Office of the City Manager 491 East Pioneer Avenue

491 East Pioneer Avenue Homer, Alaska 99603





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### Memorandum

TO:	Mayor Castner and Homer City Council
FROM:	Rob Dumouchel, City Manager
DATE:	February 9, 2023
SUBJECT:	City Manager's Report for February 13, 2023 Council Meeting

### Juneau Trip

Special Projects Coordinator Jenny Carroll, Port Director Bryan Hawkins, and I traveled to Juneau to continue to spread the word regarding Homer's large vessel harbor expansion project and other City priorities. Our lobbyists at J&H Consulting were able to connect us with numerous legislators, we also we able to spend time with Rear Admiral Moore of the Coast Guard, Department of Transportation Commissioner Anderson, and Department of Environmental Conservation Commissioner Brune. We wrapped up our trip with a visit to the Marine Exchange of Alaska discussing ways we could partner to use their data to support our port expansion project (and have since followed up and are working on ideas for a vessel data visualization project). A full accounting of our meetings is included in a supplemental report provided by J&H Consulting which is attached to this report.



*Top: Senate Finance Co-chair Stedman stops to chat with the Homer Delegation Bottom: City staff meets with DOT Commissioner Anderson and key staff* 

### Meeting with Representative Peltola and Staff

The City of Homer had its first official meeting with our new congressperson via Zoom. Mayor Castner, Special Projects Coordinator Jenny Carroll, and Port Director Bryan Hawkins participated from the Harbor Office, I called in from Anchorage, our lobbyists joined from Juneau, and Representative Peltola and staffer Logan Basner spoke with us from Washington D.C. We had an opportunity to discuss priority City projects and begin to build our relationship with Representative Peltola's office. We look forward to hosting her in person sometime in the near future!



#### **Port Expansion General Investigation**

Contracts required to get the Army Corps of Engineers' general investigation underway are circulating the District office for approvals. We have been in frequent contact with Army Corps staff. The expectation is that an agreement should be ready for local signatures in the next two or three weeks.

#### **Port Expansion Design Charrette**

In my last report, I remarked on the charrette led by Corvus Design and hosted by the Port & Harbor Commission. We used this as an opportunity to check in with stakeholders, refresh the conceptual imagery, and keep the port conversation top-of-mind as we prepare to enter the next phase of the project (Army Corps general investigation). Corvus has since generated two concepts based on stakeholder feedback. As a reminder, they are concepts and there is no "official" design at this time. Expect to see more concepts in the future as part of the project's environmental review (National Environmental Policy Act regulations require the Corps to evaluate reasonable alternatives including a "no action" alternative). We won't have a firm design target until we complete the Army Corps' general investigation process.



### Airport Lease Renewal

The City of Homer is nearing the end of the 30 year land lease for the Homer Airport Terminal. The Alaska Department of Transportation (DOT) owns the land and the City owns the building. Staff is working on a 5 year renewal, and Council can expect a resolution at a future meeting. The City is hoping to apply for a substantial grant to make upgrades at the airport, at which time a new longer term (30 year) lease will be negotiated. In the meantime, this five year renewal will allow the City and sub-lessees to stay in good standing with DOT.

### **Community Assistance Funding**

I received notice that the Division of Community and Regional Affairs (DCRA) has set Homer's FY24 Community Assistance Program (CAP) funding level at \$75,591.21. In recent years this award has ranged anywhere from \$76k-\$177k. For FY24, I am suggesting that we again set aside this funding for ADA projects and coordinate with the ADA Advisory Board on needed projects once the funds are received.

#### **Old Town Road Improvements Conversation**

The City partnered with Bunnell Street Arts Center to host a neighborhood meeting to discuss road improvements in Old Town on Tuesday, February 7. In July 2022, City staff and their consultant, Nelson Engineering, asked the neighborhood's community members for ideas on what road improvements they would like to see in the Old Town area. At the February 7 meeting, Nelson Engineering presented design options that were drafted in response to that conversation. Design options included landscaping, parking, and sidewalks along Ohlson Lane and Bunnell Avenue. Residents and business owners had the opportunity to voice their concerns and provide feedback, and staff was able to gather valuable community input on the proposed project as a result of the meeting.



