, 2016.

Respectfully,

Keren L. Kelley
Executive Director

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

www.homerseniors.com



**CITY OF HOMER
HOMER, ALASKA**

Reynolds

RESOLUTION 15-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, REQUESTING THAT THE NORTH PACIFIC FISHERY MANAGEMENT COUNCIL TAKE ACTION TO REDUCE THE QUANTITY OF HALIBUT BYCATCH IN THE BERING SEA ALEUTIAN ISLAND FISHERIES BY SETTING NEW BYCATCH LIMITS WHICH LOWER HALIBUT PROHIBITED SPECIES CATCH CAPS BY 50% OF THE CURRENT LIMITS.

WHEREAS, Coastal communities in Alaska depend on Alaska’s halibut resource for sustenance, recreation, cultural traditions, and livelihood; and

WHEREAS, The halibut fishery is of critical importance to the state, providing significant income to the state and its residents through commercial and charter fisheries; and

WHEREAS, The halibut stock and fishery are in a critical state after a continuous stock decline over the last decade; and

WHEREAS, The commercial catch limits for halibut in the Bering Sea/Aleutian Islands (BSAI) region were reduced by 63% in the last decade in order to conserve halibut stocks; and

WHEREAS, Halibut bycatch limits for trawl fisheries operating In the Bering Sea, currently set at more than 7 million pounds, have not been significantly reduced for 30 years; and

WHEREAS, BSAI trawl fisheries caught and killed 7 times more fish than the directed fishery landed in the BSAI in 2014; and

WHEREAS, The majority of halibut bycatch in the Bering Sea are juvenile halibut averaging under 5 pounds; and

WHEREAS, Historical tagging studies indicate that 70-90 percent of juvenile halibut spending the first few years of their lives in the Bering Sea can and do migrate to all other areas of the North Pacific including the Gulf of Alaska; and

WHEREAS, Homer is a Gulf community and home to many commercial, sport and subsistence halibut fishermen that fish in the Gulf of Alaska and the Bering Sea, as well as a halibut fishing destination for visitors; and

43 WHEREAS, Halibut play a key role in the economies throughout Alaska including
44 Homer, therefore overall stock health, biodiversity and catch limit cuts have and will continue
45 to have dramatic effects on our fisheries, businesses, economies and communities that
46 depend on the halibut resource; and

47
48 WHEREAS, Every pound of halibut caught as bycatch in any region results in a direct
49 loss of yield and spawning biomass of the highly migratory North Pacific halibut resource;
50 and

51
52 WHEREAS, The Magnuson-Stevens Act requires under National Standard 9 that
53 bycatch be reduced; and

54
55 WHEREAS, National Standard 8 requires councils provide for the sustained
56 participation of fishery dependent communities.

57
58 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council requests immediate
59 action by the North Pacific Fishery Management Council to reduce halibut bycatch in the
60 Bering Sea Aleutian Island fisheries by not less than 50%.

61
62 PASSED AND ADOPTED by the Homer City Council on this 11th day of May, 2015.

63
64 CITY OF HOMER

65
66
67 _____
68 MARY E. WYTHER, MAYOR

69
70 ATTEST:

71
72
73 _____
74 JO JOHNSON, MMC, CITY CLERK

75
76 Fiscal Note: N/A

77
78
79

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/gobycen/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>.



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A line of text, possibly a title or header, spanning across the middle of the page. The text is very faint and difficult to read.



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-060

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: Capital Improvement Plan Development

It is time to start the process of identifying and prioritizing projects for inclusion in the 2016-2021 Capital Improvement Plan. This process involves the public, the Council, the advisory commissions, and local non-profit organizations and agencies. Council approval of the CIP schedule is the first step in the process.

RECOMMENDATION: Approve 2016-2021 Capital Improvement Planning Process and FY2017 Legislative Request Development Schedule.

CITY OF HOMER
2016-2021 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2017 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE

ACTION	TIME FRAME
City Council approval of schedule	May 11, 2015
Solicit new/revised project information from City departments, local agencies and non-profits	May 11
Input for new draft requested by	June 30
Prepare and distribute draft CIP to City advisory groups for review and input. (Administration compilation of draft CIP June 30-July 8)	(Meeting dates): Planning Commission July 15, August 5
	Parks and Recreation Commission August 20
	Port and Harbor Commission July 22
	Library Advisory Board August 12
	Economic Development Commission July 14, August 11
	Public Arts Committee August 13
Administrative review and compilation	August 15 - August 20
City Council worksession to review proposed projects	August 24
Public Hearing on CIP/Legislative request	September 14
Consideration of resolution by City Council	September 28
Adoption of resolution by City Council	October 12
Administration forwards requests for Governor's Budget	October 2016
Distribution of CIP and State Legislative Request	October 2015 & January 2016
Compilation/distribution of Federal Request	February 2016



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

NEWS RELEASE:

City of Homer Solicits Nominations for 2016-2021 Capital Improvement Plan

For Immediate Release

May 12, 2015

Contact: Katie Koester, kkoester@ci.homer.ak.us, 435-3101

Work is now underway to update the City of Homer's Capital Improvement Plan. Community organizations and agencies are urged to contact the City Manager's office by **June 30** to request that particular projects be included in the new CIP.

The Capital Improvement Plan is a 6-year planning document for major acquisition and construction projects. Capital projects typically have a value of \$25,000 or greater and result in a fixed asset with a useful life of at least three years.

While inclusion in the CIP does not guarantee funding, it does show that the project is a community priority and thus increases the chances of obtaining local, state, federal, and/or private funding. Generally speaking, a project will not be considered for a state legislative appropriation unless it is included in a community's capital improvement plan.

While most of the City of Homer CIP projects are specific to municipal government operations (e.g., roads, water/sewer projects, harbor projects), there is a section of the book for projects spearheaded by non-profit organizations or state/federal agencies.

Typically the CIP contains about 60 projects in good years, only a handful of those get funded. Nevertheless, it is important for any organization that is proposing a project with broad community benefit to contact the City.

The Homer City Council makes the final decision about which projects to include in the CIP and which of those to emphasize during the coming year as legislative priorities (established by resolution). Legislative priorities are those projects for which the City actively seeks state and federal funding through the appropriations process.

Work on the CIP will continue all summer and into the fall, with final adoption of the entire CIP and the legislative priority list in September. Public input is welcome and encouraged throughout the process.

Proposed new project descriptions need to include information about specific features of the project, benefits to the community, progress to date (in planning, design, construction, and fundraising), estimated total cost (including funds already in hand), and contact information. Maps, drawings, and photos are also welcome. You can find the current CIP (2015-2020), a nomination form to help guide this process, and a copy of the CIP schedule on the Economic Development page of the City's website: www.cityofhomer-ak.gov/economicdevelopment

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

NATIONAL PUBLIC WORKS WEEK

May 17 – 23, 2015

WHEREAS, Public works infrastructure, facilities, and services are of vital importance to the health, safety, and well-being of the people of the United States; and

WHEREAS, Those facilities and services could not be provided without the dedicated efforts of public works staff, who represent State and local governments throughout the United States; and

WHEREAS, Those individuals design, build, operate, and maintain the transportation systems, water infrastructure, sewage and refuse disposal systems, public buildings, and other structures and facilities that are vital to the citizens and communities of the United States; and

WHEREAS, It is in the interest of the public for citizens and civic leaders to understand the role that public infrastructure plays in –

- (1) protecting the environment;
- (2) improving public health and safety;
- (3) contributing to economic vitality; and
- (4) enhancing the quality of life of every community of the United States.

WHEREAS, Every day public works professionals make important contributions to improve –

- (1) The public infrastructure of the United States; and
- (2) the communities that those professionals serve.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim the week of May 17 – 23, 2015 as:

NATIONAL PUBLIC WORKS WEEK

and encourage all residents to recognize the substantial contributions that public works professionals make to the City and the Nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 11th day of May, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**PEACE OFFICERS MEMORIAL DAY – MAY 15, 2015
NATIONAL POLICE WEEK – MAY 10 - 16, 2015**

WHEREAS, The members of the Homer Police Department and the Alaska State Troopers stationed in the Homer area play an essential role in safeguarding the rights and freedoms of the Homer area residents, our citizens; and

WHEREAS, It is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their Police Officers and State Troopers; and

WHEREAS, It is also important that members of our Homer Police Department and Alaska State Troopers recognize their duty to serve the people by safeguarding life and property, by protecting against violence and disorder, by protecting the innocent against deception, and protecting the weak against oppression; and

WHEREAS, The men and women of the Homer Police Department and State Troopers unceasingly provide a vital public service and lay their lives on the line for the safety of the Homer area citizens; and

WHEREAS, The Congress and President of the United States have designated May 15 of each year as Peace Officers Memorial Day and the week in which May 15 falls is National Police Week.

