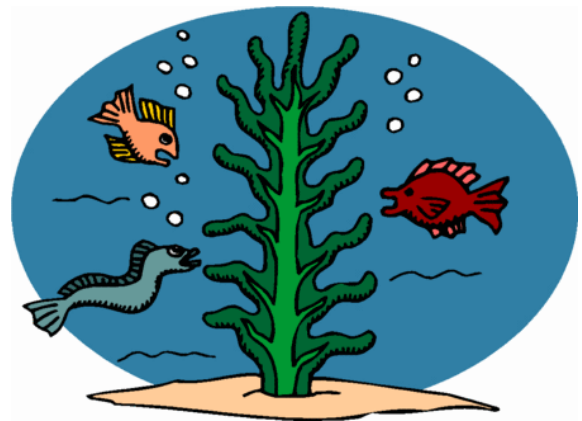


City Council
January 9, 2017
Monday



Worksession 4:00 P.M.
Committee of the Whole 5:00 P.M.
Regular Meeting 6:00 P.M.



Cowles Council Chambers
City Hall
491 E. Pioneer Avenue
Homer, Alaska

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- Monday 9th** **CITY COUNCIL**
 Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.

- Tuesday 10th** **ECONOMIC DEVELOPMENT ADVISORY COMMISSION**
 Regular Meeting 6:00 p.m.

- Thursday 12th** **AMERICANS WITH DISABILITIES ACT COMPLIANCE COMMITTEE**
 Meeting 4:00 p.m.

- Wednesday 18th** **PLANNING COMMISSION**
 Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.

- Monday 23rd** **CITY COUNCIL**
 Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

- Library Advisory Board 1st Tuesday with the exception of January, April, August and November 5:30 p.m.**
- Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.**
- Parks Art Recreation and Culture Advisory Commission 3rd Thursday with the exception of July, December and January 5:30 p.m.**
- Planning Commission 1st and 3rd Wednesday 6:30 p.m.**
- Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May-August 6:00 p.m.)**
- Cannabis Advisory Commission 4th Thursday 5:30 p.m.**

MAYOR AND CITY COUNCILMEMBERS AND TERMS

- BRYAN ZAK, MAYOR - 18**
- DAVID LEWIS, COUNCILMEMBER - 17**
- CATRIONA REYNOLDS, COUNCILMEMBER - 17**
- DONNA ADERHOLD, COUNCILMEMBER - 18**
- HEATH SMITH, COUNCILMEMBER - 18**
- TOM STROOZAS, COUNCILMEMBER - 19**
- SHELLY ERICKSON, COUNCILMEMBER - 19**

City Manager, Katie Koester
 City Attorney, Holly Wells

<http://cityofhomer-ak.gov/cityclerk> for home page access, Clerk's email address is: clerk@ci.homer.ak.us
 Clerk's office phone number: direct line 235-3130

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. MONDAY
JANUARY 9, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

1. CALL TO ORDER, 4:00 P.M.

Councilmember Reynolds has requested excusal.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

3. NEW POLICE STATION/PUBLIC SAFETY BUILDING

Page 7

4. COMMENTS OF THE AUDIENCE

5. ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, January 23, 2017 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Public Safety Building Work Session Outline

The purpose of this outline is to organize Council discussion regarding possible next steps for the public safety building project. Direction from this work session will be incorporated into a resolution for consideration at the February 13th meeting.

1. How we got to where we are: Reference materials provided in packet
 - i. Site Selection Process
 - ii. Modified Space Needs Report
 - iii. Sample Time Line or Project Schedule
 - iv. Chief Robl's memo
 - v. Drawings
 1. 6-8-16 Site concept revised drawings
 2. Conceptual drawings view 1
 3. Conceptual drawings view 2
 4. Conceptual floor plans
 - vi. 2016 Municipal Election Summary
 - vii. Resolution 16-128
2. Why did Ballot Measure No. 1 fail?
3. Council discussion: Decisions on how to proceed on the public safety building project fall into 2 general categories with associated variables to consider listed below.
 1. Tweak work that has already been done (assumes site, architect/builder team and concept of eventual joint facility remain the same)
 - a. Establish a committee or work directly through Council?
 - b. Budget
 - c. Suggest changes to existing plans
 - d. Should existing funds (\$127,000) be used to prepare ballot ready project by end of May for consideration on the October ballot?
 2. Start over
 - a. Establish a committee?
 - b. Should site selection be revisited?
 - c. Where will additional design funds come from?
 - d. Budget?
 - e. Maintain same architect/builder or re-RFP project?
 - f. Timeline



City of Homer

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Memorandum 14-163

TO: MAYOR WYTHE AND CITY COUNCIL

FROM: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: OCTOBER 8, 2014

SUBJECT: RECOMMENDATION FOR SITE SELECTION FOR THE PUBLIC SAFETY BUILDING

The committee had previously narrowed down and vetted the potential buildings sites at the May 22, 2014, June 17, 2014 and at the September 24, 2014 regular meetings. At the May 22, 2014 meeting the committee members narrowed the choices down to the existing parcel, the Wildberry Parcel and the Homer Education and Recreation Center (HERC) site.

At the September 24, 2014 meeting the Committee reviewed the HERC parcel against the criteria matrix created by the design team and determined that the following positive attributes could be applied:

PARCEL CHARACTERISTICS

Parcel Ownership and Cost

- Site Ownership & Potential for Drawing on Other Funding Resources

Size and Available Configuration

- 4 or more acres

PHYSICAL CHARACTERISTICS

Environmental Risk

- Well above Tsunami Area

- Well above Flood Zone

- Structural Soils – Load bearing for seismic concerns – buildings have been there since before the 1964 earthquake.

Development Suitability

- Gravity loading, well- draining soils, no standing water issues

- Site Slope – relatively flat, slight slope for positive drainage

Compatible with Existing Zoning – Central Business District

Utilities

- Existing Utilities
- Water, redundancy (piped, plus well or room for water storage tank)
- Electric, with redundancy (room for generator)
- Natural Gas
- Communications

COMMUNITY CHARACTERISTICS

Community Location

- Easy for the Public to Find, Access, Park
- Visible location that enhances Civic Identity

Traffic and Access

- Efficient access to major community collector/arterial roads for quick emerge
- Low accident rate on adjacent roadways/intersections
- Located on corner lot with access to 2 streets
- Multiple site access options including entrances/exits for staff, visitors and vehicles/equipment

Security

- No adjacent raised structures (tall buildings, raised highways or viaducts)
- Lot configuration enables visible clear zone and security setbacks from nearby parcels and roadways

Negative Attributes or Unknowns that could be applied from the matrix to the HERC site are as follows:

- Wetlands
- Subsoil rock outcroppings, excavation expense – unknown
- Deep swale area at active creek
- Central to Fire Service Area – farther from the Spit
- Egress may be impeded onto main roads from traffic congestion or accidents without additional traffic aids
- Displaces groups that use existing facilities – recreation uses for the gym; Public Works maintenance personnel use the two-story building for office and storage space; Skateboard Park; access to the middle school, the basketball court and Special Olympics uses of the fenced in field area.
- Compatible with Adopted Plans – Unknown
- Concealed Areas adjacent to project - Unknown
- Not complimentary to adjacent and nearby land uses – Unknown
- Ability to locate impound storage so it is not visible or easily accessible – Unknown

Recommendation:

Approve the Homer Education & Recreation Center (HERC) parcel as the future site of the Combined Public Safety Building.

Following is the excerpt from the minutes of the September 24, 2014 meeting regarding the discussion and recommendation for the site selection:

NEW BUSINESS

B. Site Criteria and Selection:

1. Committee Recommendation and Approval of Scheduling a Public Hearing on Site Selection
2. Site Selection Decisional Matrix and how costs will be dealt with within the matrix.

Chair Castner wanted to focus discussion on the HERC Site since there was no other 4 plus acres city owned parcel to consider. He asked the committee if there was consensus for discussion.

There was no response from the committee members.

Mr. Smythe commented on the methods used to create the matrix to evaluate the three original sites and how it can be applied by the committee.

At the invitation of the Chair, Mr. Meyer highlighted the potential to expand the existing parcel by purchasing the Borough Maintenance property and pushing the extension of Lake Street to the east side of the parcel but it would only bring it to a little over 3 acres. He also noted that there was an additional .6 acres that could be used for storage but this still only brings up the total to 3.6 acres which does not meet the requirement needed of 4.2 or more acres.

This site still presents dealing with existing buildings and having to operate services while constructing a new facility.

If the city follows the Transportation Plan they will have the expense of extending Lake Street anyway so it would be better to do it sooner rather than later was his opinion.

There was a brief discussion on vacating right of ways, homes exiting onto Heath Street, and it only increasing the site incrementally.

Chair Castner said he would entertain discussing this site after discussing the HERC site. Ms. Wythe agreed they could discuss the site but extending Lake Street would only add years and years to the project. Chair Castner then directed the committee to evaluating the HERC using the matrix provided by Stantec.

Chair Castner noted that under Parcel ownership it receives all the points referring to the matrix.

It is over 4 acres – 5 points

Well above the flood zone – 5 points

Well above the Tsunami Zone – 5 points

Structural Soils – comments were structures currently on the site -5 points

- Homer soils

- No soil testing or site investigation conducted

Gravity loading well-draining soils – 2 points

No Wetlands – the area does have wetlands but area that could be mitigated with bridging referred to Woodard Creek coming through the site, spoke with the design team at an earlier meeting and agreed that it could be solved however Mr. Smythe stated that he is not a civil engineer. – 2 points

This area has a deep swale shown on the drawings

Natural Gas is along the Sterling Highway and there is a line into the cul de sac of Woodside Avenue

There is wetland drainage and there will be a cost – Chair was amenable to ding it whatever the committee felt appropriate

No subsoil rock outcroppings – 2 points

Ms. Wythe asked what points the Chair was giving for natural gas and utilities. Chair was not providing any points. Ms. Wythe commented that providing points would offset the points taken away for the wetlands.

Ms. Wilson-Doyle explained to the committee that they could use the key at the bottom of the page to rate the site.

Chair Castner commented that the form only listed positive aspects of the site. He believed that conflicting uses and the cost to make it construction ready should be added to the form.

Mr. Smythe commented on how to grade the site and Chair Castner did not know which section to apply it to.

A discussion was entertained on where to fit those items in and it was agreed that it would be a zero. Chair Castner wanted to note that they reviewed all aspects if questioned. He also wanted to show the persons being displaced and the costs.

Mr. Smythe commented that the form was intended to compare several sites. He can add those criteria to this form but that wasn't what it was intended for.

Chair Castner acknowledged that but also stated that they did not have any comparable sites. He wanted to make clear all the positive attributes but here are the negatives and when you have conflicting uses you need to highlight them and council can make their decisions.

Mayor Wythe brought up the security issues and she wanted to double check the zoning. Since this is as close to the High School and will be adjacent to a middle school.

Comment on the concern expressed by the public regarding release of inmates from the jail are escorted to the door and then released however if they have been charged with a more serious crime or any felonies they are then taken to another facility. The

Homer Jail does not directly release felons into the community. All other research conducted by the design team has shown placement next to a middle school favorable.

Chair Castner stated he would entertain a motion to select the HERC site as the site with the mitigations as the committee as identified: policy in relationship to the proximity to the middle school, concern over wetlands, the existing uses of the buildings for public works and recreation and the cost of mitigating the site to bring it to constructability.

Ms. Wythe inquired about the objective to recommend a site today and Chair Castner responded that he wanted to review the site and then hold a public hearing regarding the site then submit the recommendation to Council.

WYTHE/ROBL - MOVE TO PREPARE A MEMORANDUM OF RECOMMENDATION TO THE COUNCIL IDENTIFYING THE HERC SITE WITH THE IDENTIFIED PLUS AND NEGATIVE FACTORS LISTED WITHIN THE MEMO SO THAT THE MEMORANDUM WILL BE AVAILABLE FOR REVIEW AT THE NEXT MEETING OF THE COMMITTEE FOR FULL REVIEW OF THE CONTENT OF THE MEMORANDUM.

There was discussion on the content and availability of the memorandum.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner confirmed that the Clerk will draft the memo and present to the committee prior to release and distribution.

Chair Castner opined that he felt they just addressed the second item listed of the matrix.

Chair Castner provided a brief identification and background of each committee member. He additionally provided assurance that there was no hard and fast decision on which location would be selected. He invited the public to attend the remainder of the meeting.

PENDING BUSINESS

A. Proposed Building Site Selections

Ms. Wythe requested the members of the committee to express their opinions on the proposed site selections.

Chief Painter provided the following comments on the existing site:

- concern working out of a temporary site for an extended period
- previous discussion years ago on acquiring the Borough Maintenance property
- even a substantial remodel of the buildings would not be suitable for a 20-30 year period
- only benefit was the known travel/response times
- temporary location may require staff and equipment at two separate locations
- there is history to the building which was built by the volunteers
- limited use of the grounds during construction
- demolishing a building that could be sold, refurbished and repurposed and is much newer than the HERC buildings.

Chief Robl provided the following comments on the existing site:

- there are less issues to the police department during construction on the existing site
- remodeling the existing building will not gain the square footage that is required by the department
- placement of the existing building on the parcel does not allow for expansion
- possible incorporation of the Borough Maintenance land would offer more space to continue operations while construction is in progress on the existing site
- the Wildberry site contains buildings that need to be removed from that property as well as some additional issues
- the HERC site offers the most suitable access for both departments and allows room for expansion in the future

Mr. Crane provided the following input on the sites:

- two sites contain buildings of some historical value to the community
- he cannot provide a preference on any site at this time, and the committee has not made a hard and fast decision on the site.
- he has experienced working out of a temporary site during a remodel of Station 5 in Anchorage
- it is too premature in decision making in his opinion on relocating temporarily
- there are many unique challenges for each department to consider during this undertaking that are dangerous
- costs are unknown at this time

Ms. Wythe stated that she would like to hear from the Design Team on the sites selection influences moving forward.

Dale Smyth, project manager, USKH introduced the members of the Design Team present. He also provided a brief summary of the GC/CM process. Mr. Smyth then outlined the three steps in their process: Process Planning, Site Selection and Public Involvement and Funding options.

Mr. Jack Berry provided a brief presentation on the space needs process to obtain a general design for the building. During his presentation he showed pictures of current conditions of the Police Department and Fire Department.

Some areas highlighted in the buildings were insufficient storage, compliance with Federal and State mandates regarding prisoners and access to operations areas by prisoners.

Ms. Wythe requested Chief Robl and Chief Painter to relate the existing deficiencies that they are facing with their existing facilities.

Comments were made on the responsibilities of the city to provide fire and police services as a first class city and that each year this is delayed the cost to the city is higher.

Chief Robl related the following regarding the Homer Police Department (HPD):

- roof leaks
 - drainage issues with water leaking directly into the jail which causes icing issues in winter It is believed that this is caused from the construction of the parking lot at the high school. In the 1970's the building may have worked as the police station however not today.
 - work areas are too small. All critical needs such as copying, fax, supplies are outside of the dispatch area.
 - jail overcrowding with 700 arrests last year it is not uncommon to over crowd the jail. HPD is required to transport the prisoners to Kenai.
- Chief Robl recounted an attempted escape when transferring a prisoner to visitation resulting in a physical struggle between personnel and the prisoner. One such event the prisoner headed for dispatch but luckily dispatch was able to get the door shut in time.
- HVAC is in need of replacement. The prisoner's air is exhausted into general staff areas. Most prisoners have one or more communicable diseases.
 - They lack the proper storage areas for evidence that is mandatory to keep as long as forever in certain cases. This is not an isolated problem affecting just Homer. Anchorage has the same problem. Chief Robl provided examples on the evidence that is required to be retained which included large items such as furniture.
 - training cannot be done on site due to space requirements.
 - Efficiencies are lowered due to time spent to work around space requirements. This results in less officers on the street.
 - do not meet the Federal and State requirements to maintain sight and sound separation between male and female prisoners and between adult and youth offenders.

Chief Painter reported:

- the building is in good shape
- some inadequacies were addressed in the 1990's
- the building houses the City's emergency operations and there is no guarantee that the building will withstand an earthquake, this same room is used as a training facility.
- there is a lack of storage
- due to the limited size of the equipment bay they are required to design a piece of equipment to fit the building this increases equipment costs.
- during day to day operations they have room in the facilities to accommodate staff however when they have a large event they call in volunteers and then they need additional parking for 40 vehicles immediately.

- they only have two bunk room for overnight calls; other rooms were converted into offices for staff. They would like additional rooms to reinstate the resident responder program.

Ms. Wythe commented on the desire for the police and fire departments to be in a highly visible location to provide services to the community and non-community. The initial selection of property was based on what was owned by the city and can be used to obtain further funding toward the total costs of the project. At this point in time the Fire Station has a potential resale or repurposed for other uses such as a community center. The police department has little if any value. She wanted to make sure the audience was aware of the discussions already held by the committee.

Ms. Wythe requested a motion to hold an additional meeting and public hearing on the proposed building site selection.

ROBL/PAINTER – SO MOVED.

There was brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Approved Design Task Outline Review

1. Explanation and Discussion on Overall Scope of and Process for the Project

Ms. Wythe requested the representatives of the Design Team forward to the public table for ease of discussion. Their objective is to approve the schedule and outline.

ROBL/PAINTER - MOVED TO APPROVE THE DESIGN TASK OUTLINE REVIEW AS PRESENTED IN THE PACKET.

Dale Smyth covered the main tasks in the outline:

#1 - Fire and Police Station Building Program – includes the Space Standards, Space Needs, Adjacency Diagrams, and Site Selection

#2 – Site Selection and Concept Design – includes Site Selection, initial concept design and Final Concept Design

#3 – Public Involvement – includes introduction and public outreach, Seek involvement and input and finalize and seek support. This was to run concurrent with everything.

A discussion ensued on the next meeting date and public involvement which can be done without selecting the site such as how the public would like the building to look like, what are important issues to consider and how would you like to receive project updates such as the stories related tonight. What the staff of the fire and police is dealing with is what the public needs to be aware of now. It was noted that Mr. Crane would be gone until June 23, 2014 and Chief Painter will be gone also. However, Dan Miotke can attend in his place. After review of the calendar June 17, 2014 at 5:30 p.m. to review the schedule for public involvement.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

I. INTRODUCTION

This section contains recommended criteria for the selection of a site for the Homer Police and Fire Departments.

The two departments are to occupy the same site and share certain facilities.

II. SITE SIZE AND CONFIGURATION

Size for long term need

The total facility requirements for the year 2034 need, including main buildings, ancillary facilities, are described in Section _____.

Additional areas required may include:

- Open space for required landscape
- Required setbacks (which might be part of the required landscape requirement)
- Site roads
- Future growth (beyond 2034)
- Design Contingency

These areas will vary depending on zoning requirements and site configuration.

Based on the example site diagrams illustrated in Section _____, the minimum total site area would be _____ sq. ft. or approximately _____ acres.

Site Proportions

Police and fire facilities have large parking and vehicle maneuvering needs which are most efficiently laid out in rectangular patterns. Therefore, triangular, or radically irregularly shaped properties are not efficient, and should be avoided, or must be larger in size.

Generally, a square or rectangular site is preferable. An approximate proportion of 2:3 would likely be suitable. Sites much longer than 2:1 could be problematic. Such sites land locked on the long sides between other properties, even with street access at both the narrow ends should be avoided. A site with 2:1 proportions might be considered if facing two streets. The concern is the need for long street frontage in front and behind apparatus bays, and the need for police access as well as public parking and entrance. (See also Police & Fire Access).

A simple "L" or "T" shape might be acceptable if dimensions of the projections are not too narrow.

The site should be readily accessible for fire and police vehicles, and should not be in locations where outgoing or returning vehicles are long delayed by heavy traffic (or a railroad, if there were one). A site at a street intersection that is signalized or has stop signs should be deep enough so the fire or police vehicles exiting the station are not hindered by stopped traffic.

III. LOCALE

Factors that should be considered in locating a police facility or a court include:

- Operational efficiency
- Security
- Public Access
- Image
- Adjacent Uses
- Zoning

Operational Efficiency

Assuming other criteria are met, a police facility could be located almost anywhere in the city. Unlike a fire station, a central location is not necessarily required for police operational efficiency. Generally, police vehicles are on the street when dispatched. A fire station should be reasonably central to the area it serves.

Security

Fire and Police facilities should be sited to avoid, to the extent possible, harm to its occupants, damage to the facility or disruption of operations by accident or mischief.

Facilities should be located in an open easily observable area. The perimeter of the site should not be surrounded by woods, unless there is at least a clear space between the buildings or fences and the wooded area.

Preferably, facilities would not be located among tall buildings where windows or roofs look down on operations. Locations where adjoining sites have numerous or complex building footprints which create concealed or partially concealed spaces adjacent to the facility should be avoided. Similarly, the site should not be sited on ground lower than adjacent property.

Because of the potential for toxic spills, fires, and explosions, and the possibility of sabotage from a partially concealed right of way, the facilities should not be located immediately adjacent to a highway, a viaduct or other raised structure.

Public Access

Police and fire facilities should be easily found and safely accessible by the public. The concept of a shared police and fire lobby is discussed in the Project Notes under Shared Spaces and Facilities.

Image

Some communities desire to have major public facilities centrally located in a civic center. This is convenient for the public, but perhaps more importantly; it brings a sense of place and importance to the community.

The character of a building design is certainly important, but the building location also makes a statement. The government or civic center concept might represent civic pride, while a location in or near a major shopping center might suggest another attitude; perhaps that of service. A location in an industrial area probably would not be as positive a connotation.

IV. STREET ACCESS AND PARKING

The Homer fire and police facilities will have four kinds of parking, including:

- Public Parking
- Official Parking
- Staff Parking
- Fire Volunteers

Public Parking

The public parking should be easily seen and readily accessible adjacent to the building public entrance. If the building should include a large meeting room, it is desirable that the public parking lot have two points of access. This will aide access to and egress from a busy lot.

Official Parking

The official parking should be in a fenced, secure area. To avoid the congestion of the public lot, the official parking should have its own point of access. This access should be on a street not subject to

heavy traffic to the point of grid lock. The access should also be far enough from a stop signed intersection to avoid traffic backups.

In the event of blockages of the main access, due to accidental or deliberate causes, a second access is desirable for the major facilities; preferably from a second street. For this reason, a site at a corner location is ideal. If only one street is available, the two accesses should be as far apart as possible. The second access could be through the public parking.

Staff Parking

Because police employee cars are sometimes subject to vandalism; and because of shift changes during dark hours, staff parking should also be in a fenced, secure area. This parking could be contiguous with official parking. Fire staff parking could also be in a secure area.

Volunteer Parking

Because volunteer fire fighters’ private vehicles could also be subject to vandalism, a fenced area is recommended.

Impound Storage

Impound storage parking should be in a secure area, and concealed from the public so that vehicles cannot be damaged or otherwise affected.

V. TOPOGRAPHY AND SOILS

Topography

Because it is critical that the Police and Fire Departments remain operational during floods, the facilities should be located above the flood plain or potential tsunami. This is also important to avoid costly fill or the possibility of costly foundations. The site should not be in a swampy area, or below adjacent streets. Sites which rise slightly above adjacent streets offer the possibility of a better image for the facility.

A relatively flat site is preferable, though a slight slope for drainage is ideal. A site with a steep slope should be avoided. However, a site with 2 or 3 levels separated by steep slope might be considered for a multilevel facility – though fire apparatus access and egress at both sides of the facility could be problematic.

Soils

Fire and police facility are “Essential Facilities” and have more stringent structural requirements than a typical building. Therefore, good soil bearing characteristics are important for seismic as well as gravity loading. Sites with poor fill or near known seismic faults should be avoided.

Sites with substantial rock outcroppings should be avoided if possible, because of the additional excavation expense.

VI. UTILITIES

The site should be served by the normal utilities including water, telephone, electrical power, sanitary and storm sewers and if possible, natural gas.



Redundant Systems

A police and fire facility should remain operational during and after an emergency event, whether natural or man caused.

The building code classifies these buildings as an “Essential Facilities”, and stipulates more stringent requirements for construction. For example, the ability to resist earthquakes is increased. Other improved or redundant systems to be considered include:

- Electric Power
- Potable Water
- Waste Water
- Communications
- Air Handling Systems

All of these items should be addressed during design of the facilities. Potable water might be considered during site selection. A backup water system could be provided by storage tanks. However, a site offering the possibility of an independent well would be desirable.

Homer Public Safety Building DRAFT Site Selection Criteria							
 Homer Public Safety Building Review Committee Meeting 		Weighting Factor	Site Name	Site Name	Site Name	Site Name	Site Name
Parcel Characteristics							
1	Parcel Ownership and Cost						
1a	City Ownership & Potential for Drawing on other Funding Sources	10					
	<i>Potential Site Acquisition - Expected cost per SF</i>		\$0.00	\$0.00	\$0.00	\$0.00	
	<i>Potential Site Acquisition - Ranking by lowest cost</i>						
2	Size and Available Configurations:						
2a	≈ 4 acres or more	5					
2b	Configuration requirements	5					
	<i>Square</i>						
	<i>Rectangular, 2:3 ratio</i>						
	<i>Rectangular, 1:2 ratio ONLY if facing 2 streets for egress</i>						
	<i>L or T shape ONLY if not to narrow for site circulation</i>						
	Subtotal		0.0	0.0	0.0	0.0	
	Subtotal Ranking		#	#	#	#	
Physical Characteristics							
3	Environmental Risk						
3a	Well Above Tsunami Area	5					
3b	Well Above Floodplain	5					
3c	Structural Soils - Load bearing for seismic concerns	5					
4	Development Suitability						
4a	Gravity loading, well-draining soils	2					
4b	No wetlands	2					
4c	No subsoil rock outcroppings (excavation expense)	2					
4d	Site Slope	2					
	<i>Relatively flat</i>						
	<i>Slight slope for positive drainage</i>						
	<i>Sloped supporting a multilevel facility ONLY if fire apparatus, egress and site circulation are highly functional</i>						
5	Utilities						
5a	Existing Utilities meet "essential facility" specs for seismic failure	2					
5b	Water, with redundancy (piped plus well or room for storage tank)	2					
5c	Electric, with redundancy (room for generator)	2					
5d	Natural Gas						
5e	Communications						
	Subtotal		0.0	0.0	0.0	0.0	
	Subtotal Ranking		#	#	#	#	
Community Characteristics							
6	Community Location						
6a	Central to Fire Service Area	5					
6b	Easy for the Public to Find, Access, Park, and Enter Shared lobby	2					
6c	Visible Location that enhances Civic Identity	2					
7	Traffic and Access						
7a	Efficient access to major community collector/arterial roads for quick emergence	10					
7b	Distant from intersections where backed up traffic and congestion could inhibit outgoing and returning vehicles	2					
7c	Low accident rates on adjacent roadways/intersections	2					
7d	Located on a corner lot with access to 2 streets	2					
7e	Multiple site access options, including separated entrances and exits for public parking, officer parking, and exiting fire/police vehicles	2					
8	Facility Compatibility with Existing Neighborhood						
8a	Enhances rather than displaces existing use	2					
8b	Complimentary to adjacent and nearby land uses	2					
8c	Compatible with Existing Zoning	2					
	<i>Current Parcel Zoning</i>						
8d	Compatible with Adopted Plans	6					
	<i>City of Homer Comprehensive Plan(2008)</i>						
	<i>Homer Area Transportation Plan (2005)</i>						
	<i>Homer Emergency Operations Plan (2013)</i>						
	<i>Homer Local All-Hazard Mitigation Plan (2010)</i>						
9	Security						
9a	Positioned above, not below nearby streets and adjacent lots	2					
9b	No adjacent lot concealed areas (complex building footprints, woods, etc.)	2					
9c	No adjacent raised structures (tall buildings looking down, raised highway or viaduct, due to potential for accidents or mischief)	2					
9d	Lot configuration enables visible clear zone and security setbacks from nearby parcels and roadways.	2					
9e	Ability to locate impound storage so it is not visible to or easily accessible by the public.	2					
9f	Low chance of all site access being blocked by accidents, vehicular congestion, and backed up traffic at intersections	2					
	Subtotal	100	0.0	0.0	0.0	0.0	
	Subtotal Ranking		#	#	#	#	
Total			0.0	0.0	0.0	0.0	
			Rank #	Rank #	Rank #	Rank #	

Symbols	Values	KEY
X	0	Fatal Flaw
	1	No Compliance with Criteria
	2	Minimal Compliance with Criteria
	3	Compliance with Criteria
		Strongest Compliance with Criteria

selected. The committee will be discussing in depth each potential site and will be making a recommendation to Council. He stated that at the end of the meeting the committee members may address some of the questions that were posed by the public and invited the public to attend the remainder of the meeting.

PENDING BUSINESS

A. Proposed Building Site Selections

Chair Castner asked the committee where they would like to start. It was noted that the draft site selection criteria was not included in the laydowns received. Ms. Krause momentarily left the meeting to provide that document for the committee.

Mr. Smythe provided a brief summary of the document. He hit on the following items:

- Security
- Access – Street and Public, including parking for both staff and the public
- Utilities
- until the space needs is completed they will be unable to select the best site for the project.

Discussion and comments by the committee members were as followed:

Ken Castner stated:

- existing site is the best overall due to size, value to the buildings even if one came down
- the Wildberry site was a wildcard to show possibilities, the location was favorable
- the HERC site and existing site are the ones that have the most value to them in relation to the project

Mr. Crane stated that you can only make do with what you have for so long then you have to make plans. He also commented the following:

- not convinced that the existing site could not work however there is potential if a trade or purchase of the neighboring borough maintenance parcel can be done. This would expand the site.
- not sure the fire department building was at the place it needed to be replaced and would like to see more information on that option of remodel.
- understands the importance of a recreational component to the community and would be receptive to inclusion of the gym into the future use of the safety building on the HERC site.
- zoning with regard to jails and schools could be addressed through design

Chief Robl reported that he did not have concerns with any of the three sites. He stated the following:

- use of the existing site during construction would not pose a problem to his department however he was unsure how the Fire department would be able to work around that.
- parking is a major issue for fire department now with volunteers, maybe some alternatives can be address by Public Works for volunteer parking on Lee Drive.
- a highly visible, centrally located and easily accessible location was desired

Ms. Wythe commented on the following:

- the discussion on the HERC building has been continuing for 10 years, the tone never changes
- acknowledged the community uses the facilities provided by the HERC site
- there are issues with the gymnasium that do not meet the safety regulations in code
- if the city intends to continue the use the building it must be brought up to code.
- would defer to the people who are the experts on the existing site – the departments that are and have been using the existing buildings and location, they are the experts on the use of their facilities
- the two sites, HERC and existing are equally situated

- does not favor a land trade since part of what the city can bring to the table is that they own the property.

Dan Miotke stated the following:

- cannot understand the desire of the community to continually support the use of a building containing many hazards
- agreed that the use of the existing site during construction for the fire department would be tenuous at best
- any of the sites presented would be ideal as long as they were able to provide a building that contained the elements each department needed as previously stated by Chief Painter.

Mr. Castner further added that he has received a number of communications expressing the question do we really need a new public safety building? He went on to further note that is what this committee is to determine. Funding is another obstacle and it may come down to a bonding issue. Mr. Castner believed that there was still some utility to the existing buildings and while there were numerous issues with the Police building there were solutions. He was looking for the thriftiest solution. He had no qualms about tearing down the HERC buildings but believed there was some value to the gym portion. He agreed that there was and would be a benefit to performing more research and working together with the public.

Mr. Castner made assurance that they needed to settle on site before too long or they will lose some of the momentum.

Mayor Wythe noted that at the last meeting it was determined that site selection was not as important as first presumed and requested clarification from Ms. Noble.

Ms. Noble responded that the needs assessment is not expected to be completed until middle of August or September and proposed that the site discussion be addressed in late August early September.

Mayor Wythe then stated that it was determined to focus on the public education of the project through the summer.

A discussion was entertained regarding the draft site matrix development criteria and the public involvement document. This negated the schedule being revised to coordinate the public involvement which was provided in the laydown documents. Further explanation from Mr. Smyth on the general processes regarding selecting the appropriate site for the project, providing an example of a similar project in Kodiak where time and funds were expended and then they had to start over since the two initial sites were not appropriate.

Ms. Noble proceeded to expound on the benefit to initiate the public involvement portion while they have momentum and encouraged the committee to review the draft Public Involvement Plan and provide feedback at the next meeting. This result from the recent input of staff and initial public interest received. Ms. Noble then introduced Sarah Doyle, who is familiar with Homer and will be developing the Open Houses and public involvement portion. She pointed out the list of suggested avenues that can be done to inform the public.

Mayor Wythe requested clarity on what actions the committee and or Council can do to assist the design team. Ms. Noble responded that this was a great opportunity to reach out this summer to the public how important this project is to the community. She referenced page 8-9 that showed the simple things that can be accomplished with very little effort. She did agree that it would be good to have not only the committee reach out to the public but even the staff who use those buildings.

Mayor Wythe was seeking whose role should be completing these recommendations whether it is committee or staff or the design team.

WYTHE/CRANE – MOVED TO INCLUDE THE DRAFT PUBLIC INVOLVEMENT PLAN ON THE JUNE 24, 2014 AGENDA AND MAKING THAT THE FOCUS OF THE MEETING.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A brief discussion ensued on including Representative Seaton in this step. Ms. Noble will provide an outreach contact list for review at the next meeting.

B. On Site Visit Report - Committee Member Ralph Crane

Mr. Crane reported that viewing the existing site and working conditions of both departments and believed the Police Department working conditions were appalling; they were cramped and the layout was inefficient. He felt that what the officers worked with was amazing. The Fire Department was not much better off since there were many issues involving safety and general working conditions, standards for equipment storage, etc. He noticed that they have equipment stuffed in every nook and cranny in that building.

The HERC building at the time of the visit had numerous folks playing Pickleball and having fun. However, he had serious concerns over safety and egress let alone use of the building; whether it can be remodeled efficiently he is not sure. But advised that people should know where the exits are.

Chair Castner stated that he wanted to include in the record that he visited the Police Department today to see the conditions that Mr. Crane reported to him and he appreciates Mr. Crane making this report.

NEW BUSINESS

A. Scheduling the Next Steps in the Process – Development of a Case Statement

Chair Castner expressed he wanted to get this completed soon. He also wanted to include in the case statement that a co-location is desired not separate Fire and Police departments. This was something they required in order to promote the project. He asked if staff would be able to provide two paragraphs for the next meeting. Mr. Meyer responded favorably.

Chief Robl stated that while they are waiting for the results of the space needs study he would like to know if it would be possible to demolish all but the gym on the HERC site and what the cost would be to bring it up to code and the cost to include in the new building design.

INFORMATIONAL ITEMS

A. Resolution 14-36(A), Committee Creation Task Outline

B. Public Questionnaire created and distributed by Meredith Noble, Funding Specialist, USKH

C. Public Response – Completed Questionnaires Received

COMMENTS OF THE AUDIENCE

DRAFT

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	SPACE ALLOCATION		NOTES
		AREA ALLOCATION	TOTALS	
MAIN BUILDING				Assume all spaces at grade level
POLICE		21,195		
FIRE		16,785		
SHARED		5,948		
TOTAL MAIN BUILDING			43,928	
ANCILLARY FACILITIES				
POLICE		6,573		
FIRE		1,459		
SHARED		1,252		
TOTAL ANCILLARY FACILITIES			9,284	
SITE FACILITIES				
POLICE		33,797		
FIRE		31,948		
SHARED		4,550		
TOTAL SITE FACILITIES			70,295	
SUB TOTAL BUILDING & SITE FACILITIES			123,507	
ALLOWANCES				
Design Contingency	10%	12,351		Includes set backs Expand to 2034 needs
Landscape / Hardscape	25%	30,876		
Future Expansion	13%	16,055		
			59,282	
TOTAL ESTIMATED SITE AREA REQUIREMENT			182,789	4.20 Acres

DRAFT

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	SPACE ALLOCATION		NOTES
		AREA ALLOCATION	TOTALS	
MAIN BUILDING				Assume all spaces at grade level
POLICE		23,728		
FIRE		18,087		
SHARED		6,186		
TOTAL MAIN BUILDING			48,001	
ANCILLARY FACILITIES				
POLICE		6,573		
FIRE		1,459		
SHARED		1,252		
TOTAL ANCILLARY FACILITIES			9,284	
SITE FACILITIES				
POLICE		39,192		
FIRE		34,873		
SHARED		4,550		
TOTAL SITE FACILITIES			78,615	
SUB TOTAL BUILDING & SITE FACILITIES			135,900	
ALLOWANCES				
Design Contingency	10%	13,590		Includes set backs Expansion beyond 2034
Landscape / Hardscape	25%	33,975		
Future Expansion	10%	13,590		
			61,155	
TOTAL ESTIMATED SITE AREA REQUIREMENT			197,055	4.52 Acres

LorenBerryArchitect

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41601 MADRONE, SPRINGFIELD, OREGON 97478 TELEPHONE (541) 896-3692 FAX (541) 896-0231

USKH NOW STANTEC

CITY OF HOMER, ALASKA
Public Safety Facility

SPACE NEEDS ASSESSMENT

August 26, 2014

LorenBerryArchitect

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41601 MADRONE, SPRINGFIELD, OREGON 97478 TELEPHONE (541) 896-3692 FAX (541) 896-0231

August 26, 2014

Carey Meyer, Public Works Director and
Public Safety Building Review Committee
City of Homer, Alaska

On behalf of USKH of Fairbanks, the Project Architect and our firm, it is our pleasure to submit the Space Needs Assessment for the City of Homer Public Safety Facility.

The study projects the building space and site area requirements for the years 2014 and 2034.

The information and assistance provided by Fire Chief Painter, Police Chief Robl, their staffs, and other City representatives has been most helpful.

If you have any questions or need clarifications regarding the study, please call us.

Thank you for involving us in this important project.

Sincerely,



Loren R. Berry, FCSI, CDT, AIA



Jon R. "Jack" Berry, AIA

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I EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Introduction

In the Spring of 2014, USKH of Fairbanks, Alaska and its team of consultants was selected to provide architectural and related services for the preliminary design of a new Public Safety Facility, including the Homer Volunteer Fire Department and Police Department. Loren Berry Architect of Springfield, Oregon serves as the Public Safety Facility Design Consultant, assigned to provide a space needs assessment and initial conceptual plan.

Space needs projections have been made for the years 2014 and 2034. Summaries of these needs follow. The detailed space needs are included in Section V and VI.

It is intended that the initial concept plans will be presented at a future date.

SUMMARY OF PERSONNEL SPACE & SITE NEEDS

The following chart is a summary presentation of the 2014 and 2034 personnel, building and site area needs.

Site area requirements are estimated for both a single and a two story facility. A preliminary determination of what functions are to be included on which floor level is shown on the “Vertical Adjacencies” chart in Section VII.

A breakdown of personnel needs is provided in Section III.

Detailed breakdowns of 2014 and 2034 space needs for Fire, Police, and Shared Facilities are provided in Sections V and VI respectively.

SUMMARY OF PERSONNEL SPACE NEEDS

2014						2034					
PERSONNEL	MAIN BUILDING	ANCILLARY BUILDINGS	TOTAL BUILDINGS	SITE FACILITIES	ESTIMATED SITE AREA	PERSONNEL	MAIN BUILDING	ANCILLARY BUILDINGS	TOTAL BUILDINGS	SITE FACILITIES	ESTIMATED SITE AREA
VOLUNTEER FIRE DEPARTMENT						VOLUNTEER FIRE DEPARTMENT					
7 STAFF 40 VOLUNTEERS	21,296	1,459	22,755	31,948	54,703	14 STAFF 50 VOLUNTEERS	22,307	1,459	23,766	34,873	58,639
POLICE DEPARTMENT						POLICE DEPARTMENT					
31	22,081	7,230	29,311	33,797	63,108	38	24,684	7,230	31,914	39,192	71,106
SHARED FACILITIES						SHARED FACILITIES					
--	4,341	1,320	5,661	4,550	10,211	--	4,585	1,320	5,905	4,550	10,455
TOTALS						TOTALS					
N/A	47,718	10,009	57,727	70,295	128,022		51,576	10,009	61,585	78,615	140,200
SUB-TOTAL ESTIMATED SITE AREA						SUB-TOTAL ESTIMATED SITE AREA					
					128,022						140,200
SITE AREA ALLOWANCES						SITE AREA ALLOWANCES					
DESIGN CONTINGENCY 10%					12,802	DESIGN CONTINGENCY 10%					14,020
LANDSCAPE/HARDSCAPE 25%					32,006	LANDSCAPE/HARDSCAPE 25%					35,050
FUTURE EXPANSION 10%					12,802	FUTURE EXPANSION 10%					14,020
TOTAL ESTIMATED SITE AREA REQUIREMENT					185,633	TOTAL ESTIMATED SITE AREA REQUIREMENT					203,290
ALL FACILITIES ON ONE LEVEL					4.25 Acres	ALL FACILITIES ON ONE LEVEL					4.66 Acres
REDUCE SITE AREA FOR 2 LEVEL FACILITY:						REDUCE SITE AREA FOR 2 LEVEL FACILITY:					
ASSUME 30% OF MAIN BUILDING ON 2ND FLOOR						ASSUME 30% OF MAIN BUILDING ON 2ND FLOOR					
.30 X 47,493					(14,315)	.30 X 51,639					(15,473)
TOTAL ESTIMATED SITE AREA REQUIREMENT					171,318	TOTAL ESTIMATED SITE AREA REQUIREMENT					187,817
TWO STORY FACILITY					3.93 Acres	TWO STORY FACILITY					4.31 Acres

II METHODOLOGY

METHODOLOGY

Introduction

Following is an outline of the Project Approach used in this Space Needs Assessment for the City of Homer proposed Public Safety Facility. Designed for client involvement, the methodology has been used successfully on many similar projects.

The process was organized around workshops with City representatives for information gathering and with City review of drafts of each element of the study as they are prepared. This study should provide a clear understanding of the current and future building needs.

PROJECT APPROACH

- **Questionnaire**
Questionnaires were provided for Police and Fire leadership and other key personnel. The questionnaire addressed such things as department organization charts, internal and external adjacencies, future organizational changes, and long-term needs. Also included were questions regarding specific facility requirements, such as lighting, heating, ventilation and cooling, and special finishes. The questionnaire also inquired of staff positions, both current and future, and special spaces and equipment. Questionnaire responses from the Fire & Police Chiefs are included in Appendix A.

- **Workshops with City Representatives**
The work in Home was started with a "kick-off" meeting with leadership from Police, other City departments and the Public Safety Building Review Committee (PSBR).

Initial discussion was related to the project scope and objectives, and the procedures for implementing the study. From study organization and funding, discussion moved to background issues, such as historic relationships, community perception, and uniqueness of and influences on the community. Finally, the discussion covered facility issues such as potential sites, desired quality and character of new facilities, possible shared spaces, and future programs.

- **Department Workshops**
Interviews were then held with key staff for each department area. These sessions included small group and individual meetings. Discussions began with issues covered in the initial "kick-off" meeting, but more specific to individual area needs and concerns. The discussions also included existing or proposed work patterns, desired adjacencies, and needs in the new facility.
- **Project Notes**
Project notes were prepared for review. Information obtained from the meetings and the Questionnaires was combined in these notes.
- **Space Standards**
Example diagrams of typical spaces were provided to assist the City staff in establishing space standards for various offices, work stations, and other spaces.
- **Space Needs Projections**
Based on the current and projected staffing requirements and the suggested space standards, space projections were made for the current and future needs. These projections, for 2014 and 2034 are included in Sections V and VI, respectively of this document.
- **Draft Presentation**
The various components of the study, including the Project Notes, Space Standards, Space Projections, and Adjacency Diagrams, were presented in draft form for review as they were completed.
- **Concept Plans**
Initial Concept Site and Floor Plans will be presented. The space standards, space needs, and adjacencies will be applied to demonstrate an example site and floor plans, and the site area required for the proposed facilities.

III GROWTH & STAFFING

June 11, 2014

Population of Homer

Estimating population growth is important in assessing the space needs of community building facilities. Population is often used in determining the number of personnel assigned to public safety facilities, which in turn determines the building space needed.

The U.S. Census had the City of Homer population in 2010 at 5,003. The City's website notes that number as a 27% increase since 2000; an average of 2.7% per year. The growth was due in part to annexation of a large land area in 2002.

The City's population was estimated to be 5,239 in 2012, and average increase of 2.4% per year over the 2 year period. Using that rate of growth, the City's 2014 population would be estimated to be 5,365. If that rate of growth were to continue for 20 years, it would be 8,621 in 2034. Twenty years is generally the recommended span to use in planning public safety facilities.

The Staffing Chart presented in this Section for the Homer Police and Fire Departments indicates the Current Actual, Current Need, and Future Staffing Needs. The following is a discussion of those needs relative to the current and projected future population of the City.

Police

The Department currently has 12 sworn police officers. Chief Mark Robl has indicated that the current need is 15 officers. 15 officers represents 2.8 officers / 1,000 estimated population.

According to the U.S. Department of Justice Bureau of Justice Statistics, the national average of sworn / 1,000 in 2000 was 2.3. It seems reasonable that a community such as Homer that serves a much larger area and has a substantial tourist impact would have a somewhat higher ratio.

The Chief suggests a future need of 18 sworn officers. Using the ratio of 2.8 officers / 1,000 for the estimated 2034 population of 8,621 results in 24 sworn officers; 6 more than the Chief suggests.

Considering the entire Police Staff; the Department currently has 26. The Chief indicates the current need of 31. A staff of 31 represents a ratio of 5.8 / 1,000.

The Chief suggests a future need of 38 total staff. Using the ratio of 5.8 total staff / 1,000 for the estimated population of 8,621 results in a staff of 50; 12 more than the Chief suggests.

Conclusion: The suggested future need for both sworn and total staff could be underestimated for the recommended 20 year period.

Fire

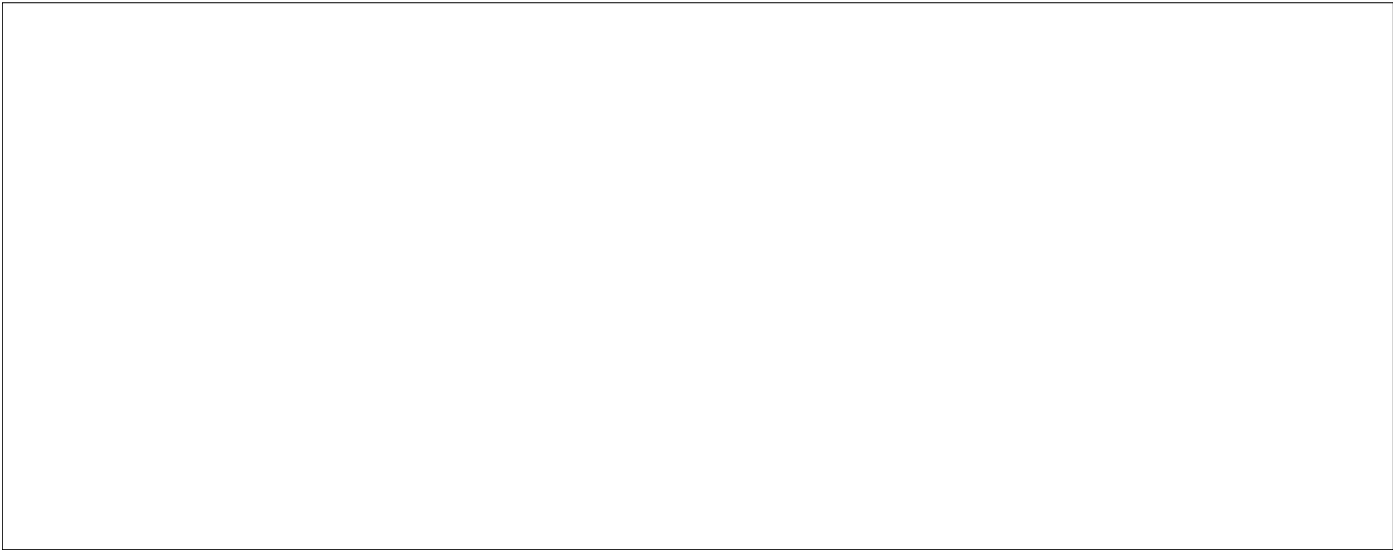
The Department currently has a paid staff of 5. Chief Robert Painter has indicated that the current need is 7. A full-time staff of 7 represents 1.3 / 1,000 estimated population of 5,365.

The Chief suggests a future need of 14 full-time staff. Using the ratio of 1.3 / 1,000 for the estimated 2034 population of 8,621 results in 11, only 3 less than the Chief suggests; which includes adding 6 Emergency Service Specialists (ESS) as well as an Assistant Chief / Training Officer and a Fire Marshal / Plan Reviewer.

Currently the department has about 40 volunteers. This is a ratio of about 7.5 / 1,000 population.

The Chief has suggested 50 volunteers as a future need. Using the ratio of 7.5 / 1,000 for the estimated population 8,621 results in a volunteer force of about 65; 15 more than the Chief suggests.

Conclusion: The Chief's suggested future need for full-time staff would seem to be a bout right (only 3 more than that based on an estimated future population). The number of volunteers for the future suggested by the Chief might be underestimated.



POLICE DEPARTMENT	Number of positions					
	Current Actual		Current Need		Approx. 20 Year Projection	
Position/Title	Total	Largest Shift	Total	Largest Shift	Total	Largest Shift
Dispatch	8	2	9	3	11	4
Patrol	11	3	13	4	15	6
Investigations	1	1	2	2	3	3
Jail	6	1	7	2	9	3
TOTAL SWORN	12	4	15	6	18	9
TOTAL STAFF	26	7	31	11	38	16

IV SPACE STANDARDS

Attached are examples from our library of space standards, and examples specifically for the Homer Public Safety Facility.

OFFICES

Included are 7 examples of offices with layout variations. Sizes range from 100 to 270 sq. ft. Larger examples are also available.

Please select an office size for each of the following positions. Our suggestions are shown in some cases. Only the size is critical at this time; not the layout.

- Office of the Chief
 - The existing office is approximately 180 sq. ft.
 - Suggest Office 225 sq. ft.
- Lieutenant's Office
 - Existing office is approximately 110 sq. ft.
 - Suggest Office 180 sq. ft.
- Investigation Offices
 - Existing office is approximately 110 sq. ft.
 - Suggest Office 150 sq. ft.
- Sergeant's Offices
 - Suggest Office 150 sq. ft.
- Dispatch Supervisor
 - Suggest Office 150 sq. ft.

WORK STATIONS

Included are 6 examples from our library. Many others are possible.

Please select a work station size for each of the following positions. Our suggestions are shown in some cases.

- Senior Officers
 - Suggest work station 64 sq. ft. all positions in one room. Add space within room for counter with printer, supplies, etc.
- Report Writing / Officers Work Stations
 - Suggest Work Station 25 sq. ft. all in one room. Add space for counter for printer, supplies, forms, etc.
- Evidence Officer Work Station
 - Suggest Work Station 80 sq. ft. locate within or adjacent to Evidence Receive / Process.
- Jailer Work Stations
 - Suggest Work Station 42 sq. ft. all in Control Room. Add space for files, counter for printer, supplies, forms, etc.

OTHER SPACE STANDARDS

Example space standards are included for a variety of spaces proposed for the Homer Police Facility. Some examples are for complete operational sections, such as Evidence, and Jail Booking/Control. These examples are intended to show areas and demonstrate relationships, not final designs.

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• JAIL BOOKING / CONTROL	IV - 34
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• EXAMPLE JAIL LAYOUT	IV - 36
• OFFICER ENTRY / MUD ROOM / VISITATION / BUNK ROOM	IV - 37
• EVIDENCE PROCESS / STORAGE	IV - 38
• ARMORY / RANGE	IV - 39
• SHOWER / LOCKER	IV - 40

Attached are proposed space standards for facilities to be shared by the Police and Fire Departments.

The following standards are included:

- Four Lobby Concepts:
 1. “Completely Separated”
 2. “Mostly Separated” – Selected Concept
 3. “Somewhat Shared”
 4. “Completely Shared”Please select one of the concepts.
- Training Room
- Exercise & Physical Training Room
- Vehicle Wash Bay
 - The example shows a bay of a size to contain the largest fire apparatus.
 - Should the bay be this large? Yes No
 - Should the bay be open (slab with drains) covered or enclosed

Note: The standards are examples intended to show areas and/or demonstrate relationships, not final designs.

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• TRAINING ROOM	IV - 47
• EXERCISE & PHYSICAL TRAINING	IV - 48
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V 2014 SPACE NEEDS

2014 SPACE NEEDS

Introduction

The City of Homer proposed Public Safety Facility Space Needs for 2014 are presented in the following order:

Fire Facility Summary	V-3
Fire Facility Space Needs Assessment	V-4
Fire Site Facilities	V-7
Police Facility Summary	V-8
Police Facility Space Needs Assessment	V-9
Police Site Facilities	V-14
Shared Spaces & Facilities Needs Assessment	V-15
Shared Site Facilities	V-16
Estimated Site Area Requirements	V-17

The Facility Summaries contain two parts:

Main Building and Ancillary Facilities.

Ancillary Facilities

Ancillary Facilities are department support facilities, some of which could be located in separate buildings, but might be attached to the main building. These facilities might require less costly construction, including some of the following:

Finishes (e.g. no finish floor or ceiling), or lesser HVAC, or lower lighting levels. These facilities generally require less circulation space.

Site Facilities

Site Facilities include non-building functions or spaces, which none the less require area on the site. These include parking, driveways, approach aprons, landscape, and setbacks.

LEGEND
Indicates additional space needed in future.
ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	2014 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
MAIN BUILDING						
PUBLIC AREAS					619	
DISPATCH / RECORDS		9			1,644	
ADMINISTRATION		2			486	
INVESTIGATIONS		2			720	
PATROL		11			1,933	
PROPERTY / EVIDENCE					1,800	
JAIL		7			3,000	
RANGE / ARMORY					3,795	See Shared Spaces for Training Room, Exercise & Physical Training
SUPPORT SPACES					3,668	
TOTAL DEPARTMENT MAIN BUILDING SPACE NEED					17,665	
ALLOWANCES						
Design Contingency	5%			883		
Inter Facility Circulation	10%			1,767		
Vertical Circulation	2%			353		
Mechanical / Electrical / Telephone	5%			883		
Structure / Exterior Envelope	3%			530		
					4,416	
TOTAL MAIN BUILDING REQUIREMENT					22,081	
ANCILLARY FACILITIES						
ANCILLARY FACILITIES					6,633	
ALLOWANCES						
Design Contingency	5%			332		
Inter Facility Circulation	0%					
Vertical Circulation	0%					
Mechanical / Electrical / Telephone	1%			66		
Structure / Exterior Envelope	3%			199		
					597	
TOTAL ANCILLARY FACILITY REQUIREMENT					7,230	

LEGEND
Indicates additional space needed in future.

ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES
		2014 PERSONNEL	QUANTITY	AREA ALLOCATION	
PUBLIC AREAS					
Entry Vestibule					See Shared Spaces
Police Lobby					
Open Area, Inquiry Counter, form rack, seating area, desk			1 x 192	192	
Public Toilets					
M&W each with 1 ADA toilet & lav			2 x 64	128	
Soft Interview Room			1 x 196	196	Living Rm. Atmosphere; Safe haven See Jail
Inmate Visit / Release					
Sub Total Net Areas				516	
Circulation @ 20%				103	
TOTAL POLICE PUBLIC AREAS				619	
DISPATCH / RECORDS					
Reception					Bullet resistant glass & wall. Panic button @ counter. Control access to soft interview, jail visit, Dept. Areas.
Reception Counter, work station, mail in & out			1 x 56	56	
Work Room			1 x 130	130	Adjacent Dispatch, Reception
3 Legal Files Mail sort, counter, copier, printer, scanner					
Dispatch		9	1 x 576	576	
3 Duty Consoles, 1 Training Console, Reference Carousels, Video/TV screens on walls, maps, display boards, shelves on walls for Pending Case files, notebooks, headsets					
Break Room					
Counter w/sink, dishwasher, microwave. Refrigerator			1 x 160	160	
Table seating for 2-3, couch					
Toilets (M & W)			2 x 64	128	
2 Rooms, each with ADA toilet & lav					
Lockers					
9 - 12" x 12" x 15" high, stacked 2 high - 5 @ 4 sq. ft.			1 x 20	20	
Dispatch Supervisor	OF 150		1 x 150	150	
Dispatch Radio & Computer Room			1 x 150	150	
Sub Total				1,370	
Circulation @ 20%				274	
TOTAL DISPATCH SPACE SECTION NEED				1,644	
ADMINISTRATION					
Police Chief	OF 225	1	1 x 225	225	
Lieutenant	OF 180	1	1 x 180	180	
Sub Total				405	
Circulation @ 20%				81	
TOTAL ADMINISTRATION SPACE SECTION NEED				486	

LEGEND
Indicates additional space needed in future.

ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	2014 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
INVESTIGATIONS						
Detectives	OF 150	2	2 x	150	300	
Soft Interview						
Table Seating			1 x	140	140	
Hard Interview						
2 Chairs, Table			1 x	80	80	Shared w/ Patrol
Polygraph			1 x	80	80	
Sub Total					600	
Circulation @ 20%					120	
TOTAL INVESTIGATIONS SPACE SECTION NEED					720	
PATROL						
Briefing / Squard Room		11	1 x	300	300	
Table, Chairs for 4						
Report writing / Officer Work Stations			1 x	225	225	
4 WS @ 25	100 S.F.					
13 File drawer under counter w/ copier, printer, shredder. Cabinet over.	100 S.F. 25 S.F.					
State Trooper	WS 25					
Sergeants Offices	OF 150		4 x	150	600	
Senior Officers - 4 WS @ 64	256 S.F.					
Work Counter	80 S.F.		1 x	336	336	
Patrol Storage	150 S.F.		1 x	150	150	
Sub Total					1,611	
Circulation @ 20%					322	
TOTAL PATROL SPACE SECTION NEED					1,933	
PROPERTY / EVIDENCE						
Evidence Submit	100 S.F.		1 x	100	100	
Counter w/ sink, cabinet over.						
Evidence slam lockers (open to Evidence Receive)						
Bio-Hazard / Blood Dry Cabinet (open to Evidence Receive)						
Refrigerator, Emergency Shower						
Evidence Equipment & Supply	64 S.F.		1 x	64	64	
Evidence Receive	144 S.F.		1 x	144	144	
Counter w/ sink, fume hood						
Work counter / island						
Evidence cart						
Incinerator	20 S.F.		1 x	20	20	
Emergency Shower						
Evidence Work Station	WS 64		1 x	64	64	
Evidence Storage			1 x	1,108	1,108	
Found Property	40 S.F.					
Refrig./Freeze	40 S.F.					
Guns	64 S.F.					
Money/Valuables	50 S.F.					
Drugs	50 S.F.					
Marijuana Drying	64 S.F.					
Large Storage Area	600 S.F.					

LEGEND
Indicates additional space needed in future.

ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES
		2014 PERSONNEL	QUANTITY	AREA ALLOCATION	
Long Term Storage	200 S.F.				Could be in basement or off-site.
Vehicle Impound					See Ancillary Facilities
Sub Total					1,500
Circulation @ 20%					300
TOTAL PROPERTY / EVIDENCE SPACE SECTION NEED					1,800
JAIL					
Booking			1 x	640	640
Open Floor Area	100 S.F.				
Cuffing Bench	60 S.F.				
Report Write	WS 35				
Pre-Booking Counter	100 S.F.				
Intoxilizer	25 S.F.				
Fingerprint	25 S.F.				
Photo	40 S.F.				
Restraint Chair	40 S.F.				
Temporary Evidence Lockers	15 S.F.				
Strip Search	90 S.F.				
Decon Shower/Toilet	70 S.F.				
Inmate Property	40 S.F.				
Jail Support			1 x	250	250
Food Receive w/sink	40 S.F.				
Clean Supply / Janitor	40 S.F.				
Bedding	40 S.F.				
Uniforms	40 S.F.				
Laundry	90 S.F.				
Temporary Holding			1 x	70	70
Interview / Juvenile Holding			1 x	100	100
Inmate Visit Room			1 x	100	100
Jail Control		7	1 x	268	268
2 WS @ 64	128 S.F.				
5 - Files	40 S.F.				
Counter/Key Rack	50 S.F.				
Toilet	50 S.F.				
Cells					
Men					
2 Bed			4 x	120	480
1 Bed			1 x	80	80
Women					
2 Bed			2 x	120	240
Crisis Cell			1 x	80	80
Sub Total					2,308
Circulation @ 30%					692
					54

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Date: July 8, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	2014 PERSONNEL	SPACE ALLOCATION		NOTES
			QUANTITY	AREA ALLOCATION	
TOTAL JAIL SPACE SECTION NEED					3,000
RANGE/ARMORY					
Armory			1 x	200	200
Gun Clean	80 S.F.				
Weapons Storage	120 S.F.				
Range			1 x	3,250	3,250
5 - 75' Firing Lanes	1,875 S.F.				
Bullet Trap					
Prep & Score					
Control					
Storage					
Sub Total					3,450
Circulation @ 10%					345
TOTAL RANGE/ARMORY SPACE SECTION NEED					3,795
SUPPORT SPACES					
Officer Entry / Mud Room			1 x	225	225
Weather Vestibule	65 S.F.				
Boot Clean	30 S.F.				
Rain Gear	60 S.F.				
Decon Shower / Dress	70 S.F.				
Training Room					See Shared Spaces
Men's Shower Room			1 x	464	464
Entry Screen, 1 each					
ADA Toilet, Urinal, Lav., & Shower					

Men's Locker Room			1 x	358	358
Entry Screen					
Space for:					
18 - 18" W x 24" D Lockers					
8 - 12" W x 18" D Lockers					
Women's Shower Room			1 x	340	340
Entry Screen, 1 each					
ADA Toilet, Lav., Shower					

Women's Locker Room			1 x	246	246
2 - 18" W x 24" D Lockers					
11 - 12" W x 24" D Lockers					
Exercise & Physical Training					See Shared Spaces
Men's Toilet					
Entry Screen, 1 each ADA toilet, urinal, lav			1 x	160	160
Women's Toilet					
Entry Screen, 1 each ADA toilet, lav			1 x	130	130
Break Room			1 x	208	208
Counter w/sink, dishwasher, cabinets over, space for crockpots, range, microwave, refrigerator.					
Table seat 4-6					
Bunk Room			1 x	196	196
Space for 2 beds, closet, bunk storage					
New Uniform Storage			1 x	40	40
8' Closet					
Laundry			1 x	90	90
Washer, Dryer, sink, counter, cabinets over					
IT Room			1 x	150	150
Work Station	WS 50				

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Date: July 8, 2014
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DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	2014 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
Work Bench	50 S.F.					
Storage	50 S.F.					
City Computer Room Allowance			1 x	150	150	
General Storage			1 x	150	150	Could be broken into several areas.
Facility Maintenance			1 x	100	100	
Work Bench, Storage						
Janitor Supply			1 x	50	50	
Sub Total					3,057	
Circulation @ 20%					611	
TOTAL SUPPORT SPACES SECTION NEED						3,668
ANCILLARY FACILITIES						
Vehicle Sally Port			1 x	900	900	Ancillary facilities are department support facilities, some of which could be located in a separate building. The facilities might require less costly construction, including some of the following: Finishes (e.g. no finish floor or ceiling, or no air conditioning, or lower lighting levels.)
Space for 2 Vans; doors open. Drive through. Enclosed, heated.			1 x	480	480	
Vehicle Impound Bay			10 x	180	1,800	
Space for vehicle w/doors open. Enclosed, heated.			1 x	1,100	1,100	
Vehicle Impound Storage			1 x	900	900	
Covered, fenced area 180 / car						
Police Vehicles, Enclosed						
2 SUV's @ 200	400 S.F.					
2 Patrol @ 200	400 S.F.					
2 Smart Cars @ 150	300 S.F.					
Police Vehicles, Covered			1 x	900	900	
2 SUV's @ 200	400 S.F.					
1 Patrol	200 S.F.					
2 Snowmobiles @ 50	100 S.F.					
Go-Cart/24' Trailer	200 S.F.					
Vehicle Wash			1 x	50	50	See Shared Facilities
K-9 Facility						
Dog Kennel						
Food Storage			40 x	20	800	
Bicycle Storage						
Covered, fenced area 20 @ bike						
Emergency Generator						See Shared Facilities
Sub Total					6,030	
Circulation @ 10%					603	
TOTAL ANCILLARY FACILITIES SPACE SECTION NEED						6,633

Date: July 15, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES	
		Unit Area	QUANTITY	AREA ALLOCATION		SPACE NEED
SITE FACILITIES						
Public Parking		375/car	9 x	375	3,375	Parking need shown, not necessarily code requirement.
ADA / Van Space		750/car	1 x	750	750	
Staff Parking		375/car	21 x	375	7,875	Largest shift + 1/2 remainder for overlap: 11+10=21
ADA / Van Space		750/car	1 x	750	750	
State Trooper / Other Agency Parking		400/car	2 x	400	800	
Police Vehicles - Open Parking		400/car	4 x	400	1,600	
Sally Port: Access - Each End		29' x 31'	2 x	899	1,798	
Vehicle Impound Bay: Access		20' x 25'	1 x	500	500	
Vehicle Impound Storage: Access		10' x 25'	10 x	250	2,500	
Police Vehicles - Enclosed: Access		10' x 25'	6 x	250	1,500	
Police Vehicles - Covered: Access		10' x 25'	6 x	250	1,500	
Bicycle Storage: Access		10' x 80'	1 x	800	800	
Driveway Approaches - 1 Public, 2 Police		25' x 30'	3 x	750	2,250	
Sub Total Net Area					25,998	
Circulation @ 30%					7,799	
TOTAL POLICE SITE FACILITIES					33,797	

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ABBREVIATIONS
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WS: Work Station

Date: July 10, 2014
Revised: August 12, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	2014 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
MAIN BUILDING						
Lobbies & Public Toilets						Lobby Concept #2: "Mostly separated"
Entry Vestibule			1 x	128	128	
Police & Fire Lobbies						See Police & Fire
Training Room			1 x	1,080	1,080	Seats 24 @ Tables
Exercise & Physical Training			1 x	2,008	2,008	
Sub Total Intra Facility					3,216	
Intra-Circulation @ 0%						
TOTAL MAIN BUILDING SHARED FUNCTIONAL SPACE					3,216	
ALLOWANCES						
Design Contingency	5%			161		
Inter Facility Circulation	20%			643		
Vertical Circulation	2%			64		
Mechanical / Electrical / Telephone	5%			161		
Structure / Exterior Envelope	3%			96		
					1,125	
TOTAL MAIN BUILDING REQUIREMENT SHARED SPACE REQUIREMENT					4,341	
ANCILLARY FACILITIES						
Vehicle Wash Bay	20 x 56		1 x	1,120	1,120	
Emergency Generator			1 x	200	200	Reuse existing. Area Estimated.
Sub Total					1,320	
Circulation @ 0%						
TOTAL ANCILLARY FACILITIES SECTION SPACE NEED					1,320	

Date: July 15, 2014

<u>DIVISION / SECTION NAME</u>	LAYOUT REFERENCE/ROOM	Unit Area	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
SITE FACILITIES						
Vehicle Wash Access - Each End - 20 x 70 x 2		2,800	1 x	2,800	2,800	
Emergency Generator Access - 5' on all sides		400	1 x	400	400	
Refuse		300	1 x	300	300	
Sub Total Net Area					3,500	
Circulation @ 30%					1,050	
TOTAL SHARED SITE FACILITIES					4,550	

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	SPACE ALLOCATION		NOTES
		AREA ALLOCATION	TOTALS	
MAIN BUILDING				Assume all spaces at grade level
FIRE		21,296		
POLICE		22,081		
SHARED		4,341		
TOTAL MAIN BUILDING			47,718	
ANCILLARY FACILITIES				
FIRE		1,459		
POLICE		7,230		
SHARED		1,320		
TOTAL ANCILLARY FACILITIES			10,009	
SITE FACILITIES				
FIRE		31,948		
POLICE		33,797		
SHARED		4,550		
TOTAL SITE FACILITIES			70,295	
SUB TOTAL BUILDING & SITE FACILITIES			128,022	
ALLOWANCES				
Design Contingency	10%	12,802		Includes set backs Expand to 2034 needs
Landscape / Hardscape	25%	32,006		
Future Expansion	10%	12,802		
			57,610	
TOTAL ESTIMATED SITE AREA REQUIREMENT ALL FACILITIES ON ONE LEVEL			185,633	4.25 Acres
Reduce Site Area Required For Two Level Facility				
Assume 30% of Main Building Area on 2nd Floor: .30 x 47,718			(14,315)	
TOTAL ESTIMATED AREA REQUIREMENT TWO STORY FACILITY			171,318	3.93 Acres

VI 2034 SPACE NEEDS

2034 SPACE NEEDS

Introduction

The City of Homer proposed Public Safety Facility Space Needs for 2034 are presented in the following order:

Fire Facility Summary	VI-3
Fire Facility Space Needs Assessment	VI-4
Fire Site Facilities	VI-7
Police Facility Summary	VI-8
Police Facility Space Needs Assessment	VI-9
Police Site Facilities	VI-14
Shared Spaces & Facilities Needs Assessment	VI-15
Shared Site Facilities	VI-16
Estimated Site Area Requirements	VI-17

The Facility Summaries contain two parts:
Main Building and Ancillary Facilities.

Ancillary Facilities

Ancillary Facilities are department support facilities, some of which could be located in separate buildings, but might be attached to the main building. These facilities might require less costly construction, including some of the following:

Finishes (e.g. no finish floor or ceiling), or lesser HVAC, or lower lighting levels. These facilities generally require less circulation space.

Site Facilities

Site Facilities include non-building functions or spaces, which none the less require area on the site. These include parking, driveways, approach aprons, landscape, and setbacks.

**CITY OF HOMER, ALASKA
PUBLIC SAFETY BUILDING**

**POLICE FACILITY SUMMARY
2034 SPACE NEEDS ASSESSMENT**

LEGEND
Indicates additional space needed in future.
ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 13, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	2034 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
MAIN BUILDING						
PUBLIC AREAS					619	
DISPATCH / RECORDS		11			1,925	
ADMINISTRATION		2			486	
INVESTIGATIONS		3			900	
PATROL		13			2,047	
PROPERTY / EVIDENCE					2,400	
JAIL		9			3,578	
RANGE / ARMORY					3,795	See Shared Spaces for Training Room, Exercise & Physical Training
SUPPORT SPACES					3,998	
TOTAL DEPARTMENT MAIN BUILDING SPACE NEED		38			19,748	
ALLOWANCES						
Design Contingency	5%			987		
Inter Facility Circulation	10%			1,975		
Vertical Circulation	2%			395		
Mechanical / Electrical / Telephone	5%			987		
Structure / Exterior Envelope	3%			592		
					4,936	
TOTAL MAIN BUILDING REQUIREMENT					24,684	
ANCILLARY FACILITIES						
ANCILLARY FACILITIES					6,633	
ALLOWANCES						
Design Contingency	5%			332		
Inter Facility Circulation	0%					
Vertical Circulation	0%					
Mechanical / Electrical / Telephone	1%			66		
Structure / Exterior Envelope	3%			199		
					597	
TOTAL ANCILLARY FACILITY REQUIREMENT					7,230	

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DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES
		2034 PERSONNEL	QUANTITY	AREA ALLOCATION	
PUBLIC AREAS					
Entry Vestibule					See Shared Spaces
Police Lobby					
Open Area, Inquiry Counter, form rack, seating area, desk			1 x 192	192	
Public Toilets					
M&W each with 2 ADA toilet & lav			2 x 64	128	
Soft Interview Room			1 x 196	196	Living Rm. Atmosphere; Safe haven See Jail
Inmate Visit / Release					
Sub Total Net Areas				516	
Circulation @ 20%				103	
TOTAL POLICE PUBLIC AREAS				619	
DISPATCH / RECORDS					
Reception					Bullet resistant glass & wall. Panic button @ counter. Control access to soft interview, jail visit, Dept. Areas.
Reception Counter, work station, mail in & out			1 x 56	56	
2nd Work Station				56	Adjacent Dispatch, Reception
Work Room			1 x 130	130	
3 Legal Files					30
Mail sort, counter, copier, printer, scanner					
3 Legal Files				30	
Dispatch		9	1 x 576	576	
3 Duty Consoles, 1 Training Console, Reference Carousels, Video/TV screens on walls, maps, display boards, shelves on walls for Pending Case files, notebooks, headsets					144
1 Duty Console		2			
Break Room					160
Counter w/sink, dishwasher, microwave. Refrigerator			1 x 160		
Table seating for 2-3, couch					128
Toilets (M & W)			2 x 64		
2 Rooms, each with ADA toilet & lav					20
Lockers			1 x 20		
9 - 12" x 12" x 15" high, stacked 2 high - 5 @ 4 sq. ft.					4
2 - 12" x 12" x 15" high					
Dispatch Supervisor	OF 150		1 x 150	150	
Dispatch Radio & Computer Room			1 x 150	150	
Sub Total				1,604	
Circulation @ 20%				321	
TOTAL DISPATCH SPACE SECTION NEED				1,925	
ADMINISTRATION					
Police Chief	OF 225	1	1 x 225	225	
Lieutenant	OF 180	1	1 x 180	180	
Sub Total				405	
Circulation @ 20%				81	
TOTAL ADMINISTRATION SPACE SECTION NEED				486	

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DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES
		2034 PERSONNEL	QUANTITY	AREA ALLOCATION	
INVESTIGATIONS					
Detectives	OF 150	2	2 x	150	300
Detectives	OF 150	1	1 x	150	150
Soft Interview					
Table Seating			1 x	140	140
Hard Interview					
2 Chairs, Table			1 x	80	80
Polygraph			1 x	80	80
					Shared w/ Patrol
Sub Total					750
Circulation @ 20%					150
TOTAL INVESTIGATIONS SPACE SECTION NEED					900
PATROL					
Briefing / Squard Room		11	1 x	300	300
Table, Chairs for 4					
Expand Table space for 6		2	1 x	45	45
Report writing / Officer Work Stations			1 x	225	225
4 WS @ 25	100 S.F.				
13 File drawer under counter w/ copier, printer, shredder. Cabinet over.	100 S.F.				
	25 S.F.				
2 WS @ 25	50 S.F.		1 x	50	50
State Trooper	WS 25				
Sergeants Offices	OF 150		4 x	150	600
Senior Officers - 4 WS @ 64	256 S.F.				
Work Counter	80 S.F.		1 x	336	336
Patrol Storage	150 S.F.		1 x	150	150
Sub Total					1,706
Circulation @ 20%					341
TOTAL PATROL SPACE SECTION NEED					2,047
PROPERTY / EVIDENCE					
Evidence Submit	100 S.F.		1 x	100	100
Counter w/ sink, cabinet over.					
Evidence slam lockers (open to Evidence Receive)					
Bio-Hazard / Blood Dry Cabinet (open to Evidence Receive)					
Refrigerator, Emergency Shower					
Evidence Equipment & Supply	64 S.F.		1 x	64	64
Evidence Receive	144 S.F.		1 x	144	144
Counter w/ sink, fume hood					
Work counter / island					
Evidence cart					
Incinerator	20 S.F.		1 x	20	20
Emergency Shower					
Evidence Work Station	WS 64		1 x	64	64
Evidence Storage			1 x	1,108	1,108
Found Property	40 S.F.				
Refrig./Freeze	40 S.F.				
Guns	64 S.F.				
Money/Valuables	50 S.F.				
Drugs	50 S.F.				
Marijuana Drying	64 S.F.				
Large Storage Area	600 S.F.				