### Safe Streets for All Program Grant Award

We have been noticed that the United States Department of Transportation intends to award a Safe Streets for All (SS4A) grant to the Kenai Peninsula Borough in the amount of \$960,000. Homer, along with Kenai, Soldotna, Seward, and Seldovia were partners in this grant application.

SS4A is a Federal IIJA grant program focused on roadway safety with the goal of zero deaths and serious injuries on our nation's roadways. Two types of SS4A grants are available: 1) Safety Action Plan Grants; and 2) Implementation Grants. A Safety Action Plan identifies roadway safety issues and prioritizes strategies to improve roadway safety and eliminate fatalities and injuries for all users, including pedestrians, bicyclists

and motorists. Eligible activities include conducting planning, design, and development activities in support of program goals.

SS4A Implementation grants are awarded for the purpose of developing projects and carrying out strategies identified in the Safety Action Plan. Implementation grants require that a community have a Safety Action Plan in place. The grant is to be awarded to the Kenai Peninsula Borough and includes the cities of Kenai, Homer, Seldovia, Soldotna, and Seward as co-applicants. Upon adoption of an Action Plan, the cities and borough will be eligible to apply for SS4A implementation grants in future funding cycles. As scope of the Master Transportation Plan does not include components of a safety action plan, SS4A activities will supplement the plan and provide additional opportunities to identify and fund projects to improve the safety of our local transportation infrastructure.

The program requires a 20% local match. The required match for each of the partners is based on a combination of the number of roadway miles and the total population in each area. Homer's match was estimated to be \$17,110 and may be met with cash and/or in-kind activities. Our staff will be working with the Borough to determine how our match will be met and bring that information back to Council at a later meeting.

Attachments: Employee Anniversaries

Overview of Homer Lobbying Activity Jan 16-Feb 1 by J&H Consulting Old Town Part 2 Flyer Thank you letter from Bunnell Street Art Center Small Business District Report

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## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL

FROM: Andrea Browning

DATE: February 13, 2023

SUBJECT: February Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Jenny Carroll	Admin	7	Years
Morgan Tracy	Police	6	Years
Kevin Co	Library	4	Years
Tyler Jeffres	Police	4	Years



## **SCHEDULE FOR THE CITY OF HOMER** January 26<sup>th</sup> - February 2<sup>nd</sup>, 2023

The Homer team's Bryan Hawkins, Jennifer Carroll, and Robert Dumouchel visited with state and federal representatives to discuss the City of Homer's priorities. The following topics were discussed at the meetings listed below:



Meeting with Rear Admiral Moore and Staff at USCG Facility

Introductions and congratulations.

 $\geq$ Large Vessel Harbor: Overview of the large vessel harbor expansion project, new concept designs, GI investigation, timeline, and secured funding, construction funding needed. Emphasized the importance of this project to the region and state and that it is the number one priority of the community. In most meetings, much of the conversation was about this project.

Spit Road Erosion

Mitigation: Described the project and why it is needed to protect critical infrastructure on the Homer Spit and how it is a symbiotic project with the large vessel harbor. Discussed the need for funding for a GI study. Requested that the state work in partnership with the Army Corps of Engineers (USACE) and the City of Homer to implement the long-term erosion mitigation and maintenance plan to mitigate and stabilize erosion conditions on the Homer Spit. Updated DOT and DEC on this project and solicited interest in leveraging additional IIJA funding for the project. There is a lot of interest in this project.

- Slope Stability: Described the problem of steep slopes and bluffs in Homer that cause instability in the soils and land and the impacts that has to the community. Outlined the four projects which will utilize existing wetlands as green infrastructure to store water like a sponge and use native vegetation to slow runoff and treat contaminants, making downstream waters cleaner. This in turn will help protect both City and State of Alaska transportation interests. Provided an update on the status of grant applications to complete some portions of this project, including purchase of peat lands. Told DOT&PF that State funds are requested to help complete the Kachamek and Beluga Slough Wetland Treatment systems that have some grant fund support. There was a lot of interest in this project from the Department of Environmental Conservation.
- Non-Motorized Transportation: Provided a description and a status update on the project including the pursuit of a Federal RAISE Planning grant to support pre-development activities to bring some of Homer's priority non-motorized transportation network to construction ready status. Requested a DOT support letter and a letter of support from our local and federal delegation.
- Importance of funding Municipal Harbor Grant Fund in upcoming State budget; the program was left unfunded by Governor Dunleavy; important funds for leveraging Federal dollars for port & harbor projects.

