



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
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(p) 907-235-8121 x2222

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Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: November 6, 2024
SUBJECT: City Manager's Report for November 12, 2024 Council Meeting

Bayview Park Grand Re-Opening Celebration

On October 30, 2024, we celebrated the grand reopening of Bayview Park with a festive ribbon-cutting ceremony and cups of hot cocoa! Thank you to everyone who joined us—it was inspiring to see so much community involvement in bringing this project to life. The park was closed for just over a month—from September 26 to October 30—and has reopened with several exciting upgrades, including ADA-compliant parking, an accessible pathway, new playground equipment, and fresh mulch. We extend our deepest thanks to those who made these improvements possible:

- **Alaska Department of Health**, for their Healthy Equitable Communities grant.
- **Kachemak Bay Rotary Club**, for generously donating playground equipment.
- **Community members** who collaborated with design contractor Peter Briggs of Corvus Design to shape the park's vision.
- **City's ADA Advisory Board and Independent Living Center**, for consulting on accessibility features.
- **Homer City Council**, for approving Homer Area Roads and Trails (HART) funding, which helped complete the park's drainage, accessible parking, and entrance trail. (HART is a voter-approved tax initiative dedicated to enhancing Homer's roads and trails.)
- **Parks Art Recreation and Culture Commission**, who invested considerable time in planning and design.

We also acknowledge our fantastic contractors, Corvus Design and East Road Services, who worked alongside City staff from the Community Development and Public Works Departments to make this project a reality. Thank you all for creating a beautiful, accessible space for our community!



Fish Grinding Building Replacement Project Update

After Council approved the grant amendment to add construction activities to the Alaska Department of Fish & Game Cooperative Agreement to replace the City's Fish Grinding Building, we hit the ground running to be able to complete construction before fishing season gets going again in the spring. Contractors began demolition of the old building the week of October 12, and Beachy construction's sub-contractor Richards Masonry arrived on site the last week of October to begin building the walls of the new grind shack.



Alaska Association of Harbormasters and Port Administrator's Employee of the Year at the 2024



At the Alaska Association of Harbormasters and Port Administrator's Annual Conference that recently concluded in Homer, Amy Woodruff was awarded Port of Homer Employee of the Year. In her position as Administrative Supervisor, Amy manages a diverse set of responsibilities that connect all divisions within the Port, ensuring efficient handling of billing and payables. The AAHPA award acknowledged Amy's enthusiasm and remarkable technological skills that have propelled Homer Port & Harbor forward in terms of efficiency and accountability. In addition, it was also recognized her invaluable involvement and contributions to the Homer Harbor Expansion General Investigation study and the Federal grant application to the Port Infrastructure Development Program for float system replacement, which showcases her exceptional ability to juggle multiple projects simultaneously while managing her daily office responsibilities. Congratulations Amy!

Comment Period for the Comp Plan Rewrite Growth Scenarios Available Online Through Nov 15

The Growth Scenarios that debuted at the October 22, 2024 Community Work Session as part of the Homer Comprehensive Plan were made available on the Homer Comp Plan Update website November 1 for the public to be able to view and provide comment. The public can review the scenarios and provide your feedback through the link: <https://homercompplanupdate.com/>. Comments on the Growth Scenarios are being accepted through November 15th. The online feedback, and the feedback received from over 90 Homer residents who attended the Community Work Session, will be used to improve the Growth Scenarios Report Card and related materials, and help identify elements of a "preferred scenario" that we will use to inform the revised Comprehensive Plan (slated for release in January 2025).

Homer Spit Road Erosion

We're keeping a watchful eye on the areas of the Spit Road that are being impacted by erosion from recent high tide and wind events. We'll be experiencing another large tide cycle November 13-19 and if that coincides with high winds from the south west further damage may likely occur along the road. The Spit Road is a state owned road and Port Director Hawkins has been in contact with our local AKDOT Highway Supervisor to keep AKDOT looped in to respond

as best they can. City departments including Police, Fire, Port, and Public Works are communicating internally on response planning as well.