LEGEND
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DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES	
		2034 PERSONNEL	QUANTITY	AREA ALLOCATION		SPACE NEED
Add Large Storage	300 S.F.		1 x	300	300	
Long Term Storage	200 S.F.					Could be in basement or off-site.
Add Long Term	200 S.F.		1 x	200	200	
Vehicle Impound						See Ancillary Facilities
Sub Total					2,000	
Circulation @ 20%					400	
TOTAL PROPERTY / EVIDENCE SPACE SECTION NEED					2,400	
JAIL						
Booking			1 x	640	640	
Open Floor Area	100 S.F.					
Cuffing Bench	60 S.F.					
Report Write	WS 35					
Pre-Booking Counter	100 S.F.					
Intoxilizer	25 S.F.					
Fingerprint	25 S.F.					
Photo	40 S.F.					
Restraint Chair	40 S.F.					
Temporary Evidence Lockers	15 S.F.					
Strip Search	90 S.F.					
Decon Shower/Toilet	70 S.F.					
Inmate Property	40 S.F.					
Jail Support			1 x	250	250	
Food Receive w/sink	40 S.F.					
Clean Supply / Janitor	40 S.F.					
Bedding	40 S.F.					
Uniforms	40 S.F.					
Laundry	90 S.F.					
Temporary Holding			1 x	70	70	
Interview / Juvenile Holding			1 x	100	100	
Add Holding Cell	100 S.F.		1 x	100	100	
Inmate Visit Room			1 x	100	100	
Jail Control		7	1 x	268	268	
2 WS @ 64	128 S.F.					
Add WS	64 S.F.	2	1 x	64	64	
5 - Files	40 S.F.					
Counter/Key Rack	50 S.F.					
Toilet	50 S.F.					
Cells						
Men						
2 Bed			4 x	120	480	
1 Bed			1 x	80	80	
2 Bed			1 x	120	120	
1 Bed			2 x	80	160	
Women						
2 Bed			2 x	120	240	
Crisis Cell			1 x	80	80	
Sub Total					2,752	
Circulation @ 30%					826	
TOTAL JAIL SPACE SECTION NEED					3,578	

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Revised: August 13, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	SPACE ALLOCATION			NOTES	
		2034 PERSONNEL	QUANTITY	AREA ALLOCATION		SPACE NEED
RANGE/ARMORY						
Armory			1 x	200	200	
Gun Clean	80 S.F.					
Weapons Storage	120 S.F.					
Range			1 x	3,250	3,250	
5 - 75' Firing Lanes	1,875 S.F.					
Bullet Trap						
Prep & Score						
Control						
Storage						
Sub Total					3,450	
Circulation @ 10%					345	
TOTAL RANGE/ARMORY SPACE SECTION NEED					3,795	
SUPPORT SPACES						
Officer Entry / Mud Room			1 x	225	225	
Weather Vestibule	65 S.F.					
Boot Clean	30 S.F.					
Rain Gear	60 S.F.					
Decon Shower / Dress	70 S.F.					
Training Room						See Shared Spaces
Men's Shower Room			1 x	464	464	
Entry Screen, 1 each						
ADA Toilet, Urinal, Lav., & Shower						
Add 1 each ADA Toilet, Urinal, Lav. & Shower			1 x	160	160	
Men's Locker Room			1 x	358	358	
Entry Screen						
Space for:						
18 - 18" W x 24" D Lockers						
8 - 12" W x 18" D Lockers						
4 - 18"W x 24" D Lockers & 3 - 12"W x 18"D Lockers			1 x	45	45	
Women's Shower Room			1 x	340	340	
Entry Screen, 1 each						
ADA Toilet, Lav., Shower						
Add 1 each Toilet, Lav.			1 x	60	60	
Women's Locker Room			1 x	246	246	
2 - 18" W x 24" D Lockers						
11 - 12" W x 24" D Lockers						
2 - 12"W x 24"D Lockers			1 x	10	10	
Exercise & Physical Training						See Shared Spaces
Men's Toilet						
Entry Screen, 1 each ADA toilet, urinal, lav			1 x	160	160	Toilets on opposite floor level from that with the showers & lockers
Women's Toilet						
Entry Screen, 1 each ADA toilet, lav			1 x	130	130	
Break Room			1 x	208	208	
Counter w/sink, dishwasher, cabinets over, space for crockpots, range, microwave, refrigerator.						
Table seat 4-6						
Bunk Room			1 x	196	196	
Space for 2 beds, closet, bunk storage						
New Uniform Storage			1 x	40	40	
8' Closet						
Laundry			1 x	90	90	
Washer, Dryer, sink, counter, cabinets over						

LEGEND
Indicates additional space needed in future.
ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 8, 2014
Revised: August 13, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	2034 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
IT Room			1 x	150	150	
Work Station	WS 50					
Work Bench	50 S.F.					
Storage	50 S.F.					
City Computer Room			1 x	150	150	
Allowance						
General Storage			1 x	150	150	
Facility Maintenance			1 x	100	100	Could be broken into several areas.
Work Bench, Storage						
Janitor Supply			1 x	50	50	
Sub Total					3,332	
Circulation @ 20%					666	
TOTAL SUPPORT SPACES SECTION NEED					3,998	
ANCILLARY FACILITIES						
Vehicle Sally Port			1 x	900	900	Ancillary facilities are department support facilities, some of which could be located in a separate building. The facilities might require less costly construction, including some of the following: Finishes (e.g. no finish floor or ceiling, or no air conditioning, or lower lighting levels.)
Space for 2 Vans; doors open.						
Drive through.						
Enclosed, heated.						
Vehicle Impound Bay			1 x	480	480	
Space for vehicle w/doors open.						
Enclosed, heated.						
Vehicle Impound Storage			10 x	180	1,800	
Covered, fenced area 180 / car						
Police Vehicles, Enclosed			1 x	1,100	1,100	
2 SUV's @ 200	400 S.F.					
2 Patrol @ 200	400 S.F.					
2 Smart Cars @ 150	300 S.F.					
Police Vehicles, Covered			1 x	900	900	
2 SUV's @ 200	400 S.F.					
1 Patrol	200 S.F.					
2 Snowmobiles @ 50	100 S.F.					
Go-Cart/24' Trailer	200 S.F.					
Vehicle Wash						See Shared Facilities
K-9 Facility			1 x	50	50	
Dog Kennel						
Food Storage						
Bicycle Storage			40 x	20	800	
Covered, fenced area 20 @ bike						
Emergency Generator						See Shared Facilities
Sub Total					6,030	
Circulation @ 10%					603	
TOTAL ANCILLARY FACILITIES SPACE SECTION NEED					6,633	

Date: July 15, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM	Unit Area	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
SITE FACILITIES						
Public Parking		375/car	9 x	375	3,375	Parking need shown, not necessarily code requirement.
Add Parking		375/car	4 x	375	1,500	
ADA / Van Space		750/car	1 x	750	750	
Staff Parking		375/car	21 x	375	7,875	Largest shift + 1/2 remainder for overlap: 16+11=27
Add Parking		375/car	6 x	375	2,250	
ADA / Van Space		750/car	1 x	750	750	
State Trooper / Other Agency Parking		400/car	2 x	400	800	
Add Parking		400/car	1 x	400	400	
Police Vehicles - Open Parking		400/car	4 x	400	1,600	
Sally Port: Access - Each End		29' x 31'	2 x	899	1,798	
Vehicle Impound Bay: Access		20' x 25'	1 x	500	500	
Vehicle Impound Storage: Access		10' x 25'	10 x	250	2,500	
Police Vehicles - Enclosed: Access		10' x 25'	6 x	250	1,500	
Police Vehicles - Covered: Access		10' x 25'	6 x	250	1,500	
Bicycle Storage: Access		10' x 80'	1 x	800	800	
Driveway Approaches - 1 Public, 2 Police		25' x 30'	3 x	750	2,250	
Sub Total Net Area					30,148	
Circulation @ 30%					9,044	
TOTAL POLICE SITE FACILITIES					39,192	

LEGEND
Indicates additional space needed in future.
ABBREVIATIONS
OF: Office
WS: Work Station

Date: July 10, 2014
Revised: August 13, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	2034 PERSONNEL	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
MAIN BUILDING						
Lobbies & Public Toilets						Lobby Concept #2: "Mostly separated"
Entry Vestibule			1 x	128	128	
Police & Fire Lobbies						See Police & Fire
Training Room			1 x	1,080	1,080	Seats 24 @ Tables
Add 8 seats			1 x	180	180	
Exercise & Physical Training			1 x	2,008	2,008	
Sub Total Intra Facility					3,396	
Itra-Circulation						
TOTAL MAIN BUILDING SHARED FUNCTIONAL SPACE					3,396	
ALLOWANCES						
Design Contingency	5%			170		
Inter Facility Circulation	20%			679		
Vertical Circulation	2%			68		
Mechanical / Electrical / Telephone	5%			170		
Structure / Exterior Envelope	3%			102		
					1,189	
TOTAL MAIN BUILDING REQUIREMENT SHARED SPACE REQUIREMENT					4,585	
ANCILLARY FACILITIES						
Vehicle Wash Bay	20 x 56		1 x	1,120	1,120	
Emergency Generator			1 x	200	200	Reuse existing. Area Estimated.
Sub Total					1,320	
Circulation @ 0%						
TOTAL ANCILLARY FACILITIES SECTION SPACE NEED					1,320	

Date: July 15, 2014

<u>DIVISION / SECTION NAME</u>	LAYOUT REFERENCE/ROOM	Unit Area	SPACE ALLOCATION			NOTES
			QUANTITY	AREA ALLOCATION	SPACE NEED	
SITE FACILITIES						
Vehicle Wash Access - Each End - 20 x 70 x 2		2,800	1 x	2,800	2,800	
Emergency Generator Access - 5' on all sides		400	1 x	400	400	
Refuse		300	1 x	300	300	
Sub Total Net Area					3,500	
Circulation @ 30%					1,050	
TOTAL SHARED SITE FACILITIES					4,550	

Date: July 14, 2014
Revised: August 13, 2014

DIVISION / SECTION NAME	LAYOUT REFERENCE/ROOM SIZE	SPACE ALLOCATION		NOTES
		AREA ALLOCATION	TOTALS	
MAIN BUILDING				Assume all spaces at grade level
FIRE		22,307		
POLICE		24,684		
SHARED		4,585		
TOTAL MAIN BUILDING			51,576	
ANCILLARY FACILITIES				
FIRE		1,459		
POLICE		7,230		
SHARED		1,320		
TOTAL ANCILLARY FACILITIES			10,009	
SITE FACILITIES				
FIRE		34,873		
POLICE		39,192		
SHARED		4,550		
TOTAL SITE FACILITIES			78,615	
SUB TOTAL BUILDING & SITE FACILITIES			140,200	
ALLOWANCES				
Design Contingency	10%	14,020		Includes set backs Expansion beyond 2034
Landscape / Hardscape	25%	35,050		
Future Expansion	10%	14,020		
			63,090	
TOTAL ESTIMATED SITE AREA REQUIREMENT ALL FACILITIES ON ONE LEVEL			203,290	4.66 Acres
Reduce Site Area Required For Two Level Facility				
Assume 30% of Main Building Area on 2nd Floor: .30 x 51,576			(15,473)	
TOTAL ESTIMATED AREA REQUIREMENT TWO STORY FACILITY			187,817	4.31 Acres

INTRODUCTION

The accompanying chart documents the acceptability of locating certain elements of the Fire & Police Departments at various floor levels.

It is not anticipated that any element would be located at a basement level unless the site is sloped to allow daylight on at least one side of the building basement.

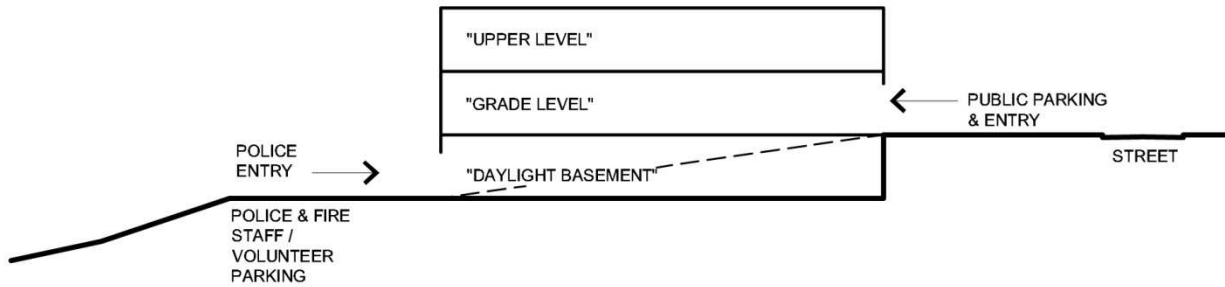


DIAGRAM ILLUSTRATING USE OF A
"DAYLIGHT BASEMENT" ON A SLOPING SITE

NTS

SPACE NAME (See Space Needs)	ASSUMED FLOOR LEVEL			NOTES
	* Basement	At Grade	Upper Level	
				Depending on site topography, a * daylight basement might be possible.
<u>PUBLIC AREAS</u>		•		
• LOBBY, PUBLIC TOILETS				
• SOFT INTERVIEW ROOM				
• INMATE VISIT / RELEASE				See Jail
<u>DISPATCH / RECORDS</u>		•		
• RECEPTION				
• WORK ROOM				
• DISPATCH ROOM				
• BREAK ROOM				
• TOILETS				
• LOCKERS				
• DISPATCH SUPERVISOR				
• DISPATCH RADIO / COMPUTER				
<u>ADMINISTRATION</u>		•		
• POLICE CHIEF				
• LIEUTENANT				
<u>INVESTIGATIONS</u>		•		
• DETECTIVES				
• SOFT INTERVIEW				
• HARD INTERVIEW				
• POLYGRAPH				
<u>PATROL</u>		•		
• BRIEFING / SQUAD ROOM				
• REPORT WRITING / OFFICER WORK STATION				
• SERGEANTS OFFICES				
• SENIOR OFFICERS				
• PATROL STORAGE				
<u>PROPERTY / EVIDENCE</u>		•		
• EVIDENCE SUBMIT				
• EVIDENCE EQUIPMENT & SUPPLY				
• EVIDENCE RECEIVE				
• EVIDENCE WORK STATION				
• EVIDENCE STORAGE				
• EVIDENCE LONG TERM STORAGE				
• VEHICLE IMPOUND				See Ancillary Facilities
<u>JAIL</u>		•		
• BOOKING				
• JAIL SUPPORT				
• TEMPORARY HOLDING				
• INTERVIEW / JUVENILE HOLDING				
• INMATE VISIT				
• INMATE RELEASE				
• CONTROL				
• CELLS: MEN & WOMEN				
• CRISIS CELL				

Date: July 14, 2014
 Revised: August 14, 2014

SPACE NAME (See Space Needs)	ASSUMED FLOOR LEVEL			NOTES
	* Basement	At Grade	Upper Level	
				Depending on site topography, a * daylight basement might be possible.
<u>RANGE / ARMORY</u>		•		
• ARMORY				
• RANGE				
<u>SUPPORT SPACES</u>				
• OFFICER ENTRY / MUD ROOM		•		
• TRAINING ROOM			•	See Shared Spaces
• MEN'S SHOWER ROOM			•	
• MEN'S LOCKER ROOM			•	
• WOMEN'S SHOWER ROOM			•	
• WOMEN'S LOCKER ROOM			•	
• EXERCISE & PHYSICAL TRAINING			•	See Shared Spaces
• BREAK ROOM		•		
• BUNK ROOM		•		
• NEW UNIFORM STORAGE		•		
• LAUNDRY		•		
• IT ROOM		•		
• CITY COMPUTER ROOM		•		
• GENERAL STORAGE		•		
• FACILITY MAINTENANCE		•		
• JANITOR SUPPLY		•		
<u>ANCILLARY FACILITIES</u>				
• VEHICLE SALLY PORT		•		
• VEHICLE IMPOUND & BAY		•		
• VEHICLE IMPOUND STORAGE		•		
• POLICE VEHICLES, ENCLOSED		•		
• POLICE VEHICLES, COVERED		•		
• VEHICLE WASH	--	•	--	See Shared Spaces
• K-9 FACILITY		•		
• BICYCLE STORAGE		•		
• EMERGENCY GENERATOR	--	•	--	See Shared Spaces

VIII APPENDICES

APPENDIX A

Space Study Questionnaire

Fire – A-2

Police – A-15

Space Study Questionnaire

April 2014

Introduction

The City of Homer has contracted with USKH to perform planning and design services for proposed Public Safety Facilities. The conceptual design will be preceded by an assessment of the current and future space needs of the Police and Fire Departments and other functions to be considered on the sites. USKH has appointed LOREN BERRY ARCHITECT to assist in the space needs assessment and concept design.

The purpose of the attached questionnaire is to assist the architects in understanding the operational and building requirements of the various departmental units. The questionnaire will be followed by interviews of representatives of those units.

The questionnaire should be filled out by those in charge of other personnel, or specific operations.

We thank you in advance for your time and effort in responding to the questionnaire. Your responses are important. Be as detailed as you care to be. Even a very general comment will help us in conducting the interviews. The space determination and facility design will be based largely on the information provided through this questionnaire and the subsequent interviews. Any supplementary information, such as charts and diagrams that you wish to add can be attached.

The questionnaire may be filled out by computer or by hard copy as you prefer.

If you have questions about the questionnaire please contact Jack Berry at LOREN BERRY ARCHITECT, (541) 913-5420 (cell), jberry@berryarch.com.

Please return your questionnaire to Carey S. Meyer, P.E., MPA, Public Works Director/City Engineer (cmeyer@ci.homer.ak.us) who will forward them to USKH and LOREN BERRY ARCHITECT for review prior to the meetings.

Your Name Mark Robl _____ Title or Position Police Chief _____

I. OPERATING UNIT OVERVIEW

This section will provide an overall view of your department, division or section, etc. and its relationship to other Departmental functions; and other Operating Units within your department, or to other City departments.

- A. **Department Organization Chart:** Provide an organizational chart of the department. The overall chart may be simple, but needs to show relationships between divisions and work groups. Please attach the chart to this questionnaire.
- B. **Division or Section Organization Chart:** Attach a detailed organizational chart for each of the divisions or work groups which may be accommodated. It should list all current positions and indicate whether full-time, part-time, temporary, volunteer, etc. Arrange the chart to show organizational structure, listed by position and job title if different. If shifts are involved, identify as such. (e.g., Dispatcher - 3 shifts.) If a new position is anticipated in the near future, please show its relationship, and list it as a future position.
- C-1. **Internal Adjacency:** List adjacency needs between functions within the department or division(s), such as staff and interview rooms, or any other specific needs not apparent from the organizational chart. Also list any specific need to avoid adjacency. This information can be used in determining needs for common areas, shared space, entrances or other space related issues:

Your Department Or Specific Component	Other Component in the Department	Frequency of Contact	Close Proximity Essential	Close Proximity Important	Close Proximity Convenient	Proximity Undesirable and Reason
Patrol	Dispatch, Jail	Daily	X			
Investigator	Chief	Daily		X		
Investigator	Dispatch, Jail	Daily			X	
Chief	All	Daily			X	

- C-2. **External Adjacency:** List any adjacency needs with other departments or agencies, or any specific needs to avoid adjacency. (i.e. for security reasons, etc.):

Your Department Or Specific Component	Other Department Or Specific Component	Frequency of Contact	Close Proximity Essential	Close Proximity Important	Close Proximity Convenient	Proximity Undesirable and Reason
Police	Fire	Daily			X	
Police	State Troopers	Daily			X	

D. **Public Interface:** Discuss need for contact with the public and how to accommodate.

Our dispatch staff interfaces with the public 24/7. They issue various city licenses to residents and answer numerous questions posed by people that walk into the building looking for help or directions. Our jail staff also interfaces with the public 24/7. They often take in bail money being posted, accept and escort visitors for prisoners, and meet with attorneys, mental health personnel, clergy and others. _____

E. **Future Changes:** Discuss any anticipated major organizational changes, including reporting relationships, so that their effects on space needs can be analyzed.

I will be asking our city council for two more police officers this fall. I do not anticipate any major organizational changes in the future, just slow growth in our staff to accommodate population growth in our area. _____

F. **Long Term Needs:** Discuss any long term projected facility needs or considerations, and reorganizational issues not previously addressed:

We have a special services contract with the Alaska State Troopers that requires us to provide them a small amount of office space to work from. This contract will probably be in place for years to come. _____

G. **Existing Facility Description:** Provide a brief description of the facility(s) that the department, division(s), work group(s) currently occupy(s), which will be replaced. Discuss major problems that could be solved in a new facility:

Our existing building is poorly designed for our needs. Just about all spaces are too small. The foot traffic flow of prisoners, employees and visitors to the building overlaps in several areas where it should not. When people visit prisoners, the visitors have to walk through some of our work spaces to get to the visitation room and prisoners have to be lead out of the jail past employee spaces and exterior doors to get to the visitation room. The jail has several problems including an air handling system that exhausts into our employees work areas, inadequate cell designs, not enough cells, and very bad prisoner flow. Violent, out of control prisoners can often be heard throughout the building. We need more square footage for all department functions. The new facility should be designed to accommodate radio and computer equipment and updates to those systems as the technology ages and is replaced. All of our radio equipment and computers should be in a climate controlled room. Dispatch should also be air-conditioned and relatively close to the radio/computer room. The new building should incorporate video surveillance points in and around it with full video and audio coverage of all cells. Dispatch should be located near the front lobby with ready access to a secure, bullet proof, service counter/window. The front of the building should have passive barriers to vehicles. The dispatch supervisor's office should be very close to dispatch. We need more evidence storage room and a larger evidence lab. _____

H. **Staff Work Spaces:** This section establishes the individual work space allocations for employees within the department, division and/or work group to be accommodated with this space request. Attach your division's staffing schedule. List current and projected personnel, by division or work group on the chart below.

Title of Division/Work Group: Homer Police Department _____

Position/Title	Number of positions					
	Current Actual		Current Need		Approx. 20 Year Projection	
	Total	Largest Shift	Total	Largest Shift	Total	Largest Shift
Dispatch	8	2	9	3	11	4
Patrol	11	3	13	4	15	6
Investigations	1	1	2	2	3	3
Jail	6	1	7	2	9	3

(Copy this page and attach additional staffing charts if necessary.)

I. **Special Areas/Work Spaces:** Please review all interior and exterior/off-site areas of your existing facility(s) in order to identify all special needs.

Conference/Reception/Waiting Areas

Type of Space	Number of People at One Time	Frequency/Time of Use	Duration of Each Use	Equipment/ Misc.
Conference/Public Meeting (list types of meetings):	30	Monthly or as needed for special events	2-4 hours	Power point, 60" monitor, audio
Training:	12	Bi-weekly	1-8 hours	Power point, monitor, audio.
Interviews:	3	Weekly	1-6 hours	Audio and video recording
Reception:				
Public Counters:	2	Daily	10 to 30 minutes	Security concerns
Other (list):	5	Monthly	1 to 4 hours	Mats,
Physical Training	5	Monthly	1 to 4 hours	ventilation
Polygraph Room	2	As needed	As needed	Polygraph
Evidence Lab	3	Daily	As needed	Lab/ventilat
Evidence Storage	2	Daily	As needed	ion

Support/Equipment Areas (Do not include those in individual offices or workstations.)

Description	Number			Remarks
	Current Actual	Current Need	Future Need	
Copier	2	2	2	One is a large machine; both must be close to dispatch.
Printers	2	2	2	Both in dispatch
Fax Machines	2	2	2	Both in Dispatch

Special Equipment Shredders	2	2	2	One in dispatch
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Description	Number			Remarks
	Current Actual	Current Need	Future Need	
Files (list type and number, or list linear or cubic measurement) Case Files, Jail Files	2 four and 2 two drawer files in dispatch. 5 four drawer files in the jail	Same as actual.	Probably the same.	We will probably always have a need for some paper files but the number has declined in the last ten years.
Supplies Cleaning, office, evidence and jail.	Approximatel y 200 sq. ft.	350 sq. ft.	450 sq. ft.	Hard to estimate
Storage (list shelving, pallet, cabinet or other) Shelves, cabinets, closets, connexes.	900 sq. ft.	900 sq. ft.	1100 sq. ft.	This estimate includes various storage areas in the building and 2 outside connexes and one outside storage building.
Shredders	2	2	2	We need one in dispatch, one in the jail and a small one in most offices.
Recycle containers	0	0	?	The city does not currently have a recycling program.
Display boards, mail boxes	26 mailboxes 1 display board per work area	31 mailboxes Same	37 mailboxes Same	Every employee needs a mailbox in their work area. Each work area needs a display board/bulletin board.
Safes/vaults	3 safes, 3 gun vaults	4 safes, 4 gun vaults	4 safes, 4 gun vaults	
Carts	None	0	0	
Microfiche equipment (describe)	0	0	0	
Other (list) Firearms cleaning and storage	144 sq. ft.	144 sq. ft.	144 sq. ft.	This room will need ventilation.

J. Living/Support Spaces:

Please list and comment on needed facilities.

Sleeping Quarters

One small bunk room large enough for two people. This could probably be shared with the fire department. _____

Living Area (number chairs)

None _____

Dining Area / Break Rooms

Dispatch should have a small break area in dispatch that has a small refrigerator, microwave and sink with a few cabinets. A larger food preparation area and break room should be very close to the jailer's work areas that can accommodate a full size range, refrigerator, microwave, dish washer, sink, food and supply storage and room for six people. _____

Exercise & Physical Training

We need a large exercise room that can accommodate weight lifting equipment, 2 treadmills, 2 exercise bikes, 2 stair steppers, rowing machine, roman chair and free weights. It will need at least one hundred square feet of open space for exercise mats for physical means of arrest training. _____

Locker Rooms (size lockers)

One full size locker for every employee. Separate locker rooms for males and females with showers. _____

K. Official Parking Requirements: Please list Department or other official autos, pickups, trucks, boats, fire apparatus, etc. to be parked or stored on site. Note height and turning radius of large vehicles, if known.

Type Vehicle	Current Actual	Current Need	Estimate Future	Type of Parking		
				Open	Covered	Enclosed
Department SUV's	4	4	6	2	2	2
Patrol Cars	3	3	5	2	1	2
Smart Cart	1	1	2			2
ATV	1	1	2		2	
Snowmobile	0	2	2		2	

List Volunteer Vehicles

None						

List Public Vehicles

Employee parking	4	5	7	7		
Bicycles	30 to 40	30 to 40	30-40		30-40	
Public parking	4	10	14	14		

L. Site Facilities:

Please list and comment on needed site facilities. Describe, discuss current actual, current need, future need.

Vehicle Sally Port

We do not have a sally port. We need one that can accommodate 4 vehicles. _____

Vehicle Impound

We do not have an impound yard on site. We have a definite need for one that is fenced and secure. It should be capable of holding ten vehicles and it should have video surveillance. _____

Vehicle Wash

We need an area where we can wash one vehicle at a time and vacuum it out. _____

Fire Training Tower

Surge Tanks

Hazardous Storage

We need to be able to securely store approximately 30,000 rounds of ammunition. We need a space to safely dry evidence items contaminated with blood and other body fluids. _____

Emergency Generator

Our existing emergency generator is in a self-contained building that can be moved. It is big enough to provide service to our existing police and fire stations. It currently sits on driven steel pilings and is 8'6" wide by 24' long. _____

Vegetable Garden

Outdoor Sports, Other Activities

We need a space for a barbeque grill. _____

M. Jail/Holding:

Please list and comment on needed facilities, including current actual, current need, future need.

We need to have a shower room, cleaning supply room with deep sink and laundry room in the jail.

Number cells/holding rooms:

Male: We currently have 4 cells with 2 beds in 3 cells and one bed in one cell. We do not have a designated cell for females or juveniles. We should have 4 cells for males with two beds.

Female: We should have 2 designated cells for females.

Juvenile: We need one juvenile cell that meets federal standards.

Type cells (single, double, etc.) We also need one cell with one bed that will be used as a "crisis" cell for severely intoxicated individuals and for the mentally ill. This cell should have padded walls and be designed for easy cleaning and sanitizing.

All cells will need video and audio monitoring. All cells should be easy to clean and disinfect.

The jail needs to be connected to a booking room that has a separate entrance for incoming arrestees. Another door should lead from the booking room to the cell areas. The booking room should have video and audio surveillance in it. The booking room will need a fingerprinting station, room for the intoximeter, lockers and bedding storage. The prisoner visitation rooms should be located in the jail and there should be a separate entrance to the jail from the front lobby for admitting visitors and discharging inmates. The air-handling system for the jail must be separated from the rest of the building.

The jailers need an office capable of housing three desks, video and audio monitoring equipment, a shredder, copy machine, fax and 8 four drawer file cabinets.

This section identifies specific items about your space that may influence the design of the facility. Listed items may deal with engineering criteria beyond your expertise to analyze, but you are encouraged to state your specific concerns and requirements in any manner that addresses the issue.

A. **Lighting:** Provide a description of any lighting problems in your present space (i.e., light quality or level), and/or describe lighting types or methods and controls you would prefer in the new facility. (For example: task lighting, indirect lighting, etc.):

Dispatch needs to have controllable lighting that can be brightened or dimmed as the need arises. We will need task lighting in the firearms cleaning room and evidence lab. _____

B. **Night Lighting:** Is your space typically used by some employees after normal daylight hours which would require individual light controls? Please describe frequency and number of staff:

There are employees in our building 24/7. The jail, dispatch and squad rooms are always occupied. _____

C. **Black-Out:** Are there any areas in your space which require natural light control greater than normal shading or curtains?

All offices with southern exposure should have some type of shading to help stop the offices from overheating in the summer. Some of our current offices will get intolerably hot in the summer at temperatures as low as 65 degrees. Normal blinds are not enough to control the problem. _____

D. **Power:** Describe any special power requirements: The exercise room will need 220 outlets for treadmills and ample 110 volt outlets for other equipment. It will also need good ventilation. We currently use a window fan in the lone window in our exercise room. Wiring for one or more in the new building could be a good idea. _____

E. **Heating, Ventilating, Air Conditioning (HVAC):** Are there any special heating, ventilating, humidity and air conditioning needs? Please discuss reason for need:

We utilize window fans and air-conditioners in some offices with southern exposure to control heat in the summer months. The new building should be designed for this. Dispatch and the radio/computer room need to be climate controlled. The firearms cleaning room and the evidence lab will need ventilation. The jail needs an air-handling system that exhausts the air outside and does not mix any of it with the rest of the buildings air.

F. **Special Finishes:** Are there any special architectural finishes or features required or desired, such as washable floors, hard or soft walls, graffiti resistance, wall bumpers, shatter proof glass or security screens/barriers? Please discuss reason for need:

Washable floors and walls in all spaces accessible to prisoners. Soft walls in the crisis cell. Graffiti resistant walls in all cells. Bullet proof walls and glass in the lobby area to protect employees. Barriers around the front of the building to prevent someone crashing a vehicle into or through a wall or a design that does the same thing. Any outside walls and windows in the dispatch center need to be bullet proof. _____

III. Comments

Please describe any improvements that will help your division/section to work more effectively. Please provide information, if appropriate about concerns not previously addressed which might affect the amount or design of space (e.g., requirements for high voltage, dedicated circuits, battery backup, noise or vibration levels, special seismic or structural/floor loading requirements, disaster preparedness measures or environmental requirements):

All workstations and everything in dispatch needs to have battery back-ups. Jail noise should be isolated from the rest of the building. Offices for the chief, lieutenant, investigator and assistant investigator should be located near each other. We will need four offices for sergeants and three more offices of similar size for senior officers and future growth. We need an interview / interrogation room suitable for two officers and up to three other people. We need a separate office for a polygraph that will have room for the operator and one suspect. We need a squad room preferably situated near dispatch and the jailer's office that can accommodate 6 officers at a time.

Due to recent changes in security requirements, the workspaces, offices, squad room, jail and dispatch can only be accessed by properly cleared personnel. There must be a control point that controls access to these areas. Most fire department employees and volunteers are not cleared for access to our spaces and I expect these security requirements to become even more restrictive as time goes on.

This new building should have a fully functional, dedicated emergency operations center in it. The entire facility should be built to a very high degree of earthquake resistance.

The evidence storage room will need to be 600 sq. ft. and must be designed to be a secure, limited access space.

We need a space for the long term storage of evidence and some records. This space could be in a garage or basement area. It must be secure with controlled access and it should be a minimum of 200 sq. ft.

We would like to have an indoor shooting range located in the basement. Four lanes would be sufficient, six would be ideal and two would be workable. The shooting lanes would ideally be 75 feet long but we could train successfully on lanes as short as 25 feet. This range would be used for test firing weapons recently repaired and for practice and training.

The firearms cleaning room and ammunition storage and weapons safes should all be located near-by. The range must meet OSHA approval for air borne lead and should be sound isolated from adjacent work spaces. The backstops should be capable of stopping all handgun rounds and patrol rifle rounds.

A radio systems/electrical engineer should be involved in the design phase to ensure that the radio room is properly designed and outfitted for our current radio system and anticipated future upgrades to it. _____

Thank you very much for your help. If you have any questions please contact Jack Berry at LOREN BERRY ARCHITECT (541)913-5420 (c).

APPENDIX B

Project Notes	
General	B-2
Fire	B-5
Police	B-13
Shared	B-25

1.0 GENERAL

The following information was obtained from meetings with the City of Homer Public Safety Building Review Committee (hereafter noted as PSBR), the Police and Fire Chiefs and their staffs; from Questionnaires provided by the Design Team, completed by the Chiefs, and from observations by, and experience of the Design Team.

2.0 KICK-OFF MEETING

An initial “kick-off” meeting was held at the Homer City Hall on May 21.

2.1 Attendees

CITY OF HOMER – Individuals attending all or part of the meeting included:

- Walt Wrede, City Manager
- Carey Meyer, Public Works Director/City Engineer
- Dan Nelson, Project Manager
- Ken Castner, PSBR Committee
- Ralph Crane, PSBR Committee
- Rick Abboud, City Planner
- Julie Engrebretsen, Deputy City Planner
- Mary Wythe, Mayor (Did not attend kick-off meeting, but chaired the PSBR Committee/Public Meeting on 5/22).
- Bob Painter, Fire Chief and PSBR Committee
- Mark Robl, Police Chief and PSBR Committee
- Renee Krause, City Clerk (attended the PSBR Committee/Public Meeting)

DESIGN TEAM

- Dale Smythe, USKH Inc., Architect of Record
- Jerry Neubert, USKH Inc., Senior Architect
- Merideth Noble, USKH Inc., Funding Specialist
- Loren Berry, Loren Berry Architect, Public Safety Design Consultant
- Jon R. “Jack” Berry, Loren Berry Architect, Public Safety Design Consultant

Note: There may have been others in attendance for part of the meeting.

2.2 Introductions/Responsibilities

Those in attendance were introduced. Dale Smythe explained the roles of USKH, Lead Architect and Loren Berry Architect, Public Safety Design Consultant.

2.3 Project Scope

Discussed the overall scope of the eventual project being the completion of a new Police and Fire Facility, and the initial undertaking of providing a space needs assessment, concept design, preliminary construction cost and assistance in site selection.

2.4 Project Approach

Presented a brief slide show to demonstrate the methodology for completing the space needs assessment and initial design concept. The methodology comprised of the following steps:

- Initial meetings, including the kick-off with the PSBR, meeting with Fire and Police personnel, and a Public Meeting.
- The meetings and questionnaires completed by Fire and Police are summarized in Project Notes, which the Departments and PSBR are requested to review.
- Personnel Charts – Current & Future
- Space Standards
- Space Needs – Current & Future
- Parking Needs – Current & Future
- Adjacencies – Horizontal & Vertical

- Initial Concept Site and Floor Plans
- Estimated Costs

2.5 Schedule

Discussed the schedule for completing the space needs assessment and initial concept. The completion time for these first steps is approximately 10 weeks. Various components of the study will be forwarded to the City for review during that time period. The first such review will be of these project notes.

2.6 Background Discussion

2.6.1 The Community

Homer is a diverse city. Known as the halibut capital, it also has a strong art community; it is a tourist destination, and a place of second homes with an older population. It is sometimes referred to as the “Cosmic Hamlet By the Sea”. In general, the community has a positive view of and support the public safety departments.

2.6.2 Other Government Agencies and Private Organizations

- Two Coast Guard cutters are stationed at the harbor
- The South Peninsula Hospital is located in Homer
- The Homer Police Department provides desk space for the Alaska State Troopers. Jail holding cells are under contract for use by the State. Briefing could be done with the State Troopers.
- The Kachemak Emergency Service Area to the north essentially surrounds Homer. There have been efforts to combine the departments, but is not seen as likely to occur.

2.6.3 Growth of the Community

Growth of the community has been slow, but steady. One estimate was 2% / year. (But the Alaska Department of Labor and Workforce Development Alaska Population Projections – 2012 to 2042 for the Kenai Peninsula Borough indicates a growth from 56,756 to 65,647, an increase of 8,891 for 30 year period; only .5% average / year).

2.7 The Facilities and Site

2.7.1 The Sites

Possible sites were discussed. A larger list of sites has currently been reduced to three:

- Homer Educational and Recreation Center (HERC).
- Wildberry – Former site of Alaska Wild Berry Store.
- Heath Street – The current Police & Fire locations.

There was considerable discussion of the sites, but it was pointed out that site selection would be premature before completion of the Space Needs Assessment which will determine the size site needed. Further, the Design Team will provide Site Selection Criteria, which will address issues such as:

Site Size and Configurations

- Long Term Need
- Proportions

Locale

- Operational Efficiency
- Security
- Public Access
- Image
- Adjacent Uses
- Zoning

Street Access and Parking

- Public Parking
- Official Police Access & Parking
- Fire Apparatus Access & Egress
- Impound Storage Staff Parking
- Volunteer Parking

Topography and Soils

- Topography
- Soils

Utilities

- General
- Redundant Systems

Comments about the three sites currently under consideration include the following:

- All three are bounded by two streets, providing two points of access and egress.
- All three are above 100' elevation, assumed to be above a potential tsunami (though no tsunami study has been completed for the end of the peninsula).

HERC Site

This is the largest of the three sites and is one of the favored. However the existing gym, centrally located on the site, is part of the City's heritage. There is strong support to maintain the building, which currently does not meet code standards.

Wildberry Site

This site is considered to be in a good location for Police and Fire. But it is privately owned and has existing buildings that would need to be removed. It also has a significant grade change.

Heath Street Site

This is the current Police and Fire site and is considered to be a good location. To be used, it will be necessary to build around the existing facilities or to temporarily relocate one or both of the departments so facilities can be demolished to make room for the new building. The site also has a significant grade change.

2.7.2 Image

It is desired that the new facility reflect the community. There is an appreciation for a "marine" influence. Log buildings were also mentioned. Example buildings people like include a Credit Union and Wells Fargo Bank. But the building should appear as a "public safety facility". The City has a Community Design Manual and a design review process. The City has a 1% for Art policy.

4.0 HOMER POLICE

Contents

- 4.1 Existing Facility Description
- 4.2 Public Lobby & Toilets – See Shared Spaces & Facilities
- 4.3 Public Counter
- 4.4 Dispatch
- 4.5 Dispatch Supervisor
- 4.6 Dispatch Work & File Rooms
- 4.7 Dispatch Break Room
- 4.8 Dispatch Toilets
- 4.9 Dispatch Lockers
- 4.10 Dispatch Radio / Computer Room
- 4.11 Soft Interview Room @ Lobby
- 4.12 Officer Entry / Mud Room
- 4.13.1 Patrol Briefing / Squad Room
- 4.13.2 Patrol Storage
- 4.14 Report Writing / Officer Work Stations
- 4.15 Sergeants Offices
- 4.16 Senior Officer Offices
- 4.17 Interview Room – Shared
- 4.18 Investigations Offices
- 4.19 Hard Interview / Interrogation Room
- 4.20 Soft Interview Room
- 4.21 Polygraph
- 4.22 Evidence Package / Submit
- 4.23 Evidence Receive / Process
- 4.24 Evidence Offices or Work Station
- 4.25 Evidence Equipment & Supply Room
- 4.26 Evidence Storage
- 4.27 Long Time Evidence / Records Storage
- 4.28 Dry Disposal Bin
- 4.29 Vehicle Impound Bay (See 4.65)
- 4.30 Jail Booking
- 4.31 Decontamination
- 4.32 Control Room / Office
- 4.33 Jail Staff Toilet
- 4.34 Inmate Property
- 4.35 Uniform Storage
- 4.36 Laundry
- 4.37 Cleaning Supplies
- 4.38 Temporary Holding
- 4.39 Cells – General
- 4.40 Male Cells
- 4.41 Female Cells
- 4.42 Juvenile Holding
- 4.43 Crisis Cell
- 4.44 Prisoner Visitation Rooms
- 4.45 Chief’s Office
- 4.46 Lieutenant’s Office

**CITY OF HOMER, AK
PUBLIC SAFETY FACILITY
SPACE NEEDS ASSESSMENT**

**PROJECT NOTES
May 21 – 22, 2014**

- 4.47 Armory / weapons Repair, Clean
- 4.48 Firing Range
- 4.49 Range Support
- 4.50 Break Room
- 4.51 Shower & Locker Rooms – General
- 4.52 Men’s Locker Room
- 4.53 Women’s Locker Room
- 4.54 Men’s Toilet & Shower
- 4.55 Women’s Toilet & Shower
- 4.56 Training Room / EOC - See Shared Spaces & Facilities
- 4.57 Exercise & Physical Training - See Shared Spaces & Facilities
- 4.58 Bunk Room
- 4.59 Uniform Storage
- 4.60 Laundry
- 4.61 IT Room
- 4.62 City Electronics Equipment Room
- 4.63 General Storage
- 4.64 Facilities Maintenance
- 4.65 Janitor & Supply
- 4.66 Building Mechanical & Electrical Equipment
- 4.67 Sally Port
- 4.68 Vehicle Impound Bay
- 4.69 Vehicle Impound Storage
- 4.70 Police Vehicles Enclosed Parking
- 4.71 Police Vehicles Covered Parking
- 4.72 Police Vehicles Open Parking
- 4.73 Staff Parking - Open
- 4.74 Public Parking
- 4.75 Vehicle Wash - See Shared Spaces & Facilities
- 4.76 K-9 Facility
- 4.77 Emergency Generator - See Shared Spaces & Facilities
- 4.78 Bicycle Storage
- 4.79 Police Yard
- 4.80 Camera Surveillance

4.0 HOMER POLICE DEPARTMENT

Met with:

- Mark Robl, Chief of Police
- Stacy Luck, Patrol
- Rick Pitta, Jailer
- Janie Buncak, Dispatch Super.
- Ryan Browning, Patrol Sgt.
- Lary Kuhns, Investigations

4.1 Existing Facility Description

From Questionnaire Completed by Chief Mark Robl

Our existing building is poorly designed for our needs. Just about all spaces are too small. The foot traffic flow of prisoners, employees and visitors to the building overlaps in several areas where it should not. When people visit prisoners, the visitors have to walk through some of our work spaces to get to the visitation room and prisoners have to be lead out of the jail past employee spaces and exterior doors to get to the visitation room. The jail has several problems including an air handling system that exhausts into our employees work areas, inadequate cell designs, not enough cells, and very bad prisoner flow. Violent, out of control prisoners can often be heard throughout the building. We need more square footage for all department functions. The new facility should be designed to accommodate radio and computer equipment and updates to those systems as the technology ages and is replaced. All of our radio equipment and computers should be in a climate controlled room. Dispatch should also be air-conditioned and relatively close to the radio/computer room. The new building should incorporate video surveillance points in and around it with full video and audio coverage of all cells. Dispatch should be located near the front lobby with ready access to a secure, bullet proof, service counter/window. The front of the building should have passive barriers to vehicles. The dispatch supervisor's office should be very close to dispatch. We need more evidence storage room and a larger evidence lab.

4.2 Public Lobby

- See Shared Spaces & Facilities

4.3 Public Counter

- Adjacent Police Lobby (See Public Lobby) and Dispatch
- Public Interface - From Chief Robl Questionnaire

Our dispatch staff interfaces with the public 24/7. They issue various city licenses to residents and answer numerous questions posed by people that walk into the building looking for help or directions. Our jail staff also interfaces with the public 24/7. They often take in bail money being posted, accept and escort visitors for prisoners, and meet with attorneys, mental health personnel, clergy and others.

- Reception Counters
 - 1 Current, 2 Future (1 ADA)
- Bullet resistant glass at counter with sound opening in or around edges of glass.
- Pull up or sliding bullet resistant opening at counter for receipt of mail, packages and small found property.
- Work Station at or adjacent counter.
- Visual and bullet resistant wall separating counter area access from Dispatch and other secure Police spaces.
- Panic button at counter.
- Security buttons controlling doors accessing secure police spaces, including "soft" interview room and Police Lobby.

- Space for outgoing mail.

4.4 Dispatch

- Adjacent to, but screened from Public Counter.
- Access to Dispatch controlled; accessible only by cleared personnel.
- 4 Dispatch consoles (one for training), clustered so Dispatchers look inward. Reference carousels at each end so all consoles served. Wiring under computer floor or in column from ceiling. Each station with 6 screens (currently 17" each).
- Video and TV screens on 2 walls so all Dispatchers can view.
- Maps on walls.
- Display board on wall.
- Wall mounted shelves or trays for each Dispatcher for notebooks, mail and headsets.
- Wall mounted shelves or trays for Pending Case Files.
- Key locker (keys for City facilities).
- Climate control; separate HVAC.
- Window on exterior police only area (such as a courtyard) or bullet resistant glass in high windows on public exterior.

4.5 Dispatch Supervisor

- Adjacent Dispatch.
- Door and window to Dispatch.
- Door to Department circulation.
- Work Station, 2 – Visitor chairs
- Provide space for future dispatch console?
 Yes No

4.6 Dispatch Work & File Room

- Adjacent to, but acoustically screened from Dispatch.
- Window to Dispatch.
- Adjacent to Public Service Counter / Work Station, but visually screened and separated by bullet resistant wall.
- Large copy machine (could also have small copy machine in the Public Service Counter area if difficult to make larger copier easily accessible).
- Printer, 2 shredders.
- Layout counter with cabinets above and below.
- Records Files: 3 – 4 drawer legal size case files, 10 year retention. Should number of files be increased for future? Yes No
- 2 - 2 drawer files.
- Mailing sorting. If possible provide through wall mail slots for staff, accessible on a corridor.
- Recommend Officer Inquiry Counter (obtain records info) on same corridor wall as mail slots.

4.7 Dispatch Break Room

- Adjacent Dispatch
- Window to Dispatch
- Kitchenette
 - Counter with sink, cabinets above & below.
 - Microwave
 - Refrigerator
- Small table with 2 chairs minimum
- Small couch? Yes No
- Possible share with Department with proper security control. (See 4.50)
 Yes No

- 4.8 Dispatch Toilet(s)
- Adjacent to Dispatch
 - Provide, select one:
 - Male & Female, each ADA with toilet and lavatory. (Recommend), or
 - Unisex ADA with Toilet and lavatory.
- 4.9 Dispatch Lockers
- Adjacent Dispatch, Toilet(s)
 - Not discussed. Suggest 12"x12"x15" high lockers for each Dispatch staffer for personal items, such as purses, meds, etc. (Assumes larger lockers in Department Locker Room for coats, work-out clothes, etc.)
 - Locate in Dispatch staff Entry.
 - Provide the small lockers for Dispatch? Yes No
- 4.10 Dispatch Radio / Computer Room
- Adjacent Dispatch.
 - Separate from IT Space.
 - Accessible to service vendors without breaching security of other Department areas.
 - Area 3 times existing.
 - Climate controlled.
 - Space for additional future equipment.
 - All equipment on UPS/Battery backup.
- 4.11 Soft Interview Room @ Lobby
- Adjacent Police Lobby, accessible from Department areas.
 - Decor suitable to meet victims.
 - Couch, chairs sufficient for a family to meet with police officers. Table with lamp.
 - Use as a safe haven for individual threatened with violence. Dispatch to have capability to lock Lobby door after individual enters room.
 - Wall and door between Interview Room and Lobby bullet resistant.
- 4.12 Officer Entry / Mud Room
- Staff "arctic vestibule" entry adjacent to secure police yard (official and staff parking).
 - Mud Room in or immediately following entry vestibule.
 - Concrete floor with drain.
 - Boot cleaning area.
 - Decon area with small dressing room. (This could be limited to one decon area off Sally Port?)
 - Raincoat hanging area.
 - Well ventilated.
- 4.13.1 Patrol Briefing / Squad Room
- In line of travel from Locker Room to Officer Entry.
 - In proximity to Dispatch and Jail.
 - Table seating for 6.
 - Counter for battery chargers with cabinets above and below.
 - TV/Video Screen.
 - Wall Maps.
- 4.13.2 Patrol Storage
- Adjacent Briefing Area.
- 4.14 Report writing / Officer Work Stations
- In line of travel from Officer Entry to Lockers Room.

- Six Work Stations with computers.
 - One Work Station for State Trooper.
 - Counter for small copy machine, printer, shredder. Cabinets above and under, for forms, miscellaneous storage.
 - 1 File drawer for each officer (15 future).
 - Display board.
- 4.15 Sergeants Offices
- Proximate Briefing Room.
 - Office Alternate -
 - a. 4 separate offices.
 - b. 4 work stations with one small Conference Room for 1 on 1 or up to 1 on 3 (saves some space, makes Department more open, and costs less to construct than 4 separate offices).
 - In each space whether 4 separate offices or 1 space with work stations provide bulletin board.
 - Provide other? _____.
- 4.16 Senior Officer Offices (future growth)
- Similar to 4.15 Sergeants.
 - a. or b.
- 4.17 Interview Room - Shared
- See Investigations.
- 4.18 Investigations Offices
- Adjacent Interview & Polygraph.
 - Proximate to Chief, Lobby, Patrol, and Jail.
 - Provide; select one:
 - a. Office for each investigator (2 current need; 3 future) or _____.
 - b. Work Station for each investigator in one space, with area for counter and/or table for layout. (Serves some space, makes department more open, and costs less to construct.)
- 4.19 Hard Interview Room
- Adjacent Investigator Office
 - Is this room in addition to Interview Room in Jail? Yes No
 - Sterile interview environment; 2 chairs and table.
 - Multiple cameras and audio for observation of suspect. (No monitor room with window on interview room).
 - Sound isolated.
- 4.20 Soft Interview Room (Interview / Interrogation)
- Provide this room adjacent to Investigations in addition to Soft Interview at Lobby (described under 4.11). Yes No
 - Seat 2 officers and 3 others.
 - X Table seating or soft furniture, table with lamp?
- 4.21 Polygraph
- Adjacent Investigations Office.
 - Sound isolated room.
 - Space for equipment, operator and testee.

- 4.22 Evidence Package / Submit
- Proximate to Sally Port.
 - Counter-bag, label, scales.
 - Counter with sink & fume hood.
 - Evidence "slam" lockers, various sizes.
 - Evidence refrigerator – controlled access.
 - Biohazard/Blood Dry Room - controlled access.
 - Emergency shower/eye wash.
- 4.23 Evidence Receive / Process
- Adjacent Evidence Package/Submit
 - Proximate to Police Lobby, if possible.
 - Access slam lockers, refrigerator.
 - Counter or island workspace.
 - Access Biohazard/Blood Dry Room.
 - Drug burner.
- 4.24 Evidence Office or Work Station
- Adjacent Evidence Receive/Process.
- 4.25 Evidence Equipment & Supply Room
- Adjacent Evidence Receive/Process.
- 4.26 Evidence Storage
- Adjacent Evidence Receive/Process.
 - 600 sq. ft. Current? or future?
 - General – Design for rolling shelves.
 - Narcotics Room.
 - Valuables vault.
 - Weapons Room.
 - Refrigerator & Freezer.
 - Marijuana – vented to outside.
 - Found / Recovered Property.
- 4.27 Long Time Evidence / Records Storage
- Adjacency, no location critical.
 - Could be in a basement area.
 - Security critical.
 - 200 sq. ft. minimum. current? or future?
- 4.28 Dry Disposal Bin
- Accessible to Public at Police Lobby or exterior location.
- 4.29 Vehicle Impound Bay - See 4.68
- 4.30 Jail Booking
- Adjacent Sally Port secure vestibule.
 - Proximate Police Lobby for prisoner release.
 - Open Floor Area.
 - Cuffing Bench – seat 3 or - **3 is fine** ?
 - Report Writing Counter.
 - Pre-Booking Counter
 - Bag Possessions.
 - Bag Evidence.

- Bedding Storage.
 - Temporary Evidence Lockers. Suggest 2 or _____?
 - Intoxilizer.
 - Fingerprint Station.
 - Photo Station.
 - Panic button at counter or island.
 - Video & audio surveillance.
 - Restraint Chair.
 - Food Receiving Station (for inmate meals). Describe _____.
- 4.31 Decontamination
- Adjacent Booking, proximate Sally Port.
 - Toilet.
 - Lav.
 - Shower.
 - Strip Search Area.
- 4.32 Control Room / Office
- Adjacent Booking.
 - On raised platform? Yes No
 - 3 Jailer Work Stations.
 - Case Files: 5 – 4 drawer.
 - Counter Pass Thru to Secure Corridor?
 - TV Monitors.
 - Key Rack.
 - Counter for forms, shredder, copy machine, and fax.
 - Window on Booking and Jail Circulation.
 - Video and monitoring equipment.
- 4.33 Jail Staff Toilet
- Adjacent Control Room.
- 4.34 Inmate Property
- Adjacent Booking.
 - Clothing belongings in: Tubs on shelving, or Lockers?
- 4.35 Uniform Storage
- Adjacent Booking.
- 4.36 Laundry
- Adjacent Booking.
 - Commercial Washer & Dryer.
 - Counter with deep sink, cabinets above and below.
- 4.37 Cleaning Supply
- Adjacent Booking.
- 4.38 Temporary Holding
- Adjacent Booking.
- 4.39 Cells - General
- Adjacent Booking
 - Arrange for visual and acoustical separation from each other; for separation of men, women, and juveniles.

- Video and audio surveillance
 - Inmate Exercise Room or Courtyard? Room Courtyard Both Neither
- 4.40 Male Cells
- Current Need - Total Capacity 9
 - 4 – 2 bed
 - 1 – 1 bed
 - Future Need - Total Capacity 13
 - 5 – 2 bed
 - 3 – 1 bed
- 4.41 Female Cells (have none now)
- Current Need - Total Capacity 2 or 4.
 - 2 – 1 bed 2 – 2 bed.
 - Future Need – Total Capacity Same _____? _____?
- 4.42 Juvenile Holding (have none now)
- Current Need – 1
 - Future Need - 2 ?
- 4.43 "Crisis" Cell
- For severely intoxicated or mentally ill.
 - Design for easy cleaning and sanitizing.
- 4.44 Prisoner Visitation Room(s)
- Adjacent Booking Area.
 - Proximate Police Lobby.
 - For visitations by attorneys and families.
 - Prisoner side with single seat, separated from visitor side by secure wall. Viewing window with sound opening.
 - Visitor side with seating for
 - one three, or _____?
 - Counter at window
 - Provide
 - one two viewing rooms.
- 4.45 Chief's Office
- Proximate Police Lobby, Lieutenant, Investigations.
- 4.46 Lieutenant's Office
- Proximate Police Lobby, Chief, Investigations
 - Lieutenant serves as Internal Affairs officer; meets privately with public.
- 4.47 Armory / Weapons Repair, Clean
- Adjacent Fire Range, if possible.
 - Weapons storage in concrete or masonry shell.
 - Weapons storage fronted by Repair, cleaning room with workbench.
 - Ventilated spaces.
- 4.48 Firing Range
- Adjacent Armory / Weapons Cleaning, if possible.
 - Provide Cleaning Room adjacent Range if adjacency to Armory / Weapon Cleaning not possible.
 - For Patrol Guns and Rifles.

- Consider secure access by other agencies (such as, State Troopers) without entering Police Security.
 - Recommend locate to minimize contact with main building; however police expressed desire to locate in basement. In either case range construction should be isolated from adjoining construction.
 - Number Lanes: 6 ideal, 4 sufficient, 2 workable.
 - Length Lanes: 75 ft. ideal, 25 ft. minimum. (unless directed otherwise, space needs will show 6 lanes 75 ft. long).
- 4.49 Range Support
- Control Room for Trainer or Supervisor.
 - Bullet Trap.
 - Gun Cleaning Room if Department Armory / Repair cleaning not adjacent.
 - Male & Female Toilet.
 - Storage Room.
 - Space for Mechanical System.
 - Locker Rooms for visiting users? Yes No
- 4.50 Break Room
- Proximate Jail.
 - Outside wall, if possible.
 - Kitchenette
 - Counter with sink, cabinets above & below.
 - Microwave
 - Refrigerator
 - Table seating for 4 – 6
 - Some soft furniture Yes No
- 4.51 Shower & Locker Rooms - General
- Adjacent Exercise Room – See Shared Spaces.
 - Full size lockers for every employee.
 - Larger lockers for sworn officers. Yes No
 - If possible locate Male & Female Locker Rooms back to back so separation wall can be relocated in event ratio changes substantially.
 - Recommend increase locker room space by at least 20% (not necessarily provide lockers) for minor staff increases or minor changes in Male & Female ratio. (See below)
- 4.52 Men's Locker Room
- Current Need – $22 \times 1.20\% = 26$
 - Future Need – $12 \times 1.20\% = 31$
- 4.53 Women's Locker Room
- Current Need – $9 \times 1.20\% = 11$
 - Future Need – $12 \times 1.20\% = 14$
- 4.54 Men's Toilet & Shower
- Current Need – 2 urinal, 1 toilet, 2 lav, 1 shower
 - Future Need – 2 urinal, 2 toilet, 2 lav, 2 shower
- 4.55 Women's Toilet & Shower
- Current Need – 1 toilet, 1 lav, 1 shower
 - Future Need – 2 toilet, 2 lav, 1 shower

**CITY OF HOMER, AK
PUBLIC SAFETY FACILITY
SPACE NEEDS ASSESSMENT**

**PROJECT NOTES
May 21 – 22, 2014**

- 4.56 Training Room / EOC
- See Shared Spaces & Facilities
- 4.57 Exercise & Physical Training
- See Shared Spaces & Facilities
- 4.58 Bunk Room (could be shared with Fire)
- Locate in as quiet an area as possible.
 - Space for 2 beds.
 - Cot storage.
- 4.59 Uniform Storage
- Space for new uniforms.
- 4.60 Laundry
- This was noted, but have no information.
 - Provide? Yes No
 - Locate where? In jail area (have included in Jail; perhaps note was for this).
- 4.61 IT Room
- Small work station.
 - Workbench
 - Storage
- 4.62 City Electronics Equipment Room
- Separate from Radio Equipment
 - Provide? Yes No
- 4.63 General Storage
- Central to Department
- 4.64 Facilities Maintenance
- Work Bench
 - Storage
- 4.65 Janitor & Supply
- Locate one each floor (if 2 story).
- 4.66 Building Mechanical & Electrical Equipment
- 4.67 Sally Port
- Adjacent Jail and Patrol via secure vestibule.
 - Prefer single door access drive through access.
 - 1 or 2 Van or patrol car with clear space around vehicle when all car doors open.
 - Enclosed, heated space.
- 4.68 Vehicle Impound Bay
- Adjacent to Evidence
 - Space for 1 vehicle with clear space around vehicle when doors are open.
 - Enclosed, heated space.
- 4.69 Vehicle Impound Storage
- Adjacent Police Yard
 - Covered and security fenced.
 - Space for 10 cars.

- 4.70 Police Vehicles - Enclosed Parking
- Space for 2 SUV's, 2 Patrol cars, 2 smart carts.
- 4.71 Police Vehicles - Covered Parking
- Space for 2 SUV's, 1 Patrol car, 2 snowmobiles, Go Kart on 24' trailer.
- 4.72 Police Vehicle - Open Parking
- Officers take vehicles home.
 - On duty parking for 2 SUV's, 2 Patrol cars.
- 4.73 Staff Parking - Open
- In secure Police Yard
 - 7 Current Need
 - 19 Future Need Correct? Yes
- 4.74 Public Parking
- 10 Current Need
 - 14 Future Need
 - Does this include State Trooper and other police agency parking? Yes No
 - If no, where is this parking? There should be room for them to park in our secure area, open.
 - What is preferred way for State Troopers to enter the facilities (consider access to Patrol work station, Jail, and Range Park with Public, then enter through Lobby, or Park in secure Police Yard, accessing through gates, then entering building through officer Entry, and Firing Range Other _____.
- 4.75 Vehicle Wash
- See Shared Spaces & Facilities
- 4.76 K-9 Facility
- Adjacent Officer Entry
 - Enclosed, heated kennel for _____? dogs, or Dogs come in building and go home with K-9 Officer.
 - Food Storage Cabinet Yes No
- 4.77 Emergency Generator
- See Shared Spaces & Facilities
- 4.78 Bicycle Storage
- Found or stolen bikes
 - Covered space to hold 40 bikes.
 - Suggest locating along public property side so that individuals attempting to recover a bike can view through chain link fence.
- 4.79 Police Yard
- Fenced or walled area adjoining building.
 - Enter via controlled access gate; one primary gate, a second or emergency gate preferably off another street.
 - Yard to house open Police Parking, Police Staff Parking and provide access to Officer Entry, Vehicle Sally Port, Vehicle Impound Storage, Police vehicles Enclosed Parking, Police Vehicle Covered Parking, Police Vehicle Open Parking, and Staff Open Parking.
- 4.80 Camera Surveillance
- Security cameras cover all public exterior areas on property, public interior spaces, jail, vehicle sally port, and Police yard.
 - Monitored by Dispatch.

5.0 SHARE SPACES & FACILITIES

Contents

- 5.1 General
- 5.2 Public Lobby & Toilets
- 5.3 Training Room / EOC
- 5.4 Exercise & Physical Training
- 5.5 Vehicle Wash
- 5.6 Emergency Generator
- 5.7 Refuse

5.0 SHARED SPACES & FACILITIES

5.1 General

- The following spaces could be shared by Fire and Police.

5.2 Public Lobby & Toilets

- There are a number of ways to configure the Public Lobby and related spaces for the Fire and Police Departments, ranging from:
 - 1) Completely separate, with entrances some distance apart; each with Public Toilets.
 - 2) Mostly separate, in that there is one weather vestibule with doors to separate Lobbies each with Public Toilets.
 - 3) Somewhat Shared, in that there is one weather vestibule into a shared Main Lobby with common Public Toilets, and separate smaller Lobbies for Fire and Police each of which could be secured from the Main Lobby.
 - 4) Completely shared in that there is one weather vestibule into a shared single Lobby with common Public Toilets and Counters directly on the Lobby for Fire and Police.
- No decision required at this time.
- These 4 configurations will be diagrammed to help decide which to use or modify. The building area required for each will not be substantially different.
- Things to consider:
 - The Fire Watch Office Counter is staffed during the day; the Police Public Counter is not staffed but is served by Dispatch as needed. In configuration 4 (described above) there could be a tendency for the public seeking the police to go to Fire because the position is staffed; putting an unnecessary work load on that position.
 - The traffic to and from Police would include victims, jail visitors and inmates being released; as well as those seeking information and licenses; whereas traffic to Fire includes those seeking burning permits, preparedness and fire prevention information, loaner chimney brushes and tours.
- Things to include:
 - Waiting areas.
 - Public Toilets.
 - Fire Display Area to include Homer's first Fire Engine and small water trailer, other memorabilia.
 - Police Display Area include memorabilia.
- Character of space should be open and inviting.
- Adjacencies include:
 - Fire Watch Counter.
 - Fire Marshal & Plans Review Access.
 - Access to loaner chimney brushes.
 - Police Public Counter.
 - Soft Interview / Safe Refuge Room.
 - Jail Visitor Access & inmate Release.
- Area Requirement
 - Large enough to hold class of Elementary School children touring the Facility.
- Camera Surveillance of Entrances and Lobby(s).

5.3 Training Room / EOC

- Locate between Fire and Police.
- Secure access back to Police.
- Adjacent Fire Kitchen.
- Adjacent Toilets.

- Training Room capacity:
 - 25 Current Need, 33+ Future
 - Seating at tables, facing front.
- Equipment:
 - White boards, bulletin boards.
 - Projector and Screen.
 - Television? Yes No
- Support Spaces
 - EOC supplies and equipment in tubs stored in wall cabinets; provide power and telephone connections.
 - Rescue Annie CPR storage in wall cabinets.
 - Work Counter.
 - Chair and Table Storage.

5.4 Exercise & Physical Training

- Locate between Fire and Police
- Secure access back to Police.
- Proximate to Toilets & Showers for both Departments, if possible.
- Exercise Equipment. Please provide information:
 - Police currently have about 10 pieces of equipment plus free weight area.
 - Fire currently has 2 pieces of equipment plus free weight area.
 - Design for about 24 pieces of equipment or _____?, plus following:
- Free weight area.
- Mat area 24' x 24' or equivalent - say 600 sq. ft., configured for mat layout.
- Space for 3 heavy bags.
- Separate (wall or folding wall) Mat & heavy bag area from equipment and weight lifting?
 Yes No
- Storage Room.

5.5 Vehicle Wash – done at Public Works Currently

- Accessible to both Fire and Police. (Fire Only) (Police & Fire Shared)
- Area sized to largest Fire Apparatus.
- Indoor with humidity control? Yes No
- Storage for cleaning supplies.

5.6 Emergency Generator

- Probable re-use of existing packaged generator.
- Locate near building power entrance and convenient for service.

5.7 Refuse

- Shared by Fire and Police if possible; may be difficult because of other adjacency requirements, and the need to have Refuse area on a street property line, allowing access by the service provider without going into secure area.

Activity Name	Resp. Discipline	Original Duration	Start	Finish	2015												2016												2017												2018												2019		
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar										
Homer Public Safety Building		1399	01-Jun-14 A	05-Sep-18																																																			
Preconstruction		899	01-Jun-14 A	24-Apr-17																																																			
10% Conceptual Design		85	01-Jun-14 A	30-Jan-15																																																			
Trip #1 - Interviews for Needs Assessment	USKH	3	01-Jun-14 A	03-Jun-14 A	Needs Assessment, 07-Nov-14																																																		
Develop Needs Assessment	USKH	12	10-Jun-14 A	26-Aug-14 A	Needs Assessment, 07-Nov-14																																																		
Concept Design 10%	USKH	19	04-Oct-14 A	10-Dec-14	Concept Design 10%, 10-Dec-14																																																		
Trip #2 - Presentation & Discussion	USKH	1	10-Dec-14	10-Dec-14	Trip #2 - Presentation & Discussion, 10-Dec-14																																																		
Pre-Construction NTP	COH	0	26-Jan-15		Pre-Construction NTP																																																		
Site Survey	CGC	1	30-Jan-15	30-Jan-15	Site Survey, 30-Jan-15																																																		
35% Schematic Design		323	01-Feb-15	20-Dec-15																																																			
Preliminary Design 35%	USKH	213	01-Feb-15	01-Sep-15	Preliminary Design 35%, 01-Sep-15																																																		
Bond Proposition	COH	62	01-Aug-15	01-Oct-15	Bond Proposition, 01-Oct-15																																																		
Trip #3 - 35% Presentation	USKH	1	10-Sep-15	10-Sep-15	Trip #3 - 35% Presentation, 10-Sep-15																																																		
Issuance of 35% Documents	USKH	0	01-Oct-15		Issuance of 35% Documents																																																		
Develop Phasing Plan, 35% Design Review	CGC	15	01-Oct-15	15-Oct-15	Develop Phasing Plan, 35% Design Review, 15-Oct-15																																																		
Initial 35% Schedule Development	CGC	15	01-Oct-15	15-Oct-15	Initial 35% Schedule Development, 15-Oct-15																																																		
Bid Package Prep & Development	CGC	25	01-Oct-15	25-Oct-15	Bid Package Prep & Development, 25-Oct-15																																																		
35% Budget Alignment	CGC	15	26-Oct-15	09-Nov-15	35% Budget Alignment, 09-Nov-15																																																		
Develop Subcontracting Plan	CGC	25	10-Nov-15	04-Dec-15	Develop Subcontracting Plan, 04-Dec-15																																																		
Subcontracting Plan Owner Review	COH	10	05-Dec-15	14-Dec-15	Subcontracting Plan Owner Review, 14-Dec-15																																																		
Develop Site Logistics Plan	CGC	11	10-Dec-15	20-Dec-15	Develop Site Logistics Plan, 20-Dec-15																																																		
65% Design Development		322	15-Nov-15	01-Oct-16																																																			
65% Design	USKH	244	15-Nov-15	15-Jul-16	65% Design, 15-Jul-16																																																		
Trip #4 - 65% Presentation	USKH	3	21-Jul-16	23-Jul-16	Trip #4 - 65% Presentation, 23-Jul-16																																																		
Sub Solicitation Period - 65%	CGC	40	24-Jul-16	01-Sep-16	Sub Solicitation Period - 65%, 01-Sep-16																																																		
65% Bid Day	CGC	0		01-Sep-16	65% Bid Day																																																		
Compile Budget	CGC	15	02-Sep-16	16-Sep-16	Compile Budget, 16-Sep-16																																																		
65% GMP to Owner	CGC	0		16-Sep-16	65% GMP to Owner																																																		
GMP Reconciliation	CGC	15	17-Sep-16	01-Oct-16	GMP Reconciliation, 01-Oct-16																																																		
95% Construction Documents		221	15-Sep-16	24-Apr-17																																																			
Final Design	USKH	154	15-Sep-16	15-Feb-17	Final Design, 15-Feb-17																																																		
95% Docs to City of Homer	USKH	0	05-Mar-17		95% Docs to City of Homer																																																		
95% Review & Budget Alignment	CGC	25	05-Mar-17	29-Mar-17	95% Review & Budget Alignment, 29-Mar-17																																																		
Finalize CPM Schedule	CGC	25	05-Mar-17	29-Mar-17	Finalize CPM Schedule, 29-Mar-17																																																		
Secure Early Submittals for Long-Lead	CGC	25	05-Mar-17	29-Mar-17	Secure Early Submittals for Long-Lead, 29-Mar-17																																																		
Trip #5 - Final Design Presentations	USKH	3	21-Mar-17	23-Mar-17	Trip #5 - Final Design Presentations, 23-Mar-17																																																		
Design Complete	USKH	0		23-Mar-17	Design Complete																																																		
Final Review	CGC	25	30-Mar-17	23-Apr-17	Final Review, 23-Apr-17																																																		
NTP	COH	0	24-Apr-17		NTP																																																		
City of Homer Permit Issued	COH	0		24-Apr-17	City of Homer Permit Issued																																																		
Issuance of Conformed Docs	USKH	0	24-Apr-17		Issuance of Conformed Docs																																																		
Construction		500	24-Apr-17	05-Sep-18																																																			
Civil/Utilities	CGC	30	24-Apr-17	23-May-17	Civil/Utilities, 23-May-17																																																		
Substructure	CGC	50	09-May-17	27-Jun-17	Substructure, 27-Jun-17																																																		
Superstructure	CGC	65	29-May-17	01-Aug-17	Superstructure, 01-Aug-17																																																		
Exterior Walls/Skin	CGC	65	28-Jun-17	31-Aug-17	Exterior Walls/Skin, 31-Aug-17																																																		
Roof	CGC	40	12-Aug-17	20-Sep-17	Roof, 20-Sep-17																																																		
Interior Framing	CGC	60	01-Sep-17	30-Oct-17	Interior Framing, 30-Oct-17																																																		
Mechanical & Electrical Rough-In	CGC	120	01-Oct-17	28-Jan-18	Mechanical & Electrical Rough-In, 28-Jan-18																																																		
Hang, Tape, Finish, Paint GWB	CGC	120	30-Nov-17	29-Mar-18	Hang, Tape, Finish, Paint GWB, 29-Mar-18																																																		
Architectural Finishes	CGC	160	08-Feb-18	17-Jul-18	Architectural Finishes, 17-Jul-18																																																		
Mechanical & Electrical Finishes	CGC	100	09-Apr-18	17-Jul-18	Mechanical & Electrical Finishes, 17-Jul-18																																																		
Testing & Balancing	CGC	40	28-Jun-18	06-Aug-18	Testing & Balancing, 06-Aug-18																																																		
Substantial Completion	CGC	0		06-Aug-18	Substantial Completion																																																		
Commissioning / Punchlist	CGC	30	07-Aug-18	05-Sep-18	Commissioning / Punchlist, 05-Sep-18																																																		
Final Completion	CGC	0		05-Sep-18	Final Completion																																																		

Homer Public Safety Building

Actual Work
 Critical Remaining Work
 Remaining Work
 Milestone



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM 16-039

DATE: February, 18th 2016
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: New Police Station Square Footage

Some members of the Council have expressed concern about the large increase in size of the new Police Station as compared to our existing building. This is understandable - though the Public Safety Building Committee has spent significant time on the justification for increased space, Council has not. I hope this memo helps explain both the current and future space needs for the Homer Police Department.

The Committee has reduced the proposed size of the building from the initial design significantly. The first estimate put the anticipated space needs at 31,520 SF. Cost concerns sent the building committee back to work resulting in the current space needs estimate of 23,659 SF. I'll try to explain the need for the increased square footage in a segmented breakdown. Anyone looking at what appears to be the floorplan for the new building should realize it is not a floorplan. It is a projection of square footage needs and how they might be connected. One thing I'd like to note here applies to the entire building. Our existing storage space for records, tools, equipment and supplies of all types is woefully inadequate. We currently have two old connex's behind our building and a wooden shed we utilize in creative manners to meet our needs. There are square footage increases in every area of the new building to accommodate necessary storage.

Jail

Jail size in the new facility is estimated at 3768 SF. The most significant area of square footage increase in the jail is in the number of cells. It also has new spaces we do not currently have. These include a new soft interview room, secure and private attorney/inmate visitation rooms, a laundry room, temporary storage for evidence, officer/inmate interview rooms, an increased jail records storage area and a temporary holding room. The new jail is proposed to contain 8 cells versus the four we have now. Four cells are not enough, causing us to run out of space for prisoners on a regular basis. Just last week we had 23 new arrestees go through the jail resulting in several of them sleeping on cell floors and three trips by HPD personnel to Wildwood pre-trial to keep our numbers compliant. We also don't have the right configuration of cells. We are required by law to keep juveniles sound and sight separated from adults. We cannot do so in our current facility. Felons need to be separate from misdemeanants, males from females, ill

prisoners from healthy ones and so on. We often have prisoners in jail on mental health holds or detoxing. These inmates need to be in separate properly equipped cells. We are in violation of federal law every time we have to hold a juvenile. We always hold females and males in separate cells but often cannot meet mandated separation requirements.

The soft interview room will be located near the main entrance. It will provide us a friendly area where a member of the public can quickly and privately speak with a police officer or dispatcher while filing a complaint, filling out a witness statement, answering a few questions, providing a mandatory breath test and more. Most of these things are now done in the lobby with no privacy at all. This results in a rushed or hurried process which is ultimately less accurate than what we might achieve with a bit more time and privacy.

Our existing jail doesn't have nearly enough storage area for bedding, supplies or uniforms. Most of these items are stored behind the building in connex vans or ordered weekly when bi-yearly ordering would result in considerable cost savings and having adequate supplies on hand. The new jail should be designed to provide adequate storage as depicted in our current size estimates. Also new in the design for us will be a laundry room. Having a laundry room will eliminate the jail laundry contract by enabling jail officers to clean all jail linens, sheets, blankets, towels, etc.

The proposed design has rooms for an attorney to privately and safely meet with a client. The designed visitation space will double as visitation space for relatives and will eliminate some of the safety problems we have with our current facility. Prisoners will not have to be taken out of secure jail spaces for these meetings resulting in a huge and much needed increase in safety.

The new design also includes secure meeting spaces for an officer to interview a prisoner without having to take them out of the jail area.

Also new for us in the jail will be a temporary holding room. It is very common for us to bring in more than one arrestee at the same time. Being able to place one in a secure room while booking the other will offer us another vast improvement in safety and personnel flow. It will also enable one officer to safely process two prisoners while the other officer returns to a crime scene or ongoing situation of some type.

The booking room in the new facility is projected to be approximately 561 SF versus the 120 SF we now have. This additional square footage is sorely needed to allow multiple officers to safely handle a combative prisoner.

Another new feature included in the design is a sally port at an estimated 1024 SF. The sally port is essentially a two car drive through garage. It will provide a very significant and important officer safety and general public safety upgrade by providing a secure space to safely load and unload prisoners. Prisoners going back and forth to court will be safely confined in the sally port with very limited escape options. New combative arrestees coming in will also be more controllable for us in a confined space.

Property and Evidence

The evidence processing and storage areas in the new design is projected at 4879 SF. This is a very large increase over what we now have and is barely adequate to meet our projected future needs. It is the one area not significantly reduced in square footage from

the initial design estimate to our current one.

The need for adequate evidence storage room is dictated in part by the courts and department of law. We are now required to store some evidence for the life of the victim. Some has to be stored until the possibility of appeals is exhausted in the case. For major felonies, this can be 6 years or more. Some evidence even has to be retained for the life of the defendant. The evidence storage time for basic misdemeanors usually runs a minimum of two years, four and five is very common. Even though every arrest we make is done under Alaska State Statute and the state prosecutes our cases, there is no location we can send evidence to. If we make the arrest it's our case and our evidence. Every department in the state is in the same boat we are when it comes to evidence storage. We currently store evidence in a room inside our building we made by knocking down walls, eliminating an office, lobby area, break room area and reducing the size of our meeting room. We also store evidence in one of our connex's and our wood shed. These areas outside the secure building do not technically meet the requirements for secure evidence storage. They are also very problematic for us resulting in having to sometimes look in two or three places to find things. The new design with one central storage area will be a great improvement for us.

Also included in the new design are improved and increased areas for evidence processing, receiving, handling and packaging. We do not currently have any areas to safely handle evidence with blood or body fluids on them. We handle other types of hazmat materials while dealing with evidence that require ventilation and controls. We also need room to dry out drug evidence and other items. The methods we've developed and now use to handle these items violate OSHA requirements and established industry standards. They also complicate and confuse the chain of custody requirements we must meet to certify the purity of the evidence for court purposes. Our new building should be designed to address all of these deficiencies.

