



City of Homer

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Office of the City Manager

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Memorandum

TO: Mayor Castner and Homer City Council
 FROM: Rob Dumouchel, City Manager
 DATE: May 19, 2022
 SUBJECT: City Manager's Report for May 23, 2022 Council Meeting

Visioning Follow Up

In March, the City Council underwent a two-day visioning work session to talk about future priorities. A number of priorities were identified and staff has been evaluating the concepts to see how we can fit them together and move towards implementation. We're also working to expand our capacity through open recruitments for staff, the use of professional services agreements, and the restructuring of departments/divisions. As a regular item for Council, I will bring forward a progress memo (it will probably be quarterly) to provide a brief overview of each topic. The table below shows a condensed view of the 2022 priorities.

Fiscal Policy Improvements					
Comprehensive Plan Fast Forward		Zoning Code Modernization		Building Code Adoption and Implementation	
Expansion of Sidewalks and Trails			Water and Sewer Expansion		
Housing Challenges			Emergency Preparedness and Training		
Public Safety Conversations	Volunteer Action Plan	Coast Guard City Designation	Harbor Float Replacements	Recreation Priorities and Planning	Cybersecurity Improvements

Visit from Senator Sullivan

On Saturday, May 14th, Senator Dan Sullivan made a stop at the Harbormaster's office to talk about the future of Homer's Port and Harbor. Mayor Castner, Harbormaster Bryan Hawkins, and Special Projects Coordinator Jenny Carroll, along with representatives from the Homer Chamber of Commerce hosted the Senator and his staff.

Invasive Tree Removal

The City will be engaging in a partnership with Homer Soil & Water Conservation District to eradicate invasive European Bird Cherry (*Prunus padas*) trees around town and replace them with less harmful alternatives. The

locations have been mapped and identified over the last few years. There will be public notice at each location to explain what the project is about and provide links to more information. The schedule for removal is still being set, but we expect Triangle Park to be the first location for removal with Weeping Birch trees being planted as replacements. All replacement trees will be sourced locally. The public notice flyer is included in this report and contains a QR code that takes viewers to the state Department of Natural Resources page on bird cherry.

Fire Truck Purchase

Ordinance 22-22 authorized the purchase of our first new fire truck in many years. It set aside an amount not to exceed \$800,000. We were able to secure discounts which brought the final price to \$706,606 for the vehicle, remaining funds will be cycled back to General Fleet CARMA. The truck is expected to take roughly two years to be manufactured and delivered. Chief Kirko and I are collaborating on potential next steps for the ongoing fleet overhaul. We may be back in front of Council this summer to continue the fleet discussion.



Mayor Castner signs the check for the City's new pumper/tanker on the front bumper of the truck it will replace (pictured left to right: City Manager Dumouchel, Mayor Castner, Chief Kirko, and Deputy Chief Kahles)

FY22 3rd Quarter Sales Tax Update

Sales tax revenues are on track to meet the City's targets. Calendar year 2021 was an extremely strong year for sales tax revenue in all quarters, 2022 is shaping up the same way. Comparing the 3rd quarter of FY22 to the same time period in 2021, we grew sales tax revenues 5% year over year. This matches the escalation 5%

rate we used for FY23 in the mid-biennium budget amendment. For remote seller sales tax, we have surpassed our budget forecast and may break \$400,000 in revenue

Public Health Meeting

Special Projects Coordinator Jenny Carroll and I met with our local public health nurse Lorne Carroll and Sarah Hargrave, SE Regional Public Health Nurse Manager for the Alaska Department of Health & Social Services. We discussed the COVID experience, local public health challenges, and ways that we can better work together in the future outside of a pandemic.

Sidewalks

With the passage of Resolution 22-043, staff began to work through the directions from Council contained therein. I first met with planning staff, and then we integrated Public Works into the conversation. To get Council up to speed on our sidewalk context, staff developed a presentation for the May 23rd work session. Work will be ongoing throughout the summer and beyond.

Tsunami Brochure

After receiving feedback at the May 9th meeting, we have been working with the folks at the Alaska Earthquake Center to make some modifications to the document. A new draft is attached, our partners are aiming to print brochures in June as part of their grant-funded project's timeline.

RAVN Bankruptcy

When the original RAVN, a tenant in the City's airport terminal, closed down and went through bankruptcy, there was a lot of work to do to get the new RAVN in place with a new lease and ensure the City recouped lost revenues from the departure of the old RAVN. The last bit of that work, which was shepherded by JDO, is complete and we received \$13,733 from the RAVN Air Liquidation Trust. At this point in time, I believe all outstanding issues related to the RAVN bankruptcy as they relate to the City of Homer are concluded.

Enclosures:

1. Memo re: Council Priorities
2. Invasive Tree Removal Flyer
3. Sales Tax Update
4. Tsunami Brochure Draft and Memo



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TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: May 12, 2022
SUBJECT: 2022 Council Visioning Follow Up

I have been reviewing the outcome of the 2022 Council visioning work sessions and working with staff on ways to get the larger projects underway. Most of the visioning work session concepts were heavily interdependent, and it's hard to work on one item without triggering an action within one or more of the other items.

To keep Council up to date on priorities from the visioning, I will be aiming to provide an overview of projects and progress on a regular schedule. It will likely be on a quarterly basis. Right now, a lot of the activity is at the staff level, however, expect to see a lot of these items begin to filter into Council agendas across the coming months.

- **Fiscal Policy Improvements** – We have an ongoing project related to debt service. We are also making progress on the procurement policy goal from 2020. The Finance Stakeholder Group has conducted research, including an internal survey, which has been forwarded to my office. How I proceed will depend in part on the outcome of the open recruitment for the special project coordinator positions. Additionally, we are working on a financial services term contract RFP and will be proposing an appropriation for a small works finance program to accelerate finance-related projects.
- **Comprehensive Plan Fast Forward** – Internal planning conversations have been held with Planning and Economic Development staff. We are working towards an RFP for a firm to help us complete this very large and complicated task. We are targeting summer 2022 for the RFP launch.
- **Zoning Code Modernization** – This item is split into two pieces, pre- and post-comprehensive plan. Staff is working to identify items that can/should be attacked right now, and others that should wait for the Comprehensive Plan to be complete or nearly complete before initiating. The first pre-comprehensive plan item proposed by staff is conditional use permit reform.
- **Building Code Adoption and Implementation** – I have had some stakeholders reach out to me on this topic, and I have met with staff to discuss ways we could move this forward in phases. How we proceed will depend in part on the outcome of the open recruitment for the special project coordinator positions.

