



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

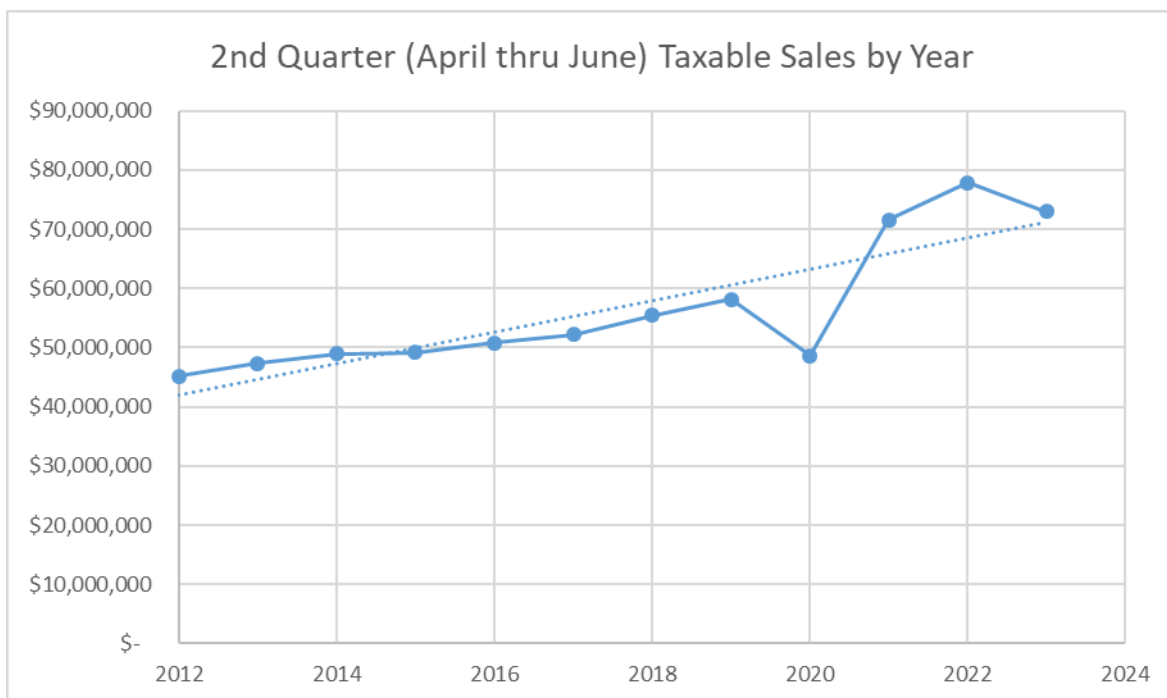
## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: September 6, 2023  
SUBJECT: City Manager's Report for September 11, 2023 Council Meeting

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### Early Season Sales Tax Update

The second quarter of 2023 (fourth quarter of fiscal year 2023) experienced a decrease in taxable sales over the same period the year prior. This dip in revenue was experienced throughout the Kenai Peninsula Borough. While posting a year over year decrease in a quarter isn't ideal, it's important to contextualize this with the reminder that this is still the second best revenue performance for the April to June period within the history of the City of Homer. It will probably be some time before State economists explain what they believe drove the Borough-wide decline, but I see two likely contributors: 1. The poor weather this year may have been a significant impediment to in-state travelers who constitute a significant portion of our shoulder and peak season visitors. 2. The sales tax cap does more damage to revenues as inflation drives up prices and the values of individual transactions around the City.



It is worth noting that while in-person sales tax was down, remote seller's sales tax is performing well above our budget forecasts. We are also seeing increases in property tax that exceed our forecasts. If the first quarter of FY24 underperforms similarly to the last quarter of FY23, we have the benefit of the new fiscal year to

consider our course of action for the rest of the year. It's possible that performance of other revenue sources will cover the difference. If it appears like they won't, we are well positioned to make adjustments this winter.

### **Harbor Staff Tours the Coast Guard Cutter Aspen**

Port staff including Bryan Hawkins, Amy Woodruff, Aaron Glidden, Del Masterhan, and Matt Clarke met with the Coast Guard executive staff of the Cutter Aspen on board the ship. The Port Director asked for the meeting so that we could both welcome the new ship to the port and share contact information with operations level staff at both the Port and the Cutter. We spoke about day to day operations, maintenance responsibilities for the Cutter's berth, Dock and parking area, and snowplowing/sanding. We took the opportunity to update the ship's staff on the Port Expansion project and the Small boat station project. Numbers were exchanged and faces put to names.