NOW, THEREFORE, I, MARY E. WYTHER, Mayor of the City of Homer, Alaska, on behalf of the Homer City Council and the Citizens and patriotic, civic and education organizations of our community, do hereby proclaim May 15, 2015 as:

PEACE OFFICERS MEMORIAL DAY

and call upon all citizens of Homer to observe the week of May 10 – 16, 2015 as National Police Officer Week in honor of those law enforcement officers, who through their courageous deeds have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have hereunto set my hand and cause to be affixed the official seal of the City of Homer, Alaska, on this 11th day of May, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

MAYOR'S PROCLAMATION

NATIONAL HOSPITAL WEEK

May 10-16, 2015

WHEREAS, National Hospital Week is May 10-16, 2015, and originated in 1921 as a community celebration and is now the nation's largest health care event; and

WHEREAS, South Peninsula Hospital is celebrating its 59th year of service to the residents of the southern Kenai Peninsula community; and

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

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

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

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

WHEREAS, South Peninsula Hospital employs 380 residents, offering competitive salaries, benefits and a professional career track for our local residents; and

WHEREAS, South Peninsula Hospital has significant economic impact in the community, contributing an annual payroll of over \$23 million to the local economy, through the purchases of supplies and services, by attracting new money to the community through patients, physicians and relocation, and by supporting local organizations and activities within the community; and

WHEREAS, South Peninsula Hospital regularly ranks highest in every survey category when compared to the average scores of both statewide hospitals and national hospitals in the Medicare hospital compare patient satisfaction program; and

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

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

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, on behalf of all its citizens, do hereby proclaim the week of May 10-16 as National Hospital Week, and express my great appreciation for all of the individuals, facilities, and technologies that make the healthcare possible at South Peninsula Hospital.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska, to be affixed this 11th day of May, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

MAYOR'S PROCLAMATION

NATIONAL NURSING HOME WEEK

May 10-16, 2015

WHEREAS, National Nursing Home Week is May 10-16, 2015 and the South Peninsula Hospital Long Term Care offers transitional care to regain independence after surgery, illness or injury, and residential nursing care; and

WHEREAS, South Peninsula Hospital Long Term Care has grown from providing care for two residents in 1984 to caring for 28 residents in 2015 and is the only skilled nursing home on the southern Kenai Peninsula; and

WHEREAS, South Peninsula Hospital Long Term Care provides hope and help, with 24 hour, resident-centered nursing and rehabilitation services with excellent resident-to-staff ratios, offering unmatched amenities, including a whirlpool tub, fireplace, deck, gardening, organized activities program, a van for outings, resident pet visits, and a beauty salon; and

WHEREAS, South Peninsula Hospital Long Term Care frequently receives a 5 out of 5 star rating from the Centers for Medicare and Medicaid for their outstanding quality measures, and

WHEREAS, Values have been defined by staff and residents and include happiness, excellence, compassion, laughter, respect, honesty, kindness, patience, gentleness, joy, and trustworthiness; and

WHEREAS, A staff of 60 dedicated, compassionate, professional employees, who are local citizens of our service area, provide quality care, 24-hours a day, seven days a week, and several have been caregivers there for decades; more than 50 volunteers provided over 2,100 hours of service in the last year, enriching lives of the residents and bringing "Community" into their home; and

WHEREAS, South Peninsula Hospital Long Term Care is connected to a modern hospital facility, and staff work as a team with the hospital to immediately and conveniently address the emergent medical needs of the residents; and

WHEREAS, South Peninsula Hospital Long Term Care repeatedly impresses the state and federal surveyors with both the quality of care and the facility amenities; and

WHEREAS, South Peninsula Hospital Long Term Care residents have the most comfortable, loving, friendly home with a million-dollar view.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, on behalf of all its citizens, do hereby proclaim the week of May 10-16 as National Nursing Home Week, and honor all staff, volunteers and residents of the South Peninsula Hospital Long Term Care, and encourage community members to take the time to visit the Long Term Care residents and thank the staff and volunteers for their dedicated service.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska, to be affixed this 11th day of May, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Session 15-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:35 p.m. on April 15, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BRADLEY, ERICKSON

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN
PUBLIC WORKS DIRECTOR MEYER

Approval of Agenda

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA

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).

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 March 18, 2015 meeting
- B. Time Extension Request, Christensen Tracts 2009 Addition

Chair Stead called for adoption of the consent agenda

HIGHLAND/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

None

Reports

A. Staff Report PL 15-21, 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 15-22 Draft Ordinance Amending Bridge Creek

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing.

Sue Mauger, property owner in the district and Science Director for Cook Inletkeeper, shared some research she did relating to property currently developed in the district to show that the owners are able to develop their property with the ordinance that is currently in place which suggests that it's reasonable and smaller lots are developable. She also referenced comment in the January 21st meeting minutes that suggest the information provided by the Cook Inletkeeper says the city should be able to go up to 10% impervious cover if buffers were provided, is incorrect. She noted the information indicates in Alaska when impervious coverage hits 4.4% and 5.8% water quality decreases, a 10% threshold has been reported in other parts of the country but in Alaska our streams are more sensitive to degradation because there are more extreme natural stressors on the landscape. She questions the 70% and 90% values as they seem arbitrary and encouraged that they are cautious of changes that might weaken the effectiveness of the ordinance that protects our drinking water.

Mark Hemstreet, property owner in the district, commented in support of the proposed amendments. He and his wife think it is a fair and equitable plan because it gives property owners a little more flexibility and it isn't a huge change from the current code.

Bill Smith commented that a lot of work went into developing the numbers currently used in code, based on the more lenient of the impact range they found. He likes that the mitigation plan can be approved by the City Planner, and also likes the reseeding and retention standards. He doesn't agree with the 90% impervious coverage regarding structures. He thought they eliminated the impervious requirement for driveways with a proper mitigation plan. Lastly he expressed that this narrow application applies to Mr. Stroozas' property and the group should revisit whether he is conflicted.

Joel Cooper, property owner in the district, concurred with Ms. Mauger's comments that the ordinance in place is working, adding that people are managing to work with what is in code now. He

agrees the lots adjacent to the stream raise concern due to non-point source pollution being a conduit into the stream. It would be great to see if there are ways to acquire the riparian corridor. The 70% related to walkways has no detail as to specifics about materials used. He likes the reseeding and retention standards.

There were no further comments and the hearing was closed.

City Planner Abboud mentioned that the 70% and 90% gives property owners a concrete target, where before they had to come in and convince the Commission of the effectiveness of what they were mitigating.

Public Works Director Meyer explained that in the textbook and advice that is given to engineers is a .9 coefficient to estimate runoff from impermeable surfaces. He assumes there is some evaporation and that not every drop of water that falls on a dry pavement, leaves the dry pavement. Regarding the difference in the permeability between gravel and concrete surface, he agrees there is a difference in the summer, but in the winter months a frozen gravel surface is just as impervious as a paved surface. Mr. Meyer noted that most of the significant rain events happen in November through January when the ground is frozen and an engineer would have to take into account dealing with worst case scenarios.

Commissioner Highland noted that they didn't identify in the ordinance what driveways and walkways were made of relating to percentages. It seems that it needs to be included. Chair Stead noted it says they may be calculated at 70% not that they will be, which allows for consideration of materials used to determine 70 or 90 percent.

BOS/HIGHLAND MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING HOMER CITY CODE 21.40.070, REQUIREMENTS, REGARDING STANDARDS FOR IMPERVIOUS COVERAGE IN THE BRIDGE CREEK WATER SHED PROTECTION DISTRICT AND FORWARD IT TO CITY COUNCIL FOR PUBLIC HEARING AND ADOPTION.

Commissioner Highland commented she thinks gravel or paved should be included in the language and that 100% makes more sense under item C. No amendment was proposed.

VOTE: YES: STROOZAS, BOS, STEAD, VENUTI
NO: HIGHLAND

Motion carried.