The new building has a projected two bay indoor area for the evidence processing of large items currently estimated at 580 SF. This will be utilized to process vehicles, snowmobiles, boats, ATV's, essentially anything that will fit inside. We currently have to store these items in an unsecure outside location and either process them outside or in a bay at public works. It is a critical need for us to be able to process this type of property in a secure, clean, controlled space at our own facility. We'll have the equipment on hand to do the job right and we won't have to work around someone else's schedules. It will also safely preserve the chain of custody for this type of evidence. We currently search and process vehicles on a bi-weekly basis or more and will keep this space busy. We had a project on the CIP list to accomplish this need for us for several years but it was never funded.

Another important thing to mention is our current lack of evidence processing areas. Latent fingerprint evidence is often very fragile in nature. We now have to package it and send it to the crime lab for analysis. Having the room to increase our processing abilities will allow us to use methods to stabilize latent prints and other types of evidence before we package them. This will improve the crime labs ability to successfully process the evidence we send them. Being able to improve our processing ability will also result in our ability to fully develop some types of evidence in-house to the point where it is usable in an on-going investigation. This can result in getting criminals off of the street and into custody faster and improve conviction rates.

There are a few other new to us features in the grey color coded portion of the new facility design I'd like to point out. They are near the police officer and staff entry area. Included is

a decontamination area, uniform/gear and boot storage and a small laundry room. The reasoning behind this area is we need a space where an officer can come in and get completely decontaminated before tracking contaminants through the rest of the building. Officers sometimes come in from bloody crime scenes with blood and body fluids on them. They can be contaminated by chemicals and fuels at accidents and fires. This area will provide them a space to change uniforms, wash down if necessary and launder soiled clothing.

There is also a small bunkroom included. This new room will enable an officer to sleep if having to work for very long periods of time. When we have a major felony crime committed against a person, we will initiate work on the case immediately. Work on some of these types of cases must continue unabated until all existing leads are followed up on. Experience has taught us if you don't catch a murderer within the first 72 hours after it's committed the odds of apprehending them start to quickly diminish. Other felonies such as a stranger sexual assault against another are similar. These types of cases must be vigorously pursued in a continuous flowing fashion without delay. The officers in charge of these investigations can't leave for those first crucial days or a successful outcome is jeopardized. The bunk room could also be utilized during an ongoing response to any major disaster or emergency situation.

Dispatch

Projected space needs for dispatch are at 2863 SF in the new building. This includes room for up to four dispatch consoles, (we currently have two), increased storage areas for supplies and records and a break room for use by all department employees. The dispatch area includes a reception area for greeting the public, a mail room area and restrooms.

The increased area for records and storage will replace some of the area contained in the connex's. The new design will enable dispatchers to be talking to someone in the lobby while still in earshot of the radios. The available room for the dispatch consoles is more than doubled over what we have now. Our existing space is very tight and cramped. Our two consoles meet current needs but there is not enough room for the future. Four consoles will enable continued dispatch activities while training new dispatchers and provide supervisor oversight and control positions. Having spare consoles will also expand our emergency response capabilities and provide spares in the event of equipment failures.

Lobby

The lobby in the new building is projected to be 1016 SF versus our existing lobby of about 400 SF. The new lobby will meet ADA space requirements and provides for an elevator to access the second floor, another ADA consideration.

Investigation and Patrol

The projected space needs of 4568 SF for investigations and patrol are shown in blue on the drawing. This is another area where our existing spaces for these functions are woefully inadequate. The new design will provide us designated and properly designed soft and hard interview rooms and a room for a polygraph. There are offices for all of the department's supervisors and senior patrol officers. There is space for an open area for most of the patrol officers to do case work in and a small briefing room for quick meetings

of on-shift personnel. There is also space provided for the copy room we don't have but need and storage of supplies and some patrol equipment.

We have reduced the projected space needs in this area of the building by approximately 1000 SF from the initial design. This is the core working area for the patrol officers, investigations and police supervisors. I have some concerns about this area becoming too small for our needs in the future. It is slightly larger than what we need now with our existing work force but it doesn't have a lot of room for expansion. The new building is being built and designed with the idea in mind it might have to be expanded in the future. This is one area where I feel the need to do so could well occur the soonest.

Training, Fitness, Meeting Space

The space needs shown on the second floor of the possible design provide for our needs in general meeting spaces, physical training and exercise and an indoor range. This area is projected to occupy approximately 6366 SF of the new building.

The training room and office total 924 SF. This room would be utilized for department meetings, meetings with other agencies and classroom type training sessions as well as some storage of training supplies and materials. Our current meeting/training space is too small for us. It is not large enough to hold the entire department work force and is very cramped for just the patrol force alone. When having monthly patrol meetings everyone can sit down but no one can move. Joint meetings of patrol and jail officers require someone to stand. Add in some training props/equipment and it is really, really undersized. The new proposed space will meet our current needs but will become small as time goes on and department growth occurs. It would be very difficult for us to perform meetings and trainings in another building. Dispatchers and officers can attend meetings and trainings at our own building while on duty. Having to travel to a different location will mean some of them won't be able to attend. It would result in having to meet or train two to four times instead of less costing more in overtime and causing scheduling problems. We discuss very confidential and protected information in meetings and some training sessions. It is safe to do so in our own secure environment but trying to do so elsewhere would be very problematic. We will conduct mission planning sessions and debriefs in this area as well. These types of meetings carry a high need for a secure space. I am totally against any plan to reduce or eliminate this critical space need.

The physical training and exercise spaces are projected at 1098 SF. Along with this space comes a subsequent need for showers and locker rooms currently estimated at 1639 SF. About 90% of our officers and many of our dispatchers utilize our current exercise room on an almost daily basis. There is a great need for officers to maintain fitness through regular exercise. An officer in good physical condition is less likely to resort to high levels of force in a situation if they can physically control it. They are less likely to be hurt or hurt someone. Stress reduction through exercise is another critical need for all public safety employees. Providing the space for our police department employees to exercise within the station is well known to increase the rate of participation. It enables employees to exercise before or after shifts that often start and end before any local exercise facilities are open. Participation is also increased because police employees are in a comfortable and secure environment. Many of our officers would simply not be able to go to our local clubs without being exposed to harassment at all levels. Another advantage to having adequate exercise equipment on site is officers recovering from on the job injuries can continue to perform their necessary physical therapy ordered exercise while working in a limited duty capacity. Our current exercise and physical training room is very small. We have a very limited

amount of workout equipment without enough room to add equipment that can specifically target areas known to be injury prone in officers such as backs and knees. Our space limitations also limit the number of employees that can workout at the same time. This causes problems when employees share the same time off together with overlapping exercise times. We try to utilize the exercise area for some physical training as well. Our goal is to conduct physical training, physical means of arrest training and defense tactic training on a regularly scheduled year round basis. We don't have the room available to do so now resulting in having to try to schedule time in the matt rooms at one of our schools. This is very difficult to arrange and schedule to match up with the availability of our personnel. The result is we're lucky to be able to do some things twice a year that we should be doing a minimum of six times a year. There is also the issue for us of doing defensive tactics training in a public area. This type of training needs to be done in a secure location. Having our tactics displayed on a Facebook recording must be avoided.

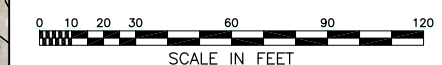
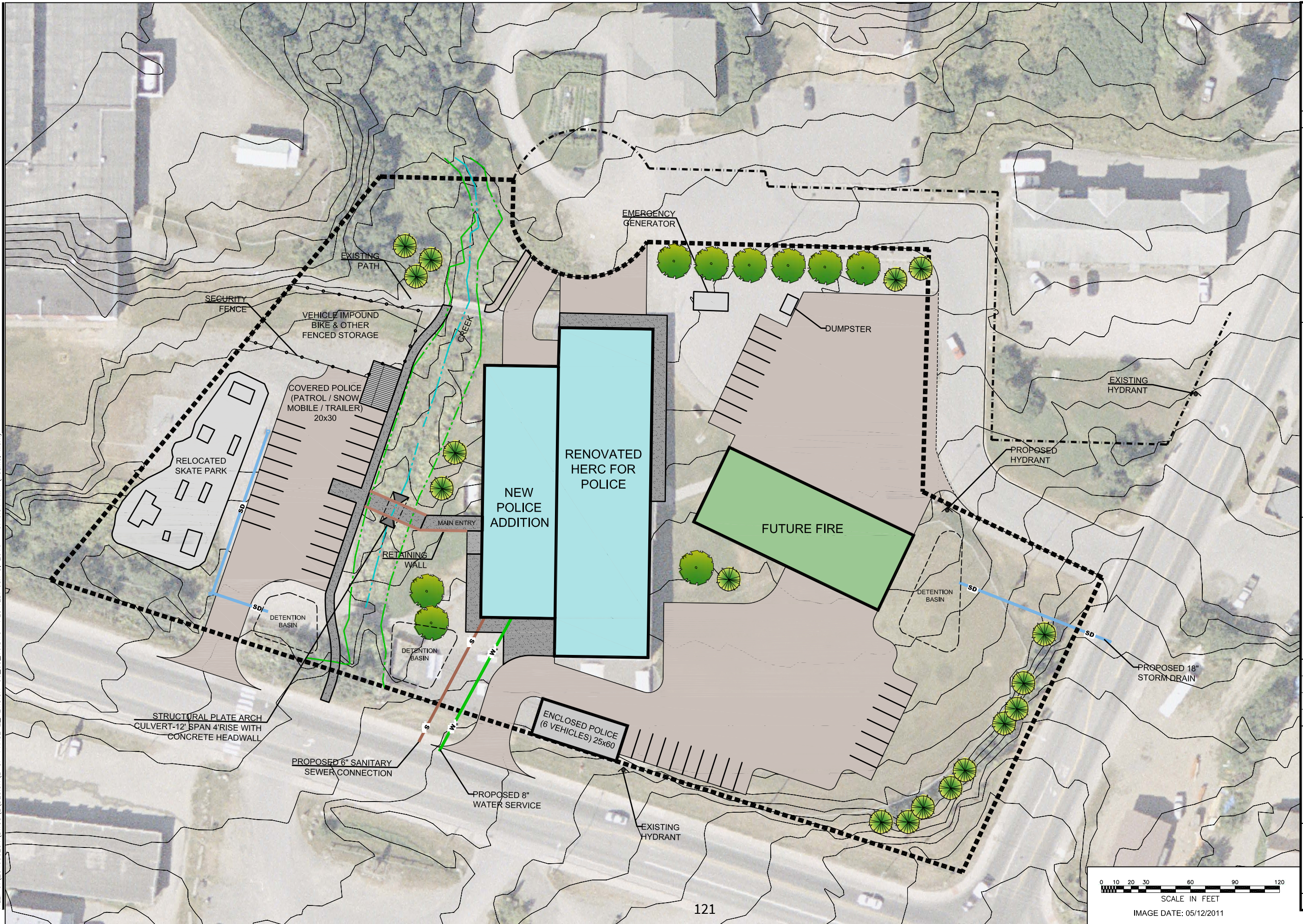
Shooting Range

The indoor shooting range is projected to have a space need of 2359 SF. This would be a small range with four to six shooting lanes, supply storage, an armory and a gun cleaning room. The proper storage for ammunition, guns and shooting related supplies along with a properly ventilated gun cleaning area is a current pressing need for us. We currently do these things in a small wooden building behind the police station with no ventilation and a small space heater in it that is inadequate much below thirty degrees.

We do our very best to maintain a very robust and active firearms training program on a year round basis. We currently have to shoot at the outdoor range owned by the local gun club located between Homer and Anchor Point. Officers should be firing each one of their weapons systems once per month on their own and are required to participate in department organized training and qualification sessions which we try to do four times per year. Inclement weather, varying shift schedules, scheduled vacations and other department training needs are all impediments to meeting our desired quarterly shooting objectives. Sometimes we'll get all of these various factors to fall in proper alignment, have weapons qualifications scheduled at the range and end up having to cancel due to driving rains and 40mph winds. Other factors working against us with utilizing the range include the changing schedules of the gun club and their needs. Additionally, the outdoor range is located in an old gravel pit. Radio coverage is poor and often totally non-existent. Cell phone coverage is the same. There is no guarantee of being able to contact the officers at the range. With more than half of the department at the range at one time, our ability during scheduled shooting events to provide rapid back-up to an officer in need is severely hampered. I firmly believe any new police station being built in Alaska should have an indoor range as part of the design and I think our unique local conditions amplify this need. We will also use the indoor range to provide us with ample matt space for defensive tactics training. Even in the projected 1000 SF exercise room, there will be very limited space for matt work. We would have enough room in the indoor range to work two to three officers through conflicts at the same time, thereby maximizing the amount of training we can do simultaneously. We could also utilize the range for other types of training, such as force on force, simulated munitions, shoot don't shoot and more. Having our own range will lower overtime costs, improve the quality and quantity of our training and ease scheduling.

I suggest that if we can't afford to build a completed indoor shooting range now, let's at least build the empty space and finish it when we can afford to do so. This is an area where it might be possible to pursue some grant funding or local fund raising projects.

FILE: U:\204600234\DWGS\DESIGN\L-SP-PHASE 2-REVISION-06_03_16.DWG PLOTTED: Jun 8, 2016 - 9:16:34 AM (Foulke, Mark)



SCALE IN FEET
IMAGE DATE: 05/12/2011

Date Stamped:

REVISIONS	
No.	Date

725 East Fireweed Loop, Suite 200
Anchorage, Alaska 99503
Phone: (907) 274-4245
FAX: (907) 258-4653
www.stantec.com

Project:
HOMER PUBLIC SAFETY BUILDING

City of Homer
Homer, Alaska 99603

Project Mgr. DRS

Drawn

Checked

Date 06/08/2016

Sheet Contents:
POLICE & FUTURE FIRE STATION SITE CONCEPT

Sheet No.:

L1.2

Project Number: 204600234

THIS DRAWING IS HALF-SIZE AT 11"x17"

AREA SCHEDULE (GROSS)	
Name	Area
FIRST FLOOR EXISTING	8360 SF
FIRST FLOOR NEW	4675 SF
SECOND FLOOR EXISTING	8842 SF
SECOND FLOOR NEW	8492 SF
	30369 SF

INVESTIGATION / PATROL	
Name	Area

BRIEFING TRAINING	1894 SF
CHIEF	238 SF
DETECTIVE	86 SF
DETECTIVE	86 SF
ELEVATOR	88 SF
EXISTING MECHANICAL	419 SF
GEAR	120 SF
HALL	147 SF
INTERVIEW 2	83 SF
LIEUTENANT	135 SF
MECH ELEC SHAFT	49 SF
PATROL STORAGE	159 SF
POLYGRAPH	96 SF
RESTROOM 5	53 SF
SARGENT	93 SF
SARGENT	103 SF
SARGENT	105 SF
SARGENT	96 SF
SARGENT	86 SF
STAIRS	174 SF
STAIRS	177 SF
WORK COPY	159 SF
	4648 SF

GYMNASIUM SUPPORT	
Name	Area

EXISTING GYMNASIUM	5043 SF
EXISTING MECH	485 SF
HALL 4	558 SF
STAIRS	201 SF
STORAGE	719 SF
	7005 SF

FITNESS SUPPORT	
Name	Area

BREAK ROOM	475 SF
WOMENS LOCKER ROOM	341 SF
MENS LOCKER ROOM	327 SF
WOMENS SHOWER	94 SF
MENS SHOWER	94 SF
	1331 SF

DISPATCH	
Name	Area

BREAK ROOM	156 SF
COPY	57 SF
DISPATCH	1369 SF
DISPATCH SUPPORT	192 SF
FILES AND MAIL	190 SF
HALL 1	197 SF
IT	211 SF
LOBBY	521 SF
LOCKERS	215 SF
RESTROOM 2	49 SF
RESTROOM 4	52 SF
RESTROOM 5	55 SF
SOFT INTERVIEW	158 SF
SUPERVISOR	190 SF
	3611 SF

JAIL SUPPORT	
Name	Area

BEDDING UNIFORMS	119 SF
BOOKING	1128 SF
CONTROL	360 SF
FILES	101 SF
FOOD PREP	111 SF
HALL 2	555 SF
INTERVIEW 1	102 SF
JANITOR	34 SF
LAUNDRY	119 SF
REPORT INTOX	203 SF
RESTROOM 1	53 SF
SALLY PORT	439 SF
STRIP SEARCH DECON	180 SF
VISIT	102 SF
	3604 SF

JAIL CELLS	
Name	Area

CELL 1	90 SF
CELL 1	90 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
HOLDING	80 SF
JUVINILE DETENTION	80 SF
	996 SF

EVIDENCE	
Name	Area

BOOT WASH RAIN GEAR	54 SF
DECON	61 SF
EVIDENCE STORAGE	129 SF
HALL	776 SF
LONG TERM EVIDENCE STORAGE 1	702 SF
LONG TERM EVIDENCE STORAGE 2	213 SF
NORTH VESTIBULE	55 SF
	1991 SF

PROPERTY	
Name	Area

DRUGS	115 SF
EVIDENCE RECEIVING	228 SF
EVIDENCE SUBMIT	128 SF
FOUND	60 SF
FOUND	60 SF
MARIJUANA	90 SF
MONEY	24 SF
SUPPLY	61 SF
VEHICLE EVIDENCE	713 SF
	1479 SF

GUN RANGE	
Name	Area

GUN RANGE	2574 SF
-----------	---------

GUN RANGE SUPPORT	
Name	Area

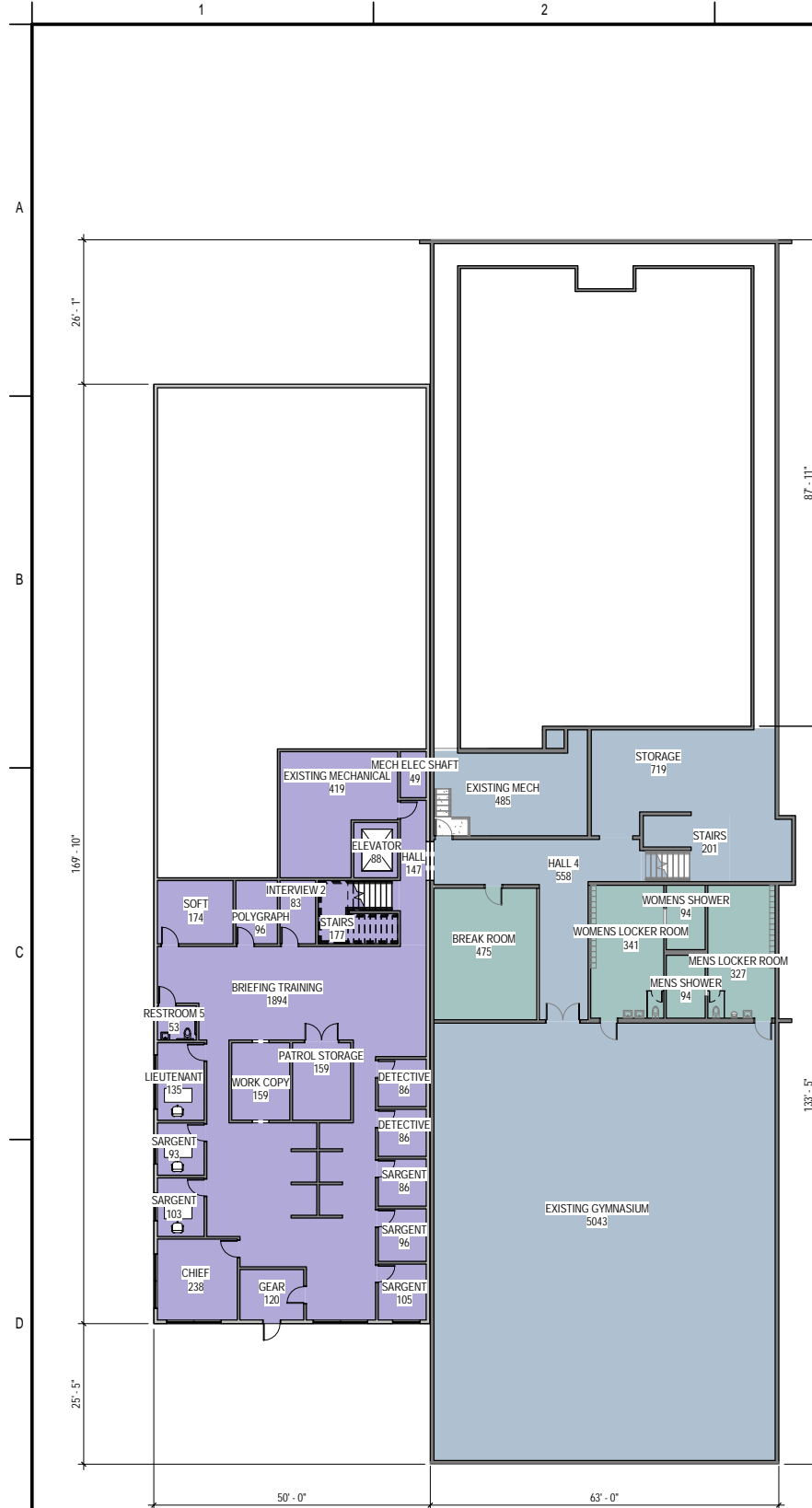
ARMS	141 SF
EAST VESTIBULE	71 SF
ENTRY STAIR	196 SF
GUN CLEANING	76 SF
STORAGE	68 SF
	552 SF

KITCHEN	
Name	Area

BUNK	114 SF
BUNK	165 SF
KITCHEN	561 SF
RADIO	321 SF
	1161 SF

SUPPORT	
Name	Area

ENTRY	462 SF
FAN	123 SF
HALL 5	56 SF
HALL 6	260 SF
JANITOR	132 SF
TOILET	31 SF
	1065 SF



1 FIRST FLOOR PLAN OVERALL
1/16" = 1'-0"



2 SECOND FLOOR PLAN OVERALL
1/16" = 1'-0"

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Legend

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued			

Permit-Seal

Client/Project

City of Homer

Homer Public Safety Building

Homer Alaska

Title

FIRST FLOOR PLAN

Project No.

204600234

Revision

Scale

1/8" = 1'-0"

Drawing No.

A-101



1 FIRST FLOOR PLAN
 A-101 1/8" = 1'-0"

Rev: 1/2016 3:12:19 PM
 4/8/2016 3:12:19 PM

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Legend

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued			

Permit-Seal

Client/Project

City of Homer

Homer Public Safety Building

Homer Alaska

Title

SECOND FLOOR PLAN

Project No.

204600234

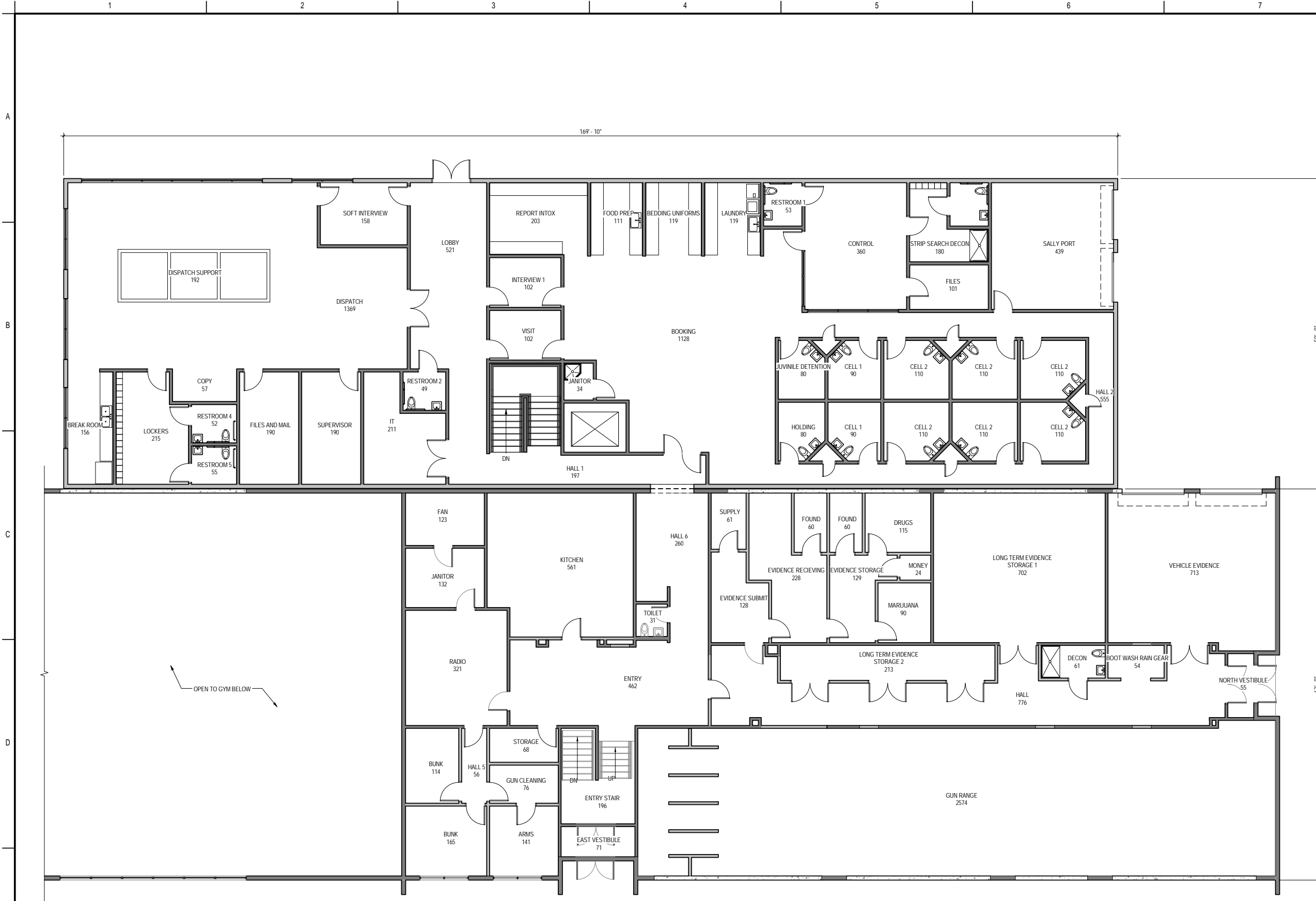
Revision

Scale

1/8" = 1'-0"

Drawing No.

A-102

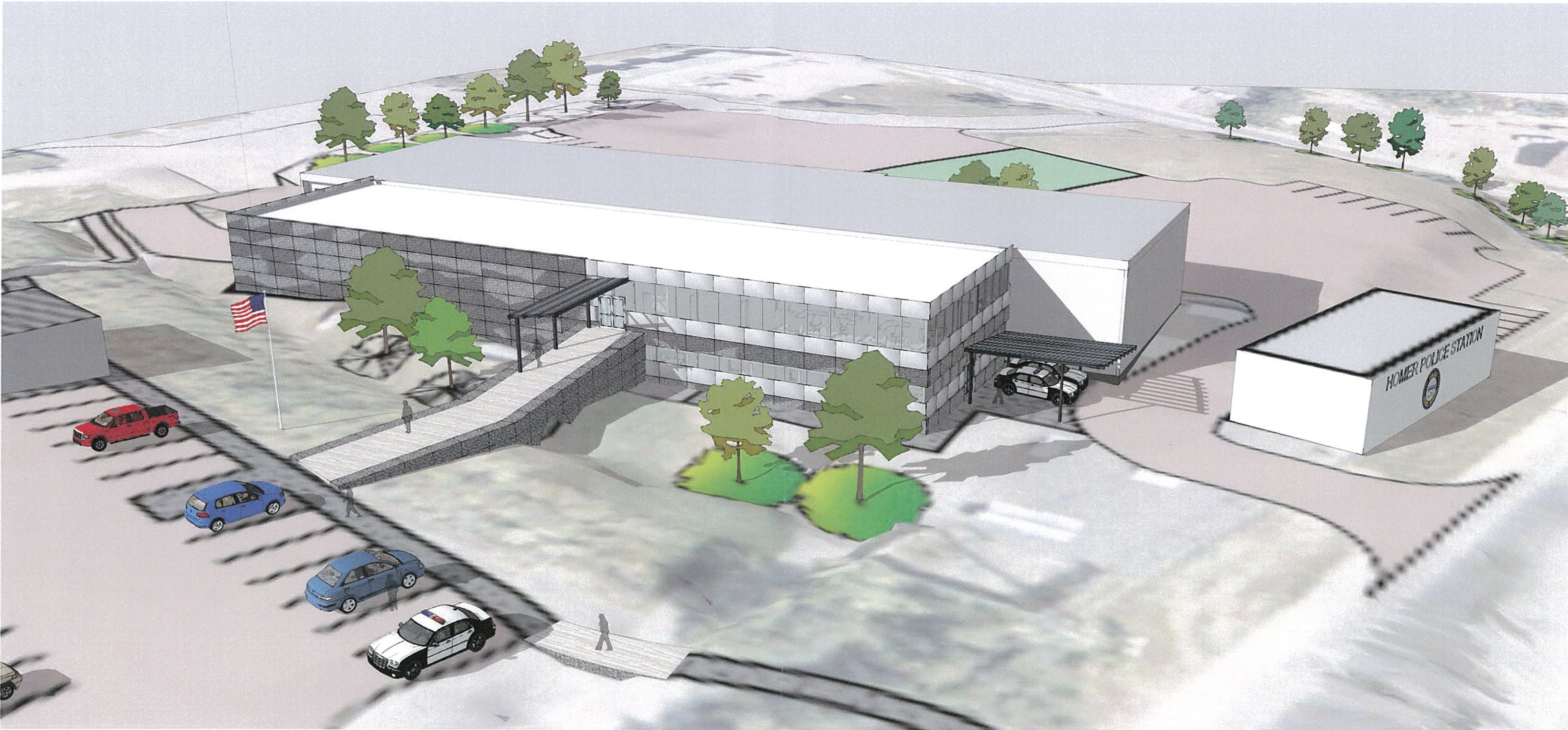


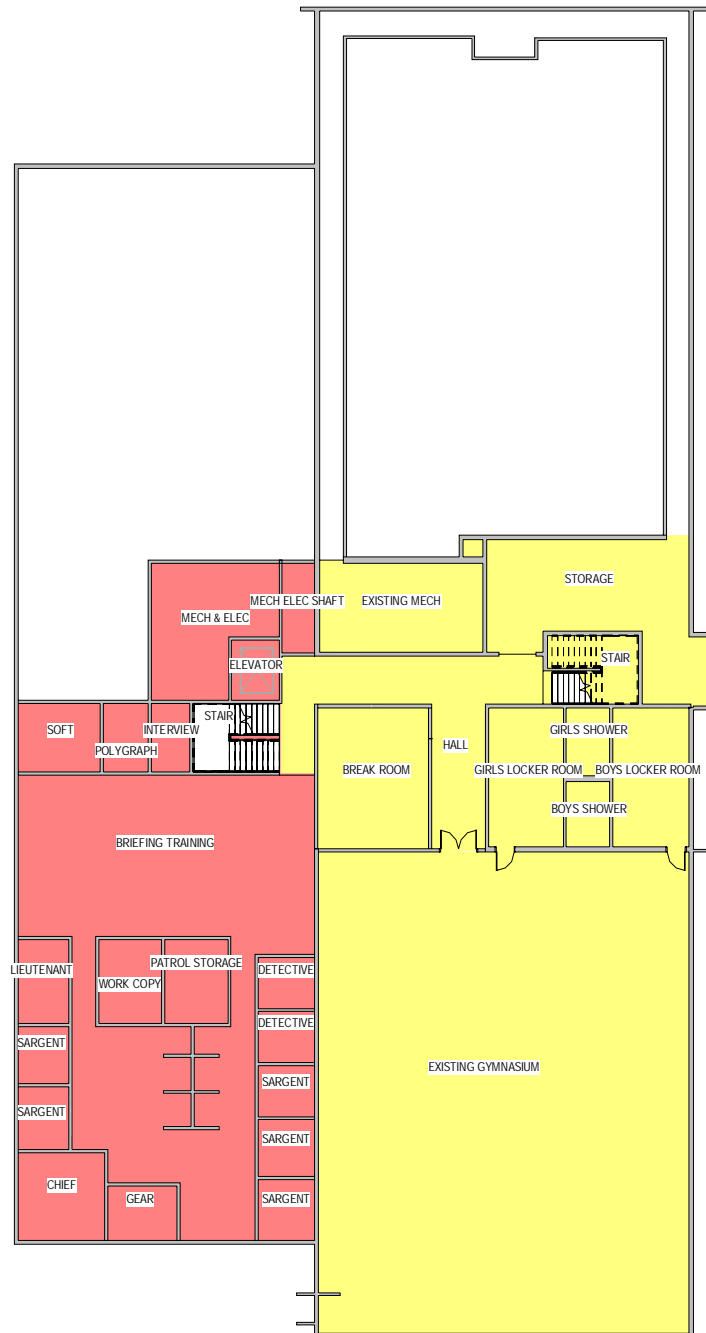
1 SECOND FLOOR PLAN
A-102 1/8" = 1'-0"

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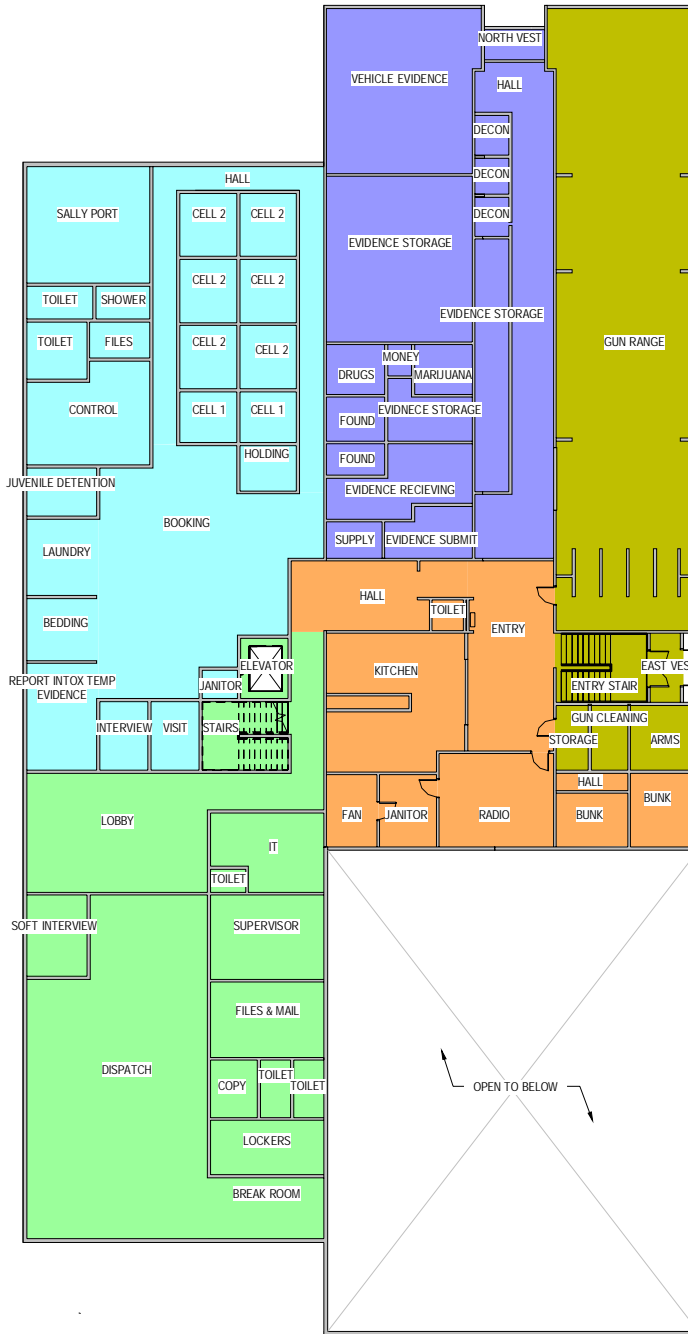








1 1ST FLOOR AREA PLAN
A-101 1/16" = 1'-0"



2 2ND FLOOR AREA PLAN
A-101 1/16" = 1'-0"

DISPATCH	
Name	Area
ELEVATOR	88 SF
STAIRS	177 SF
LOBBY	893 SF
IT	240 SF
TOILET	27 SF
SUPERVISOR	286 SF
FILES & MAIL	257 SF
COPY	83 SF
TOILET	55 SF
TOILET	59 SF
LOCKERS	188 SF
BREAK ROOM	219 SF
DISPATCH	1643 SF
SOFT INTERVIEW	153 SF
	4369 SF

SUPPORT	
Name	Area
ENTRY	470 SF
HALL	323 SF
TOILET	34 SF
KITCHEN	537 SF
RADIO	319 SF
JANITOR	128 SF
FAN	113 SF
HALL	41 SF
BUNK	120 SF
BUNK	159 SF
	2245 SF

PROPERTY / EVIDENCE	
Name	Area
NORTH VEST	60 SF
HALL	735 SF
DECON	44 SF
DECON	39 SF
DECON	43 SF
EVIDENCE STORAGE	258 SF
VEHICLE EVIDENCE	722 SF
EVIDENCE STORAGE	692 SF
MARIJUANA	88 SF
MONEY	25 SF
DRUGS	89 SF
EVIDENCE STORAGE	127 SF
FOUND	79 SF
FOUND	58 SF
EVIDENCE RECIEVING	237 SF
SUPPLY	63 SF
EVIDENCE SUBMIT	124 SF
	3483 SF

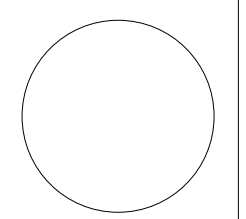
RANGE	
Name	Area
EAST VEST	69 SF
ENTRY STAIR	188 SF
STORAGE	65 SF
GUN CLEANING	74 SF
ARMS	138 SF
GUN RANGE	2569 SF
	3103 SF

OVERALL BUILDING AREAS (GROSS)	
Name	Area
EXISTING FIRST FLOOR	8384 SF
NEW FIRST FLOOR	5174 SF
EXISTING SECOND FLOOR	8800 SF
NEW SECOND FLOOR	9022 SF

INVESTIGATION / PATROL	
Name	Area
ELEVATOR	88 SF
STAIR	177 SF
INTERVIEW	83 SF
POLYGRAPH	98 SF
SOFT	178 SF
BRIEFING TRAINING	2446 SF
DETECTIVE	87 SF
DETECTIVE	87 SF
SARGENT	87 SF
SARGENT	97 SF
SARGENT	107 SF
GEAR	120 SF
CHIEF	238 SF
SARGENT	103 SF
SARGENT	93 SF
LIEUTENANT	135 SF
WORK COPY	159 SF
PATROL STORAGE	159 SF
MECH & ELEC	430 SF
MECH ELEC SHAFT	89 SF
	5062 SF

FITNESS SUPPORT	
Name	Area
STAIR	191 SF
HALL	674 SF
BREAK ROOM	468 SF
GIRLS LOCKER ROOM	315 SF
GIRLS SHOWER	94 SF
BOYS SHOWER	94 SF
BOYS LOCKER ROOM	332 SF
EXISTING GYMNASIUM	5082 SF
EXISTING MECH	471 SF
STORAGE	776 SF
	8497 SF

JAIL	
Name	Area
BOOKING	1198 SF
JANITOR	34 SF
VISIT	102 SF
INTERVIEW	102 SF
REPORT INTOX TEMP EVIDENCE	228 SF
BEDDING	135 SF
LAUNDRY	165 SF
JUVENILE DETENTION	106 SF
CONTROL	342 SF
FILES	68 SF
TOILET	108 SF
SHOWER	57 SF
TOILET	71 SF
SALLY PORT	434 SF
HALL	556 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 2	110 SF
CELL 1	90 SF
CELL 1	90 SF
HOLDING	80 SF
	4622 SF



Date Stamped:

No.	Date	By	Revision

2515 A Street
Anchorage, Alaska 99503
Phone: (907) 264-4245
Fax: (907) 268-4653
www.stantec.com

Project:
HOMER PUBLIC SAFETY BUILDING

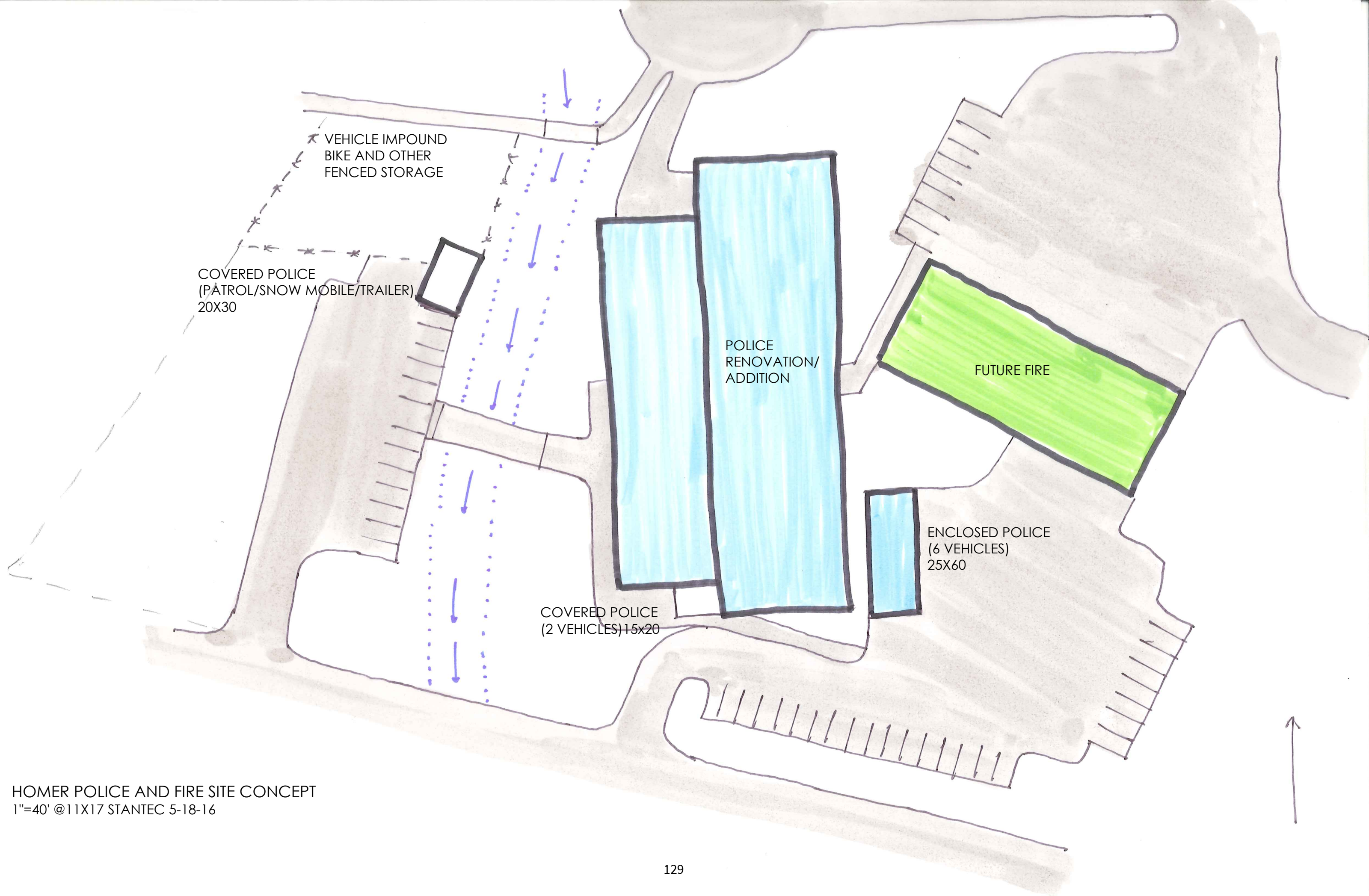
City of Homer
Homer, Alaska 99603

Project Mgr.	DRS
Drawn	
Checked	
Date	5/13/16

Sheet Contents:
PHASE ONE - LEVEL 1

Sheet No.:
A-101

Project Number: 204600234



HOMER POLICE AND FIRE SITE CONCEPT
1"=40' @11X17 STANTEC 5-18-16

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Mayor

4 **RESOLUTION 16-128**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A
7 POLICE STATION BUILDING TASK FORCE AND ESTABLISHING
8 THE SCOPE OF WORK AND PARAMETERS UNDER WHICH THE
9 TASK FORCE WILL CONDUCT ITS WORK.

10
11 WHEREAS, Council created a Public Safety Building Review Committee (PSBRC) in
12 January 2014 to review and rate GC/CM proposals for a new public safety building, review the
13 proposed contract and provide input on the scope of work and deliverables, and make
14 recommendations to Council as to how to proceed with the project; and

15
16 WHEREAS, The proposed new fire department was separated from the public safety
17 building project when it became apparent the cost was too steep to simultaneously build a
18 new police and fire station; funds were appropriated to the Fire Department for updates and
19 improvements to extend the life of the facility; and

20
21 WHEREAS, Council supported a bonding request to construct a reduced size public
22 safety campus with police station only to the voters at the general election in October 2016 in
23 an amount not to exceed twelve million dollars; and

24
25 WHEREAS, Proposition #1 that would allow the City of Homer to incur debt and issue
26 general obligation bonds in an amount not to exceed twelve million dollars (\$12,000,000) to
27 finance the planning, design and construction of a police station and related capital
28 improvements was defeated by the voters at the October 4, 2016 regular election; and

29
30 WHEREAS, The Public Safety Building Review Committee was disbanded via
31 Resolution 16-127; and

32
33 WHEREAS, It would be beneficial to establish a Police Station Building Task Force
34 (PSBTF) to assist the City in refining the plans the PSBRC worked on and achieve the \$10M
35 budget objective.

37 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes
38 the Police Station Building Task Force (PSBTF).

39
40 BE IT FURTHER RESOLVED that the Task Force will use the work products from the
41 previous project and work with the Architect and Contractor, Stantec and Cornerstone, to
42 produce a project to fit the budgetary constraints.

43
44 BE IT FURTHER RESOLVED that the Task Force membership shall be five city residents.

45
46 BE IT FURTHER RESOLVED that primary staff support shall be provided by Public
47 Works Director Carey Meyer, Police Chief Mark Robl, and Deputy City Clerk Renee Krause and
48 secondary support shall be provided as needed and requested by the City Manager, the
49 Finance Director, and the City Planner.

50
51 BE IT FURTHER RESOLVED that every attempt will be made to schedule meetings in
52 the Council Chambers.

53
54 BE IT FURTHER RESOLVED that the Task Force shall establish its own work schedule,
55 presenting the Council a project by May 30, 2017.

56
57 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for members of
58 the community to serve on the task force.

59
60 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 5th day of December,
61 2016.

62
63 CITY OF HOMER
64
65 _____
66 BRYAN ZAK, MAYOR
67

68 ATTEST:
69
70 _____
71 JO JOHNSON, MMC, CITY CLERK
72

73 Fiscal Note: Staff time and advertising costs.

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
JANUARY 9, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. CALL TO ORDER, 5:00 P.M.

Councilmember Reynolds has requested excusal.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

3. CONSENT AGENDA

4. REGULAR MEETING AGENDA

5. COMMENTS OF THE AUDIENCE

6. ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, January 23, 2017 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. MONDAY
JANUARY 9, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmember Reynolds has requested excusal.

Department Heads may be called upon from time to time to participate via teleconference.

2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

5. RECONSIDERATION

6. CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular meeting minutes of December 5, 2016. City Clerk. Recommend adoption. Page 155

- B. **Memorandum 17-001** from Mayor Zak, Re: Appointments of Charles Evans and Rachel Lord to the Economic Development Advisory Commission. Page 179
- C. **Memorandum 17-002** from Deputy City Clerk, Re: Liquor License Renewals for Patel’s, Patel’s 2, Rum Locker, Homer Liquor & Wine, Grog Shop, Fat Olive’s, Fresh Catch Café, La Baleine Café, and Land’s End. Page 189
- D. **Ordinance 17-01**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040 to Remove Limitations Placed Upon Public Commenting Before City Council. City Manager. Recommended dates: Introduction January 9, 2017, Public Hearing and Second Reading January 23, 2017. Page 255
- E. **Ordinance 17-02**, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Grubstake Avenue and Snowbird Street as Urban Road. City Manager/Public Works Director. Recommended dates: Introduction January 9, 2017, Public Hearing and Second Reading January 23, 2017. Page 263
- Memorandum 17-004 from Public Works Superintendent as backup. Page 267
- F. **Ordinance 17-03**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule; and Repealing Subsection (F) of Homer City Code 5.20.020, Open Burning – Permit Requirement, Homer City Code 5.24.060, Violation – Penalty, Homer City Code 8.08.150, Violation – Penalty, Homer City Code 8.11.080, Violation – Penalty, Homer City Code 13.08.170, Violation – Penalty, Homer City Code 14.08.170, Violation – Penalty, Homer City Code 18.20.090, Penalty, Homer City Code 19.04.100, Violation – Penalty, Homer City Code 19.08.120, Violation – Penalty, and Homer City Code 19.12.100 Violation – Penalties, to Provide for the Disposition of Additional Offenses by Bail Forfeiture Without a Court Appearance. City Manager. Recommended dates: Introduction January 9, 2017, Public Hearing and Second Reading January 23, 2017. Page 269
- Memorandum 17-005 from City Clerk as backup. Page 277
- G. **Resolution 17-001**, A Resolution of the Homer City Council Establishing the Final Cost for the Shellfish Avenue/South Slope Drive Water Main/PRV Project to be \$590,314 and the Per Lot Fair Share as \$11,292. City Manager/Public Works Director. Recommend

- adoption. Page 279
- Memorandum 17-010 from Public Works Director as backup. Page 281
- H. **Resolution 17-003**, A Resolution of the Homer City Council Confirming the Appointments of Jenna deLumeau as Treasurer and Andrea Browning as Deputy Treasurer for Calendar Year 2017. City Manager. Recommend adoption. Page 289
- I. **Resolution 17-004**, A Resolution of the Homer City Council Designating Signatories of City Accounts and Superseding Any Previous Resolution So Designating. City Manager. Recommend adoption. Page 291
- J. **Resolution 17-005**, A Resolution of the Homer City Council Awarding the Contract for the Construction of the East Bunnell Avenue Storm Drain Rehabilitation Project to the Firm of Construction Unlimited, Inc. of Anchorage, Alaska, in the Amount of \$405,372 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption. Page 293
- Memorandum 17-007 from Public Works Director as backup. Page 295
- K. **Resolution 17-006**, A Resolution of the City Council of Homer, Alaska, Amending the City Council Operating Manual to Remove Limitations Placed Upon Public Commenting Before City Council. City Manager. Recommend postpone to January 23, 2017 to follow Ordinance 17-01. Page 303
- L. **Resolution 17-007**, A Resolution of the City Council of Homer, Alaska, Approving a Memorandum of Agreement Between the City of Homer and the Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on City Owned Land in the Baycrest Ski Area. City Manager. Recommend adoption. Page 305
- M. **Resolution 17-008**, A Resolution of the Homer City Council Awarding Icicle Seafoods, Inc. a New 20-Year Lease With Two, 5-Year Options to Renew for Lot 41, Homer Spit Subdivision Amended ADL 18009, With an Annual Base Rent of \$35,070.00, and Authorizing the City Manager to Move Forward With Lease Negotiations and Execute the Appropriate Documents. City Manager. Recommend adoption. Page 323

- N. **Resolution 17-009**, A Resolution of the City Council of Homer, Alaska, Approving Port and Harbor Enterprise's Implementation of Newly Revised Crane Use Agreements. City Manager/Port and Harbor Director. Recommend Public Hearing January 23, 2017.

Page 325

Memorandum 17-008 from Port and Harbor Director as backup. Page 327

- O. **Resolution 17-010**, A Resolution of the City Council of Homer, Alaska, Amending the Fee Schedule Under Planning and Zoning to Add Fees for Technical Review of Communication Tower Applications. City Clerk/City Planner. Recommend Public Hearing January 23, 2017.

Page 347

Memorandum 17-009 from City Planner as backup. Page 351

- P. **Resolution 17-011**, A Resolution of the City Council of Homer, Alaska, Approving an Automatic Aid Agreement and Operational Plan Between Kachemak Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Apparatus and Personnel. Recommend adoption.

Page 353

7. VISITORS

- A. West Homer Elementary Students – Lego Robotics Group, 10 minutes.
- B. Catie Bursch, Kachemak Bay Research Reserve, Saltwater Invasive Species, 10 minutes. Page 365

8. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS (10 minute limit per report)

- A. Borough Report
- B. Commissions/Board Reports:
1. Library Advisory Board
 2. Homer Advisory Planning Commission
 3. Economic Development Advisory Commission
 4. Parks Art Recreation and Culture Advisory Commission

- 5. Port and Harbor Advisory Commission
- 6. Cannabis Advisory Commission

- C. Homer Council on the Arts 2017 Arts Awards Nominations Page 383
- D. Letter to Mayor Bryan Zak from Mayor Hirotaka Asada, Teshio, Japan Page 385

9. PUBLIC HEARING(S)

- A. **Ordinance 16-58(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically. Lewis. Introduction December 5, 2016, Public Hearing and Second Reading January 9, 2017. Page 393
- B. **Memorandum 17-003**, from Deputy City Clerk, Re: New Liquor License for Bluff Point Lighthouse Grill. Page 399

10. ORDINANCE(S)

11. CITY MANAGER’S REPORT

- A. City Manager’s Report Page 427
- B. Bid Report Page 433

12. CITY ATTORNEY REPORT

- A. Last Quarter 2016 Report Page 437

13. COMMITTEE REPORT

- A. Employee Committee Report
- B. Americans with Disabilities Act Compliance Committee

14. PENDING BUSINESS

A. **Ordinance 16-57**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.95.060 and Homer City Code 21.95.070 to Require the Homer Advisory Planning Commission to Review Amendments to Title 21 or the Official Zoning Map Before Such Amendments are Adopted by City Council But Not Necessarily Before Such Amendments are Submitted to City Council for Review. City Manager. Introduction November 21, 2016, Public Hearing December 5, 2016, Referred to Planning Commission, Second Reading January 9, 2017. Page 443

B. **Resolution 16-131**, A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement Between the City of Homer and the Homer Chamber of Commerce. City Manager. Postponed from December 5, 2016. Page 449

Resolution 16-131(S), A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement Between the City of Homer and the Homer Chamber of Commerce. City Manager. Page 451

15. NEW BUSINESS

A. **Memorandum 17-006**, from Mayor Zak, Re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(2), Matters, Subjects that Tend to Prejudice the Reputation and Character of Any Person, Provided the Person May Request a Public Discussion. (City Manager Koester Annual Performance Evaluation/Employment Contract.) Page 487

16. RESOLUTIONS

A. **Resolution 17-002**, A Resolution of the City Council of Homer, Alaska, Supporting Sustainable Fisheries in Kachemak Bay Through Fisheries Enhancement and Habitat Rehabilitation. Lewis/Smith. Page 491

17. COMMENTS OF THE AUDIENCE

18. COMMENTS OF THE CITY ATTORNEY

19. COMMENTS OF THE CITY CLERK

20. COMMENTS OF THE CITY MANAGER

21. COMMENTS OF THE MAYOR

22. COMMENTS OF THE CITY COUNCIL

23. ADJOURNMENT

Next Regular Meeting is Monday, January 23, 2017 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MAYORAL PROCLAMATIONS
AND RECOGNITIONS

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 16-24 a Regular Meeting of the Homer City Council was called to order on December 5, 2016 at 6:00 p.m. by Mayor Bryan Zak at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON, LEWIS, REYNOLDS, SMITH, STROOZAS

STAFF: CITY MANAGER KOESTER
CITY CLERK JOHNSON
CITY ATTORNEY WELLS
CITY PLANNER ABBOUD
LIBRARY DIRECTOR DIXON
PERSONNEL DIRECTOR BROWNING
POLICE CHIEF ROBL
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS SUPERINTENDENT GARDNER

Council met as a Committee of the Whole from 5:00 p.m. to 5:53 p.m. to discuss Consent and Regular Meeting Agenda items.

Department Heads may be called upon from time to time to participate via teleconference.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following changes were made: **PUBLIC HEARINGS - Ordinance 16-54**, An Ordinance of the Homer City Council Appropriating Funds for the Calendar Year 2017 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager. Written public comments. **NEW BUSINESS - Memorandum 16-195**, from City Clerk, Re: Vacation of a 20-foot Wide Public Trail Easement Centered Along an Unconstructed Pedestrian Trail That Traverses Lots 1-A and 1-B, as Depicted on Record of Survey Guy Waddell Subdivision No. 3 Junes Addition (HM 2009-40). Written documents from Kenai Peninsula Borough Planning.

Mayor Zak called for a motion for the approval of the agenda as amended.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Mayor's Recognition, Sherry Bess, Service to the Homer Animal Shelter

Police Chief Robl read and presented the recognition to Sherry Bess.

B. Daniel Zatz, South Peninsula Athletic and Recreation Center (SPARC), 2016 Alaska Community Award of Excellence

Mayor Zak read the community award for Daniel Zatz.

C. Mayor's Recognition, The Homer Foundation, Celebrating 25 Years of Community Philanthropy

Mayor Zak read the recognition and presented it to Homer Foundation representatives.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Ken Castner, city resident, supports Resolution 16-132. Funding for the Boathouse Pavilion was raised outside of granting. Concrete will be poured this winter and the structure is to be up before Memorial Day.

Nancy Lord, city resident, commented on Resolution 16-126. She suggested looking in the archives to find the work done previously by the Library Advisory Board on a service area for the Library.

Christina Hendrickson, Girdwood resident and representative of the Eyak Preservation Council, commented on the Navy exercises. She requested that the training exercise be moved to winter, specifically between the fall and spring equinox, for less impact to marine species.

Olga Von Ziegesar, Homer resident, commented on the Navy training exercises. NOAA has made a sanctuary that touches the northern edge of the practice area. Bird migrating, fish moving, whales migrating, dolphins, otters and seals are in full feeding mode in May.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular meeting minutes of November 21, 2016. City Clerk. Recommend adoption.
- B. **Memorandum 16-185** from Mayor Zak, Re: Appointment of Ingrid Harrald to the Parks Art Recreation and Culture Advisory Commission.
- C. **Memorandum 16-186** from Deputy City Clerk, Re: Liquor License Renewals for the Otter Room and Beluga Lake Lodge.
- D. **Ordinance 16-58**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically. Lewis. Recommended dates: Introduction December 5, 2016, Public Hearing and Second Reading January 9, 2017.

Moved to Ordinances, Item A. Reynolds.

- E. **Resolution 16-124**, A Resolution of the City Council of Homer, Alaska, Establishing the 2017 Regular Meeting Schedule for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Advisory Planning Commission, Port and Harbor Advisory Commission, and Cannabis Advisory Commission. City Clerk.

Memorandums 16-188, 16-189, 16-190, 16-191, 16-192, and 16-193 from City Advisory Commissions as backup.

- F. **Resolution 16-125**, A Resolution of the City Council of Homer, Alaska, Noting the Insufficiency of the Petition for Ocean Drive Loop Road Reconstruction and Paving Special Assessment District. City Clerk.

- G. **Resolution 16-126**, A Resolution of the Homer City Council Requesting the Library Advisory Board to Look Into How Non-City Residents Can Contribute to Library Operations. Erickson.

Memorandum 16-194 from Library Director as backup.

- H. **Resolution 16-127**, A Resolution of the City Council of Homer, Alaska, Disbanding the Public Safety Building Review Committee. Mayor.
- I. **Resolution 16-128**, A Resolution of the City Council of Homer, Alaska, Creating a Police Station Building Task Force and Establishing the Scope of Work and Parameters Under Which the Task Force Will Conduct Its Work. Mayor.

Moved to Resolutions, Item A. Lewis.

- J. **Resolution 16-129**, A Resolution of the City Council of Homer, Alaska, Requesting That the Parks, Art, Recreation and Culture Advisory Commission Explore a Suitable Venue to Display the Sister City Art Collection. Lewis.
- K. **Resolution 16-130**, A Resolution of the Homer City Council Confirming the City Manager's Appointment of Jo Johnson as Acting City Manager for Calendar Year 2017. City Manager.
- L. **Resolution 16-131**, A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement Between the City of Homer and the Homer Chamber of Commerce. City Manager.

Moved to Resolutions, Item B. Lewis.

- M. **Resolution 16-132**, A Resolution of the City Council of Homer, Alaska, Approving a Memorandum of Understanding Between the City and The Homer Foundation Setting Forth a Construction Agreement for the Boathouse Pavilion. City Manager.
- N. **Resolution 16-133**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Prepare a Purchase Offer for Kenai Peninsula Borough Parcel No. 17901024, Jack Gist Subdivision Lot 3, in an Amount Not to Exceed Fair Market Value for the Purpose of Enhancing Current Jack Gist Park Facilities. Lewis.

Moved to Resolutions, Item C. Smith.

Item D, Ordinance 16-58 was moved to Ordinances, Item A. Reynolds.
Item I, Resolution 16-128 was moved to Resolutions, Item A. Lewis.
Item L, Resolution 16-131 was moved to Resolutions, Item B. Lewis.
Item N, Resolution 16-133 was moved to Resolutions, Item C. Smith.

Mayor Zak called for a motion for the approval of the recommendations of the consent agenda as amended.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Zak called for a motion to amend the agenda to move the Employee Committee report to Item 8 under Announcements and Committee Reports.

ADERHOLD/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- A. Alaskan Command and Navy Representatives from Pacific Fleet, Military in Alaska and Training Exercises

Alex Stone, U.S. Pacific Fleet, responsible for environmental planning for Navy training in the Gulf of Alaska, and Lt. Commander Carl Sander, lead exercise planner at Alaskan Command, presented on the Northern Edge 2017 training exercise. The exercise is conducted on behalf of the Pacific Command, is held biennial on odd years, and dates back to 2002. All military branches participate along with interagency partners. It is a contingency exercise that replicates the most challenging issues. It provides realistic training for Air-to-Air, Air-to-Surface, Tactical Command and Control, with Live-Virtual-Constructive Integration. Most of the activities happen close to the center of the defined areas. The estimated economic impact spread across Southcentral and Interior Alaska is over \$13M. That includes lodging, rental cars, support contracts, port fees for ship visit, contracted fishing vessels, and participant spending in communities. The exercise is scheduled for May 1 - 2, 2017 and involves 6,000 people, 175 airplanes, and two Navy ships with helicopters.

The Navy appreciates the unique environment in the Gulf of Alaska. They do everything to protect the environment while meeting their training mission. They have been doing studies and environmental impact and planning. They have held public meetings on their environmental impact statement as they want to engage the community. The Environmental Impact Statement (EIS) is done every five years, the last statement completed in 2011. The EIS for 2016 has been released. It gives the most flexibility and covers the maximum activities

they would do. The two most impactful things in the Gulf of Alaska are the use of explosives and sonar. They spend a lot of time working with scientists and the National Marine Fishery to develop mitigation measures. They establish a safety area around the activity to make sure there are no marine mammals in the area. They avoid explosives in the Portlock Bank area, and avoid sonar and explosives in the area for the Northern Pacific Right whale.

Mid-frequency active sonar is not heard by most fish species and military expended materials will not have significant effects on fish or fish habitat. Exercises are held April through October. The concern of holding the exercises during the winter is the need to cancel a lot of the training due to adverse weather. They spend a lot of resources and don't get a lot of training. If the record of decision and training permits are not issued prior to the training exercise it will be canceled. The boundaries established for the training exercise avoids the more sensitive coastal areas, while encapsulating the biggest area. Comments may be submitted at go@eis.com.

B. Eric Pederson, Principal, Paul Banks Elementary, Pending Changes to School Bussing

Paul Banks Elementary Principal Eric Pederson and Homer Middle School Principal Kari Dendurent provided an update on school start times for 2017. McNeil Canyon Principal Pete Swanson was introduced. They are willing to build a stronger partnership with the City. Next year the bussing contract will change and school start times will change. Paul Banks students will begin school at 7:50 a.m. and get out at 2:20 p.m. Many families are concerned about childcare. Middle schools and the high schools will begin at 9:00 a.m. It may or not impact about 700 students in Homer. Area principals have contacted the Girls and Boys Club; one of their questions is about the possibility of using the HERC building. They will be providing daycare lists to parents and talking to local churches who can provide gym or outdoor space. They will be holding a stakeholder's meeting. They have talked about the possibility of Homer High School and Homer Flex doing an early childhood academy to allow the high school students to provide additional support for the younger students while earning credit. A list of all local activities will be provided, as well as surrounding options.

C. Councilmember Lewis, Sister City Teshio, Japan

Councilmember Lewis presented slides and a narration of his recent trip to Sister City Teshio, Japan.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS (10 minutes)

A. Borough Report

B. Commissions/Board Reports:

1. Library Advisory Board

Marcia Kuszmaul, Library Advisory Board Vice Chair, reported on the November statistics for the Library. Circulation, attendance, and internet use have all increased. The staff ratio for reference questions is appropriate in comparison to other libraries. She advised against reductions to the library budget that will affect children who account for a third of all the circulation. Three other states in the United States receive an average of \$4.50 per person return on investment of library services to the community. The LAB is looking forward to exploring ways to increase revenue.

2. Homer Advisory Planning Commission

3. Economic Development Advisory Commission

4. Parks Art Recreation and Culture Advisory Commission

PARC Advisory Commissioner Robert Archibald reported the commission has been working on the mission statement to include the combined commission (with Public Arts Committee). There are three new commissioners and Ingrid Harrald was appointed tonight. He thanked Councilmember Lewis for speaking to the commission. Former member Dave Brann received a legislative citation from the Legislature for his volunteerism. He questioned why the heavy equipment is still at Bishop's Beach; Fish and Wildlife didn't have an answer why the equipment was still there.

5. Port and Harbor Advisory Commission

6. Cannabis Advisory Commission

Councilmember Reynolds reported the commission is only meeting quarterly and has not met since her last report.

7. Employee Committee

Matt Clarke and Melissa Jacobsen, Employee Committee Co-Chairs, reported on potential cuts to employee COLA and healthcare costs. On behalf of the committee, they ask to retain the 1.5% COLA. In the past seven years the Anchorage CPI has risen 12.5% while the

employees' wage schedule has only been adjusted 2%. Driving inflation is healthcare costs. The committee convened to discuss Councilmember Stroozas' budget amendment for significantly higher employee contributions. The Employee Committee originally endorsed a 10.4% increase to premiums as proposed in the city manager's budget to share the responsibility. Expenditures from the health insurance fund have been significantly reduced since 2012. The proposed \$1.6M for 2017 employee healthcare is about \$800,000 less than the peak 2013 expenditures. Much of the cost savings come from the transition from the former self-insured health plan to a fully insured health plan. Employees have higher deductibles, higher out of pocket maximums, and employee out of pocket premiums. We have no control over federal policies and private market forces driving healthcare costs up. If the Council is committed to increasing the burden of healthcare costs for employees, the Employee Committee endorses a \$38,000 increase to employee premiums. The proposal offers a more affordable solution for employees, yet satisfies the councilmembers' desire for employees to burden more of the cost of the healthcare plan. Employee wage benefits are not staying current with inflation. A COLA should not be a negotiation point every year, but instead tied to the Anchorage CPI and adjusted annually tied to compensation. The goal is to retain a competitive wage and benefits package consistent with Alaska State Municipal Industry Standards for wage compensation, quality and cost.

C. Alaska Municipal League Reports

1. Mayor Zak
2. Councilmember Stroozas
3. Councilmember Erickson

D. **Memorandum 16-187**, from City Clerk, Re: Kenai Peninsula Borough Planning Commission Denial of a Vacation of a Portion of a Public Right-of-Way and a Road Easement in the City of Homer on Mission Road, in Skyline View Subdivision.

Mayor Zak called for a recess at 7:35 p.m. and reconvened the meeting at 7:45 p.m.

PUBLIC HEARING(S)

- A. **Ordinance 16-54**, An Ordinance of the Homer City Council Appropriating Funds for the Calendar Year 2017 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager. Introduction October 24, 2016, Public Hearings November 21, 2016 and December 5, 2016, Second Reading December 5, 2016.

Mayor Zak opened the public hearing.

Mitchell Hrachiar, Public Works Department employee, prides himself on shopping local and pointed out all the items he was wearing that he bought locally. His COLA would be spent locally.

Nelton Palma, city resident, spoke against library cuts. Library services are vital to small communities; they are relatively invisible to the privileged. The services help a vast array of people and the proposed 10% cut undermines the purpose of the library.

David Raskin, scientist and educator, is a major donor of the new library. The City made a covenant with the community, funders, and granting agencies. It would be a reneging of the covenant the City made to operate the library based upon the funds received from major donors.

Marga Raskin commented it is a last minute preposterous budget amendment that will reduce library staff by 10% and reduce hours. If approved the entire community would be negatively affected. She thanked Council for forgetting the stupid amendment.

Carolyn Norton, city resident, supports the library and City of Homer employees. They need to be paid competitively and receive appropriate benefits. She is a lifelong user of the library. The library addresses specific community needs and is vital to all of us.

Andy Haas, city resident, attorney, and Friends of Homer Library (FOHL) board member, advocated for the library. It is very important. There is no fat to cut from the budget. It serves the most vulnerable people in the community and provides a safe environment.

Nancy Lord, city resident, asked for full funding of the library. She was very involved in the new library project. At that time they were hopeful library hours could be extended and they have not been. She asked Council to appreciate the volunteerism that goes into the library.

Mercedes Harness, Coordinator for FOHL, told Council the library is a safety net for the community and serves from birth to age 99. We don't have a homeless shelter, a community center, or a Boys and Girls Club. But we do have a thriving library.

Royce Page, city resident, doesn't understand the cuts to the library when the city manager slashed the budget to bare bones last year. Citizens have suggested a bed tax to Council as a

revenue source. Lots of citizens are lobbying the Council for the library; they did it last year and again this year.

Marylou Burton, Homer resident, spoke against the proposal to slash the library budget. The number was provided without thought of the consequences. It will have an effect on the free programs that are offered at the library, mostly the Summer Read Program.

Rachel Lord, city resident, supports full funding for the library. A last minute amendment to slash the library budget by 10% is irresponsible. The library is a core service for everyone. It is an amazing opportunity for parents and children.

Manfred Kirchner, city employee, spoke on the proposed budget amendment to employees' overtime, COLA, and merit increases. The City was involved with a compensation study and wages have never been above the 50% range. City employees are talented and skilled people that are underpaid.

Lyn Maslow, city resident, supports the other speakers. She would like the Council to pass the balanced budget the city manager recommended. She referenced the letter she and others sent to Council.

Christine Scozinski, wife of city employee, advocated for city employees and asked that Council not propose last minute budget amendments as she doesn't have time to prepare.

Nancy Hillstrand, Homer resident, commented her business pays a lot of taxes. We all need to bear a little belt tightening since we have all lost revenue. Do anything you can to tighten the budget.

Tricia Jones, wife of city employee, said they are a young family who has chosen to live here. It is really hard as they cannot live off city wages and have to supplement it. To cut benefits is detrimental to people's health.

Bob Hickman, Water and Waste Maintenance Technician, commented he does a lot of positions as a city employee. It would take four positions to perform the diversified jobs he does. Although you can hire someone for cheap wages they won't have the qualifications needed.

Michael Scozinski, city employee, advocated for city employees. As an employee he keeps going backwards and has had assistance. It is tough to live here. He feels like he is not valued as an employee or a good father when he is not able to provide.

Joe Young, Sewer Treatment Plant Operator, commented he acquired skills from his parents and college. He is building his own house that he can afford since he is building it himself. The city manager presented a balanced budget and the amendment on behalf of employees comes one week in advance.

Mayor Zak closed the public hearing.

Mayor Zak called for a motion for the adoption of Ordinance 16-54 by reading of title only for second and final reading.

LEWIS/REYNOLDS – SO MOVED.

REYNOLDS/LEWIS - MOVED TO REDUCE THE OVERTIME BUDGET BY 15% WITH MOST TO CITY HALL RESERVES AND \$6,000 TO THE HOMER FOUNDATION.

The formula used for calculating overtime is based on an average of the last several years; it is higher due to unfilled positions that required more overtime within the departments. The extra funds will be used for the City Hall roof replacement with the extra \$6,000 to the Homer Foundation.

VOTE: (amendment) YES. LEWIS, SMITH, ADERHOLD, REYNOLDS, STROOZAS, ERICKSON

Motion carried.

Council did not offer a motion to the budget amendment to spend \$3,910 for new iPads for three councilmembers as proposed by Mayor Zak.

Mayor Zak called for a motion for the \$65,443 (10%) cut to library personnel.

STROOZAS/SMITH - SO MOVED.

Councilmember Aderhold declared a potential conflict of interest as her step-daughter works at the Library.

Mayor Zak ruled there was no conflict of interest, due to the lack of cumulative financial affect. There was no objection from the Council.

Council discussed the reduction of 5 to 6 hours a week that the Library would be open. They are currently open 52 hours a week.

The library in its former location was the lowest cost maintenance of all city buildings. When the new library was built ten years ago many specifications were required since grant money funded a portion of the building. The new library is now the highest cost maintenance of all city buildings. Additionally, the library budget has increased by \$600,000 per year over the last ten years.

The voters supported funding to build the new library. Reducing the hours would eliminate state funding. It is a hub for many people and lots of kids visit it. The Library Advisory Board is encouraged to find additional funding.

VOTE: (amendment) NO. ADERHOLD, REYNOLDS, LEWIS, STROOZAS, SMITH, ERICKSON

Motion failed.

Mayor Zak called for a motion to amend the budget to increase the employee health insurance contribution from \$18,333 to \$75,000 of the increase in health insurance costs.

STROOZAS/SMITH – SO MOVED.

Councilmember Aderhold declared a potential conflict of interest as her step-daughter works at the Library.

Mayor Zak ruled there was no conflict of interest, due to the lack of cumulative financial affect. There was no objection from the Council.

STROOZAS/SMITH - MOVED TO AMEND THE BUDGET TO CHANGE THE \$75,000 IN HEALTH INSURANCE COST TO A FIGURE OF \$38,000 INCREASE AS PROPOSED BY THE EMPLOYEE COMMITTEE.

Council voiced concerns for the increase in health care costs. The City cannot afford to provide 90% of healthcare costs. The Employee Committee is trying to manage costs and willing to meet increased costs halfway. It was suggested the Council work with the Employee Committee to create a sustainable model.

VOTE: (amendment) YES. REYNOLDS, ADERHOLD, ERICKSON, STROOZAS, SMITH, LEWIS

Motion carried.

VOTE: (main motion as amended) YES. ERICKSON, STROOZAS

VOTE: NO. LEWIS, REYNOLDS, ADERHOLD, SMITH

Motion failed.

Council did not offer a motion to the budget amendments to eliminate the 1.5% COLA or 25% unallocated reduction in General Fund overtime as proposed by Councilmember Stroozas.

Mayor Zak called for a motion to amend the budget to have a wage and hiring freeze, eliminate COLA and merit increases, and two new positions.

SMITH/STROOZAS - MOVED TO INTRODUCE THIS AMENDMENT.

Councilmember Aderhold declared a potential conflict of interest as her step-daughter works at the Library.

City Attorney Wells advised the benefit could be over \$5,000 in one year and recommended excusal of Councilmember Aderhold.

Mayor Zak ruled there was a conflict of interest due to the financial affect. There was no objection from the Council.

Councilmember Aderhold was excused from her seat at the dais.

Councilmember Smith commented without resolving the deficit that we are funding through HART funds, we haven't received voter approval to fund the \$1M. By increasing last year's budget to grant merit increases, provide a COLA, and add new positions, we are increasing the deficit without resolution to the \$1M deficit we already have. We are not cutting anything out of the budget. Seward had a hiring freeze and in his own job he has not had a COLA in his 20 years of employment. Both a merit increase and COLA is practically unheard of nowadays. We are not immune to the pressures and constraints of everyone else. If the community suffers, we have to suffer. If not, we are not in touch with the community. Fishermen have had the worst year and slope workers have had to take pay cuts.

Councilmember Lewis said it would have been nice to bring this up in October instead of dropping it the week the budget is due. A lot of people took lower paying jobs at the City due to the benefits. Now employees are paying a portion of the benefits. Their buying power and spending power has gone down. Councilmember Lewis acknowledged the poor fishing last year, but the previous two to three years they had dynamic years. The slope workers were also doing well, but the city workers were taking the cuts.

Councilmember Stroozas noted we were not cutting anything, just maintaining wages.

Mayor Zak told Council he asked for amendments to the budget in October and for this to come before Council tonight is too big for this discussion at this budget session. If he were voting he would not support it. He appreciates the concern on the budget, but it is not appropriate to bring this forward. He referenced the testimonies of the employees and the Employee Committee's report.

Councilmember Stroozas commented the amendment came in within the lawful window of making amendments.

VOTE: (amendment) YES. STROOZAS, SMITH

VOTE: NO ERICKSON, REYNOLDS, LEWIS

Motion failed.

Councilmember Aderhold returned to her seat at the dais.

Mayor Zak called for a motion to amend the capital budget for Public Works light duty pickup request from one new truck at \$30,000 to two used trucks at \$40,000.

ERICKSON/LEWIS - SO MOVED.