Controlled Burn of Brush Pile on Homer Spit

The City is conducting a controlled burn of a brush pile on the Homer Spit, June 12th through the 15th. This is a routine clean-up operation that happens about every other year for driftwood that has been pulled out of the harbor and some brush from Public Works. The fire has been permitted and is being carefully monitored, so while folks may see smoke, there is no need to contact the Fire Department.

HERC Update

The City had a successful application to the State of Alaska's Department of Environmental Conservation (DEC) Brownfields Assessments and Cleanup Service (DBAC). The State pays and manages all the tasks. The work outlined in the attached letter will help prepare the City to apply for future EPA funding. Federal Grant opportunities next year are anticipated to be the last of the large federal funding opportunities for brownfield cleanup work. The State's work will help the City have a more complete application next year.

Work Session with the Economic Development Advisory Commission

Council will hold a joint work session with the EDC on Monday November 18th. If there is something you'd like to discuss at that work session, please let staff know.

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Imitation is the Highest Form of Flattery

Harbor Staff had some fun on Halloween with an unexpected trick for their boss. Some of the team dressed up as "Bryan in the office", "Bryan in the field", and "Bryan giving a Harbor tour". Can you spot the real Bryan?



Attachments:

- November Employee Anniversaries
- Veterans Day recognition of City staff (supplemental packet)
- Approval letter for HERC Site Characterization Work Plan



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Memorandum

TO: MAYOR LORD AND CITY COUNCIL
FROM: Andrea Browning
DATE: November 12, 2024
SUBJECT: November 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.

Dave Shealy	Police	27	Years
Jenna deLumeau	Finance	15	Years
Ian Overson	Police	13	Years
Shawn Krause	Public Works	5	Years
Cinda Nofziger	Library	3	Years
Wesley Breshears	Public Works	1	Year
Samantha Jacobsen	Port	1	Year
River Mann	Port	1	Year
Lori Pond	Admin	1	Year
Lisa Twitchell	Public Works	1	Year



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

PO Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
Fax: 907.465.5262

File: 2314.38.043
Hazard ID: 27933

October 24, 2024

Sent via electronic mail

Julie Engebretsen
Director of Community Development
City of Homer
491 E Pioneer Ave
Homer, AK 99603
Jengebretsen@ci.homer.ak.us

Re: ADEC Approves the Response to Comments, dated April 26, 2023

Dear Ms. Engebretsen,

The Alaska Department of Environmental Conservation (DEC) Contaminated Sites Program (CSP) received the *Site Characterization Work Plan*, dated October 9th, 2024 and submitted to the department the same date. The work plan is approved.

The work plan proposes the advancement of 80 test holes using hand tools. Soils will be field screened at 6 inches, 1 foot below ground surface (bgs) and 2 feet bgs using an x-ray fluorescence (XRF) device. The 40 samples with the highest XRF results will be submitted for laboratory analysis for lead and RCRA metals, 8 soil samples will be submitted for PCBs. An additional 4 duplicate samples will be submitted blind. If any soil field screening samples exceed 100 milligrams per kilogram (mg/kg) for lead, two samples will be submitted for analysis of Toxic Characteristic Leaching Procedure. An additional 10 soils samples will be collected to analysis of asbestos.

BGES is proposing to undertake a comprehensive inspection of HERC 1 for lead-based paint, asbestos and PCB-containing materials. An XRF will be used to identify lead-based paint, and any samples of suspected asbestos containing materials will be collected using wet methods for laboratory analysis. A report detailing the above site characterization activities will be submitted to DEC at the finalization of field activities. Additionally, BGES will work with the community of Homer to draft an Analysis of Brownfields Cleanup Alternatives.

You can reach me by phone at (907) 465-5368 or by email at: Flannery.ballard@alaska.gov with any questions.

Sincerely,

Flannery Ballard
Environmental Program Specialist III

Cc: Marc Thomas (DEC)
Daniel Kort (City of Homer)
Jennifer Carroll (City of Homer)
Rose Kayotuk (BGES)
Bob Braunstin (BGES)
Carson Kent (BGES)