Plat Consideration

A. Staff Report PL 15-23 Webber Subdivision No. 9 Preliminary Plat

City Planner Abboud reviewed the staff report.

Steve Smith, project surveyor, said he was available for questions.

Chair Stead opened the floor to public comments.

Michael Kennedy, city resident, noted that there is water and sewer installed and the property to the west has a small house. He supports vacating the lot line as it will allow the buyer ease in develop the lot as they will likely have more challenges with the overslope rules

There were no further public comments.

Steve Smith, project surveyor, pointed out that this action shouldn't be subject to subdivision requirement and provided some history on his experience with defending that a lot line vacation is not the same as a subdivision.

Commissioner Venuti asked if the applicant is aware that this action does not change the assessments for the gas line related to the two properties. City Planner Abboud said he has not spoken with the applicant and does not know if they are aware.

BOS/HIGHLAND MOVED TO APPROVE STAFF REPORT PL 15-23 AND THE WEBBER SUBDIVISION NO. 9 PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 15-24 Foothills Marley-Dell Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There were no applicant comments, no public comments, and no questions from the Commission.

BOS/HIGHLAND MOVED TO APPROVE STAFF REPORT PL 15-24 FOOTHILLS MARLEY-DELL REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 15-25 Hodnik Subdivision Preliminary Plat

City Planner Abboud acknowledged the laydowns provided. He disclosed the applicant is his and his family's dentist and has not talked to her about any of this.

Chair Stead called for a recess at 7:26 so the Commission could review the laydown information and called the meeting back to order at 7:32 p.m.

City Planner Abboud reviewed the staff report.

Chris Mullikin, project surveyor, commented he expects the state will require 60 feet and not 100 feet of right-of-way width, as with the adjacent properties, but don't have it in writing yet. It's understood that there may be necessary amendments based on the results of the soil tests. His client does not support the 20 foot utility easement, but if they accept the garage and well encroachment, it may not impact her too much. The well is not used for drinking; only gardening. He believes the 3:1 ratio will work based on the overall perimeter and usable land of each lot proposed.

Arne Tikka, a civil and environmental engineer with Alaska Consulting and Environmental Engineering in Soldotna, said he has been retained by Ms. Hodnik to do the soils investigation for this subdivision. He is unable to comment regarding the lot configuration until he completes the investigation and reviews how the results relate to borough code. He recognizes the challenges with lot configuration based on the areas available in relation to on-site septic. He will likely recommend an ACOE wetland delineation on the north side of the road to ensure there is at least 20,000 sf of contiguous usable area, as outlined in borough code. He spoke of the septic tanks installed on the property and the surrounding properties as well as borough set back requirements.

Vickey Hodnik, applicant, commented she has lived on the property for 20 years and is looking at estate planning and so forth. Her relationship with the city hasn't always been so keen and she wouldn't necessarily subdivide, because she would still like to be able to negotiate what she wants to do with her easements. Years ago she gave the city an easement to do sewer down on the west side of her property and five people were able to get water and sewer, even though she doesn't have it. She is hopeful they will have water and sewer properly installed. She doesn't want to give the city 20 feet of easement. Gas is there and water sewer can go on the north side to take care of that problem. She did soils testing years ago but it never got filed and she doesn't have any documents on it. She noted the garage was in place when Kachemak Drive was put in and the well is used for gardening and doesn't think it will get in anyone's way.

Chair Stead opened the floor for public comment.

Dan Veerhusen, city resident, said as far as he is concerned the shed stays. It's been there a long time and he doesn't think any more easements need to be taken on the south side of the road either.

There was no further public comment.

Question was raised about delaying the plat until some of the questions are resolved, like the right of way requirement from the state and the ACOE permit for the other side of the road. Mr. Mullikin responded that it's his understanding that those aren't required at this stage.

It was recommended they contact HEA regarding the electric service crossing new lot lines proposed in the plat.

There was discussion to clarify location of the septic's and that contour lines are not required except in areas where the slope is over 20%. They also talked about the request for exceptions and that the

borough will be scrutinizing the requests along with staff report included for their review. The shop next to the road and the well may be looked at by the state.

City Planner Abboud couldn't confirm an exception to 3:1 ratio would be approved if the soil samples came back as satisfactory, staff would want to review the soil report first. They also discussed DEC and borough code requirements relating to usable area of property necessary for onsite septic.

HIGHLAND/BOS MOVED TO APPROVE STAFF REPORT PL 15-25 HODNIK SUBDIVISION PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

Discussion ensued confirming that the amendments to staff report 15-25 provided in the laydown are part of this recommendation. It further clarifies opposition to the 3:1 ratio is included in the recommendations. Several Commissioners' felt this preliminary plat is premature because of the information that is still needed. It was also noted that concern regarding bluff erosion is addressed in the amendments relating to not recommending the 3:1 ratio exception.

VOTE: YES: STEAD, HIGHLAND, VENUTI, STROOZAS
NO: BOS

Motion carried.

Chair Stead called for a brief recess at 8:26 p.m. and the meeting resumed at 8:30 p.m.

Pending Business

A. Staff Report PL 15-26 Towers Ordinance

City Planner Abboud and the Commission reviewed staff report, draft tower ordinance, and the article *Federal Cell Tower Zoning: Key Points and Practical Suggestions*.

There was brief discussion about view shed, camouflage, and height. The Commission took no action during ordinance review.

New Business

Informational Materials

- A. City Manager's report for March 23, 2105 Council Meeting
- B. Memo to City Council Re: Site Development Amendment

Comments of the Audience

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

None

Comments of Staff

Public Works Director Meyer commented about the completion of water and sewer on Kachemak Drive. He explained there is a phase one and phase two and there is a section in between that isn't serviced. There is a process for property owners to create improvement districts where a majority of the property owners in the district have to support it. There are some things happening to help stimulate that. There is an EPA grant to design some water improvements and designed the water line portion of the middle section, phase three. The city put in for a municipal matching grant that is the legislative budget so he expects they will get the grant and find matching funds for the city to construct the waterline portion. The sewer will have to be initiated by property owners. He added that just because water line goes through the area it won't mean that they can tie in. From the Public Works perspective it isn't a good idea to provide water to an area with marginal septic's along an eroding bluff. If the waterline goes in, it's hopeful that property owners will decide it's a good time to move forward with sewer. The city would pay 25% of those costs and can offer financing for the property owner's portion.

Deputy City Clerk Jacobsen advised the group that there is a seat available for a Planning Commissioner to serve on the Cannabis Advisory Commission.

Comments of the Commission

Commissioner Highland commented she thinks they are the ones who should start the conversation regarding invasive weeds. She also thinks they should have quarterly work sessions regarding transportation. She isn't sure what to think about the Cannabis Advisory Commission and maybe should discuss it when the other commissioners are back.

Commissioner Bos said it was a good meeting and good to have the public here.

Commissioner Venuti said it was an interesting meeting. He told the group the Borough Planning Commission will be meeting at Land's End and invited the group to come listen in.

Commissioner Stroozas said it was an excellent meeting. They accomplished a lot and is glad they are finishing up with Bridge Creek and towers.

Chair Stead said it was a good meeting and he is willing to serve on the Cannabis Advisory Commission. He also supports quarterly transportation worksessions and will work with the planner for scheduling.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 9:19 p.m. The next regular meeting is scheduled for May 6, 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: _____

PUBLIC HEARING(S)

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

Ordinances 15-11 and 15-12

A **public hearing** is scheduled for **Monday, May 11, 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 15-11 and 15-12 internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 15-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments. City Manager.

Ordinance 15-12, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades. City Manager.



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.

A handwritten signature in cursive script that reads "Jo Johnson".

Jo Johnson, MMC, City Clerk
Publish: Homer News: May 7, 2015

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk I for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for the **Ordinance 15-11** , Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments; **Ordinance 15-12**, Amending the FY2015 operating Budget by Appropriating \$8,500 to Aha Consulting, Inc., from the Information Systems Budget to Fund Website design and Software Upgrades was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Thursday, April 30, 2015 and posted the same on City of Homer Website on Wednesday, April 29, 2015.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 29th day of April, 2015.



Renee Krause, CMC, Deputy City Clerk I



ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-11

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments.