- **Housing Challenges** – One thread within this topic is the regulation of short term rentals. In April, staff mailed a flyer about short term rental sales tax remittance to all utility customers. Next, we need to start talking about creating a regulatory program. I've held preliminary discussions with Planning and Economic Development staff. More to come soon.
- **Water and Sewer Expansion** – Public Works has been putting significant effort into the general concept of expanding our utilities for the last two years. Expect more detailed updates in the future as we work to secure funding for significant expansion opportunities.
- **Expansion of Sidewalks and Trails** – This topic is very popular with Council (see Resolution 22-043) and we are planning to host a work session on May 23rd to give the Council a broad overview of our history, adopted plans, planning and ongoing projects, fiscal planning, etc. related to sidewalks and trails. A non-motorized transportation opportunity fund ordinance is up for second reading on May 23rd as well as an ordinance to top up the funds required for the main street sidewalk project.
- **Emergency Preparedness and Training** – The All Hazards Plan is under review by FEMA and the tsunami brochure project with UAF is nearly complete. There remains much work to do related to the Emergency Operations Plan and future training opportunity development.
- **Public Safety Conversations** – I think we will aim to do a test event in late summer or early fall. Peak tourist season is not an ideal time for our public safety folks.
- **Volunteer Action Plan** – Some initial conversations have been held at staff level on the topic. I'm waiting on the special projects coordinator recruitment to close before deciding how to best proceed.
- **Coast Guard City Designation** – Christine Drais, Assistant to the City Manager, and Councilmember Venuti have begun to work together on this item. Christine has also conducted some community outreach with local stakeholders. I am planning, through the Harbormaster's Office, to set up a meeting between key City staff and local Coast Guard chain of command to discuss local issues. I think we'll likely be submitting an application to the Coast Guard at the end of the year.
- **Harbor Float Replacements** – Council passed Ordinance 22-19(A) which made \$56,540 available from the Port Reserves Fund for grant and engineering assistance related to a harbor float replacement project. While prep work will happen in calendar year 2022, it is likely that any grants submitted, will occur in calendar year 2023.
- **Recreation Priorities and Planning** – While this is a bigger conversation than the HERC/Pioneer Gateway Redevelopment Project, much of the general recreation conversation is occurring in parallel to those work sessions/discussions.
- **Cybersecurity Improvements** – A key part of improving City cybersecurity is having sufficient staff to manage our digital infrastructure. Ordinance 22-20 provided funding for a Network Administrator position. We have an active recruitment for the position which closed on May 13th.

2022 Council Priorities

Fiscal Policy Improvements					
Comprehensive Plan Fast Forward		Zoning Code Modernization		Building Code Adoption and Implementation	
Expansion of Sidewalks and Trails			Water and Sewer Expansion		
Housing Challenges			Emergency Preparedness and Training		
Public Safety Conversations	Volunteer Action Plan	Coast Guard City Designation	Harbor Float Replacements	Recreation Priorities and Planning	Cybersecurity Improvements

2020 Council Initiated Priorities

HERC Demolition/Community Recreation Center			Stormwater Management Plan and Implementation		
Climate Action Plan			Wayfinding/Streetscape		
Water and Sewer Policy	Reserve Funding (Water and Sewer)	Election Code	City Council Operating Manual	Procurement Policy	
Funding for Large Vessel Harbor Study					



TREE REPLACEMENT IN PROCESS

To protect the health of our native ecosystems and ensure our public spaces remain enjoyable for all, we're replacing invasive European bird cherry (mayday) trees with non-invasive trees.

Together we can keep Homer free from harmful invasive species!

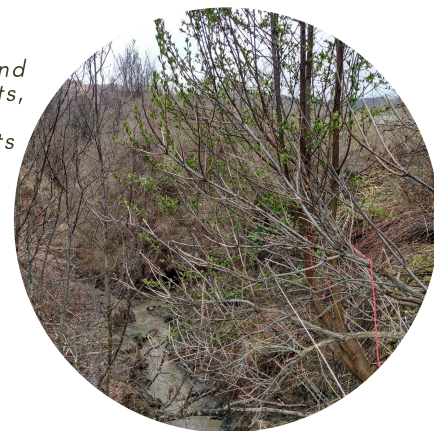
Scan to learn more about European bird cherry (mayday) trees and what you can do about them



kenaiinvasives.org
plants.alaska.gov/invasives/europeanbirdcherry

WHY ARE EUROPEAN BIRD CHERRY TREES A PROBLEM?

Take over forest and streamside habitats, forming thickets where native plants once grew



Can be toxic to moose



Spread along salmon streams and alter the availability of prey for juvenile salmon





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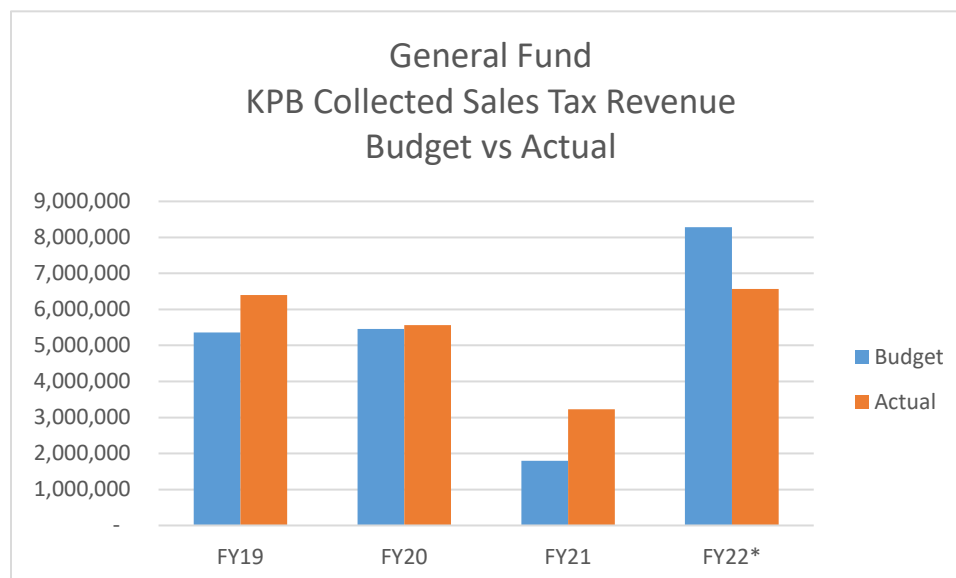
Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: May 18, 2022
SUBJECT: Calendar Year 1st Quarter Sales Tax Analysis

The purpose of this memo is to provide an analysis of sales tax revenue received to date for Fiscal Year 2022. Also provided in this memo is contextual information associated with taxable sales figures for the 1st quarter of calendar year 2021 (now 3rd quarter of fiscal year 2022 with the change in City fiscal year which went into effect on July 1, 2021).

