



City of Homer

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Office of the City Clerk

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Memorandum Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: AUGUST 8, 2022
SUBJECT: SUPPLEMENTAL PACKET

WORKSESSION

-Water/Sewer Rate Package FY23 Page 2
-Sewer CARMA 8/8/22 Page 5

REGULAR MEETING

Announcements/Presentations/Reports

-Planning Commission written report Page 7

Public Hearings

Ordinance 22-38, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget and Appropriating \$185,368 from the Homer Accelerated Roads and Trails Fund for the Master Transportation Plan Update. City Manager/Public Works Director.

-Written Public Comment Page 9

Rate Calculations

Scenario 1

WATER Rate Model	
Revenues	
FY23 Operating Revenue Required - Water	\$ 2,013,046
CARMA Transfer Requirement*	593,196
Deduct Operating Fund Balance	0
Deduct Portion Collected through Service Fee	0
Hydrant Rents (10% of Total)	(100,652)
Surplus Water Sales (Bulk) surcharge only	(67,796)
Revenue Required for Commodity Rate Calculation	\$ 2,437,794
Water Consumption (Gallons)	
Total Estimated Water Sales	131,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0186
Bulk Rate (per gal)	\$ 0.0226
Monthly Fees	\$ -
Consumption Additional Information:	
FY22 Gross Meters Water Sales (Gallons)	130,971,800
SEWER Rate Model	
Revenues	
FY23 Operating Revenue Required - Sewer	\$ 1,754,682
CARMA Transfer Requirement*	275,834
Deduct Operating Fund Balance	0
Lift Stations Costs	(225,231)
Pumping Fee	(10,224)
Dumping Station Fees	(5,986)
Multi-Units and K-city (\$5/unit/mo.)	(76,020)
Revenue Required for Commodity Rate Calculation	\$ 1,713,055
Sewer Usage (Gallons)	
Projected Billable Volume	77,000,000
Projected Billable Volume - Lift Zone Only	20,000,000
Total Projected Billable Volume	97,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0177
Lift Station Rate	\$ 0.0289
Lift Station Additional Information:	
FY 22 Actually Billed Gallons (Lift-Station Zone Only)	19,581,500
<p>*CARMA Transfer Requirement - Fund FY23 capital projects in financial model less operating budget transfer to CARMA. For Water, also back out grant funding to cover reimbursement of project.</p>	

Rate Calculations Scenario 2

WATER Rate Model	
Revenues	
FY23 Operating Revenue Required - Water	\$ 2,013,046
CARMA Transfer Requirement*	593,196
Deduct Operating Fund Balance	(225,000)
Deduct Portion Collected through Service Fee	0
Hydrant Rents (10% of Total)	(100,652)
Surplus Water Sales (Bulk) surcharge only	(67,796)
Revenue Required for Commodity Rate Calculation	\$ 2,212,794
Water Consumption (Gallons)	
Total Estimated Water Sales	131,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0169
Bulk Rate (per gal)	\$ 0.0209
Monthly Fees	\$ -
Consumption Additional Information:	
FY22 Gross Meters Water Sales (Gallons)	130,971,800
SEWER Rate Model	
Revenues	
FY23 Operating Revenue Required - Sewer	\$ 1,754,682
CARMA Transfer Requirement*	275,834
Deduct Operating Fund Balance	(225,000)
Lift Stations Costs	(225,231)
Pumping Fee	(10,224)
Dumping Station Fees	(5,986)
Multi-Units and K-city (\$5/unit/mo.)	(76,020)
Revenue Required for Commodity Rate Calculation	\$ 1,488,055
Sewer Usage (Gallons)	
Projected Billable Volume	77,000,000
Projected Billable Volume - Lift Zone Only	20,000,000
Total Projected Billable Volume	97,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0153
Lift Station Rate	\$ 0.0266
Lift Station Additional Information:	
FY 22 Actually Billed Gallons (Lift-Station Zone Only)	19,581,500
<p>*CARMA Transfer Requirement - Fund FY23 capital projects in financial model less operating budget transfer to CARMA. For Water, also back out grant funding to cover reimbursement of project.</p>	

City of Homer
Water and Sewer Rates Comparison
Presented August 8, 2022

	Average Volume			High Volume			Lift-Station (Year-Round)		
	City Hall			Library			Port & Harbor - Maintenance		
	Existing	Scenario 1	Scenario 2	Existing	Scenario 1	Scenario 2	Existing	Scenario 1	Scenario 2
Consumption	3800	3800	3800	6600	6600	6600	1800	1800	1800
Water Rate	0.0107	0.0186	0.0169	0.0107	0.0186	0.0169	0.0107	0.0186	0.0169
Sewer Rate	0.0143	0.0177	0.0153	0.0143	0.0177	0.0153	0.0243	0.0289	0.0266
Charges:									
Water	40.66	70.68	64.22	70.62	122.76	111.54	19.26	33.48	30.42
Sewer	54.34	67.26	58.14	94.38	116.82	100.98	43.74	52.02	47.88
Service	14	0	0	14	0	0	14	0	0
Total Bill	\$ 109.00	\$ 137.94	\$ 122.36	\$ 179.00	\$ 239.58	\$ 212.52	\$ 77.00	\$ 85.50	\$ 78.30
Impact		\$ 28.94	\$ 13.36		\$ 60.58	\$ 33.52		\$ 8.50	\$ 1.30