Sponsor: City Manager

1. City Council Regular Meeting April 27, 2015 Introduction
 - a. Memorandum 15-056 from Interim City Manager as backup
2. City Council Regular Meeting May 11, 2015 Public Hearing and Second Reading
 - a. Memorandum 15-056 from Interim City Manager as backup

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

3 City Manager

4 **ORDINANCE 15-11**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE SECTION 17.04.100, SUBDIVISION
8 AFTER LEVY OF ASSESSMENTS, TO PROVIDE FOR SUBDIVISIONS
9 OF PROPERTY SUBJECT TO NATURAL GAS DISTRIBUTION
10 ASSESSMENTS.

11
12 THE CITY OF HOMER ORDAINS:

13
14 Section 1. Homer City Code 17.04.100, Subdivision after levy of assessments, is hereby
15 amended to read as follows:

16
17 17.04.100 Subdivision after levy of assessments.

18 a. Except as provided in subsections (b) and (c) of this section, upon the subdivision of
19 a property assessed as a single parcel, the amount of the assessment shall be allocated
20 among the resulting lots that benefit from the improvement on the same basis that the
21 assessment originally was allocated.

22 b. Except as provided in subsection (c) of this section, upon ~~Upon~~ the subdivision of a
23 property assessed as a single parcel in an assessment district where assessments were levied
24 in an equal amount per parcel (i.e., without regard to parcel area, dimension or other
25 characteristic), then no resulting parcel, other than the parcel that contains the original
26 connection to the improvement for which the assessment was levied, may connect to the
27 improvement until a subdivided property connection fee is paid for the parcel.

28 1. The amount of the connection fee shall be equal to the amount of the
29 original assessment, adjusted up or down by a percentage equal to the change in the
30 Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska, from the
31 end of the calendar year preceding the original assessment date to the end of the
32 calendar year preceding the date the parcel is connected to the improvement.

33 2. If the original assessment was payable in installments the City may enter
34 into a written agreement for the payment of the connection fee in installments on
35 terms that are substantially the same as those authorized for the payment of the
36 original assessment, secured by a deed of trust on the parcel.

37 3. Upon receiving connection fee payments, the City shall allocate such
38 payments to each property assessed in the district in proportion to the amount
39 originally assessed against the property, either by adjusting the original assessment
40 amount or disbursing a payment to the record owner at the time of disbursement.

41 c. Upon the subdivision of a property assessed as a single parcel in an assessment

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

42 district for natural gas distribution improvements where assessments were levied in an equal
43 amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), the
44 assessment levied on the property that is to be subdivided shall be paid in full before the
45 recording of the final plat. No parcel that results from the subdivision shall be subject to
46 assessment for the improvements, but shall be charged for connecting to the improvements
47 in accordance with the tariff of the public utility that provides natural gas service to the
48 parcel.

49
50 Section 2. This Ordinance is of a permanent and general character and shall be
51 included in the City Code.

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

55
56 CITY OF HOMER
57
58
59 _____
60 MARY E. WYTHE, MAYOR

61 ATTEST:
62
63
64 _____
65 JO JOHNSON, MMC, CITY CLERK

66
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68
69
70
71
72 YES:
73 NO:
74 ABSTAIN:
75 ABSENT:
76
77
78 First Reading:
79 Public Hearing:
80 Second Reading:
81 Effective Date:

[Added language underlined. Deleted language stricken through.]

82 Reviewed and approved as to form.

83

84 _____

85 Mary K. Koester, City Manager

86

87 Date: _____

88

89

90 Fiscal Note: NA

Thomas F. Klinkner, City Attorney

Date: _____

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



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-056

TO: MAYOR AND COUNCIL
FROM: MARVIN L. YODER, INTERIM CITY MANAGER
DATE: APRIL 22, 2015
SUBJECT: GAS ASSESSMENT DISTRICT LOOSE ENDS

At the City Council work-session in February, the City Council considered some of the loose ends regarding the Natural Gas Line Project.

There was discussion about the Free Main Allowance, Subdivision of lots that were already assessed, allocation of funds collected apart from the regular assessments, and the eventual distribution of any remaining funds after the construction loan is paid in full.

On the Council Regular agenda is an Ordinance which sets forth the procedure for lots that are not currently on the Assessment roll but may be connected to the Natural Gas line in the future. Also, included is an email from the attorney providing background information for the Council.

The purpose of this Ordinance is to differentiate between adding new parcels to the City's water and sewer utility districts and additions to the natural gas district. The proposed Ordinance provides that all future additions to the gas district will be handled by Enstar. The City will not be involved beyond receiving the free main allowance.

Email from Tom Klinkner:

The "main extension advance" is the amount (\$12,085,632) that the City paid ENSTAR to install the distribution system. The reference to a "new Customer" is to a customer whose property was not included in the assessment district. When such a new customer connects to the distribution system during the calendar year of its construction or in either of the two following calendar years, the ENSTAR tariff provides for allocation of part of the "main extension advance" to the new customer. Thus, if there are 3,816 parcels in the district, ENSTAR would charge the new customer $\$12,085,632 \div 3,817$ as its prorated share of the Main

Extension Advance. ENSTAR refunds this amount to the City, and the City eventually refunds it to property owners who paid assessments in the district.

Note that this Ordinance does not address the issues with Free Main Allowance. Ordinance 13-03(S)(2), adopted 2/25/2013, establishes 3 funds.

1. The Sinking Fund - This fund receives the assessments and is to be used to pay the bonds.
2. The Reserve Fund - This fund receives revenue from the Free Main Allowance and several other sources.
3. The Guaranty Fund - This is a trust fund, established by the City Council to make Bond payments in the event that there are insufficient funds in the Sinking and/or Reserve funds to pay the bonds.

The Ordinance clearly states that “Until the Bond has been discharged ... the Reserve Fund may be used only to pay ... principal and interest” on the bonds.

The Ordinance does not proscribe a method for distribution of any remaining balance after the Bonds are discharged.

From: Thomas Klinkner [<mailto:tklinkner@BHB.com>]
Sent: Friday, April 03, 2015 1:24 PM
To: Marvin Yoder
Subject: Gas Assessment District--Post Assessment Subdivisions

Marvin,

Unless an ordinance is passed to prescribe a different method, the assessment of lots that are subdivided after the levying of natural gas assessments would be governed by HCC 17.04.100(b), which provides:

b. Upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.

1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska, from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.

2. If the original assessment was payable in installments the City may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.

Upon receiving connection fee payments, the City shall allocate such payments to each property assessed in the district in proportion to the amount originally assessed against the property, either by adjusting the original assessment amount or disbursing a payment to the record owner at the time of disbursement.

This subsection appears to be designed for water and sewer assessment districts, and not for natural gas. It also conflicts with the ENSTAR tariff, which provides:

§602e(2) Customer Additions

(a) Any previously paid Main Extension Advances for a completed Main Extension, except a Feeder Main, must be recomputed when a new consuming Customer who was not a Participant in the Main Extension is added in the calendar year of construction and for two full calendar years following. The new consuming Customer will become a Participant and will be required to pay, as a Main Extension Advance, a prorated share of the original Main Extension Advance. The Utility will calculate the new consuming Customer's Free Main Allowance using the applicable Standard Load Allowances in effect at the time the new consuming Customer joins the system.

(b) Any new consuming customers added to the Main Extension after two full calendar years following the calendar year of construction will not be required to pay a prorated share of the original Main Extension Advance.

According to the tariff, if a newly subdivided lot receives natural gas service during the year of construction of the improvement or within the next two calendar years, it contributes to the capital cost of the improvement. Thereafter, no capital contribution is required.

The attached ordinance adds a new HCC 17.04.100(c), which requires that the natural gas assessment for a newly subdivided lot be prepaid before the final plat is recorded, just as the current year's property tax must be prepaid (compare Kenai Peninsula Borough Code 20.60.030). This approach avoids the difficulty of determining how to allocate the assessment after a subdivision, and potential conflict with the ENSTAR tariff provision quoted above.

Let me know if you have any questions.

Tom

Thomas F. Klinkner
Birch Horton Bittner & Cherot
1127 West 7th Ave | Anchorage AK 99501
Tel 907.263.7219 | Main 907.276.1550
tklinkner@bhb.com | www.birchhorton.com
[Bio](#) | [vCard](#)

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ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-12

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades.