General Fund Sales Tax Revenue Analysis:

City Council approved Ordinance 22-20 to provide for necessary mid-biennium budget amendments. The General Fund FY22 budgeted sales tax revenue was increased to \$8,285,547, with an additional \$207,225 budgeted for remote sales tax. Actual current sales tax revenue for FY22 (July 1, 2021 – April 30, 2022) for the City's General Fund is \$6,567,664 in KPB collected sales tax and \$213,528 in ARSSTC collected sales tax. If current trends continue, the City should have no issue meeting sales tax budget expectations for FY22. The General Fund is currently \$1.7 million away from meeting budget expectations for KPB collected sales tax and there is still a quarter remaining.



***FY22 data is reflective of sales tax revenue received July 2021 – April 2022.**

Basic Sales Tax Information:

Sales tax is one of the primary drivers of revenue for the General Fund as it represents roughly 57% of total projected revenue for the FY22 amended budget. Consumers in Homer pay a sales tax rate of 7.85%. Of that, 3% goes to the Kenai Peninsula Borough while the other 4.85% is remitted to the City of Homer. The majority of City sales tax (3%) collected goes to the General Fund to cover the expenses associated with providing core services. Other dedicated purposes of the City of Homer share of sales tax are as follows: HART (0.75%), HAWSP (0.75%), Public Safety Operations and Infrastructure (0.35%).

Sales Tax Destination	Sales Tax Amount Charged to Consumers*
Kenai Peninsula Borough	3%
Homer General Fund	3%
Homer Accelerated Roads and Trails	.75%
Homer Accelerated Water and Sewer Program	.75%
Homer Police Station	.35%

*Sales tax is only charged on the first \$500 of a single purchase

An important reminder is that the City of Homer does not collect sales tax directly. The City elects for the Kenai Peninsula Borough to collect, administer and then remit sales tax revenue to us. KPB remits sales tax revenue to the City on a monthly basis, but there is a two month “lag” in the revenue received. This means that the revenue that is received by the City in one month is not a reflection on sales tax actually earned in that particular month. Finance makes an accounting entry at the end of the year to adjust for this delay. This is important to keep in mind when comparing sales tax revenue received vs. taxable sales.

Enclosures:

Accompanying this memo are five documents to help provide context to the historical trends associated with sales tax revenue.

Attachment A provides a data set of Line of Business (LOB) taxable sales for the calendar year 1st quarter going back to 2017. The LOB categories are determined and reported by the Kenai Peninsula Borough. The biggest dollar share in taxable sales has historically come from the Retail Trade sector and this quarter is no different. This sector experienced a relatively static taxable sales value comparative to the 2nd quarter in 2021 and a 12% increase over 2019. Most of the sectors tied closely with the tourism industry rebounded in 2021 comparative and we expect to see the same trends occur into 2022. Overall, the City experienced a roughly 5% increase in taxable sales comparative to the 1st quarter in 2021 and a 16% increase over 2020.

Attachment B provides a data set comparing the LOB taxable sales on a calendar year quarterly basis back to 2018.

Attachment C provides a data set of sales tax revenue collected on a calendar year quarterly basis going back to 2018. The sales tax data is broken out by the funds that received a portion of the total revenue. One thing to note is that HART sales tax was diverted into the General

Fund for fiscal years 2016-2018. In 2019, HART began receiving their respective share of the overall revenue. Also to note in 2019, the sales tax rate increased to fund debt service payments and maintenance of the police station facility.

Attachment D provides a data set of sales tax revenue collected for the period of July – April of each year going back to 2016. The purpose of this chart is to provide current fiscal year to date sales tax revenue comparison with previous years using the same time interval (July – December).

Attachment E provides a comparison of budget versus actual sales tax revenue collected for the General Fund. There are two charts: one represents the sales tax revenue that is collected by the Kenai Peninsula Borough (KPB) and the other represents the sales tax revenue collected by the Alaska Remote Sellers Sales Tax Commission (ARSSTC).

Attachment A
LOB Taxable Sales
Calendar Year 1st Quarter
Presented May 17, 2022

	2017	2018	2019	2020	2021	2022	% Δ 2022 - 2021	% Δ 2022 - 2020
ADMINISTRATIVE, WASTE MAN	207,412	155,528	136,996	126,571	158,366	295,790	87%	134%
AGRICULTURE, FORESTRY, FI	14,600	33,710	640,248	18,712	18,509	24,724	34%	32%
ARTS AND ENTERTAINMENT	249,016	249,287	253,475	216,312	147,074	240,471	64%	11%
CONSTRUCTION CONTRACTING	484,978	315,934	333,640	367,431	491,123	565,053	15%	54%
EDUCATIONAL SERVICES	71,272	61,687	58,316	72,931	53,019	55,009	4%	-25%
FINANCE AND INSURANCE	19,204	27,385	28,275	26,553	24,390	26,599	9%	0%
GUIDING LAND	-	-	-	-	-	-	0%	0%
GUIDING WATER	36,497	79,447	187,753	110,697	274,578	318,865	16%	188%
HEALTH CARE AND SOCIAL AS	77,243	80,890	78,958	21,795	11,280	15,647	39%	-28%
HOTEL/MOTEL/BED & BREAKFA	1,532,096	1,490,223	1,543,084	1,279,481	1,865,239	1,922,123	3%	50%
INFORMATION	1,020,993	972,981	984,852	983,669	669,902	632,312	-6%	-36%
MANAGEMENT OF COMPANIES	-	-	-	-	-	-	0%	0%
MANUFACTURING	225,385	249,843	281,903	344,961	417,190	361,202	-13%	5%
MINING/QUARRYING	500	-	150	3,220	3,618	5,727	58%	78%
PROFESSIONAL, SCIENTIFIC	698,422	691,012	648,929	702,504	856,513	906,461	6%	29%
PUBLIC ADMINISTRATION	1,100,933	816,016	829,928	971,581	866,942	884,360	2%	-9%
REMEDATION SERVICES	32,666	38,717	33,767	-	-	-	0%	0%
RENTAL COMMERCIAL PROPERT	58,558	69,250	196,565	58,935	62,633	76,753	23%	30%
RENTAL NON-RESIDENTAL PRO	128,347	144,070	138,064	92,816	89,296	103,531	16%	12%
RENTAL OF SELF-STORAGE &	201,259	232,561	217,415	231,287	230,502	282,384	23%	22%
RENTAL PERSONAL PROPERTY	138,081	148,701	141,046	165,835	172,735	161,082	-7%	-3%
RENTAL RESIDENTAL PROPERT	1,035,396	1,146,434	1,077,295	1,101,887	1,085,363	1,232,743	14%	12%
RESTAURANT/BAR	2,787,404	3,101,373	3,179,549	2,514,895	2,841,878	3,349,204	18%	33%
RETAIL TRADE	12,505,192	12,769,708	14,151,272	15,612,943	17,584,839	17,438,724	-1%	12%
SERVICES	1,799,351	1,894,742	1,749,725	1,608,833	1,742,283	2,144,883	23%	33%
TELECOMMUNICATIONS	408,560	449,669	401,118	335,461	446,343	495,135	11%	48%
TELECOMMUNICATIONS-CABLE	627	574	495	861	694	984	42%	14%
TIMBERING	500	-	505	-	-	-	0%	0%
TRANSPORTATION AND WAREHO	190,285	177,563	196,800	195,409	201,873	237,814	18%	22%
UTILITIES	2,322,217	2,445,497	2,503,521	2,710,459	2,683,123	2,849,169	6%	5%
WHOLESALE TRADE	262,379	325,567	296,494	273,328	303,219	326,650	8%	20%
TOTAL	27,609,373	28,168,369	30,290,138	30,149,367	33,302,524	34,953,399	5%	16%
Applied Sales Tax 4.85%*	1,339,055	1,366,166	1,469,072	1,462,244	1,615,172	1,695,240	80,067	232,996