### **Short Term Rental Code**

After our last meeting, I set to work creating a draft short term rental code inspired by conversations at Council meetings and in the community; existing programs in Soldotna, Seward, Juneau; and the code I worked with previously in Eureka, CA. That code has been shared with relevant staff for comments and adjustments. Once the draft has cleared that review, we will reconnect with the Council sponsors of previous short term rental actions.

### **Park Plans – Public Engagement Opportunities**

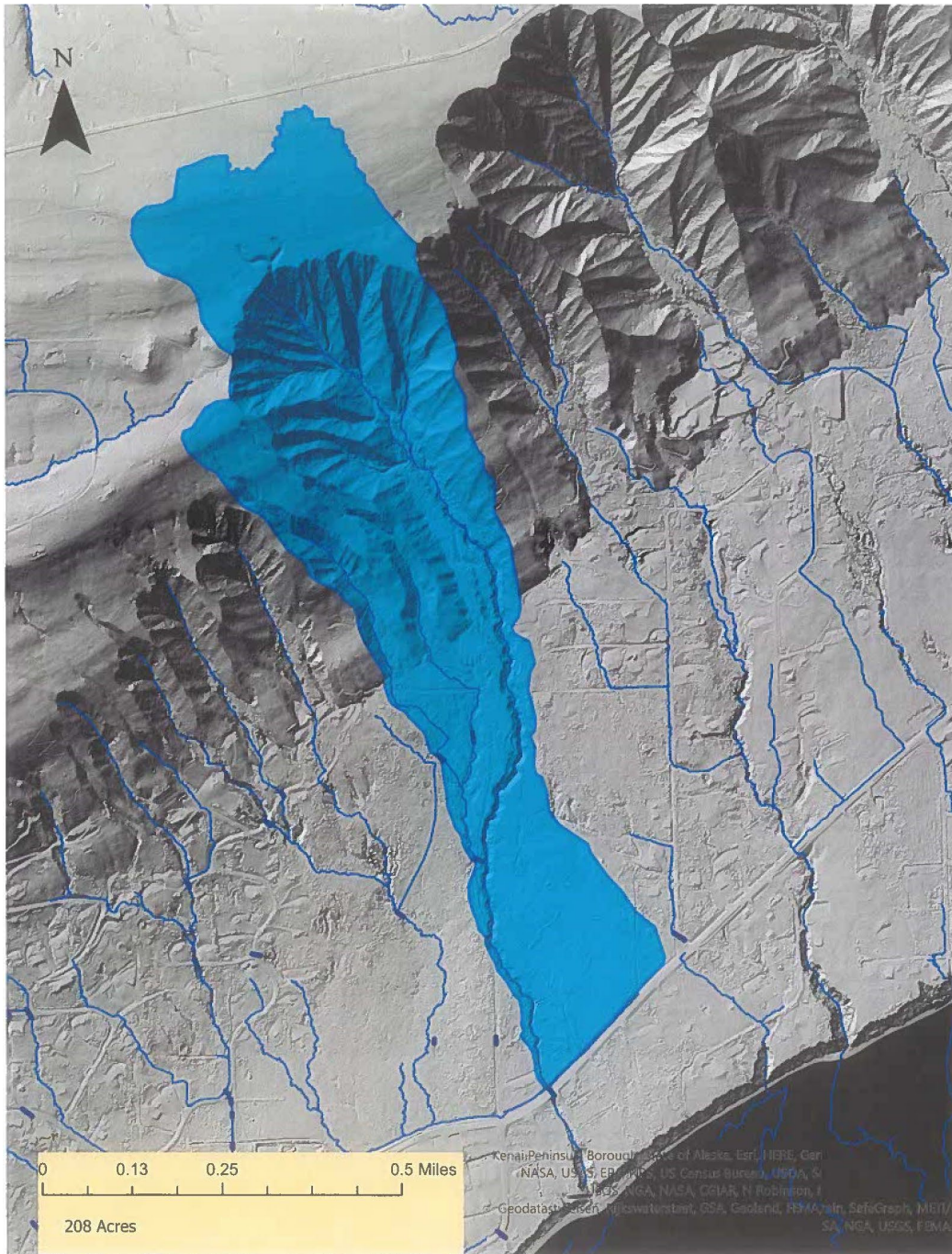
Corvus Design will be in Homer on September 12<sup>th</sup> to host public meetings to gather input for the Bayview Park Plan and the Karen Hornaday Park Plan. Council and the Public are invited to join us for a Bayview Park public forum at noon in the park, a Karen Hornaday Park public forum at 3pm in the park, and a final public forum at City Hall at 5:30pm. A flyer for the event is enclosed with this report.