Sponsor: City Manager

1. City Council Regular Meeting April 27, 2015 Introduction
 - a. Memorandum 15-052 from City Manager as backup
 - b. Website Upgrade Quote from Aha Consulting, Inc.

2. City Council Regular Meeting May 11, 2015 Public Hearing and Second Reading
 - a. Memorandum 15-052 from City Manager as backup
 - b. Website Upgrade Quote from Aha Consulting, Inc.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 15-12

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2015 OPERATING BUDGET BY APPROPRIATING \$8,500 TO AHA CONSULTING, INC. FROM THE INFORMATION SYSTEMS BUDGET TO FUND WEBSITE DESIGN AND SOFTWARE UPGRADES.

WHEREAS, The City of Homer website is a primary means of communicating City information to the public; and

WHEREAS, According to Comsource.inc in 2014 mobile devices overtook desktop or laptop computers as the most common way people access the internet; and

WHEREAS, The City of Homer website has not had a software or design upgrade since 2010; and

WHEREAS, Aha Consulting, Inc. has maintained and designed the City website since 2010 and the proposed upgrades are a natural extension of their existing contract with the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. That the City Council finds upgrades to the City Website including making the site mobile friendly, updating the software and graphic design and providing staff training for website upgrades desirable and necessary.

Section 2. The Homer City Council hereby amends the FY 2015 Operating Budget by appropriating \$8,500 from Information Systems Communication to Aha Consulting, Inc. to fund website design and software upgrades.

Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0113-5215	Information Systems Communication	\$8,500

38 Section 3. This is a budget amendment ordinance, is temporary in nature, and shall
39 not be codified.

40

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

42

43

CITY OF HOMER

44

45

MARY E. WYTHE, MAYOR

46

47

48

49 ATTEST:

50

51

JO JOHNSON, MMC, CITY CLERK

53

54 YES:

55 NO:

56 ABSTAIN:

57 ABSENT:

58

59

60 First Reading:

61 Public Hearing:

62 Second Reading:

63 Effective Date:

64

65

66 Review and approved as to form:

67

68

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

70

71 Date: _____

Date: _____

72

73 Fiscal Note: Fiscal information included in body of Ordinance.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Memorandum 15-052

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 22, 2015
SUBJECT: Communications Enhancements: Social Media Policy, Website Terms and Conditions, Links Policy and Website Upgrades.

The purpose of this memo is to provide background for Ordinance 15-12 and Resolutions 15-025, 15-026, and 15-027.

A number of departments have been asking to use social media for outreach and communication with the public (some departments, like the Library, already have an active social media presence). Though social media use is prevalent in the private sector and personal use, government has approached it with trepidation while issues like how to maintain public records and the balancing act of preventing the posting of inappropriate content without infringing on people's rights are sorted out. Nevertheless, social media is here to stay and there are many advantages to using this medium to outreach to the public. Many Alaskan municipalities already have had great success with Social Media and were consulted in the drafting of the City of Homer Social Media Policy.

Under the direction of City Manager Wrede, a working group consisting of the Community and Economic Development Coordinator, City Clerk, Community Schools Coordinator, IT Manager, Library Director, and Fire Chief with input from City Attorney Klinkner had a number of meetings to work through drafting a social media policy. Through the task of tackling social media, it became evident that City staff needed clear guidelines on website content and links and long overdue upgrades to expand the capacity of how city staff communicates with the public. This spurred the drafting of a website terms and conditions, links policy, and budget request for updates to the website.

Social Media Policy

The Social Media Policy was based on the Fairbanks North Star Borough policy with many revisions to adapt it to the City of Homer. It is the intent of the City to use the website as the main internet presence of the City and have social media sites drive traffic to the website whenever possible. The policy requires that departments get approval of the City Manager when opening a new social media site. Although each department will be responsible for their own social media page, including posting and removing any inappropriate posts, the Public Information Coordinator in the City Manager's office will be responsible for monitoring

content on the social media sites, posting content for the City of Homer main site, and providing training and guidance to staff on social media use.

Public Information Coordinator responsibilities will be included in the position that fills the community and economic development coordinator position.

The social media policy requires the City to treat social media like any other public record. There are firms that archive social media content for municipalities for a monthly charge. One company, Smarsh, charges \$80/month for 5 accounts and all posts can be searched at any time by the authorized user. The policy further outlines the parameters of official City of Homer social media sites including use of the logo, photos, etc. To help staff in managing a public social media site, the working group drafted a Social Media Guide based on the County of Marin Social Media Playbook. The guidebook includes a decision making tree that helps employees decipher when to respond, ignore, or remove content.

Website Terms and Conditions

The Website Terms and Conditions incorporate overdue sidebars and disclaimers on the City website. It outlines that the City website cannot have paid advertising (with the exception of promoting community wide events and the community recreation catalog). The policy specifies that the website is subject to the public records retention act and adds a disclaimer for accuracy/timeliness of information.

Links Policy

The Links Policy applies to any links on City of Homer websites or social media. The links policy clarifies the parameters for linking to a non-City website and adds a disclaimer that will pop up when a user clicks on a link.

Website Upgrades

The City of Homer website has not been updated since 2010. Since then there have been many changes, including the exponential use of mobile devices, software that allows more functions on the website, and a 'refreshed' City of Homer logo. As of last week, Google gives search engine preference to sites that are mobile friendly, so this will also help drive traffic to the City's site. The \$8,500 budget request updates the City of Homer website to make it mobile friendly, updates the Drupal software that runs the site and provides a graphic refresh, including incorporating the City of Homer logo. The website will look and navigate substantially similar to how it does now. The City has received positive feedback on the website, it will be easier to use and has more functions. In conjunction with the updates, training will be offered to staff in the software updates and the guidelines of the website terms and conditions and links policy.

Enc:

City of Homer Social Media Guide

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-13

An Ordinance of the Homer City Council, Enacting Homer City Code Chapter 9.20, Hotel Tax; and Submitting to the Qualified Voters of the City at the October 6, 2015 Regular City Election the Question of Levying a Tax of 2.5% in Addition to the General City Sales Tax on Rent for Occupancy of a Room in a Hotel, Motel, Inn, Bed and Breakfast or Similar Structure.

Sponsor: Lewis

1. City Council Regular Meeting May 11, 2015 Introduction
 - a. Memorandum 15-065 from City Manager as backup

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

Lewis

3
4 **ORDINANCE 15-13**

5
6 AN ORDINANCE OF THE HOMER CITY COUNCIL, ENACTING
7 HOMER CITY CODE CHAPTER 9.20, HOTEL TAX; AND SUBMITTING
8 TO THE QUALIFIED VOTERS OF THE CITY AT THE OCTOBER 6,
9 2015 REGULAR CITY ELECTION THE QUESTION OF LEVYING A TAX
10 OF 2.5% IN ADDITION TO THE GENERAL CITY SALES TAX ON RENT
11 FOR OCCUPANCY OF A ROOM IN A HOTEL, MOTEL, INN, BED AND
12 BREAKFAST OR SIMILAR STRUCTURE.

13
14 THE CITY OF HOMER ORDAINS:

15
16 Section 1. Homer City Code 9.20, Hotel Tax, is enacted to read as follows:

17
18 Chapter 9.20 - HOTEL TAX

19 9.20.010 Definitions

20 9.20.020 Levy of tax; allocation tax revenues

21
22 9.20.010 Definitions. In this chapter,

23 "Guest" means a person who pays rent for the transient occupancy of a hotel room.

24 "Hotel" means a structure in the city containing one or more rooms that are rented or
25 offered for rent for transient occupancy for dwelling, lodging, or sleeping purposes and
26 includes any hotel, motel, inn, bed and breakfast or similar structure.

27 "Operator" means a person who owns, operates or controls a hotel, the rent for one or
28 more rooms in which is taxable under this chapter.

29 "Rent" means the amount of money, and the fair market value of consideration other
30 than money, given in exchange for the right to transient occupancy of a hotel room.

31 "Transient occupancy" means occupancy for fewer than 30 consecutive days. An
32 employee's occupancy for fewer than 30 days of a room that is rented by an employer for
33 more than 30 consecutive days for use basis by employees on a rotating is not a transient
34 occupancy.

35
36 9.20.020 Levy of tax; allocation tax revenues.

37 a. Subject to the remainder of this chapter, a tax of two and one-half percent (2.5%) of
38 the rent is levied on all rent. This tax is in addition to the tax levied under Chapter 9.16.