City Manager Koester said we typically purchase new vehicles, but have purchased used vehicles in the past. It is a possibility to purchase used vehicles, but it requires more time and there is no warranty guarantee.

Councilmember Stroozas commented the light duty vehicles are comparable to the Ford F-150.

Councilmember Erickson noted some of the vehicles were dated 1987 – 1999. It is important we get a schedule in place so we are eventually buying new vehicles.

VOTE: (amendment) YES. SMITH, REYNOLDS, LEWIS, STROOZAS, ADERHOLD, ERICKSON

Motion carried.

Mayor Zak called for a motion to remove \$10,000 from Parks Art Recreation and Culture Advisory Commission capital project for \$10,000 in regulatory signage at parks and beaches.

ERICKSON/REYNOLDS - MOVED TO ACCEPT THIS.

ERICKSON – MOVED TO AMEND TO PUT THE \$10,000 INTO LAND HOLDINGS AS OPPOSED TO SIGNAGE OF PARKS AND BEACHES.

Motion failed for lack of a second.

Originally, \$20,000 was budgeted for signage. Council questioned if \$10,000 would be enough to cover beach signage and replace faded and worn banners on Pioneer Avenue.

City Manager Koester said there were a number of capital budget requests from the PARC Commission. The city manager's budget recommended a partial request for signage for the new Beach Policy recommendations. The amendment is to remove \$10,000 in regulatory signage for parks and beaches.

Councilmember Reynolds commented communicating to our visitors is important and will help police officers in their roles.

Councilmember Aderhold said it is very important we keep the signage.

VOTE: (amendment) NO. LEWIS, SMITH, ADERHOLD, REYNOLDS, STROOZAS, ERICKSON

Motion failed.

Councilmember Lewis referenced the \$51,000 allocated to the Chamber. Mayor Zak has a conflict of interest since his wife works at the Chamber. Although Councilmember Stroozas doesn't get any money as President of the Chamber, he has an appearance of a conflict of interest. He was going to make an amendment to remove the Chamber funding. For next year's budget we can't have the appearance of a conflict; if the vote was tied the budget ordinance would fail.

City Attorney Wells said these are complex questions. When deciding the overall budget a line item may have components a person has an interest in. It could be a family member's position or a person on a board of a nonprofit. She would highly recommend from abstaining on voting on specific line item amendments. A vote on the overall budget is okay. It is a small town and there is always a balance when looking at the conflict on the overall budget. What are the consequences of having a mayor that can't participate and council continue to have a conflict on the overall general budget? It would be debilitating for Homer. Consistently this council has relied on legal advice to allow mayor participation even if they have a city employee as an immediate family member. When talking about agreements or separate appropriations for amendments affecting Chamber or personnel matters, the direct conflict analysis would apply.

Vote: (main motion as amended) YES. ADERHOLD, REYNOLDS, LEWIS, STROOZAS, ERICKSON
VOTE: NO. SMITH

Motion carried.

B. **Resolution 16-109**, A Resolution of the City Council Amending the City of Homer Fee Schedule Under Administrative, Camping, Library, Planning and Zoning, Fire, and Public Works Department Fees. City Clerk. (To follow Budget Ordinance 16-54 - Public Hearings November 21 and December 5, 2016.)

Memorandum 16-175 from City Clerk as backup.

Mayor Zak opened the public hearing. In the absence of public testimony, Mayor Zak closed the public hearing.

Mayor Zak called for a motion for the adoption of Resolution 16-109 by reading of title only.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. REYNOLDS, ADERHOLD, ERICKSON, STROOZAS, SMITH, LEWIS

Motion carried.

- C. **Ordinance 16-57**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.95.060 and Homer City Code 21.95.070 to Require the Homer Advisory Planning Commission to Review Amendments to Title 21 or the Official Zoning Map Before Such Amendments are Adopted by City Council But Not Necessarily Before Such Amendments are Submitted to City Council for Review. City Manager. Introduction November 21, 2016, Public Hearing and Second Reading December 5, 2016. Recommend: Refer to Planning Commission.

Mayor Zak opened the public hearing. In the absence of public testimony, Mayor Zak closed the public hearing.

Mayor Zak called for a motion for the adoption of Ordinance 16-57 by reading of title only for second and final reading.

LEWIS/REYNOLDS – SO MOVED.

ADERHOLD/LEWIS - MOVED TO REFER TO THE PLANNING COMMISSION.

There was no discussion.

VOTE: (referral) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Zak called for a recess at 9:43 p.m. and reconvened the meeting at 9:50 p.m.

ORDINANCE(S)

- A. **Ordinance 16-58**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically. Lewis. Recommended dates: Introduction December 5, 2016, Public Hearing and Second Reading January 9, 2017.

Mayor Zak called for a motion for the introduction of Ordinance 16-58.

LEWIS/STROOZAS – SO MOVED.

REYNOLDS/LEWIS - MOVED TO AMEND TO CHANGE EVERY INSTANCE OF HE OR SHE TO THE SINGULAR THEY SIMILAR PRONOUNS THROUGHOUT.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

Alaska Division of Homeland Security and Emergency Management Tsunami Workshop

The Alaska Division of Homeland Security and Emergency Management is interested in Homer hosting the 2017 State Tsunami Workshop in April. They are looking at the weeks of April 10th or April 17th and are in contact with Islands and Ocean about using their Seminar Room. This conference will likely bring 20-30 emergency managers from across the state to attend. In addition to providing a boost to our local economy, it will be an excellent opportunity for locals to learn more about tsunami preparedness.

Emergency Management Roles and Responsibilities for Mayor and Council

Do you know what your role is as a Councilmember in the event of a major disaster? Do you know the difference between a liaison officer and a public information officer and how they each interact with you? Councils and mayors have a lot of decision making authority in the event of a major disaster, and sometimes you are required to make rapid and costly decisions with incomplete information. Mayor Zak has requested a worksession on emergency management roles and responsibilities for Mayor and Council, scheduled for February. Chief Painter is working on getting the State of Alaska Director of Emergency Management to facilitate the worksession.

Graduated Linear Rate Structure Implementation One Year Out

In October the City Council passed Resolution 16-112 implementing a new graduated linear rate model for the Port and Harbor. The billing software that the Port and Harbor uses cannot accommodate the new rate structure. The 2016 budget appropriated \$30,000 for the Port and Harbor to work on new software. The Port and Harbor has hired a consultant to assist with drafting a request for proposal for new custom software that will not only exactly meet the City of Homer billing needs and provide ongoing support, but serve as a model for other ports and harbors in Alaska and possibly become a commodity we can sell to other communities (as more communities transfer to a linear rate model, the need for more complicated and custom software will increase). Port and Harbor will ask Council for authorization to move forward on an RFP for billing software, and a budget appropriation to cover the increased cost, at the next council meeting (January 9). The Port and Harbor will not be able to implement the new rate structure until the software is complete, potentially delaying

implementation for one year. A time frame for implementation and cost estimate will be included in the ordinance requesting moving forward on software upgrades at the next Council meeting.

Alaska Municipal League Travel Report

I attended the Alaska Municipal League winter conference the second week in November. It is a great opportunity to network with other community leaders and learn about statewide issues. During the Alaska Municipal Management conference, I was impressed with the number of City Managers who are in the process of port and harbor expansion projects or have just completed them. To gain more knowledge of HOW these communities were able to be successful with their projects, I have signed up for the Port and Harbor Committee. I attended worksessions on topics such as homelessness and opioid abuse and am looking forward to sharing with our community what other communities are doing to address these epidemics. Alaska Municipal League is always an interesting, relevant and rewarding trip. More than any other professional development, it is an opportunity to interact with other Alaskans about Alaskan issues. See 2017 AML priorities attached. These and 2017 resolutions can be found online at www.akml.org

Council discussed supporting the resolution on sustainable fisheries in Kachemak Bay as presented at the Committee of the Whole. It was suggested that City Manager Koester write a letter of support from the Council. After discussion, it was decided a resolution would appear on the January 9th council agenda after the impacts on the environment of Tutka Bay and increasing numbers of pink salmon were explored.

B. Bid Report

CITY ATTORNEY REPORT

There were no questions of City Attorney Wells.

COMMITTEE REPORT

- A. Employee Committee Report
- B. Public Safety Building Review Committee
- C. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the committee has not met since her last report and does not have a meeting in December.

PENDING BUSINESS

- A. **Resolution 16-107**, A Resolution of the Homer City Council Recognizing Our Duty to Safeguard the Vitality of Ecosystems. Lewis. (Postponed from October 24, 2016.)

Resolution 16-107(S), A Resolution of the Homer City Council Recognizing Our Duty to Safeguard the Vitality of Ecosystems. Lewis/Aderhold.

Motion on the floor from October 24: MOTION FOR THE ADOPTION OF RESOLUTION 16-107 BY READING OF TITLE ONLY.

Mayor Zak called for a motion to substitute Resolution 16-107(S) for Resolution 16-107.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- A. **Memorandum 16-195**, from City Clerk, Re: Vacation of a 20-foot Wide Public Trail Easement Centered Along an Unconstructed Pedestrian Trail That Traverses Lots 1-A and 1-B, as Depicted on Record of Survey Guy Waddell Subdivision No. 3 Junes Addition (HM 2009-40). The Easement was Formally Granted by Recorded Document, Serial Number 2010-000729-0, Homer Recording District. Located Within the E ½ of the N.E. ¼ of Section 16, Township 06 South, Range 13 West, Seward Meridian, in the City of Homer, Alaska and Within the Kenai Peninsula Borough; KPB File 2016-136; KPB PC Resolution 2016-32.

Mayor Zak called for a motion for the approval of the recommendations of Memorandum 16-195 to vacate the public trail easement.

LEWIS/REYNOLDS – SO MOVED.

Councilmember Aderhold declared a potential conflict of interest as the matter involves both of her step-children.

Mayor Zak ruled a conflict of interest did exist due to potential monetary gain. There was no objection from the Council.

Councilmember Aderhold was excused from her seat at the dais.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Aderhold returned to her seat at the dais.

RESOLUTIONS

- A. **Resolution 16-128**, A Resolution of the City Council of Homer, Alaska, Creating a Police Station Building Task Force and Establishing the Scope of Work and Parameters Under Which the Task Force Will Conduct Its Work. Mayor.

Mayor Zak called for a motion for the adoption of Resolution 16-128 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

LEWIS/ADERHOLD - MOVED TO POSTPONE TO FEBRUARY 13, 2017 UNTIL WE CAN DECIDE THE SCOPE OF WORK AND PARAMETERS UNDER THE TASK FORCE.

A Worksession was scheduled for January 9, 2017 to discuss the police station building project.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 16-131**, A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement Between the City of Homer and the Homer Chamber of Commerce. City Manager.

Mayor Zak called for a motion for the adoption of Resolution 16-131 by reading of title only.

LEWIS/ADERHOLD – SO MOVED.

Councilmember Lewis pointed out a potential conflict of interest for Mayor Zak.

City Attorney Wells agreed Mayor Zak has a conflict of interest.¹ It is a direct quasi-judicial action since it is an agreement. It brings us to a question of partiality.

Mayor Zak passed the gavel to Mayor Pro Tempore Reynolds.

Councilmember Lewis pointed out a potential conflict of interest for Councilmember Stroozas since he is the president of the Chamber of Commerce.

City Attorney Wells told Council this is a much more complex analysis. The first step is ensuring we have an agreement that Councilmember Stroozas would be able to vote on assuming that he didn't have a conflict. A provision in Section 8 of the contract prohibits city employees or agents from providing services. It is best to postpone Resolution 16-131 to the next meeting so the agreement can reflect the intentions of the resolution's sponsors. We can then address the conflict of interest.

Councilmember Stroozas declared effective January 1 he will not have a conflict of interest because his term as president of the Chamber ends December 31st.

LEWIS/ADERHOLD – MOVED TO POSTPONE UNTIL THE PROPER WORDING IS THERE.

The Chamber of Commerce information from the November 21st council meeting should be included.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Reynolds returned the gavel to Mayor Zak.

- C. **Resolution 16-133**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Prepare a Purchase Offer for Kenai Peninsula Borough Parcel No. 17901024, Jack Gist Subdivision Lot 3, in an Amount Not to Exceed Fair Market Value for the Purpose of Enhancing Current Jack Gist Park Facilities. Lewis.

Mayor Zak called for a motion for the adoption of Resolution 16-133.

¹ Mayor Zak's wife Karen is the Executive Director of the Homer Chamber of Commerce.

LEWIS/REYNOLDS – SO MOVED.

LEWIS/REYNOLDS - MOVED TO REFER TO PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION FOR THEIR RECOMMENDATION.

Councilmember Smith fully supports space for recreation. He was part of the group that got together when the land was gifted and helped in clearing the land. He fully participated in seeing the vision come to fruition. He would like to see the plan for use from the PARC Advisory Commission. There is adjacent land that would be far more beneficial to the expansion of Jack Gist Park.

VOTE: (refer) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Todd Cook, Water and Sewer Treatment Superintendent, understands where we are financially as a city. We are running it as efficiently as possible. He thanked Council for their varying opinions, the discussion, and looking at it from different sides.

Christine Szocinski, city resident, thanked Council for their decision regarding employee wages and benefits. In the future she hopes more time is provided for addressing proposed amendments affecting city employees.

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Zak said this should be the time of year for celebration. He thanked Council for their good work this year and hard work on the budget. He hopes everyone is safe and has a Happy Holiday. Tonight we have witnessed the care in the community and the caring of our families.

He thanked everyone that came to testify tonight and wished everyone a Merry Christmas and Happy New Year.

COMMENTS OF THE CITY COUNCIL

Councilmember Lewis had no comments.

Councilmember Smith thanked the employees that showed up to express their concerns and opinions. We represent the people and the representation is done through the services employees provide through their jobs. It is never something we want to underestimate or undervalue. He has to represent what he hears on the streets and what he feels. We have to build something that is sustainable and right now we are not there. He wished all a Merry Christmas and Happy New Year.

Councilmember Stroozas echoed Councilmember Smith's comments to all the city employees and public that showed up to engage in the lively discussion. We have to be mindful of how we spend our money. With all of us working together we will be able to make all our objectives. Getting started earlier on budget amendments is valid and doable. He appreciates his fellow council members, city manager, and city clerk. Council has tough jobs and we don't always end up where we hope to go, but together we'll get there. He wished everyone a Merry Christmas and safe holiday. He will be traveling to Charlotte to see his four grandkids and can't wait to get there.

Councilmember Reynolds thanked everyone for their participation. Council received lots of public comments and over 60 emails. She read them all. Homer does a good job of participating and it is very important to have these discussions and see everyone's passions come to light. She looks forward to seeing everyone in the new year; it will be a good one.

Councilmember Erickson wished everyone a very Merry Christmas and Happy New Year. It is one of the best times of the year with the snow. She thanked all of the employees, who do not have an easy job. In the last weeks she has seen some incredible work done by city employees. We are blessed to have employees that really care and she thanked them.

Councilmember Aderhold participated in Lunch with a Councilmember at the library today. They had a full house with lots of discussion. Many topics were brought up and she appreciates every one of them. She thanked the city employees. We have a stellar group of city employees. She wished everyone Happy Holidays and will see you in 2017.

ADJOURNMENT

There being no further business to come before the Council, Mayor Zak adjourned the meeting at 10:23 p.m. The next Regular Meeting is Monday, January 9, 2017 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be

held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-001

TO: HOMER CITY COUNCIL
FROM: BRYAN ZAK, MAYOR
DATE: JANUARY 3, 2017
SUBJECT: APPOINTMENTS OF CHARLES EVANS AND RACHEL LORD TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION.

Charles Evans is appointed to the Economic Development Advisory Commission to fill the seat vacated by Daniel Stanislaw. His term will expire April 1, 2020.

Rachel Lord is appointed to the Economic Development Advisory Commission to fill the seat vacated by Cassandra Peterson. Her term will expire April 1, 2019.

RECOMMENDATION:

Confirm the appointments of Charles Evans and Rachel Lord to the Economic Development Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

The information below provides some basic background for the Mayor and Council
This information is public and will be included in the Council Information packet

DEC 05 2016 PM 04:54 PK

Name: Charles G. Evans Date: 12-5-16

Physical Address: 165 E Bannell Ave Suite D Homer, Alaska 99603

Mailing Address: same

Phone #: 907-435-0691 Cell #: _____ Work #: 907-435-0691

Email Address: locqe@qciinet

The above information will be published in the City Directory and within the city web pages if you are appointed
by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS & RECREATION ADVISORY COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

My office has

I have been a resident of the city for 6 years. I have been a resident of the area for 6 years.

I am presently employed at Law Office Charles G. Evans

Please list any special training, education or background you may have which is related to your choice of advisory body.

See attached Resume

Have you ever served on a similar advisory body? If so please list when, where and how long:

I have served on other municipal advisory committees not involving economic development.

Why are you interested in serving on the selected advisory body?

The Homer community needs good stable jobs for younger people to raise their families plus Anders Gustafson

Please list any current memberships or organizations you belong to related to your selection(s):

suggested I join. → N/A

Please answer the following only if you are applying for the Advisory Planning Commission:
Have you ever developed real property other than a personal residence, if so briefly explain:

not applicable

Please answer if you are applying for the Port & Harbor Advisory Commission:
Do you use the Homer Port and/or Harbor on a regular basis?

Yes No What is your primary use? Commercial Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

Charles G. Evans
165 E. Bunnell Ave., Suite D
Homer, Alaska 99603

Telephone: 907-278-4691

Fax: 907-562-0654
E-mail: locge@gci.net

EXPERIENCE

Owner, Principal
Law Offices of Charles G. Evans

1988 to Present
Anchorage, Alaska

Areas of practice emphasis include surety defense, commercial transactions and creditor rights. Thirty-five years of experience in all phases of administrative, trial and appellate practice. Thirty-four years of surety defense practice, involving all bonds, including payment and performance, fidelity, court, specialty and miscellaneous. Experienced in all phases of default, performance, claims, exoneration and salvage recovery in complex and routine matters. Practice serves all areas of Alaska.

Surety defense counsel for sureties including, among others, CNA Surety, Western Surety Company, Travelers Casualty and Surety Company, Zurich North American, Liberty Mutual Insurance Company, Safeco Insurance Company of America, First National Insurance Company of America, Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company, Hartford Insurance Company, State Farm Fire and Casualty Company, American Contractors Indemnity Company, Developers Insurance Company, Contractors Bonding and Insurance Company, Washington International Insurance Company, Capital Indemnity Company, Ohio Casualty and Surety Company, Merchants Bonding Company, and Ullico Casualty Company.

Jury trial experience includes cases involving surety and construction matters, commercial and real estate contracts, the reinsurance industry, and criminal felonies.

Appellate representation includes the prevailing parties in Wamser v. State, 652 P.2d 98 (Alaska 1982), Clark v. Altman, 680 P.2d 1125 (Alaska 1984), NBA v. Warfle, 835 P.2d 1167 (Alaska 1992), Faulk v. Board of Equalization, 934 P.2d 750 (Alaska 1997), Mapco v. Faulk, 24 P.3d 531 (Alaska 2001), Alaska National Ins. Co. v. Northwest Cedar Structures, Inc. 153 P.3d 336 (Alaska 2007).

Arbitrator for the American Arbitration Association, the Alaska Bar Association, and private parties. Mediator between consenting parties.

Partner, Member of Executive Committee
Wohlforth, Flint & Gruening, Attorneys at Law,

1986-1988
Anchorage, Alaska

Associate, Partner, Managing Partner
Smith, Gruening, Brecht, Evans & Spitzfaden, Attorneys at Law

1977-1986
Anchorage, Alaska

Law Clerk

The Honorable Seaborn J. Buckalew
Judge of the Superior Court, Third Judicial District, State of Alaska

Anchorage, Alaska

EDUCATION

UNIVERSITY OF VIRGINIA, SCHOOL OF LAW
Charlottesville, Virginia
Juris Doctor, 1976
Executive Director, Post-Conviction Assistance Project

UNIVERSITY OF VIRGINIA
Charlottesville, Virginia
Bachelor of Arts with Distinction, 1972

ADMITTED TO PRACTICE

Commonwealth of Virginia, 1976
District of Columbia, 1977
State of Alaska, 1977
United States District Court, Western District of Virginia, 1976
Fourth Circuit, United States Court of Appeals, 1977
United States District Court, District of Alaska, 1977
Ninth Circuit, United States Court of Appeals, 1978
United States Supreme Court, 1993

COMMUNITY SERVICE

President, Anchorage Audubon Society, 1985, 1987
Member, Board of Directors, Anchorage Audubon Society, 1979 to 1994
Member, Board of Directors, National Audubon Society, Inc., 1987 to 1994
Scout Master, BSA, 1997 to 2004
St. Mary's Episcopal Church, 1976 to Present

PROFESSIONAL MEMBERSHIPS

Alaska Bar Association
Virginia State Bar
Washington, D.C. Bar
American Bar Association, Torts and Insurance Practice Section
Fidelity and Surety Law Committee



Submission #5

[Print](#) [Resend e-mails](#)

[Previous submission](#) [Next submission](#)

Submission information

Form: [Application for Appointment to an Advisory Body](#)
Submitted by Visitor (not verified)
Monday, December 5, 2016 - 10:57pm
66.230.110.141

Applicant Information

Name

Rachel Lord

Physical Address

602 Shellfish Ave, Homer AK

Mailing Address

602 Shellfish Ave, Homer AK

Email

rachel.e.lord@gmail.com

Phone

907-435-7209

Please select the bodies you are interested in serving on

Advisory Bodies

Economic Development Advisory Commission 2nd Tuesday of the month at 6:00 p.m.

I have been a resident of the city for
almost 9 years

I have been a resident of the area for
almost 9 years

Special Training & Education

I have a M.S. in Wildlife Biology from the University of Alaska Fairbanks, and a B.A. in Biology and Spanish from Mount Holyoke College (MA). I am the daughter of an entrepreneur, and run a small farm/floristry business here in Homer. My husband and his family also own and run their own sawmill business in the Homer-area.

Prior Service

I served for three years on the Board of Directors for the Kachemak Heritage Land Trust, and currently am in my third year of serving on the Board of the Homer Farmers Market.

Why are you interested?

I am keenly interested in the economic health of Homer, for both me and my family as well as for the community as a whole. As a small business owner, small farmer, engaged community member and employee of an industry support organization, I believe I bring a depth of experience and interest that would serve the Economic Development Advisory Commission well.

Other memberships

I am the new Executive Secretary of the Alaska Association of Harbormasters and Port Administrators, an industry-based organization promoting and supporting ports and harbors infrastructure around Alaska. I am also a member of the national Association of Specialty Cut Flower Growers.

Additional related information

Finish

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

[Previous submission](#)

[Next submission](#)



City of Homer (907) 235-8121
491 E. Pioneer Avenue Homer, AK 99603

Select Language | ▼

Jo Johnson

From: Application for Appointment to an Advisory Body <clerk@cityofhomer-ak.gov>
Sent: Monday, December 05, 2016 10:57 PM
To: Department Clerk
Subject: ** Application for Appointment **

Submitted on Monday, December 5, 2016 - 10:57pm Submitted by anonymous user:
66.230.110.141 Submitted values are:

==Applicant Information==

Name: Rachel Lord
Physical Address: 602 Shellfish Ave, Homer AK
Mailing Address: 602 Shellfish Ave, Homer AK
Email: rachel.e.lord@gmail.com
Phone: 907-435-7209

==Advisory Bodies==

Advisory Bodies: Economic Development Advisory Commission 2nd
Tuesday of the month at 6:00 p.m.

==Residency & Experience==

I have been a resident of the city for: almost 9 years
I have been a resident of the area for : almost 9 years

Special Training & Education: I have a M.S. in Wildlife Biology from the University of Alaska Fairbanks, and a B.A. in Biology and Spanish from Mount Holyoke College (MA). I am the daughter of an entrepreneur, and run a small farm/floristry business here in Homer. My husband and his family also own and run their own sawmill business in the Homer-area.
Prior Service : I served for three years on the Board of Directors for the Kachemak Heritage Land Trust, and currently am in my third year of serving on the Board of the Homer Farmers Market.

Why are you interested? I am keenly interested in the economic health of Homer, for both me and my family as well as for the community as a whole. As a small business owner, small farmer, engaged community member and employee of an industry support organization, I believe I bring a depth of experience and interest that would serve the Economic Development Advisory Commission well.

Other memberships: I am the new Executive Secretary of the Alaska Association of Harbormasters and Port Administrators, an industry-based organization promoting and supporting ports and harbors infrastructure around Alaska. I am also a member of the national Association of Specialty Cut Flower Growers.

Additional related information:

Finish: When you have completed this application please review all the information and hit the submit button. Thank you for applying!

The results of this submission may be viewed at:

<https://linkprotect.cudasvc.com/url?a=http://www.cityofhomer-ak.gov/node/9051/submission/3461&c=E,1,vwas6maano3z6kfgxDg9Mpu3wBG1viZK191i49->

[4pdXvGs4VNhBgABa99oQyXNUHErmiSEraM9MK2cKVG6pPII1G2i7zCzlrRlqUka5HuKV-BPB&typo=1](#)



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-002

TO: MAYOR ZAK AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

DATE: JANUARY 3, 2017

SUBJECT: LIQUOR LICENSE RENEWALS FOR PATEL'S, PATEL'S 2, RUM LOCKER, HOMER LIQUOR & WINE, GROG SHOP, FAT OLIVE'S, FRESH CATCH CAFÉ, LA BALEINE CAFÉ, AND LAND'S END

We have been notified by the Alcohol and Marijuana Control Office of an application for liquor license renewals in the City of Homer for the following:

Lic. #	Doing Business As	License Type	Licensee	Premises Address
3176	Patel's	Package Store Seasonal	MSA, Inc.	4470 Homer Spit Rd
4432	Rum Locker	Package Store	MSA, Inc.	276 Olsen Ln. Ste 3
2531	Homer Liquor & Wine	Package Store Seasonal	MSA, Inc.	4474 Homer Spit Rd #4
479	Grog Shop	Package Store	MSA, Inc.	369 E. Pioneer Ave.
3472	Patel's 2	Package Store Seasonal	MSA, Inc.	4287 Homer Spit Rd #2
4315	Fat Olive's	Restaurant/Eating Place- Public Convenience	KELT, LLC	276 Ohlson Lane
4894	Fresh Catch Café	Restaurant/Eating Place- Public Convenience Seasonal	Harrison McHenry	4025 Homer Spit Rd #20
5368	La Baleine Cafe	Restaurant/Eating Place- Public Convenience Seasonal	Within the Wild Adventure Company	4460 Homer Spit Rd
645	Land's End	Beverage Dispensary	Land's End Acquisition Corp	4786 Homer Spit Rd

RECOMMENDATION: Voice non objection and approval for the the liquor license renewals.

Fiscal Note: Revenues.



December 15, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Restaurant/Eating Place-Public Convenience	License Number:	4315
Licensee:	KELT, LLC		
Doing Business As:	Fat Olives		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant / eating place license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

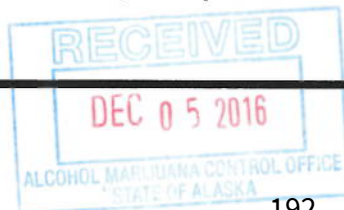
Licensee:	KELT, LLC	License #:	4315
License Type:	Restaurant/Eating Place-Public Convenience	Statute:	AS 04.11.400(g)
Doing Business As:	Fat Olives		
Premises Address:	276 Ohlson Lane		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	POB 297				
City:	HOMER	State:	AK	ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	LISA NOLAN		
Contact Phone:	509.845-9856	Business Phone:	907.235-8488
Contact Email:	Fatolives@gmail.com		

Seasonal License? Yes No **If "Yes", write your six-month operating period: _____**





**Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17a: Restaurant / Eating Place**

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

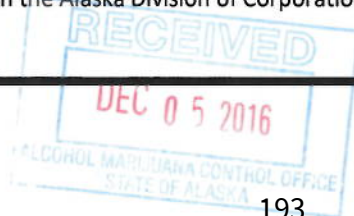
Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	79343D
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





**Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17a: Restaurant / Eating Place**

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a **limited liability organization**, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

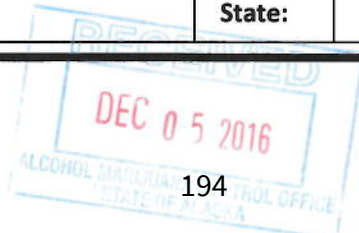
Entity Official:	LISA Nolan				
Title(s):	MEMBER	Phone:	509-845-9856	% Owned:	50%
Address:	POB 297				
City:	Homer	State:	AK	ZIP:	99603

Entity Official:	STEVE NOLAN				
Title(s):	MANAGER	Phone:	907-235-8488	% Owned:	50%
Address:	POB 297				
City:	Homer	State:	AK	ZIP:	99603

Entity Official:	/				
Title(s):		Phone:		% Owned:	
Address:	/				
City:		State:		ZIP:	

Entity Official:	/				
Title(s):		Phone:		% Owned:	
Address:	/				
City:		State:		ZIP:	

Entity Official:	/				
Title(s):		Phone:		% Owned:	
Address:	/				
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

[Empty text box]

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

yes

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
 If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

no

If "Yes", list all convictions:

[Empty text box]





**Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17a: Restaurant / Eating Place**

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

LN

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

LN

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

LN

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

LN

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

LN

I certify that the gross receipts for the sale of food at the restaurant equal at least 50% of the total gross receipts for calendar years 2015 and 2016.

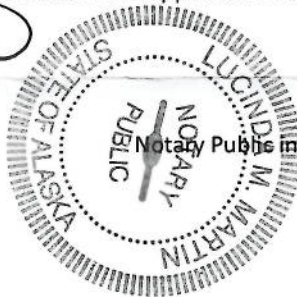
LN

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Lisa S. Nolan
 Signature of licensee

Justin
 Signature of Notary Public

LISA S. Nolan
 Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 3-27-18



Subscribed and sworn to before me this 30th day of Nov, 2016

License Fee:	\$ 600.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 800.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					\$ 800 ⁰⁰



December 2, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Restaurant/Eating Place-Public Convenience-Seas	License Number:	4894
Licensee:	Harrison McHenry		
Doing Business As:	Fresh Catch Cafe		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant / eating place license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Harrison McHenry	License #:	4894
License Type:	Restaurant/Eating Place-Public Convenience Seasonal	Statute:	AS 04.11.400(g)
Doing Business As:	Fresh Catch Cafe		
Premises Address:	4025 Homer Spit Rd #20		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

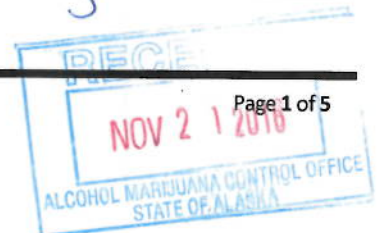
Mailing Address:	PO BOX 15236		
City:	Fritz Creek	State:	AK
ZIP:	99603		

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Harrison McHenry		
Contact Phone:	(907) 235-4715	Business Phone:	(907) 235-2289
Contact Email:	freshcatchcafe@yahoo.com		

Seasonal License? Yes No

If "Yes", write your six-month operating period: May 1 - Oct 31





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:	Harrison McHenry				
Address:	PO Box 15236				
City:	Fritz Creek	State:	AK	ZIP:	99603
Email:	freshcatchcafe@yahoo.com				
Contact Phone:	(907)235-4715 or (907)299-4538				

This individual is an: applicant affiliate

Name:	Heather McHenry				
Address:	PO Box 15236				
City:	Fritz Creek	State:	AK	ZIP:	99603
Email:	hmchenry2000@yahoo.com				
Contact Phone:	(907)235-4715 or (907)299-4539				

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a **limited liability organization**, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17a: Restaurant / Eating Place

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Heather McHenry

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

If this box is checked, an AMCO employee will contact you after reviewing your application.

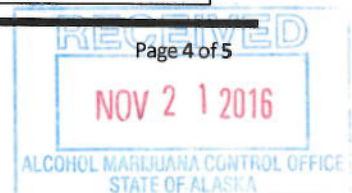
Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17a: Restaurant / Eating Place

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

I certify that the gross receipts for the sale of food at the restaurant equal at least 50% of the total gross receipts for calendar years 2015 and 2016.

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Signature of Notary Public

Harrison M. McHenry
 Printed name of licensee

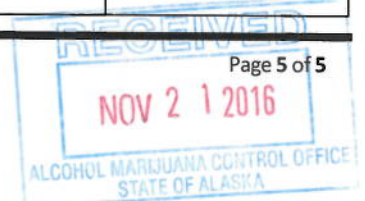
Notary Public in and for the State of Alaska

NOTARY PUBLIC
 BOBBIE R KRAUSE
 STATE OF ALASKA
 My Commission Expires August 6, 2019

My commission expires: 08/06/19

Subscribed and sworn to before me this 18th day of November, 2016

License Fee:	\$ 300.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 500.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





November 28, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Package Store	License Number:	479
Licensee:	MSA, Inc.		
Doing Business As:	The Grog Shop		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing package store license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	MSA, Inc.	License #:	479
License Type:	Package Store	Statute:	AS 04.11.150
Doing Business As:	The Grog Shop		
Premises Address:	369 E Pioneer Ave		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	369 E. Pioneer Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Melvyn Strydom		
Contact Phone:	235-5101	Business Phone:	235-5101
Contact Email:	alaskamsa@gmail.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	87422D
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

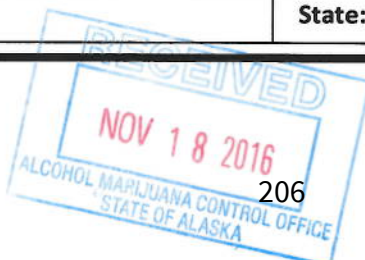
Entity Official:	Melvyn Strydom			
Title(s):	President	Phone:	235-5101	% Owned: 100
Address:	61447 E. Skyline Drive			
City:	Homer	State:	Alaska	ZIP: 99603

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Heidi Stage

Section 5 – License Operation

Written Orders:

Yes No

Did you sell alcoholic beverages in response to a written order in calendar years 2015 or 2016?

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

[Handwritten initials]

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

[Handwritten initials]

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

[Handwritten initials]

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

[Handwritten initials]

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

[Handwritten initials]

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

[Handwritten signature: Melvyn Strydom]
Signature of licensee

MELVYN STRYDOM
Printed name of licensee



[Handwritten signature: Brianna Goins]
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 7/9/17

Subscribed and sworn to before me this 10th day of November, 2016.

License Fee:	\$ 1500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 1700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





November 28, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Package Store	License Number:	2531
Licensee:	MSA, Inc.		
Doing Business As:	Homer Liquor & Wine Company		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing package store license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	MSA, Inc.	License #:	2531
License Type:	Package Store-Seasonal	Statute:	AS 04.11.150
Doing Business As:	Homer Liquor & Wine Company		
Premises Address:	4474 Homer Spit Road #4		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	369 E. Pioneer Avenue		
City:	Homer	State:	Alaska
		ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Melvyn Strydom		
Contact Phone:	235-5101	Business Phone:	235-5101
Contact Email:	alaskamsa@gmail.com		

Seasonal License? Yes No

If "Yes", write your six-month operating period: APR → SEP





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	874220
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17b: Package Store

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501

alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Melvyn Strydom			
Title(s):	President	Phone:	235-5101	% Owned: 100
Address:	61447 E. Skyline Drive			
City:	Homer	State:	Alaska	ZIP: 99603

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

Section 4 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff? Yes No

If "Yes", disclose the name of the individual and the reason for this authorization:

Heidi Stage

Section 5 – License Operation

Written Orders: Yes No

Did you sell alcoholic beverages in response to a written order in calendar years 2015 or 2016? Yes No

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.
If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016: Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016? Yes No

If "Yes", list all convictions:





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

MELVYN STRYDOM
Printed name of licensee



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 7/9/17

Subscribed and sworn to before me this 10th day of November, 2016.

License Fee:	\$ 750.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 950.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





December 02, 2016

City of Homer
Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us
jblankenship@borough.kenai.ak.us
kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Restaurant or Eating Place – Public Convenience - Seasonal	License Number:	5368
Licensee:	Within the Wild Adventure Company		
Doing Business As:	La Baleine Cafe		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Master Checklist: Renewal Liquor License Application

License Type:	REP PC	License Number:	5368
Doing Business As:	LA BALEINE CAFE		
Examiner:		Transaction #:	14285

Document	Received	Completed	Notes
AB-17: Renewal Application	11/23/16		
App and License Fees	11/23/16		

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
Fingerprint Cards and Fees			
Guest Room Stock Fee			
Late Fee			

Names on FP Cards:	
--------------------	--

Yes No

Selling alcohol in response to written order (package stores)? Yes No

Mailing address different than one in database? Yes No

In "Good Standing" with CBPL (skip this and next question for sole proprietor)? Yes No

Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)? Yes No

Protestor/Objector:		Date:	
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Temporary Date:		Issue Date:	
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**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant / eating place license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Within The Wild Adventure Company	License #:	5368
License Type:	Restaurant/Eating Place-Public Convenience Seasonal	Statute:	AS 04.11.400(g)
Doing Business As:	La Baleine Cafe		
Premises Address:	4460 Homer Spit Road		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	BOX 91419		
City:	ANCHORAGE	State:	AK
		ZIP:	99509

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Within the Wild - CARL DIXON		
Contact Phone:	227 4610	Business Phone:	907 274-2710
Contact Email:	carl@withinthewild.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: MAY - SEPT





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17a: Restaurant / Eating Place

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

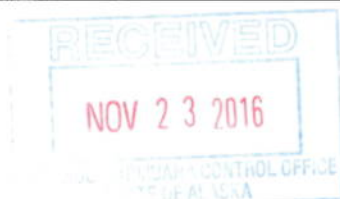
Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	65938 D
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	CARL L. DIXON			
Title(s):	President	Phone:	2274610	% Owned: 50
Address:	BOX 91419			
City:	Anchorage	State:	AK	ZIP: 99509

Entity Official:	KIRSTEN DIXON			
Title(s):	SECY / TREASURER	Phone:	3515496	% Owned: 50
Address:	BOX 91419			
City:	Anchorage	State:	AK	ZIP: 99509

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

NOV 23 2016

ALASKA ALCOHOL & MARIJUANA CONTROL OFFICE
 STATE OF ALASKA



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Kirsten Dixon - secy / treasurer

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.
If this box is checked, an AMCO employee will contact you after reviewing your application.

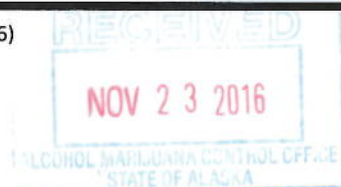
Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

CB

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

CB

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

CB

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

CB

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

CB

I certify that the gross receipts for the sale of food at the restaurant equal at least 50% of the total gross receipts for calendar years 2015 and 2016.

CB

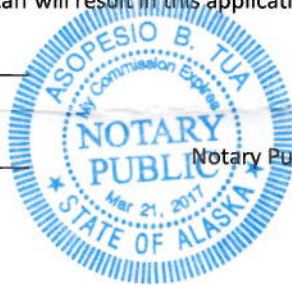
As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Carl L. Dixon

Signature of licensee

CARL L. DIXON

Printed name of licensee



Asopeseo B. Tula

Signature of Notary Public

Notary Public in and for the State of

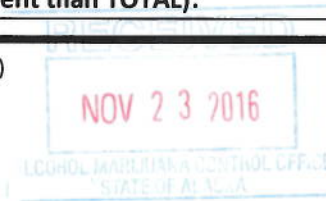
Alaska

My commission expires:

03/21/2017

Subscribed and sworn to before me this _____ day of _____, 20____.

License Fee:	\$ 300.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 500.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



Department of Commerce, Community, and Economic Development
 Division of Corporations, Business and Professional
 Licensing

State of Alaska > Commerce > Corporations, Business, & Professional Licensing > Corporations Search

NAME(S)

Type	Name
Legal Name	WITHIN THE WILD ADVENTURE COMPANY

ENTITY DETAILS

Entity Type: Business Corporation
Entity #: 65938D
Status: Good Standing
AK Formed Date: 2/22/1999
Duration/Expiration: Perpetual
Home State: ALASKA
Next Biennial Report Due: 1/2/2019
Entity Mailing Address: BOX 91419, ANCHORAGE, AK 99509
Entity Physical Address: 2618 GALEWOOD ST., ANCHORAGE, AK 99508

REGISTERED AGENT

Agent Name: Carl Dixon
Registered Mailing Address: BOX 91419, ANCHORAGE, AK 99509
Registered Physical Address: 2626 GALEWOOD ST, ANCHORAGE, AK 99508

OFFICIALS

AK Entity#	Name	Titles	Percent Owned
	Carl L. Dixon	Director, President, Shareholder	50
	Kirsten M. Dixon	Director, Shareholder, Secretary, Treasurer	50

FILED DOCUMENTS

Date Filed	Type	Filing	Certificate
2/22/1999	Creation Filing		
2/26/1999	Biennial Report		
12/18/2000	Biennial Report		
4/14/2003	Biennial Report		
12/27/2004	Biennial Report		
11/4/2006	Biennial Report		
12/8/2008	Biennial Report		
12/29/2011	Agent Change		
12/29/2011	Biennial Report		
7/5/2012	Agent Change		
11/21/2012	Biennial Report		
10/28/2014	Biennial Report		
10/31/2016	Biennial Report		

Juneau Mailing Address

P.O. Box 110806
Juneau, AK 99811-0806

Physical Address

333 Willoughby Avenue
9th Floor
Juneau, AK 99801-1770

Phone Numbers

Main Phone: (907) 465-2550
FAX: (907) 465-2974

Anchorage Mailing/Physical Address

550 West Seventh Avenue
Suite 1500
Anchorage, AK 99501-3567

Phone Numbers

Main Phone: (907) 269-8160
FAX: (907) 269-8156

State of Alaska © 2016

ABC LICENSE MANAGEMENT

Add/Update Owner or Enterprise

Licenses <>

ID: 2700

Name: Within The Wild Adventure Company

Address: PO Box 91419

City: Anchorage

State: AK

ZIP: 99509

Email: carl@withinthewild.com

3735	Redoubt Bay Lodge	Big River
4928	Tutka Bay Lodge	South Shore Tutka Bay
5363	Winterlake Lodge	North Shore Finger Lake N61°59' W152°04'
5368	La Baleine Cafe	4460 Homer Spit Road

Interested Parties

ID	Name	%	Aff	Pres	VP	Sec	Treas	Off	Mbr	Mgr		
1072	Carl Dixon	50.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edit	Delete
1073	Kirsten Dixon	50.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edit	Delete
Total Percentage												



December 15, 2016

City of Homer
Attn: City Clerk
Via Email: clerk@cityofhomer-ak.gov
Cc: joanne@borough.kenai.ak.us
jblankenship@borough.kenai.ak.us
kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Beverage Dispensary	License Number:	645
Licensee:	Land's End Acquisition Corporation		
Doing Business As:	Land's End		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Land's End Acquisition Corporation	License #:	645
License Type:	Beverage Dispensary	Statute:	AS 04.11.090
Doing Business As:	Land's End		
Premises Address:	4786 Homer Spit Road		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	4786 Homer - Spit Rd.				
City:	Homer	State:	AK	ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Jonathan Faulkner		
Contact Phone:	399-3410	Business Phone:	235-0402
Contact Email:	landsendjdf@gmail.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	42006D
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

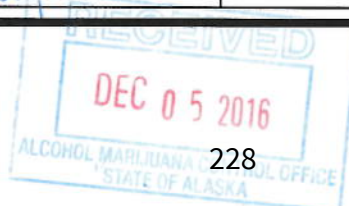
Entity Official:	Jonathan Faulkner			
Title(s):	President, Treasurer	Phone:	399-3410	% Owned: \emptyset
Address:	4621 West Hill Rd.			
City:	Homer	State:	AK	ZIP: 99603

Entity Official:	Sara Faulkner			
Title(s):	Vice President, Secretary	Phone:	299-0570	% Owned: \emptyset
Address:	4621 West Hill Rd.			
City:	Homer	State:	AK	ZIP: 99603

Entity Official:	Jonathan and Sara Faulkner Living Trust			
Title(s):		Phone:	235-6970	% Owned: 51.68
Address:	4621 West Hill Rd.			
City:	Homer	State:	AK	ZIP: 99603

Entity Official:	Charles Ryan			
Title(s):	Shareholder	Phone:	346-1306	% Owned: 10.67
Address:	6761 Round Tree Drive			
City:	Anchorage	State:	AK	ZIP: 99605 16

Entity Official:	Rebecca Alexander			
Title(s):	Shareholder	Phone:	346-1306	% Owned: 10.67
Address:	6761 Round Tree Drive			
City:	Anchorage	State:	AK	ZIP: 99516





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

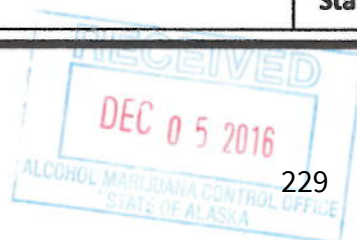
Entity Official:	Steve Agni			
Title(s):	Shareholder	Phone:	229-0583	% Owned: 23.09
Address:	PO Box 206 244661			
City:	Anchorage	State:	AK	ZIP: 99524

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:





Alaska Alcoholic Beverage Control Board Form AB-17: Renewal License Application

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board Form AB-17: Renewal License Application

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

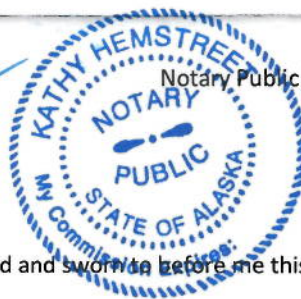
I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Signature of Notary Public

Jonathan Faulkner
 Printed name of licensee

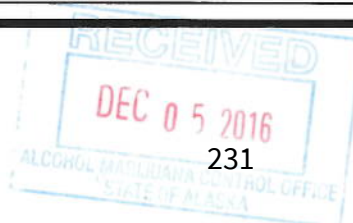


Notary Public in and for the State of Alaska

My commission expires: 7-6-17

Subscribed and sworn to before me this 17th day of November, 2016.

License Fee:	\$ 2500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





November 28, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Package Store	License Number:	3176
Licensee:	MSA, Inc.		
Doing Business As:	Patel's		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing package store license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	MSA, Inc.	License #:	3176
License Type:	Package Store-Seasonal	Statute:	AS 04.11.150
Doing Business As:	Patel's		
Premises Address:	4470 Homer Spit Rd		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	369 E. Pioneer Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Meluyn Strydom		
Contact Phone:	235-5101	Business Phone:	235-5101
Contact Email:	alaskamsa@gmail.com		

Seasonal License? Yes No
 If "Yes", write your six-month operating period: APR → SEP





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3. If more space is needed, please attach a separate sheet with the required information. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	87422D
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Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations? Yes No





**Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17b: Package Store**

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Meluyn Strydom				
Title(s):	President	Phone:	235-5101	% Owned:	100
Address:	61447 E. Skyline Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Heidi Stage

Section 5 – License Operation

Written Orders:

Yes No

Did you sell alcoholic beverages in response to a written order in calendar years 2015 or 2016?

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

If this box is checked, an AMCO employee will contact you after reviewing your application.

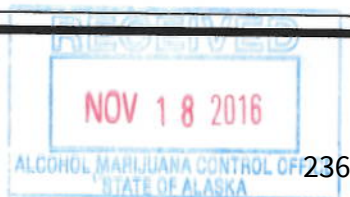
Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

MS

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

MS

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

MS

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

MS

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

MS

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Melvyn Strydom
 Signature of licensee

MELVYN STRYDOM
 Printed name of licensee



Brianna Goins
 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 7/9/17

Subscribed and sworn to before me this 10th day of November, 2016.



License Fee:	\$ 750.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 950.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



November 28, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Package Store	License Number:	3472
Licensee:	MSA, Inc.		
Doing Business As:	Patel's #2		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing package store license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	MSA, Inc.	License #:	3472
License Type:	Package Store-Seasonal	Statute:	AS 04.11.150
Doing Business As:	Patel's #2		
Premises Address:	4287 Homer Spit Road #1		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	369 E. Pioneer Avenue		
City:	Homer	State:	Alaska
ZIP:	99603		

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Melvyn Strydom		
Contact Phone:	235-5101	Business Phone:	235-5101
Contact Email:	alaskamsa@gmail.com		

Seasonal License? Yes No

If "Yes", write your six-month operating period: APR 15TH → OCT 14TH





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Section 2 - Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: [] applicant [] affiliate

Form with fields: Name, Address, City, State, ZIP, Email, Contact Phone

This individual is an: [] applicant [] affiliate

Form with fields: Name, Address, City, State, ZIP, Email, Contact Phone

Section 3 - Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #: 874220

Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?

[X] []





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store

This subsection must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, the following information must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

Entity Official:	Meluyn Strydom				
Title(s):	President	Phone:	235-5161	% Owned:	100
Address:	61447 E. Skyline Drive				
City:	Hammer	State:	Alaska	ZIP:	99603

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Heidi Stage

Section 5 – License Operation

Written Orders:

Yes No

Did you sell alcoholic beverages in response to a written order in calendar years 2015 or 2016?

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

The license was regularly operated during a specific season each year, for 8 or more hours each day.

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
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The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.
If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

If "Yes", list all convictions:





**Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

M

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

M

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

M

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

M

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

M

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Melvyn Strydom
Signature of licensee

MELVYN STRYDOM
Printed name of licensee



Brianna Goins
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 7/9/17

Subscribed and sworn to before me this 10th day of November, 2016.

License Fee:	\$ 750.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 950.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



November 28, 2016

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

kring@borough.kenai.ak.us

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Package Store	License Number:	4432
Licensee:	MSA, Inc.		
Doing Business As:	Rum Locker		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing package store license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	MSA, Inc.	License #:	4432
License Type:	Package Store	Statute:	AS 04.11.150
Doing Business As:	Rum Locker		
Premises Address:	276 Olsen Lane Suite #3		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

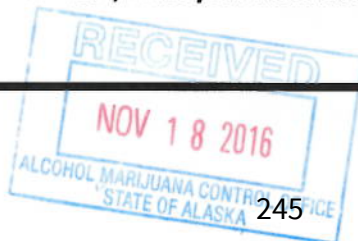
Mailing Address:	369 E. Pioneer Avenue		
City:	Homer	State:	Alaska
		ZIP:	99603

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Melvyn Strydom		
Contact Phone:	235-5101	Business Phone:	235-5101
Contact Email:	alaskamsa@gmail.com		

Seasonal License? Yes No

If "Yes", write your six-month operating period: _____





**Alaska Alcoholic Beverage Control Board
 Renewal License Application
 Form AB-17b: Package Store**

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	87422D
----------------------	--------

Alaska Division of Corporations: Yes No

Is your entity in good standing with the Alaska Division of Corporations?





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

This subsection must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, the following information must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

Entity Official:	Meluyn Strydom				
Title(s):	President	Phone:	235-5101	% Owned:	100
Address:	61447 E. Skyline Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17b: Package Store

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Section 4 - Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

Checked Yes box, empty No box

If "Yes", disclose the name of the individual and the reason for this authorization:

Handwritten: Heidi Stage

Section 5 - License Operation

Written Orders:

Yes No

Did you sell alcoholic beverages in response to a written order in calendar years 2015 or 2016?

Empty Yes box, checked No box

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

Checked box

The license was regularly operated during a specific season each year, for 8 or more hours each day.

Empty box

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day. If this box is checked, an AMCO employee will contact you after reviewing your application.

Empty box

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years. If this box is checked, an AMCO employee will contact you after reviewing your application.

Empty box

Section 6 - Convictions

Applicant convictions in calendar years 2015 and 2016:

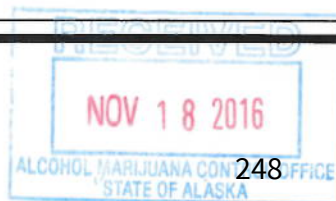
Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

Empty Yes box, checked No box

If "Yes", list all convictions:

Empty text box





Alaska Alcoholic Beverage Control Board Renewal License Application Form AB-17b: Package Store

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

me

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

me

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

me

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

me

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

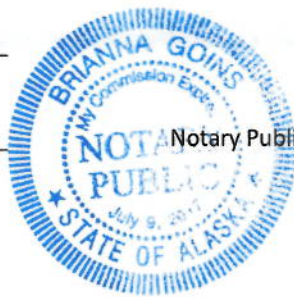
me

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Melvyn Strydom
 Signature of licensee

MELVYN STRYDOM
 Printed name of licensee

Brianna Goins
 Signature of Notary Public



Notary Public in and for the State of Alaska

My commission expires: 7/9/17



Subscribed and sworn to before me this 10th day of November, 2016.

License Fee:	\$ 1500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 1700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MARK ROBL, POLICE CHIEF

FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK

DATE: DECEMBER 27, 2016

SUBJECT: LIQUOR LICENSE RENEWALS FOR PATEL'S, PATEL'S 2, RUM LOCKER, HOMER LIQUOR & WINE, GROG SHOP, FAT OLIVE'S, FRESH CATCH CAFÉ, LA BALEINE CAFÉ, LAND'S END

We have been notified by the ABC Board of applications for liquor license renewals in the City of Homer for the following:

Lic. #	Doing Business As	License Type	Licensee	Premises Address
3176	Patel's	Package Store Seasonal	MSA, Inc.	4470 Homer Spit Rd
4432	Rum Locker	Package Store	MSA, Inc.	276 Olsen Ln. Ste 3
2531	Homer Liquor & Wine	Package Store Seasonal	MSA, Inc.	4474 Homer Spit Rd #4
479	Grog Shop	Package Store	MSA, Inc.	369 E. Pioneer Ave.
3472	Patel's 2	Package Store Seasonal	MSA, Inc.	4287 Homer Spit Rd #2
4315	Fat Olive's	Restaurant/Eating Place- Public Convenience	KELT, LLC	276 Ohlson Lane
4894	Fresh Catch Café	Restaurant/Eating Place- Public Convenience Seasonal	Harrison McHenry	4025 Homer Spit Rd #20
5368	La Baleine Cafe	Restaurant/Eating Place- Public Convenience Seasonal	Within the Wild Adventure Company	4460 Homer Spit Rd
645	Land's End	Beverage Dispensary	Land's End Acquisition Corp	4786 Homer Spit Rd

This matter is scheduled for the January 9, 2017 City Council meeting. Please respond with objections/non-objections to these liquor license renewals by **Wednesday, January 4, 2017**.

Thank you for your assistance.



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151

Memorandum

TO: MELISSA JACOBSEN, DEPUTY CITY CLERK

FROM: MARK ROBL, POLICE CHIEF *for Chief Robl
WTH*

DATE: DECEMBER 28, 2016

SUBJECT: LIQUOR LICENSE RENEWALS FOR PATEL'S, PATEL'S 2, RUM LOCKER, HOMER LIQUOR & WINE, GROG SHOP, FAT OLIVE'S, FRESH CATCH CAFÉ, LA BALEINE CAFÉ, LAND'S END

We have no objection to the applications for liquor license renewals in the City of Homer for the following:

Lic. #	Doing Business As	License Type	Licensee	Premises Address
3176	Patel's	Package Store Seasonal	MSA, Inc.	4470 Homer Spit Rd
4432	Rum Locker	Package Store	MSA, Inc.	276 Olsen Ln. Ste 3
2531	Homer Liquor & Wine	Package Store Seasonal	MSA, Inc.	4474 Homer Spit Rd #4
479	Grog Shop	Package Store	MSA, Inc.	369 E. Pioneer Ave.
3472	Patel's 2	Package Store Seasonal	MSA, Inc.	4287 Homer Spit Rd #2
4315	Fat Olive's	Restaurant/Eating Place- Public Convenience	KELT, LLC	276 Ohlson Lane
4894	Fresh Catch Café	Restaurant/Eating Place- Public Convenience Seasonal	Harrison McHenry	4025 Homer Spit Rd #20
5368	La Baleine Cafe	Restaurant/Eating Place- Public Convenience Seasonal	Within the Wild Adventure Company	4460 Homer Spit Rd
645	Land's End	Beverage Dispensary	Land's End Acquisition Corp	4786 Homer Spit Rd



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • FAX: (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: assemblyclerk@kpb.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

December 21, 2016

Ms. Sarah Daulton Oates
Records & Licensing Supervisor
Alcohol & Marijuana Control Office
550 West 7th Ave, Suite 1600
Anchorage, AK 99501

RE: Non-Objection of License Renewal


Business Name	:	Fat Olives
License Type	:	Restaurant/Eating Place – Public Convenience
License Location	:	City of Homer
License No.	:	4315

Dear Sarah,

This serves to advise that the Finance Department has reviewed the above referenced application and has no objection to the renewal of this license.

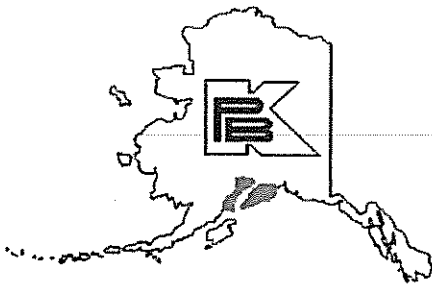
Should you have any questions, or need additional information, please do not hesitate to contact our office.

Sincerely,


Michele Turner, CMC
Deputy Borough Clerk

MLT/klr

cc: Applicant
City of Homer
KPB Finance Department
File



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • FAX: (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: assemblyclerk@kpb.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

December 21, 2016

Ms. Sarah Daulton Oates
Records & Licensing Supervisor
Alcohol & Marijuana Control Office
550 West 7th Ave, Suite 1600
Anchorage, AK 99501

RE: Non-Objection of License Renewal

Business Name	:	Land's End
License Type	:	Beverage Dispensary
License Location	:	City of Homer
License No.	:	645

Dear Sarah,

This serves to advise that the Finance Department has reviewed the above referenced application and has no objection to the renewal of this license.

Should you have any questions, or need additional information, please do not hesitate to contact our office.

Sincerely,

Michele Turner, CMC
Deputy Borough Clerk

MLT/klr

cc: Applicant
City of Homer
KPB Finance Department
File



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • **FAX:** (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: assemblyclerk@kpb.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

December 20, 2016

Ms. Sarah Daulton Oates
Records & Licensing Supervisor
Alcohol & Marijuana Control Office
550 West 7th Ave, Suite 1600
Anchorage, AK 99501

RE: Non-Objection of License Renewal

Business Name	:	Fresh Catch Cafe
License Type	:	Restaurant/Eating Place – Public Convenience (Seasonal)
License Location	:	City of Homer
License No.	:	4894

Dear Sarah,

This serves to advise that the Finance Department has reviewed the above referenced application and has no objection to the renewal of this license.

Should you have any questions, or need additional information, please do not hesitate to contact our office.

Sincerely,

Michele Turner, CMC
Deputy Borough Clerk

MLT/klr

cc: Applicant
City of Homer
KPB Finance Department
File

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-01

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.040 to Remove Limitations Placed Upon Public Commenting Before City Council.

Sponsor: City Manager

1. Council Regular Meeting January 9, 2017 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

City Manager

3
4 **ORDINANCE 17-01**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 2.08.040 TO REMOVE
8 LIMITATIONS PLACED UPON PUBLIC COMMENTING BEFORE CITY
9 COUNCIL.

10
11 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

12
13 Section 1. Section 2.08.040, Bylaws for Council procedure, is amended to read as
14 follows:

15
16 The following bylaws shall govern the procedures of the City Council of the City:

- 17
18 a. To abide by existing Alaska State laws pertaining to cities of the first class.
19
20 b. To abide by the current edition of Robert's Rules of Order insofar as this treatise is
21 consistent with these bylaws, other provisions of the Homer City Code, or unwritten
22 standing rules adopted by the City Council. In all other cases, bylaws, the code or the
23 standing rule shall prevail.
24
25 c. The Council's agenda format specified in the City of Homer City Council Operating
26 Manual, as the same may be amended from time to time, is incorporated herein by
27 reference.
28
29 1. The manual may be revised with Council approval;
30
31 2. A copy of the manual shall be available to the public during regular business
32 hours at the Homer City Hall and be available during City Council meetings.
33
34 d. Regular Meetings.
35
36 1. Second and fourth Mondays of each month at 6:00 p.m., unless otherwise
37 provided by two-thirds vote of the City Council;
38
39 2. The agenda shall be provided to each Council member 36 hours prior to
40 meeting, by City Clerk;
41

42 3. Adding items to or removing items from the agenda will be by unanimous
43 consent of the Council;

44
45 4. Public notice of a regular meeting shall be made as provided in Chapter 1.14
46 HCC.

47
48 e. Special Meetings.

49
50 1. Called by Mayor or majority of the Council;

51
52 2. If a majority of members are given at least 36 hours' oral or written notice
53 and reasonable efforts are made to notify all members, a special meeting may
54 be held at the call of the presiding officer or at least one-third of the members;

55
56 3. Agenda shall be as per subsection (c) of this section;

57
58 4. Public notice of a special meeting shall be made as provided in Chapter 1.14
59 HCC.

60
61 f. Emergency Meetings.

62
63 1. By unanimous consent of quorum;

64
65 2. Required justifiable reason;

66
67 3. Informal agenda – limited to emergency;

68
69 4. Public notice shall be made as provided in Chapter 1.14 HCC.

70
71 g. Teleconference participation in meetings may be authorized pursuant to HCC
72 2.08.100 through 2.08.120.

73
74 h. Quorum – Voting. Four Council members shall constitute a quorum. Four affirmative
75 votes are required for the passage of an ordinance, resolution, or motion. A member of
76 the Council acting as Mayor Pro Tem shall not lose his vote as the result of serving in
77 such office. The Mayor is not a Council member and may vote only in the case of a tie.
78 The final vote on each ordinance, resolution, or substantive motion may be a roll call
79 vote or may be done in accordance with subsection (k) of this section (see AS
80 29.20.160(c)(d)).

81

82 i. Motions to Reconsider. A member of the Council who voted with the prevailing side
83 on any issue may move to reconsider the Council’s action at the same meeting or at
84 the next regular meeting of the body. Notice of reconsideration shall be given to the
85 Mayor or City Clerk within 48 hours from the time the original action was taken.

86
87 j. Abstentions. All Council members present shall vote unless abstention is required by
88 law (AS 29.20.160(d)).

89
90 k. Consensus. The Council may, from time to time, express its opinion or preference
91 concerning a subject brought before it to consideration. The statement, representing
92 the will of the body and a meeting of the minds of the members, may be given by the
93 presiding officer as the consensus of the body as to that subject without taking a
94 motion and roll call vote.

95
96 l. Vacancies. An elected municipal office is vacated under the following conditions and
97 upon the declaration of vacancy by the Council. The Council shall declare an elective
98 office vacant when the person elected:

- 99
- 100 1. Fails to qualify or take office within 30 days after his election or
101 appointment;
 - 102
 - 103 2. Resigns and his resignation is accepted;
 - 104
 - 105 3. Is physically or mentally unable to perform the duties of the office as
106 determined by two-thirds vote of the Council;
 - 107
 - 108 4. Is convicted of a felony or misdemeanor described in AS 15.56 and two-thirds
109 of the members of the Council concur in expelling the person elected;
 - 110
 - 111 5. Misses three consecutive regular meetings unless excused;
 - 112
 - 113 6. Is convicted of a felony or of an offense involving a violation of the oath of
114 office;
 - 115
 - 116 7. Is convicted of a violation of AS 15.13 concerning Alaska Public Offices
117 Commission reporting requirements;
 - 118
 - 119 8. No longer physically resides in the municipality and the City Council by two-
120 thirds vote declares the seat vacant; and
 - 121

122 9. Is physically absent from the municipality for 90 consecutive days unless
123 excused by the City Council.

124
125 m. Salaries of Elected Officials.

126
127 1. The Mayor and each Council Member shall be paid a stipend of \$75.00 for
128 each council-meeting-day in which the person participates in person, or \$50.00
129 per council-meeting-day in which a majority of the person's participation time
130 is telephonic. A council-meeting-day is any calendar day in which the person
131 participates in any one or more of the following:

132
133 a. A scheduled and publicly noticed meeting of the City Council,
134 including without limitation a regular meeting, special meeting,
135 committee of the whole meeting and meeting in executive session.

136
137 b. A scheduled and publicly noticed meeting of the Board of
138 Adjustment, Board of Ethics, or other board or commission that is
139 composed of the Mayor and Council Members.

140
141 c. Training or continuing education programs, and work sessions, that
142 are required by law or commonly recognized best practice to perform
143 the duties of Mayor or Council Member.

144
145 The City shall not spend any funds for elected officials' membership in
146 the Public Employees Retirement System. An elected official may not
147 receive any other compensation for service to the City unless
148 specifically authorized to do so by ordinance. Per diem payments or
149 reimbursements for expenses are not compensation under this section.

150
151 ~~n. Any person making personal, impertinent, threatening or slanderous remarks or~~
152 ~~who shall become boisterous while addressing the Council shall be forthwith by the~~
153 ~~presiding officer barred from further audience at the meeting before the Council,~~
154 ~~unless permission to continue be granted by a majority vote of the Council.~~

155
156 Section 2. This ordinance shall take effect upon its adoption by the Homer City
157 Council.

158
159 Section 3. This ordinance is of a permanent and general character and shall be
160 included in the City Code.

161

162 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
163 _____, 2017.

164
165 CITY OF HOMER
166

167
168 _____
169 BRYAN ZAK, MAYOR
170

171 ATTEST:

172
173 _____
174
175 JO JOHNSON, MMC, CITY CLERK
176

177
178 YES:

179 NO:

180 ABSTAIN:

181 ABSENT:

182
183
184
185 First Reading:

186 Public Hearing:

187 Second Reading:

188 Effective Date:

189
190 Reviewed and approved as to form.

191
192 _____
193 Mary K. Koester, City Manager

191
192 _____
193 Holly C. Wells, City Attorney

194
195 Date: _____

194
195 Date: _____

196
197
198 Fiscal Note: NA
199

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-02

An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Grubstake Avenue and Snowbird Street as Urban Road.

Sponsor: City Manager/Public Works Director

1. Council Regular Meeting January 9, 2017 Introduction
 - a. Memorandum 17-004 from Public Works Superintendent

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 17-02**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE OFFICIAL ROAD MAINTENANCE MAP OF THE CITY
9 OF HOMER BY ADDING GRUBSTAKE AVENUE AND SNOWBIRD
10 STREET AS URBAN ROAD.

11
12 WHEREAS, The City of Homer has determined that it is necessary to provide minimum
13 standards to regulate design and construction of public streets, roads, and highways within
14 the City of Homer; and

15
16 WHEREAS, Ordinance 85-14, HCC 11.04.055, adopted July 2, 1985 provides appropriate
17 street design and construction standards as well as an official maintenance map to record
18 streets officially accepted for maintenance; and

19
20 WHEREAS, HCC 11.04.055 provides that the City shall not accept maintenance
21 responsibility for any road or street which is not constructed or reconstructed to the adopted
22 standards unless the road is shown on the Official Road Maintenance Map, as amended via
23 Ordinance 02-23(S), adopted June 10, 2002, of the City of Homer; and

24
25 WHEREAS, An additional 1,238 linear feet has been duly inspected, reviewed,
26 approved by the Department of Public Works and recommended for acceptance by the City of
27 Homer as Urban Road.

28
29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

30
31 Section 1. Section 11.04.55 Official Road Maintenance Map adopted is hereby
32 amended per provisions of sections (a) through (e) to include the following additional streets
33 as Urban Road by the City of Homer and recorded as amendments #37 and #38 on the New
34 Official Road Maintenance Map adopted: The following mileage calculations are to the
35 nearest hundredth.

36

Amend	Subdivision	Roadway Name	Lineal Feet	Mile	Class
37. 37.	Waddell Park	Grubstake Ave.	947	.18	Urban
38. 38.	Waddell Park	Snowbird Street	291	.05	Urban

37
38 Section 2. This is a non code ordinance and of a permanent nature.

39 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of January, 2017.

40

41

CITY OF HOMER

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BRYAN ZAK, MAYOR

46 ATTEST:

47

48

49

JO JOHNSON, MMC, CITY CLERK

51

52

53

54 Introduction:

55 Public Hearing:

56 Second Reading:

57 Effective Date:

58

59

60

61 AYES:

62 NOES:

63 ABSTAIN:

64 ABSENT:

65

66

67

68 Reviewed and approved as to form:

69

70

Mary K. Koester, City Manager

Holly C. Wells, City Attorney

72

73 Date: _____

Date: _____

74

75 Fiscal Note: Annual maintenance costs for these improvements is estimated to be \$5,571.

76 Depreciation for these improvements over twenty years is estimated to be \$180,000 to

77 \$200,000.



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Dan Gardner, PW Supt.
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170
Fax: (907)235-3145

EMAIL : dgardner@ci.homer.ak.us

Memorandum 17--004

To: Jo Johnson, City Clerk

Through: Carey S. Meyer, PW Director *CSM*

From: Dan Gardner, PW Superintendent *DMG*

Date: December 9, 2016

Subject: Street Improvements – Official Road Maintenance Map
Grubstake Avenue & Snowbird Street

The Waddell Way road improvement project has been declared substantially complete, and is ready for standard road maintenance. These improvements include bike lanes, and an attached, paved sidewalk. These road improvements were completed in 2016 and this department has inspected and approved the construction.

The street names were changed after the project was designed under the previous name of Waddell Way. The two new streets are Grubstake Avenue and Snowbird Street as follows:

1. Grubstake Avenue – 947 lineal feet of roadway, bike lanes, attached sidewalk
2. Snowbird Street – 291 lineal feet of roadway

This is a total of 1238 lineal feet of new road improvements (.23 miles) and 947 lineal feet of sidewalk (.18 miles).

In accordance with Ordinance 85.13, Section 11.20.090, and Section 11.20.100, this Department requests that the City Council formally accept the street improvements for operation and maintenance. Upon the Council's approval, please add the additional .23 miles of roadway and .18 miles of sidewalk to the official road maintenance map for year-round maintenance.

See attached map for location.

Fiscal Note – Annual maintenance costs for these improvements is estimated to be \$5571. Depreciation for these improvements over twenty years is estimated to be \$180,000 to \$200,000

C: Carey Meyer, PW Director
Katie Koester, City Manager



Grubstake Avenue

Snowbird Street

HEATH ST

268

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-03

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule; and Repealing Subsection (F) of Homer City Code 5.20.020, Open Burning – Permit Requirement, Homer City Code 5.24.060, Violation – Penalty, Homer City Code 8.08.150, Violation – Penalty, Homer City Code 8.11.080, Violation – Penalty, Homer City Code 13.08.170, Violation – Penalty, Homer City Code 14.08.170, Violation – Penalty, Homer City Code 18.20.090, Penalty, Homer City Code 19.04.100, Violation – Penalty, Homer City Code 19.08.120, Violation – Penalty, and Homer City Code 19.12.100 Violation – Penalties, to Provide for the Disposition of Additional Offenses by Bail Forfeiture Without a Court Appearance.

Sponsor: City Manager

1. Council Regular Meeting January 9, 2017 Introduction
 - a. Memorandum 17-005 from City Clerk

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 17-03

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 1.16.040, DISPOSITION OF SCHEDULED OFFENSES—FINE SCHEDULE; AND REPEALING SUBSECTION (f) OF HOMER CITY CODE 5.20.020, OPEN BURNING – PERMIT REQUIREMENT, HOMER CITY CODE 5.24.060, VIOLATION – PENALTY, HOMER CITY CODE 8.08.150, VIOLATION – PENALTY, HOMER CITY CODE 8.11.080, VIOLATION – PENALTY, HOMER CITY CODE 13.08.170, VIOLATION – PENALTY, HOMER CITY CODE 14.08.170, VIOLATION – PENALTY, HOMER CITY CODE 18.20.090, PENALTY, HOMER CITY CODE 19.04.100, VIOLATION – PENALTY, HOMER CITY CODE 19.08.120, VIOLATION – PENALTY, AND HOMER CITY CODE 19.12.100 VIOLATION – PENALTIES, TO PROVIDE FOR THE DISPOSITION OF ADDITIONAL OFFENSES BY BAIL FORFEITURE WITHOUT A COURT APPEARANCE.

WHEREAS, The Alaska Court System has requested that the City update its schedule of fines for violations of the Homer City Code that may be disposed of by bail forfeiture without a court appearance; and

WHEREAS, Making as many Homer City Code violations as possible subject to disposition by bail forfeiture without a court appearance increases the efficiency of enforcing the Code; and

WHEREAS, It is appropriate and in the best interest of the City to make the Code violations listed below subject to disposition by bail forfeiture without a court appearance.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Subsection (c) of Homer City Code 1.16.040, Disposition of scheduled offenses—fine schedule, is amended by adding new lines to read as follows:

Code Section	Description of Offense	Fine
HCC 5.08.020	Transporting unsecured load of garbage, trash or other materials in vehicle	\$300

HCC 5.20.020	Open burning, permit required	\$300
HCC 5.20.030	Trash burning—approved container required	\$300
HCC 5.20.050	Handling or storing explosives	\$300
HCC 5.24.030	Fireworks—Sale prohibited	\$300
HCC 5.24.040	Fireworks—Use prohibited	\$300
HCC 5.24.050	Fireworks exhibit—Permit required	\$300
HCC 8.08.020	Itinerant or transient merchant—License required	\$300
HCC 8.08.080	Itinerant or transient merchant—Exhibition of license	\$300
HCC 8.08.100	Itinerant or transient merchant—Use of streets and other public places	\$300
HCC 8.11.030	Mobile food service—License required	\$300
HCC 8.11.070(b)	Mobile food service—Operation near similar business at fixed location	\$300
HCC 8.11.070(c)	Mobile food service—Operation in City park or campground	\$300
HCC 8.11.070(d)	Mobile food service—Operation in congested area on Homer Spit	\$300
HCC 8.12.120	Public transportation vehicle—Permit required	\$300
HCC 8.12.200	Chauffeurs license—Required	\$300
HCC 8.12.250	Public transportation vehicle—Prohibited operation	\$300

Code Section	Description of Offense	Fine
HCC 8.12.400	Public transportation vehicle—Display of rates/fares	\$300
HCC 13.08.010	Work in City right-of-way or connecting to City utility—Permit required	\$300
HCC 13.08.130	Restore City right-of-way to original condition	\$300
HCC 13.08.140	Repair of damage to City utilities	\$300
HCC 14.04.050	Sewer extension or connection—Permit required	\$300
HCC 14.04.070	Destruction of private sewage disposal system after connection to City sewer system	\$300
HCC 14.04.090	Discharge of surface drainage into City sewer	\$300
HCC 14.08.030	Water extension or connection—Permit required	\$300
HCC 14.08.040	Connection to private water system—Permit required	\$300
HCC 14.08.105	Resale of City water—Permit required	\$300
HCC 18.20.015	Storing, parking or leaving abandoned or junk vehicle	\$300
HCC 18.20.025	Failure to remove abandoned or junk vehicle	\$300
HCC 19.02.020	Large special event—Permit required	\$300
HCC 19.04.040	Burial of human remains outside approved cemetery	\$300

Code Section	Description of Offense	Fine
HCC 19.04.090(a)	Monument or other memorial protruding above ground level in City cemetery	\$300
HCC 19.04.090(b)	Placement, alteration or removal of monument, memorial or plant without City consent	\$300
HCC 19.08.030(a)	Camping on City property where prohibited	\$300
HCC 19.08.030(b)	Camping outside designated areas	\$300
HCC 19.08.030(d)	Camping in closed campground	\$300
HCC 19.08.050	Camping in City campground—Permit required	\$300
HCC19.08.060	Camping in City campground for more than 14 days	\$300
HCC 19.08.070(a)	Disposal of human waste on City property	\$300
HCC 19.08.070(c)	Erect, occupy, utilize structure on City property	\$300
HCC 19.08.070(d)	Park, leave, maintain, utilize vehicle, camper unit, or camp where prohibited	\$300
HCC 19.08.070(e)	Deface, destroy, alter or remove City property	\$300
HCC 19.08.070(f)	Dog at large in City campground	300
HCC 19.08.070(g)	Campsite in City campground left in disorderly or unsightly condition	\$300

Code Section	Description of Offense	Fine
HCC 19.08.080	Improper storage of garbage, refuse, other waste in City campground	\$300
HCC 19.12.080	Excavation or removal of gravel or fill—Permit required	\$300
HCC 19.12.090	Tampering with, burning or removing driftwood from storm berm	\$300

37
 38 Section 2. Subsection (f) of Homer City Code 5.20.020, Open burning – Permit
 39 requirement, is repealed.

40
 41 Section 3. Homer City Code 5.24.060, Violation – Penalty, is repealed.

42
 43 Section 4. Homer City Code 8.08.150, Violation – Penalty, is repealed.

44
 45 Section 5. Homer City Code 8.11.080, Violation – Penalty, is repealed.

46
 47 Section 6. Homer City Code 13.08.170, Violation – Penalty, is repealed.

48
 49 Section 7. Homer City Code 14.08.170, Violation – Penalty, is repealed.

50
 51 Section 8. Homer City Code 18.20.090, Penalty, is repealed.

52
 53 Section 9. Homer City Code 19.04.100, Violation – Penalty, is repealed.