## January 26<sup>th</sup>, 2023 (Thursday)

1 – 2:00 p.m. prep with Homer Team and Mayor Castner for meeting with Congresswoman Peltola

## January 27<sup>th</sup>, 2023 (Friday)

9:00 – 10:00 a.m. Homer team and Mayor Castner with Congresswoman Peltola and Logan Basner, staff by ZOOM

Notes: Due to voting, the time with Congresswoman Peltola was limited to ten minutes but introductions and congratulations were made and initial connections were established. Her staff spent considerable time getting briefed on all of Homer's projects.

### January 30<sup>th</sup>, 2023 (Monday)

11:00 a.m. – 12:30 p.m. Strategy session, prepare for visits, go over presentations – meet at Lemon Tree 1:30 p.m. Sen. Stevens, Senate President

Notes: The two big issues are increasing education funding (that solution needs to happen this year), and solving the retirement issue, which he sees as a two-year fix. Interested in the Governor's carbon bill but needs to see the details and thinks it will take longer to see revenue from the plan. Supports Port Expansion project but uncertain about capital funding this year. The capital budget may just be state match to federal projects.

2:00 p.m. Katrina Matheny (Senator Steven's CAPSIS manager) with Jennifer Carroll for a deeper dive on all six legislative capital requests.

3:00 p.m. Sen. Olson, Finance Co-Chair

*Notes: Cautions about shortfall in revenues this year. Supports a system of ports around the State.* 4:00 p.m. Rep. Mina, Transportation and Health Committees

Notes: Very interested in the green infrastructure projects.

4:30 p.m. Rep. McCabe, Transportation Chair, Community and Regional Affairs Vice-Chair, Resources and Fisheries member

Notes: Very interested in researching about a regional port authority.

4:45 p.m. Rep. Carpenter, Way and Means and Legislative Budget and Audit Chair and Tribal Affairs, Judiciary, State Affairs, Military and Veteran's Affairs member

Notes: Very interested in port project. Asked some good questions.

### January 31, 2023 (Tuesday)



Meeting with Representative Vance and her aide, Jake Almeida

8:30 a.m. Sen. Dunbar, Community and **Regional Affairs Chair, and Resources** Committee Notes: Worried about impact to Port of Anchorage 9:00 a.m. Rep. Schrage, Minority leader, Rm. 104 9:30 a.m. Sen. Kaufman, Transportation Chair and Resources Committee Notes: Interested in construction schedules and project development process, firm numbers. 10:15 a.m. Rep. Josephson, Finance and Legislative Budget and Audit member 10:30 a.m. Sen. Bjorkman, Community and Regional Affairs and Labor and **Commerce** Committee *Notes: Supports projects, concerns* about housing to accommodate port growth. Not sure about capital funding

this year.

11:00 a.m. Rep. Hannan, Finance Committee 12:30 p.m. Rep. Vance, Judiciary and Fisheries Chair, Tribal Affairs and Transportation member, local representative

Notes: Would like to highlight Homer port and other ports in the Transportation Committee. Interested in the number of vessels mooring out of state, if we can get numbers and impacts. Supports project and commends recent outreach and public input regarding it. Very engaged.

1:30 p.m. Sen. Hoffman, Co-Chair Finance

Notes: Concern about available capital funding this year. Likes the approach to fund over several years.

2:00 p.m. Sen. Merrick

Notes: interested in positive economic impact to state and would like numbers. Worried about impact to Port of Anchorage, it is in her district and one of her higher priorities.