Scenario 1: Utilitize existing operating fund balance to fully fund emergency balance (3 months operating)
Scenario 2: Split utility operating fund balance (50% to emergency balance; 50% to offset necessary transfer to CARMA)

City of Homer
 Water and Sewer Financial Plan
 Sewer Capital Improvement Plan
 Exhibit 7

Year 1 - July 2020 - June 2021 Year 2 July 2021- June 2022 Year 3 July 2022- June 2023 Year 4 July 2023- June 2024 Year 5 July 2024- June 2025

CARMA-Funded Projects	CY 2019	CY 2020	CY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Future Unidentified Projects	\$118,039	\$0	\$0	\$0	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
1/2 of Utility Financial Mgmt.			12,907								
Beluga Lift Station - conceptual design			4,463								
Betterments of East Hill			49,000								
Launch Ramp Lift Station Enclosure			13,674								
Replace Deep Shaft Air Compressor			85,000								
Upgrade SCADA for 7 Lift Stations			210,900								
WWTP Digester Blowers			145,750								
Fuel Island - sewer share			7,200								
Influent Station Backup Pump				16,136							
Safety Hoist for Lift Station & Other Underground				10,282							
Sewer Inspection Camera				57,320							
Repair Pond Liner at Sewer Treatment Plant				25,000							
Replacement of E-170 ToolCat				21,667							
Replacement of E-161 CAT Loader				158,333							
Replacement of E-131 W/S Truck				15,000							
Replacement of E-130 Service Truck				26,667							
Replacement of E-114 PW Truck				10,000							
PW Campus Mitigation Plan				16,667							
5 East Hill Road Paving Project "Betterments" - Sewer share				64,477							
East Hill Road Paving Project - Manhole repairs				150,000							
Update Design Criteria Manual & Standard Specs				5,000							
Computerized Maintenance Management System				23,333							
Clarifier belts				472,000							
Aerators - 3 each				50,000							
Replace UV System- lamps & control panel					10,000	10,000	10,000	10,000	10,000		
WWTP MCC Spare Parts					30,000						
Replace Cracked Incinerator					75,000						
Beluga Lift Station - Final Design & Construction					20,000	20,000	20,000	20,000	20,000		
Lagoon liner					25,000						
Replace Lift Station access hatch on Bay Ave as part of road project					50,000						
Sludge Drying Beds					25,000						
Fleet Replacement (50-50 split with Water)					50,000	50,000	25,000	25,000	25,000		
Lift Station upgrades						50,000	50,000	50,000	50,000		
Total CARMA-Funded Projects	\$118,039	\$0	\$528,894	\$1,121,882	\$510,000	\$355,000	\$330,000	\$330,000	\$330,000	\$225,000	\$225,000
Transfer to Cash Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total CARMA-Funded Projects	\$118,039	\$0	\$528,894	\$1,121,882	\$510,000	\$355,000	\$330,000	\$330,000	\$330,000	\$225,000	\$225,000

Water CARMA 8-8-22

City of Homer
 Water and Sewer Financial Plan
 Water Capital Improvement Plan
 Exhibit 5

Year 1 - July 2020 - June 2021 Year 2 July 2021- June 2022 Year 3 July 2022- June 2023 Year 4 July 2023- June 2024 Year 5 July 2024- June 2025