54
 55 Section 10. Homer City Code 19.08.120, Violation – Penalty, is repealed.

56
 57 Section 11. Homer City Code 19.12.100 Violation – Penalties, is repealed.

58
 59 Section 12. This ordinance shall take effect upon its adoption by the Homer City
 60 Council.

61
 62

63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of January, 2017.

64
65 CITY OF HOMER
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69 _____
BRYAN ZAK, MAYOR

70
71 ATTEST:

72
73
74 _____
75 JO JOHNSON, MMC, CITY CLERK
76

77
78
79 YES:

80 NO:

81 ABSTAIN:

82 ABSENT:

83
84
85
86
87 First Reading:

88 Public Hearing:

89 Second Reading:

90 Effective Date:

91
92 Reviewed and approved as to form.

93
94
95 _____
96 Mary K. Koester, City Manager

97 _____
98 Holly C. Wells, City Attorney

99
100 Date: _____

Date: _____

101 Fiscal Note: NA
102



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-005

TO: MAYOR ZAK AND CITY COUNCIL

FROM: JO JOHNSON, CITY CLERK

DATE: JANUARY 3, 2017

SUBJECT: ORDINANCE 17-03 - AMENDMENTS TO PROVIDE FOR THE DISPOSITION OF
ADDITIONAL OFFENSES BY BAIL FORFEITURE

The intent of Ordinance 17-03 is to bring the City's citations in line with the State Court who can enforce the penalties. Municipalities across the state are incorporating their fines for citations consistent with the State Court.

Aligning fines for citations with the State Court avoids court hearings and appearances, which in turn reduces costs to the State.

Ordinance 17-03 is a housekeeping measure to ensure the City's fines for minor offenses are consistent with the State's fines.

RECOMMENDATION:

Adopt Ordinance 17-03 to amend the City's citations so they are consistent with the Alaska Court.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 17-001**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL ESTABLISHING
8 THE FINAL COST FOR THE SHELLFISH AVENUE/SOUTH SLOPE
9 DRIVE WATER MAIN/PRV PROJECT TO BE \$590,314 AND THE
10 PER LOT FAIR SHARE AS \$11,292.

11
12 WHEREAS, The construction of Shellfish Avenue/South Slope Drive Water Main and
13 PRV project is complete and is ready for adjacent property owners to connect; and
14

15 WHEREAS, The City Council passed Resolution 16-078(S) establishing policy and the
16 conditions under which adjacent benefitted property owners could connect to the new main
17 (per Memorandum 16-120); and
18

19 WHEREAS, The policy included the need for the Council to approve the final costs of
20 the project and the per lot "fair share" that property owners would be responsible for; and
21

22 WHEREAS, Public Works has determined the final cost of the project to be \$590,314,
23 determined the portion of the project cost covered by grants, and calculated the per lot share
24 as documented in Memorandum 17-010.
25

26 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, establishes
27 the final cost of the project to be \$590,314 and the per lot share to be \$11,292 for the Shellfish
28 Avenue/South Slope Drive Water Main/PRV project.
29

30 PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.
31

32 CITY OF HOMER

33
34
35 _____
36 BRYAN ZAK, MAYOR

37 ATTEST:

38
39
40 _____
41 JO JOHNSON, MMC, CITY CLERK

42
43 Fiscal Note: Project cost \$590,314; property owner per lot share \$11,292.



Memorandum 17-010

TO: Mary K. Koester – City Manager
FROM: Carey Meyer – Public Works Director
DATE: December 30, 2016
SUBJECT: **Shellfish Avenue/South Slope Drive Water Main Extension Project
Formal Council Action - Final Project Cost**

The Shellfish Avenue/South Slope Drive Water Main Extension Project was completed in December. The project has been approved by ADEC and an “Approval to Operate” has been secured. The City Council in September passed Resolution 16-078 which established conditions under which adjacent and benefited properties can connect to the Shellfish Avenue/South Slope Drive Water Main project. Specifics of the policy are contained in Memorandum 16-120 referenced in the Resolution.

The main policy provision requires that a property owner shall pay their “share” in full or execute an agreement between the City and the property owner that permits connection and promises to pay their “share”. This “share” amount shall be formally established by City Council action when actual costs are known. This project was initiated by the City. 55% of the cost of design and 70% of the cost of construction will be covered by grants obtained by the City. The remaining costs shall be divided equally between the benefitted property owners fronting the main.

Below is a summary of how the share was originally calculated (based on estimates) and what the share will be (based on actual project costs):

Property Owner "Share" Calculations

	Original Estimated Costs	Actual Project Costs
Total Project Costs	\$726,740	\$590,314
Project Costs to be Shared*	\$238,974	\$191,961
Number of Lots	17	17
"Share" per lot	\$14,057	\$11,292

* - State grant pays for 70% of construction and 55% of design

Based on the actual cost of water main/PRV construction (\$590,314) and the number of lots fronting the main (17), the per lot actual cost attributable to each lot is \$11,292. This amount should be formally established by City Council action.

Recommendation: The City Council approve a Resolution establishing the final cost of the Shellfish Avenue/South Slope Drive Water Main Extension Project to be \$590,314 and the per lot “fair share” cost to be \$11,292.

1 CITY OF HOMER
2 HOMER, ALASKA

3
4 City Manager/
Public Works Director

5 RESOLUTION 16-078(S)
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING
8 MEMORANDUM 16-138 ESTABLISHING CONDITIONS UNDER WHICH
9 ADJACENT AND BENEFITTED PROPERTIES CAN CONNECT TO THE
10 SHELLFISH AVENUE/SOUTH SLOPE DRIVE WATER MAIN PROJECT.
11

12 WHEREAS, The extension of a water main along Shellfish Avenue/South Slope Drive is
13 recommended by the Water/Sewer Master Plan and construction will be complete by the end
14 of the summer 2016; and
15

16 WHEREAS, This type of improvement is normally constructed through the formation of
17 a neighborhood initiated Special Assessment District (SAD) where benefitted property owners
18 are assessed for their fair share based on policy established in the Homer Accelerated Water
19 and Sewer Program (HAWSP) Manual; and
20

21 WHEREAS, The Shellfish Avenue/South Slope Drive water main project was not
22 initiated by the neighborhood property owners, but is being constructed by the City utilizing
23 in part state and federal grant funds; the conditions under which adjacent property owners
24 can connect to this new main are not clear; and
25

26 WHEREAS, Public Works has prepared a Memorandum establishing what an adjacent
27 property owner needs to do to be allowed to connect to the Shellfish Avenue/South Slope
28 Drive water main, based on input from affected property owners and previous actions by the
29 City Council.
30

31 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
32 Memorandum 16-138 which establishes the conditions under which adjacent and benefitted
33 property owners can connect to the Shellfish Avenue/South Slope Drive water main project.
34

35 PASSED AND ADOPTED by the Homer City Council this 22nd day of August, 2016.
36

37 CITY OF HOMER
38

39
40 
41 MARY E. WYTHE, MAYOR
42



43 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal note: Account #215-2837 - 17 parcels at \$14,057 each



Memorandum 16-138

TO: Mary K. Koester – City Manager
FROM: Carey Meyer – Public Works Director
DATE: August 12, 2016
SUBJECT: **Policy Regarding Conditions for Property Owner Connection
Shellfish Avenue/South Slope Drive Water Main Extension Project**

Background: The Water/Sewer Master Plan for the City of Homer calls for improvements to the City's water system that would improve the reliability of the water service to the community and provide piped drinking water to those that are not currently served. The extension of a water main along Shellfish Avenue/South Slope Drive (see attached map) is one of those improvements. Normally, these types of improvements are constructed through the formation of a neighborhood initiated Special Assessment District (SAD) where benefitted property owners are assessed for their fair share. Water and sewer SAD assessments have normally been distributed equally to all benefitted lots.

This project was initiated by the City. 55% of the cost of design and 70% of the cost of construction will be covered by grants obtained by the City. The remaining costs shall be divided equally between the benefitted property owners fronting the main.

Based on the estimated cost of water main construction and the number of lots fronting the main, the per lot cost attributable to each lot is estimated to be \$14,057. This amount will be formally established by City Council action when actual costs are known (most probably at the second meeting in September).

Conditions for connection to the water main:

- 1) The owner of a lot that fronts the Shellfish Avenue/South Slope Drive water main shall request service in writing from the Public Works Department.
- 2) Property owner shall pay their "share" as shown above in full or execute an agreement between the City and the property owner(s) that permits connection, promises to pay their "share" in equal annual payments over a 10-20 year period (interest charges at 1.5% over the term of the agreement), and authorizes the City to record a lien against the property. Interest will accrue from the date the City Council establishes final project costs, for a period of 20 years (equivalent to the term of the construction loan).
- 3) If a lot that fronts the main is subdivided, new lots that front the main will be required to pay a share equal to the per lot cost per HCC 17.04.100 - Subdivision After Levy of Assessments.

- 4) The water connection permit fee (currently \$658.40) must be paid when the connection permit is issued.

Recommendation: The City Council approve this Memorandum which establishes the conditions under which property owners fronting the main can connect to the Shellfish Avenue/South Slope water main.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 16-120

TO: Mary K. Koester – City Manager
FROM: Carey Meyer – Public Works Director
DATE: July 15, 2016
SUBJECT: **Policy Regarding Conditions for Property Owner Connection
Shellfish Avenue/South Slope Drive Water Main Extension Project**

Background: The Water/Sewer Master Plan for the City of Homer calls for improvements to the City's water system that would improve the reliability of the water service to the community and provide piped drinking water to those that are not currently served. The extension of a water main along Shellfish Avenue/South Slope Drive (see attached map) is one of those improvements. Public Works has completed the design of the improvement and has obtained a grant to help pay for the design and construction. Normally, these types of improvements are constructed through the formation of a neighborhood initiated Special Assessment District (SAD) where benefitted property owners are assessed for their fair share. Water and sewer SAD assessments have normally been distributed equally to all benefitted lots.

This project was initiated by the City. 55% of the cost of design and 70% of the cost of construction will be covered by grants obtained by the City. The remaining costs shall be divided equally between the benefitted property owners fronting the main.

Attached is a table showing the estimated "fair share" of the costs anticipated for each benefitted fronting property. The City Council will review and approve the actual costs once actual costs are known.

Condition for connection to the water main:

- 1) Property owner shall pay their "share" in full or execute an agreement between the City and the property owner(s) that permits connection, promises to pay their "share" in equal annual payments over a 10-20 year period (interest charges at 1.5% over the term of the agreement), and authorizes the City to record a lien against the property. Interest will accrue from the date that the City Council establishes final project cost.

Recommendation: The City Council approve this Memorandum which establishes the conditions under which benefitted property owners can connect to the Shellfish Avenue/South Slope water main.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 17-003

A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE APPOINTMENTS OF JENNA DELUMEAU AS TREASURER AND ANDREA BROWNING AS DEPUTY TREASURER FOR CALENDAR YEAR 2017.

WHEREAS, Homer City Code §1.34.010 states that the Treasurer and Deputy Treasurer shall be appointed by and serve at the pleasure of the City Manager, that the Treasurer and Deputy Treasurer shall be confirmed by the Council annually during the first meeting in January and whenever the appointment becomes vacant or whenever the City Manager deems it appropriate to change the appointment; and

WHEREAS, Pursuant to HCC §1.34.010, City Manager Katie Koester hereby provides notice of the appointment of Jenna deLumeau as Treasurer and Andrea Browning as Deputy Treasurer for the Calendar Year 2017.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, confirms the appointments of Jenna deLumeau as Treasurer and Andrea Browning as Deputy Treasurer for the Calendar Year 2017.

PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 17-004**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL DESIGNATING
7 SIGNATORIES OF CITY ACCOUNTS AND SUPERSEDING ANY
8 PREVIOUS RESOLUTION SO DESIGNATING.
9

10 WHEREAS, Jenna deLumeau is now the Acting Finance Director; and

11
12 WHEREAS, Jenna deLumeau was appointed as Treasurer and Andrea Browning was
13 appointed as Deputy Treasurer via Resolution 17-003.
14

15 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the
16 designated signatories, effective January 9, 2017, are as follows with the number of
17 signatories defined:
18

19 On the regular Wells Fargo Bank Alaska checking account #016030109 that the following are
20 the designated signatories for this account, with dual signatures required for checks over
21 \$5,000; on the investment accounts with Alaska Municipal League, First National Bank,
22 Raymond James Investment, Wells Fargo Bank Alaska, and other institutions, and for
23 Department of Administration Grants and other grants, one of the following authorized
24 signatories or the dual electronic authorization system is required for all transactions:
25

26 **BRYAN ZAK, MAYOR**
27 **MARY K. KOESTER, CITY MANAGER**
28 **CATRIONA REYNOLDS, MAYOR PRO TEMPORE**
29 **JO JOHNSON, ACTING CITY MANAGER/CITY CLERK**
30 **JENNA DELUMEAU, ACTING FINANCE DIRECTOR/TREASURER**
31

32 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 9th day of January,
33 2017.
34

35 CITY OF HOMER
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38 _____
39 BRYAN ZAK, MAYOR
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43

44 ATTEST:
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46
47 _____
48 JO JOHNSON, MMC, CITY CLERK
49
50 Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/
Public Works Director

RESOLUTION 17-005

A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE EAST BUNNELL AVENUE STORM DRAIN REHABILITATION PROJECT TO THE FIRM OF CONSTRUCTION UNLIMITED, INC. OF ANCHORAGE, ALASKA, IN THE AMOUNT OF \$405,372 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was advertised in the Homer News December 1 and 8, 2016 and the Alaska Dispatch News December 4 and 11, 2016; and

WHEREAS, Bids were due on December 22, 2016 and one bid was received; and

WHEREAS, Construction Unlimited, Inc. of Anchorage, Alaska, was found to be responsive; and

WHEREAS, The bid is within the project budget approved by the City Council.

WHEREAS, This award is not final until written notification is received by the firm from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the contract for the East Bunnell Avenue Storm Drain Rehabilitation Project to the firm of Construction Unlimited, Inc. of Anchorage, Alaska, in the amount of \$405,372 and authorizes the City Manager to execute the appropriate documents necessary to complete this project.

PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

43 ATTEST:

44

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46

47 _____
JO JOHNSON, MMC, CITY CLERK

48

49 Fiscal Note: \$405,372 HART Fund, Account No. 456-0380.



Memorandum 17-007

To: Katie Koester, City Manager
From: Carey Meyer, PW Director
Date: December 30, 2016
Subject: **Award of Construction Contract
East Bunnell Avenue Storm Rehabilitation Project**

On December 22, 2016 bids were received for the East Bunnell Avenue Storm Drain Rehabilitation Project. This work was advertised in the Homer News on December 1 and 8; and in the Alaska Dispatch on December 4 and 11 in accordance with the City's Procurement Policy.

This project consists of installing approximately 1176 linear feet of Cured-In-Place-Pipe (CIPP) lining within 18" and 36" CMP storm drain piping located on East Bunnell Avenue to recondition deteriorated storm drain piping. Project scope includes mobilization and demobilization of equipment, traffic control, pre and post television inspection, and storm drain flow control.

City Council authorized funding for the construction of this project from the HART program by passing Ordinance 16-55.

One responsive bid was received from qualified firms. The bid results were evaluated and the results are as follows.

<u>Responsive Bidder's Names</u>	<u>Local Bidder?</u>	<u>Amount</u>
Construction Unlimited, Inc.	No	\$ 405,372
	Engineer's Estimate	\$ 458,900

The City's 5% local bidder's preference did apply, but no bids from local firms were received.

Recommendation:

City Council pass a resolution awarding the construction contract for the East Bunnell Avenue Storm Drain Rehabilitation Project in the amount of \$405,372 to the firm of Construction Unlimited, Inc. of Anchorage, Alaska, and authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note - HART Funds per Ordinance 16-55, 456-0380.

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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

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ORDINANCE 16-55

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE 2016 OPERATING BUDGET BY APPROPRIATING \$494,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS PROGRAM (HART) FUND TO PROVIDE FOR REHABILITATION OF THE BUNNELL STREET STORM DRAIN.

WHEREAS, The City Council approved Ordinance 16-12(A) authorizing funding for the inspection and design of storm drain rehabilitation improvements to the City's storm drain system; and

WHEREAS, The results of the inspection indicates that older portions of the storm drain system have significantly deteriorated, especially the Bunnell Street storm drain (see Memorandum 16-174); and

WHEREAS, A portion of the Bunnell Street storm drain collapsed in 2015, resulting in a sinkhole in the pavement (creating a public safety concern); and

WHEREAS, Public Works has evaluated alternatives to repairing/replacing the storm drain; slip-lining the existing pipe is the most cost effective and will have the least impact on the traveling public and businesses in the area; and

WHEREAS, Rehabilitating the Bunnell Street storm drain (based on the recent Public Works inspection) is urgently needed to protect Bunnell Street infrastructure, and vehicular and pedestrian users.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The FY 2016 Operating Budget is hereby amended by appropriating \$494,000 from the HART Program Fund for the rehabilitation of the Bunnell Street storm drain as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	Bunnell Street Storm Drain Rehab	\$494,000

Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 21st day of
44 November, 2016.

CITY OF HOMER



Bryan Zak
BRYAN ZAK, MAYOR

52 ATTEST:

53 Jo Johnson
54
55
56 JO JOHNSON, MMC, CITY CLERK

59 YES: 6
60 NO: 0
61 ABSTAIN: 0
62 ABSENT: 0

66 First Reading: 10/24/16
67 Public Hearing: 11/2/16
68 Second Reading: 11/2/16
69 Effective Date: 11/22/16

72 Reviewed and approved as to form:

74 Mary K. Koester
75
76 Mary K. Koester, City Manager

Holly C. Wells
Holly C. Wells, City Attorney

77
78 Date: 11.22.16

Date: 12.5.16

INVITATION TO BID
By the City of Homer, Alaska, for the
East Bunnell Avenue Storm Drain Rehabilitation Project 2016

Sealed bids for the **East Bunnell Avenue Storm Drain Rehabilitation Project 2016** will be received at the Office of the City Clerk, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m. Thursday, December 22nd, 2016**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

The City of Homer local bidder's preference requirements and State of Alaska prevailing wage rates will apply. The work includes, but is not limited to the following:

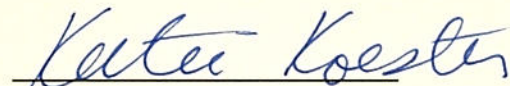
Furnish and Install approximately 1176 Lineal Feet (LF) of Cured-In-Place-Pipe (CIPP) lining within 18" and 36" CMP storm drain piping located at East Bunnell Avenue, City of Homer. Project scope includes, but is not limited to, mobilization and demobilization of equipment, traffic control, pre and post television inspection, and Storm Drain flow control as outlined within the bidding documents. The City of Homer Standard Construction Specifications also apply where applicable.

Please direct all technical questions regarding this project to: Dan Gardner, City of Homer, Public Works Department, 3575 Heath Street, Homer, Alaska 99603 (907) 235-3170

An electronic copy of Plans and Specifications is available on the City's website <http://www.cityofhomer-ak.gov/rfps> or you may purchase hard copies at the Office of the City Clerk upon payment of \$170 per set (\$200 for overnight delivery). City of Homer Standard Construction Specifications 2011 Edition (containing general contract provisions) may be downloaded from the City's web site. All fees are non-refundable. The City of Homer reserves the right to accept or reject any or all bids, to waive irregularities or informalities in the bids, and to award the contract to the lowest responsive bidder.

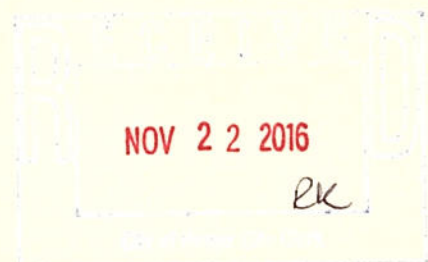
DATED this 22nd day of November, 2016

CITY OF HOMER


Katie Koester, City Manager

Publish: Homer News December 1 and 8, 2016
Alaska Dispatch News December 4 and 11, 2016

Fiscal Note: 151-0001





City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

December 22, 2016

Judith Schonbeck, Secretary/Treasurer
Construction Unlimited, Inc.
8821 Emerald Street
Anchorage, AK 99524

RE: City of Homer – E. Bunnell Avenue Storm Drain Rehabilitation Project 2016

NOTICE OF INTENT TO AWARD CONTRACT

Ms. Schonbeck:

We are pleased to advise you that on the basis of the bid you submitted at 2:00pm on, December 22, 2016 you have been declared the lowest responsive bidder. The City Council will formally award this construction contract to your firm in the amount of \$ 405,372 at their January 9, 2017 meeting.

Please complete, execute and return the following:

1. Contract Agreement* (Three Originals)
2. Performance and Payment Bond Forms (Samples)

*NOTE: The date of the contract on the Contract Form (above the location of the City Manager signature line) shall be left blank until the date executed by the City Manager.

You must also submit copies of your Alaska Business License and Alaska Contractor's Registration with the documentation described above.

A Certificate of Insurance is also required. The Certificate must contain the specific limits and coverages as shown in the bid documents.

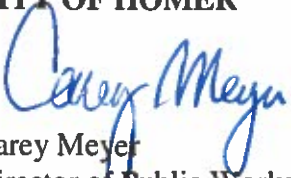
These forms are to be executed and returned within 14 days following receipt of this letter. Return the documents to: City of Homer, Public Works Department, 3575 Heath Street, Homer, AK 99603.

All bidders are advised that they have a right to protest the award of this contract under Alaska Statutes, Title 36. All protests must be received by Carey Meyer, Public Works Director, no later than January 5, 2017.

The transmittal of these documents constitutes only intent to award. A contract will not be in force until these documents are fully executed by the City of Homer and a Letter of Award and Notice to Proceed are issued. The City continues to reserve the right to reject all bids. You are advised that work prior to the Notice is unauthorized and the City will assume no responsibility for the work, the work site, or any event arising there from.

Sincerely,

CITY OF HOMER



Carey Meyer
Director of Public Works

cc: Dan Gardner, Public Works Superintendent

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 17-006**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE CITY COUNCIL OPERATING MANUAL TO
8 REMOVE LIMITATIONS PLACED UPON PUBLIC COMMENTING
9 BEFORE CITY COUNCIL.

10
11 WHEREAS, Ordinance 17-01 amends Homer City Code 2.08.040 Bylaws for Council
12 procedure to remove Section n. *Any person making personal, impertinent, threatening or*
13 *slandorous remarks or who shall become boisterous while addressing the Council shall be*
14 *forthwith by the presiding officer barred from further audience at the meeting before the*
15 *Council, unless permission to continue be granted by a majority vote of the Council; and*

16
17 WHEREAS, The Homer City Council Operating Manual contains the same language
18 under Policy Directives: *Decorum at Meetings - Any person making personal, impertinent,*
19 *threatening or slanderous remarks or who shall become boisterous while addressing the*
20 *Council, shall be forthwith, by the presiding officer barred from further audience at the meeting*
21 *before the Council, unless permission to continue be granted by a majority vote of the Council;*
22 and

23
24 WHEREAS, It is in the best interest of the City of Homer to remove the prohibitions on
25 public comments from City law and procedure.

26
27 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, amends
28 the City Council Operating Manual to remove limitations placed upon public commenting
29 before City Council.

30
31 PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.

32
33 CITY OF HOMER

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36
37 _____
38 BRYAN ZAK, MAYOR

39 ATTEST:

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41
42 _____
43 JO JOHNSON, MMC, CITY CLERK

44 Fiscal Note: N/A

RECREATIONAL USE AGREEMENT

RECREATIONAL USE AGREEMENT ("Agreement") dated as of _____, 201__, between the CITY OF HOMER, an Alaska municipal corporation ("City"), and the Kachemak Nordic Ski Club (KNSC) an Alaska nonprofit corporation ("Permittee").

RECITALS

WHEREAS, City owns certain property commonly known as The City owned parcels are described as KPB Parcels 173-022-01 and 173-032-29 and described as:

1. The City accepted title to the parcels referenced above via Ordinance 07-03. The land was conveyed by the University of Alaska through the Department of Natural Resources and the Kachemak Heritage Land Trust.
2. The Kachemak Heritage Land Trust raised the money for purchase of the land through years of hard work and fund raising. A primary source of funding was the Forest Legacy Program.
3. The City Council dedicated the two parcels as park and public lands in perpetuity (Ordinance 07-03) for the benefit of current and future generations.
4. The funding from the Forest Legacy Program contained stipulations and conditions that the property only be used for forestry programs, recreation, and conservation. The Council accepted title to the property with this understanding and all future uses must be consistent with these purposes.
5. The Kachemak Nordic Ski Club currently maintains over 30 kilometers of groomed nordic ski trails in the Baycrest / Diamond Creek area (which includes these parcels) and wishes to continue to do so under the agreement with the City.
6. The City wishes to authorize KNSC use and maintenance of existing ski trails.
7. This MOA is intended to establish the relationship between the City and KNSC.
8. This MOA constitutes a land use permit which specifically authorizes the activities described herein.
9. Nothing in this agreement obligates the City to provide funding or operational, maintenance, or program assistance of any kind.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

ARTICLE 1. DEFINITIONS AND ATTACHMENTS

1.01 Definitions. As used herein, the term:

(a) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(b) "Council" means the City Council of the City of Homer, Alaska.

(c) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(d) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Permittee.

(e) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(f) "City" means the City of Homer, Alaska.

(g) "Property" is defined in Section 2.01.

(h) "Required Improvements" is defined in Section 5.02.

(i) "Permittee" means Kachemak Nordic Ski Club.

(j) "Term" is defined in Section 3.01.

1.02 Attachments. The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto, shall be deemed to be a part hereof:

Exhibit "A" Legal Description of Property

Exhibit "B" Site Plan

Exhibit "C" Certificates of Insurance

ARTICLE 2. THE PROPERTY

2.01 License for Use of Property. Subject to the terms and conditions of this Agreement, City grants to Permittee and Permittee accepts from City a revocable, non-exclusive license to use the following described property ("Property"):

*T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4, Homer Recording District, State of Alaska, as depicted on **Exhibit A**, containing 33 acres, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 17302201; and*

T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4, Homer Recording District, State of Alaska, as depicted on **Exhibit A**, containing 240 acres, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 17303229;

This Agreement does not grant Permittee any real property interest in the Property. This Agreement is issued to allow Permittee to use the Property only for the purposes authorized in this Agreement or approved in writing by City. The City reserves the right to permit other uses of the Property.

2.02 Property Accepted "As Is." Permittee has inspected the Property, has made its own determination as to the suitability of the Property for Permittee's intended use, and accepts the Property "AS IS." City, its agents and employees make no warranties, expressed or implied, concerning the condition of the Property, including without limitation the fitness of the Property for any particular purpose, including those uses authorized by this Agreement, or subsurface and soil conditions, including the presence of any Hazardous Substance.

ARTICLE 3. TERM

3.01 Agreement Term; Termination. The term of this Agreement is 5 years, commencing on _____ 201__, and ending on _____, 201__ ("Term"). The Term is subject to termination by either party, with or without cause, at any time.

3.02 Permit Renewal. Permittee acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term. Not less than 12 months before the expiration of the Term, Permittee may apply to City for a renewal of this Permit in the manner that a person then would apply for a new permit to use the Property. In response to a timely application, the Council will determine whether to renew this Agreement, and the term of any renewal, in its sole discretion. The Council is under no obligation to renew this Agreement, or to renew this Agreement for the term that Permittee requests. If the Council does not grant a timely application to renew this Agreement, Tenant shall prepare to surrender possession of the Property as required by Section 3.03, and dispose of improvements on the Property as required by Section 5.05.

3.02 Surrender of Possession. Upon the expiration or earlier termination of the Term, Permittee shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted, and shall remove from the Property all personal property of Permittee, and all other personal property that was not present on the Property at the commencement of the Term. If Permittee fails to surrender the Property in the required condition, City may (i) restore the Property to such condition and Permittee shall pay the cost thereof on demand; and (ii) at its option retain any personal property remaining on the Property, which shall become property of the City, or dispose of such personal property without obligation to Permittee.

3.03 Holding Over. Permittee's continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Agreement and will not give Permittee any rights in or to the Property.

ARTICLE 4. PERMIT FEE, TAXES, ASSESSMENTS AND UTILITIES

4.01 Permit Fee. City will not charge Permittee any fee for Permittee’s use of the Property under this Agreement.

4.02 Taxes, Assessments and Other Governmental Charges. Permittee shall pay prior to delinquency all taxes, installments of assessments that are payable in installments and other governmental charges lawfully levied or assessed upon or with respect to its use of the Property and personal property that is situated on the Property.

4.03 Utility Charges. Permittee shall pay all charges for utility and other services required for its use of the Property under this Agreement, including without limitation gas, heating oil, electric, water, sewer, heat, snow removal and refuse removal. Permittee shall be solely responsible for the cost of utility connections.

ARTICLE 5. USE AND IMPROVEMENT OF PROPERTY

5.01 Use of Property. Permittee shall improve and use the Property in the following manner:

Special Nordic Ski Events, maintenance of existing ski trails (winter and summer), operations and public use of ski trails, installation of trail signage.

Permittee shall not use or improve the Property for any purpose or in any manner other than as described above without City’s written consent, which consent City may withhold in its sole discretion.

5.02 Required Improvements. Permittee shall, at Permittee’s sole expense, construct, and at all times during the Term keep and maintain on the Property the following improvements (“Required Improvements”):

The Required Improvements also are depicted in the site plan in **Exhibit B**. Permittee shall commence construction of the Required Improvements within one year after the date of commencement of the Term, prosecute the construction of the Required Improvements with diligence, and Complete construction within one additional year.

5.03 Construction Prerequisites. Permittee may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than 30 days before commencing construction, Permittee shall submit to City preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to City's approval, which will not be unreasonably withheld. City shall communicate approval or disapproval in the manner provided for notices, accompanying any disapproval with a statement of the grounds therefor. Permittee shall be responsible for complying with all laws governing the construction, notwithstanding City's approval of preliminary plans and specifications under this paragraph.

(b) Not less than five days before commencing construction, Permittee shall deliver to City one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Permittee to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by City, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five days before commencing construction, Permittee shall give City written notice of its intent to commence construction, and furnish to City with proof that all applicable federal, state and local permits required for the construction have been obtained.

5.04 Extensions of Time for Completion of Required Improvements. City shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Permittee's written request describing the nature of the Excusable Delay, provided Permittee has commenced construction in a timely manner and is proceeding diligently to Complete construction.

5.05 Disposition of Improvements at End of Term.

(a) At the expiration of the Term Permittee shall leave in place on the Property all improvements designated in **Exhibit B** for transfer to City and retention on the Property at the expiration of the Term. Permittee shall leave such improvements intact with all components in good condition and ready for use or occupancy. Permittee shall execute, acknowledge and deliver to City a proper instrument in writing, releasing and quitclaiming to City all of Permittee's interest in such improvements. Except for improvements that Permittee is required to leave on the Property, Permittee shall remove any improvements constructed by Permittee or other occupants of the Property under this Agreement before the expiration of the Term.

(b) Permittee shall notify City before commencing the removal of an improvement as required by subsection (a) of this section, and coordinate the removal work with City. Once Permittee commences the removal work, Permittee shall prosecute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term, in accordance with a site restoration plan approved by the City. All salvage resulting from such work will belong to Permittee, who is responsible for its removal and lawful disposal.

(c) If Permittee fails to remove any improvements from the Property that Permittee is required to remove under subsection (a) of this section, Permittee shall pay City the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

ARTICLE 6. CARE AND USE OF THE PROPERTY

6.01 Maintenance of the Property. Permittee at its own cost and expense shall keep the Property and all buildings and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

6.02 Nuisances Prohibited. Permittee at all times shall keep the Property in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; junk, abandoned or discarded property, including without limitation vehicles, equipment, machinery or fixtures; and litter, rubbish or trash. Permittee shall not use the Property in any manner that will constitute waste or a nuisance. City, at Permittee's expense and without any liability to Permittee, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Permittee, or after four hours notice to Permittee in writing, by telephone, facsimile or in person if City finds that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Permittee shall pay City all the costs of such removal. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

6.03 Hours of Operation. Permittee may use the Property, and invite members of the public onto the Property, only during the hours that City has made the Property open to the public. If the City prescribes hours of closure, Permittee will inform their membership accordingly.

6.04 Compliance with Laws. Permittee's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

6.05 Liens. Permittee may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Permittee shall cause the same to be removed; provided that Permittee may in good faith and at Permittee's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Permittee has furnished the bond required in AS 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Permittee shall indemnify and save City harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by City in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

6.06 Signs. Permittee may erect signs on the Property that comply with state and local sign laws and ordinances, subject to the prior written approval of the City.

6.07 Garbage Disposal. Permittee shall keep any garbage, trash, rubbish or other refuse in industry standard containers until removed, and cause all garbage, trash, rubbish or other refuse on the Property to be collected and transported to a Kenai Peninsula Borough solid waste facility or transfer station at least once a week.

6.08 Access Rights of City. City's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Agreement, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

ARTICLE 7. ASSIGNMENT

7.01 Consent Required for Assignment. Permittee shall not assign its interest in this Agreement or in the Property without first obtaining the written consent of City, which City may grant or withhold in its sole discretion. No consent to any assignment waives Permittee's obligation to obtain City's consent to any subsequent assignment. An assignment of this Agreement shall require the assignee to assume Permittee's obligations hereunder, and shall not release Permittee from liability hereunder unless City specifically so provides in writing.

7.02. Costs of City's Consent to be Borne by Permittee. As a condition to City's consent to any assignment under section 7.01, Permittee shall pay City's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Permittee for City's consent to the assignment.

ARTICLE 8. LIABILITY, INDEMNITY AND INSURANCE

8.01 Limitation of City Liability. City, its officers and employees shall not be liable to Permittee for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of City, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

8.02 Indemnity Generally. Permittee shall indemnify, defend, and hold harmless City, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of City, its officers and employees.

8.03 Insurance Requirements.

(a) Without limiting Permittee's obligations to indemnify under this Agreement, Permittee at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to City and authorized to conduct business in the state of Alaska, as City may reasonably determine are required to protect City from liability arising from Permittee's activities under this Agreement. City's insurance requirements shall specify the minimum acceptable coverage and limits, and if Permittee's policy contains broader coverage or higher limits, City shall be entitled to such coverage to the extent of such higher limits.

(b) Permittee shall maintain in force at all times during the Term the following policies of insurance:

(1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance also shall be endorsed to provide contractual liability insuring Permittee's obligations to indemnify under this Agreement.

(2) Comprehensive automobile liability covering all owned, hired and non-owned vehicles with coverage limits not less than \$1,000,000 occurrence combined single limit for bodily injury and property damage.

(3) Workers' compensation insurance as required by AS 23.30.045. This coverage shall include employer's liability protection not less than \$1,000,000 per person, \$1,000,000 per occurrence. The workers' compensation insurance shall contain a waiver of subrogation clause in favor of City.

(c) Permittee shall furnish City with certificates evidencing the required insurance not later than the date as of which this Agreement requires the insurance to be in effect. The certificates of insurance shall be attached hereto as **Exhibit C**. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to City. City shall be named as an additional insured under all policies of liability insurance required of Permittee. City's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Agreement.

ARTICLE 9. ENVIRONMENTAL MATTERS

9.01 Use of Hazardous Substances. Permittee shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Permittee's authorized uses of the Property stated in Section 5.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

9.02 Prevention of Releases. Permittee shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Permittee or any of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

9.03 Compliance with Environmental Laws. Permittee at all times and in all respects shall comply, and will use its best efforts to cause all of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Permittee shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all

Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Permittee will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

9.04 Notice. Permittee shall promptly give City (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Permittee obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Permittee or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Permittee obtains regarding the release or discovery of Hazardous Substances on the Property.

9.05 Remedial Action. If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Permittee shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

9.06 Indemnification. Subject to Section 9.09, Permittee shall indemnify, defend, and hold harmless City, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against City, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Permittee to comply with its obligations under this Article; (ii) any activities on the Property during Permittee's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Permittee; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which City is indemnified under this section shall be reimbursable to City as and when the obligation of City to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Permittee shall pay such liability, losses, claims, damages and expenses to City as so incurred within 10 days after notice from City itemizing in reasonable detail the amounts incurred (provided that no itemization

of costs and expenses of counsel to City is required where, in the determination of City, such itemization could be deemed a waiver of attorney-client privilege).

9.07 Survival of Obligations. The obligations of Permittee in this Article, including without limitation the indemnity provided for in Section 9.06, are separate and distinct obligations from Permittee's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term and any Renewal Term.

9.08 Claims against Third Parties. Nothing in this Article shall prejudice or impair the rights or claims of Permittee against any person other than City with respect to the presence of Hazardous Substances as set forth above.

9.09 Extent of Permittee's Obligations. Permittee's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Permittee's possession or occupancy of the Property prior to or after the Term of this Agreement; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Permittee or its employees, agents, customers, invitees or contractors.

ARTICLE 12. GENERAL PROVISIONS

12.01 Authority. Permittee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Permittee's governing body; this Agreement is a binding and enforceable agreement of and against Permittee; and the person executing the Agreement on Permittee's behalf is duly and properly authorized to do so.

12.02 Notices.

(a) All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission).

(b) From and after the signing of this Agreement, Permittee at all times shall maintain on file with City the names, mailing addresses, telephone numbers and email addresses of two individuals with authority to receive notices on behalf of Permittee under this Agreement.

(c) All notices to City under this Agreement shall be addressed to the following:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603
Facsimile: (907) 235-3148
Email: citymanager@cityofhomer-ak.gov

12.03 Time. Time is of the essence of each provision of this Agreement. The time in which any act provided by this Agreement is to be done is computed by excluding the first day and

including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

12.04 Interpretation. Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Agreement. The language in this Agreement shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

12.05 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Agreement.

12.06 Independent Contractor Status. City and Permittee are independent contractors under this Agreement, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between City and Permittee. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

12.07 Parties Interested Herein. Nothing in this Agreement, express or implied, is intended or shall be construed to give to any person other than City and Permittee any right, remedy or claim, legal or equitable, under or by reason of this Agreement. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of City and Permittee, and their permitted successors and assigns.

12.08 Successors and Assigns. This Agreement shall be binding upon the successors and assigns of City and Permittee, and shall inure to the benefit of the permitted successors and assigns of City and Permittee.

12.09 Waiver. No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Agreement. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

12.10 Attorney's Fees. In the event of litigation between City and Permittee concerning enforcement of any right or obligation under this Agreement, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

12.11 Severability. If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

12.12 Entire Agreement, Amendment. This Agreement constitutes the entire and integrated agreement between City and Permittee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Permittee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Permittee.

12.13 Governing Law and Venue. This Agreement will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Agreement, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

12.14 Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

CITY OF HOMER

By: _____
Mary K. Koester, City Manager

By: _____
(name/title)

EXHIBIT A
LOCATION OF PROPERTY
(Section 2.01)

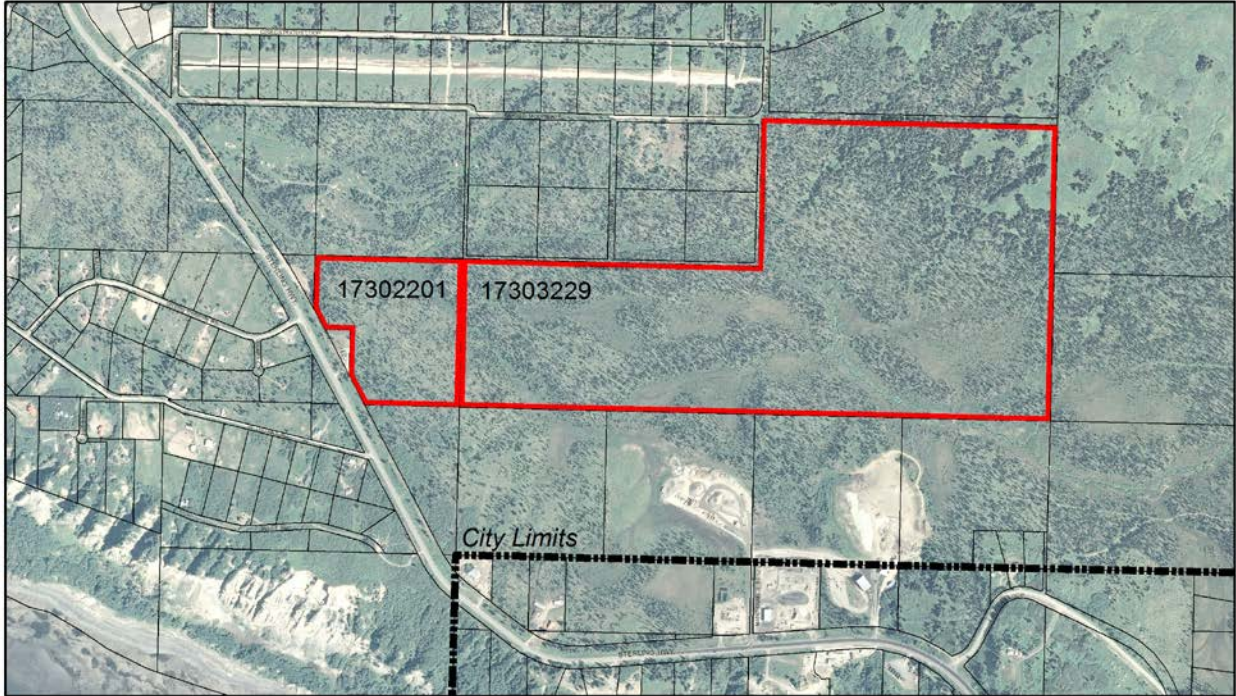


EXHIBIT B

SITE PLAN

(Section 6.02)

Not Applicable

EXHIBIT C
CERTIFICATES OF INSURANCE
(Section 9.04(d))

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 17-008**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING ICICLE
7 SEAFOODS, INC. A NEW 20-YEAR LEASE WITH TWO, 5-YEAR
8 OPTIONS TO RENEW FOR LOT 41, HOMER SPIT SUB AMENDED
9 ADL 18009, WITH AN ANNUAL BASE RENT OF \$35,070.00, AND
10 AUTHORIZING THE CITY MANAGER TO MOVE FORWARD WITH
11 LEASE NEGOTIATIONS AND EXECUTE THE APPROPRIATE
12 DOCUMENTS.

13
14 WHEREAS, The City has had a long and collaborative relationship with Icicle Seafoods,
15 which has operated in Homer, Alaska in some capacity since the construction of the Homer
16 Harbor in the 1970's; and

17
18 WHEREAS, In May 2016 the City of Homer became aware of the sale of Icicle Seafoods,
19 Inc. to Snowflake Acquisition Co., who wish to continue operating it as a seafood-buying and
20 fleet support facility under the name Icicle Seafoods; the City Attorney reached out to the new
21 company to explain how a change in ownership affects the lease Icicle has with the City; and

22
23 WHEREAS, The City has adopted a strong policy against providing discounts on port
24 and harbor services and cannot consent to an assignment of lease that perpetuates lower
25 rates for any one lessee, therefore the City Attorney provided a current boilerplate lease to
26 Icicle Seafoods as the basis for a new long-term lease; and

27
28 WHEREAS, Icicle Seafoods has been working with the City Attorney and City
29 Administration in preparing a draft lease as they wish to enter into a new lease with the City
30 of Homer for a 20-year term with two, 5-year options to renew; and

31
32 WHEREAS, The City Administration, City Attorney, and the Port and Harbor Advisory
33 Commission conclude that Icicle Seafoods, Inc. has provided sufficient information to show
34 that they can continue operating Icicle Seafoods as a viable seafood-buying and fleet support
35 facility on the Homer Spit; and

37 WHEREAS, The City Manager and the Port and Harbor Advisory Commission
38 recommend to City Council that a new 20-year lease with two, five-year options be awarded
39 to Icicle Seafoods for Lot 41 for the purpose of operating a seafood-buying and fleet support
40 facility without the parcel being advertised through the Request for Proposals process.

41
42 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves that
43 the City of Homer enter into a new, 20 year-term lease with two 5-year options to renew with
44 Icicle Seafoods for Lot 41, Homer Spit Sub Amended ADL 18009, with a base rent of \$35,070.00
45 per year, and authorizing the City Manager to move forward with lease negotiations and
46 execute the appropriate documents.

47
48 PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.

49
50 CITY OF HOMER

51
52
53
54 _____
55 BRYAN ZAK, MAYOR

56 ATTEST:
57
58
59 _____
60 JO JOHNSON, MMC, CITY CLERK

61
62 Fiscal Note: Base lease will be \$35,070.00 annually, and is adjusted annually to keep pace
63 with the Consumer Price Index.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 17-009**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 APPROVING PORT AND HARBOR ENTERPRISE'S
9 IMPLEMENTATION OF NEWLY REVISED CRANE USE
10 AGREEMENTS.

11
12 WHEREAS, The City of Homer owns, maintains and manages cranes at the Homer
13 Harbor Fish Dock and the Deep Water Dock for public use; and

14
15 WHEREAS, The Port and Harbor Enterprise, who manages the crane facilities, requires
16 fulfilment of a Fish Dock Crane Use Agreement in order for the public to access the cranes;
17 and

18
19 WHEREAS, The purpose of the Fish Dock Crane Agreement is to keep the Fish Dock and
20 Deep Water Dock cranes accessible and safe for vessel and business owners, while at the
21 same time limiting the City of Homer's exposure to liability in the case that property is
22 damaged or destroyed during public crane use; and

23
24 WHEREAS, The Fish Dock Crane Agreement, a one-size-fits all agreement dating back
25 to the early 1980's, was recently reviewed by the City Attorney and found insufficient to
26 accomplish its purpose; and

27
28 WHEREAS, City Staff has worked together with the City Attorney to craft new
29 agreements covering individual and commercial users and all crane operators that clearly
30 define the roles and responsibilities for public use of the asset, insure on-going training in
31 proper crane use and provide a mechanism to confirm insurance coverage.

32
33 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves Port
34 and Harbor Enterprise's implementation of the newly revised Crane Use Agreements.

35
36 PASSED AND ADOPTED by the Homer City Council this 23rd day of January, 2017.
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54

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 17-008

TO: MAYOR BRYAN ZAK & HOMER CITY COUNCIL
CC: KATIE KOESTER, CITY MANAGER
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: JANUARY 3, 2017
SUBJECT: REVISED FISH DOCK CRANE USE AGREEMENTS

The City of Homer owns, maintains, and manages eight pedestal cranes fixated to the Homer Harbor Fish Dock and one fixed pedestal crane located on the Deep Water Dock. The public, i.e. vessel owners and harbor-related business owners, have access to these facilities for the purpose of loading and unloading vessels tied alongside our Fish Dock. The “new” Fish Dock was completed in 1984 when we went from a small wooden dock with two cranes to a 345 foot concrete and steel dock with eight cranes and an industrial Ice Plant. All of these facilities are under the management of the Port and Harbor Enterprise.

For the public to utilize the City’s cranes, individuals are required to complete a Fish Dock Crane Use Agreement (see attached), view a 15 minute introductory video (circa 1989), and conduct a simple practical, in-person test on the dock with City personnel. This method has been used to allow crane access since the early 1980’s. Last year, I reviewed these policies with City Attorney Holly Wells and asked for her input. She found the contract completely inadequate and advised that the City’s crane use program needed significant revamping.

Here are the main issues with the old policies:

- One single page contract with no expiration date (good for life).
- Insurance: not enough coverage and doesn’t specify what kind of coverage.
- No proof of insurance required naming the City as additional insured.
- Training consists of a 15 minute video and a practical test on the dock with City personnel that proves you can operate the crane. Trained for life, no retraining required.

Moving Forward & Goals:

- It is important to keep the Fish Dock cranes accessible to our vessel and business owners, while at the same time limiting the City’s exposure to liability in the case that someone or someone’s property were damaged or destroyed.
- Staff has worked together with the City Attorney to create new contracts that clearly define the roles and responsibilities for the use of this public asset.
- We are moving from a single page, one-size-fits-all contract to three separate agreements: the Individual User, the Commercial User, and the Covered Operator.

Individual User Permit: If you are a small business owner, boat owner or otherwise, and do not have any employees using the cranes, then the individual user agreement is your contract. You will also have to complete the covered operator agreement to be fully compliant.

Commercial User Permit: If you are an employer who intends to allow your employees to use your access card (the plastic card that turns the crane on/off), then you will need to fill out and agree to the terms in the commercial/permit holder agreement.

Covered Operator User Permit: For anyone actually operating the cranes, whether self-employed or working for a commercial permit holder, you will have to complete the training and agree to the conditions in the covered operator agreement. An operator card (paper) is issued to all persons that complete the training. It will not give you access to turn the cranes on/off. For that you still need a crane access (plastic) card, which is covered by the requirements outlined in the Individual or Commercial agreements.

The new agreements and training expire after three years. To remain compliant and be able to retain access to the City's cranes, a new agreement and re-training is mandatory every three years, no exceptions. No laps of insurance will be allowed. The plastic access cards can easily be disabled by Port and Harbor Administration at the Port and Harbor Office if a commercial or individual user fails to maintain their insurance.

The training program will be provided by an outside source named Hard Hat Training by Safety Provisions, Inc. It is an interactive course, OSHA-approved, that was developed specifically for our equipment type and use. The training takes about 90 minutes to complete and the fee for the training is \$50.00, which is the responsibility of the permit holder/individual to pay. ONLY the City's course will be allowed for use; you may be a highly qualified industrial crane operator, but you will still have to pass our course in order to get your City of Homer crane operators (paper) card.

Recommendation:

Approve Resolution 17-009, Approving the Port and Harbor Enterprises' Implementation of Newly Revised Crane Use Agreements.

Attached: OLD Fish Dock Crane Use Authorization Agreement
 Individual User Crane Agreement & Indemnification
 Commercial/Permit Holder Crane Agreement & Indemnification
 Covered Operator Crane Agreement & Indemnification



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road

Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

FISH DOCK CRANE USE AUTHORIZATION AGREEMENT

Name: _____ Phone #: _____

Address: _____
P.O. Box or Street Address *City* *State* *Zip*

ID/Driver's License #: _____ S.S. # (optional): _____

Use of the Fish Dock cranes in the City of Homer harbor is a privilege which will be extended only to those who make safe and proper use of the equipment. The privilege will be granted only to those who have completed City training, who have demonstrated an ability to safely and properly use the equipment, and who agree to the following terms:

- I have viewed and understand the City of Homer training video for the safe and proper use of the Fish Dock cranes.
- I have successfully demonstrated proficiency on use of the cranes which has been observed and verified by authorized port and harbor personnel.
- I have received the port and harbor written policies concerning Fish Dock crane use. I understand the written policies and agree to abide by them.
- I agree that if I ever have a question concerning the proper procedures or policies for use of the cranes, I will ask authorized port and harbor personnel for further instruction and I will not use the crane until my questions have been answered.
- I agree that I will not operate a Fish Dock crane without having the Crane Card Operator Permit Card in my possession.
- If I am issued a crane access card, I agree that I will not allow any person to use my card that has not also completed training and received from the City of Homer a Crane Operator Permit Card.
- I agree that if I allow another person to operate a crane using my access card, before doing so I will provide to the port and harbor office proof of liability insurance covering such activity in an amount of not less than \$1,000,000.
- I agree that I will immediately report to port and harbor personnel any accident involving crane use or any malfunction or problem with the cranes.

I agree that my use authorization agreement, Crane Operator Permit Card, and my access card (if I have one), may be revoked immediately without prior notice to me if I violate the City of Homer policies or procedures for Fish Dock crane use, allow a person who does not have a use authorization agreement with the City to use my access card, fail to pay my account in full, or otherwise violate the terms of this agreement.

Signature

Date

For City Use Only:

Permit Only _____ Card(s) # _____ Liability Insurance _____

Training Completed On (Date): _____ Proficiency Test Verified By: _____

CITY OF HOMER PORT AND HARBOR OFFICE

Office Admin Authorization

Date

INDIVIDUAL USER CRANE AGREEMENT AND INDEMNIFICATION

Name: _____ (“User”) Phone: _____

Address: _____
P.O. Box or Street Address City State Zip

ID/Driver’s License #: _____ State of Issue _____ Marina Acct #: _____

Section 1. Equipment Use Permit

Subject to the conditions and limitations of this equipment use permit, which is hereafter called the “Permit”, between User and the City of Homer, Alaska (“City”), the City hereby grants permission to User to access any City-owned Crane. This Permit represents a nonexclusive privilege authorizing use of City-owned Cranes on the Fish Dock and the Deep Water Dock and does not convey an interest or right to any City property or to the use of any City property.

Section 2. User Access Card

A. Upon execution of this Permit, User shall be issued a plastic Crane Access Card.

Section 3. Term and Rates

This Permit shall be in effect beginning on _____ (“Effective Date”) and ending three years later on _____. (“Term”) In exchange for use of the City-owned cranes under this Permit, User agrees to pay the City \$52.00 a year for 3 years. This fee will be billed automatically to the User’s account. In addition to the charge for this Permit, User shall be charged the published crane rates from the Homer Port and Harbor tariff.

Section 4. Training

User shall, prior to operating any City-owned cranes, verify the successful completion of the following:

- A. The City of Homer authorized online Hard Hat Training Course at <https://cityofhomer-safetyclasses.talentlms.com/>. The \$50.00 charge for this training is the responsibility of the User.
- B. A proficiency training session with the City cranes administered by the City’s Ice Plant Personnel.
- C. When training is complete, City of Homer personnel will complete a Crane Operator Card (paper) for the User that is valid for 3 years from the date of issue.

Section 5. Users Warranties and Representations

- A. User warrants that their use of the City-owned cranes is for individual use only.
- B. User shall comply with all federal, state, and local laws related to the operation and use of any City-owned Cranes.

Section 6. Operation and Access

- A. The City does not guaranty the availability of any City-owned Crane at any time. City-owned Cranes may be unavailable due to City use or service without notice to User.
- B. User must have his or her Crane Operator Card (paper) in their possession at all times when operating any City-owned Crane.
- C. User shall not allow any other person to use their Crane Operator Card (paper) or their Crane Access Card (plastic).
- D. City-owned Cranes cannot be reserved and are available only on a first come first serve basis. However, offloading of fish shall be given priority over other uses of City-owned cranes on the Fish Dock.
- E. User shall be fully alert and shall not be under the influence of alcohol or any controlled substance while operating or using City-owned Cranes. User shall always use extreme care and caution when operating City-owned Cranes. The harbormaster or his designee has full discretion to determine when a user is operating a City-owned crane recklessly or impaired. Impairment may include but is not limited to operating the crane while under the influence of alcohol or any controlled substance or operation of a City-owned crane while suffering from fatigue. If the Harbormaster determines that a user is unfit to operate any City-owned crane, the Harbormaster or his designee has full authority to order user to immediately cease crane operations. Harbormaster may also prohibit a user from operating any City-owned crane in the future.
- F. User agrees that he or she will immediately report to port and harbor personnel any accident involving crane use or any malfunction or problem with a City-owned Crane. Any report must be received by port and harbor personnel within one (1) hour from accident or user's knowledge of any malfunction or problem with City-owned Cranes. In the event of serious bodily injury, user shall first call 9-1-1 and then report the accident to Port and Harbor Personnel.

Section 7. Insurance

- A. Minimum Scope and Limits of Insurance. User shall carry and maintain at its expense marine general liability insurance, including, without limitation, insurance against assumed or contractual liability under this Permit, with limits of liability not less than \$1,000,000 combined single limit bodily injury and property damage, \$1,000,000 personal injury, and \$2,000,000

aggregate. This insurance shall be primary and exclusive of any other insurance held by the City, and the policy purchased shall name the City as an additional insured with respect to the use or operation of City-owned Cranes by User or a Covered Operator.

- B. Verification of Coverage. User shall deliver to the City certificates of insurance required by this section before using or operating any City-owned Crane.

Section 8. Termination.

- A. The Crane Operator Card may be revoked by the City at any time with or without cause and does not create a right of use.
- B. The Crane User Permit may terminate immediately and User's Operator Card shall be immediately revoked if User violates any provision of this Permit or federal, state or local law or City of Homer policies or procedures during operation of any City-owned Crane.

Section 9. General Provisions

- A. This Permit is not transferable or assignable.
- B. Any provision or clause of this Permit that is deemed invalid by a court or otherwise by law shall not affect the validity of the remainder of the Permit.
- C. This Permit and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the State of Alaska. Any legal proceeding in connection with this Permit shall be in the trial courts of the State of Alaska for the Third Judicial District in Homer. It is understood that consultation and negotiation are the first option for resolving all disputes arising under this Permit.
- D. The failure of the City at any time to enforce a provision or part of this Permit shall in no way constitute a waiver of such provision or part, nor in any way affect the validity of this Permit or any part of this Permit. A waiver by the City of any provision or part of this Permit shall not be construed as a continuing or future waiver of such provision or part or as a continuing or future waiver of any other provision or part of this Permit. Any waivers of the Permit conditions shall be in writing and signed by both parties.
- E. No provision of this Permit shall be construed to create a partnership or joint venture or any other arrangement between the City and User under which the City would be liable for the debts, losses or liabilities of User.
- F. The parties intend this Permit to be the complete and exclusive expression of their agreement and the Permit granted to User. No representations or promises not contained in this document have been made by the City. No modification to this Permit may be made unless in writing and executed by both parties.
- G. This Permit has been submitted to the scrutiny of all parties and their counsel if desired, and it shall be interpreted without consideration to or weight given to its being drafted by any party or

its counsel and interpreted according to its fair meaning and intent and not for or against either party.

- H. The Parties hereby warrant and represent that each has the authority to enter into and perform the obligations of this Permit and that the individual signing this Permit on behalf of User has the authority to enter into this Permit on behalf of the User.
- I. All notices or notifications required by this Permit to be effective must be in writing and delivered to the Port and Harbor Office.

Section 10. Individual User Release Of Liability And Indemnification Agreement

User hereby acknowledges that operation and use of cranes owned by the City may be dangerous and even life-threatening if used incorrectly. User further acknowledges that the City, through its employees and other representatives, has provided User with required training materials related to the operation and use of the cranes, which identify risks associated with operating the cranes.

User, on its behalf and on behalf of all its employees, designees, representatives, subcontractors, directors, officers, volunteers, administrators, agents, heirs, beneficiaries, executors, successors, assigns, and other entities or individuals claiming through it or affiliated with it (hereafter collectively referred to as "User"), hereby covenants and agrees to release, indemnify, and hold harmless the City, its employees, volunteers, officials, agents, officers, departments, boards, commissions, or other bodies (hereafter collectively referred to as the "City") from and for any and all demands, claims, actions, suits or causes of action, whether known or unknown, arising from any and all loss, damage, and/or mental or physical injury (including, but not limited to injuries leading to death and death itself) to any property or any person which is caused by or related to the operation or use of a City-owned crane by User.

User also warrants that injuries, death or damage stemming from not only the inherent risk of the operation of heavy equipment, like cranes, but also equipment malfunction or misuse, human error, ignoring a known hazard, and a defect in the property, including, but not limited to, the cranes or the dock on which the cranes are located, are all within the scope of this Release and Indemnification and User or individual through User or on his or her behalf is barred from bringing any and all present or future demands, suits, claims or causes of action arising from the City's conduct, including demands, suits, claims or causes of action arising from the City's negligence and User is obligated to indemnify and hold harmless the City for any such claims brought against the City that arise from the operation or use of a City-owned crane by User. The above list of potential causes of injury, death or loss is intended only to provide an example of the broad scope of this Release and Indemnification and is in no way intended to limit the Release to the named causes as this Release and Indemnification is intended to apply to any and all causes of liability.

User is familiar with the decision of the Alaska Supreme Court in *Young v. State*, 455 P.2d 889 (Alaska 1969) and it is still the undersigned's true intent and desire to fully release all of the entities and persons described above collectively as the City even though all of such entities and persons are not specifically named herein. User further acknowledges familiarity with the decision of the Alaska Supreme Court in *Witt v. Watkins*, 579 P.2d 1065 (Alaska 1978) and intends this release to discharge the City from any liability for damages or losses subsequently discovered or incurred or for damages or losses that are different in extent, degree, or kind than those now alleged, known, anticipated, or expected.

This Release and Indemnification has been submitted to the scrutiny of all parties and their counsel if desired, and it shall be interpreted without consideration to or weight given to its being drafted by any party or its counsel and interpreted according to its fair meaning and intent and not for or against either party.

This Release and Indemnification shall be governed by the laws of the State of Alaska.

IN WITNESS WHEREOF, the parties hereto have read and understand and have executed this Permit and Indemnification as of the date first written below.

CITY OF HOMER, ALASKA:

By: _____ Date _____

INDIVIDUAL PERMIT HOLDER:

By: _____ Date _____

_____ Permit Expiration Date _____
Print Name

Office Use

Insurance Expiration Date _____

Online Training Completion Date _____ Proficiency Test Verified By _____

Permit Holder Name _____

Marina Acct. # _____

COMMERCIAL/PERMIT HOLDER CRANE AGREEMENT AND INDEMNIFICATION

Section 1. Permit Holder Access Card.

- A. Upon execution of this Permit, Commercial Permit Holder shall be issued a plastic crane access card.
- B. Any individual using Permit Holder’s plastic access card shall be a “Covered Operator” under this Permit. Permit Holder warrants that prior to the use or operation of any City-owned crane, a Covered Operator must: (1) complete required online and proficiency training (see Section 4); (2) enter into and sign the Covered Operator Agreement and incorporated Indemnification Agreement; and (3) comply with all other applicable provisions in this Permit.

Section 2. Equipment Use Permit.

Subject to the conditions and limitations of this equipment use permit between (“Permit Holder”) _____

Address _____ City/State/Zip _____

Phone _____ Email _____

and the City of Homer, Alaska (“City”), the City hereby grants permission to Permit Holder to access any City-owned crane on the Fish Dock and the Deep Water Dock. Any person using this named Permit Holder’s access plastic card to operate or use a City-owned crane shall be a “Covered Operator” under this Commercial Permit. This Permit represents a nonexclusive privilege authorizing use of City-owned cranes and does not convey an interest or right to any City property or to the use of any City property.

Section 3. Term and Rate.

This Permit shall be in effect beginning on _____ (“Effective Date”) and ending 3 years later on _____. (“Term”) In exchange for use of City-owned cranes under this Permit, Commercial Permit Holder agrees to pay the City \$52.00 a year for 2 Permit Access Cards (plastic) or \$104.00 a year for 4 Permit Access Cards. This fee will be billed automatically to Permit Holder’s account. In addition, Permit Holder shall be charged the published crane rates from the Homer Port and Harbor tariff.

Section 4. Training.

Commercial Permit Holder shall, prior to operating any cranes owned by the City or permitting any employee, agent, representative, service provider, or other person to operate any City-owned crane using Commercial Permit Holder’s access card, ensure and verify that each Covered Operator has successfully completed:

- A. The City of Homer authorized online Hard Hat Training Course at <https://cityofhomer-safetyclasses.talentlms.com/>. The \$50.00 charge for this training is the responsibility of the User or Permit Holder, not the City of Homer.
- B. A proficiency training session with the Fish Dock cranes administered by the City's Fish Dock personnel.
- C. When training is complete, City of Homer personnel will complete a Crane Operator Card (paper) for the User that is valid for 3 years from the date of issue.

Section 5. Permit Holder Warranties and Representations.

- A. Permit Holder and its Covered Operators shall comply with all federal, state, and local laws related to the operation and use of any City-owned crane.

Section 6. Operation and Access.

- A. Permit Holder or any Covered Operator must have their Crane Operator Card (paper) in his or her possession at all times when operating any City-owned crane.
- B. Permit Holder agrees that all Covered Operators under its permit must immediately report to port and harbor personnel any accident involving crane use or any malfunction or problem with a City-owned Crane. Any report must be received by port and harbor personnel within one (1) hour from accident or Covered Operator's knowledge of any malfunction or problem with City-owned cranes. In the event of serious bodily injury, user shall first call 9-1-1 and then report the accident to Port and Harbor Personnel.
- C. The City does not guaranty the availability of any City-owned Crane at any time. City-owned Cranes may be unavailable due to City use or service without notice to Permit Holder or a Covered Operator.
- D. City-owned cranes cannot be reserved and are available only on a first come first serve basis. However, the use of City-owned cranes on the Fish Dock to offload fish shall be given priority over other uses.
- E. Permit Holder (plastic card) shall guaranty and prohibit any Covered Operator (paper card) from operating any City-owned crane recklessly or while impaired. The Harbormaster or his designee has full discretion to determine when a user is operating a City-owned crane recklessly or impaired. Impairment may include but is not limited to operating a crane while under the influence of alcohol or a controlled substance or operating a crane when suffering from extreme fatigue. If the Harbormaster determines that a user is unfit to operate any City-owned crane, the Harbormaster or his designee has full authority to order user to immediately cease crane operations. Harbormaster may also prohibit a user from operating any City-owned crane in the future. If a Covered Operator is prohibited from operating any City-owned crane due to reckless or impaired operation under this section of the Permit, Permit Holder shall ensure that the Covered Operator does not operate any City-owned crane using Permit

Holder's plastic access card. The City shall provide notice to Permit Holder of any action taken against a Covered Operator under this section within 24 hours of such action.

Section 7. Insurance.

- A. Minimum Scope and Limits of Insurance. Permit Holder shall carry and maintain at its expense marine general liability insurance, including, without limitation, insurance against assumed or contractual liability under this Permit, with limits of liability not less than \$1,000,000 combined single limit bodily injury and property damage, \$1,000,000 personal injury, and \$2,000,000 aggregate. This insurance shall be primary and exclusive of any other insurance held by the City, and the policy purchased shall name the City as an additional insured with respect to the use or operation of City-owned cranes by Permit Holder or a Covered Operator.
- B. Verification of Coverage. Permit Holder shall deliver to the City certificates of insurance required by this section before using or operating any City-owned crane or permitting any Covered Operator to use or operate a City-owned crane.

Section 8. Termination.

- A. This Permit may be terminated by the City at any time with or without cause and does not create a right of use.
- B. This Permit may terminate immediately and Permit Holder's plastic access card may be immediately revoked if Permit Holder or any Covered Operator violates any provision of this Permit or federal, state or local law or City of Homer policies or procedures during operation of any City-owned crane. The Crane Operator Card for person violating any permit provisions will also be revoked.

Section 9. General Provisions

- A. This Permit may not be transferred or assigned.
- B. Any provision or clause of this Permit deemed invalid by a court or otherwise by law shall not affect the validity of the remainder of the Permit.
- C. This Permit and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the State of Alaska. Any legal proceeding in connection with this Permit shall be in the trial courts of the State of Alaska for the Third Judicial District in Homer. It is understood that consultation and negotiation are the first option for resolving all disputes arising under this Permit.
- D. The failure of the City at any time to enforce a provision or part of this Permit shall in no way constitute a waiver of such provision or part, nor in any way affect the validity of this Permit or any part of this Permit. A waiver by the City of any provision or part of this Permit shall not be construed as a continuing or future waiver of such provision or part or as a continuing or future waiver of any other provision or part of this Permit. Any waivers of the Permit conditions shall be in writing and signed by both parties.

- E. No provision of this Permit shall be construed to create a partnership or joint venture or any other arrangement between the City and Permit Holder or any Covered Operator under which the City would be liable for the debts, losses or liabilities of Permit Holder or any Covered Operator.
- F. The parties intend this Permit to be the complete and exclusive expression of their agreement and the Use Permit granted to Permit Holder. No representations or promises not contained in this document have been made by the City. No modification to this Permit may be made unless in writing and executed by both parties.
- G. This Permit has been submitted to the scrutiny of all parties and their counsel if desired, and it shall be interpreted without consideration to or weight given to its being drafted by any party or its counsel and interpreted according to its fair meaning and intent and not for or against either party.
- H. The Parties hereby warrant and represent that each has the authority to enter into and perform the obligations of this Permit and that the individual signing this Permit on behalf of Permit Holder has the authority to enter into this Permit on behalf of the Permit Holder.
- I. All notices or notifications required by this Permit to be effective must be in writing and must be delivered to the Port and Harbor office.

Section 10. Commercial/Permit Holder Release Of Liability & Indemnification Agreement

Permit Holder hereby acknowledges that operation and use of cranes owned by the City may be dangerous and even life-threatening if used incorrectly. Permit Holder further acknowledges that the City has provided Permit Holder with required training materials related to the operation and use of the cranes, which identify risks associated with operating the cranes.

Permit Holder, on its behalf and on behalf of all its employees, designees, representatives, subcontractors, directors, officers, volunteers, administrators, agents, heirs, beneficiaries, executors, successors, assigns, and other entities or individuals claiming through it or affiliated with it, and on behalf of any person using or operating a City-owned crane with Permit Holder's access card (collectively referred to as "Permit Holder or its Covered Operators"), hereby covenants and agrees to release, indemnify, and hold harmless the City, its employees, volunteers, officials, agents, officers, departments, boards, commissions, or other bodies (hereafter collectively referred to as the "City") from and for any and all demands, claims, actions, suits or causes of action, whether known or unknown, arising from any and all loss, damage, and/or mental or physical injury (including, but not limited to, injuries leading to death and death itself) to any property or any person which is caused by or related to the operation or use of a City-owned crane by Permit Holder or its Covered Operators.

Permit Holder also warrants that injuries, death or damage stemming from not only the inherent risk of the operation of heavy equipment, like cranes, but also equipment malfunction or misuse, human error, ignoring a known hazard, and a defect in the property, including, but not limited to, the cranes or the dock on which the cranes are located, are all within the scope of this Release and Indemnification and Permit Holder and its Covered Operators are barred from bringing any and all present or future demands, suits, claims or causes of action arising from the City's conduct, including demands, suits, claims or causes of action arising from the City's negligence and Permit Holder is obligated to indemnify and hold harmless the City for any such claims brought against the City that arise from the operation or use of a City-owned crane by Permit Holder or its Covered Operators.

The above list of potential causes of injury, death or loss is intended only to provide an example of the broad scope of this Release and Indemnification and is in no way intended to limit the Release to the named causes as this Release and Indemnification is intended to apply to any and all causes of liability.

Permit Holder is familiar with the decision of the Alaska Supreme Court in Young v. State, 455 P.2d 889 (Alaska 1969) and it is still the undersigned's true intent and desire to fully release all of the entities and persons described above collectively as the City even though all of such entities and persons are not specifically named herein. Permit Holder further acknowledges familiarity with the decision of the Alaska Supreme Court in Witt v. Watkins, 579 P.2d 1065 (Alaska 1978) and intends this release to discharge the City from any liability for damages or losses subsequently discovered or incurred or for damages or losses that are different in extent, degree, or kind than those now alleged, known, anticipated, or expected.

This Release and Indemnification has been submitted to the scrutiny of all parties and their counsel if desired, and it shall be interpreted without consideration to or weight given to its being drafted by any party or its counsel and interpreted according to its fair meaning and intent and not for or against either party.

The representative signing hereby warrants that he or she has authority to sign on behalf of Permit Holder. This Release and Indemnification shall be governed by the laws of the State of Alaska.

IN WITNESS WHEREOF, the parties hereto have read and understand and executed this Permit as of the date first written below.

CITY OF HOMER, ALASKA:

By: _____

Date: _____

COMMERCIAL PERMIT HOLDER:

By: _____

Date: _____

Printed Name

Expiration Date: _____

Business Name

Title: _____
Permit Holder's Authorized Representative

Insurance Expiration Date: _____

COVERED OPERATOR CRANE AGREEMENT AND INDEMNIFICATION

This Agreement is entered into by and between the City of Homer, Alaska (“City”)

and (“Covered Operator”) Name _____

Address _____ City / ST / Zip _____

Phone _____ Email _____

ID / Driver’s License # _____ State of Issue _____

Beginning on _____ (“Effective Date”) and
Ending on _____ (“Term”). Covered Operator shall not use City-owned cranes prior to the Effective Date of this Agreement.

Covered Operator Warranties

In exchange for permission to use City-owned cranes, Covered Operator hereby agrees and warrants that:

- A. Covered Operator has successfully completed: (1) the City of Homer authorized Hard Hat online training course at <https://cityofhomer-safetyclasses.talentlms.com/>. The \$50.00 charge for training is NOT the responsibility of the City of Homer; (2) a proficiency training session with the Fish Dock cranes administered by the City’s Fish Dock personnel. When training is complete, City of Homer personnel will issue a Crane Operator Card (paper) for the Operator that is valid for 3 years from the date of issue.
- B. Covered Operators shall comply with all federal, state, and local laws related to the operation and use of any City-owned crane.
- C. Covered Operator shall have their personal Crane Operator Card (paper) in his or her possession at all times when operating any City-owned crane.
- D. Covered Operator shall immediately report to port and harbor personnel any accident involving crane use or any malfunction or problem with a City-owned crane. Any report must be received by port and harbor personnel within one (1) hour from accident or Covered Operator’s knowledge of any malfunction or problem with City-owned cranes. In the event of serious bodily injury, user shall first call 9-1-1 and then report the accident to Port and Harbor Personnel.
- E. Covered Operator understands that the City does not guaranty the availability of any City-owned Crane at any time. City-owned Cranes may be unavailable due to City use or service without notice to Permit Holder or a Covered Operator.

F. Covered Operator understands that City-owned cranes cannot be reserved and are available only on a first come first serve basis. However, the use of City-owned cranes on the Fish Dock to offload fish shall be given priority over other uses.

G. Covered Operator shall use the utmost care when operating City-owned cranes. Covered operator shall not operate any City-owned crane recklessly or while impaired. The harbormaster or his/her designee has full discretion to determine when Covered Operator or any user of a City-owned crane is operating the crane recklessly or impaired. Impairment may include but is not limited to operating the crane while under the influence of alcohol or a controlled substance or operating a crane when suffering from extreme fatigue. If the Harbormaster determines that Covered Operator is unfit to operate any City-owned crane, the Harbormaster or his designee has full authority to order Covered Operator to immediately cease crane operations. Harbormaster may also prohibit Covered Operator from operating any City-owned crane in the future. The City shall notify Permit Holder of Covered Operator's operation restrictions and prohibitions under this section within 24 hours of the harbormaster or his designee's determination.

Covered Operator Release Of Liability And Indemnification

Covered Operator, who has access to cranes owned by the City of Homer, Alaska ("City") hereby acknowledges that operation and use of cranes owned by the City may be dangerous and even life-threatening if used incorrectly. Covered Operator further acknowledges that the City has required training related to the operation and use of the City-owned cranes, which identify risks associated with operating the cranes.

Covered Operator, on its behalf and on behalf of all its heirs, beneficiaries, executors, successors, assigns, and other entities or individuals claiming through it or affiliated with it (hereafter collectively referred to as "Covered Operator"), hereby covenants and agrees to release, indemnify, and hold harmless the City, its employees, volunteers, officials, agents, officers, departments, boards, commissions, or other bodies (hereafter collectively referred to as the "City") from and for any and all demands, claims, actions, suits or causes of action, whether known or unknown, arising from any and all loss, damage, and/or mental or physical injury (including, but not limited to injuries leading to death and death itself) to any property or any person which is caused by or related to the operation or use of a City-owned crane by Covered Operator.

Covered Operator also warrants that injuries, death or damage stemming from not only the inherent risk of the operation of heavy equipment, like cranes, but also equipment malfunction or misuse, human error, ignoring a known hazard, and a defect in the property, including, but not limited to, the cranes or the dock on which the cranes are located, are all within the scope of this Release and Indemnification and Covered Operator or individual through Covered Operator or on his or her behalf is barred from bringing any and all present or future demands, suits, claims or causes of action arising from the City's conduct, including demands, suits, claims or causes of action arising from the City's negligence and Covered Operator is obligated to indemnify and hold harmless the City for any such claims brought against the City that arise from the operation or use of a City-owned crane by Covered Operator. The above list of potential causes of injury, death or loss is intended only to provide an example of the broad scope of this Release and Indemnification and is in no way intended to limit the Release to the named causes as this Release and Indemnification is intended to apply to any and all causes of liability.

Covered Operator is familiar with the decision of the Alaska Supreme Court in Young v. State, 455 P.2d 889 (Alaska 1969) and it is still the undersigned's true intent and desire to fully release all of the entities and persons described above collectively as the City even though all of such entities and persons are not specifically named herein. Covered Operator further acknowledges familiarity with the decision of the Alaska Supreme Court in Witt v. Watkins, 579 P.2d 1065 (Alaska 1978) and intends this release to discharge the City from any liability for damages or losses subsequently discovered or incurred or for damages or losses that are different in extent, degree, or kind than those now alleged, known, anticipated, or expected.

This Release and Indemnification has been submitted to the scrutiny of all parties and their counsel if desired, and it shall be interpreted without consideration to or weight given to its being drafted by any party or its counsel and interpreted according to its fair meaning and intent and not for or against either party.

This Release and Indemnification shall be governed by the laws of the State of Alaska.

CITY OF HOMER, ALASKA:

By: _____

Date: _____

COVERED OPERATOR:

Signature

Date: _____

Print Name

Expiration Date: _____

Office Use

Online Training date _____

Proficiency verified by _____

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Clerk/City Planner

4 **RESOLUTION 17-010**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE FEE SCHEDULE UNDER PLANNING AND ZONING
8 TO ADD FEES FOR TECHNICAL REVIEW OF COMMUNICATION
9 TOWER APPLICATIONS.