39 b. Revenues from the tax levied under (a) of this section shall be allocated as follows:

40 1. Twenty five percent (25%) shall be allocated to parks, arts, recreation and
41 culture programs in the city.

42 2. Twenty percent (20%) shall be allocated to council-approved programs to

43 market and promote the city.

44 3. Ten percent (10%) shall be allocated to funding of street reconstruction
45 improvements and related utilities, construction of new local roads, and construction
46 of new local trails.

47 4. Ten percent (10%) shall be allocated to funding debt retirement of the sewer
48 treatment plant improvements, and to the extent revenues from such tax exceed such
49 debt retirement obligations, for the purpose of funding water and sewer systems.

50 5. Thirty five percent (35%) shall be allocated to the general fund of the city to
51 be appropriated as determined by the council.

52

53 Section 2. The City shall submit the following proposition to the qualified voters of the
54 City at the October 6, 2015, regular City election. The proposition must receive an affirmative
55 vote from a majority of the qualified voters voting on the question to be approved.

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PROPOSITION NO. ____
TAX ON RENT FOR OCCUPANCY OF A ROOM IN A HOTEL, MOTEL, INN, BED
AND BREAKFAST OR SIMILAR STRUCTURE

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Shall the City of Homer levy a tax of two and one-half percent (2.5%) on
all rent for occupancy of a room in a hotel, motel, inn, bed and breakfast or
similar structure for dwelling, lodging, or sleeping purposes for fewer than 30
consecutive days, in addition to the City's general sales tax?

65

Revenues from the tax shall be allocated as follows:

66

1. 25% to parks, arts, recreation and culture programs in the city.

67

2. 20% to council-approved programs to market and promote the city.

68

3. 10% to funding the Homer Accelerated Roads and Trails Program.

69

4. 10% to funding the Homer Accelerated Water Sewer Program.

70

5. 35% to the general fund of the city to be appropriated as determined

71

by the council.

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Section 3. The proposition shall be printed on paper ballots and machine ballots, and
the following words shall be added as appropriate next to an oval provided for marking the
ballot for voting by hand or machine:

76

77

PROPOSITION NO. ____

78

79

Yes

80

No

81

82

83

Section 4. Section 1 of this ordinance is of a permanent and general character and
shall be included in the city code.

84



City of Homer

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Memorandum 15-065

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: Information on proposed bed tax ordinance

Councilmember Lewis has introduced Ordinance 15-13 asking Homer voters to approve a bed tax on the October ballot. It is important to note that even if the Homer voters approve a bed tax, the Kenai Peninsula Borough would still have to pass an ordinance authorizing a bed tax. The Ordinance proposes a 2.5% tax with revenue distributed 5 ways.

1. 25% to parks, arts, recreation and culture programs in the city.
2. 20% to council-approved programs to market and promote the city.
3. 10% to funding the Homer Accelerated Roads and Trails Program.
4. 10% to funding the Homer Accelerated Water and Sewer Program.
5. 35% to the general fund of the city to be appropriated as determined.

According to KPEDD literature published in 2014, using 2012 sales tax figures, a bed tax would generate \$120,000 in Homer.

A 2.5% bed tax would generate \$300,000

- \$75,000 to parks, arts, recreation and culture programs in the city.
- \$60,000 to council-approved programs to market and promote the city.
- \$30,000 to funding the Homer Accelerated Roads and Trails Program.
- \$30,000 to funding the Homer Accelerated Water and Sewer Program.
- \$105,000 to the general fund of the city to be appropriated as determined.

It is safe to assume current numbers would be a little higher. However, the percentages proposed in the ordinance are not sufficient to replace the amount of revenue that was dedicated to the HART and HAWSP fund before 2009. The current distribution of sales tax revenue is 15% HART roads, 2% HART trails and 15% HAWSP.

The Kenai Peninsula Borough estimates that the City of Homer would have collected an additional \$800,000 in 2014 with a year round sales tax on non-prepared food. Using the KPTMC estimate from 2012, a 7% bed tax would be required to replace that loss.

A 7% bed tax would generate \$840,000

- \$210,000 to parks, arts, recreation and culture programs in the city.

\$168,000 to council-approved programs to market and promote the city.
\$84,000 to funding the Homer Accelerated Roads and Trails Program.
\$84,000 to funding the Homer Accelerated Water and Sewer Program.
\$294,000 to the general fund of the city to be appropriated as determined.



TOURISM, IT'S EVERYONE'S BUSINESS

CHALLENGES WITH THE KENAI'S CURRENT TOURISM MARKETING STRATEGY

We are the best Alaska has to offer, and yet we aren't competing on a level playing field with our competition!

Tourism in Alaska is big business, and communities are aggressively competing for visitor dollars. If the Kenai is going to remain competitive, we have got to stay in the game.

Anchorage - 7 million dollars
 Juneau - 1 million
 Fairbanks - 2.9 million
 Mat-Su Borough - \$850,000
 KPTMC - \$300,000 from KPB

When the Kenai Peninsula is not marketing competitively with other areas, we do not exist in the minds of potential Alaskan visitors.

We do not have our hand out for a gift!

TOURISM GETS VERY LITTLE RESPECT ON THE KENAI. It is estimated that tourism brings in more than 30% of our sales tax, yet asking for our marketing dollars to keep that money flowing into our communities is viewed as an ask as for a hand out rather than an investment.

We should be working together! Incorporated communities that benefit from sales tax dollars are in the same boat as the Borough as a whole.

WE ALL SPEND A HUGE AMOUNT OF TIME SECURING A SMALL AMOUNT OF MONEY FOR PROMOTING WHEN WE COULD BE MARKETING AND MAKING A REAL DIFFERENCE IN THE NUMBER OF PEOPLE WHO ARE VISITING OUR COMMUNITIES!

WE ARE ASKING THAT YOU ARE PART OF THE CONVERSATION... IS A BED TAX WORTH EXPLORING?

KPTMC put forward a broad base 1% tourism assessment plan that would collect from all segments of the industry. This plan was not supported by the KPB administration. Bed taxes are common and accepted by the traveling public and the administration would support formulating a plan. **If the tourism industry on The Kenai bands together to create it's own stream of marketing dollars WE CAN CONTROL OUR OWN DESTINY AND GROW!**

ARGUMENTS AGAINST A BED TAX:

CON: Some argue that higher prices will lead to a decline of tourism.

PRO: The marketing that we will be able to put in place will GROW our visitor base, not shrink it. Bed taxes are in place throughout the nation and Alaska. We are the only region in Alaska that does not have one.

CON: Bed taxes, as with other taxes, have the habit of continuously increasing regardless of economic conditions.

PRO: If The Kenai's tourism industry formulates this plan and brings it forward to our Borough and Cities, we can control the amount of tax levied and the way it is spent, rather than having it forced on us and used for general government in the future.

CON: A bed tax could affect our residents, such as traveling sports teams.

PRO: We can control the way a bed tax would be structured and look at options such as making it seasonal.

TOURIST PAY. BUSINESS BENEFITS. THE KENAI WINS.

TOURISM, IT'S EVERYONE'S BUSINESS

ARGUMENTS AGAINST A BED TAX:

CON: A bed tax would put an additional burden on the accommodations sector to collect taxes for the rest of the industry.

PRO: We could build in a 5% return for the businesses collecting the tax to offset the time spent on additional bookkeeping and credit card charges.

ARGUMENTS FOR A BED TAX:

The intent of a bed tax would be to create a sustainable funding source for tourism marketing and infrastructure for the Borough and our cities. Investing in Tourism Marketing is an investment in the economic development of the Kenai Peninsula Borough.

An identified funding source that would be 100% identified as being from the Tourism Industry would stop the argument from many in the Borough that they do not want their tax dollars going to pay for tourism marketing.

We could all stop spending so much time fighting for a small slice of what the industry deserves and get about the business of selling our product!

IMAGINE WHAT WE COULD DO WITH AN ADEQUATE MARKETING BUDGET...

TV and Radio advertising in the Anchorage market all Spring and Fall to drive shoulder season visitation.

Full page cooperative ads in national magazines.

A presence at national consumer shows that our competitors are attending.

A presence on international sales missions that our competitors are attending.

A position dedicated to working to bring conventions and meetings to The Kenai.

Stimulate off season and niche markets such as Eco-tourism and winter sports.