2:30 – 3:30 p.m. US Coast Guard, Rear Admiral Moore, Jesse Houck, External Affairs, Mr. McCabe, Chief of Staff, Mr. Fitzwater, Attorney, Legal Department

Notes: Any port or harbor development the USCG is involved. Bryan asks for someone to shadow the project from the USCG. Moore says yes, will have his Chief of Staff assist in finding a designated staff member. (Jesse Houck sent contact from USCG Civil Engineering Unit in Juneau to Jenny Carroll.) Discuss Hickory and its new placement with a natural float to tie up and how that will be better for the ship and crew. Reviewed the new conceptual drawings. New ship will be the Aspen. No plan to move it from Homer or to decommission it, it is back in service. Discuss depths found in the harbor. Discussed Homer as a turnaround station for new FRC's; Rear Admiral Moore discusses possibility of needing more presence in the future if vessel traffic grow after harbor expansion. Bryan talks about the fleets mooring out of state because no moorage in Alaska, keep business and money here by adding moorage. USCG is an anchor tenant. Going to connect Homer with the civil engineers and real property staff to work with. Would like to work on better mooring for the Aspen as part of the harbor expansion.

Discussed navigational hazard of tide rip in Kachemak Bay during the China Poot personal use salmon fishery and mobilizing the local USCG auxiliary unit for safety watch during the dip net fishing season or using other USCG assets. Bryan asks for assignment of the USGC auxiliary unit to patrol in the summer and Rear Admiral Moore seems amenable.

3:45-4:30 p.m. DOT Commissioner, Ryan Andersen, Andy Mills, Legislative Liaison, John Binder, Deputy Commissioner, James Marks, Division Director

Notes: Requests a contact with DOT to keep informed about the process of the Homer port expansion. Commissioner thinks they need a person in charge of waterways, like a waterway's planner and they may be making a new position soon. Discussion of getting the port project into the state STIP, statewide transportation plan. Commissioner: DOT supports the roads to the harbors, but right now only non-road connected harbor projects are eligible for the STIP. Other harbors usually only end up in STIP when they are determined to be projects of significance or federal agencies request it.

**PROTECT** grant could be a good fit for the spit erosion project. Not sure how much money will be left because of recent storm erosion due to typhoon Merbok and the money may be needed as an emergency fix. Most grants will go through AML who will work with DOT. Update on the status of the City's TAP and CTP notices of intent.

FAA terminal upgrade. Homer is moving forward with Central Region Planning to hopefully submit an FAA Airport Terminal Program grant in October, or later as we work out eligibility. The City and State DOT need a new co-sponsor agreement and getting the project in the Airport Layout Plan. DOT is working on getting a new agreement to Homer for signature. Working on parking issues, can put in a rate structure to help pay for the costs. Jennifer stated that the City wants to be involved in the update of the Airport Master Plan to work on the parking issue, set aside land for future increases in traffic. The City wants more engagement in the master plan as relates to the terminal and parking and how terminal fits in with airport that DOT manages. DOT agrees. Request to include planning for the airport terminal/parking in the State's update of the Airport Master Plan scheduled for 2024.

4:30 p.m. Rep. Tilton, Speaker of the House

7:00 p.m. Dinner with Rep. Vance, staff members Jake Almeida and Elesheva Tinerat at TK McGuires *Notes: Pleasant conversation and a great way to get to know Representative Vance and staff better.* 

### February 1, 2023 (Wednesday)

8:00 a.m. Sen. Kiehl staff, Transportation, Education, and Finance Committees 9:00 -9:45 a.m. Department of Environmental Conservation, Commissioner Jason Brune, Deputy Commissioner, Emma Pulon, and Randy Bates, Division of Water, Director, Carrie Bohan, Willoughby Office, Third Floor

Notes: Quick overview of the port expansion project. DEC will work with Army Corp on any dredging on the spit and a 404 permit will be needed. Will work with the community if increased utilities needed with harbor expansion. Overview of slope stability and stormwater mitigation project, storm water management plan and use of cold climate green infrastructure prinicples. There is a new grant program for storm water overflow which may fit this project! Yearly funding for the project will be available. Discuss Homer's \$6 million request for clean water and sewer in bundled water projects and the sources of funding. Ask whether the funding will be a grant or loan? Mr. Bates will research and get back with Jenny. The \$6 million requires a 20% match but that amount can be loaned at about 2%. Later some of the state loan may be forgiven. Federal regulations require that part of the funding goes to green projects. Carrie will work with Homer on possible water grants and how to pair up funding sources.