### **East End Road Mud Flow**

We recently had a lot of rain that led to a lot of mud washing across East End Road from Kachemak City into Homer. Below is an account of that event and its impacts from Public Works Director Keiser.

*Last week, a mudslide surged down a steep canyon just west of the new Meadows Subdivision, in Kachemak City, and swept mud and debris-laden water over East End Road, depositing a heavy layer of silt over the road and downstream into the Bagel Shop commercial area. The AK DOT dispatched equipment to clear the road and in their haste, sheared off the top of a City of Homer manhole. They left an over 24" opening, through which mud, sticks and whatnot poured for many hours, spiking flows to Homer's Waste Water Treatment Plant with over 500,000 gallons of cold, muddy water. Todd Cook and the bacteria were not happy! Public Works used the Vactor Truck to pump out the manhole, cleared the debris, and repaired the damaged section. Meanwhile, the DOT proceeded to clear the road and restore the ditch, depositing their ditch spoils onto the Public Works' ditch spoil yard on East End Road. We agreed to allow this in an effort to restore road access as quickly as possible, with the understanding the State would remove the material, so as not to overload the limited capacity at the yard. Further, sadly, the Bagel Shop was flooded and forced to close temporarily.*

*So, what happened? Simply put, the heavy rain exceeded the carrying capacity of the drainage and became a "flash flood", carrying branches and even small logs down the canyon. If you look down into the canyon, which, in long stretches, is about 75' deep and over 100' across, you can see where flooding water has scoured the steep slopes as it rushed downstream.*



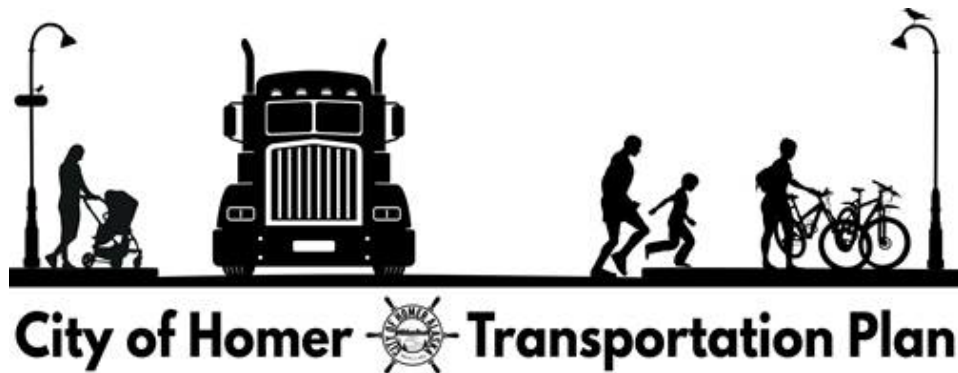
*This graphic shows the stream’s substantial, natural drainage area and the slope that has eroded over time. One local property owner remembers playing in the stream as a boy, over 45 years ago, and jumping across the channel. Over time, man-made devices have exacerbated the situation. For example, several smaller streams have been diverted, adding even more water to the main channel before it crosses East End Road. It is quite likely the culvert at East End Road is undersized, especially when blocked with branches and other debris.*

*Why does this matter to Homer? First, it’s a clear example of how the State’s ability to maintain its roads can adversely affect City of Homer residences and businesses. Further, there are other streams in Homer where this same situation exists; that is, where upstream development has the ability to adversely affect downstream property. As we address this in the near future, it’s good to have this real life example of the importance of effective storm water management.*

## **Transportation Plan Update**

The public review draft of the Transportation Plan is out! Copies of the plan and comment forms are available at City Hall and the library, or via the City website. There will be a public presentation and open house on Tuesday, September 26<sup>th</sup> at the college, 6-8 pm. Comments on this draft will be accepted until October 10<sup>th</sup>. Thereafter, a draft with revisions based on public comment will be presented to the Planning Commission in late 2023, followed by the City Council in 2024. Council will be provided with a full project update in September.