10
11 WHEREAS, Communication tower standards and the reviewing authority for
12 communications tower applications were established in 2014; and

13
14 WHEREAS, It is necessary to add a fee to the City's Fee Schedule for technical review of
15 communication tower applications:

16
17 **PLANNING AND ZONING DEPARTMENT**

18 235-3106 or 235-8121 (Coordinates with Public Works)

19
20 (The following fees, for Zoning Permits have been set by legislative enactments, Resolution
21 00-17 as authorized by HCC 21.42.060, Resolution 03-12(A), Resolution 03-159, Resolution 04-
22 35, and Resolution 04-98(S)(A), Resolution 05-27(S) and Resolution 05-35, Resolution 07-14
23 and Resolution 07-45, Resolution 08-124, 16-109.)

24
25 Zoning Permit Fees:

26
27 Single Family /Duplex \$200
28 Multi-Family/Commercial/Industrial \$300, plus \$50 per hour when over six hours of
29 administrative time.
30 Change of Use fee \$50
31 Deck \$50

32
33 Fees for commencing activities, without a permit, shall be assessed at the regular rate
34 multiplied by one and one half (1.5) for Residential and two (2) for Commercial.
35 (The following fees have been set by legislative enactments to HCC 14.08.035.)

36
37 Publication Fees

38 Comp Plan large \$20
39 Comp Plan small \$10
40 Zoning Map sm \$ 5 lg \$25

41	Road Maint. Map	\$ 5
42		
43	Zoning Ordinance - HCC 21	\$ 15
44	Sign Permit -	\$ 50
45	Variance -	\$250
46	Erosion and Sediment Control Plan (BCWPD):	\$300
47		
48	Storm Water Protection Plan Fee:	\$200
49		
50	Conditional Use Permit Processing Fee	
51	Amendment	\$200
52	Fence	\$300
53	Single Family/Duplex	\$200
54	Multi-Family/Commercial/Industrial	
55	\$500 for uses less than 8,000 sq. ft.	
56	\$1,000 for uses 8,001 sq. ft. to 15,000 sq. ft.	
57	\$2,500 for uses 15,001 sq. ft. to 25,000 sq. ft.	
58	\$5,000 for uses 25,001 sq. ft. to 40,000 sq. ft.	
59	\$8,000 for uses 40,001 sq. ft. and larger	
60		
61	Recording (as Required)	\$50
62	Fees for commencing activities, without a permit, shall be assessed at the regular rate	
63	multiplied by one and one half (1.5) for Residential and two (2) for Commercial.	
64		
65	Traffic Impact Analysis and Community Impact Assessment – when required, applicant will be	
66	charged for the actual cost of the study, plus a 10% administrative fee. The City will be	
67	responsible for hiring and managing the study.	
68		
69	(Resolution 03-159 and 96-13 HCC 12.12.03)	
70		
71	Rezone -	\$500
72	(HCC 21.63 repealed via Ordinance 03-21.)	
73		
74	Flood Hazard Development Permit	\$200
75		
76	Preliminary Plat Processing Fee	\$300, or \$100 per lot, whichever is greater. (Resolution
77	07-14, 03-159 and 96-13)	
78		
79	Elimination of a common interior lot line.	\$200
80	Right of Way and Section Line	\$300
81	Easement Vacation Application	
82	Fee: (In addition to applicable preliminary	

83 plat fees).

84 Utility easement vacation: no fee

85

86 Bridge Creek Watershed Permit - zoning permits are required for the Bridge Creek
87 Watershed Area. Although no fees will be charged for the zoning permits outside of City
88 Limits, the evaluation process is still in effect.

89

90 **Technical Review of Communication Tower Application: When required, the applicant**
91 **will be charged for the actual cost of the study, plus a 10% administrative fee. The City**
92 **will be responsible for hiring and managing the study.**

93

94 Street Renaming Fees

95 (A) For name changes or naming of public dedicated streets other than those named
96 during the subdivision process:

97 (1) Street Naming Petition and hearing advertising fee \$150

98

99 (2) Installation of each new City sign, post, etc. Per sign: \$150

100

101 (3) Replacement of existing City sign due to change
102 where no post is needed. Per sign: \$ 80

103

104 The minimum fee shall be either a combination of 1 and 2 OR
105 1 and 3, above; however, all signs that need to be changed
106 and/or maintained by the City must be paid for prior to installation.

107

108 (B) For Private Road Naming:

109

110 (1) Street Naming Petition and hearing advertising fee \$150

111

112 (2) Installation of each new City sign, post, etc. Per sign: \$150

113

114 (3) If no public hearing or public notice is necessary, i.e.,
115 100% petition and no partial dedicated street involved No fee

116

117 (4) If no signs are required No fee

118

119 NOW, THEREFORE, BE IT RESOLVED that the Fee Schedule is amended under Planning
120 and Zoning to add fees for technical review of communication tower applications.

121

122 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 23rd day of January,
123 2017.

124
125
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133
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135
136

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Revenues as outlined in resolution.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 17-009

TO: MAYOR ZAK AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: DECEMBER 30, 2017
SUBJECT: AMENDMENT TO FEE SCHEDULE

Planning and Zoning proposes an amendment to the fee schedule. Per HCC 21.58.040, Application requirements for Towers applicants are required to submit a deposit according to the fee schedule established by resolution of City Council equal to cost estimates for a technical review.

Proposed Amendment:

[Planning and Zoning Department](#)

Technical review of communication tower application – When required, the applicant will be charged for the actual cost of the study, plus a 10% administrative fee. The City will be responsible for hiring and managing the study.

Recommendation:

Adopt Resolution 17-010 to amend the fees under Planning and Zoning.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 17-011**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 APPROVING AN AUTOMATIC AID AGREEMENT AND OPERATIONAL
8 PLAN BETWEEN KACHEMAK EMERGENCY SERVICE AREA AND THE
9 CITY OF HOMER VOLUNTEER FIRE DEPARTMENT FOR FIRE
10 APPARATUS AND PERSONNEL.

11
12 WHEREAS, Automatic aid agreements are a form of mutual aid agreements and their
13 operational plans provide for automatic requests for additional resources to residents of the
14 peninsula in the form of emergency response personnel when required; and

15
16 WHEREAS, Automatic aid agreements and operational plans are common in the fire
17 and emergency services professions; and

18
19 WHEREAS, Alaska Statute 18.70.150 provides that: “[a] city, other incorporated entity,
20 and other fire protection groups may organize a mutual-aid program by adopting an
21 ordinance or resolution authorizing and permitting their fire department, fire company,
22 emergency relief squad, fire police squad, or fire patrol to go to the aid of another city,
23 incorporated entity, or fire protection group, or territory outside of it. . . .”; and

24
25 WHEREAS, this automatic aid agreement and operational plan between Kachemak
26 Emergency Service Area (KESA) and the City of Homer Volunteer Fire Department (HVFD) sets
27 forth response areas and terms of automatic aid; and

28
29 WHEREAS, All associated costs are borne by each responding department, and in this
30 manner, costs for manpower, materials, supplies and equipment are exchanged between the
31 departments, ultimately resulting in city and service area funds being expended for the
32 benefit of both city residents and service area residents; and

33
34 WHEREAS, For years, the operational plans have been considered as matters within
35 the expertise of the departments providing automatic aid and, therefore, future amendments
36 to the operational plans have been left to the direction of the departments; and

37
38 WHEREAS, This automatic aid agreement is for the provision of fire apparatus and
39 personnel.

EXHIBIT A TO AUTOMATIC AID AGREEMENT

OPERATIONAL PLAN

EXHIBIT A ATTACHMENT TO

AUTOMATIC AID AGREEMENT

KACHEMAK EMERGENCY SERVICE AREA/CITY OF HOMER VOLUNTEER FIRE DEPARTMENT

This Operational Plan (Plan) of the Kenai Peninsula Borough (KPB) between Kachemak Emergency Service Area (KESA^[HCW1]_[af2]) and the City of Homer Volunteer Fire Department (HVFD) is for automatic aid response of fire apparatus and personnel.

The purpose of this Plan is to outline the procedures for carrying out an automatic aid response between KESA and HVFD. This Plan is a guide for day-to-day operations, and may be revised, amended or altered annually by mutual consent of KESA and HVFD, with approval by the KPB Mayor and the Homer City Manager, for the purpose of carrying out the original intent of the Automatic Aid Agreement. In addition, this Plan may be cancelled by the Borough or the City on behalf of the respective entities after a 30-day notice has been given to the other party involved in the Automatic Aid Agreement.

I. AUTOMATIC AID RESPONSE AREAS AND AMOUNT AND TYPE OF ASSISTANCE

- a. KESA will automatically respond to the City of Homer Central Business District (CBD), and will provide an aerial apparatus and four to six personnel and an Officer to provide truck company operations on a first alarm response for a reported structure fire. Unless re-directed by the Officer in Charge (OIC), KESA shall respond to the scene of the fire. If the responding apparatus departs with less than 6 personnel, the additional responders will accompany in a utility vehicle or other vehicle suitable for emergency response.
- b. HVFD will automatically respond to areas where KESA has Primary Jurisdiction (KESA Districts), and HVFD will provide a tanker/pumper and four to six personnel and an Officer^[HCW3] on_[af4] a first alarm response for a reported structure fire. Unless re-directed by the OIC, HVFD shall respond to the scene of the fire. If the tanker/pumper responding departs with less than 5 personnel, additional responders may accompany the tanker/pumper in a utility vehicle or other vehicle suitable for emergency response.
- c. Both departments may cancel a response when the OIC informs the department that response is no longer necessary or when there are small,

EXHIBIT A TO AUTOMATIC AID AGREEMENT

uncomplicated incidents that may be false alarms, fires that are out on arrival or out immediately after arrival, etc|[HCW5][af6].

II. TRAINING

Joint training exercises shall be carried out annually under the direction of the Chief or the Chief's Operations or Training Officers in each department. Classroom Training shall be instructed by the KESA Chief on Truck Company Operations and Apparatus Positioning to prepare HVFD Members for the effective use of the arriving aerial. Vertical Ventilation and Waterway practices will be included in the training provided by the KESA Chief on Truck Company Operations and Apparatus Positioning. Classroom instruction should be available upon request by each department, and should include ICS and unified command exercises.

III. COMMUNICATIONS

- a. RADIO – Dispatch shall announce by radio that Automatic Aid is being dispatched. This will occur without direction by either department for fire incidents. The responding department, after notifying dispatch that they are in- route, will switch to the requesting department's dispatch channel and advise the OIC they are responding.
- b. The responding department will communicate with the OIC unless advised otherwise by [af7] the OIC's Chief. [HCW8]:
- c. Tactical channels will be utilized for safety during incidents.
- d. Radio traffic will be kept to a minimum.
- e. Clear text will be used at all times.

IV. FIRE INCIDENT REPORTING

Each department shall be responsible for reporting the incident in accordance with their department or municipal policy and procedures.

V. REVISIONS

The Plan shall be cooperatively developed, reviewed annually and become part of the Automatic Aid Agreement upon consent of the departments and execution by the Borough Mayor and Homer City Manager.

APPROVED:

**KACHEMAK EMERGENCY SERVICE
AREA**

HOMER VOLUNTEER FIRE DEPT.

By: _____
Its: Chief
Date: _____

By: _____
Its: Chief
Date: _____

EXHIBIT A TO AUTOMATIC AID AGREEMENT

KENAI PENINSULA BOROUGH

By: _____
Its: Mayor
Date: _____

CITY OF HOMER

By: _____
Its: City Manager
Date: _____

APPROVED AS TO FORM

By: _____
Its: Borough Attorney
Date: _____

APPROVED AS TO FORM

By: _____
Its: City Attorney
Date: _____

ATTEST:

Johni Blankenship, Borough Clerk

AGREEMENT FOR EXCHANGE OF AUTOMATIC AID

This agreement, hereinafter referred to as the Automatic Aid Agreement, dated for reference purposes on this ___ day of _____, 2016, is made by and between Kachemak Emergency Service Area (KESA), a service area of the Kenai Peninsula Borough, a municipal corporation, and the City of Homer Volunteer Fire Department (HVFD), a department of the City of Homer, Alaska, a municipal corporation.

1. Response to Automatic Aid Requests.

- a. Both parties to this agreement provide fire protection services within their jurisdictions.
- b. In return for the services to be provided by KESA, HVFD agrees to provide a designated fire response, as determined by the Fire Chiefs of KESA and HVFD.
- c. In return for the services to be provided by HVFD, KESA agrees to provide a designated fire response, as determined by the Fire Chiefs of HVFD and KESA.

2. Emergencies – Information Provided.

Upon receipt of an alarm through a 9-1-1 Call Center within an automatic aid response area, KESA or HVFD will automatically dispatch its nearest available and appropriate designated fire response to that alarm. The automatic aid response areas are determined by the Fire Chiefs of KESA and HVFD and set forth in the Annual Operational Plan.

3. Primary Jurisdiction.

"Primary Jurisdiction" means the area in which a department is authorized to provide services not including areas where service is provided under a mutual or automatic aid agreement.

4. Authority to Establish the Automatic Aid Agreement.

- a. Alaska State Statute, AS 18.70.150 states that "[a] city, other incorporated entity, and other fire protection groups may organize a mutual-aid program ..."
- b. Automatic Aid is automatic mutual aid.

5. Command Authority.

- a. When the aiding department arrives before the jurisdictional department, the aiding department will take the necessary action dictated by the situation. The "aiding department" means the department without Primary Jurisdiction in an area needing service. "Jurisdictional department" means the department with Primary Jurisdiction.

- b. Upon arrival of the jurisdictional department, the operational responsibility for the situation will be immediately assumed by that department.
- c. The aiding department officer in charge ("OIC") will be under the direction of the OIC of the jurisdictional department and assignment will be directed to the aiding OIC only for execution. The aiding personnel will then carry out the assignment given by the jurisdictional OIC under charge of the aiding OIC. -All aAiding subcontractors, agents, representatives or companies will remain under direct charge of the aiding OIC.
- d. The aiding department will be released from the scene as soon as practical by the OIC of the jurisdictional department.

6. Withdrawal of Resources or Assignment Turndown.

- a. If, after arrival at the emergency scene or staging area with the resources as identified in the annual operational plan, it becomes necessary to withdraw a portion or all of such resources in order to address an emergency situation in the aiding department's Primary Jurisdiction, such withdrawal may be initiated at the sole discretion of the OIC of the aiding department.
- b. Such withdrawal may also be made at the sole discretion of the OIC of the aiding department if he or she determines that the aiding department's resources are being subjected to unnecessary or unreasonable danger.
- c. In either case, the OIC shall coordinate the withdrawal with the jurisdictional department's OIC in a manner that avoids endangering personnel of either department.
- d. It is mutually understood and agreed that this agreement does not relieve either party from the necessity and obligation of using its own resources to provide fire protection within any part of its own Primary Jurisdiction.
- e. In the event a jurisdictional department ever fails to respond to an alarm within its Primary Jurisdiction to which an aiding department has responded, at the sole discretion of the aiding department, this agreement may be terminated by the aiding department immediately, or within a reasonable time thereafter.
- f. It is further agreed that either party may terminate the agreement at any time by giving written notice to the other party at least thirty (30) days prior to the date of termination.

7. Responsibility for Costs & Liability.

- a. Each party desires to provide to the other a reasonable, professional and reciprocal exchange of fire response services on a day to day basis at no additional cost.
- b. Each party shall bear its own costs for responding to an automatic aid request.
- c. Each responding department shall be responsible for its own liabilities incurred traveling to the scene, at the scene, and returning to the station of origin.

- d. In rendering emergency services, each department will bear the responsibility for its own acts and any liability incurred by such acts.

8. Annual Operational Plan.

- a. It is in the best interests of the citizens of KESA and the City of Homer to be provided the most expeditious and professional response to suppress fires. The details as to amounts and type of assistance to be dispatched, response areas, methods of dispatching, communications, training programs and procedures, methods of requesting aid, the names or ranks of persons authorized to send and receive aid requests, and lists of personnel and resources which will be utilized, shall be developed by the Fire Chiefs of KESA and HVFD.
- b. Such details shall be recorded in an Operational Plan.
- c. The Operational Plan shall be approved and signed by the Fire Chiefs of KESA and HVFD and the Kenai Peninsula Borough Mayor and the City of Homer City Manager.
- e.d. The Operational Plan shall be attached to this agreement as Exhibit A and incorporated into this Agreement.

9. Mutual Aid Agreement Not Affected.

It is mutually understood that this agreement will in no way affect or have any bearing on existing area mutual aid agreements.

APPROVED:

KACHEMAK EMERGENCY SERVICE AREA

By: _____
Its: Chief

KENAI PENINSULA BOROUGH

By: _____
Its: Mayor

APPROVED AS TO FORM

By: _____
Its: Borough Attorney

HOMER VOLUNTEER FIRE DEPT.

By: _____
Its: Chief

CITY OF HOMER

By: _____
Its: City Manager

APPROVED AS TO FORM

By: _____
Its: City Attorney

ATTEST:

Johni Blankenship, Borough Clerk

VISITORS

A mobile home for saltwater species; a Jackup Rig comes to Alaskan waters



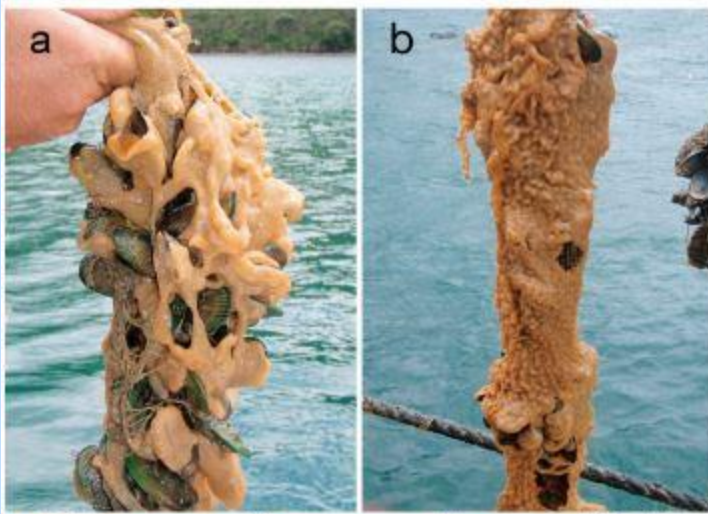


Fig. 2. *Perna canaliculus* and *Didemnum vexillum*. Set-up of experimental mussel lines. (a,b) Enhanced fouling treatment lines 6 wk after inoculation with *D. vexillum* fragments on 28 November 2008. (c) Experimental lines on 29 January 2010, ~14 mo after deployment. The 2 lines in the centre are from the control group, and the lines on the far left and far right are from the enhanced fouling group, highlighting the differences in *D. vexillum* biomass present between treatments. Photographs by L.M.F.

First; what is the problem?

If you live attached to something in the ocean, you have severe competition for space and light.



For some invasions, it's a winner take all situation.

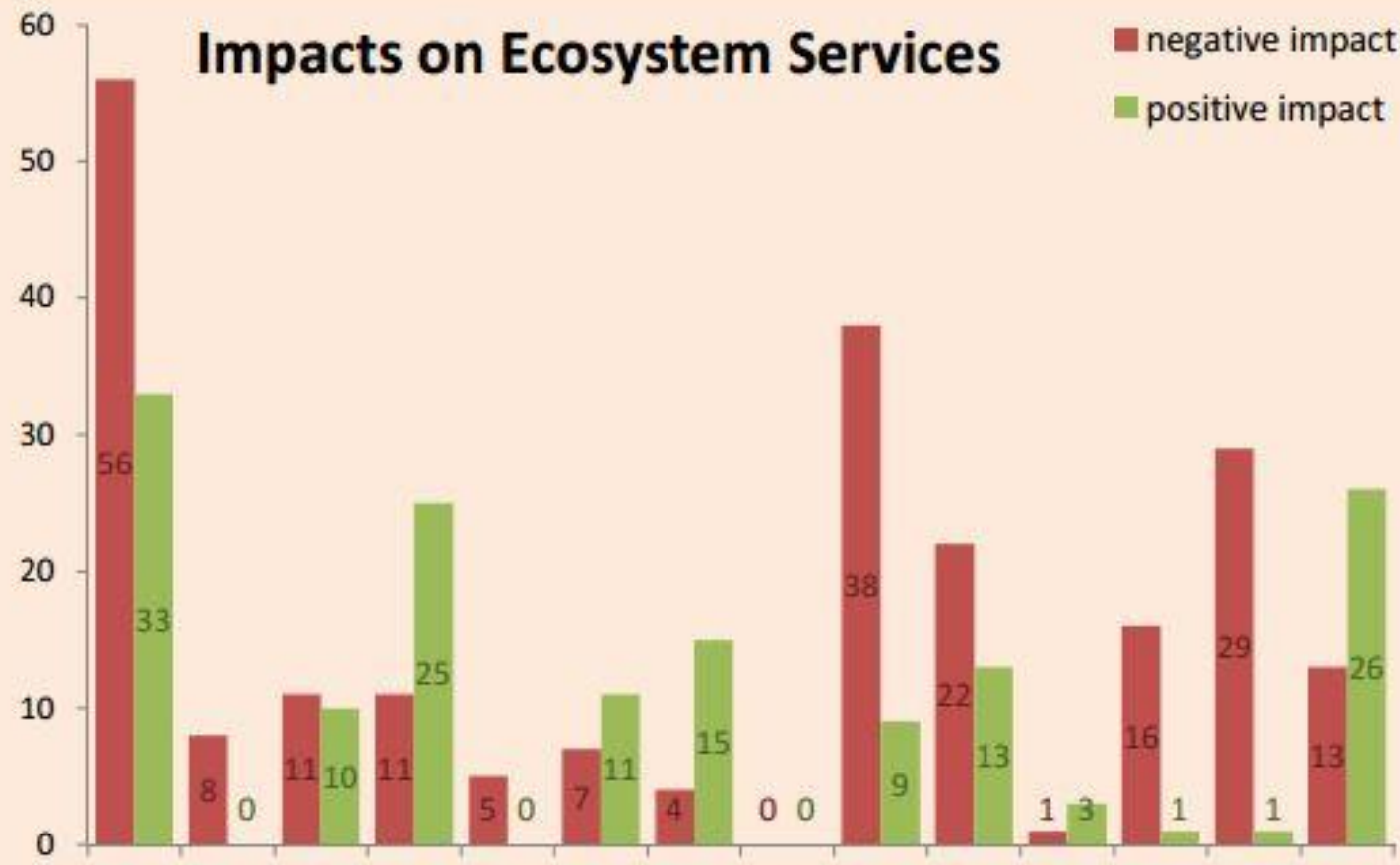
For humans trying to get rid of them it's a lot of money!



Impacts on Ecosystem Services

■ negative impact
■ positive impact

Number of species

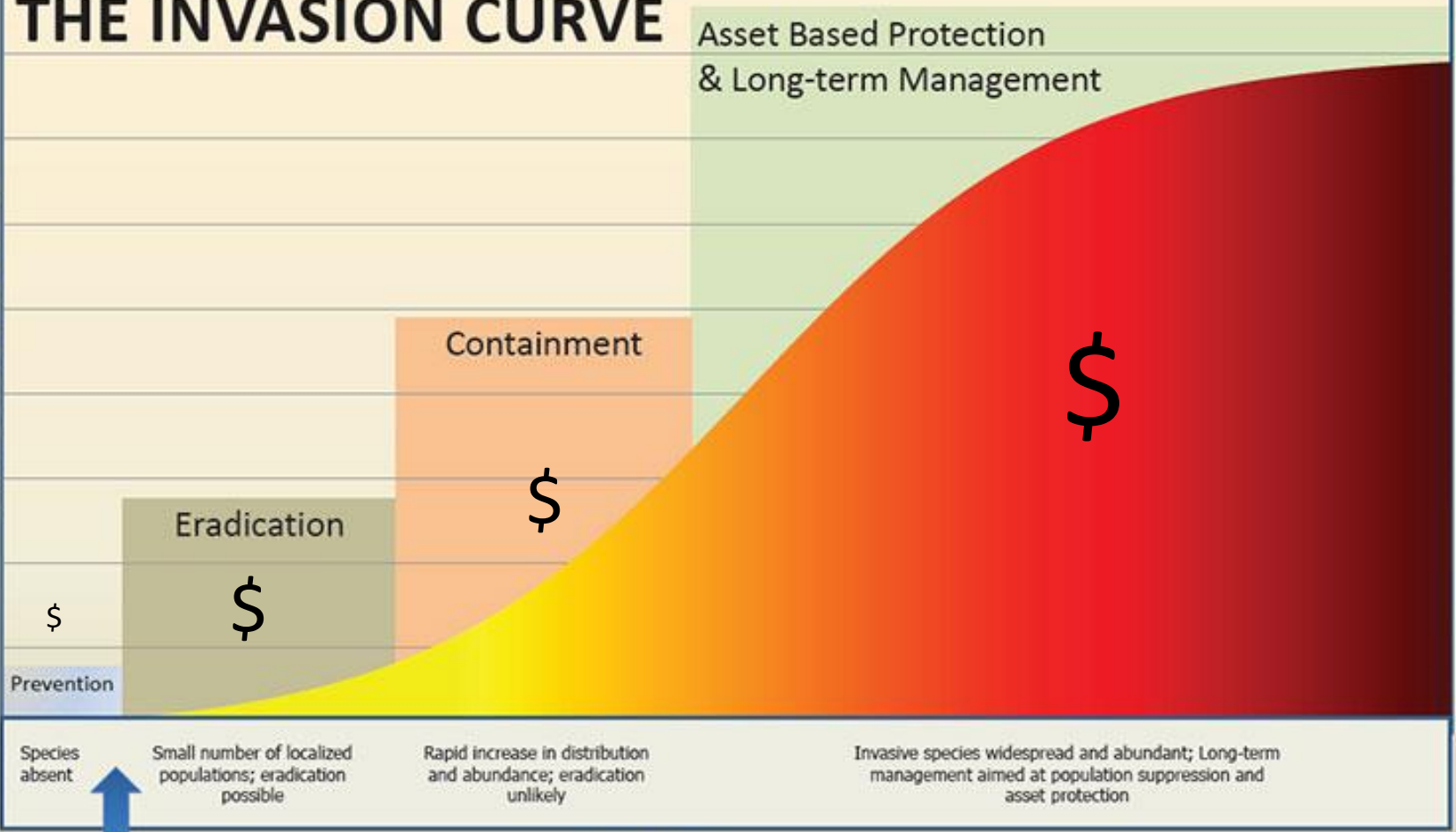


THE INVASION CURVE

Asset Based Protection
& Long-term Management

AREA INFESTED →

CONTROL COSTS →



Species absent

Small number of localized populations; eradication possible

Rapid increase in distribution and abundance; eradication unlikely

Invasive species widespread and abundant; Long-term management aimed at population suppression and asset protection

Introduction

TIME →

Rigs in and out of Cook Inlet:

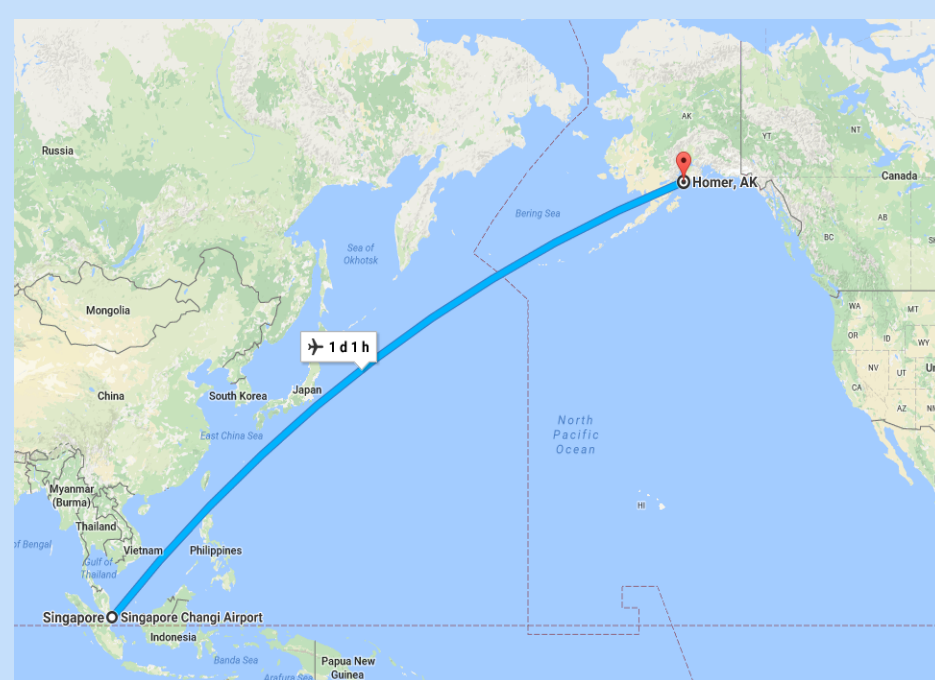
Singapore-Homer	September 2012	Endeavour
Gulf of Mexico-Pt Graham	Winters 2012-5	Spartan151 Endeavour
Singapore-Homer	April 2016	Randolph Yost
Seward	Winter 2016	Spartan 151

Randolph Yost

From Indonesia to Homer, Alaska



The Journey North



The Survey



On the Rig



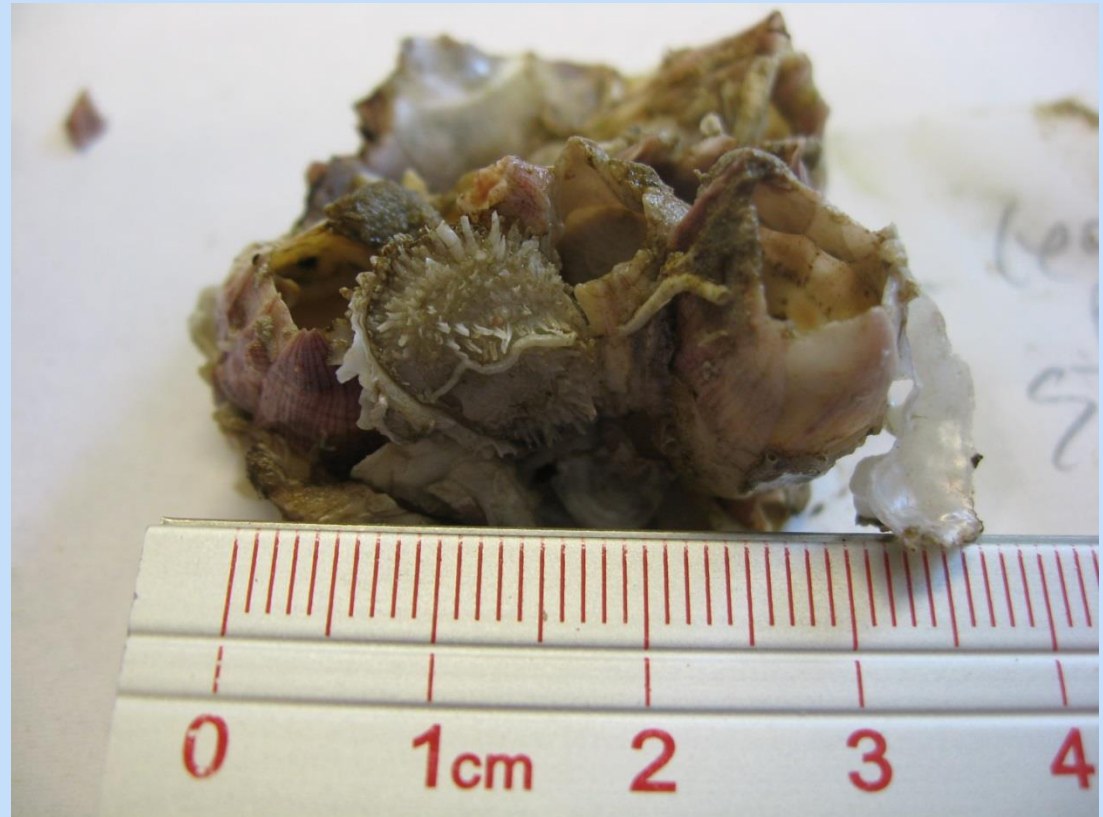
Samples



Empty shells sent out for identification

Species Found

- *Megabalanus*
(possibly *M. coccopoma*)
- Tropical bryozoans
(*Biflustra* – like)
- Tropical clams (chamids)
- Spirobid polychaete works



USDA deals with land-based invasives and regulates garbage coming in on ships and airplanes from other continents...very strictly. No one is looking at marine invasives from the same ship.



Recommendations

- Regulations to require dry docking or removal of organisms
- Docking facilities should notify invasive or harmful species agencies in their area and ADF&G.
- Clean rigs of organisms before transferring to various bays for winter storage.
- Remove the word “knowingly” from current law.
- If no State regulations, cities or communities should protect themselves by:
 - Requiring removal of organisms and shell structures/ or documented dry dock period before arrival to their community.
 - Require the rig go through a survey at place of origin to document there are no living marine organisms before it comes to Alaska.

KACHEMAK BAY RESEARCH RESERVE

Jackup Rigs and invasive species

Kachemak Bay, Alaska has hosted 3 different rigs in the past six years as they came into the oil fields of Cook Inlet. We fill a need for a safe harbor to retrofit for US standards and for maintenance of the rigs. In two instances Kachemak Bay was the rig's first land-fall in the Americas after coming directly from Singapore. The "legs" on these rigs are 400 feet tall with a surface area of hundreds of square yards. There are many nooks and crannies on the metal structures that pose tremendous potential to harbor species if kept in a marine or even a damp marine environment. Unlike the hull of a ship, there is no financial incentive for rig companies to clean the legs as there are no fuel cost savings to be had. There are no State or Federal regulations or protocol for these rigs in regards to invasive species, besides the fact that it is illegal to introduce invasive species to Alaska.

How can we protect our Bay from the possibility of invasive species?

- Encourage State to adopt regulations to require dry docking or removal of organisms
- Docking facilities should notify invasive or harmful species agencies in their area and ADF&G.
- Clean rigs of organisms before transferring to various regions in the state, for winter storage.
- Remove the word "knowingly" from current State invasive law.
- If no State regulations, cities or communities should protect themselves by:
 - Requiring removal of organisms and shell structures/ or documented one month dry dock period before arrival to their community.
 - Require the rig go through a survey at place of origin to document there are no living marine organisms **before it comes to Alaska.**



Jackup rigs are part of the oil and gas industry and are used as exploratory drilling platforms. The legs of such units are jacked up for transport on tugs or heavy lift ships, and jacked down to the sea floor at the maintenance or drill site.



The steel legs of a jackup rigs host a dense layer of marine invertebrates when the legs are down. These shells grew on the legs at the previous job site in Indonesia. There is no incentive or regulation to remove the organisms.



ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS



Homer Council on the Arts

2017 Arts Awards Nomination Form

Homer Council on the Arts confers its Arts Awards annually to individuals and businesses who have contributed significantly to the arts in our community. Please use this form to make your nomination(s) and include a brief description of the nominee's contributions to the arts.

Winners will be announced mid-January, and awards will be presented at the HCOA Annual Meeting on Friday, January 27, 2017. Please join us then to honor the Arts Awards recipients!

Please return this nomination form by **January 15, 2017**. You may submit the form by mail or in person to the HCOA office at **355 West Pioneer Ave., Homer, AK 99603**. You may also complete the form online, save it as a PDF, then e-mail it as an attachment to **hcoa@homerart.org**.

Your name and contact information (optional) _____

ARTS LEADERSHIP/ADVOCACY	Nominee's Name
Nominee's contribution:	
ARTS EDUCATION	Nominee's Name
Nominee's contribution:	
YOUTH ARTIST OF THE YEAR	Nominee's Name
Nominee's contribution:	
ARTIST OF THE YEAR	Nominee's Name
Nominee's contribution:	
ARTS LIFETIME ACHIEVEMENT	Nominee's Name
Nominee's contribution:	
BUSINESS ARTS PATRON	Nominee's Name
Nominee's contribution:	



TESHIO TOWN OFFICE

*8-Chome, Shinei-Dori
Teshio-cho, Teshio-gun
Hokkaido, 098-3398, Japan*

*Tel 011-81-1632-2-1001
Fax 011-81-1632-2-2659
E-mail: kikaku@teshiotown.com*

December 29, 2016

The Honorable Bryan Zak

City Of Homer

491 East Pioneer Avenue Homer, AK 99603-7645

Dear Mayor Bryan Zak

*I am Hirotaka Asada, Mayor of Teshio town, the sister city to Homer.
I offer you my hearty congratulations on your taking office as
Mayor.*

I hope you will contribute greatly to the growth of Homer.

*Teshio town is located on the west coast of Hokkaido, beside the Teshio
River, which is designated a Hokkaido natural heritage, flowing into
the Sea of Japan. Our town is rich in nature, and also has a long
history. It has been 136 years since it was established.*

*As tourist industry is promoted in Teshio town not only dairy and
fishery, we have various events through the year. Among them, Sijimi
Festival in Kagaminuma Park, which is held on the beginning of July,*

attracting a large number of visitors every year.

Homer city and Teshio town formed our sister city relationship in April 7, 1984 by the mediation of Prof. Junzo Hasegawa at Tsukuba University. In those 32 years, we have enjoyed goodwill visits by children, youth and adults, including exchange students. These interchanges made our friendly relations stronger, our local culture more prosperous, and each of our history and tradition richer.

I realize that the interchange which have brought up by many people over many years have made closer ties between Homer and Teshio, and I want to take it over to the next generations.

I would like to develop our relationship from now on through mainly tourism exchange. I'm looking forward to working with you.

Sincerely,

Hiroataka Asada

Town of TESHIO Mayor

PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

Ordinances 16-58(A)

A **public hearing** is scheduled for **Monday, January 9, 2017** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 16-58(A) address: <http://www.cityofhomer-ak.gov/ordinances>

Ordinance 16-58(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically. Lewis.



All interested persons are welcome to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, MMC, City Clerk

A handwritten signature in cursive script, appearing to read "Jo Johnson".

Publish: Homer Tribune January 5, 2017

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for **Ordinance 16-58(A)**, Amending Homer City Code 2.08.100 to Clarify that the Mayor Retains the Right to Cast a Tie Breaking Vote Even When Attending a Council meeting Telephonically was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Thursday, December 15, 2016 and posted the same on City of Homer Website on Wednesday, December 15, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 15th day of December, 2016.



Renee Krause, CMC, Deputy City Clerk



**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

New Liquor License for Bluff Point Lighthouse Grill

A **public hearing** is scheduled for **Monday, January 9, 2017** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

New Liquor License for Bluff Point Lighthouse Grill



All interested persons are welcome to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Application for the new liquor license is available for review at Homer City Clerk's Office. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, MMC, City Clerk
Publish: Homer Tribune January 5, 2017

CLERK'S AFFIDAVIT OF POSTING

I, Jo Johnson, qualified City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for **New Liquor License for Bluff Point Lighthouse Grill** was posted at Homer City Hall and at the Homer Public Library on December 19, 2016 and that the City Clerk posted same on City of Homer Homepage on December 19, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 19th day of December, 2016.

Jo Johnson, City Clerk

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-58

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically.

Sponsor: Lewis

1. Council Regular Meeting December 5, 2016 Introduction
2. Council Regular Meeting January 9, 2017 Public Hearing and Second Reading
 - a. Ordinance 16-58(A) as amended by Council December 5, 2016

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Lewis

4 **ORDINANCE 16-58(A)**
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 2.08.100 TO CLARIFY THAT THE
8 MAYOR RETAINS THE RIGHT TO CAST A TIE-BREAKING VOTE
9 EVEN WHEN ATTENDING A COUNCIL MEETING TELEPHONICALLY.
10

11 WHEREAS, The Mayor Pro Tem retains ~~his or her~~ **their** right to vote as a Council
12 member despite taking on the Mayor's ceremonial duties in the Mayor's absence and thus it is
13 essential that the Mayor retain ~~his or her~~ **their** right to cast the tie-breaking vote at all Council
14 meetings ~~he or she~~ **they** attends, even if ~~his or her~~ **their** attendance is telephonic.
15

16 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
17

18 Section 1. Section 2.08.100 is amended to read as follows:
19

20 a. This section through HCC 2.08.120 govern the telephonic participation of
21 the Mayor and members of the Council at all meetings of the City Council,
22 including all other bodies that are comprised of the Mayor and members of the
23 Council, such as, but not limited to, the Board of Adjustment and an Ethics
24 Board.
25

26 b. The preferred procedure for City Council meetings is that the Mayor and all
27 Council members should be physically present at the designated time and
28 location within the City for the meeting. However, physical presence may be
29 waived and the Mayor and any member(s) may participate in a Council meeting
30 by teleconference, subject to the procedures and limitations provided in this
31 section through HCC 2.08.120.
32

33 c. A person participating by teleconference shall, while actually on the
34 teleconference, be deemed to be present at the meeting for all purposes. The
35 person shall make every effort to participate in the entire meeting.
36

37 d. If the Mayor participates telephonically, **the Mayor may vote telephonically**
38 **to break a tie as permitted in Section 2.08.040(h), but** the Mayor Pro Tem, or
39 the senior Council member in the Mayor Pro Tem's absence, shall preside over
40 and perform all **other** functions of the Mayor at the meeting.
41

42 e. "Teleconferencing" means a means used for remote participation by an
43 official for a meeting of the City Council which must enable the remote official,
44 for the duration of the meeting, to clearly hear the Mayor, all Council members,
45 the City Clerk and public testimony and to be clearly heard by the Mayor, all
46 Council members, the City Clerk and the public in attendance.

47
48 Section 2. This ordinance shall take effect upon its adoption by the Homer City
49 Council.

50
51 Section 3. This ordinance is of a permanent and general character and shall be
52 included in the City Code.

53
54 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 9th day of January, 2017.

55
56 CITY OF HOMER

57
58
59
60 _____
61 BRYAN ZAK, MAYOR

62 ATTEST:

63
64 _____
65 JO JOHNSON, MMC, CITY CLERK

66
67
68
69
70
71 YES:

72 NO:

73 ABSTAIN:

74 ABSENT:

75
76
77
78 First Reading:

79 Public Hearing:

80 Second Reading:

81 Effective Date:

82
83 Reviewed and approved as to form.

84
85
86
87
88
89
90
91

Mary K. Koester, City Manager
Date: _____

Fiscal Note: NA

Holly C. Wells, City Attorney
Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-003

TO: MAYOR ZAK AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK
DATE: JANUARY 3, 2017
SUBJECT: NEW LIQUOR LICENSE FOR BLUFF POINT LIGHTHOUSE GRILL

We have been notified by the Alcohol and Marijuana Control Office of an application for a new liquor license in the City of Homer for the following:

Type: Restaurant Eating Place-Public Convenience
Lic #: 5528
DBA Name: Bluff Point Lighthouse Grill
Service Location: 725 Sterling Hwy, Homer, Alaska
Owner: Bluff Point Light House Drive-Thru Grill, Inc.
Mailing Address: PO Box 173, Homer, AK 99603

RECOMMENDATION: Voice non objection and approval for the the new liquor license.

Fiscal Note: Revenues.



Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	BLUFF POINT LIGHTHOUSE Drive-Thru grill		
License Type:	RESTAURANT/EATING PLACE PUBLIC CONVENIENCE	Statutory Reference:	AS 04.11.400(g)
Doing Business As:	BLUFF POINT LIGHTHOUSE Grill		
Premises Address:	725 Sterling Highway		
City:	HOMER	State:	ALASKA ZIP: 99603
Local Governing Body:	City of Homer		
Community Council:	Homer City Council		

Mailing Address:	491 E. Pioneer Ave		
City:	HOMER	State:	AK ZIP: 99603

Designated Licensee:	JANE PASCALL		
Contact Phone:	(907) 299-2174	Business Phone:	907-226-2003
Contact Email:	LIGHTHOUSEGrill96@gmail.com		

Seasonal license? Yes No If "Yes", write your six-month operating period: _____

OFFICE USE ONLY			
Complete Date:	License Years:	Transaction #:	License #: 5528
Board Meeting Date:		FE:	
Issue Date:			





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 2 – Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

Section 3 – Sole Proprietor Ownership Information

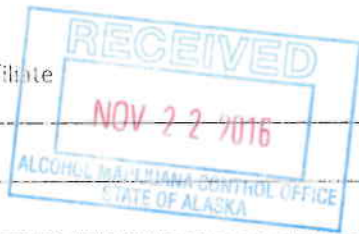
This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. If more space is needed, please attach a separate sheet with the required information. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 - Entity Ownership Information

This section must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a **limited liability organization**, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	RALPH Stover				
Title(s):	President	Phone:	(907) 299-3838	% Owned:	50%
Address:	P.O. Box 173				
City:	HOMER	State:	AK	ZIP:	99603

Entity Official:	JANE PASCALL				
Title(s):	SECRETARY, TREASURER VICE President	Phone:	(907) 299-2174	% Owned:	50%
Address:	P.O. Box 173				
City:	HOMER	State:	AK	ZIP:	99603

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10021685	AK Formed Date:	6-17-2014	Home State:	Alaska
Registered Agent:	Ralph Stover	Agent's Phone:	(907) 299-3838		
Agent's Mailing Address:	P.O. Box 173				
City:	Homer	State:	AK	ZIP:	99603

Residency of Agent: Yes No

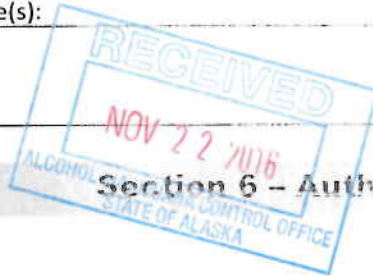
Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):



Section 6 - Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 - Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

Jmp

I certify that all proposed licensees have been listed with the Division of Corporations.

Jmp

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Jmp

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

Jmp

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Jmp

As an applicant for a liquor license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 04 and 3 AAC 304, and that I have examined this application, including all accompanying schedules and statements, and to the best of my knowledge and belief find them to be true, correct, and complete.

Jane Pascall
Signature of licensee
JANE PASCALL
Printed name



Subscribed and sworn to before me this 17 day of November, 2016.

Brittany M. Williams
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 09/04/2020





Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

What is this form?

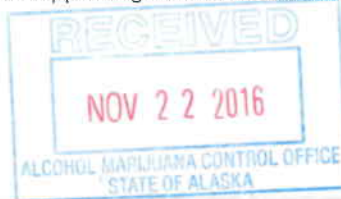
A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, and consumption. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page** of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

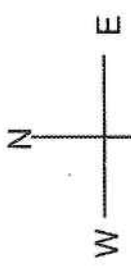


Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application:

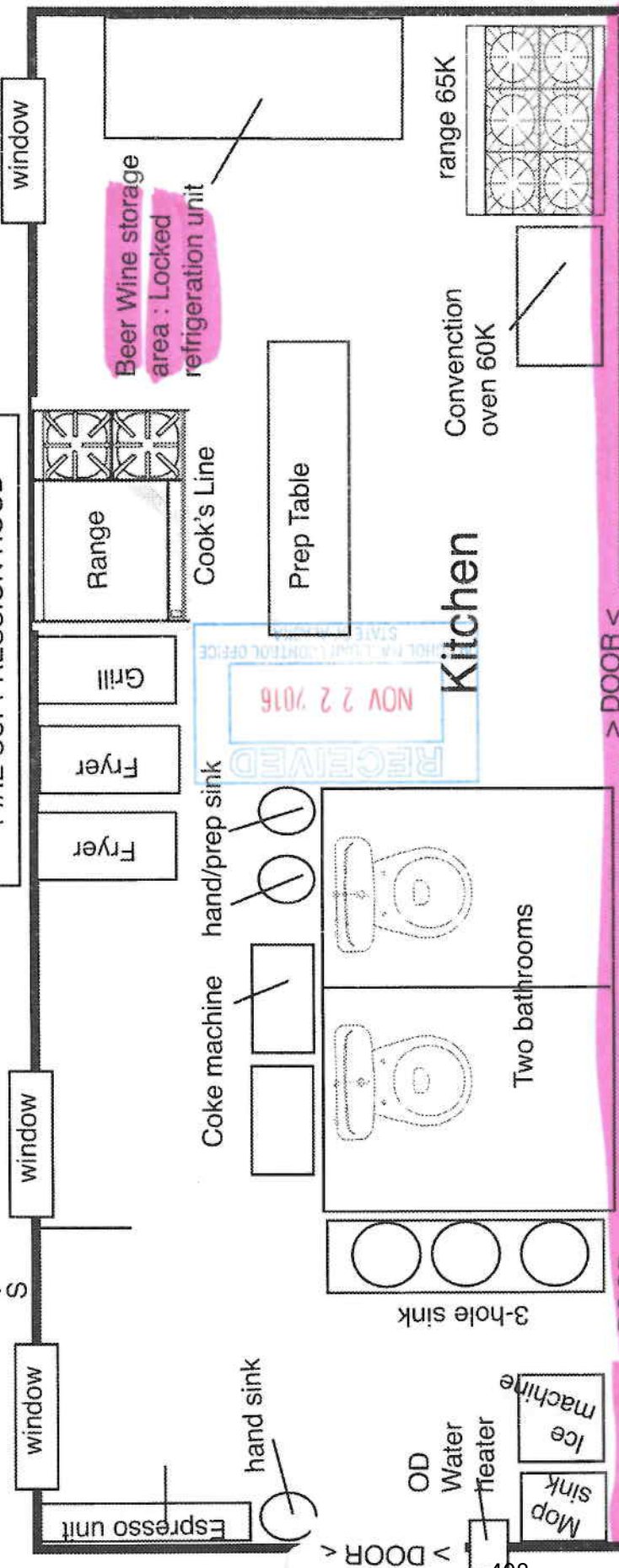
BLUFF POINT LIGHTHOUSE

Licensee:	<i>DRIVE - Thru Grill</i>	License Number:	<i>AS04.11.400(9)</i>		
License Type:	<i>RESTAURANT/EATING PLACE PUBLIC CONVENIENCE</i>				
Doing Business As:	<i>BLUFF POINT LIGHTHOUSE GRILL</i>				
Premises Address:	<i>725 STERLING HIGHWAY</i>				
City:	<i>HOMER</i>	State:	<i>AK</i>	ZIP:	<i>99603</i>



BLUFF POINT LIGHTHOUSE SEAFOOD GRILL & SMOKEHOUSE

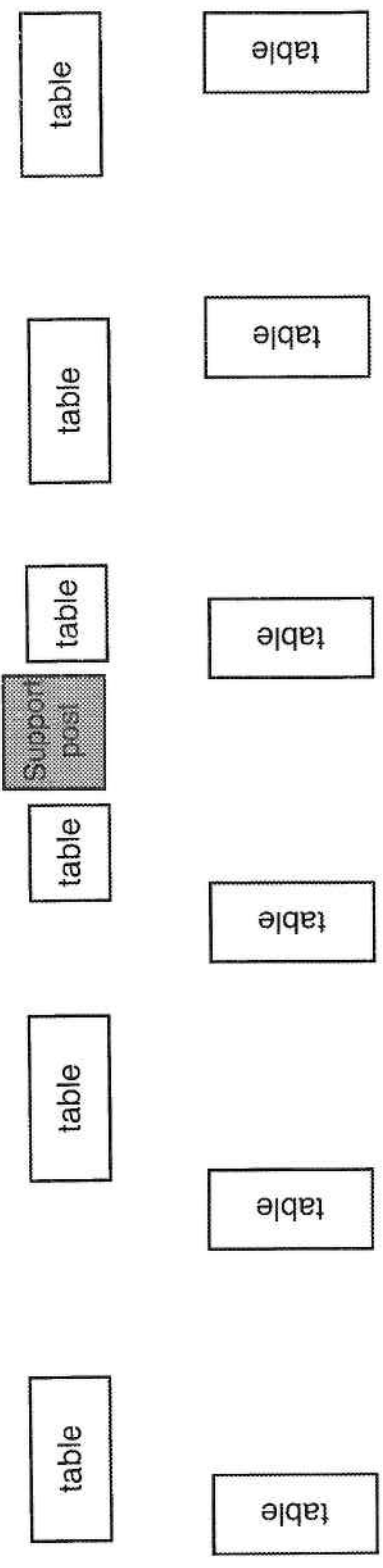
FIRE SUPPRESSION HOOD



Kitchen

Dining Room: Area of Consumption
Service: Served from kitchen directly to table

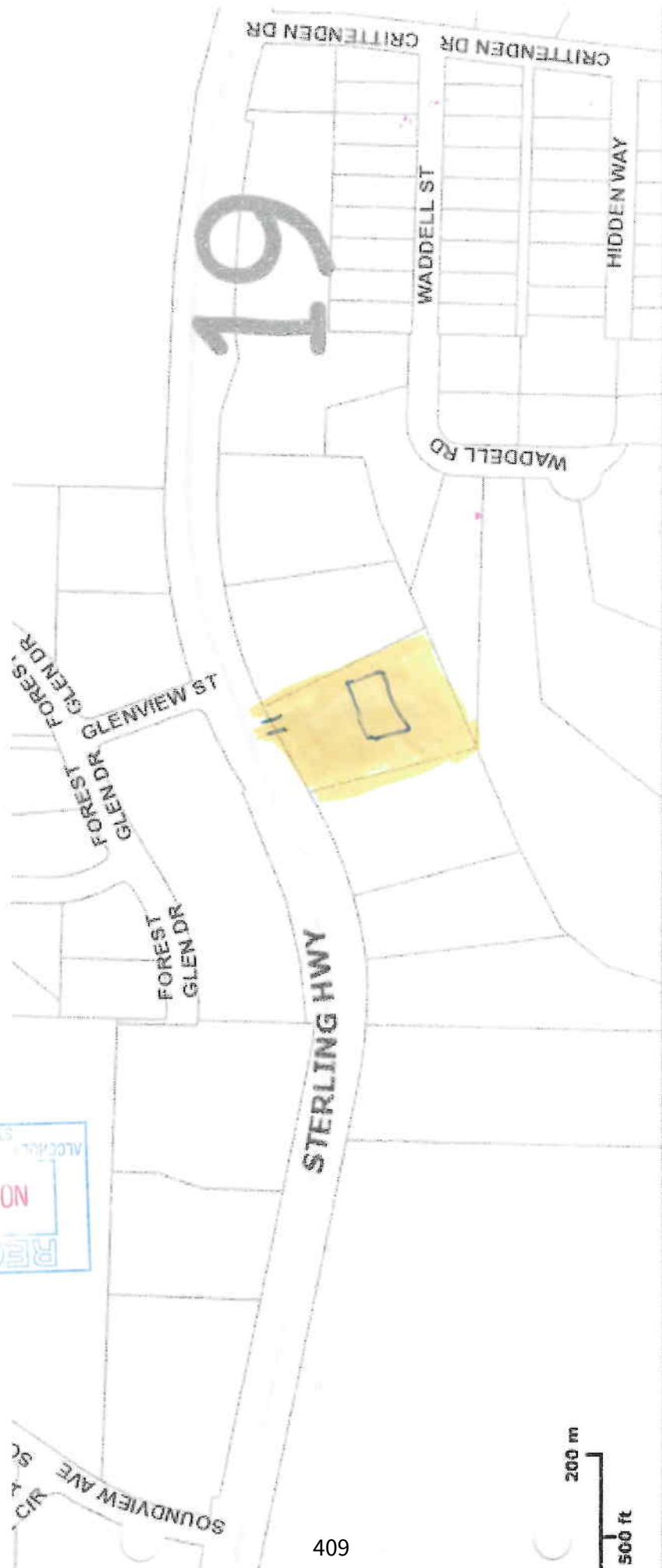
Cash Register
Beer Taps



← 20ft →

← 40ft →

← 20ft →



6T

CRITTENDEN DR

WADDELL ST

HIDDEN WAY

WADDELL RD

FOREST GLEN DR
FOREST GLEN DR
FOREST GLEN DR

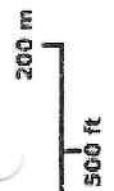
FOREST GLEN DR

GLENVIEW ST

STERLING HWY

SOUNDVIEW AVE
CIR

RECEIVED
NOV 22 2016
ALCOHOL STUDY UNIT





Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A detailed floor plan of the proposed designated and undesignated areas of the licensed business and a menu or expected menu listing the meals to be offered to patrons must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 – Establishment Information

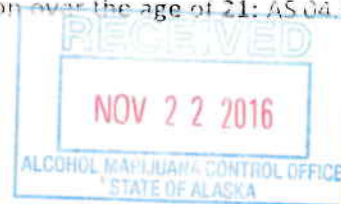
Enter information for licensed establishment.

Licensee:	Bluff Point Lighthouse Drive-Thru Grill				
License Type:	RESTAURANT/EATING PLACE PUBLIC CONVENIENCE	License Number:	AS.400.11.400(g)		
Doing Business As:	Bluff Point Lighthouse Grill				
Premises Address:	725 Sterling Hwy				
City:	Homer	State:	AK	ZIP:	99603

Section 2 – Type of Designation Requested

This application is for the request of the following designation(s) (check all that apply):

- Bona fide hotel, restaurant, or eating place: AS 04.16.000 – 3 AAC 304.715 – 3 AAC 304.745
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for persons 16 or 17 years of age: AS 04.16.043(c)
- Dining after standard closing hours: AS 04.16.010(c)



OFFICE USE ONLY				
Issue Date:		Transaction #:		ORE:



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Additional Information

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

MON-SAT 11:30 AM - 8 PM
SUN. 9:00 AM - 3 PM

Are any forms of entertainment offered or available within the licensed business or on the proposed designated portions of the premises? Yes No

If "Yes", describe the entertainment offered or available:

LIVE Performances (music)
RECEIVED
NOV 22 2016
ALCOHOL AND MARIJUANA CONTROL OFFICE
STATE OF ALASKA

Food and beverage service offered or anticipated is:

- table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:

ON SUMMER DECK

is an owner, manager, or assistant manager 21 years of age or older always present on the premises during business hours? Yes No

Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the third page of this form.

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the third page of this form that meet the requirements of this form. Yes No



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 - Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I have included with this form a detailed floor plan of the proposed designated and undesignated areas of the licensed business.

JPW

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

JPW

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license

JPW

I declare under penalty of perjury that I have examined this form, including all attachments and accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Jane Pascall
Signature of licensee

Brittany M. Williams
Signature of Notary Public

JANE PASCALL
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: 08/04/2020



Subscribed and sworn to before me this 17 day of November, 2016.



Local Government Review (to be completed by an appropriate local government official):

Approved Disapproved

Signature of local government official

Date

Printed name of local government official

Title



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Enforcement Recommendations:

AMCO Director Review:

Approved Disapproved

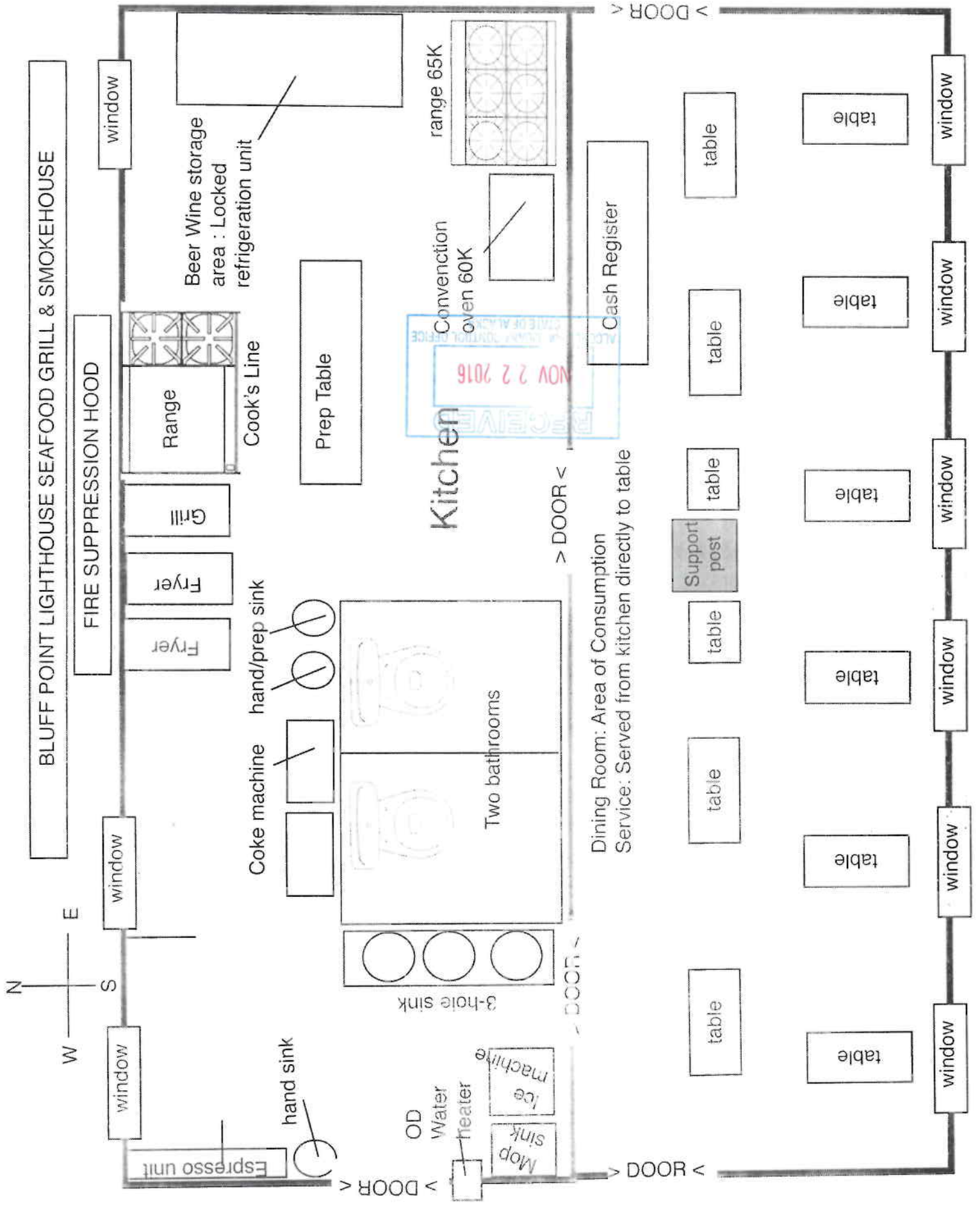
Signature of AMCO Director

Printed name of AMCO Director

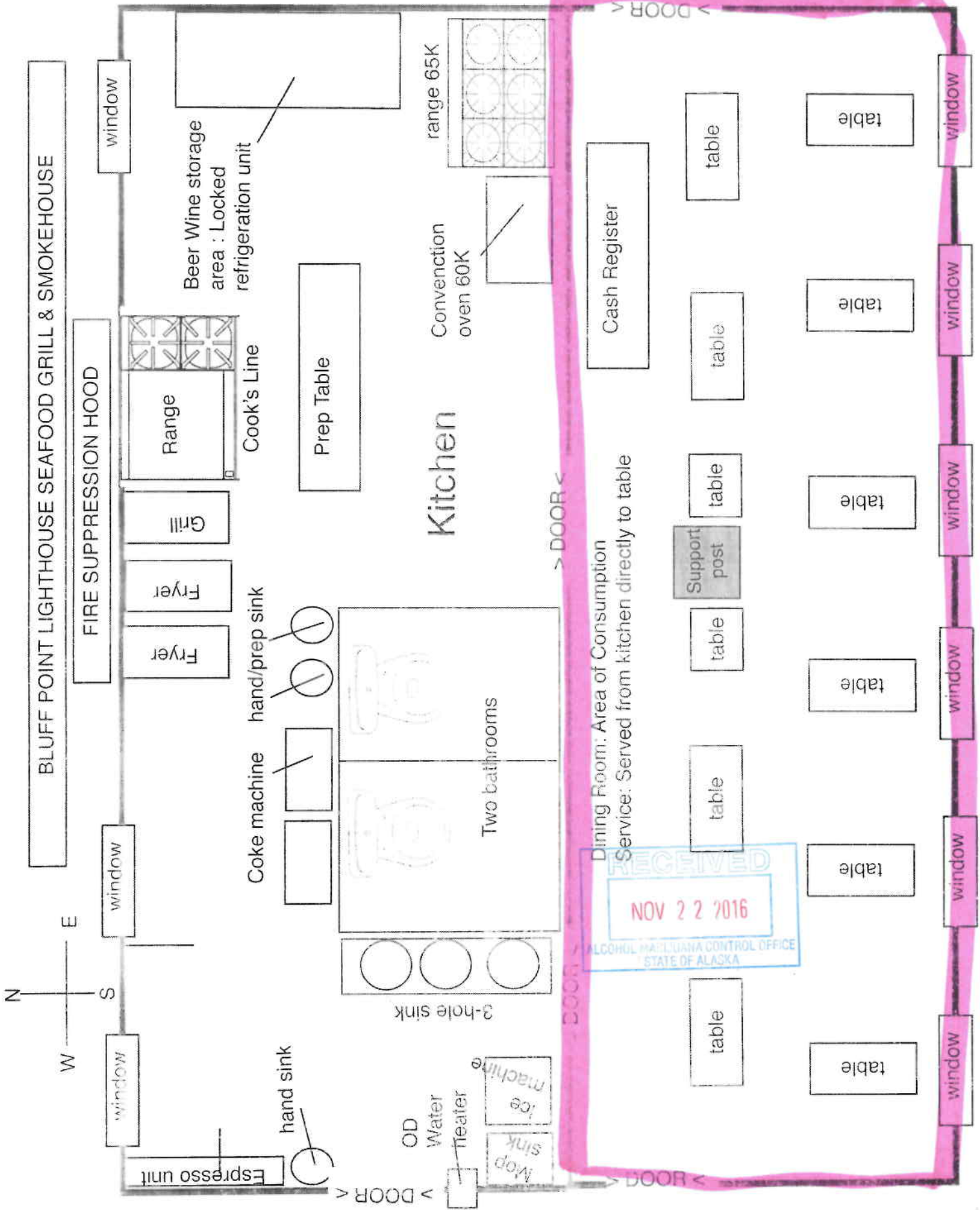
Date



Limitations:



BLUFF POINT LIGHTHOUSE SEAFOOD GRILL & SMOKEHOUSE



RECEIVED
NOV 22 2016
ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA

A la Carte



Classic Grilled Quesadilla 8.95

Add Smoked Brisket, Pulled Pork or Bacon \$3 | Chicken grilled or crispy \$2

Basket of French Fries 6 | Basket of Onion Rings 8

Cheesy Fries 7 | Chili Cheesy Fries 9

Calamari strips with cocktail sauce \$10 | Mozzarella Sticks 5.95

House Garden Salad with choice of dressing \$4.95



Salad

Blackened Chicken

*Tender chicken breast seasoned with herbs and spices, pan seared and served on a bed of fresh greens
your choice of salad dressing 13.95*

Lighthouse "Farmers Market" Salad

*Fresh market greens may include: Romaine, tomatoes, carrots, onions, mushrooms, bell peppers. 10.95
Add, ham or grilled or crispy chicken \$3 each*

Caesar Salad

*Romaine lettuce, tomatoes, and croutons dressed with parmesan cheese, 10.95
Add grilled or crispy chicken \$3*

Soups

Lighthouse Seafood Chowder

Creamy housemade chowder Cup 5.95 | Bowl 9.95

Soup de Jour ask your server! Cup 4.95 | Bowl 7.95

Soup de Jour and Salad 9.95

Sub Chowder add \$1.95

Housemade Chili

a blend of spices, fresh green peppers, onions, dark red kidney and pinto beans Cup 4.95 | Bowl 7.95

Choice of dressing: Blue Cheese, Honey Mustard, Ranch, Balsamic Vinaigrette, Caesar or French



Wraps

Ranch Wrap with Grilled Chicken & Bacon - fresh tomato, crisp lettuce, cheddar on a flour tortilla 10.95

Caesar Wrap with Grilled Chicken - fresh tomato, crisp lettuce, parmesan cheese, Caesar dressing, flour tortilla 10.95

Add Fries \$2





Breakfast



Omelets

Served with your choice of hash browns or homefries and toast (wheat, white, sourdough or rye), biscuit or English muffin



Smoked Brisket Omelet

House-smoked succulent brisket, sauteed onions, green/red bell peppers, provolone cheese 12.95

Denver Omelet

Diced ham, red & green bell peppers, onion and melted cheddar cheese 11.95

Southwestern with Pepper Jack Cheese

Red & green peppers, tomato, black olives and onions, served with salsa and chipotle sour cream 11.95

Meat lovers Omelet

Bacon, sausage, ham, grilled onions, bell peppers, melted swiss cheese topped with sausage gravy 12.95

Vegetarian Omelet

Fresh mushrooms, sautéed onions, green/red bell peppers, diced tomatoes and melted Swiss cheese 9.95



Eggs Benedict

English muffin topped with country ham two poached eggs, house-made hollandaise sauce 12 | Add hash browns or homefries 2

Chicken Fried Steak

smothered in house-made country gravy, 2 eggs any style, choice of hash browns or homefries 12.95

Classic Egg Breakfast

Two eggs any style, hash browns or homefries, bacon or sausage, toast, biscuit or English muffin 9.95 Add ham \$2



Homemade Biscuits & Gravy (1/2 or full order) 5 | 7.95

House-made sausage gravy served over home-style biscuits

Breakfast Sandwich (bacon, sausage or ham)

Scrambled eggs, topped with melted American cheese, served on a toasted buttered Ciabatta bun 7.50

Lighthouse "SIGNATURE" Breakfast Burrito

Mix of eggs, bacon, sausage, diced potato, green chilis, cheese, homestyle gravy 5.95 Add chipotle dipping sauce .50

Carnivore Burrito Meat lovers, more sausage and bacon. 9.95 Add chipotle dipping sauce .50

Pancakes & French Toast

Pancake Combo 2 cakes, egg any style, 2 strips bacon or sausage patty 12.95

French Toast combo two pieces French toast, egg any style, 2 strips bacon or sausage patty 12.95

Add blueberries or strawberries \$1

A la carte:

Egg \$1.95; Hollandaise sauce, \$1.95, toast, biscuit, muffin, hashbrowns, homefries \$2.95 each, sausage or 3 strips bacon \$3.50 each

Short Stack Pancakes (2) \$5.95 | Full Stack Pancakes (3) \$7.95 | French Toast (2) \$7.95

Orange Juice | Appie | Cranberry \$3 per serving

Fresh Local Seafood

Lighthouse Captain's Platter

Crispy sustainable wild Alaska halibut, butterflied coconut shrimp, calamari strips, french fries & coleslaw 20

Halibut Fish & Chips

Local fresh hand-encrusted halibut served with our signature French fries and house tartar sauce 17.95

Blackened Halibut 17.95

Fresh pan seared local halibut served atop a bounty of garden greens (tomatoes, carrots, green peppers, mushrooms, red cabbage & croutons)

Halibut Sandwich

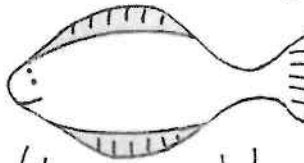
Crispy local halibut served on a Brioche bun with lettuce, tomato, house tartar sauce, signature fries 15

Calamari Sandwich

Filet of calamari served on a Brioche bun with lettuce, tomato and house tartar sauce, signature fries 11.95

Consuming raw or uncooked meat, seafood or egg products can increase your risk of foodborne illness



Just for the

 Halibut!



Milkshakes, Malts and Root Beer Floats

Milkshakes 20 oz	\$5.75
Root Beer Floats (or any other fountain soda)	\$4.50
Chocolate Vanilla ice cream Rainbow sherbert	cup \$3.95 \$5.95

Sweets De Jour: Triple fudge brownies | chocolate chip cookies | pumpkin roll

Fountain Drinks

Coke, Diet Coke, Sprite, Root Beer, Dr. Pepper, Lemonade, Sweet Tea and Unsweetened Tea 2.00



Burgers



Most burgers served with 'The Works' lettuce, tomato, onion, mayo, ketchup & mustard
All come with French fries

Lighthouse "SIGNATURE" Burger

A tower of two patties, double cheese, onion ring, bacon, BBQ sauce, the 'works' 15

Smoked Brisket Burger

Succulent, house-smoked brisket, BBQ sauce, 2 slices bacon, onions a top a juicy patty served on a Brioche bun 15

Mushroom & Swiss Burger 12.95

Sauteed mushrooms covering a juicy burger topped with melted swiss cheese

Bacon Cheeseburger 12.95

Thick slices of bacon, choice of cheese on Brioche bun & the "works"

Cheeseburger 10.95

*includes "the works" with your choice of cheese
add \$2 extra patty \$2*

Gluten Free Bun
Available
\$1.50 extra

Burgers come with
American cheese
or your choice of:
Cheddar | Swiss
Pepper Jack | Provolone
Blue Cheese |
Mozzarella

Classic Burger *lettuce, tomato, onion, ketchup, mustard, mayo on a Brioche bun* 9.95

Chili Burger *Lighthouse Signature chili topped with cheddar cheese, onions* 9.95

Add extras

Mushrooms, grilled onions, grilled peppers jalapenos, green chili or pineapple	\$1 each
Bacon - <i>Thick cut & crispy</i>	\$1.50
Substitute fries with onion rings	\$2.00
Extra delicious patty	\$2.00



Sandwiches



All sandwiches include french fries
Patty Melt

on Marble Rye with melted Swiss cheese, grilled onions, 1000 Island dressing 9.95

Savory Chicken Mozzarella Hoagie

Crispy Chicken breast, 2 slices of thick-cut bacon, mozzarella cheese, fresh tomato, crisp lettuce, chipotle mayo 12.95

Classic BLT

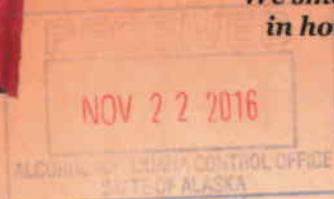
Thick-sliced bacon, fresh tomato, crisp lettuce, mayo 9.95





from the
TM **Lil' Red
Smokin' Shed**

We smoke our brisket, pork and salmon
in house using only the finest cuts of
meat and fish in our
Lil' Red Smokin' Shed



Smoked Brisket Platter

A 1/2 pound of succulent, tender, tasty smoked brisket complemented by your choice of two sides:
coleslaw, chili beans, macaroni salad (sub green salad \$2) **17.95**

BBQ Brisket Sandwich

A perfect balance of succulent, tender, tasty smoked brisket served with choice of two sides **14.95**

Philly Cheese Smoked Brisket Sandwich

Our take on the Philly Cheese smoked brisket served with choice of two sides **14.95**

French Dip Brisket Sandwich

A heaping portion of tender, aromatic smoked brisket, tasty au jus served with choice of two sides **14.95**

Pulled Pork Sandwich - A Lighthouse favorite

Smokey sweet pulled pork and housemade slightly spicy coleslaw, served on a Brioche bun, French fries **11.95**

Smoked Brisket Burger

Succulent, house-smoked brisket, BBQ sauce, thick-cut bacon a top a juicy patty on Brioche bun, French fries **14.95**

Brisket & Cheese Omelet

House-smoked succulent brisket, sauteed onions, green/red bell peppers, Swiss cheese
choice of hash browns or homefries, toast **12.95**

Smoked Salmon Omelet

House-smoked Sockeye salmon, sauteed onions, green/red bell peppers, Swiss cheese
choice of hash browns or homefries **12.95**

FLAME ON



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MARK ROBL, POLICE CHIEF
FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK
DATE: DECEMBER 27, 2016
SUBJECT: NEW LIQUOR LICENSE FOR BLUFF POINT LIGHTHOUSE GRILL

We have been notified by the ABC Board of an application for liquor license renewals in the City of Homer for the following:

Type: Restaurant Eating Place-Public Convenience
Lic #: 5528
DBA Name: Bluff Point Lighthouse Grill
Service Location: 725 Sterling Hwy, Homer, Alaska
Owner: Bluff Point Lighthouse Drive-Thru Grill
Mailing Address: PO Box 173, Homer, AK 99603

This matter is scheduled for the January 9, 2017 City Council meeting. Please respond with objections/non-objections to this liquor license renewal by **Wednesday, January 4, 2017**.

Thank you for your assistance.