DEC regulation package coming out addressing PFAS. Regulations will lower acceptable PFAS levels in drinking water. Homer Airport has some PFAS. Commissioner urges communities to pay attention. Jenny talks about the possible airport terminal project with DOT and FAA and whether a PFAS containment/reuse system might be part of it.

Alaska has 175 million acres of wetlands and only 1% developed. DEC is looking for state support to take primacy over the wetlands. Right now the Army Corps has primacy over wetlands. DEC has a proposal to the legislature called 404 primacy, which will require 28 new DEC staff. DEC is very excited about this possibility and asks for support with local state representatives. DEC Commissioner and staff is willing to present to Homer City Council about this proposal.

10:00 – 11:30 a.m. Alaska Marine Exchange, Steve White, CEO. John Hollinsworth, and Chris Coutu Notes: Discuss port expansion. Discuss collection of aggregate data that might be helpful in supporting the positive economic impact and connections the Homer harbor has statewide. Mr. White shared some available data they collect with the group e.g.; vessel traffic over time, types of vessels, flag of vessel. AME is working with GCI on a vessel and cargo tracking project. Problem with Homer is many boats are not on AIS so aren't tracked and also how to connect port activity to land economy and where the product/commodity ends up in the state. They can put together data and also sale data for other people to use. Tour of facility.



Bryan Hawkins and Randy Bates, DEC Division of Water, discuss the port expansion project.

## **Bills of Interest:**

HB 18 (Stutes) – The state would help create nonprofit regional fishing cooperatives intended to develop new fisheries in the state. These would be funded by fees paid by fishermen in the area.

HB 19 (Stutes) – A boat registered with the Coast Guard and registered as a commercial fishing vessel wouldn't have to also register with the DMV.

HB 20 (Stutes) – Members of the Board of Fish or the Board of Game wouldn't be automatically excluded from debating or voting on issues because of conflicts of interest.

# Old Town Neighborhood Conversation on Future Road Improvements - Part 2

The City of Homer and the Bunnell Street Arts Center invite you to continue the conversation about road improvements in Old Town on *Tuesday, February 7*.

In July 2022, Nelson Engineering presented design options for road improvements, including sidewalks in the Old Town area. This presentation continues the conversation about improving Ohlson and Bunnell Avenues.

Your input is important to the development of this project. We hope to see you there!



For more information contact Bella Vaz, Associate Planner 907-235-3106 <u>planning@ci.homer.ak.us</u>





OLD TOWN Neighborhood Conversation on Future Road Improvements PART 2

BUNNELL ARTS CENTER

106 W. Bunnell Avenue



Tuesday, February 7 Open House 5 - 7 p.m. Presentation starts at 5:15 p.m.



Refreshments provided

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



106 west Bunnell, Suite A Homer, AK 99603 <u>www.bunnellarts.org</u> Asia Freeman, Artistic Director <u>asia@bunnellarts.org</u>

"sparking artistic inquiry, innovation and equity to strengthen the physical, social and economic fabric of Alaska"

February 1, 2023

Dear City Council Members and Mayor,

On behalf of Bunnell Street Arts Center, I would to thank the City of Homer and the Homer Foundation for working together, supporting annual operating grants to strengthen Homer's non-profit sector. Each year, dozens of organizations and local citizens are positively impacted.

Bunnell Street Arts Center leverages support from the City of Homer Grants Program through the Homer Foundation in marketing materials that express Bunnell's mission to spark artistic inquiry, innovation and equity to strengthen the physical, social and economic fiber of Homer through the arts.

Bunnell invested this grant of \$1500 to achieve our mission and benefit our community, approximately 5000 people, from elementary-school kids to Seniors. We created a new Bunnell brochure, led the creation and distribution of the the Homer Map and printed a comprehensive Annual Report which helped Bunnell connect with our audience and share our programs.