<https://www.cityofhomer-ak.gov/publicworks/inviting-public-comment-transportation-plan-draft>



## **Seldovia Regional Partnership**

Last year Council passed a joint resolution with Seldovia Village Tribe and the City of Seldovia (Resolution 22-082). The main goal of the resolution was to “increase collaboration and mutual benefit of each community’s residents.” On Friday, September 7<sup>th</sup> I will be traveling to Seldovia for an annual meeting with the administrators of our partner organizations to discuss regional issues and ways we can support each other. We had a similar meeting last year in September which was very productive.

## **Consistency of Bid Awards**

At our last meeting there was a request to have a more consistent approach to how we communicate background information related to resolutions awarding bids using funds from existing appropriations. Staff has been working on developing something that will be consistent and repeatable while also answering the common questions that accompany those types of items. You should see the first steps of that in this meeting’s packet, however, be advised that it is not the final form. We’re still working on a solution that can be used as the template going forward.

## **Library Siding Follow Up**

At our last meeting, Mayor Castner had some questions regarding the wall construction of the Library. We researched the issue and there is a watertight layer immediately underneath the siding, made of a product called WallShield. The product provides water protection, but it is not designed to withstand permanent exposure to the elements. The manufacturer notes that it “sustains six months UV and climate exposure prior to cladding installation.”

## **Deaccessioning of Poopdeck Trail Sign Posts**

Sign posts associated with the Poopdeck Trail on Hazel are set to be removed from the trail as well as the municipal art collection due to deterioration beyond a reasonable means of conservation. This action was

supported by a motion of the Parks, Art, Recreation & Culture Commission. A memo with more information is included with this report.

Attachments:

- September Employee Anniversaries
- Parks Open Forum Flyer
- PARC Memo 23-025 Deaccessioning Poopdeck Sign
- Council Work Session Schedule





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## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: September 11, 2023  
SUBJECT: September Employee Anniversaries

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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.

<b>Aaron Glidden</b>	<b>Port</b>	<b>19</b>	<b>Years</b>
<b>Ryan Browning</b>	<b>Police</b>	<b>13</b>	<b>Years</b>
<b>Tracie Whitaker</b>	<b>Police</b>	<b>9</b>	<b>Years</b>
<b>Lisa Linegar</b>	<b>Police</b>	<b>8</b>	<b>Years</b>
<b>Jakob Richter</b>	<b>Fire</b>	<b>4</b>	<b>Years</b>
<b>Charles Benson</b>	<b>Police</b>	<b>2</b>	<b>Years</b>
<b>Samantha Cunningham</b>	<b>Fire</b>	<b>2</b>	<b>Years</b>
<b>Jessica McGuire</b>	<b>Finance</b>	<b>1</b>	<b>Year</b>

## Bayview Park & Karen Hornaday Park

# Public Forums



The City of Homer invites the public to come and discuss ongoing plans for the **Bayview and Karen Hornaday Parks**.

**Public comments and questions regarding either park project are welcome at any of the three public forums scheduled.** On-site planning exercises will focus on the respective park.

## TUESDAY • SEPTEMBER 12 • 2023



### BAYVIEW PARK PUBLIC FORUM

Location: 195 W Bayview Ave, Homer, AK 99603

Time: 12:00 PM — 1:00 PM

SCAN ME!



### KAREN HORNADAY PARK PUBLIC FORUM

Location: 475 W Fairview Ave, Homer, AK 99603

Time: 3:00 PM — 5:00 PM

SCAN ME!