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151

Memorandum

TO: MELISSA JACOBSEN, DEPUTY CITY CLERK
FROM: MARK ROBL, POLICE CHIEF *for chief Robl*
DATE: DECEMBER 28, 2016 *WTH*
SUBJECT: NEW LIQUOR LICENSE FOR BLUFF POINT LIGHTHOUSE GRILL

We have been no objection to the new liquor license application in the City of Homer for the following:

Type: Restaurant Eating Place-Public Convenience
Lic #: 5528
DBA Name: Bluff Point Lighthouse Grill
Service Location: 725 Sterling Hwy, Homer, Alaska
Owner: Bluff Point Lighthouse Drive-Thru Grill
Mailing Address: PO Box 173, Homer, AK 99603

ORDINANCE(S)

CITY MANAGER'S REPORT



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 Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: January 4, 2017
SUBJECT: City Manager's Report - January 9, 2017

Industry Outlook Forum Jan 11

Kenai Peninsula Economic Development District is offering the Industry Outlook Forum for 2017 at the Soldotna Chamber of Commerce on January 11 from 8:30 a.m. to 7:30 p.m. The forum is open to the public and offers a variety of topics and speakers discussing the economic outlook for the Kenai Peninsula and the State of Alaska and the impact oil, gas, mining, gas pipeline projects, education, tourism, fishing and medical projects have on peninsula communities. For more information and to register visit www.kpedd.org

Harbor Vessel Fire

On December 19, 2016 harbor officers and the Homer Volunteer Fire Department responded to a 42' charter vessel on D float on fire. As you recall, this is the second vessel fire this winter. Vessel fires are more common in the winter when owners use heaters to keep vessels warm. Crew did a great job working together to quickly extinguish the fire and keep the damage contained to the vessel. The smooth and efficient response demonstrates the benefits of training together and the usefulness of the investment in fire apparatus such as harbor fire carts and dry lines.

ETT Training for City Employees

Twelve city employees completed a 40 hour emergency trauma technician (ETT) course the week of January 1 including employees in harbor operations, maintenance, ice plant and a police officer. Harbor officers are often first to respond to a scene and have to be trained in emergency response. We are fortunate to be able to offer the training locally.

2016 major Capital Projects Completed

Public Works submitted the attached summary of major capital projects completed in 2016. It includes over \$5.2M in major infrastructure projects funded through a combination of city funds and grant funding. Major expenditures include water and sewer lines, road rehabilitation, and improvements to the staging area at the Deep Water Dock. The most recent project completed is the new fish cleaning table at the Nick Dudiak Fishing Lagoon. The timber frame structure is larger than the old station it replaced and will have amenities such as overhead hoses, webbing, and lighting for ease of cleaning. Visitors to the lagoon this

summer will be sure to notice this huge improvement. A big thanks to Public Works Director Meyer for managing these projects through to successful fruition.

Employee Anniversaries (December)

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

Mark Robl	Police	32	Years
Will Hutt	Police	22	Years
Bryan Hawkins	Port & Harbor	17	Years
Todd Cook	Public Works	7	Years
Chris Cushman	Fire	7	Years
Katie Koester	Administration	5	Years
Sean Perry	Police	2	Years
Mike Zelinski	Public Works	2	Years

Enc:
2016 Major Capital Projects Completed
Marine Fire Fighting Registration Press Release



2016 Major Capital Projects Completed



Waddell Way Improvements

Waddell Way Road and Water Main Improvements

– this project consisted the design and construction 1300 LF of paved road with curb and gutter, sidewalk and street lighting; and 1000 LF of 8” water main with hydrants. (Project cost = \$1,600,000). Funded by State Legislative Grant and Homer Accelerated Road/Trail Program (HART). Provides alternate access to Central Business District from Lake Street and Heath Street.

Shellfish Avenue/South Slope Drive Water Main Improvements

– this project consisted of the construction of 2600 LF of 8” and 10” water main; and a pressure reducing station. (Project cost = \$900,000). Funded by ADEC/EPA Grant and Homer Accelerated Water/Sewer Program (HAWSP). The project provides backup water service to the Hospital and the pressure zone west.



Shellfish Avenue Water Main Installation

Kachemak Drive Water and Sewer Main Improvements

(Phase III) – this project consisted of the construction of 4500 LF of 12” water main and 4500 LF of 2”-3” pressure sewer main which provides piped water and sewer service to the last section along Kachemak Drive. (Project cost = \$1,000,000) Funded by ADEC/EPA Grant and Homer Accelerated Water/Sewer Program (HAWSP)

Deep Water Dock Uplands Improvements

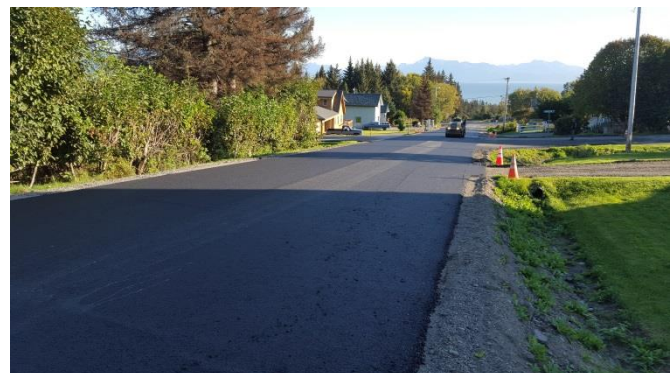
- this project consisted of the construction of a paved access road, demolition of wall around the old chip pad, new fencing, lighting, and security camera installation to improve cargo laydown and storage facilities supporting the Deep Water Dock. (Project cost = \$1,000,000). Funded by a State Legislative Grant. These improvements were recommended in the draft DWD expansion feasibility report.



New paved access road to the DWD Dock

Various Road Rehabilitation Improvements

- this project consisted of grinding and paving deteriorated sections of E. Bunnell Ave., Beluga Place, Early Spring St., Clover Lane, Clover Place, Hillview Place, Mullikin St., Kachemak Way, Mark White Ave. (Project cost = \$425,000) Funded by Homer Accelerated Road/Trail Program (HART).



Mullikin Street looking brand new



New structure over cleaning tables

Nick Dudiak Fishing Lagoon Fish Cleaning Table Renovation Project –

this project consisted of expanding the station and building a structure over the tables to eliminate bird conflicts. In the spring, Harbor maintenance will install tables, connect to water, and hang netting between the columns. (Project cost = \$60,000) Funded by AKF&G grant.

Homer Library Emergency Generator – This project installed a 50KW emergency generator at the library. (Project cost = \$100,000). Funded by a State Homeland Security Grant. In the event of a disaster (earthquake, tsunami, wildfire, extended power disruption, etc.), the 17,000 square foot library will serve as an emergency shelter for individuals that need temporary housing and accommodation.



Spit Campground Fee Collection Building Improvement –

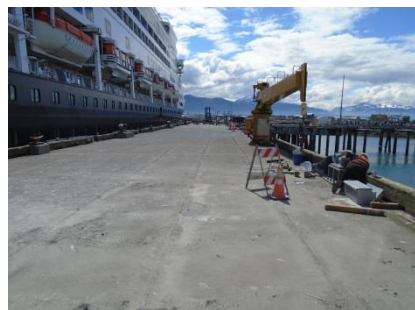
This project included the sale and removal of the existing fee collection building (due to severe erosion) and the construction of a mobile fee collection building (now located at Mariner Park). Project cost = \$5,000 + Public Works labor. Funded by General Fund. Building provided power thru solar panel.



Cruise Ship Passenger Enhancement Project – this project was completed this year by installing additional cleats on the Deep Water Dock (to improve ship berthing), replacement of the mooring buoy (located near the entrance to the Small Boat Harbor), eliminating trip hazards on the dock, and installing bird nesting deterrents on the dock approach. Also interpretive/educational signage was placed around the harbor trail to remind visitors about the unique aspects of the harbor and Kachemak Bay. (Project cost = \$120,000) Funded by Cruise Ship Passenger Head Tax Grant.



New DWD Cleat



Cruise Ship using new cleats



delivery of new mooring buoys



"Citizens promoting environmentally safe operation of the Alyeska terminal and associated tankers."

3709 Spenard Road, Suite 100
Anchorage, Alaska 99503
907-277-7222/ Fax: 907-277-4523

P.O. Box 3089 / 130 S. Meals, Suite 202
Valdez, Alaska 99686
907-834-5000 / Fax: 907-835-5957

AK Chamber of Commerce · AK Wilderness Recreation & Tourism Assoc. · Chenega Bay · Chugach AK Corp. · Cordova · Cordova District Fishermen United · Homer · Kenai Pen. Boro. Kodiak · Kodiak Isl. Boro. · Kodiak Village Mayors · Oil Spill Region Env. Coalition · PWS Aquaculture Corp. · Port Graham Corp. · Seldovia · Seward · Tatitlek · Valdez · Whittier

News Release

January 5, 2017

Contact: Brooke Taylor
brooke.taylor@pwsrcac.org
907-273-6228

Marine Firefighting Symposium to take place in Homer, May 2017

The Prince William Sound Regional Citizens' Advisory Council is hosting the ninth Marine Firefighting Symposium for Land-Based Firefighters on May 12-14, 2017, in Homer, Alaska. This three-day conference is an industry recognized effort to provide the best available marine firefighting information and practices to shore-based firefighters, using both classroom and field experiences.

Shipboard fires can occur in any coastal community and at any time. Depending on location and severity, marine firefighting efforts can require not only a local response, but a regional effort as well. Through the enhanced training offered at the symposium, firefighters in coastal communities can be better prepared to respond safely and effectively to marine fire incidents.

The primary focus of the symposium is to raise awareness and increase safety in the event of a shipboard fire related to the oil tankers and other vessels associated with the transportation of oil in Prince William Sound. Some of the topics to be covered during the symposium will include interpretation of ship fire plans, firefighter coordination with ship's crew, basics of vessel stability, ship awareness, vessel familiarization, coordination of private and public responses, politics of a marine incident, an update on implementation of U.S. Coast Guard salvage and marine firefighting regulations and an introduction to oil shipping. Numerous hands-on and field activities will allow community firefighters to work with marine industry salvage and firefighting contractors.

The council is pleased to have its nationally renowned training cadre of John Lewis, John Taylor, Don Ryan and Ron Raschio, led by Jeff Johnson. Several of these instructors provided input and material for the land-based shipboard firefighting manual produced by the International Fire Service Training Association. Firefighters and industry participants consistently provide positive comments on the events. The council is able to offer this training at no cost.

Registration will open at the end of January with forms sent to every fire department in Alaska, and the council encourages departments to send their members.

Please contact Alan Sorum at 907.255.3217 or visit our website at <http://www.pwsrcac.org/programs/maritime/marine-firefighting> for more information and updates concerning the event.

The Prince William Sound Regional Citizens' Advisory Council, with offices in Anchorage and Valdez, is an independent non-profit corporation whose mission is to promote environmentally safe operation of the Valdez Marine Terminal and the oil tankers that use it. The council's work is guided by the Oil Pollution Act of 1990, and its contract with Alyeska Pipeline Service Company. The council's 18 member organizations are communities in the region affected by the 1989 Exxon Valdez oil spill, as well as aquaculture, commercial fishing, environmental, Native, recreation, and tourism groups.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR ZAK AND CITY COUNCIL
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: DECEMBER 30, 2016
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS WIRELESS COMMUNICATION TOWER FOR HOMER SPIT PROPERTY

The City of Homer, Alaska is requesting proposals from qualified wireless facilities developers and/or communication service provider(s) that are interested in designing, permitting, constructing, operating, maintaining, owning, and subleasing a wireless communications tower for the purpose of providing improved wireless voice and data services to the general public and the City. The successful proposer will be offered the opportunity to negotiate for a 30-year term lease with the City of Homer to construct a communications tower on a portion of City-owned land that is located on the Homer Spit. Questions regarding this Request for Proposals should be directed to the City Clerk in writing at clerk@ci.homer.ak.us, no later than December 28, 2016, 5pm AK. The questions will be answered and an addendum will be issued January 5th, 2017, if applicable. It is the responsibility of respondents to check for any RFP updates. Sealed proposals for the Wireless Communication Tower for Homer Spit Property will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:00 PM, Tuesday, January 17, 2017**. The time of receipt will be determined by the City Clerk's time stamp. A Lease Application Fee of \$30.00 will be due upon submittal of proposal. Proposals received after the time fixed for the receipt of the bids shall not be considered. **All proposers must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List to be considered responsive.** The Proposal holder registration form and the RFP package are available on line at <http://www.cityofhomer-ak.gov/rfps>.

REQUEST FOR PROPOSALS FOR THE HOMER HARBOR HIGH-MAST LIGHT LED CONVERSION PROJECT

The City of Homer, Alaska is requesting proposals from qualified firms to upgrade the 1000 watt High Pressure Sodium (HPS) high-mast light luminaires of the Homer Harbor, with new LED luminaires. There are currently 69 luminaires spread out over seven poles around the Homer Harbor. Successful proposer will be contracted to remove existing HPS luminaires and install new LED luminaires, and to furnish the necessary labor, materials, equipment, tools, supervision, and other facilities to perform under such contract. Plan holder registration forms, and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>. All proposers must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Sealed proposals shall be received at the Office of the City Clerk no later than **4:30 p.m., Monday,**

January 30, 2017. Please direct proposal submission questions to Jo Johnson, City Clerk, at (907) 235-3130. Please direct technical questions regarding this proposal to the Port Maintenance Supervisor in writing at aglidden@ci.homer.ak.us, or to 4667 Homer Spit Rd. Ste. 3, Homer, Alaska 99603. Proposal shall be submitted with a 5% Bid Bond. The successful proposer will be required to provide a 100% Performance and Payment Bond. The City of Homer's Local Bidder Preference requirements will apply as per section 3.16.80 of the City's Procurement Policy.

There will be a mandatory meeting/teleconference held prior to the closure of the RFP. This will give all proposers involved the opportunity for questions and answers with City Staff to ensure all information is open and concise. The Mandatory Pre-Proposal RFP meeting/teleconference will be held **Monday, January 9, 2017 at 2:00 p.m.** at the Homer Harbormasters Office Conference Room.

CITY ATTORNEY REPORT

MEMORANDUM

**TO: MAYOR AND CITY COUNCIL MEMBERS
CITY OF HOMER**

FROM: HOLLY C. WELLS

RE: CITY ATTORNEY REPORT FOR THE LAST QUARTER IN 2016

CLIENT: CITY OF HOMER

FILE NO.: 506,742.23

DATE: JANUARY 3, 2017

The following summarizes our activities as City Attorney during the months of October, November, and December, 2016.

General Legal Counsel. I attended the October, November, and December 2016. I also provided legal guidance to City Manager Koester and City Clerk Johnson regarding issues before Council during those meetings, including but not limited to, various lease negotiation matters, the application of various ethics standards, and the applicability of election laws. I also prepared and presented comprehensive training to City Council and interested board and commission members on the Open Meetings Act, Conflicts of Interests, and ethical concerns facing legislative officials. Attorney Tom Klinkner worked with City Clerk Johnson to draft an ordinance revising fine schedules, which will allow a cost effective streamlined approach to enforcement of Homer City Code violations. Amy Walters worked alongside Human Resources Director Browning to address several personnel issues appropriately and efficiently.

Griswold v. City of Homer– As Council may recall, Mr. Griswold has challenged the City in numerous cases, alleging that the City improperly responded to a public records request, violated ethical provisions, and improperly prevented Mr. Griswold from appealing conditional use permits awarded in the same zoning district as Mr. Griswold. Mr. Griswold's claims have been substantially dismissed by the Alaska Superior Court and Mr. Griswold has appealed the judge's decisions to the Alaska Supreme Court. In one of these cases, the parties have completed briefing and are awaiting the Supreme Court's assignment of an oral argument date.

In regards to Mr. Griswold's appeal to the Alaska Supreme Court involving public records disclosures, Attorney Katie Davies reviewed Mr. Griswold's Alaska Supreme Court brief and then researched, organized, drafted and finalized the City's brief in this

same case. Attorney Klinkner and I both reviewed the City's brief to ensure our legal team presented a brief that fully benefited from the collective litigation experience this firm has developed on the issues repeatedly raised by Mr. Griswold.

Planning/Development. I worked with City Planner Abboud on interpreting Homer City Code land use provisions and identifying options for commercial development within the City.

Port and Harbor Matters. Attorney Adam Cook and I worked with the Port and Harbor team to negotiate several leases, lease renewals, and other land matters within and surrounding the harbor. We also reviewed the updated and revised transient moorage agreements, crane usage agreements, and tariffs and discussed these revisions and updates with Harbormaster Hawkins and the Port and Harbor team.

Clear Creek Cat Rescue v. City of Homer. Attorney Will Earnhart prepared for trial and conducted necessary depositions in this case and wrote several briefs advocating for dismissal of this case. He worked with City Manager Koester to implement a litigation strategy that best served the City's interests and successfully negotiated a settlement to avoid incurring any additional fees and costs.

COMMITTEE REPORTS

PENDING BUSINESS

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-57

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.95.060 and Homer City Code 21.95.070 to Require the Homer Advisory Planning Commission to Review Amendments to Title 21 or the Official Zoning Map Before Such Amendments are Adopted by City Council But Not Necessarily Before Such Amendments are Submitted to City Council for Review.

Sponsor: City Manager

1. Council Regular Meeting November 21, 2016 Introduction
2. Council Regular Meeting December 5, 2016 Public Hearing, Referred to Planning Commission
3. Council Regular Meeting January 9, 2017 Second Reading

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 16-57**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 21.95.060 AND HOMER CITY CODE
8 21.95.070 TO REQUIRE THE HOMER ADVISORY PLANNING
9 COMMISSION TO REVIEW AMENDMENTS TO TITLE 21 OR THE
10 OFFICIAL ZONING MAP BEFORE SUCH AMENDMENTS ARE
11 ADOPTED BY CITY COUNCIL BUT NOT NECESSARILY BEFORE
12 SUCH AMENDMENTS ARE SUBMITTED TO CITY COUNCIL FOR
13 REVIEW.
14

15 WHEREAS, Homer City Council highly values recommendations made by the Homer
16 Advisory Planning Commission (“Commission”) on all ordinances proposing changes to Title
17 21 entitled “Zoning and Planning”; and
18

19 WHEREAS, The Council is dedicated to preserving the Commission’s role in reviewing
20 all ordinances changing Title 21 while also permitting Council greater flexibility regarding
21 when and to what extent Council discusses proposed changes to Title 21; and
22

23 WHEREAS, It is in the City’s best interest to clarify within Title 21 that while the
24 Commission must review any change to Title 21 before it is adopted, Council has authority to
25 consider and review proposed changes to Title 21 concurrently with and even prior to
26 submittal of such changes to the Commission.
27

28 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
29

30 Section 1. Section 21.95.060 is amended to read as follows:

- 31 a. The Planning Commission shall review each proposal to amend this title or
32 to amend the official zoning map before it is **adopted by**~~submitted to~~ the City
33 Council.
34 b. Within 30 days after determining that an amendment proposal is complete
35 and complies with the requirements of this chapter, the Planning Department
36 shall present the amendment to the Planning Commission with the Planning
37 Department’s comments and recommendations, accompanied by proposed
38 findings consistent with those comments and recommendations.
39 c. The Planning Department shall schedule one or more public hearings before
40 the Planning Commission on an amendment proposal, and provide public
41 notice of each hearing in accordance with Chapter 21.94 HCC.

42 d. After receiving public testimony on an amendment proposal and completing
43 its review, the Planning Commission shall submit to the City Council its written
44 recommendations regarding the amendment proposal along with the Planning
45 Department's report on the proposal, all written comments on the proposal,
46 and an excerpt from its minutes showing its consideration of the proposal and
47 all public testimony on the proposal.
48

49 Section 2. Section 21.95.070 is amended to read as follows:

50 ~~After receiving the recommendations of the Planning Commission regarding an~~
51 ~~amendment proposal, the City Council shall consider an the amendment~~
52 ~~proposal~~ **to this title** in accordance with the ordinance enactment procedures
53 in the Homer City Code **but shall not adopt an amendment proposal under**
54 **this title without considering the recommendations of the Planning**
55 **Commission regarding an amendment proposal. When City Council is**
56 **considering an amendment proposed by the Planning Commission, t**~~The~~
57 City Council may adopt the proposed amendment as submitted or with
58 amendments, or reject the proposed amendment.
59

60 Section 3. This ordinance shall take effect upon its adoption by the Homer City
61 Council.
62

63 Section 4. This ordinance is of a permanent and general character and shall be
64 included in the City Code.
65

66 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 9th day of January, 2017.
67

68 CITY OF HOMER
69
70

71 _____
72 BRYAN ZAK, MAYOR
73

74 ATTEST:
75

76 _____
77 JO JOHNSON, MMC, CITY CLERK
78
79

80 YES:

81 NO:

82 ABSTAIN:

83 ABSENT:

[Bold and underlined added. Deleted language stricken through.]

84 First Reading:
85 Public Hearing:
86 Second Reading:
87 Effective Date:

88
89
90

91 Reviewed and approved as to form.

92
93

94 _____
Mary K. Koester, City Manager

Holly C. Wells, City Attorney

95
96

Date: _____

Date: _____

97
98

99 Fiscal Note: NA

Homer Chamber of Commerce & Visitor Center
City of Homer Contract Services Update

November 21, 2016



Celebrating 68 Years

CHAMBER OF COMMERCE & VISITOR CENTER FUNDING – 501 (C) 6

Business Advocate & Tourism Marketing Homer

Funding Sources:

- Membership Dues
- Fund-raising Events
- Partner Funding/Sponsorships
- City of Homer Marketing Contract

Dual Operation:

Destination Marketing Organization

Chamber of Commerce

*Less than 10% Statewide are dual operations.



To support our membership through cooperative economic development and community service.

QUALITY OF LIFE

BUSINESS ADVOCACY

TOURISM MARKETING

PARTICIPATION IN REGIONAL ADVISORY COMMITTEES

Tourism

- Kenai Peninsula Tourism Marketing Council (KPTMC)
- Alaska Travel Industry Association
- Adventure Travel Society
- Anchorage Convention & Visitors Bureau

Business Advocacy

- Alaska Chamber Advisory Committee
- Homer Economic Development Commission
- Anchorage Chamber of Commerce
- Int'l Game & Fish Association

ORGANIZE QUALITY OF LIFE - COMMUNITY EVENTS

- Winter Carnival – February
- Get-to-Know Homer Training – May
- Clean-Up Day – May
- 4th of July Parade – 2,500 spectators, 47 entries
- Holiday Tree Lighting – December

310 Chamber Staff Hours & 118 Volunteer Hours

Marketing Partner

- Shorebird Festival – May

Community Forums

- City Council & Mayoral
- KPB Ballot Propositions
- Elections Forum House District 31 candidates



CHAMPION PIONEER AVENUE REVITALIZATION TASK FORCE

- Task Force – Business & Property Owners, Chamber of Commerce, City of Homer
- Spark Bigger Revitalization & Renovation Projects
- Murals on Pioneer Avenue – 500 donated hours
- Over 2000 Peonies plants in 6 gardens
- City of Peonies branding



- URL www.cityofpeonies.com

NEW SATELLITE VISITOR INFO CENTER BAYCREST HILL OVERLOOK

- Estimated over 40,000 visitors stop at the Baycrest Hill
- Open Year-round – capture visitors 365 days
- Member brochures and rack cards
- Educational displays on the Kachemak Bay, Trails, Events



NEW WEBSITE ROLLOUT

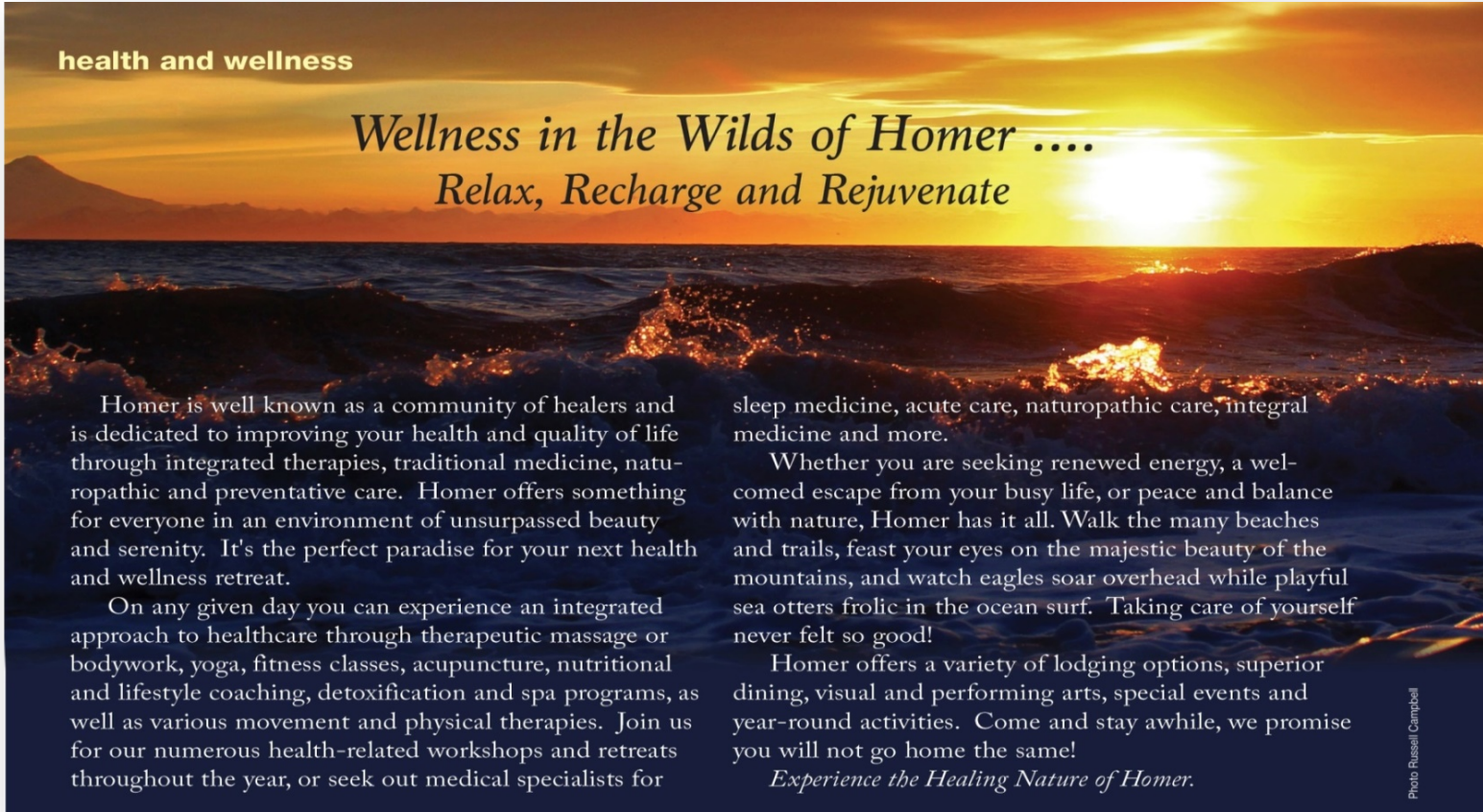


FACEBOOK VISIT HOMER
FACEBOOK HOMER CHAMBER



Focus on Homer as Health & Wellness Destination

Featured Visitor Guide 2016 -2017



health and wellness

*Wellness in the Wilds of Homer
Relax, Recharge and Rejuvenate*

Homer is well known as a community of healers and is dedicated to improving your health and quality of life through integrated therapies, traditional medicine, naturopathic and preventative care. Homer offers something for everyone in an environment of unsurpassed beauty and serenity. It's the perfect paradise for your next health and wellness retreat.

On any given day you can experience an integrated approach to healthcare through therapeutic massage or bodywork, yoga, fitness classes, acupuncture, nutritional and lifestyle coaching, detoxification and spa programs, as well as various movement and physical therapies. Join us for our numerous health-related workshops and retreats throughout the year, or seek out medical specialists for

sleep medicine, acute care, naturopathic care, integral medicine and more.

Whether you are seeking renewed energy, a welcomed escape from your busy life, or peace and balance with nature, Homer has it all. Walk the many beaches and trails, feast your eyes on the majestic beauty of the mountains, and watch eagles soar overhead while playful sea otters frolic in the ocean surf. Taking care of yourself never felt so good!

Homer offers a variety of lodging options, superior dining, visual and performing arts, special events and year-round activities. Come and stay awhile, we promise you will not go home the same!

Experience the Healing Nature of Homer.

Photo Russell Campbell

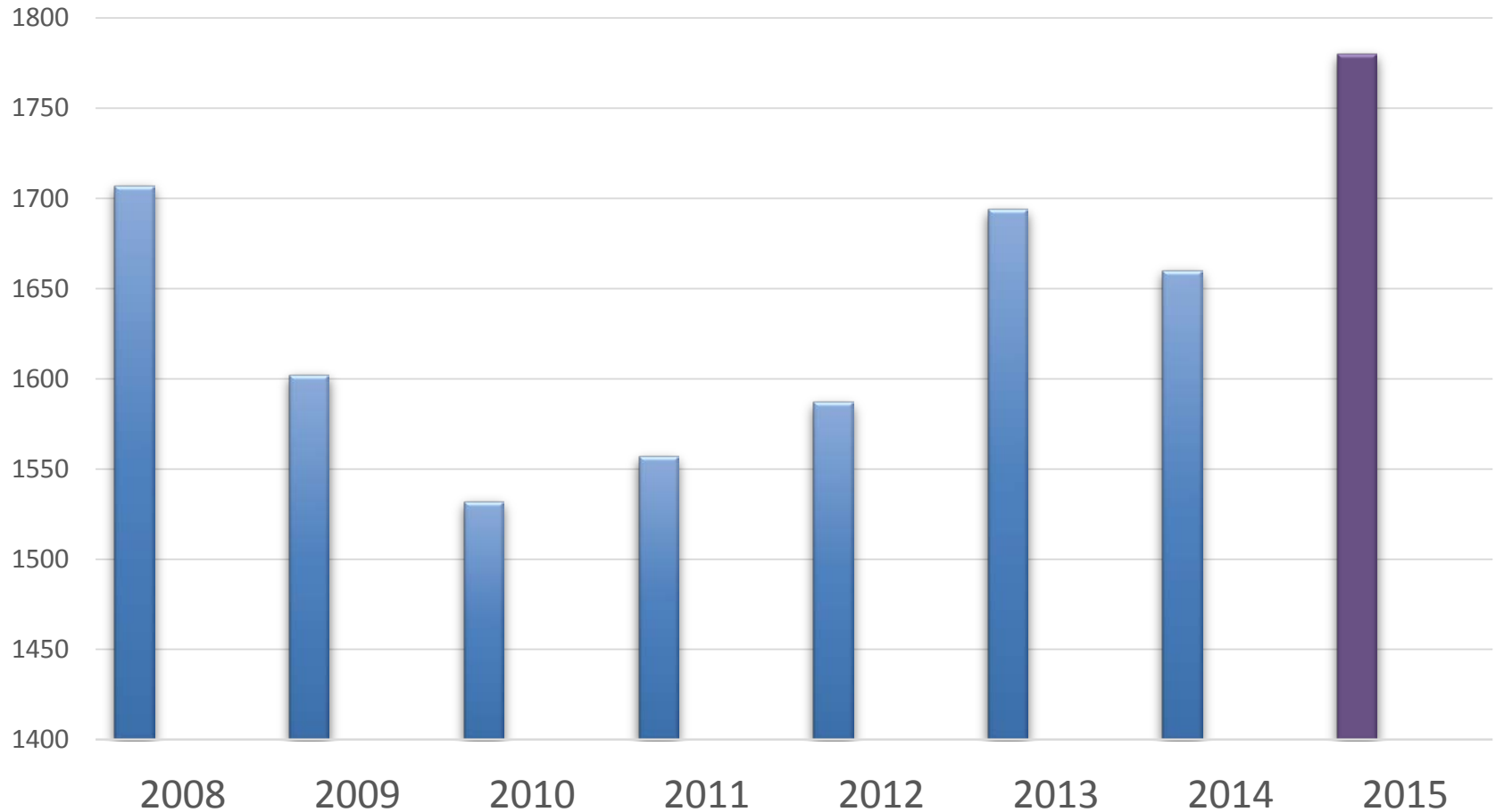
“Get-to- Know Homer” Training - May/June



Front-line Employee Training

- Homer Visitor Guide & Website – content & how to use
- Visitor Hospitality – the importance of being an ambassador
- Local Services
 - Medical, Groceries, Retail, Banks
- Our Geography
- About Town
 - East End Road, Homer Spit, Pioneer Avenue, Historic Old Town & Ocean Drive

Visitor Industry Outlook Excellent Summer Visitor Volume Statewide



2016 reached 2 million visitors for the first time in history – ATIA Source

MARKETING HOMER

Familiarization Trips

- GoWest Summit - 9 worldwide tour operators
- Adventure Travel World Summit - 12 worldwide operators, journalists

Publications & Radio

- Chicago Tribune, Jay Jones, Journalist
- WinnebagoLife.com
- Walkabout Gourmet Adventures
- Travel writers New Delhi, India
- Harbors Magazine - 6 free full page ads and feature stories
- Travel Bags with Annita & Friends Live Radio Interviews

Television

- BBC – Travel Channel – Robson Green’s Grand Slam Fishing



MARKETING HOMER

Exhibit at various conference shows and special events.

- **Great Alaska Sportsman Show** – Anchorage, May
- **KPTMC** representation at travel fairs in Fairbanks, MatSu, Tok and Los Angeles
- **Seattle Boat Show** – assisted Homer Port & Harbor with hosting trade show booth highlighting Homer



Great Alaska Sportsman Show



Seattle Boat Show

MARKETING HOMER

Winter King Salmon Tournament –March

- Record breaking 1,500 participants
- Drive business to Homer off-season!
- Statewide advertising



Jackpot Halibut Derby May-Sept

- \$35,419.50 cash awarded to two winners – tagged fish & largest fish
- \$8,675.50 cash tagged fish
- Catch & released large fish \$1,000
- Added focus on halibut facts in brochure



\$20,000 Tagged Fish Winner

OPERATE A YEAR-ROUND VISITOR CENTER



- Open 7 days a week in the Summer
- Open 5 days a week off-season
- Opened on Saturday thru Sept to meet demand
- Provide local business referrals
- Assist with specific interests and activities
- Provide maps and Visitor guides
- Distributed 600+ Homer Relocation guides

Trends

- More international visitors thru Sept
- Increase in visitors arriving by motorcycles
- Destination Weddings



2016 VISITOR MILESTONES

- Hosted 12,883 Visitor Center guests
- Hosted 19,085 total with VIC, Spit & Cruise Ships
- All 50 States- Top CA, AK, MN
- Top Countries – Australia, Germany, Canada & Switzerland
- Int'l Visitors from 70 countries – up from 49
- 2,404 Visitors from 49 Countries
- New Countries –Easter Island, El Salvador, Hungary, India, Saudi Arabia, Slovakia, Malaysia, Nigeria, New Guinea, Zimbabwe



MEET & GREET VISITORS

- Year-round volunteer staff – 15 hosts peak summer season
- 2,079 volunteer hours @ \$13 hour = \$27,027
- 120,000 Visitor Guides distributed, plus Visit Homer pdf guide download.

Meet & Greet Cruise Ship Passengers

- 10 volunteers met 9 cruise ships, plus hosted 4 tour bus stops
- 2,700 “Self-Guided” walking maps for cruise passengers



- 3,520 Visitor Guides distributed at Homer Deep Water Dock to “future returning visitors”



Increased Focus on the Adventure Market

DISCOVER YOUR
Wild Side
HOMER, ALASKA

- ✓ HIKE TO A GLACIER IN THE MORNING . . .
- ✓ KITE SURF IN THE AFTERNOON . . .
- SAVOR AN EXQUISITE MEAL IN THE EVENING

TOMORROW - KAYAKING?
BEAR VIEWING? FISHING?

Homer
Chamber of Commerce & Visitor Center

Get your Free Visitor Guide
907-235-7740 • www.VisitHomer.org

© Michaela Baumgartner
© Jill Magd
© Bjorn Olson
© Gillian Johnson
© Bjorn Olson

DISCOVER YOUR
Wild Side
HOMER, ALASKA

- HIKE IN THE MORNING . . .
- KITE SURF IN THE AFTERNOON . . .
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TOMORROW -
KAYAKING? BEAR VIEWING? FISHING?

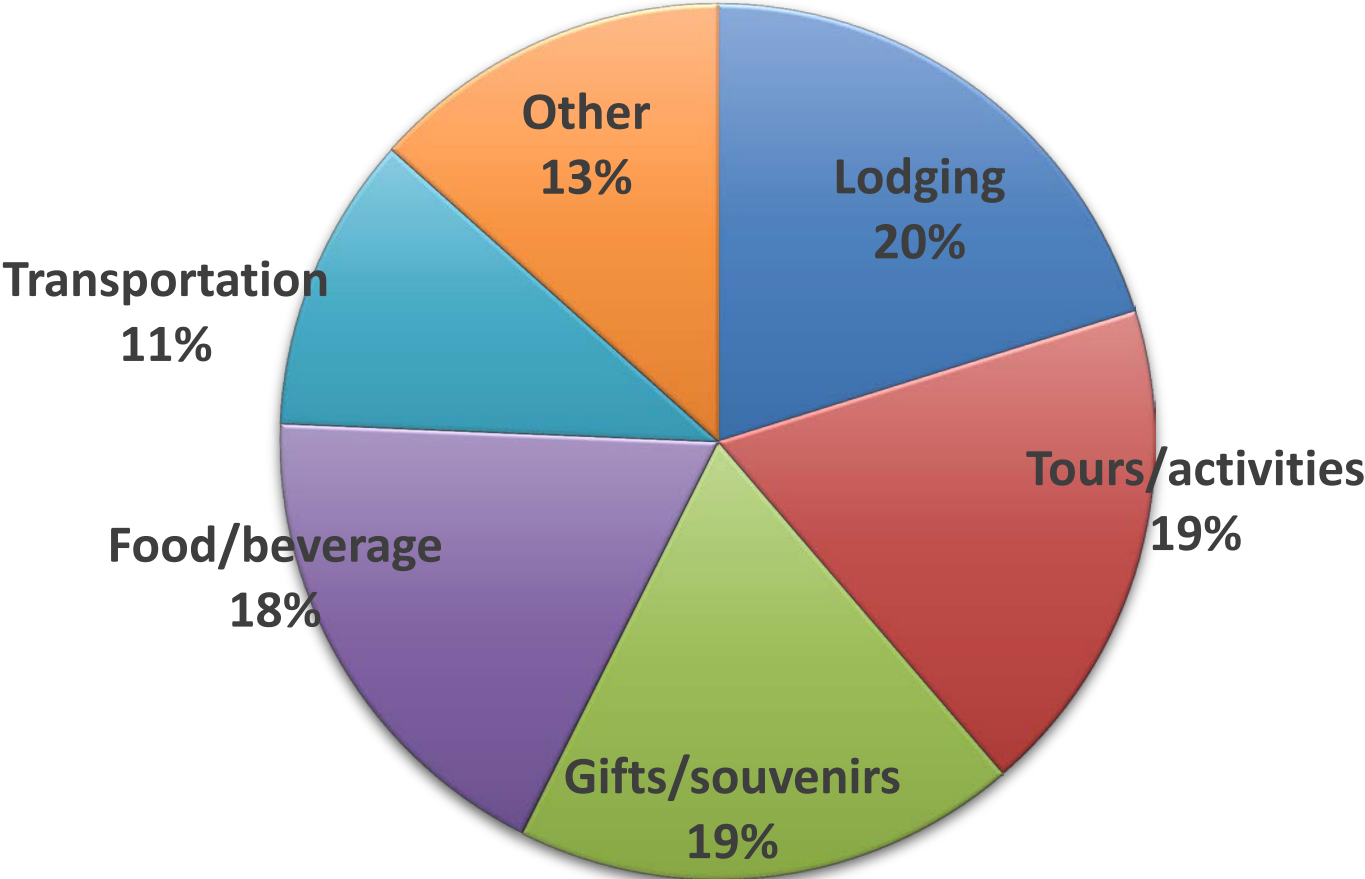
Homer
Chamber of Commerce & Visitor Center

907-235-7740 • www.VisitHomer.org

Kayaking
Kite Surfing
World Class Fishing
Bear Viewing

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© Jill Aho
© Gillian Johnson
© Jill Aho
© Gillian Johnson

Visitor spending by sector



2015 – 2016 Comparison

Business Type	Jan-Mar 15	Apr - Jun 15	Jul - Sep 15	Oct - Dec 15	Total	4.5% Sales Tax		
Guiding Water / Land	\$ 47,574	\$ 2,142,984	\$ 4,852,659	\$ 40,104	\$ 7,083,321			
Lodging	\$ 1,474,891	\$ 4,332,600	\$ 6,920,820	\$ 1,763,320	\$ 14,491,631			
Restaurant/Bar	\$ 2,916,170	\$ 5,564,175	\$ 7,508,448	\$ 3,326,331	\$ 19,315,124		2015	
Retail Trade	\$ 11,604,767	\$ 23,824,942	\$ 30,628,013	\$ 14,726,650	\$ 80,784,372			
	\$ 16,043,402	\$ 35,864,701	\$ 49,909,940	\$ 19,856,405	\$ 121,674,448	\$ 5,475,350		
Business Type	Jan-Mar 16	Apr - Jun 16	Jul - Sep 16*	Oct - Dec 16*	Total	4.5% Sales Tax		
Guiding Water / Land	\$ 46,999	\$ 2,035,871	\$ 4,609,211	\$ 37,795	\$ 6,729,876			
Lodging	\$ 1,786,512	\$ 4,689,047	\$ 7,488,408	\$ 1,872,102	\$ 15,836,069			
Restaurant/Bar	\$ 3,145,686	\$ 6,004,155	\$ 8,099,605	\$ 3,563,826	\$ 20,813,272		2016	
Retail Trade	\$ 12,280,293	\$ 24,681,531	\$ 31,715,767	\$ 15,223,568	\$ 83,901,159			
	\$ 17,259,490	\$ 37,410,604	\$ 51,912,991	\$ 20,697,291	\$ 127,280,376	\$ 5,727,617		
						\$ 252,267	Tax Revenue Increase	
						\$ (51,000)	HCOC Mtg Contract	
						\$ 201,267	NET Gain to City	
* estimated based upon 2015 trend(s)								

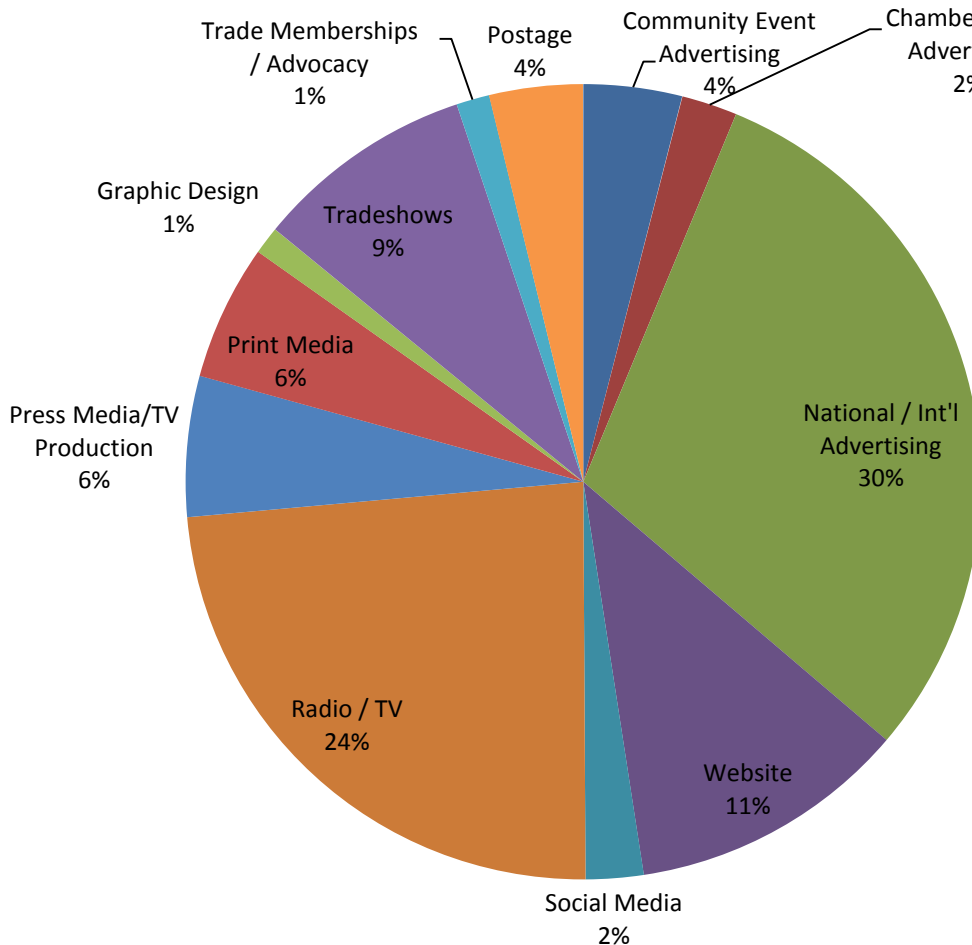
The Homer Chamber Has a Positive Influence Over Key Visitor Segments.

2014 – 2015 Comparison

- Guiding Water **-5.8%**
- Lodging **+9.3%**
- Restaurant / Bar **+7.8%**
- Retail Trade **+3.9%**



2016 Marketing Report



Community Event Adv.	2,359
Chamber Event Adv.	1,332
National / International Adv.	17,617
Website	6,674
Social Media	1,378
Radio / TV	13,933
Press / Media Production	3,356
Print Media	3,241
Graphic Design	658
Tradeshows	5,250
Trade Advocacy	795
Postage	2,243
TOTAL	\$58,836

(Annual 2016 Spend thru Nov)

Marketing Worldwide

Adventure Outdoor Magazine
Facebook Visit Homer
Instagram
Alaska Dispatch News
Alaska Ap Website
Alaska Channel Website
Alaska Sporting Journal
AmericasCuisine
Alaska Magazine
Fish & Hunt Magazine
Harbors Magazine
Visit Anchorage Print & Web

Life After 50 – Arizona
Facebook Homer Chamber Local
Pinterest
Life After 50 – California
Milepost Pull Out Map
Kenai's Playground Guide
Seattle Mariners/Seattle Seahawks Yearbook
Northwestern Outdoor Radio
Bird Watchers Digest
Anchorage Visitor Center Video Loop Homer
Webcam Homer Spit
Alaska Travel Industry Website Banner Ads



Thank You!



Karen Zak, Executive Director



Our Mission: To support our membership through cooperative economic development and community service.

Homer Chamber & Visitor Center Economic Development & Tourism Marketing Agreement

This Agreement is made effective January 1, 2017 by the Homer Chamber of Commerce, whose address is 201 Sterling Highway, Homer, AK 99603, herein referred to as the 'Chamber,' a nonprofit 501 (c)(6) corporation, and the City of Homer, whose address is 491 E. Pioneer Avenue, Homer, AK 99603, herein referred to as the "City."

WHEREAS, the City has designated the Chamber as the lead marketing entity of the Homer community and the recipient of public funds which are to be utilized and expended for the promotion of the ~~City of~~ Homer economic development and tourism marketing, and

WHEREAS, the Chamber can best accomplish this mission most efficiently by focusing its energies on marketing the city and managing the marketing activities, and

WHEREAS; The City has determined that it is most efficient and cost effective to contract with the Chamber for marketing services instead of attempting to perform that function itself; and

WHEREAS, the Chamber is an organization whose mission is to promote and support a diversified economy for a positive business and living environment for its members and the greater Homer area. The Chamber accomplishes that mission by marketing the City of Homer as a destination for conferences, economic development, tourism in general as an economic development strategy for the community at large and its supporting members, specifically, and

WHEREAS, the Chamber has acquired the resources, facilities, and personnel with the specialized skills to conduct tourism and economic development marketing programs to attract and serve new businesses and visitors of all types.

NOW, THEREFORE, the parties, each in consideration of the promise herein agree as follows;

1. The City hereby engages the Chamber to market business and industry development and tourism for ~~the City of~~ Homer. The term of this Agreement shall initially be three (3) years, unless notice of termination of the Agreement is given pursuant to paragraph 7 hereof.
2. The Chamber accepts the engagement and shall diligently promote such businesses by producing marketing, sales promotion, and publicity programs including:

- A. Sales calls to potential convention, tradeshow, and conference prospects;
 - B. Participation in regional advisory committees engaged in business and industry development issues;
 - C. Exhibits at various conference shows and special events as deemed necessary by the Chamber to promote economic development and the visitor industry;
 - D. Conducting Homer familiarization tours and product development tours and activities;
 - E. Oversight of certain special community-wide events currently being held in ~~the City of~~ Homer as noted in annual addendum;
 - F. Hosting prospective meeting planners and other clients in ~~the city~~Homer to promote business and industry development and the tourism industry;
 - G. Development, production, and distribution of promotional sales materials;
 - H. Providing community and visitor information and assistance;
3. The Chamber shall conduct economic development and tourism industry promotion to aid the City in achieving their mission to increase customers coming to Homer, and attracting new business and industry to Homer by conducting programs including:
 - a) Work closely with the City Economic Development Commission ("EEDC") to develop a Relocation campaign targeted at Internet entrepreneurs, or individuals who can work from home for larger companies;
 - b) Tourism marketing, sales, and promotion campaigns;
 - c) Generic advertising of the ~~community's~~City's assets and tourism attractions;
 - d) Market cooperatively with the Chamber's members to the mutual benefit of its members and the City;
 - e) Produce by itself, or by contract, brochures, visitors guides, maps, and other publications useful to Homer's economic development and it's tourism visitors;
 - f) Promote economic development and tourism via electronic media;
 - g) Operate a Visitor Information Center to serve visitors;
 - h) Work with other community groups and non-profits (such as the Arts) to market the broad quality of life aspects of living in Homer;
 - i) Work with other business sectors not necessarily Chamber members (such as Marine Trades) to promote the unique services that exist in Homer.
 4. For the promotion and marketing services rendered by the Chamber to the City for the community-at-large, the City shall pay to the Chamber, subject to appropriation, the amounts as detailed in an annual addendum as referenced in paragraph 5 hereof.
 5. The Chamber will annually, by ~~October 1~~ November 15 of each year, provide a marketing work plan and budget ("Marketing Plan and Budget") outlining anticipated expenditures to conduct the aforementioned services on behalf of the City and the Homer community. The Marketing Plan and Budget is required and, upon completion, shall be incorporated into ~~a part of~~ this Agreement. The Marketing Plan and Budget shall also ~~and will~~ compare the prior year's plan with actual results.
 6. The Chamber shall utilize and dedicate all ~~such~~ funds received from the City for the promotion of economic development and tourism in the Marketing Plan.
 7. This Agreement may be terminated by either party serving upon the other six months prior written notice of termination of the Agreement. ~~This Agreement is binding upon both parties and shall inure to the benefit of their successors in interest.~~ If the City terminates this agreement, the City agrees to pay for expenses already incurred at the time of notification of termination.

~~8. The Chamber is an independent contractor in the performance of any work under this Agreement, and neither the Chamber nor its employees, members or volunteers shall be an employee or agent of the City.~~

~~9.8.~~ The Chamber shall defend, indemnify and hold harmless the City, its officials, employees, agents and contractors from any and all liability (including attorney fees) or claims for damages, including personal injuries, environmental damage, death and property damage arising out of or resulting from the Chamber's use of the City's funds or the Chamber's actions taken pursuant to this Agreement, including the Chamber's employees, assignees, contractors, agents or the public.

~~10.9.~~ Prior to disbursement of any funds by the City, the Chamber shall procure and maintain, at the Chamber's sole cost and expense, comprehensive commercial general liability insurance with limits of liability of not less than TWO MILLION DOLLARS (\$2,000,000) for all injuries and/or deaths resulting to any one person and ONE MILLION DOLLARS (\$1,000,000) limit from any one occurrence. The Chamber will add the City to its generally liability insurance as an Additional Insured.

~~11.10.~~ In addition to the insurance described in ~~P~~paragraph ~~911~~, the Chamber shall maintain, at the Chamber's sole cost and expense, workers' compensation insurance as required under Alaska law and owned and non-owned automobile liability insurance with limits of liability of not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000) per occurrence combined single limit for bodily injury and property damage, and FIVE HUNDRED THOUSAND (\$500,000) total ~~agregate~~aggregate.

~~12.11.~~ All insurance policies shall provide for thirty (30) days' ~~notice~~ notice of cancellation and/or material change to be sent to the City. All such policies shall be written by insurance companies legally authorized or licensed to do business in Alaska and acceptable to the City (Best's Rating B+ or better). The City shall be listed as an additional insured. Upon execution of ~~the contract~~this Agreement, the Chamber shall furnish certificates ~~evidencing~~proving that it has procured the insurance required ~~herein~~under this Agreement. The minimum insurance requirements under this Agreement shall not act to limit the Chamber's liability for any occurrence and shall not limit the Chamber's duty to defend and indemnify the City for claims related to this Agreement.

IN WITNESS THEREFORE, the parties hereto executed the Agreement by duly authorized offices respectively.

By: _____
Karen Zak / Homer Chamber, Executive Director

By: _____
Katie Koester / City of Homer, City Manager

ATTEST:

Jo Johnson, City Clerk

Date



Our Mission: To support our membership through cooperative economic development and community service.

2017 MARKETING PLAN WITH ANTICIPATED BUDGET PERCENTAGES:

Information below describes the Homer Chamber of Commerce's planned use of the \$50,000 from the City for advertising, marketing, and economic development.

Specific core programs using these funds (for promotion of the following events to increase community participation & generate economic impact):

1. Winter King Salmon Tournament
2. Kachemak Bay Shorebird Festival
3. Jackpot Halibut Derby

New Initiatives using these funds are:

1. ~~New website~~ [Website](#) for visitors, locals, and chamber members
2. City of Peonies marketing
3. Pioneer Ave Revitalization marketing
4. Homer as a Health & Wellness destination
5. Homer as a Wedding destination

See attachment for prior years expenditures on marketing



Our Mission: To support our membership through cooperative economic development and community service.

2017 Special Community-wide Events:

1. Winter Carnival
2. Cleanup Day
3. Get to Know Homer
4. Garden Club Plant Sale (Hosted)
5. Fourth of July Parade
6. Holiday Tree Lighting
7. Community Forums (legislative, candidate, information)
8. Chamber luncheons & Business After Hours



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/29/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Homer Office PO Box 430 Homer, AK 99603 Malone And Company		907-435-0699	CONTACT NAME: Malone And Company PHONE (A/C, No, Ext): 907-435-0699 FAX (A/C, No): 907-435-0669 E-MAIL ADDRESS:
INSURED Homer Chamber of Commerce, Inc 201 Sterling Highway Homer, AK 99603		INSURER A: Alaska National Insurance Comp INSURER B: First Comp INSURER C: INSURER D: INSURER E: INSURER F:	INSURER(S) AFFORDING COVERAGE NAIC #

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		16APS08840	01/01/2016	01/01/2017	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> Y N/A If yes, describe under DESCRIPTION OF OPERATIONS below			MWC0053116-03	08/07/2016	08/07/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 100,000
							E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Homer is an Additional Insured under the general liability coverage

CERTIFICATE HOLDER City Of Homer 491 E Pioneer Ave Homer, AK 99603	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

NEW BUSINESS



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-006

TO: MAYOR ZAK AND CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: JANUARY 3, 2017

SUBJECT: REQUEST FOR EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(2), MATTERS, SUBJECTS THAT TEND TO PREJUDICE THE REPUTATION AND CHARACTER OF ANY PERSON, PROVIDED THE PERSON MAY REQUEST A PUBLIC DISCUSSION (CITY MANAGER KOESTER ANNUAL PERFORMANCE EVALUATION/EMPLOYMENT CONTRACT).

Pursuant to Council's Operating Manual – "Any Councilmember, the Mayor or City Manager may place consideration of an executive session on the agenda..."

Mayor Zak requested an Executive Session regarding "City Manager Koester Annual Performance Evaluation/Employment Contract" for the Regular Meeting of January 9, 2017. This has been publicly and internally noticed since that time.

City Manager Koester may request her annual performance evaluation/employment contract be discussed in public.

RECOMMENDATION:

Approve the request for Executive Session and conduct in the Conference Room following the adjournment of the regular meeting.

RESOLUTIONS

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Lewis/Smith

3
4 **RESOLUTION 17-002**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 SUPPORTING SUSTAINABLE FISHERIES IN KACHEMAK BAY
8 THROUGH FISHERIES ENHANCEMENT AND HABITAT
9 REHABILITATION.

10
11 WHEREAS, The City of Homer supports the Kachemak Bay and Fox River Flats Critical
12 Habitat Areas Management Plan goal of managing the critical habitat areas to maintain and
13 enhance fish and wildlife populations and their habitat; and the Fish and Wildlife Habitat and
14 Population Enhancement and Rehabilitation Policy; and

15
16 WHEREAS, The City of Homer supports the commercial, personal use, and sport
17 fisheries in the surrounding waters of Kachemak Bay; and

18
19 WHEREAS, The City of Homer recognizes the economic value to the community
20 provided by these fisheries, such as the fact that the Port of Homer generated \$15 million
21 from the wholesale seafood industry in 2015, making it one of the top ports in Southcentral
22 Alaska; and

23
24 WHEREAS, The City of Homer recognizes the role fisheries enhancement and habitat
25 rehabilitation have on supporting the fisheries in the surrounding waters of Kachemak Bay.

26
27 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska:

28
29 Section 1: To support remote fish stocking efforts by Cook Inlet Aquaculture Association in
30 surrounding waters of Kachemak Bay, including the Leisure (also known as China Poot) and
31 Hazel Lakes sockeye salmon stocking, and the Tutka Bay pink and sockeye salmon stocking.

32
33 Section 2: To support Coot (Inlet Aquaculture Association operations at Tutka Bay Lagoon
34 Hatchery and Port Graham Hatchery.

36 Section 3: To support the permit request by Cook Inlet Aquaculture Association to place net
37 pens at the head of Tutka Bay during the months of March, April, and May to imprint pink and
38 sockeye salmon for return to Tutka Bay.

39

40 Section 4: To support monitoring and evaluation of both wild and hatchery stocks in
41 surrounding waters of Kachemak Bay.

42

43 PASSED AND ADOPTED by the Homer City Council this 9th day of January, 2017.

44

45

CITY OF HOMER

46

47

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49

BRYAN ZAK, MAYOR

50

51 ATTEST:

52

53

54

JO JOHNSON, MMC, CITY CLERK

56

57 Fiscal Note: N/A

From: Gary Fandrei
To: [Department Clerk](#); [Tom Stroozas](#); [Catriona Reynolds](#); [David Lewis](#); [Donna Aderhold](#); [Shelly Erickson](#); [Heath Smith](#)
Cc: [Mark Roth \(akfish2@gmail.com\)](mailto:Mark.Roth@akfish2@gmail.com)
Subject: Homer City Council Proposed Resolution on Tutka Bay Net Pens
Date: Thursday, December 29, 2016 5:02:09 PM
Attachments: [TBLH Net Pen Brochure reduced.pdf](#)
[Issue 78 reduced for web.pdf](#)
[Tutka Bay Lagoon Hatchery Brochure 7.6.16 Reduced.pdf](#)

Mayor Zak and Council Members,

It is my understanding the City of Homer will address a resolution supporting the temporary placement of salmon net pens in Tutka Bay by the Cook Inlet Aquaculture Association (CIAA). The net pens will be placed near the upper end of Tutka Bay from mid-March to mid-June each year for the short-term rearing and release of pink salmon fry from the Tutka Bay Lagoon Hatchery. The projected number of fry released will remain the same as the number currently permitted for release.

Releasing fry at the head of Tutka Bay will increase harvest opportunities and the value of commercial, sport, and CIAA cost recovery harvests. We estimate the ex-vessel value of salmon harvested in the fishery to be from \$3,000,000 to \$5,000,000 annually.

The Cook Inlet Aquaculture Association is a 501(c)(3) nonprofit corporation dedicated to enhancing salmon fisheries throughout Cook Inlet. The Tutka Bay Lagoon Hatchery is a State facility operated by CIAA. We also operate a pink salmon hatchery in Port Graham and the State's Trail Lakes Hatchery, a sockeye and coho salmon hatchery, in Moose Pass as well as conducting numerous habitat and monitoring projects throughout the Cook Inlet drainage. To give you a better understanding of the Tutka Bay Lagoon Hatchery and other salmon enhancement activities I have attached a short brochure of the facility, the proposed net pen operation, and a copy of our recent newsletter *Smolts*. In addition, through a Homer-based business we recently produced a short video of our operations. The following link will take you to the video. <https://www.youtube.com/watch?v=zA75ckr1Xd8>

Please contact me if you would like more information about, CIAA, the Tutka Bay Lagoon Hatchery, or other CIAA salmon fishery enhancement programs.

Thank you

Gary Fandrei

Executive Director | Cook Inlet Aquaculture Association

p 907-283-5761 ext 21. | c 907-398-4505

gfandrei@ciaanet.org | www.ciaanet.org | Find us on [Facebook](#)

Facts about

Cook Inlet Aquaculture Association

Mission

Cook Inlet Aquaculture Association is a non-profit association, incorporated in 1976, which exists to:

1. protect self-perpetuating salmon stocks and the habitat upon which they depend;
2. rehabilitate self-perpetuating salmon stocks;
3. rehabilitate salmon habitat; and
4. maximize the value of the Cook Inlet (Area H) common property salmon resource by applying science and enhancement technology where appropriate.

Area

Cook Inlet Aquaculture Association engages in salmon enhancement work throughout the Cook Inlet Watershed, which includes rivers and lakes within the Matanuska-Susitna and Kenai Peninsula boroughs, and the Municipality of Anchorage.

Operations

In addition to owning and/or operating four salmon hatcheries, Cook Inlet Aquaculture Association works to maintaining and improve salmon habitat and natural salmon populations.

Governance

Cook Inlet Aquaculture Association is governed by a volunteer Board of Directors dedicated to providing and protecting the salmon resources of Cook Inlet for all user groups.



COOK INLET AQUACULTURE ASSOCIATION
TUTKA BAY LAGOON HATCHERY
907-273-6301

info@ciaanet.org
www.ciaanet.org
www.facebook.com/CIAA1976



Facts about moving the Tutka Bay Lagoon Hatchery net pens

*Cover photo of Tutka Bay Lagoon net pen complex
courtesy of Kentaro Yasui.*



Tutka Bay Lagoon Hatchery, the basics.

- Constructed and operated by the Alaska Department of Fish and Game (ADF&G) in 1976.
- Operation turned over to Cook Inlet Aquaculture Association (CIAA) in 1991. The State of Alaska retains ownership.
- The primary salmon production is pink salmon.
- Pink salmon releases have occurred every year from 1976–2004, and 2011–present.
- Facility is permitted to incubate 125 million pink salmon eggs annually.

Why does CIAA want to move the net pens?

- Annually, 100 million pink salmon fry are temporarily reared in the net pens in Tutka Bay Lagoon. On average the time in the net pens is 2 months.
- The fry imprint at the net pens, meaning about 3 million adult pink salmon are expected to return to the lagoon annually.
- ADF&G and CIAA are not always able to harvest the fish prior to reaching the lagoon.
- Once in the lagoon, harvest becomes very difficult. The result is stress to the fish and loss of quality, which is detrimental to hatchery operations and the common property use of the fish.

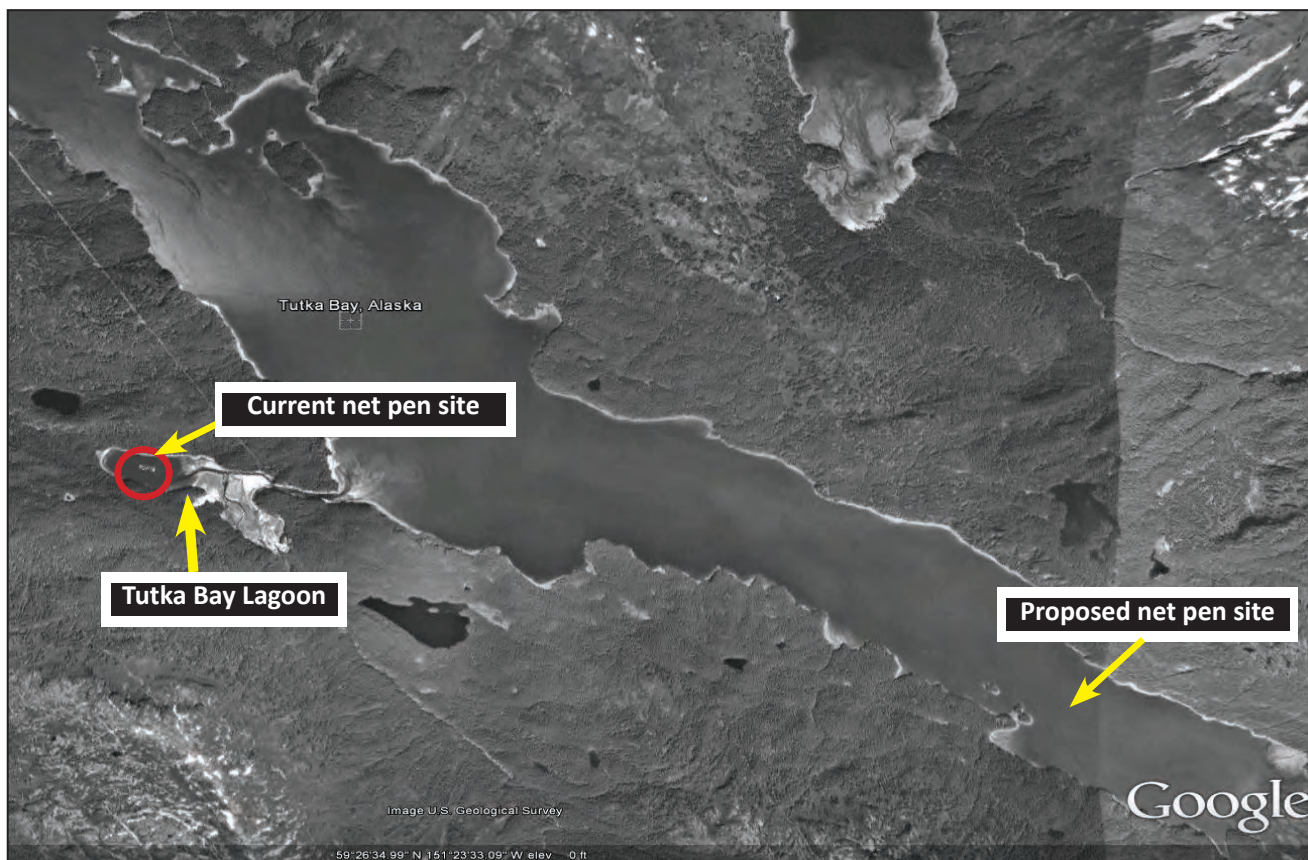
The facts about the proposal to move the net pens.

Since 2013 ADF&G and CIAA have been working cooperatively to identify a solution. The solution proposed includes:

- Rear 20% of the 100 million pink salmon fry in Tutka Bay Lagoon and 80% at another location at the head of Tutka Bay.
- Thus 20 million fry will imprint at the lagoon resulting in the expected return of 600,000 adults.
- The other 80 million fry will imprint at the head of Tutka Bay, resulting in the expected return of 2.4 million adults. This will give ADF&G greater flexibility in managing the fishery to ensure all surplus fish are harvested in a timely manner.

Is CIAA increasing the amount of fish being raised?

No, CIAA is not increasing production by moving the net pens, nor does CIAA have any plans to increase production.



Will the net pens be at the head of Tutka Bay year round?

No, the net pens will not be in the bay year round. The net pens will be temporarily moved to the head of Tutka Bay in March. They will be moved back to the lagoon in June.

Will the net pens impede public access to recreational opportunities?

No, the net pen complex will consist of 10 net pens. Currently a 12-pen complex is used in Tutka Bay Lagoon, and every summer the lagoon plays host to large numbers of recreational users along side the net pen complex.

Will water degradation occur and other negative impacts to the environment?

The impact to the water quality and benthic fauna will be negligible. The proposed site will only be occupied for up to 3 months a year and cannot be compared to fish farming where fish are raised 12–18 months in net pens.



A typical summer day in Tutka Bay Lagoon during high tide with a variety of recreational users along side the 12-net pen complex.



SMOLTS

The Newsletter of the Cook Inlet Aquaculture Association

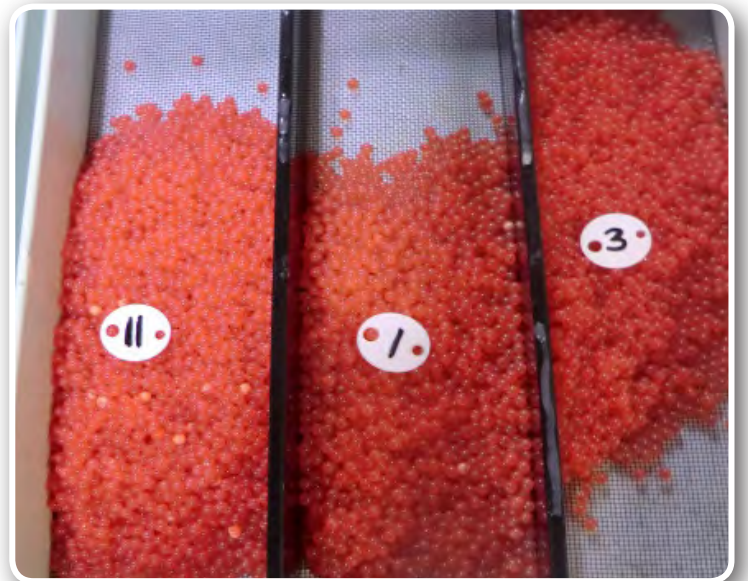
Issue 78

Fall/Winter 2017

Working to prevent a salmon population from going extinct

Currently the largest field project Cook Inlet Aquaculture Association (CIAA) is operating in the Matanuska-Susitna basin is based at Shell Lake. Shell Lake once supported a large salmon population that is nearly gone, due to a combination of factors. In 2006, almost 70,000 sockeye salmon were counted returning to Shell Lake, but that number dwindled down to three fish in 2015. Rehabilitating this threatened salmon population has been a priority for CIAA over the last few years.

It was determined that invasive northern pike, a disease caused by the microsporidian *Loma Salmonidae*, and other parasites were all having a negative effect on the Shell Lake sockeye salmon population. To circumvent the loss of sockeye fry by northern pike and to break the disease cycle, CIAA began a rehabilitation program in 2012, which included salmon stocking, northern pike harvesting, and disease monitoring.



Shell Lake sockeye salmon eggs, Trail Lakes Hatchery, 2016.

Recognizing this natural population of salmon was on the brink of extinction, CIAA used its hatchery program to take eggs from the Shell Lake salmon population in 2012. The resulting fish were raised at the Trail Lakes Hatchery and returned as smolt (80,000) to Shell Lake in 2014, although from smolt monitoring, we know that there was a loss of about 60,000 smolt to invasive pike predation. Considering this loss, CIAA expected a return of around 2,000 adult sockeye salmon (split between 2016 and 2017) from this stocking event.

A state-of-the-art video weir was installed in early July to enumerate returning adult salmon, anticipating that there would be enough adult salmon returning to allow for another egg collection. Due to a flood event that collapsed the weir and destroyed a portion of the electronic equipment, a count from the video weir was not possible. However, visual observations from crews on the ground and in the air indicated that there were adult sockeye salmon returning and a conservative estimate was made at 134 sockeye salmon.

With permission from the Alaska Department of Fish and Game (ADF&G), CIAA was able to collect about 90,000 eggs for incubation at Trail Lakes Hatchery. Staff also took samples from each fish to send to the ADF&G Fish Pathology Laboratory for disease screening. This egg collection is significant because this represents the last chance to rehabilitate this genetically-distinct population, which combined with the other Susitna salmon populations, provides stability and resilience to the fisheries.

Alongside the salmon monitoring at Shell Lake, crews continued to harvest invasive northern pike and to collect data for research purposes—including investigating alternate technologies that may

See page 2, SHELL LAKE



Staff seining for salmon, Shell Lake, 2016.

Inside

Board member profile:
Paul A. Shadura II
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message
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Fish health &
biosecurity Page 4

Eggtake summary Page 5

Staff highlights Page 5

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Monitoring Page 6

BOD update Page 7

Board of Fisheries Page 7

Cost recovery Page 7



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Permit #957

Board member profile: Paul A. Shadura II

Since the first CIAA Board of Directors met in 1978, there has been a member of the Shadura family on the board, working for healthy salmon populations in the Cook Inlet region. Currently that member is Paul A. Shadura II, who has represented Cook Inlet Region, Incorporated (CIRI) for 32 years as a CIAA board director. He currently serves as the CIAA Finance Committee Chair paying close attention to the fiduciary responsibilities of the board. Paul's family history and tradition are rooted in fisheries, so it is no wonder that Paul embodies this legacy in just about every aspect of his life.

Paul's mother, Leda Evanovna Taradonova, was born in Vladivostok, Russia. Her father was said to be the Russian nobility's representative in Irkutsk on the Kamchatka Peninsula in charge of natural resources, specifically mining and fishing. The Russian Revolution ended imperial rule and Paul's Grandfather Taradonova did not survive the change. Leda and her brother escaped on a Japanese fishing vessel to Japan, where she lived briefly before immigrating to Seattle. It was there where she met her future husband Alexander Shadura, who was born in Kenai in 1914.

Alexander was the son of a Russian Orthodox priest, Paul Shadura I, who came to Alaska in the late 1800s and married an Aleut woman, Matushka "Katherine" Hubley, from the Shumagin Islands. Father Shadura served as the priest in Kenai starting in 1906 and eventually served in Seattle until his passing.

While in Kenai, Father Shadura started fishing with hand traps for subsistence and also to provide for his less fortunate congregation. His parish included areas as far south as Seldovia and Nanwalek and as far north as the Susitna drainage. Father Shadura performed his church services throughout this region—he often would get in his row boat equipped with a sail and set out with oars. He also fished commercially to support his family that included Alexander and five other brothers and sisters. Eventually the family owned a fish trap, not too far from where the Shadura family fishes now.

Alexander eventually homesteaded in the Kalifornsky Beach area with his wife Leda. He carried on as a commercial fisherman and also took on many civic roles including President of the Kenai Native Association, chief of the Kenaitze Indian Tribe, and lobbyist for Alaska Native organizations. Leda was also very involved in the community. Paul says, "My mother was a strong woman, a pioneer—she also worked on the homestead, was very involved in the community, with the Orthodox Church and with immigrants to our state."

Paul was born in Seattle and continued to travel between the homestead, Anchorage, and Seattle

until 1980 when he finally settled in Alaska for good. He had his first setnet fishing license in 1969 at the age of 14. Paul knew only that he wanted to be a commercial fisherman and his goal was simple: to be a successful setnet fisherman.

Paul considers fishing an extension of family life. His wife Virginia, son Paul, and daughter Christina have all been a part of the Shadura setnet site. His favorite lessons from his work life include a "strong work ethic and working as an independent in control of your own destiny; having your family with you—the biggest thing is sharing the good times and the hard times." His son Paul is continuing on in the natural resources career path as a Fleet Coordinator for North Pacific Fisheries, and he is also an alternate director for the processing industry on the CIAA board, making him the third generation to serve as a CIAA board director. Paul's daughter Christina has a degree in human services and a certificate in corrections and works for the Department of Corrections.

Paul's father Alexander was one of the first board members of CIAA, representing CIRI, an Alaska Native Claims Settlement Act of 1971 (often referred to as "ANCSA") regional indigenous group. Paul says that "CIRI representation was something my father felt was important. There was a report that showed that 25% of the Cook Inlet region fishermen were of Alaska Native heritage, and this was sufficient justification for having a CIRI representative on the Board of Directors." Paul is dedicated to representing the interests of the indigenous groups including producing more fish for community and prosperity purposes. "I think I am fulfilling that role that my father thought was very important."

Similar to his pioneering parents, Paul has a strong sense of community and currently volunteers for numerous natural resource orientated organizations. These organizations include an elected at large director of the United Fishermen of Alaska; commercial fishing representative for the Kenai/Soldotna Fish and Game Advisory Committee; spokesperson for the South K-Beach Independent Fishermen's Association; the single commercial fishing representative for the Cook Inlet Regional Citizens Advisory Council; an alternate director for the Kenai Peninsula Fishermen's Association; and the vice president of the Cook Inlet Revitalization Association. "I don't think of it as just being a volunteer—I think of it as my job. It is just a big part of being an independent fishing business person. In order to continue, I need to be involved in public decision making processes. I do my research, I speak up, I ask hard questions, so I can learn, interact, and network with individuals to ensure policies are working on behalf of the commercial fishing community."



Paul A. Shadura II, Director

In the previous three decades, Paul has seen many ups and downs in CIAA's operations. He highlighted the success of the past Tustumena Enhancement Project, which not only produced fish for the common property fishery but also sufficient broodstock for other purposes. Paul also believes that the Trail Lakes and the Tutka Bay Lagoon Hatcheries are considered beneficial operations and that he expects the Port Graham facility to be equally successful. "Our facilities are constantly improving—they do produce although not always at the levels we would like." Although the Eklutna Salmon Hatchery is not currently in operation, he sees this as an important facility to mitigate and remediate dwindling king salmon stocks of concern in the Northern District.