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison purposes only. This value is derived by multiplying the total taxable sales by the sales tax rate.

Attachment B
LOB Taxable Sales
Calendar Year - Quarterly
Presented May 17, 2022

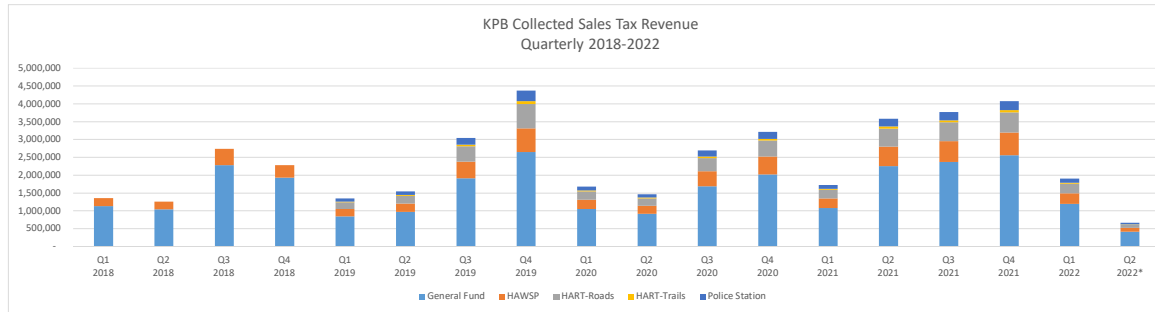
	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
ADMINISTRATIVE, WASTE MAN	155,528	203,986	204,971	155,250	136,996	211,749	202,322	166,876	126,571	115,955	162,542	152,225	158,366	200,697	317,064	229,764	295,790			
AGRICULTURE, FORESTRY, FI	33,710	203,853	234,217	37,022	640,248	160,020	202,286	44,149	18,712	111,415	187,204	41,097	18,509	163,842	221,045	47,153	24,724			
ARTS AND ENTERTAINMENT	249,287	501,469	737,507	277,357	233,475	548,940	731,228	303,677	216,312	165,688	477,017	145,134	147,074	514,908	879,483	259,658	240,471			
CONSTRUCTION CONTRACTING	315,934	409,170	385,926	386,079	333,640	373,100	336,222	364,590	367,431	392,005	397,514	487,741	491,123	416,949	473,646	538,442	565,053			
EDUCATIONAL SERVICES	61,687	54,866	55,190	78,859	58,316	56,938	75,184	90,528	72,931	42,283	44,879	58,566	53,019	44,623	52,725	52,301	55,009			
FINANCE AND INSURANCE	27,385	25,820	25,924	27,189	28,275	36,654	29,481	26,563	26,553	19,785	40,410	25,265	24,390	25,729	22,441	20,505	26,599			
GUIDING LAND	-	105,778	228,047	-	-	125,677	258,602	-	-	42,822	79,186	477	-	88,796	188,069	99	-			
GUIDING WATER	79,447	2,869,368	6,061,804	134,694	187,753	2,985,820	5,988,975	120,809	110,697	1,359,274	4,822,074	193,829	274,578	4,896,767	9,582,806	368,104	318,865			
HEALTH CARE AND SOCIAL AS	80,890	95,062	80,786	50,658	78,958	62,473	45,090	38,063	21,795	15,422	28,941	16,437	11,280	52,394	112,550	16,517	15,647			
HOTEL/MOTEL/BED & BREAKFA	1,490,223	4,422,516	7,518,922	1,455,582	1,543,084	4,629,194	8,375,973	1,734,109	1,279,481	2,828,851	6,389,397	1,710,573	1,865,239	6,938,219	10,468,820	2,195,084	1,922,123			
INFORMATION	972,981	1,061,677	1,031,736	1,008,965	984,852	978,052	1,037,924	992,162	983,669	883,165	935,171	710,741	669,902	747,268	716,705	696,968	632,312			
MANAGEMENT OF COMPANIES	-	-	-	-	-	126,214	311,026	-	-	10,508	-	-	-	-	-	-	-			
MANUFACTURING	249,843	530,866	641,802	339,803	281,903	756,819	715,234	406,462	344,961	505,214	687,424	428,970	417,190	713,612	850,127	381,130	361,202			
MINING/QUARRYING	-	-	150	150	150	1,150	10,926	19,981	3,220	14,961	26,838	21,611	3,618	28,586	42,077	21,916	5,727			
PROFESSIONAL, SCIENTIFIC	691,012	756,620	770,672	680,434	648,929	785,571	761,163	635,037	702,504	767,048	823,623	763,313	856,513	857,983	819,924	801,164	906,461			
PUBLIC ADMINISTRATION	816,016	1,427,693	2,458,720	1,143,132	829,928	1,432,737	2,845,900	1,022,188	971,581	1,368,423	3,105,875	874,562	866,942	1,466,313	2,921,998	1,262,184	884,360			
REMEDATION SERVICES	38,717	-	-	-	33,767	-	-	-	-	-	-	-	-	-	-	-	-			
RENTAL COMMERCIAL PROPERT	69,250	85,800	130,158	64,428	196,565	99,765	95,207	60,191	58,935	80,696	81,163	71,944	62,633	72,545	92,538	93,266	76,753			
RENTAL NON-RESIDENTIAL PRO	144,070	187,303	238,829	148,707	138,064	184,240	234,955	126,417	92,816	90,896	129,139	96,490	89,296	155,709	201,955	132,963	103,531			
RENTAL OF SELF-STORAGE &	232,561	265,933	528,323	276,934	217,415	272,863	537,757	294,635	231,287	271,739	570,643	322,683	230,502	289,507	683,119	337,600	282,384			
RENTAL PERSONAL PROPERTY	148,701	210,142	259,883	157,676	141,046	221,419	229,691	174,262	165,835	194,678	216,695	192,495	172,735	214,495	287,696	190,524	161,082			
RENTAL RESIDENTIAL PROPERT	1,146,434	1,638,398	1,880,675	1,089,752	1,077,295	1,632,238	1,834,018	1,116,156	1,101,887	1,402,570	1,708,348	1,140,114	1,085,363	1,703,802	2,044,382	1,174,940	1,232,743			
RESTAURANT/BAR	3,101,373	6,773,895	9,542,688	3,482,700	3,179,549	6,848,886	9,553,633	3,501,273	2,514,895	3,762,292	6,529,920	2,851,904	2,841,878	8,170,597	11,337,427	3,827,710	3,349,204			
RETAIL TRADE	12,769,708	27,043,054	34,053,544	17,314,037	14,151,272	29,033,873	34,490,183	18,463,774	15,612,943	27,598,497	34,754,701	20,013,292	17,584,839	34,839,450	41,805,658	21,707,718	17,438,724			
SERVICES	1,894,742	2,768,109	2,305,938	2,071,964	1,749,725	2,701,456	2,586,137	2,001,089	1,608,833	2,196,866	2,465,235	2,059,134	1,742,883	2,875,372	2,980,616	2,246,554	2,144,883			
TELECOMMUNICATIONS	449,669	469,468	511,781	534,464	401,118	337,618	332,138	334,477	335,461	440,569	468,600	462,880	446,343	490,947	495,505	528,912	495,135			
TELECOMMUNICATIONS-CABLE	574	1,202	1,305	519	495	6,282	691	429	861	516	809	1,932	694	1,389	2,386	1,680	984			
TIMBERING	-	-	500	500	505	-	-	-	-	-	-	-	-	-	-	-	-			
TRANSPORTATION AND WAREHO	177,563	853,236	1,545,966	168,374	196,800	925,578	1,410,586	165,792	195,409	347,778	1,072,654	252,295	201,873	1,209,752	1,918,578	190,942	237,814			
UTILITIES	2,445,497	2,058,123	1,757,390	2,045,862	2,503,521	2,114,934	1,727,760	2,028,860	2,710,459	2,197,539	1,812,700	2,365,856	2,683,123	2,348,284	1,958,574	2,437,793	2,849,169			
WHOLESALE TRADE	325,567	355,069	298,755	355,568	296,494	398,831	280,016	223,920	273,328	338,319	291,360	208,920	303,219	450,299	295,931	257,298	326,650			
TOTAL	28,168,369	55,378,476	73,491,609	33,486,659	30,290,138	58,049,081	75,240,308	34,456,469	30,149,367	47,565,777	68,310,460	35,670,480	33,302,524	69,978,734	91,773,846	40,018,888	34,953,399	-	-	-
Applied Sales Tax 4.85%*	1,366,166	2,685,856	3,564,343	1,624,103	1,469,072	2,815,380	3,649,155	1,671,139	1,462,244	2,306,940	3,313,057	1,730,018	1,615,172	3,393,969	4,451,032	1,940,916	1,695,240	-	-	-