### CITY HALL PUBLIC FORUM

Location: Upstairs Conference Room at Homer City Hall, 491 E Pioneer Ave, Homer, AK 99603

Time: 5:30 PM — 6:30 PM

For more park project information scan the QR codes or go to:

Bayview Park Project  
<https://www.cityofhomer-ak.gov/publicworks/bayview>

Karen Hornaday Park Master Plan Update  
<https://www.cityofhomer-ak.gov/publicworks/karen-hornaday-park-master-plan-update>

### Questions?

Matt Steffy, Parks & Trails Planner  
907-435-3178  
[msteffy@ci.alaska.ak.us](mailto:msteffy@ci.alaska.ak.us)



# AGENDA ITEM REPORT

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## Deaccessioning the Poopdeck Trail Sign Posts

<b>Item Type:</b>	Informational
<b>Prepared For:</b>	Mayor Ken Castner and Homer City Council
<b>Through:</b>	Robert Dumouchel, City Manager
<b>Date:</b>	August 29, 2023
<b>Staff Contact:</b>	Renee Krause, Deputy City Clerk II

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At the June 15, 2023 regular meeting the Parks, Art, Recreation & Culture Commission made a final decision that the remaining post for the Poopdeck Trail sign were crumbling and in a state of decomposition, posed a safety hazard and should be removed.

In accordance with the adopted Policies and Procedures for deaccessioning works of art that were included in the Municipal Art Collection, City Council is to be notified by Memorandum of the decision by the Commission. Following is the excerpt of the minutes from the June 15, 2023 regular meeting:

### **PENDING BUSINESS**

#### **9. A. Deaccessioning the Poopdeck Trail Sign Posts**

*Chair Lewis introduced the item and noted that Public Works Director Keiser was not present. He noted the motion that was on the table and confirmed with the Clerk that they need to vote on that motion.*

*LOWNEY/ROEDL MOVED THE PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION RECOMMENDS DEACCESSIONING THE SIGN POSTS AT THE BASE OF THE POOPDECK TRAIL ON HAZEL AVENUE DUE TO DETERIORATION BEYOND REASONABLE MEANS OF CONSERVATION AND DIRECT PUBLIC WORKS STAFF TO REMOVE AND DISPOSE OF AS SCHEDULE PERMITS AND FURTHER REQUEST THE MUNICIPAL ART COLLECTION BE UPDATED AS REQUIRED.*

*Commissioner Archibald stated that in his conversations with Public Works Director Keiser the posts are crumbling, Parks Maintenance Coordinator Felice related that it was difficult to maintain the area.*

*Deputy City Clerk Krause reported that Library Director Berry would prefer to see it removed since it was a hazard.*

*Commissioner Fair requested clarification on the act of decommission versus deaccession.*

*Deputy City Clerk Krause provided clarification that deaccessioning would remove the item from the city art collection and since the posts were in a state of deterioration they would be removed and properly disposed of by Public Works.*

*VOTE. NON-OBJECTION. UNANIMOUS CONSENT.*

*Motion carried.*



# WORK SESSION

## AGENDA CALENDAR 2023

<b>Council Meeting Dates</b>	<b>4:00 p.m. Worksession Topic</b>
<i>Monday, May 8</i>	
<i>Tuesday, May 22</i>	<i>Coast Guard ws 2 5 COW @ 4</i>
<i>Monday, June 12</i>	<i>2023 City of Homer Salary and Benefits Survey</i>
<i>Monday, June 26</i>	<i>FY24/25 Capital Budget</i>
<i>Monday, July 24</i>	<i>HDR-Homer Harbor Expansion Alternatives Screening and Next Steps</i>
<i>Monday, August 14</i>	<i>HERC &amp; Hazardous Materials Update – Economic Development Manager &amp; Recreation Manager</i>
<i>Monday, August 28</i>	<i>2024-2029 Capital Improvement Plan &amp; FY25 Legislative Priorities - Special Projects &amp; Communications Coordinator</i>
<i>Monday, September 11</i>	<i>HHE study funding and timeline status by the USACE Project Development Team</i>
<i>Monday, September 25</i>	<i>Ord 23-49 Amend Title 2 &amp; Re-Organization</i>
<i>Monday, October 9</i>	<i>HERC – Economic Development Manager &amp; Recreation Manager</i>
<i>Monday, October 23</i>	
<i>Monday, November 27</i>	<i>Recreation</i>
<i>Monday, December 11</i>	
<i>Monday, December 18 If needed</i>	