ALASKA SALES AND BED TAXES

Destination	Sales Tax	Bed Tax	Total
Anchorage		12	12
Cordova		6	6
Fairbanks		8	8
Haines		4	4
Homer	7.5		7.5
Juneau		12	12
Kenai	6	0	6
Ketchikan		6.5	6.5
Kodiak		10	10
Mat-Su CVB		5	5
Palmer	3	5	8
Seldovia	7.5		7.5
Seward	7	4	11
Sitka		12	12
Soldotna	6		6
Unalaska/Dutch Harbor	3	5	8
Wasilla	2.5	5	7.5

By aggressively marketing The Kenai and our individual communities, we will see our fair share of visitors and groups - and their expenditures, which will support hundreds of small businesses in the region that rely on the tourism industry - from golf courses and restaurants to art galleries and outdoor adventure operators.

THE NATIONAL AVERAGE

BED TAX IS 10%

The goal is to HELP the industry, to provide funds to attract tourists and meetings to The Kenai, which in turn will generate sales tax revenue for the region, which helps to pay for schools, fire, police, streets and other city services.

HOW MUCH WOULD A BED TAX GENERATE ON THE KENAI?

Using 2012 Accommodations Sales Tax figures, a 1% Borough wide bed tax would generate just under \$700,000.

A 1% City bed tax in Homer would generate \$120,000.

CITY MANAGER'S REPORT



City of Homer

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City Manager's Report

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: City Manager's Report

Cannabis vs. Marijuana

Interim City Manager Yoder sits on the Alcohol and Beverage Control Board and spent some time last week discussing Marijuana regulations. He called to let us know that the ballot language used the word marijuana and in order to be consistent all of the state regulations will use the word marijuana and not cannabis.

New Port and Harbor Building

The Port and Harbor has committed to May 16th as the final move in date. We considered trying to squeeze in a ribbon cutting on May 11th to take advantage of the Senator and Representative's presence, but schedules were just too tight. The Port and Harbor has set aside June 11th at 5pm as the date/time for an official grand opening and ribbon cutting for the new port and harbor building. Unless Council has conflicts, we will move forward with making arrangements for that date. Please let us know if you have any ideas for the ribbon cutting to make it extra special.

Waterway Suitability Assessment Workshop

Port and Harbor Director Hawkins has been asked to participate in the Alaska LNG Project Waterway Suitability Assessment Workshop on Waterway Safety Assessment. This is a 3 day workshop in Anchorage, though Hawkins will only be able to attend the first day. Due to the sensitive nature of the plans being discussed, Hawkins had to sign a confidentiality agreement to attend the meeting. The City of Homer has a high degree of interest in the safety of our waters and will be following this project and the Waterway Suitability Assessment process closely. I think it will be a good use of his time.

Public Service Picnic

City Council is invited to a Public Service Picnic at City Hall Thursday May 14th from 11:30am-1:30pm. The City will provide dogs and burgers and departments are asked to bring their favorite side. It will be a great opportunity to appreciate our public employees and share some good food, good company, and hopefully welcome in a beautiful spring and summer.

RFP for Insurance Benefit Broker and Consulting Services

The City will issue an RFP for Insurance Benefit Broker and Consulting Services in June. The City's consulting needs have changed over the last year and holding off on issuing the RFP has allowed us to realize some savings and establish new patterns of usage with private insurance that will be valuable to whomever the consultant is. With conversations on health insurance just around the corner this fall, it is timely to secure a consultant this summer. Personnel Director Browning provides more detail in the attached memo.

Homer Student for 2015 Congress of Future Science and Technology Leaders

Homer High Sophomore Robert Martin will be attending the 2015 Congress of Future Science and Technology Leaders in Boston, Massachusetts this summer. It is a tremendous honor to be able to send a Homer student to this prestigious congress. Robert will learn a great deal about science, technology and represent the City of Homer and State of Alaska among his colleagues. The City of Homer is proud of Mr. Martin's accomplishments. We are quite fortunate to have a youth with such extraordinary talent in our community. For more information on the Congress, see the attached press release.

Public Service Recognition Picnic



WHERE: CITY HALL

WHEN: May 14th 2015

TIME: 11:30 am to 1:30 pm

**COME ENJOY HAMBURGERS, HOT DOGS, AND THE
FIXINGS AS WE CELEBRATE THE DEDICATION OF
PUBLIC SERVICE EMPLOYEES!**

-PLEASE BRING A SIDE TO SHARE-

(A sign up sheet will be available at the Admin. desk)



Memorandum 15-061

TO: HOMER CITY COUNCIL & CITY MANAGER KATIE KOESTER
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: MAY 6, 2015
SUBJECT: CERTIFIED PORT EXECUTIVE PROGRAM REPORT

On April 13 through 19, 2015, I attended the Certified Port Executive training course in Vancouver, BC, which focuses on Port management and planning. The instructor Captain Jeff Monroe, who wrote and developed this course, had been the port director for both Boston and Main Ports. After reading the instructor's biography and speaking with the organizers, I realized that this course was going to be valuable training; a one week brain dump in the classroom on all port management-related information. During the five, 8-hour classroom days, Captain Monroe presented over 900 power point slides and spoke on this very intensive subject matter. Fortunately, the course is carefully backed-up with a well, laid-out binder and a take-home USB so I can go back and review the material as needed.

Homer has big plans for expansion and I have been working toward this goal for many years. I read about other ports in the trades publications, talk with other directors in and around Alaska, and pay special attention to other facilities when I travel. The two weeks of travel and training have been extremely valuable; it has helped me step away from life in Homer and take a much wider look at transportation in general with an eye for where Homer fits into the big picture. Throughout the year, we will be completing a study on expanding the Deep Water Dock. After taking this course and trip, I feel I at least know the right questions to ask the hired pros conducting the in-depth study.

The Pacific West coast is an excellent place to use to learn about multi-module transportation. Beginning at the Seattle Airport, we took the light rail downtown and then caught a passenger train to Vancouver, BC. Traveling by rail gave me a four hour snap shot of one of the most important links in the West coast's transportation corridor: rail ways. From the comfort of my seat, I got the working view of every seaport between these two major transportation hubs. This is fascinating stuff for a Port Director! Once we got settled into Vancouver our walking tour began. We walked for miles around the coastal trails and took in all the sights of their expansive, protected seaport. I learned from talking with my fellow students who work for the Port of Vancouver that the port has recently been re-organized into one, multi-module port management system. This means they are much diversified in their operations in both products and handling methods, covering all forms of cargo transportation: Air, Sea, Highways, and Rail.

Time is money, as well as the number of times that a cargo must be handled before it arrives at its final destination. When talking about real estate the catch phrase is location, location, location. When talking about a seaport we also have to add the word CONNECTION. You can live in the most beautiful location in the world, like we do, but if you can't connect with the rest of the world in as many forms of travel as possible, then you won't be a major Port.

Where does Homer fit into the big picture? When talking about transportation in connection with ports, we use the analogy: the relationship between a hub and a spoke. In Alaska, especially South central, Anchorage is the "hub" and Homer, Seward, Whitter, and Valdez are the "spokes". There is

nothing wrong with being a spoke, same as nothing wrong with thinking that Homer could grow into something more than a spoke.