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison purposes only. This value is derived by multiplying the total taxable sales by the sales tax rate.

This chart represents taxable sales that are collected by KPB and does not include taxable sales collected by ARSTC.

Attachment C
Sales Tax Revenue
Calendar Year - Quarterly
Presented May 17, 2022

	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022*	Q3 2022	Q4 2022
General Fund	1,136,958	1,049,686	2,285,324	1,937,016	848,744	972,481	1,917,010	2,656,754	1,058,824	921,925	1,694,506	2,026,245	1,085,933	2,257,774	2,375,582	2,568,192	1,201,806	422,084	-	-
HAWSP	227,446	209,988	457,167	349,894	208,708	239,135	471,396	663,850	260,367	226,703	416,682	498,129	267,033	546,802	584,159	631,523	295,526	103,791	-	-
HART-Roads	-	-	-	-	187,837	215,221	424,256	675,890	234,330	204,033	375,014	448,446	240,329	500,650	525,744	568,370	265,973	93,412	-	-
HART-Trails	-	-	-	-	20,871	23,913	47,140	81,879	26,037	22,670	41,668	49,942	26,703	63,208	58,416	63,152	29,553	10,379	-	-
Police Station	-	-	-	-	83,483	95,654	188,558	297,006	104,147	90,681	166,673	199,252	106,813	218,721	233,664	252,609	118,210	41,516	-	-
Total	\$ 1,364,404	\$ 1,259,673	\$ 2,742,491	\$ 2,286,910	\$ 1,349,642	\$ 1,546,404	\$ 3,048,360	\$ 4,375,378	\$ 1,683,704	\$ 1,466,011	\$ 2,694,542	\$ 3,222,014	\$ 1,726,812	\$ 3,587,155	\$ 3,777,565	\$ 4,083,846	\$ 1,911,069	\$ 671,183	\$ -	\$ -



Key Points:

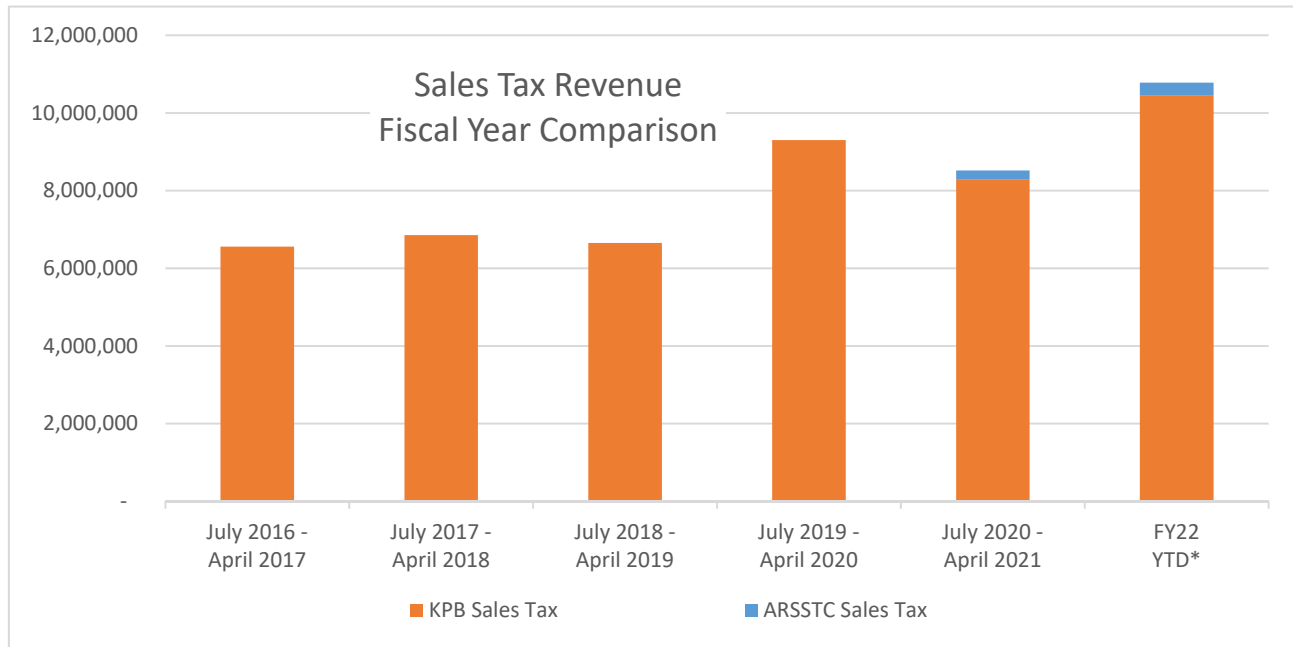
- HART Sales Tax was diverted into the General Fund from 2016-2018
- Sales Tax increased in 2019 to fund debt service payments associated with Police Station bond

*Q2 2022 represents revenue received in April 2022

Attachment D
Sales Tax Revenue
Fiscal Year Comparison
Presented May 17, 2022

KPB Sales Tax	July 2016 - April 2017	July 2017 - April 2018	July 2018 - April 2019	July 2019 - April 2020	July 2020 - April 2021	FY22 YTD*
General Fund	5,476,642	5,711,488	5,242,127	5,754,499	5,206,556	6,567,664
HAWSP	1,079,661	1,142,369	1,057,828	1,425,590	1,280,173	1,614,999
HART-Roads	-	-	225,691	1,361,457	1,152,285	1,453,499
HART-Trails	-	-	25,077	158,053	128,147	161,500
Police Station	-	-	100,307	601,702	512,069	646,000
Total	6,556,303	6,853,857	6,651,029	9,301,301	8,279,230	10,443,663

ARSSTC Sales Tax	July 2016 - April 2017	July 2017 - April 2018	July 2018 - April 2019	July 2019 - April 2020	July 2020 - April 2021	FY22 YTD*
General Fund					158,899	213,528
HAWSP					33,549	52,507
HART-Roads					30,194	47,256
HART-Trails					3,355	5,251
Police Station					13,420	21,003
Total					239,416	339,545



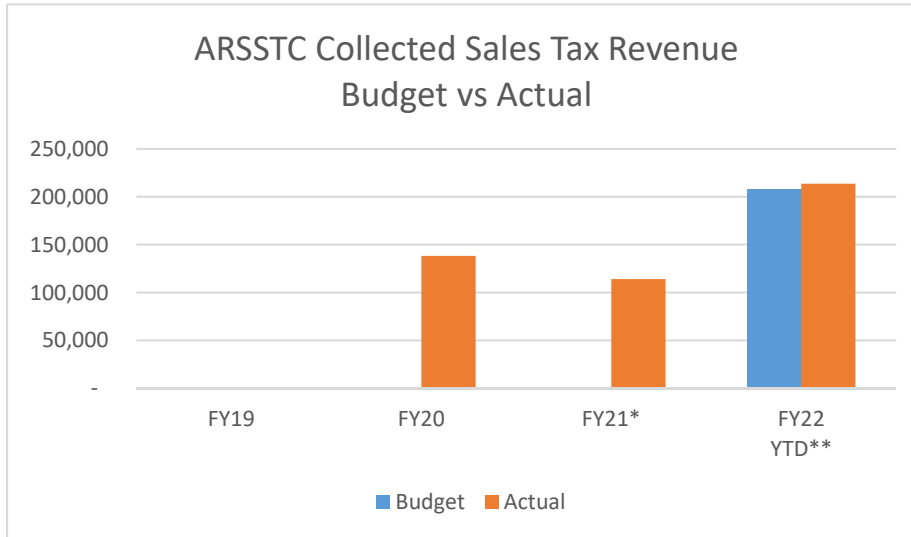
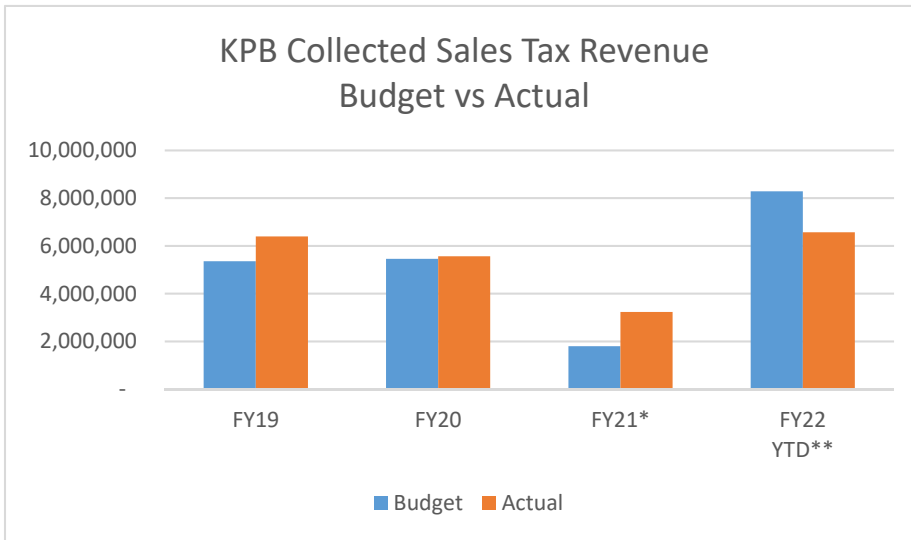
*FY22 YTD - represents sales tax revenue received July 2021 - April 2022

Attachment E

Sales Tax Revenue Budget vs Actual Comparison Presented May 17, 2022

KPB Sales Tax	FY19	FY20	FY21*	FY22 YTD**
Budget	5,355,237	5,455,285	1,793,487	8,285,547
Actual	6,394,988	5,563,349	3,229,665	6,567,664

ARSSTC Sales Tax	FY19	FY20	FY21*	FY22 YTD**
Budget	-	-	-	207,225
Actual	-	138,150	114,042	213,528



*FY21 illustrated truncated budget (January 2021 - June 2021)

**FY22 data is only for revenue posted July 2021 - April 2022



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

TO: Mayor and City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
DATE: May 18, 2022
SUBJECT: Homer Tsunami Brochure

Attached is the final Homer Tsunami Brochure that incorporates Council's recommendation from the May 9, 2022 City Council meeting that the map show that the Homer Police Department is above the tsunami inundation zone, which it is.