CARMA-Funded Projects	CY 2019	CY 2020	CY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Future Unidentified Projects	\$406,754	\$25,620	\$0	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
1/2 of Utility Financial Mgmt.			12,907								
Betterments on East Hill			49,000								
Raw Water Transmission Line			33,185								
Commercial Meter Replacement			80,000								
Dredge for WTP			10,000								
Million Gallon Water Tank Aeration System			172,624								
Tesoro Water Vault Upgrade			100,000								
Raw Water Line Replacement Design			202,222								
Raw Water Line Replacement - Construction					1,470,000						
PRV Replacement West Trunk Line			25,000								
Fuel Island - water share			7,200								
Water Share of Ocean Drive SAD				52,506							
DR 6000 uV VIS Spectrophotometer w/ RFID				9,276							
Mlox Chlorine Generator Cell Replacement				30,000							
PR Station Hatch Improvement				35,279							
Water Treatment Plant HVAC Control System Upgrade				55,955							
East Trunk FPI Mag Flow Meter				9,000							
Replacement Flow Meters at Main and Danview PR Station and East Rd Monitor				15,000							
Replacement of E-170 ToolCat				21,667							
Replacement of E-161 CAT Loader				158,333							
Replacement of E-131 W/S Truck				15,000							
Replacement of E-130 Service Truck				26,667							
Replacement of E-114 PW Truck				10,000							
PW Campus Mitigation Plan				16,667							
East Hill Road Paving Project - Betterments - water share				64,477							
Update Design Criteria Manual & Standard Specs				5,000							
Computerized Maintenance Management System				23,333							
WTP Filter Media Train - 1 each/year					100,000	100,000	100,000	100,000	100,000		
Balance motor/shaft at RWP-1					50,000						
Hydrant Replacement (100 need to be replaced, plan for 10 per year with road projects)					100,000	100,000	100,000	100,000	100,000	100,000	100,000
Fleet Replacement (Split 50-50 with sewer)					50,000	50,000	25,000	25,000	25,000		
Renovate Morning Glory, etc. at Dam					100,000						
Total CARMA-Funded Projects	\$406,754	\$25,620	\$692,138	\$548,160	\$2,170,000	\$550,000	\$525,000	\$525,000	\$525,000	\$400,000	\$400,000
Transfer to Cash Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total CARMA-Funded Projects	\$406,754	\$25,620	\$692,138	\$548,160	\$2,170,000	\$550,000	\$525,000	\$525,000	\$525,000	\$400,000	\$400,000

To: Mayor Castner and Homer City Council
From: Scott Smith, Homer Planning Commissioner
Date: August 3, 2022
Subject: Planning Commission Report for City Council

Work Session:

Attending: Commissioners Venuti, Highland, and Chiappone attended via Zoom. Commissioners Stark and Smith in Chambers. Commissioners Conley and Barnwell were excused. Deputy City Clerk Renee Krause and City Planner Rick Abboud attended.

Jenny Carroll, Special Projects & Communications Coordinator, made presentation of Draft City of Homer 2023-2028 Capital Improvement Plan (CIP). She requested HPC to review and make recommendations by Motion of their top two projects and also offer a third. Several questions were offered by HPC about the condition and needs of the Fire Department as this seems to be of importance with Homer's growth. This topic will be on HPC's next meeting's Agenda.

Planning Commission Regular Meeting

AGENDA Motion carried.

PUBLIC COMMENTS: City Councilman Jason Davis attended and reviewed Council's Ordinance stating all New Streets which Serve as Public Access Corridors will have sidewalks. Mr. Davis exhorted HPC to make the necessary changes to Homer City Code to provide for these changes, mandating sidewalks be a part of all future developments on appropriate streets.

RECONSIDERATIONS: None.

CONSENT AGENDA was passed without discussion or objections.

PRESENTATIONS: None.

REPORTS: Staff Report 22-45, City Planners Report – City Planner Rick Abboud briefly reviewed Staff Report 22-45, City Planners Report.

PUBLIC HEARINGS: None.

PLAT CONSIDERATIONS:

- A. **Staff Report 22-46, Lloyd Race Lot 4 Replat Preliminary Plat** – CP Abboud presented the report and Motion Carried without objection.
- B. **Staff Report 22-47, Hamm Subdivision Preliminary Plat** – CP Abboud presented the report. Questions were fronted by Mr. Abboud about the possible problems with the

Collie St. cul de sac due to the adjacent building. As it is an existing building, HPC felt no need to object to this Plat adjustment. CP Abboud recommended 15' Drainage and Utility Easement be added to the west side of the Plat. Motion was presented and carried without objection.

PENDING BUSINESS: Staff Report 22-48, Review of Conditional Uses and Structures – In an effort to be more efficient with the use of planning resources and encourage developments recommended through the Comprehensive Plan, CP Abboud presented his evaluation of the language in both the Comprehensive Plan and Homer City Code where CUPs are triggered repetitively and then passed with little discussion or objection by HPC. HPC will evaluate this report and bring recommendations for change to an upcoming meeting.

This report also brought awareness of other permitted uses that need to be evaluated and possibly changed (such as railroads in RR districts). Commissioners Highland and Smith will work to organize these potential changes and bring recommendations for HPC to consider.

NEW BUSINESS: Memorandum from Deputy Clerk Re: Election of Officers – Commissioner Smith was re-elected as Chair and Commissioner Highland as Vice-Chair.

COMMENTS OF THE AUDIENCE: None.

COMMENTS OF THE COMMISSION: Commissioners welcomed Mr. Stark to the Commission. Mr. Stark asked how the Commission evaluates what to recommend for CIP projects. Commissioners Venuti and Smith responded stating there is personal preference combined with the evaluation of real public need. Projects that have been in process for a longer period of time also receive favor.