Attached: CPE Program Agenda Vancouver, BC – April 13 – 17, 2015

CPE Certified Port Executive Program Agenda Vancouver, BC April 13-17, 2015

check in 4/12
out 4/17
- King - Øsnote

DAY 1 – March 13, 2015	DAY 2 – March 14, 2015	DAY 3 – March 15, 2015	DAY 4 – March 16, 2015	DAY 5 – March 17, 2015
Start Time: 08:30	Start Time: 08:00	Start Time: 08:00	Start Time: 08:00	Start Time: 08:00
Course Objectives Module 1 – World Wide Transportation System Module 2- The International Port Industry	Module 5 – The Harbour and the Vessel Voyage	Module 10 – Tariffs, Terminal Regulations and Operating Plans	Module 14 – Property and Facility Management	Practical Exercises and Evaluation
	Module 6 - Marine Terminal Operations	Module 11 - Safety and Security	Module 15 – Administration and Finance	Briefing
Lunch: 12:30-1:30	Lunch: 12:00-1:00	Lunch: 12:00-1:00	Lunch: 12:00-1:00	End Time: 12:00
Module 2A-Language of the Industry Module 3 - Port Governance and Management	Module 7 - Cargo Management	Module 12 – Emergency Planning and Response	Module 16 – Public and Media Relations	<u>Check out</u>
Module 4 – The Marine Terminal	Module 8 – Transportation Pricing Module 9 – Regulatory Requirements and Legal Issues	Module 13 – Business Development and Marketing Business Development Planning Discussion	Module 17- Strategic, Master Planning and Cargo Planning	
End Time: 5:00	End Time: 5:00	End Time: 5:00	End Time: 5:00	

169

The Coast Vancouver Airport Hotel-1041 SW Marine Drive Vancouver, BC V6P 6L6
Our Contact Person there is: Tracey Fagg/Reservation and Catering Manager

email: sales@coastvancouverairport.com
 Phone: 604-639-2402
 Fax: 604-263-0245

Seminar Leader: Captain Jeff Monroe, MM, CPE Cell phone: 207-615-7989, e-mail: mirage@maine.rr.com

MacDonnell Contact: Kim Weir, Training Project Coordinator, Conference Coordinator
 MacDonnell Group, 1100-1505 Barrington St., Halifax, NS B3J 3K5
 Ph: 902-425-3980, Fx: 902-423-7593 kimweir@macdonnell.com www.macdonnell.com.



City of Homer

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Human Resources

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Memorandum 15-063

TO: MAYOR WYTHER AND CITY COUNCIL
THRU: Katie Koester, City Manager
FROM: Andrea Browning, Personnel Director
DATE: May 6, 2015
RE: 2015 Benefit Broker / Consultant RFP

The City of Homer switched from a self-insured health care plan to a fully-insured plan in January 2015, currently utilizing Premera Blue Cross Blue Shield of Alaska for the employee health insurance plan.

The City issued a Request for Proposal in August 2011 for Insurance Benefit Broker and Consulting Services, which was awarded to Mercer Health Benefits of Spokane, Washington. The City utilized Mercer through December 31, 2014 – paying them \$48,000 annually for their services.

On October 27, 2014 City Council passed Resolution 14-112 authorizing an RFP for employee benefit broker and consulting services, with the contract term to begin on January 1, 2015.

After much consideration, then City Manager Wrede and Personnel Director Browning decided to delay issuing the RFP in order to give the City time in the upcoming months to decide what the scope of work would be, given the City's switch to a fully-insured plan, and additionally save some funds during the first half of the year.

The City will be able to issue an RFP with a more limited, specified scope of work at this time. This should bring the cost of the services down, while still allowing the City to define cost-effective opportunities for improvement in design and administration of the health insurance benefit program, as well as assisting the City with navigating through the complexity of compliance with ever-changing state and federal regulations.



FOR IMMEDIATE RELEASE

MEDIA CONTACT:

Robert Martin, 907-235-6034
robert.martin@g.kpbsd.org

Robert Martin Chosen for 2015 Congress of Future Science and Technology Leaders in Boston, MA

HOMER, ALASKA — Robert Martin, a sophomore at Homer High School of Homer Alaska has been nominated to attend the Congress of Future Science and Technology Leaders in Boston, MA on June 28th - June 30th, 2015.

The Congress is an honors-only program for high school students who are passionate about science, technology, engineering or mathematics (STEM). The purpose of this event is to honor, inspire, motivate and direct the top students in the country who aspire to be scientists and technologists, to stay true to their dream and, after the event, to provide a path, plan and resources to help them reach their goal.

Robert Martin was nominated by American hero and astronaut Buzz Aldrin, Science Director of the National Academy of Future Scientists and Technologists to represent based on his academic achievement, leadership potential and passion for science and technology.

During the three-day Congress, Robert Martin will join students from across the country and hear Nobel Laureates and National Medal of Science Winners talk about leading scientific research; be given advice from deans of the world's top tech universities; be inspired by fellow teen science prodigies; and learn about cutting-edge advances and the future of science and technology.

"This is a crucial time in America when we need more nimble-minded and creative scientists and technologists who are even better prepared for a future that is changing exponentially," said Richard Rossi, Executive Director, National Academy of Future Scientists and Technologists. "Focused, bright and determined students like Robert Martin are our future and he deserves all the mentoring and guidance we can give him."

The Academy offers free services and programs to students who have the desire to learn more about their future in science or technology. Some of the services and programs the Academy offers include online social networks through which these future scientists and technologists can communicate; opportunities for students to be guided and mentored by tech and science leaders; and communications for parents and students on college acceptance and finances, skills acquisition, internships, career guidance and much more.

The Academy was founded on the belief that science, technology, engineering and mathematics (STEM) education plays a critical role in enabling the United States to remain the economic and technological leader of the global marketplace of the 21st century and that we must identify prospective talent at the earliest possible age and help these students acquire the necessary experience and skills to take them to the doorstep of vital careers. Based in Washington, DC and with an office in Boston, MA, the Academy was chartered as a nonpartisan, taxpaying institution to help address this crisis by working to identify, encourage and mentor students who wish to devote their lives to advances in society as scientists, technologists, engineers and mathematicians.

For more information visit www.scitechleaders.com or call 617-307-7425.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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(f) 907-235-3143

Memorandum

TO: MAYOR AND CITY COUNCIL

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: May 5, 2015

SUBJECT: BID REPORT

ITB 2015 Septic Pumping Services - Sealed Bids for Septic Pumping Services will be received by the Office of the City Clerk, at 491 E. Pioneer Avenue, Homer, Alaska 99603 until **2:00 p.m., May 6, 2015** ~~May 6, 2015~~ **May 13, 2015**, at which time they will be publicly opened. Bids received after the time fixed for receipt of the Bid shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms, and Plans and Specifications are available on line at <http://www.cityofhomer-ak.gov/rfps>

RFP Homer Spit Property Lease for an Owner-Operated/Subleased Wireless Communication Tower - The City of Homer, Alaska is requesting proposals from qualified wireless facilities and communication service provider(s) that are interested in designing, permitting, constructing, operating, maintaining, owning, and subleasing a wireless communications tower for the purpose of providing improved wireless voice and data services to the general public and the City. Successful proposer will be offered the opportunity to negotiate for a 30-year term lease with the City of Homer to construct a communications tower on a portion of City-owned land that is located on the Homer Spit. Sealed proposals for the **Homer Spit Property Lease for an Owner-Operated/Subleased Wireless Communication Tower** will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:00 PM, Thursday, May 14, 2015**. The time of receipt will be determined by the City Clerk's time stamp. A Lease Application Fee of \$30.00 will be due upon submittal of proposal.

CITY ATTORNEY REPORT

MEMORANDUM

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS F. KLINKNER

RE: CITY ATTORNEY REPORT FOR APRIL 2015

**CLIENT: CITY OF HOMER
506,742.23**

DATE: MAY 6, 2015

The following summarizes our activities as City Attorney during the month of April 2015.

City Council. I attended the April 13, 2015, City Council meeting. Holly Wells and Katie Davies continued their research on marijuana regulation. I drafted an ordinance addressing the effect of subdivisions on natural gas special assessments.

City Clerk. I advised the City Clerk regarding special assessment liens, and drafted a form for releasing property from a special assessment lien after payment of the special assessment.

City Manager. Based on the City's recent experience with public records requests, and recent Alaska case law, I prepared drafts of amendments to the City's public records ordinances and public records regulations. I drafted a resolution releasing a covenant that restricted development of lots in the Walli Estates Subdivision. I advised the City Manager on a policy for City employees' use of personal cell phones to conduct City business. I drafted an ordinance placing a proposition to impose a bed tax on the October ballot.

Planning Department. I completed research and drafting of an ordinance regulating telecommunications towers.

Library. Katie Davies advised the Library Director regarding the regulation of leaflet distribution and other First Amendment activities in the Library.

City of Homer v. Shadle. Mara Michaletz prepared a final judgment in this zoning enforcement action to enable the City to recover a civil penalty and its costs and attorney's fees.

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.

Castner v. City of Homer. We petitioned the Alaska Supreme Court for review of the Superior Court's order invalidating the City's method for assessing condominiums in the Homer Natural Gas Distribution Special Assessment District, and negotiated terms of a stay of the Superior Court's order pending disposition of the petition for review.

I will be available to answer questions regarding these matters at the May 26, 2015, Council meeting.

cc: Katie Koester
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