The difference between the last brochure version and this one is a refinement of the evacuation line in the area near Heath and Lake Streets and the Sterling Highway so that it more closely follows the composite maximum inundation line, rather than the street network or property lines.

The purpose of the brochure is two-fold. The map side with its yellow evacuation line offers a clear but general guide to help users understand the extent of inundation zone in Homer. The evacuation line is based on the maximum tsunami inundation zone in the 2019 scientific report published by the State of Alaska Department of Natural Resources Division of Geological & Geophysical Surveys and conforms with the Tsunami Modelling and Mapping Guidelines and Best Practices published by the National Tsunami Hazard Mitigation Program. The back panel directs constituents and the interested public to more highly detailed local maps and tsunami safety information.

The next step is that Elena Suleimani and her team at the Alaska Earthquake Center will send the brochure to be printed in early June. We thank Elena Suleimani and her staff for collaborating with us on the brochure and the Alaska Division of Homeland Security and Emergency Management for securing the funding to produce this valuable resource available to our community.

Check Your Community Hazard

Knowing your risk before disaster hits could save your life. Explore the online tool at tsunami.alaska.edu to determine whether your house, workplace, or school is in the inundation/flood zone.

Historical Tsunamis

The 1964 magnitude 9.2 earthquake changed Homer's landscape: the Homer Spit dropped almost 6 feet due to subsidence from the earthquake combined with ground compaction from shaking. Afterwards, buildings and structures on the spit flooded during high tides. The earthquake caused a combination of tsunamis generated by the earthquake itself and by local underwater landslides.

Keeping Alaska Safe

Tsunami researchers use cutting-edge science to examine historical tsunamis and earthquakes, along with geologic records from prehistoric tsunamis, then generate possible worst-case scenarios. This information is visualized in maps showing potential flood zones to help communities create emergency plans.

Learn More about Tsunami Hazards in Homer

Emergency and disaster preparedness
City of Homer website
www.cityofhomer-ak.gov/emergency-information
beready@ci.homer.ak.us



City of Homer incident updates
www.cityofhomer-ak.gov

On Facebook
[@cityofhomerak](https://www.facebook.com/cityofhomerak)
[@homerakpolice](https://www.facebook.com/homerakpolice)

Full scientific community report and maps
<https://dggs.alaska.gov/pubs/id/30095>

Maritime guidance report
<http://hdl.handle.net/11122/10916>

Pedestrian travel times report
<http://hdl.handle.net/11122/10027>



Explore the online tool
tsunami.alaska.edu

Learn More about Tsunami Safety in Alaska

Preparing for tsunamis
Alaska Division of Homeland Security and Emergency Management
www.ready.alaska.gov



Tsunami warning information
National Tsunami Warning Center
www.tsunami.gov

National Tsunami Hazard Mitigation Program
nws.weather.gov/nthmp/

To request brochures, contact 907-474-7320 or uaf-aec@alaska.edu

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Published in 2022

Know Your Tsunami Hazard in Homer



Big Waves in the Biggest State

In Alaska, tsunamis can strike within minutes of an earthquake. Tsunami awareness and safety are crucial to anyone who lives, works, or travels along Alaska's coast.

Earthquakes frequently rumble coastal Alaska. Just offshore, the Pacific Ocean plate scrapes under the continental plate of mainland Alaska, causing much of this activity. Many places along Alaska's rugged coast are poised for landslides above or below the ocean's surface. A major earthquake or landslide near the coast could generate a tsunami.

High-risk Areas

If the ground shakes for more than 20 seconds and it is difficult to stand, and/or the tsunami siren is heard, anyone within the tsunami hazard zone should move to higher ground or a tsunami shelter (see map).

Pay attention to unusual sounds and sights when on or near the ocean. Tsunami impacts are greatest near ocean beaches, low-lying coastal areas, and waterways such as harbors and estuaries. Always avoid these areas during tsunamis. A tsunami can be a series of waves that may last for hours, so wait for local authorities to announce when these areas are safe. In addition to wave action, tsunamis can stir up currents that threaten harbors, facilities, and boats.