Bunnell Street Arts Center applied the grant to marketing materials which communicate and attract audience to Homer, and to Bunnell. Our audience include Homerites, Alaska travelers, statewide and international visitors, tourists, artists, collectors, students and teachers. These people attended exhibitions and artist talks in person and online, Bunnell Arts by Arts Concerts in person and broadcast on KBBI, performances and screenings, artist residencies, and Artist in Schools programs.

Every year we learn something new. Adaptation and innovation keep Bunnell relevant and sustainable, through pandemic and increasingly complex socio-environmental and economic challenges. Our strategy is to seek local, statewide, national and international partnerships, especially cross-sector partnerships, to leverage the arts for Homer's social, economic and physical health.

Some things worked better than anticipated. 2022 was a good year to turn our land acknowledgement learnings into actions. Over three years of workshops, discussion and planning, in partnership with the City of Homer, with support from Ninilchik Tribal Council, private foundations and community donors, we contributed a sculpture to the Municipal Art Collection acknowledging the long-term Indigenous presence and stewardship of lands now called Bishop's Beach Park. Tuyanitun : Tuggeht stands as a beacon at the shores of Kachemak Bay and invites all of us to celebrate this place and its people.

2022 was also a good year to launch a major national touring show. Protection: Adaptation & Resistance opened at the Pratt and traveled to the Anchorage Museum. Featuring Indigenous Alaska artists, Protection showcases how artists are guiding the next generation from surviving amidst complex challenges to thriving. The show continues to Portland, Tulsa and Santa Fe in 2023.

Artists continued to benefit from outreach innovations— both online, in person and over the airwaves. The MOTHER exhibition featured seven statewide artists who met frequently enough online to develop a groundbreaking group show which came to fruition in December. If you missed it, you can find this talk and many others on Bunnell's YouTube channel. Bunnell Arts by Air concerts broadcast live from Bunnell the third Friday of each month and are archived at KBBI.org. There are many ways to become involved and learn more. Visit us at bunnellarts.org, or stop by for our next First Friday opening reception and artist talk. Everyone is welcome!

Sincerely,

asia herem

Asia Freeman, Artistic Director

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January 18, 2023

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

Dear Mayor Castner, City Council, and City Staff,

This letter serves as our quarterly report for the period October 1 to December 31, 2022. The Homer Business Advisor, Robert Green, had a strong finish to the calendar year, even with his first vacation since joining the Alaska Small Business Development Center in 2020. Not only did Robert's advising result in the creation of 16 new businesses, he also achieved the second highest amount of non-COVID relief capital infusion for the Homer area in a calendar year, with \$2.5 million in loans and investments. Robert provided assistance to 115 business owners and entrepreneurs, which supported 342 jobs in the Homer area. SBDC assistance in the Homer area has been very well received, with Robert providing 392.7 more advising hours in 2022 than what was provided in 2019, the last year Homer did not have an SBDC advisor. Here is a summary of deliverables to the Homer community during the quarter (year):

Client Hours: 71.6 (556.8) Total Clients: 34 (115) New Businesses Started or Bought: 3 (16) Jobs Supported: 70 (342) Capital Infusion: \$2,040,000 (\$3,172,650) Client Surveys: 100% positive (92% positive)

The contract rate for a business advisor is \$55 per hour, which includes salary, benefits, fixed, and administrative expenses. In addition to local expertise, the Alaska SBDC provides IBISWorld industry reports, retailing for \$925 each, and ProfitCents financial analyses, valued at \$2,750 each, to clients free of charge. Here is a summary of value provided to the Homer community during the quarter (year):

Business Advisor: \$10,340 (\$51,755) IBISWorld Industry Reports: \$3,700 (\$36,075) ProfitCents Financial Analyses: \$2,750 (\$33,000) Total: \$16,790 (\$120,830)

We would like to thank the City of Homer for their support of the Homer Business Advisor position. Not only has Robert excelled in Homer, but he has become a valued part of the Alaska SBDC staff. We greatly appreciate the knowledge, experience, and consistency he brings to our team. Please do not hesitate to contact us if you have any questions.

Sincerely,

DocuSigned by:

Jon Billiur Jon Bittner Executive Director Alaska SBDC