



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: January 17, 2024
SUBJECT: City Manager's Report for January 22, 2024 Council Meeting

STR Update

Public review of the short term rental (STR) ordinance continues to move forward in a productive way. The Economic Development Advisory Commission held a work session prior to their regular meeting on January 9th. The work session was well attended by short term rental owners who shared comments and concerns. They have also committed to sharing housing and short term rental data in the near future. Based on feedback received from the public and the EDC, staff has met with Council sponsors and plans to draft a substitute ordinance in time for the next EDC work session on February 13th. The Planning Commission has had a full schedule recently, but they are tentatively scheduled to consider the ordinance on February 21st. STR information for this project is available on the City website including the schedule of public participation opportunities and a public comment form: <https://www.cityofhomer-ak.gov/planning/draft-short-term-rental-regulations>

Harbor Expansion Study Update

In support of Resolution 23-130 and Ordinance 24-05, staff and Council Champions are reaching out to communities linked to Homer Harbor to request either letters or resolutions of support. The City of Seldovia is planning to consider a resolution on January 22nd and we hope to see other communities follow suit. The Homer Port & Harbor is a locally operated but regionally significant facility which benefits numerous coastal communities. Sharing this support with legislators in Juneau will help staff and Council show the widespread interest in coastal Alaska for increased moorage and port and harbor related services.

Hazard Mitigation Grant Application in Partnership with AML

In collaboration with City staff, the Alaska Municipal League developed a Notice of Interest for a grant application on behalf of the City of Homer for the State of Alaska Division of Homeland Security and Emergency Management's Hazard Mitigation Grant Programs which distribute federal dollars to projects in Alaska. The proposed project is focused on Homer Spit climate resiliency. The project would develop data and design necessary to protect the 4.5 miles of state highway and critical evacuation route at the end of Alaska Route 1. The project will develop a climate-sensitive roadway repair and nature-based design solutions using beach renourishment based on a data driven understanding of short- and long-term climate impacts to the roadway facility. The project includes a beach sediment investigation and sediment management plan, analysis of preliminary design versus anticipated performance, cost estimation and development of a funding plan, public and agency involvement, and identifying phasing of projects for the

spit highway and beach renourishment. If awarded, the grant would bring upwards of \$1.8M. The non-federal cost share for the grant program is 25%, however, Alaska Department of Transportation has agreed to provide the match if awarded.

Master Plans for Hornaday Park and Bayview Park

Corvus Designs has provided staff with the initial drafts of the master plans for Hornaday Park and Bayview Park. PARCAC will be meeting to discuss the designs and work towards final versions that will come to Council at a future meeting.



Bayview Park concept to be reviewed by PARCAC

Finance Champions Update

Staff met with the Council's Finance Champions, Councilmembers Lord and Davis, to discuss follow up to Resolution 23-120 and high level finance questions/concepts. We had a productive meeting and a memo from the Champions will be part of the packet for this meeting.

Federal Lead and Copper Rule Revisions

The Environmental Protection Agency recently passed regulations known as the Lead and Copper Rule Revisions (LCRR). The purpose of the LCRR, which is part of the Safe Water Drinking Act, is to protect public health by minimizing lead and copper levels in drinking water nationwide. The LCRR requires that public water systems compile an inventory to identify the materials used for each water service line. The inventory must include all service lines connected to the distribution system, regardless of ownership status. The material of the entire service line must be included, from the main to where the line enters the building. The goal of this effort is to either ensure there are no lead materials in the water system, or to find out where lead may be located, so that it can then be removed and replaced. Water/Sewer Superintendent Todd Cook has been diligently working with the team at Public Works to prepare required reports for the parts of the system the City controls and maintains. We will likely be conducting public outreach and education later in the year to ask home and business owners to assist the City in gathering data on the rest of the system.



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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning, HR Director
DATE: January 22, 2024
SUBJECT: January 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.

Teresa Sundmark	Library	17	Years
Tomasz Sulczynski	IT	16	Years
Andrea Browning	Admin	12	Years
Brody Jones	Public Works	10	Years
Jona Focht	Dispatch	9	Years
Lynda Gilliland	Finance	6	Years
Amy Woodruff	Port	3	Years
Rose Riordan	Port	2	Years

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
Monday, January 8	<i>Exempt Employee Wage Scale</i>
Monday, January 15 Off-cycle	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
Monday, January 22	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
Monday, February 12	
Monday, February 26	<i>Ord 23-61 Amending HCC Title 5 to add Chapter 5.48 Short Term Rentals</i>
Monday, March 11	
Monday, March 18 Off-cycle	<i>Joint Session with ADA Advisory Board</i>
Tuesday, March 26	
Monday, April 8	
Monday, April 12 Off-cycle	<i>Joint Session with Port & Harbor Advisory Commission</i>
Monday, April 22	
Monday, May 13	
Monday, May 20 Off-cycle	<i>Joint session with Library Advisory Board</i>
Tuesday, May 28	
Monday, June 10	
Monday, June 17 Off-cycle	<i>Joint session with Economic Development Advisory Commission</i>
Monday, June 24	
Monday, July 22	

Council Meeting Dates	Work Session Topic
<i>Monday, August 12</i>	
<i>Monday, August 26</i>	
<i>Monday, September 9</i>	
<i>Monday, September 16</i> <i>Off-cycle</i>	<i>Joint Session with Planning Commission</i>
<i>Monday, September 23</i>	
<i>Monday, October 14</i>	
<i>Monday, October 28</i>	
<i>Monday, November 12</i>	
<i>Monday, November 25</i>	