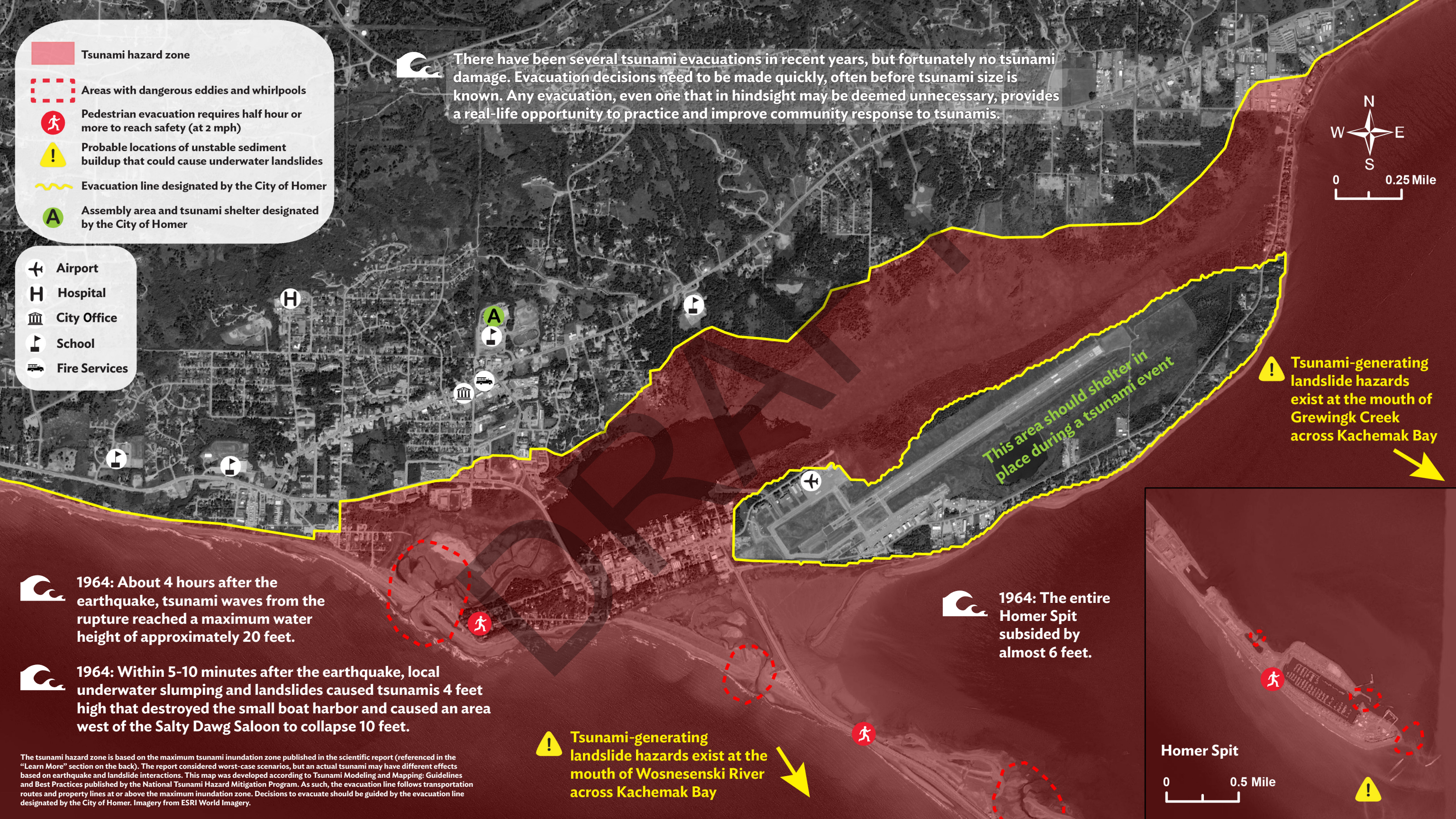
tsunami.alaska.edu

- Tsunami hazard zone
- Areas with dangerous eddies and whirlpools
- Pedestrian evacuation requires half hour or more to reach safety (at 2 mph)
- Probable locations of unstable sediment buildup that could cause underwater landslides
- Evacuation line designated by the City of Homer
- Assembly area and tsunami shelter designated by the City of Homer

- Airport
- Hospital
- City Office
- School
- Fire Services



There have been several tsunami evacuations in recent years, but fortunately no tsunami damage. Evacuation decisions need to be made quickly, often before tsunami size is known. Any evacuation, even one that in hindsight may be deemed unnecessary, provides a real-life opportunity to practice and improve community response to tsunamis.



This area should shelter in place during a tsunami event

Tsunami-generating landslide hazards exist at the mouth of Grewingk Creek across Kachemak Bay



1964: About 4 hours after the earthquake, tsunami waves from the rupture reached a maximum water height of approximately 20 feet.



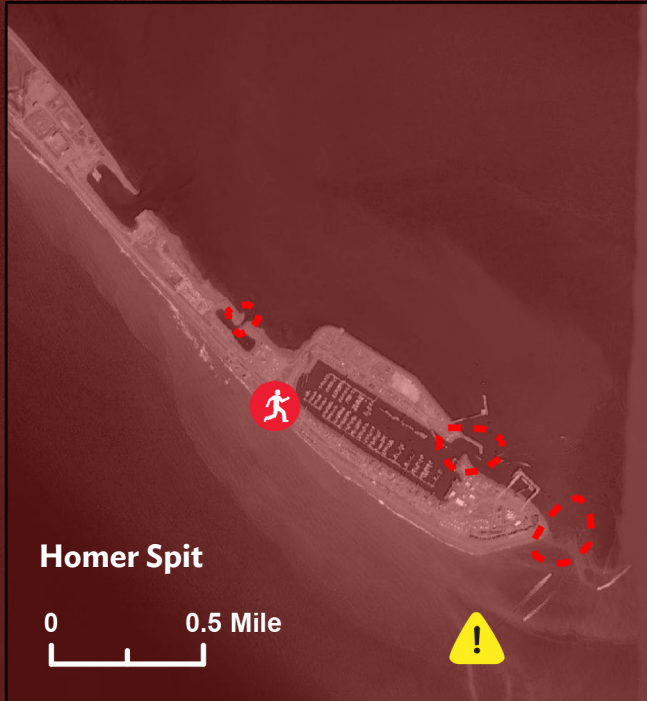
1964: Within 5-10 minutes after the earthquake, local underwater slumping and landslides caused tsunamis 4 feet high that destroyed the small boat harbor and caused an area west of the Salty Dawg Saloon to collapse 10 feet.



1964: The entire Homer Spit subsided by almost 6 feet.



Tsunami-generating landslide hazards exist at the mouth of Wosnesenski River across Kachemak Bay



Homer Spit

The tsunami hazard zone is based on the maximum tsunami inundation zone published in the scientific report (referenced in the "Learn More" section on the back). The report considered worst-case scenarios, but an actual tsunami may have different effects based on earthquake and landslide interactions. This map was developed according to Tsunami Modeling and Mapping: Guidelines and Best Practices published by the National Tsunami Hazard Mitigation Program. As such, the evacuation line follows transportation routes and property lines at or above the maximum inundation zone. Decisions to evacuate should be guided by the evacuation line designated by the City of Homer. Imagery from ESRI World Imagery.



May 4, 2022

City of Homer
Ken Castner
491 E Pioneer Ave
Homer, AK 99603-7624

Dear Ken,

Thank you to the City of Homer for the recent gift to Kachemak Heritage Land Trust! This generous gift in the amount of \$1,500 (ck.# 7365), was received on April 01, 2022 for grant # 22-72 through the Homer Foundation. As an investor in our organization, the City of Homer is our partner — helping us conserve treasured lands on the Kenai Peninsula for the future.

Kachemak Heritage Land Trust has been protecting places — open, wild, pristine places — in our state of Alaska for over 30 years. In these places, people have gathered, laughed, shared meals, made discoveries, learned about one another and preserved the incredible natural environment in which we are so lucky to live.

The funds from this grant will support KHLT's stewardship efforts. Funds will allow KHLT to purchase necessary supplies, equipment, and software to increase our capacity to care for land within the City of Homer's service area. KHLT is so grateful for our enduring and sustainable partnership with the City of Homer.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Marie".

Marie McCarty
Executive Director

thank you - these funds
mean a great deal to us ☺