The next Regular Meeting will be on August 17, 2022 at 6:30 p.m.

From: [Bradley Parsons](#)
To: [Department Clerk](#); [Donna Aderhold](#); [Shelly Erickson](#); [Storm Hansen-Cavazos](#); [Caroline Venuti](#); [Rachel Lord](#); [Jason Davis](#)
Subject: Re: Ordinance 22-38: Master Transportation Plan Update
Date: Saturday, August 6, 2022 1:57:02 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Bradley Parsons
136 W Fairview Ave
Homer, AK 99603

August 6, 2021

Re: Ordinance 22-38: Master Transportation Plan Update

Dear Mayor Castner and Homer City Council:

I am writing to share my perspective and some concerns on the scope and anticipated outcomes of the Master Transportation Plan Update.

First and foremost, thank you all for doing what you do. I also recognize the great work City of Homer staff does on a daily basis, knowing full well that their efforts aren't always appreciated as they ought to be. Thank you all for your commitments to our community.

There is a lot I like about the scope of this plan, but there's also some reservations I have.

- Non-Motorized Transportation: I appreciate the recognition of the importance of non-motorized transportation in this plan. As understood, the plan seeks to "address" Non-Motorized Transportation via an inventory of existing resources and evaluating needs, largely informed by Homer Drawdown. However:
 - Non-Motorized transportation requires the care and forethought of connectivity and safety that other modes of transportation allocated.
 - Non-Motorized transportation must focus on corridors of connectivity, moving people from A to B, and thus requires an analysis of where users want/need to go and the network opportunities to connect them by experts in the field.
 - Non-motorized routes need to be identified and included in online mapping

systems, including the identification and assessment of a bicycle network.

- Comprehensive Transportation Plan: I appreciate that the current scope includes a multi-modal approach to transportation. That said, the plan doesn't go far enough:
 - Consideration of Public Transit needs and opportunities in the near future must explicitly be addressed in this 20 year transportation plan.
 - Locations of Vehicular and Non-Motorized conflict need to be identified, assessed, and have recommended actions with vulnerable user safety in mind.
 - Routes to area services, including schools, need to be identified, assessed, and included in wayfinding systems (including online).
 - e-Bikes and electric powered scooters will continue to grow as transportation alternatives and planning for them needs to be considered.
- Safety For All Users: Not explicitly addressed within the scope of this plan.
 - The federal Department of Transportation has recently adopted a Safe Systems approach as the guiding paradigm to address roadway design.
 - A Safe Systems approach recognizes inherent risks and proactively mitigates them, largely through speed reduction, and should be an explicit focal point.
 - Safety for all users should be explicitly noted as a defining principle within the scope of this plan. ([see https://www.transportation.gov/NRSS/SafeSystem](https://www.transportation.gov/NRSS/SafeSystem))
- Economic Vibrancy and Land Use: I appreciate the consideration of needs within the Central Business District (CBD) as well as freight mobility within this plan. However:
 - Ocean Drive, a complex corridor of transport, business, non-motorized use, and community gathering (farmers market), is zoned General Commercial. This corridor should explicitly be identified as a high-priority planning need.

- Pioneer Avenue is also a complex corridor of transport, business, non-motorized use, and community gathering. While within the CBD, Pioneer serves as the de facto heart of Homer's downtown and needs to be explicitly identified and analyzed as such, with community derived desires in mind.
- Transportation corridors are intimately linked to economic development, helping or harming depending on their design, and need to be addressed.
- Land use informs transportation planning and design, particularly as Homer continues to grow, and needs explicit attention and recommendations.
- Climate Impacts: Not addressed within the scope of this plan.
 - Carbon pollution from transportation is a leading driver of climate change.
 - As Homer expands, current trends in vehicular emissions will also grow.
 - Our 20-year plan must explicitly address the reality of climate impacts.
- Community Desires: I appreciate that public involvement is incorporated into this plan via two public open houses as well as other tools for public comment. However:
 - Community desires and visions should be established prior to, and significantly impact, the overall plan from the outset.
 - Core community values and goals previously identified should be an explicit guiding force in this effort as we plan our public corridors, including community feedback gathered through: The 2004 Homer Non-Motorized Transportation and Trails Plan, The 2005 Homer Area Transportation Plan, The 2006 Town Center Development Plan, and The 2021 Homer Wayfinding and Streetscape Plan. These plans seem to make clear that the Homer community desires:
 - Walkability

- Downtown as a Destination
- Public Parking

Thank you again for doing what you do. I know this is not easy and change is fraught with complex and competing perspectives. I think we all want to see Homer succeed and transportation is central to that promise.

I welcome further discussion on these topics.

Sincerely,

Bradley Parsons

Bradley Parsons
734-353-5477