There are a lot of challenges that Paul sees facing the CIAA community including climate change, reductions in certain strains of salmon stocks, and the social pressures of being in a semi-urban community. Currently CIAA adjusts the environment in its facilities to ensure the salmon get a good start in their life cycle; but with climate change bringing on new natural conditions, Paul says "we cannot look so far into the future to know how natural conditions may be altered and how we may need to adjust" He would like to see CIAA be able to raise all species of salmon and augment current stocks (yields) to satisfy the public's need to harvest while maintaining strong, healthy escapements.

Paul has little time for hobbies because when he is not commercial fishing he is engaged in activities that promote and protect fishing opportunity in the Cook Inlet region and statewide. He may not get in a rowboat to tend to the needs of his Cook Inlet congregation like his grandfather did, but he inherited the same resiliency, determination and respect for all salmon users, with all considerations to benefit present and future generations.

Shell Lake—continued from page 1

be more effective at suppressing pike in Shell Lake or other similar water bodies. This work is partially funded by the Matanuska-Susitna Borough and the University of Alaska Fairbanks is a project partner. The Alaska Sustainable Salmon Fund recently awarded CIAA funding to continue the northern pike portion of the Shell Lake work through the next couple of years. A significant amount of the funding for all the Shell Lake activities has been provided by CIAA through other funding sources provided by Cook Inlet commercial fishermen.

It may seem like a small population of salmon that CIAA is trying to save from extinction. But as we continue to learn about salmon populations across the world, we learn that Alaska's salmon population is more stable than many because of its high level of diversity—the greater the genetic diversity, the greater the resiliency of salmon populations. The Shell Lake sockeye salmon are worth the effort to save in order to protect the larger salmon resource of Upper Cook Inlet.

Executive Director’s message: another season full of surprises

Fishermen, processors, and aquaculture associations all rely on good projections. We prepare our boats, processing plants, and hatcheries to take advantage of predicted salmon returns. Whether we target sockeye, pink, chum, coho, or king salmon, we rely on good science and our own observations to be ready for each fishing season. Each year is different and 2016 certainly had its surprises.



Gary Fandrei, Executive Director

One of those surprises was the number of sockeye that returned to Kirschner Lake. This 298-acre lake sits on a bluff just above Kamishak Bay. There is a short outlet stream that flows 0.41 miles to Cook Inlet where it drops 40 feet directly into saltwater. We stock 250,000 sockeye fry into the lake where they rear for a year before migrating the short, but precipitous distance to Cook Inlet. Unlike many other sockeye rearing systems, the transition from the freshwater rearing environment of Kirschner Lake into the marine or saltwater environment is extremely abrupt.



Kirschner Lake, 2016.

Based on sockeye survival rates, we typically project a return to a 250,000 fry stocking project to be 10,000 adult salmon. But Kirschner Lake doesn’t fit the characteristics of a normal lake and based on past observed returns to Kirschner Lake, we predicted the 2016 return would be 18,158 sockeye or almost twice that expected for a typical fry stocking project. In 2016, many Cook Inlet sockeye returns were disappointing. The sockeye return to Kirschner Lake, however, was 57,803 fish, far surpassing our preseason predicted return. We, along with the processor licensed to harvest these fish, quickly mobilized to take advantage of the unexpected return.

Another surprise was the pink salmon return at Tutka Bay Lagoon Hatchery. The number of returning pink salmon was close to the forecasted return, but the size of the fish was a big surprise. Size does matter and this impacted hatchery operations.

Our Tutka Bay Lagoon Hatchery goal is to fill 60% of all the available incubators each year at the unfertilized or “green” egg stage. After the green eggs are fertilized and reach the “eyed” staged, inviable eggs are removed and the live eggs are transferred to all available incubators. There are 360 incubators in the hatchery and each incubator will safely hold 100 kilograms of green eggs or 50 kilograms of eyed eggs. The fecundity (number of eggs) of an average Tutka pink salmon is 1,400 eggs with each egg averaging a weight 0.166 grams. This means Tutka Hatchery can safely incubate up to 109,000,000 eyed eggs. Historically 13% of the eggs collected are inviable, thus CIAA must collect 125,000,000 green eggs each year to fill the facility.

Pink salmon returning to Tutka Bay Lagoon weigh 3.2 pounds with historic averages ranging from 2.8 to 3.6 pounds. In 2016 they averaged a remarkable 4.6 pounds, their fecundity was 1,600, and egg weight was 0.221 grams—33% greater than previous egg weights. The size of the eggs meant fewer eggs could be placed into each incubator and the capacity of the hatchery was reduced to 93,600,000 green eggs. So far the larger eggs have survived well in the hatchery. How well the resulting fish survive will not be known until the adults return in 2018.

Another surprise this year was the coho return to Bear Creek. Coho returns to Bear Creek had been declining over the past several years. The cause of the decline has not been determined, but it likely is the result of several factors such as ocean survival and increased sport fish harvest in Resurrection Bay. The number of coho returning to the Bear Creek weir in 2016 was smaller than projected, but not surprising. The surprise was the sex ratio of the return—it was 70% male. The female broodstock simply were not there and the egg take goal was not met. This means the fry stocking goal for 2017 and the smolt stocking goal for 2018 will not be met.

This year was marked by many surprises, some good and some bad. The one thing we can count on is that each year is different; and like fishermen and processors, CIAA must be adaptable.

Preliminary 2016 Total Returns to CIAA Programs

Program	Stock	Predicted total return	Cost recovery harvest	Donations	Commerical harvest	Sport fish harvest	Broodstock	Escapement	Total return ^b
Bear Lake-Resurrection Bay Sockeye	Bear Lake	171,081	72,892	1,379 ^a	2,505	10,000 ^a	3,764	9,011	88,172
Tutka Sockeye	English Bay	82,695	18,750	0	18,676	7,000 ^a	6,991	350 ^a	44,417
China Poot-Neptune Sockeye	Hidden	22,476	11,951	0	34,567	250 ^a	0	50 ^a	46,518
Kirschner Lake Sockeye	English Bay	18,158	44,765	0	13,038	0 ^a	0	0 ^a	57,803
Hidden Lake Sockeye	Hidden Lake	29,239	0	0	TBD	TBD	0	1,225 ^a	TBD
Shell Lake Sockeye	Shell Lake	1,000	0	0	0	0 ^a	66	68 ^a	134
English Bay Lakes Sockeye	English Bay	6,305	0	0	0	TBD	0	7,637	TBD
Tutka Pink	Tutka Creek	337,470	24,437	1,272	55,646	2,000	108,486	69,285	261,126
Port Graham Pink	Port Graham	66,000	0	2,647	0	500	12,783	2,595	18,525
Paint River Pink	Bruin Bay	15,000	0	0	0	0	0	No data	No data
Bear Lake Coho	Bear Lake	18,780	0	0	0	TBD	259	141	400
Total		749,424	172,795	3,919	124,432	2,000	119,307	85,933	498,170

TBD = To be determined. Data not yet available.

a. Preliminary number.

b. Reported numbers are wild and hatchery production. Until otolith analysis is available the hatchery and wild contribution are unknown.

The importance of fish health monitoring and biosecurity

A hatchery program does not survive on the quantity of fish produced alone but also in the quality of fish produced. A high-quality product starts from the moment the gametes are collected. Screening for diseases, good fish culture practices, and clean water go hand in hand in ensuring fish produced are of the highest quality.

Over the last several years, Trail Lakes Hatchery has been an example of how a few simple program changes and some infrastructure changes can make a world of difference in terms of the quality of fish produced. This has led indirectly to improve the quantity of fish produced.

This all starts with the screening of broodstock. As per Alaska Department of Fish and Game's (ADF&G) Fish Health Policy, each source of broodstock is screened every three years for bacteria and viruses. The ADF&G Fish Pathology Laboratory performs this service for all the hatcheries in the state of Alaska. This screening service provides a consistent and reliable resource for monitoring any changes in prevalence and incidents of diseases. For example, the Bear Lake sockeye program was noted in the early 2000s to have an increase in the number of fish diagnosed with bacterial kidney disease (BKD). *Renibacterium salmoninarum* is the bacteria that causes this disease. Unlike most bacteria that affect fish, it is a bacteria that can be transmitted vertically (from adult to egg) as well as horizontally (fish to fish). It is also difficult to treat once established partially due to the bacteria being encapsulated in the infected cells and therefore "out of reach" of the antibiotics used to treat the disease.

Therefore, it is best to prevent rather than try to control the outbreak once it has occurred. To prevent the bacteria from entering the hatchery, there are two different approaches. One approach is known as "family tracking." In this case, each female and male used as broodstock are given a unique number and the crossings are kept separate until the eggs have reached the eyed stage. For each adult female broodstock, tissue samples from the kidney are collected and screened for the pathogen. Those adult females that are identified as "hot" for the pathogen have their gametes culled at the eyed stage. This type of program works well where the number of fish used are small. This is the approach CIAA uses for the Bear Lake coho program.

The second approach is to provide all female broodstock with an antibiotic (erythromycin) injection. In order for the antibiotic to have an effect, there must be sufficient time between the injection and removal of the gametes. This approach works well for sockeye salmon that enter freshwater one to two months before gamete collection occurs. This is the approach CIAA uses for the Bear Lake sockeye program.

For sockeye salmon, all potential female broodstock are given an erythromycin injection as they are passed into Bear Lake for escapement. In 2010, CIAA performed an in-depth study in cooperation with ADF&G using treated and control groups to monitor the effectiveness of the antibiotic in reducing the prevalence and incidence of BKD. Results indicated that the occurrence of BKD dropped from 71% in the control group to 14% in those fish treated with the antibiotic. Since then, CIAA has continued to use the antibiotic injections and have seen reduced occurrence of the disease (in 2015, the occurrence was 12%).

A clean water source is another important factor in ensuring a clean bill of health for the fish now being raised in the hatchery. Trail Lakes Hatchery water supply is from ground water pumped from five wells. Generally, the water quality from ground water is excellent. But when the Trail Lakes Hatchery wells were initially established, they were not grouted properly so they were influenced by surface water, which was known to have the virus that causes infectious hematopoietic necrosis or IHN. This virus is transmitted both horizontally



Installing the UV system at Trail Lakes Hatchery.

and vertically. The wells were grouted by CIAA in 1999 and this helped with some of the IHN occurrences.

However, ADF&G requested that CIAA install a UV system to provide further disinfection of the hatchery water. With State Legislative funding CIAA was able to meet this request in 2013. While there is debate as to whether the UV system was necessary because the grouting alone had significantly reduced the amount of IHN, the UV system helped with other pathogens that were also impacting operations such as bacterial cold water disease. Not only has this decreased the number of fish succumbing to pathogens, it has also significantly reduced the amount of chemical and antibiotic treatments used to control the disease.

While disease screening and clean water are important factors for preventing and controlling disease outbreaks, it can all be for nothing if you don't have good fish culture practices and enforce biosecurity to go along with them. Our hatchery staff employs a number of best fish culture practices to ensure healthy production. Fish stocks and year classes are kept separate. Utensils and equipment are disinfected and each raceway has its own set of fish culture equipment. Footbaths are placed throughout the facility. Staff remove moribund fish diligently each day and are quick to respond to any abnormal activity in fish behavior to avoid an escalation in mortalities.

We also pay attention to how fish are loaded as they come out of incubator to avoid heavy densities early in their rearing life cycle. Until fish reach about one gram in size, their immune systems are not developed and anything that can be done to avoid stressors will be beneficial. Fish are transferred to larger rearing containers prior to reaching maximum densities regardless of how they look. Staff work with the youngest fish first, before moving on to the older fish. If and when a disease concern occurs, these fish are always dealt with last to avoid any horizontal transmission.

Besides the broodstock screening, ADF&G also performs a Hatchery Inspection Report every other year to provide a third-party overview into the hatchery operations as related to fish health. This year Trail Lakes Hatchery had their inspection and received an excellent review from the ADF&G Fish Pathology Laboratory recognizing the staff's dedication to performing best practices to prevent and control fish health issues. Well done!!!!



CIAA staff members take samples from a Bear Creek coho salmon, 2016.

Eggtake summary

The year 2016 will go down in the record books as an unusual season to say the least. Pink salmon returns were much lower than predicted for both wild and hatchery stocks, but fish size was one of the largest recorded with pink salmon actually being larger than some of the sockeye salmon. In terms of broodstock and egg collections, hatcheries dealt with a high percentage of females early in the run, a high number of green fish, and prespawn mortalities, which prompted some atypical spawning procedures. Sockeye salmon saw an improvement in fish size over the 2015 season but numbers were lower than predicted.

Despite the unusual season, the egg collection can be described as fair. The first egg collection was at Bear Lake. Similar to last year, everything went well with just over 5,000,000 green sockeye salmon eggs collected over a 10-day period.

Overall the Tutka sockeye broodstock collection went well despite a rip in the lensing bag that required recapture of the broodstock. Not all fish were recaptured, resulting in a collection of just over 4.2 million green sockeye salmon eggs, falling short of the 5.4 million eggtake goal.

We also had our first hatchery returns back to Shell Lake. With ADF&G approval, we were able to collect eggs from these returns for another round of stocking. Approximately 90,000 green sockeye salmon eggs were collected from Shell Lake.

The biggest disappointment was Hidden Lake where only 1,248 adults were counted through the weir. We are only allowed to collect eggs if the adult return is greater than 1,600 fish, thus no eggtake occurred at Hidden Lake this year.

A total of 9.4 million pink salmon eggs were collected from Port Graham. Although we were not expecting to meet the permitted capacity of 84 million because the program is still in its building stage, we had hoped to have had closer to 20 million.

While other pink salmon hatcheries across the state experienced lower than predicted returns and some did not meet their eggtake goals, Tutka Bay Lagoon did have sufficient returns to meet the egg target goal but was plagued with an unusually high number of green fish throughout the run. Early in the season, staff attempted to sort through the fish to avoid sacrificing the green fish. As the season progressed and the number of green fish were not declining as expected, a decision was made to collect the eggs without sorting. Just under 65 million green pink salmon eggs were collected.

Another first for Tutka Bay Lagoon was implemented this year with some very promising results for the future. In the past, pink salmon broodstock were caught and placed into net pens located in Tutka Bay Lagoon until ripe. However, with the tidal limitations of the lagoon, broodstock survival and egg quality suffered. In 2016, CIAA abandoned the net pen holding

and instead installed a weir in the creek and performed the eggtakes near the hatchery. Egg quality has proven to be better with an overall eyed-egg survival of over 87%. Unfortunately, four flood events occurred, which took out the weir and impacted egg collection activities. For 2017, a number of improvements are planned that include a heavier weir to hopefully withstand some of the flood events.

Another disappointment this year was the coho returns to Bear Lake with only 400 adult salmon returning. Three hundred fish are required for escapement, 180 for CIAA egg goals, and 85 for ADF&G. We approached ADF&G to reduce the escapement goal to allow CIAA and ADF&G to collect eggs for their respective programs. It was agreed and CIAA was able to collect just over 293,000 green coho eggs. Once these eggs reach the eyed stage they will be shocked, picked, inventoried, and divided into a fry program (for CIAA) for release into Bear Lake and a smolt program (for ADF&G) for release into Seward Lagoon. Coho returns to Bear Lake were not the only ones falling short of predicted returns—other wild local returns and other hatchery programs were seeing less fish. The table below summarizes the 2016 egg collection activities at the different locations.

2016 Egg Collection Summary

Location	Species	Stock	Number of green eggs
Bear Lake	Sockeye	Bear Lake	5,001,916
Bear Lake	Coho	Bear Lake	293,074
Hidden Lake	Sockeye	Hidden Lake	0
Shell Lake	Sockeye	Shell Lake	90,067
Tutka Bay Lagoon	Sockeye	English Bay Lakes	4,208,803
Tutka Bay Lagoon	Pink	Tutka Bay Lagoon	64,813,289
Port Graham	Pink	Port Graham	9,439,408

Staff highlights

Over the summer months, the hatcheries said goodbye to a couple of staff members, welcomed two new staff members, and made a temporary employee a full-time employee.

Two fish culturists resigned: Adam Sullivan at Tutka Bay Lagoon Hatchery and Michael Cooney at Trail Lakes Hatchery. Brittany Bollman filled the vacant Fish Culturist position at Trail Lakes Hatchery. Brittany has a bachelor's degree in wildlife biology from the Utah State University. She has worked as a Seasonal Assistant at Bear Lake and at Tutka Hatchery in 2014 before moving to the Temporary Fish Culturist position at Trail Lakes Hatchery in 2015. Brittany's experience with sockeye and pink salmon as well as the operations at Bear Lake make her a valuable addition to Trail Lakes Hatchery.

Port Graham Hatchery welcomed the addition of an Assistant Hatchery Manager, Craig Parry. Craig had previously worked for Prince William Sound Aquaculture Corporation as a Fish Culturist and Assistant Hatchery Manager at Cannery Creek Hatchery and Hatchery Manager at Armin F. Koernig Hatchery. He also spent a year working for New Mexico Game and Fish at Rock Lake Hatchery as a Hatchery Manager. Craig's experience will be an asset to the continued growth of the Port Graham Hatchery program.

Cathy Cline moved from a Temporary Project Technician position to a full-time Project Technician position at CIAA's headquarters. Cathy will continue to focus on otolith analysis and hatchery support but will also assist with some office projects during the winter months. Cathy has been with CIAA since 2001 starting as a Seasonal Assistant at Bear Lake and moving to a Temporary Project Technician in 2012 focusing on otolith analysis and providing support to various field projects. Cathy will continue to be a valuable employee to the operations in her new role.



Craig Parry



Brittany Bollman



Cathy Cline

Education and outreach

Did you know that 2016 marks CIAA's 40th anniversary? To highlight this milestone, CIAA spent more time and resources in the area of public relations over the past few months. One highlight was the production of a short film highlighting various CIAA activities that can be found at www.ciaa.net.org or watch it on YouTube (search for Cook Inlet Aquaculture Association). The film has some amazing footage of the beautiful locations where we perform our salmon fisheries enhancement work. The film also follows the salmon life cycle of a our hatchery salmon. If you have not seen the film, please check it out!

This summer, we once again led salmon dissections for kids at the 26th annual Kenai River Festival. Staff members Cathy Cline and Gary Fandrei, along with volunteer Patti Berkhahn, demonstrated how to dissect a salmon and explained salmon anatomy and how it functions.



Aerial photo of Port Graham Hatchery and netpens taken during filming, 2016.



Students with coho salmon eggs, Salmon in the Classroom, 2016.

each summer—not only at the hatchery but also at the weir they operate at Bear Creek. Although more remote, both Tutka Bay Lagoon and Port Graham hatcheries welcomed visitors. If you want to visit one of our hatcheries, we ask that you call ahead for more information. Contact information for the hatcheries can be found on the back of this newsletter.

We were also able to provide donations of salmon this summer. In July we donated pink salmon from Tutka Bay Lagoon to the Kenai Peninsula Food Bank. About 200 sockeye salmon caught incidental to the Port Graham hatchery pink salmon broodstock collection were donated to village residents. And we continued to provide salmon donations to individuals from the Bear Creek Weir.

These are just some of the highlights of our efforts to connect with people and organizations over the summer months.

We were also invited to lead salmon dissections at the Kenai National Wildlife Refuge for kids attending day camp. Staff members Cathy Cline and Linda Noyd were happy to lead the dissections and discuss salmon anatomy with the kids. And we participated in Salmon in the Classroom at Bear Creek Weir again this year by providing the eggs for the classroom incubators and hands on learning about salmon anatomy.

In August, staff members Gary Fandrei, Andy Wizik, and Lisa Ka'aihue participated in a Matanuska-Susitna Borough Fish and Wildlife Commission meeting. We provide information our beaver dam monitoring in the Matanuska-Susitna area, as well as the Shell Lake project.

The hatcheries also had their share of visitors and tour groups this summer. Trail Lakes Hatchery, on the road system, sees a lot of visitors



Some of the visitors to Bear Creek Weir, 2016.

2016 smolt and adult monitoring

Each year, CIAA operates smolt traps and adult weirs to collect data on the numbers of smolt leaving a system and the number of adults returning. These data are used by CIAA for hatchery operations, as well as ADF&G for fisheries management. Although some of these monitoring numbers are reported elsewhere in this newsletter, here is a quick summary.

In support of the hatchery programs, smolt and adult enumeration projects were conducted at Bear, Hidden, Shell, and Leisure lakes and Paint River in 2016. This year saw strong sockeye salmon smolt migrations at Hidden (326,054) and Bear lakes (904,494). This year was the final year of a three-year monitoring project at Leisure Lake with 180,967 sockeye smolt counted, less than counted in 2015, but similar to 2014. As expected, very few sockeye smolt (12) migrated from Shell Lake (see page 1).

The adult salmon returns were lower than expected overall with Bear Lake sockeye at 45,777 fish; Bear Lake coho at 400; and Hidden Lake sockeye at 1,248. No adult monitoring was performed at Leisure Lake, because of the falls that stop adult salmon from returning to the lake. The exact number of sockeye salmon returning to Shell Lake was not determined, but it is estimated that at least 134 sockeye salmon returned. And at Paint River, 10 chum salmon were counted via a newly-installed video weir. Due to power issues, the video weir did not collect information for periods of time, thus there may have been more fish that passed into Paint River. Staff learned a lot about the new video weir systems and will make improvements for the 2017 field season at Paint River and Shell Lake.



Hidden Lake sockeye smolt, 2016.

Board of Directors update

Board election

This fall, we began an annual election process to fill two of the five at-large Board of Directors seats. These five seats are reserved for Cook Inlet Area H salmon permit holders. These seats are referred to as the “Inlet Wide Commercial Fishing Representatives” and they act as the voice for all 1,287 permit holders (data current as of October 2016) in Cook Inlet.



Paul Roth

The terms of two at-large seats expire at the 2017 annual meeting in February. To fill those seats, CIAA sent out nominating petitions to all permit holders in October 2016. Two valid nominating petitions were received from Paul Roth and Robert Correia, both existing board members. The board of directors will seat the candidates at the annual meeting.

Paul Roth is a Cook Inlet seiner and has been a member of the board since 2011. He is also a member of the Hatchery Committee. Paul plans to serve again with his brother Robert Roth acting as his alternate on the board. Robert is a Cook Inlet seiner and has been running his own boat since 2002.

Robert Correia is a Cook Inlet setnetter whose service with CIAA started as an alternate to Mike Wiley. After Mike passed away in December 2012,

Robert took over his seat. Robert has also drifted Upper Cook Inlet, seined in Kodiak, and longlined in Cook Inlet, Kodiak, and out of Seward. His alternate is his daughter Caroline Correia, who has participated in the Cook Inlet setnet fishery since she was eight years old.



Robert Correia



Marlon Ash

New Port Graham/Nanwalek representative

Welcome to Marlon Ash who was seated at the November board meeting to represent Port Graham/Nanwalek. This seat was previous held by Melvin Malchoff of Port Graham but has been vacant since 2015. Marlon has spent most of his time in Nanwalek since coming to Alaska in 1974. He recently retired as a chemist working on the North Slope for 26 years. “We are working hard here in Nanwalek to figure out how to bring our red salmon run back to par,” Marlon said. We look forward to Marlon’s contributions to CIAA’s mission as the newest board member.

Next board meeting

The next board meeting will be held January 21, 2017 at 10:00 a.m. at the Kenai CIAA Headquarters Building.

Board of Fisheries decides on three CIAA-related proposals

At the November Board of Fisheries (BOF) meeting in Homer, three proposals were considered that were related to CIAA’s cost recovery harvest in Resurrection Bay. Each year CIAA develops cost recovery harvest plans for areas where hatchery-raised fish will be returning. Sockeye salmon raised at Trail Lakes Hatchery and released to Resurrection Bay are harvested when they return as adults as part of the CIAA cost recovery effort each year.

One proposal considered by the BOF would have required CIAA to split the adult return equally between the cost recovery harvest and common property harvest, which includes commercial and sports harvesters. Due to the financial hardship this would place on CIAA and the difficulty of managing this arrangement expressed by ADF&G, the BOF did not support this proposal.

Another proposal that was not supported by the BOF would have closed the beaches to cost recovery operations. This proposal was a result of user conflicts in 2015 between the cost recovery boats and sport fishermen, but these conflicts went away in 2016 when CIAA worked with ADF&G to restrict cost recovery operations to the hours between 10:00 p.m. and 6:00 a.m.

“CIAA is currently renovating its three operating hatcheries and limiting CIAA’s cost recovery opportunities would financially hamper our operations,” said Executive Director Gary Fandrei. “The BOF made a good decision in not supporting the proposals.”

The BOF did support one proposal that closed the section of the Resurrection River downstream of the Seward Highway and Nash Road to cost recovery. This is a freshwater area used by sports fishermen. This area can still be open to cost recovery through ADF&G emergency order.

Cost recovery recap

For 2016, the estimated cost recovery revenue was set at \$2,043,465. Icicle Seafoods was selected as the successful bidder to meet this cost recovery goal. Cost recovery harvests started in Resurrection Bay. As the fish began to return, it became evident we would not meet the predicted return to this special harvest area (SHA).

We were not alone with numbers across the state coming in much lower than forecasted for both wild and hatchery stocks. However there were some outstanding highlights in the returns. With the lower fish returns, the price per pound was higher, allowing some gains to be made in revenue despite the lack of fish. And the English Bay Lakes stock continued to show promise as Kirschner Lake and Neptune Bay (Hazel Lake fry release) experienced higher than predicted returns. At the end of the fishing season, CIAA fell short of meeting its estimated cost recovery revenue by \$658,150. The table above summarizes the cost recovery harvest for each of the SHAs.

2016 Cost Recovery Summary

SHA location	Species	Number of salmon	Revenue
Resurrection Bay/Bear Lake	Sockeye	72,892	\$932,563
Resurrection Bay/Bear Lake	Chum	41	\$188
Tutka Bay	Sockeye	18,570	\$107,971
Tutka Bay	Chum	12	\$43
Tutka Bay	Pink	25,709	\$22,846
China Poot/Hazel	Sockeye	11,951	\$91,101
China Poot/Hazel	Pink	7	\$8
Kirschner	Sockeye	44,765	\$230,119
Kirschner	Pink	287	\$285
Kirschner	Chum	41	\$191
Total			\$1,385,315

Board of Directors

Matanuska-Susitna Borough

Brian Bohman

Municipality of Anchorage

Sean Palmer

Kenai Peninsula Borough

Dale Bagley, Alternate

City of Seward

Jess Sweatt

Inlet Wide Commercial Fishermen Representative

Christine Brandt, *1st Vice President*

Carl Hatten

John McCombs

Paul Roth

Robert Correia

City of Kachemak

Emil "Beaver" Nelson, *2nd Vice President*

North Pacific Fisheries Association

Jessie Nelson, *Secretary*

John Gucer

Kenai Peninsula Fisherman's Association

Will Faulkner

Brent Johnson, *President*

Northern District Setnetters of Cook Inlet

Page Herring

Kenny Rodgers

City of Homer

Mark Roth

United Cook Inlet Drift Association

Dyer VanDevere

Bob Merchant

Port Graham/Nanwalek Representative

Marlon Ash

Processor Representative

Vince Goddard

Tim Schmidt

Cook Inlet Region, Inc.

Paul Shadura II

Cook Inlet Fishermen's Fund

Dave Martin, *Treasurer*

Stephen Vanek

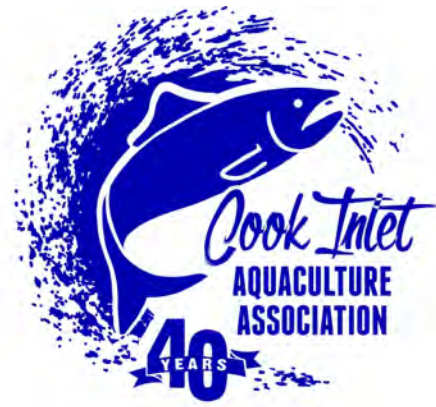
Cook Inlet Seiners Association

Matt Alward

Jacob Wise



We invite you to connect with CIAA on our Facebook page at www.facebook.com/CIAA1976



CIAA Staff and Locations

Headquarters

Gary Fandrei, Executive Director

Ron Carlson, Project Technician

Caroline Cherry, Hatchery Operations Coordinator

Cathy Cline, Project Technician

Emily Heale, Temporary Project Technician

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Barbara Morgan, Accounting Specialist/Office Assistant

Andy Wizik, Biologist

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Trail Lakes Hatchery

Tom Prochazka, Hatchery Manager

Kristin Beck, Assistant Hatchery Manager

Brittany Bollman, Fish Culturist

Jennifer Mevissen, Fish Culturist

Vacant, Temporary Fish Culturist

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Tutka Bay Lagoon Hatchery

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Vacant, Temporary Fish Culturist

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Peter Thompson, Hatchery Manager

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Vacant, Temporary Fish Culturist

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Subscribe to Smolts

If you are not currently receiving *Smolts* and would like to keep up with Cook Inlet Aquaculture Association news, you can subscribe to *Smolts*. We publish *Smolts* twice yearly. This publication is mailed free to all limited-entry salmon permit holders for purse seine, drift gillnet, and setnet in Area H. It is also mailed free to any person interested in CIAA.

To receive *Smolts*, send a request with your name, your organization's name, and your address to: *Smolts*, 40610 Kalifornsky Beach Road, Kenai, AK 99611 or to lisak@ciaanet.org.

For change of address for permit holders, notify Commercial Fisheries Entry Commission (CFEC), P.O. Box 110302, Juneau, AK 99801-0302, or call them at 907-789-6150. We use mailing labels from the CFEC. If your address is wrong, please contact CFEC; we cannot correct your address.

Mission

Cook Inlet Aquaculture Association is a non-profit association, incorporated in 1976, which exists to:

1. protect self-perpetuating salmon stocks and the habitat upon which they depend;
2. rehabilitate self-perpetuating salmon stocks;
3. rehabilitate salmon habitat; and
4. maximize the value of the Cook Inlet (Area H) common property salmon resource by applying science and enhancement technology where appropriate.

Area

We engage in salmon enhancement work throughout the Cook Inlet Watershed, which includes rivers and lakes within the Matanuska-Susitna and Kenai Peninsula boroughs, and the Municipality of Anchorage.

Operations

In addition to owning and/or operating salmon hatcheries, we work to maintain and improve salmon habitat and natural salmon populations. This work is accomplished through activities such as constructing fishways and combatting invasive species.

Funding

Funding is provided by:

- A salmon enhancement tax of 2% on Area H commercial salmon fishermen;
- cost recovery licensing;
- grants; and
- contract fish production.

Governance

Cook Inlet Aquaculture Association is governed by a volunteer Board of Directors dedicated to providing and protecting the salmon resources of Cook Inlet for all user groups.



Tutka Bay Lagoon Hatchery

COOK INLET AQUACULTURE ASSOCIATION
TUTKA BAY LAGOON HATCHERY
907-273-6301

907-283-5761, Headquarters Office
info@ciaanet.org
www.ciaanet.org
www.facebook.com/CIAA1976



Hatcheries

In Alaska, salmon hatcheries supplement natural production and provide stability in the year-to-year harvest of salmon by all users—personal, sport, subsistence, and commercial. In the Cook Inlet region, Cook Inlet Aquaculture Association operates four salmon hatcheries: Eklutna, Trail Lakes, Tutka Bay Lagoon, and Port Graham. Salmon are raised in the hatcheries from eggs to fry or smolt, then released to the ocean where they live most of their life cycle. Our contributions to the salmon population varies from year to year, but currently we are on track to provide an adult return of over 5 million pink, 400,000 sockeye, and 10,000 coho salmon annually.

Tutka Bay Lagoon Hatchery

Tutka Bay Lagoon Hatchery, located in Kachemak Bay, is operated by Cook Inlet Aquaculture Association and is owned by the State of Alaska. The red dot below shows the location of the hatchery in relation to the Cook Inlet watershed, our entire area of operation.



The facility was constructed in 1976 and was expanded in 1991 when we took over operations. The primary salmon production is pink salmon, which have been released every year from 1976—2004, and then again from 2011—present.

Operations

Tutka Bay Lagoon Hatchery is permitted by the State of Alaska to incubate 125 million pink salmon eggs. Annually, 100 million pink salmon fry are temporarily reared in net pens in Tutka Bay Lagoon. On average the time in the net pens is 2 months. The fry imprint at the net pens, meaning about 3 million adult pink salmon are expected to return to the lagoon each year.



Tutka Bay Lagoon Hatchery staff members sort through pink salmon in preparation for the collection of eggs. Cover photo and photo above courtesy of Kentaro Yasui.



A view of Tutka Bay Lagoon Hatchery net pens from above.

Visiting Tutka Bay Lagoon Hatchery

Visitors are welcome at Tutka Bay Lagoon Hatchery. Guided tours can be arranged in advance by contacting us (contact information on the other side). When visiting the hatchery as part of a tour or on your own, please note the following:

- Do not enter into buildings or work areas unless accompanied by one of our staff members.
- Do not tie any vessel to our net pens or otherwise interfere with the net pens.
- Although sport fishing is allowed in the lagoon, please note fishing is restricted within 100 feet around the net pens. Please consult the fishing regulations for details at www.adfg.alaska.gov.
- Commercial boats frequent the lagoon to capture returning adult pink salmon. We ask that other vessels not interfere with these operations.



Pink salmon fry, Tutka Bay Lagoon Hatchery.



40610 Kalifornsky Beach Road
Kenai, Alaska 99611

Phone: 907-283-5761
Fax: 907-283-9433
info@ciaanet.org
www.ciaanet.org

Re: Resolution 17-xxx, A Resolution of the City Council of Homer, Alaska,
Supporting Sustainable Fisheries in Kachemak Bay Through Fisheries
Enhancement and Habitat Rehabilitation.

Tutka Bay Lagoon Hatchery, a pink salmon facility, is located across Kachemak Bay in Kachemak Bay State Park. This facility is owned by the State of Alaska, constructed in 1976, and has been operated by the Cook Inlet Aquaculture Association (CIAA) since 1991. CIAA has reared pink salmon at the facility every year except for 2004 through 2010 when pink salmon production was temporarily suspended. In addition, CIAA has used the facility to support a small sockeye salmon program since 2005.

Since resuming pink salmon production in 2011, CIAA has invested over \$2.3 million in capital improvements at the facility and anticipates investing an additional \$100,000 this year. One of the improvements we are pursuing is the temporary placement of 10 net pens at the head of Tutka Bay.

CIAA is currently permitted to collect 125 million pink salmon eggs from fish returning to Tutka Bay Lagoon, incubate those eggs at Tutka Bay Lagoon Hatchery, release up to 80 million fry outside the lagoon, and release the remainder inside the lagoon each year. The 125 million egg-take goal has been in place since 1992 and has essentially been met every year from 1995 to 2002 (i.e., more than 100 million eggs collected).

CIAA is not asking to increase the production of the hatchery. We are asking to temporarily place 10 net pens at the head of Tutka Bay to rear and release up to 80 million pink salmon fry. The net pens will be placed at the head of Tutka Bay between April 1 and June 30 each year. The purpose of rearing and releasing the fry at the head of Tutka Bay is to provide additional harvest opportunities on returning adults before they enter Tutka Bay Lagoon where harvest opportunities are limited and potential conflicts with the sockeye enhancement project exist. This site also minimizes potential management conflicts with other Kachemak Bay salmon fisheries.


CIAA worked closely with the Alaska Department of Fish and Game to identify the best site for releasing pink salmon in Tutka Bay. The head of Tutka Bay was selected because, like Tutka Bay Lagoon, there is a strong freshwater influence in the area for returning adults to home to and it provides the greatest separation from other salmon fisheries.

CIAA projects pink salmon returns to Tutka Bay and Tutka Bay Lagoon will range from 2 to 5 million and average 3 million fish. At today's ex-vessel prices the harvest will be worth \$2 to \$5 million annually and most of the fish will be harvested by Homer-based harvesters. Some of these fish will be delivered over the dock in Homer and some may be processed in Homer.

Tutka Bay Lagoon Hatchery's projected annual operating cost is \$1.2 to \$1.3 million. Last year we spent over \$264,000 with over 20 Homer-based businesses and contractors. And the Tutka Bay Lagoon Hatchery payroll exceeded \$314,000. We employed three full-time workers who call Homer their home and over 20 seasonal workers of which many are younger Homer residents working their way through college.

It is CIAA's goal to enhance fisheries, which improves and provides stability the economies of coastal communities such as Homer.

Gary Fandrei

A handwritten signature in cursive script that reads "Gary Fandrei".

Executive Director

RE: Please do not adopt this CIAA resolution.
Greeting City of Homer Council Members,

I have been in the fishing industry for close to 40 years, fishing, processing and over a 21 year period, as a Fish Culturist for ADFG Fisheries Rehabilitation and Enhancement Division (FRED). I watched as “enhancement” for quality careful rehabilitation of Alaska’s fish stocks and habitat developed into what many in the division found contrary,... quantity “production” without adequate oversight. Thank-you for allowing my perspective.

This resolution presented by Cook Inlet Aquaculture Association, relates to a permit submitted to Alaska State Parks for an exclusive use business plan. seeking to expand the Tutka Bay Lagoon Artificial Hatchery Production Facility further into Alaska’s first Special Purpose Site¹ called Kachemak Bay State Park.

Background

In 1970, Kachemak Bay State Park was “acquired as an area of natural beauty, of cultural, recreational, or scientific value”² and “reserved from the public domain.”³

In 1974, “The tide and submerged lands of Kachemak Bay were established as a critical habitat area”⁴ creating an additional overlapping designation on park waters, “to protect and preserve habitat areas especially crucial to the perpetuation of fish and wildlife, and to restrict all other uses not compatible with that primary purpose”.⁵

“To protect areas with special recreational, scenic, cultural, historical, wilderness, and similar values”⁶ and “In order to protect and preserve this land and water for its unique and exceptional scenic value, the park is established and shall be managed as a Scenic Park, reserved from all uses incompatible with its primary function as a Scenic Park...⁷

¹ Article VIII. Section 7

² Article VIII. Section 7

³ Article VIII. Section 7

⁴ AS 16.20.590

⁵ AS 16.20.500

⁶ 38.04.070

⁷ Sec. 41.21.131

“Scenic Park” is defined as

“relatively spacious area of outstanding natural significance, where major values are in their natural geological, faunal or floral characteristics, the purpose of which is directed primarily toward the preservation of its outstanding natural features where development is minimal and only for the purpose of making the areas available for public enjoyment in a manner consistent with the preservation of the natural values such as camping, picnicking, sightseeing, nature study, hiking, riding and related activities which involve no major modification of the land, forests or waters, and without extensive introduction of artificial features or forms of recreational development that are primarily of urban character.”⁸

The combined State Park with Critical Habitat Area overlap designations provide the strongest resource conservation protection afforded by legislative action from the State of Alaska.

These multijurisdictional designations create a complex set of laws and regulations that mandate “the use, enjoyment, and welfare of the people.”⁹ They create the array of directives for ADOR, ADFG, and ADNR resource managers to perform their duty “for the utilization, development and conservation of all natural resources belonging to the State, including land and waters, for the maximum benefit of the people ,¹⁰ and wherever occurring in their natural state, fish, wildlife, and waters are reserved to the people for common use¹¹

The principle management authority over this area is the Division of Parks and Outdoor Recreation.¹² After the Kachemak Bay Citizens Advisory Committee; the public; the State Park Rangers; and State Park Superintendents, and the Director of State Parks held years of public meeting and deliberations. In 2015, the Director of State Parks denied the CIAA exclusive use permit in these popular fully allocated waters of Kachemak Bay State Park/ Critical Habitat Area.

While commercial uses are allowed in the park, “exclusive use is prohibited.”¹³¹⁴

⁸ AS 41.21.990

⁹ **Article VIII. Section 7**

¹⁰ **Article VIII. Section 2**

¹¹ **Article VIII. Section 3**

¹² Sec. 41.20.040

¹³ 1995 Management Plan

This denial does not affect fishing regulations or fisherman's catch. In fact the hatchery itself creates a block against fisherman to be allowed to openly fish when and where they want to in the Special Harvest Area (SHA).

The denial also has no effect on the status quo at the Tutka Hatchery. It simply means they will use the same footprint as the original park permit allowed.

The CIAA permit was denied for inconsistencies with state statutes, regulations, constitutional Articles, management plans, goals, policies, and uses. This resolution to you is a further attempt to pressure the 4th Alaska Department of Natural Resources Commissioner to go against the statutes of the State of Alaska to overrule the denial. This will lead to litigation.

While CIAA scoffs at the scenic beauty of the Kachemak Bay State Park, this remarkable splendor draws in over 50,000 diverse visitors to Homer, who witness, enjoy, and recreate, in the quiet outstanding vistas fulfilling park purpose.

The hatchery production expansion will impact park visitors not only for 3 months but up to 6 months from concentrated fishing, where pressure has not been concentrated before, noise, industrial activity, pressure washer pumps, and supply boats. This will create a "major modification" with the "introduction of artificial features"¹⁵ into this area by creating an industrial zone in the area zoned "Natural" for limited development."¹⁶

Park visitors invest in the businesses of the City of Homer and the resultant taxes generated for City revenue on their journey to reach "across the bay". Water taxis, hotels, restaurants, gear and supply stores, grocery stores, wilderness lodges, camping supply stores, halibut charter businesses, Alaska Marine Highway, and bed and breakfasts to name a few. The multiple activities in the Homer Area allow visitors to enjoy their stay.

The Second whereas needs to acknowledge these other multiple contributors.

¹⁴ Article VIII. Sections 2, 3, 7

¹⁵ AS 41.21.990

¹⁶ 1995 Park Management Plan

The City of Seldovia more accurately comprehends this issue and with the testimony of commercial fisherman, strongly opposed this CIAA permit to place net pens in the park.

Below is the Seldovia resolution that clearly explains this issue and upholds the consistency in accordance with state statutes instead of trying to subvert them.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SELDOVIA, ALASKA TO OPPOSE THE COOK INLET AQUA CULTURE'S PERMIT TO PLACE NET PENS OUTSIDE OF TUTKA BAY LAGOON IN KACHEMAK BAY STATE PARK WATERS

WHEREAS, the City of Seldovia supports the Critical Habitat Area Management Plan goal and policy to prioritize rehabilitation **of depleted species** including 3 species of crab, 5 species of shrimp, herring and miscellaneous shellfish, of higher value; and

WHEREAS, the intent of the 1974 Hatchery Act to authorize the operation of private nonprofit salmon hatcheries was for: "...the purpose of contributing; by artificial means, to the rehabilitation of the States **depleted and depressed** salmon fishery; and

WHEREAS, the state, at present, **does not have depleted and depressed pink salmon** fisheries; and

WHEREAS, The City of Seldovia supports AS 41.21.990 which states, "the purpose of which is directed primarily toward the preservation of its outstanding natural features and where development is minimal and only for the purpose of making the areas available for public enjoyment in a manner consistent with the preservation of natural values such as camping, and related activities which include no major modification of the land, forests, or water development that are primarily of urban character; and

WHEREAS, these dedicated Park waters should **not have exclusive power** for a Special Harvest Area (SHA) with Emergency Order closure authority to serve a private business Plan.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FACTS, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF SELDOVIA AS FOLLOWS;

Section 1. To recommend the Park Advisory Board oppose the Cook Inlet Aquaculture's Permit to Place net pens outside of Tutka Bay Lagoon in Kachemak Bay State Park Waters

Section 2. The City of Seldovia supports sustainable native wild spawning high value species and the habitat that sustains them.

Section 3: This resolution shall be effective immediately upon its adoption.

ADOPTED BY THE COUNCIL OF THE CITY OF SELDOVIA THIS 9TH DAY OF DECEMBER, 2015.

The 1974 Hatchery Act wording mentioned above by Seldovia, not only states *"the rehabilitation of the states depleted and depressed salmon fishery."*

But continues with a most critical crucial mandate using the word **"Shall"**:

"The program shall be operated without adversely affecting natural stocks of fish..."¹⁷

The first WHEREAS of the CIAA resolution is taken out of context. The full policy directive of the Critical Habitat Area Management Plan (CHA) mentioned in Policies are interwoven with statutes and the Management Plan of the Kachemak Bay State Park because of the above mentioned overlap jurisdiction.

Both Park and Critical Habitat Plans align with the hatchery Act of 1974 and the many other Alaskan laws and regulations to protect wild spawning fish. Plus, a Cooperative Agreement between ADOR and ADNR gives further cohesion for consistency between these two State Departments .

The word "enhancement" alluded to in this resolution, is a buzz word that has been abused and must be carefully considered. "Enhancement" means quality.

¹⁷ Hatchery Act of 1974

“Production” as in the Tutka Lagoon production facility, means quantity. There is a big difference.

The full wording pertaining to the CHA “enhancement” directive even starts out cautiously with the words “*As appropriate*”:

Kachemak Critical Habitat Area Management Plan Policy on Fish and wildlife habitat and population enhancement and rehabilitation

“As appropriate, allow enhancement and rehabilitation of habitat of indigenous wildlife and fish species and enhancement of fish and wildlife populations, where it furthers the management goals of Kachemak Bay and Fox River Flats CHA’, is not at the expense of existing resource values (including diversity and abundance) and does not interfere with public use and enjoyment. “Priority should be given to encouraging rehabilitation of depleted indigenous fish and wildlife populations.”¹⁸

Kachemak Bay is a known shellfish larval nursery habitat.

There is no mention of glutting this shellfish habitat with predators or overwhelming the diversity and abundance of the wild indigenous depleted fish stocks like crab, shrimp, clams, and miscellaneous shellfish with a monoculture of 125,000,000 of a single species, pink salmon.

It also does not condone that enhancement should compete with the multiple public uses in a popular area utilized for 50 years for multiple uses or by restricting access and creating a safety issue for people.

Barabara Creek is a good example of adverse affects on indigenous fish. Otilith sampling in 2014 showed a whopping 93% of the pinks sampled were hatchery pinks from Prince William Sound and the Tutka Lagoon Hatchery. ¹⁹ This leaves a mere 7% wild spawning fish genetics. This straying is against state policies and is a foreboding sign for strong wild spawning fish.

The third whereas in this resolution that needs clarification for the City Council is: the source of economic value of fish to the community of Homer. It makes it sound like this CIAA net pen operation is the primary contributor.

¹⁸ 1993 CHA Management Plan

¹⁹ ADFG Management Report

Cook Inlet Aquaculture Association contributes a miniscule amount to the City of Homer as compared to the **wild spawning** fish, fisherman.

Wild spawning Halibut... In our Halibut Capital of the World not “enhanced” pink salmon, is the prime economic bounty to Homer –

2.8 million pounds of Halibut over the Homer docks in 2015 from the commercial fleet has a value of close to \$20,000,000 million dollars.

Add to this is the charter fishing value for visitors fishing for **wild spawning** halibut creating another economic bounty to Homer needing acknowledgement.

In addition many **wild spawning** Upper Cook Inlet Sockeye Fisherman contribute to Homer buying fuel, gear, nets, groceries, moorage, storage, ice and provide raw fish tax when their fish cross the Homer dock.

5.2 million **wild spawning** sockeye returned to Cook Inlet drainages with close to 3,000,000 fish harvested or \$25 million dollars ex value price.

The forth whereas: Hatchery fish are a minor contributor to the economy of Cook Inlet. Only 4% of all species in all of Cook Inlet are “enhanced”.

Wild naturally spawning fish without enhancement are something to celebrate, rejoice and be thank-full for!

The lower Cook Inlet fisherman have vast areas to fish from Augustine Volcano to Anchor Point around into the Gulf of Alaska to Port Dick. These are mostly all wild fisheries that function and when looking at the records have provided an equal amount for the lower Cook Inlet fisherman without “enhancement” since 1959.

10 -20,000,000 **wild spawning** pink salmon are reported to annually pass through lower Cook Inlet waters heading for upper Cook Inlet tributaries.

The lower Cook Inlet fisherman is often kept from fishing because of the enormous amount of cost recovery allotted to CIAA to fund their operations. Closed fisheries also result due to the hatchery in attempting to manage mixed hatchery to wild stock fisheries.

The main recipient of these closures is CIAA, not the fisherman.

The State of Alaska has grown into a bad habit of advocating “Just add fish by enhancement from a hatchery” building an artificial propulation that outcompetes wild stocks instead of the more honorable habitat repair which was the ADFG protocol of the past.

“Enhance” may sound good but is proving to be the wrong answer to depleted fish stocks. Understanding habitat function, not overfishing, removing mortality factors like not releasing predators on tiny larvae and keeping our water clean can more lead to sustainable future fisheries.

The Critical Habitat Area Plan directs resource managers to ***“recognize cumulative impacts when considering effects of small incremental development and action affecting critical habitat resources”***²⁰

When looking at the ground price of Alaskan fish, which species and their habitat would be a priority to recognize cumulative impacts?

Fish Prices per pound in 2015:

Halibut **\$7.00**- Dungeness Crab **\$3.00** - King Crab - **\$8.00**

Spot Shrimp **\$9.00** - Sockeye Salmon **\$1.50** - Pink Salmon **\$.15 cents**

It doesn’t take long to wonder why bother with pink salmon, with an infrastructure costing \$4.5 million dollars that is never recouped each year and the fisherman only get a small slice of it.

CIAA performs some great habitat and small enhancement programs. Funding must be more innovative than cost recovery of low value fish that swarm the ecosystem.

We are blessed in Cook Inlet with free healthy wild fisheries as an ecological service without the overhead of \$4.5 million dollars in hatchery operations and infrastructure repair and maintenance.

We are blessed with our 50,000 visitors to our fair city that use our services who come to see the stunning beauty of our park.

We are blessed that we get to live here in this productive lovely setting.

Please do not adopt this resolution.

Thank-you kindly for listening

Nancy Hillstrand

Coal Point Trading Company

4306 Homer Spit

Homer Alaska 99603

²⁰ 1993 CHA Management Plan

Timeline of CIAA's permit request to the Department of Natural Resources for net pen in Nutka Bay:

- ① April 2013
CIAA net pen request submitted to DNR
- ② Sept 8, 2014
State Parks Director Ellis denies permit
- ③ Sept. 29, 2014
CIAA legal appeal filed to DNR Commissioner.
- ④ April 22, 2015
DNR Commissioner Meyers approves interim net pen request.
- ⑤ May 2015
Commissioner puts permit approval in abeyance.

increased fishery activities continues today.

In embracing fishery enhancement activities as a legitimate and beneficial Park purpose, the 1995 Management Plan did not ignore the statutory requirement that the Park be maintained and protected as a scenic park. Rather, it expressly found fishery enhancement activities to be compatible with the scenic park designation. The 1995 Management Plan determined—in a section containing its analysis of compatible and

incompatible uses—that “fisheries enhancement restoration” was “conditionally compatible, under DPOR permit,” as long as “equipment [is] removed and the site restored following project completion.”³⁵ Thus, under DNR’s established policy as expressed in the 1995 Management Plan, salmon net pens installed temporarily under a permit are compatible with the Park’s scenic nature.

Fourth, the Director’s concern regarding “the public’s access to recreational opportunities” likewise disregards the status quo in Tutka Bay. Again, the public has managed to enjoy the Park in and around Tutka Bay for years while the Tutka Bay hatchery has been in operation in some form or another. There is no evidence that moving the net pens to a different location for a brief period of time will have any impact on the public’s existing access and use of the Park. Indeed, the Director himself concluded that “[a]ll three [proposed] locations are off shore and in areas where boat traffic is dispersed.”³⁴

Finally, the Director’s factual findings are contradicted by DNR’s own management plan for the Park that *supports* CIAA’s hatchery and fishery activities. As noted, the plan explicitly identifies fishery enhancement as a goal for the Park, and repeatedly characterizes fishing as an important recreational and commercial activity in the Park in general and Tutka Bay in particular. It is not reasonable to conclude that the entirety of CIAA’s hatchery operations are consistent with Park purposes and then conclude that one small subset of these operations has such a negative impact on the viewshed of the Park that it cannot be allowed.

E. The Director’s Reversal of DNR’s Longstanding Policy to Support CIAA’s Tutka Bay Activities Was Arbitrary and Capricious.

The Director’s Decision represents a sudden departure from the longstanding DNR policy of finding hatchery activity within the Park to be compatible with its designation as a scenic park. This policy is codified in the 1995 Management Plan discussed above which identifies fishery enhancement as an important Park function, praises CIAA’s activities in Tutka Bay, and expressly states that fishery enhancement is a compatible use for the Park.³⁵ In rendering his denial of CIAA’s temporary net pen permit application, the Director—without explanation—disregarded the entire 1995 Management Plan, opting instead for a purportedly strict application of the statutory definition of scenic parks.

Specifically, the Director considered only one issue - whether temporarily placed submerged net pens would interfere with certain view sheds within the Park. As noted, the Director did not include as part of this analysis other existing structures in the Park or whether a small net pen complex would be sufficiently visible in enough areas of the Park to have anything more than a marginal impact. Putting that aside, the Director failed to consider in any way the public interest served by CIAA's activities and the fact that the proposed net pen placements were made after consultation with ADF&G, the state agency charged with protecting and managing state fisheries.

As noted, the record is clear that CIAA's hatchery activities at Tutka Bay benefit not only all fishery user groups (including sport, commercial, and personal use fishers), but the community as a whole by generating significant economic activity and opportunity. Denying CIAA the ability to rear and release its fish in the best manner undermines and jeopardizes CIAA's ability to continue providing these economic benefits to the public and to the State.

Further, the record establishes that the proposed net pen locations are, in the opinion of ADF&G, in the best interests of the overall fishery.⁴¹ Promoting and protecting the overall health of the fisheries in Kachemak Bay is an important public interest. While ADF&G is primarily charged with fisheries management and protection, DNR cannot ignore this element of the public interest in its decision making. Here, the Director took an entirely myopic view of the issue at hand and only considered whether any visible structure would impact a view in any way and if so, the Director apparently believes the structure should not be permitted. The Director failed to balance the health of the fishery and the benefits of CIAA's activities against the fact that a few people may see submerged net pens (in addition to the hatchery and various fishing boats that frequent Tutka Bay) at certain times of the year when viewing Tutka Bay from certain locations. This failure to consider and balance the public interest is ground for reversal.

APRIL 2015

EXCEPTS from DNR Commissioner ^{Myers} decision to allow net pen application to be approved for 3 yrs while further study is done. This was in response to CIAA appeal of original denial by State Parks to allow net pens.

For purposes of the appeal itself, there is evidence from past administrative and legislative actions to support the issuance of special use permits for CIAA's temporary net pen placement. Particularly, the Legislature created the Tutka Bay Hatchery, and then later authorized CIAA to operate it on behalf of the State, once Kachemak Bay State Park was in existence and had been designated as a "scenic park" under law. Thus the legislature saw that some scope of fish enhancement activity, including hatchery operations, were compatible with, or implicitly excepted from, the scenic park designation.

Furthermore, as highlighted in the appeal's discussion of the 1995 management plan and evident from the *Letter of Intent regarding the Operation of the State Fish Hatchery at Tutka Bay within Kachemak Bay State Park*, in the past DPOR has reviewed and authorized some of CIAA's activities within the park that are consistent with the placement of the temporary net pens. Together, these reasons show that there is a longstanding history of supporting some actions similar to CIAA's over the history of Kachemak Bay State Park.

Decision: For the foregoing reasons, the appeal received on September 29, 2014 of DPOR's September 8, 2014 decision regarding LAS 29920 is **remanded to the Division** for further review of the application and interpretation of the statutory and regulatory framework for park special use permits for fishery enhancement activities.

However, because the evidence in the record does not show detrimental impacts to any particularized park interest from the temporary net pens, but only generalized impacts consistent with existing activities within the Park and implicitly found to be compatible (or implicitly exempted) by past legislative and administrative acts, the appeal is **granted in part** and CIAA is granted a three year interim permit to temporarily relocate net pens as sought in the application while further review of this issue is conducted and additional facts, if necessary, are developed by the Division.

May 2015 - (one month later) DNR comm Myers puts permit approval in abeyance

Dec 28, 2016 DNR office has yet to act on CIAA request

From: Nina Faust
To: [Jo Johnson](#)
Subject: Resolution regarding Pink Salmon Hatchery in Tutka Bay
Date: Thursday, December 22, 2016 9:19:17 PM

Please distribute to the City Council and the Mayor.
Nina

P.O. Box 2994
Homer AK 99603

December 20, 2016

Homer City Council
Homer AK 99603

Dear Council Members:

Please do not support a Resolution endorsing a Pink Salmon Hatchery in Tutka Bay. It is not a good idea for many reasons.

I have lived in Homer since 1981 and have been actively involved in issues related to the Kachemak Bay Critical Habitat Area (KBCHA) during my time here. The purpose of the KBCHA is clear:

AS 16.20.500. Purpose. The purpose of AS 16.20.500 - 16.20.690 is to protect and preserve habitat areas especially crucial to the perpetuation of fish and wildlife, and to restrict all other uses not compatible with that primary purpose.

Industrial sized fish hatchery operations do not belong at the head of Tutka Bay because it is an incompatible use. This fjord is one of the most magnificent, scenic areas of the Bay and Kachemak Bay State Park. Residents and visitors delight in the huge, narrow fjord with mountains jutting up adjacent to the shore. It is a quiet place where one can turn off the motor, float quietly or kayak and hear the eagles calling, seals barking, gulls squabbling, and water splashing when a bird goes after a fish.

Noise and water pollution will accompany this proposed fish farm. Fish waste will foul the water, diseases may spread to wild fish, and the 100 million fry proposed for this farm will compete with native species for available food. We have a glut of pink salmon in the state. We certainly do not need more pinks in Kachemak Bay. Much of these fish will likely be shipped to Asia. It may also be detrimental to seals that may try to steal the fish if permits are given to kill seals.

This is not what I consider a sustainable fishery. It will likely harm our local wild salmon, and possibly our shellfish, by reducing food for native species. Sustainable means to take care of our wild stocks, prevent the introduction of diseases, and make sure that the natural food native species depend on is fully available to them. It also

means fishing and using fish locally to reduce our carbon footprint. But we already have enough native pinks.

In this era of tight money for so many essential programs, this program fits the profile of a boondoggle—something big, unnecessary, and likely to drain a lot of money from the public coffers with little benefit to locals, to the habitat, to wildlife, to scenic values, to the quiet and placid pace people enjoy when visiting this fjord, and to maintaining clean water. It is an incompatible use and should not be allowed. Please do not pass a resolution supporting this potentially harmful industrial use.

Please follow the lead of the Seldovia City Council and oppose this resolution that would industrialize the head of Tutka Bay.

Sincerely,

Nina Faust

December 29, 2016

A brief overview of the CIAA request for pink salmon rearing net pens in Tutka Bay.

Submitted to the Homer City Council by Willy Dunne, Kachemak Bay State Park Citizen Advisory Board member.

In the spring of 2014, Cook Inlet Aquaculture Association (CIAA) - operators of the Tutka Lagoon Hatchery - applied for a permit with the Division of Parks and Outdoor Recreation (DPOR) to place pink salmon net rearing pens at the head of Tutka Bay within the waters of Kachemak Bay State Park.

The Kachemak Bay State Parks Citizens Advisory Board received notice of the permit application, listened to presentations from ADFG and CIAA, and discussed the issue at their May 2014 meeting. Since the Board would not meet during June, July and August, they appointed a committee to review the issue and report back to the Board in September.

At their September 2014 meeting, the Board learned that Ben Ellis, Director of DPOR had issued a Director's determination denying the permit application, stating that the proposed activity was incompatible with Park values and not allowed under statutes that created the Park. Since the issue appeared to have been decided, the Board removed it from their agenda. Meanwhile, CIAA appealed the Director's decision to the Commissioner of DNR.

In April 2015, Mark Myers, the Commissioner of the Department of Natural Resources (DNR) overruled the DPOR Director's decision and granted a 3 year permit to CIAA for net pens at the head of Tutka Bay. Very shortly after, several individuals and organizations challenged the Commissioner's decision, suggesting legal action could be taken if the permit was granted. As a result, in May 2015 the Commissioner held the permit decision in abeyance pending further review.

Despite saying he would make a decision on the issue before stepping down from his post at DNR, Myers resigned without addressing the issue. The permit decision was then in the hands of acting Commissioner Marty Rutherford who appointed a staff person to study the issue. There still was no decision on the permit when Andy Mack was appointed as the new DNR Commissioner in 2016. He has not taken any action on the issue to date.



Kachemak Bay Conservation Society
3734 Ben Walters Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

January 2, 2017

To Homer City Council Members:

We urge the Homer City Council to reject the Resolution to Support Sustainable Fisheries in Kachemak Bay through Fisheries Enhancement and Habitat Rehabilitation. The wording of the Resolution is ambiguous and biased toward supporting the single or exclusive use business plan of the Cook Inlet Aquaculture Association (CIAA). The Resolution was obviously written by and for the CIAA and its Hatcheries. The CIAA permit that was filed with the Alaska State Parks to expand the Tutka Bay hatchery was denied due to conflicts with the Kachemak Bay and Fox River Flats Critical Habitat Areas Management Plan (CHMP), state statute, and state regulations. The Homer City Council should not now issue a Resolution supporting a plan that lacks scientific support, conflicts with the CHMP, and benefits one commercial enterprise.

1. The 1st "Whereas" statement claims support of the CHMP "goal of managing the critical habitat areas to maintain and enhance fish and wildlife populations and their habitat." We believe this Resolution misinterprets the term "enhance" by presuming enhancement means to increase numbers through artificial means. We believe the term "enhance," as used in the goal, means to improve quality and strength of existing wild populations.

The Resolution language here ignores other important objectives in the CHMP. A primary objective of the CHMP is to minimize harmful disturbance¹ to fish and wildlife populations. Expansion of the Tutka Bay hatchery would introduce the potential for harm and disturbance through interference with wild stock propagation and pollution of the habitat from pens holding many more fish than the habitat can support. Absent solid data showing that the hatchery does not introduce harmful disturbance to wild fish and their habitat, the Resolution should be rejected. We present further discussion on the lack of data on the effects of the hatchery below.

2. The 3rd "Whereas" statement recognizes the "economical value to the community provided by these fisheries", referencing the commercial, personal use, and sport fisheries named in the 2nd "Whereas". The "economic value" does not distinguish between value brought from wild fisheries and value brought from hatchery fisheries. The hatchery fish contribute a very minor portion of the economic benefit to Homer from fisheries. Further, nowhere in the CHMP is economic benefit a justification for development. Rather, all sorts of development are prohibited in the critical habitat

¹ The current Critical Habitat Management Plan (CHMP) defines "Harmful Disturbance" as "Activities which displace animals from their natural habitat or interrupt their seasonal activities at a frequency or duration which causes significant impact to fish and wildlife populations."



because of the priority for preserving wildlife and fish. This 3rd “Whereas” provides the most compelling reason for rejection of the Resolution.

3. The 4th "Whereas" statement lacks substance due to the absence of data to support it. (The resolution references financial data for this economic statement but interestingly has no data in support of its other statements). The Homer Council cannot legitimately **recognize** the role that fisheries enhancement plays in supporting the fisheries without **scientific data** showing conclusively that the Tutka Bay hatcheries actually support the fisheries and **do not harm** the wild fish stocks and the habitat. The history of the effects of hatcheries on wild fish stocks in the northwestern U.S. is well documented and does not support continuation of hatchery practices. The statement made by Zane Grey in 1938, still rings true today: “As a matter of pure scientific fact, which any sincere naturalist will confirm . . . hatcheries have been found out to be merely rackets.”²

The 2012 evaluation of the Tutka Bay Lagoon hatchery concluded that ADF&G had not identified the metrics for meaningful data collection and measurement. The Report concludes at page 25:

“ADF&G staff reviewing the TBLH FTP conditioned approval of the permit on establishment of a thermal marking program “so that biological interactions and harvests may be evaluated”, and CIAA has committed to initiate a pink salmon otolith marking program within five years. However, **ADF&G did not identify specific concerns with respect to wild stock interaction or harvest management, nor develop a plan to assess these concerns.**” (emphasis added).

The lack of rigid and meaningful data collection makes it impossible to evaluate the effect of the hatchery on the wild fishery and the critical habitat. The Homer Council should demand evidence that the CIAA has completed and implemented a rigid research plan since issuance of the 2012 report and has been monitoring the hatchery effectively. CIAA should be able to present solid data, not just assertions without scientific evidence.

We have not found any research data that conclusively shows that hatcheries are not harmful to wild fish and the habitat. There is plenty of data showing that hatchery fish actually destroy wild salmon stocks. The burden of proving that hatcheries are not harmful lies with the hatchery operator- not with the fish, wildlife and people who will suffer from degradation of the habitat. The Homer Council should not support the CIAA proposal to expand the Tutka Bay hatchery without data showing that the hatchery is actually beneficial. Support of the hatchery expansion based solely on an expectation of economic benefit to the City of Homer directly conflicts with Alaska statute and the CHMP.

² See, “An argument against fish hatcheries”, by Michael Baughman, High Country News, December 13, 2016, at this [LINK](#)



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4. The Resolution section of the document relies on “consideration of the above facts.” The “Whereas” statements are not “facts” but bold assertions which lack factual support. Therefore, the “Whereas” statements do not provide support for the Resolution statements.

The first three Resolution statements provide support for a single use exclusive business plan of the CIAA Tutka Bay Hatchery which conflicts with State Park policy and the CHMP.

The 4th Resolution statement supports monitoring and evaluation of both wild and hatchery stocks. This resolution statement is meaningless if no one is actually monitoring and evaluating the fisheries on a sound scientific basis. Research on the effects of fish hatcheries in general is inconclusive due to a lack of effective data collection. Naisch et. al.³ note that it is unclear whether hatcheries are meeting conservation and fishery enhancement goals because they are not managed on a sound scientific basis. Information on fish hatchery impacts on Pacific Salmon that may prove beneficial in studying Alaska Salmon projects can be found in the book "Salmon Without Rivers."⁴

Coordinated research within existing hatchery systems using appropriate controls is needed along with active debate about the role of hatcheries in today's society. CIAA has not presented solid data showing the effects of its hatchery activities on wild fish populations or on the Kachemak Bay critical habitat. Absent viable data showing that the hatcheries actually benefit and do not harm the critical habitat, the Homer Council should deny the proposed Resolution that supports the CIAA commercial enterprises.

Respectfully submitted,

Kachemak Bay Conservation Society
Roberta Highland, President

³ “An Evaluation of the Effects of Conservation and Fishery Enhancement Hatcheries on Wild Populations of Salmon”, *Advances in Marine Biology* vol.53, 2008

⁴ *Salmon Without Rivers*, Jim Lichatowich, Island Press 1999, 2001.



Kachemak Bay Conservation Society

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The Kachemak Bay Conservation Society's mission is to protect the environment of the Kachemak Bay region and greater Alaska by encouraging sustainable use and stewardship of natural resources through advocacy, education, information, and collaboration.

Linda Robinson
1625 Race Road
Homer, Alaska 99603

January 3, 2017

Homer City Council
491 E. Pioneer Avenue
Homer, Alaska 99603

Re: Resolution 17-xxx, A Resolution of the City Council of Homer, Alaska, Supporting Sustainable Fisheries in Kachemak Bay Through Fisheries Enhancement and Habitat Rehabilitation.

Dear Council Members,

I am writing today to express my support for the above referenced resolution. As a resident of Homer, and an active volunteer in many organizations, I am familiar with the Cook Inlet Aquaculture Association (the Association) and its pending application to move some of its Tutka Bay Lagoon net pens temporarily to the head of Tutka Bay. I am in support of this improvement to its operations and would like to address environmental concerns that have been expressed by others.

Currently the Association rears 100 million pink salmon fry temporarily in Tutka Bay Lagoon. This amount has been permitted since the facility began operating in 1992. The Association is not asking for any increase in production, but the ability to temporarily rear some of these fry outside Tutka Bay Lagoon. The reason the Association wants to move the net pens is so that harvest pressures in Tutka Bay Lagoon are lessened. Harvest becomes very difficult in the lagoon when the adult fish return during low tide cycles.

Working with the Alaska Department of Fish and Game (ADF&G), the Association proposes to split the rearing of the fry between the lagoon (20%) and the head of Tutka Bay (80%). This will allow for a more efficient harvest on the adults returning to each location and it will also allow ADF&G more flexibility in managing the fishery.

Greater efficiency was not the only concern however. The State of Alaska has a strong genetics policy in place that prioritizes wild salmon stocks. In other words, aquaculture association activities are not permitted to negatively harm wild stocks of salmon as directed by ADF&G. The permit application reflects that the site at the head of Tutka Bay will not impact other wild salmon stocks.

It has also been suggested using research not relevant to the Association's temporary rearing that water degradation will occur as a result of moving the net pens. The proposed site will only be used for up to three months a year and the research presented by others focuses on operations where fish are raised a year or more in net pens. There is no evidence that the temporary rearing of pink salmon fry as proposed by the Association will negatively impact water quality. And to take this a step further, the Alaska Department of Environmental Conservation carefully monitors feeding rates and the Association complies in full with these regulations to ensure the operations are conducted in an environmentally-safe way.

I urge the Homer City Council to support his resolution.
Best,

Linda Robinson

Letter of Intent
regarding
The Operation of the State Fish Hatchery
at
Tutka Bay
within
Kachemak Bay State Park

The Alaska Department of Fish and Game has operated the Tutka Bay Fish Hatchery in Tutka Bay since 1978 under ILMA 200098 issued by the Department of Natural Resources. Because of a reduction of funding for the hatchery, ADF&G is negotiating with the Cook Inlet Aquaculture Association (CIAA) to assume operation of the hatchery and to continue the propagation of salmon for Cook Inlet Fisheries.

In regard to this matter, the undersigned parties have agreed in principal to the following:

1. Kachemak Bay State Park is an important public park containing outstanding scenic and natural resources.
2. The Tutka Bay Fish Hatchery provides an important public service through the production of salmon for commercial and sport fisheries in the Lower Cook Inlet Area.
3. As presently managed and with appropriate and reasonable controls to protect the values of Kachemak Bay State Park, the Tutka Bay Fish Hatchery is compatible with the purposes of Kachemak Bay State Park as set out in AS 41.21.131 and the park management plan of 1989.
4. The maintenance of water quality and protection of the environment in the Tutka Bay area is of benefit to both the park and the hatchery.
5. Public access and use shall not be restricted in the vicinity of the hatchery except as is reasonable and appropriate for the safe and efficient operation of the hatchery.
6. An expansion of the net pens used at the hatchery may be authorized by DNR provided:
 - a. public navigation is not unreasonably restricted,
 - b. the expansion is consistent with the Alaska Coastal Management Program and the requirements of 11AAC 18.010.
7. Authorization for the expansion of the net pens, subject to 6a and 6b above, will be through a park use permit issued pursuant to 11 ACC 18 and its duration will be the same as ILMA 200098. This permit may also include authorization for other floats, mooring buoys, or other marine access facilities.
8. ILMA 200098 shall be clarified to reflect the intent of this Letter of Intent.

9. Upon final resolution of the Mental Health Trust Lands litigation and legislation, the parties shall work together to consolidate ILMA 200098 and the park use permit for the net pens and access facilities into a single park use permit under terms and conditions similar to the park use permit (84-001) issued to Prince William Sound Aquaculture Association for the fish hatchery in Esther Island State Marine Park.

10. This letter of Intent is subject to applicable laws and regulations.

for Peter J. Johannsen

Neil C. Johannsen

Director
Alaska Division of Parks and Outdoor Recreation, ADNR

5/15/91
date

Jeff Koenings

Jeff Koenings

Director
Alaska Division of Fisheries Rehabilitation and Enhancement, ADF&G

5/22/91
date

Ernie Greek

Ernie Greek

Procurement Officer
Alaska Department of Fish & Game

5/31/91
date

Thomas E. Mears

Tom Mears

Executive Director
Cook Inlet Aquaculture Association

27 Jun 91
date

From: Willy Dunne
To: [David Lewis](#); [Catriona Reynolds](#); [Donna Aderhold](#); [Heath Smith](#); [Tom Stroozas](#); [Mayor Email](#); [Shelly Erickson](#)
Cc: [Department City Manager](#)
Subject: Proposed fisheries resolution for January 9
Date: Tuesday, December 27, 2016 9:13:43 AM

Dear Mayor and City Council Members,

I am writing to ask you to vote no on the Resolution regarding pink salmon enhancement in Kachemak Bay to be considered at your January 9 meeting.

While maintaining healthy fish populations is a laudable goal, some of the whereas clauses in the proposed resolution support other, somewhat debatable and possibly detrimental goals. You have likely heard from others about the negative effects of pink salmon hatchery stocking in general. However, I am writing specifically about Section 3, which supports a permit request by CIAA to place net pens at the head of Tutka Bay. I strongly urge you to amend the resolution by deleting that section if you continue to support other aspects of the resolution.

What the resolution as written fails to acknowledge, is the location CIAA wants to add net pens (head of Tutka Bay) is within Kachemak Bay State Park where such commercial activity is not allowed. The permit request by CIAA has received thorough public review, has been formally opposed by the City of Seldovia and by the Kachemak Bay State Park Citizens Advisory Board, and was officially denied after a Directors determination by Division of Parks and Outdoor Recreation Director Ben Ellis. The denial was appealed to the Commissioner of DNR by CIAA but has still not been granted. Officially, the permit is being "held in abeyance" pending further review. However, at least 4 different DNR Commissioners under 2 different Governors have declined to rule in favor of the appeal.

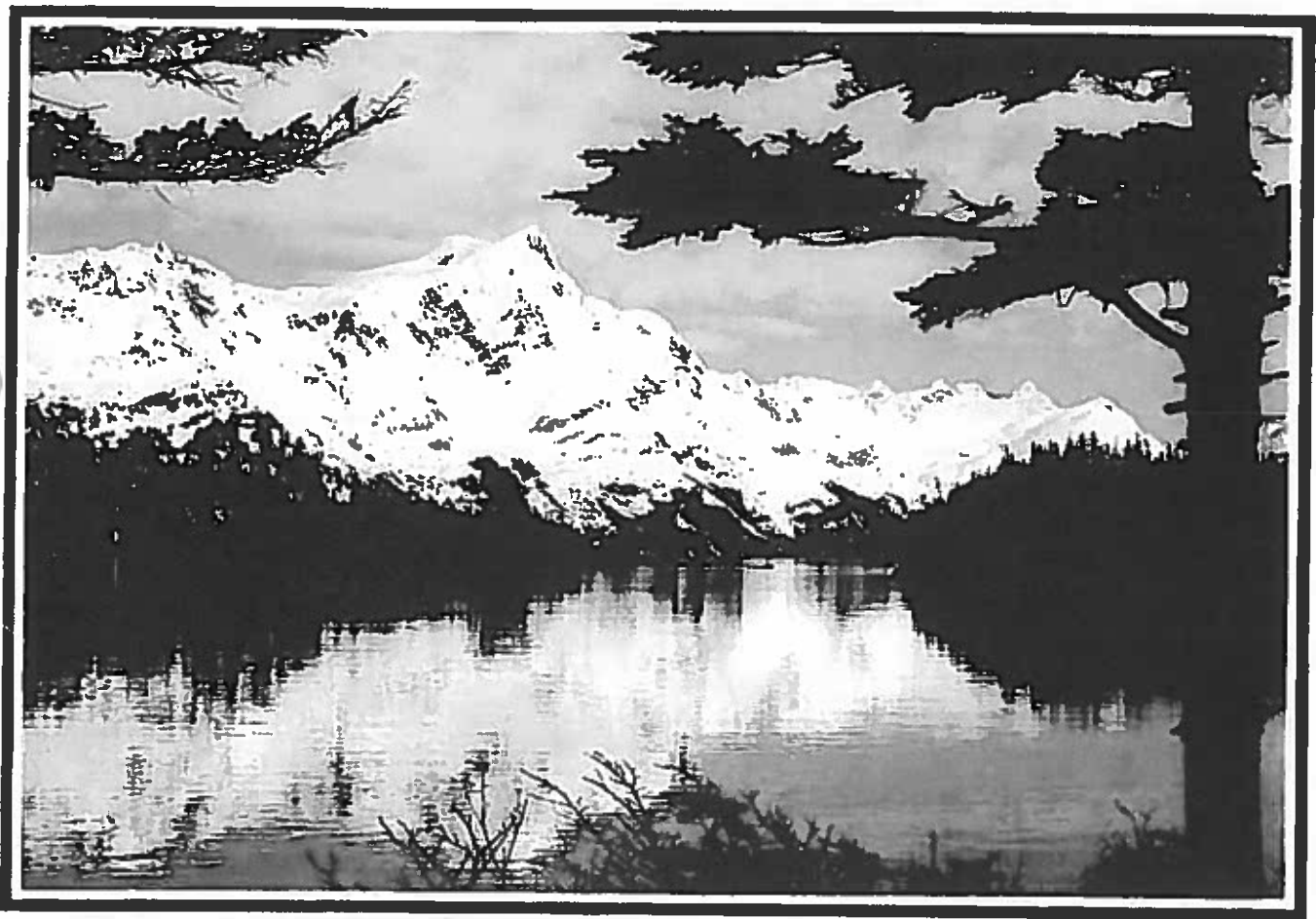
I've followed this particular permit issue over the past 3 years as a biologist and as a member of the KBay Park Advisory Board. I can assure you that the huge majority of public input we've received has been opposed to allowing the pink salmon rearing pens in the waters of Kachemak Bay State Park. The permit was denied because it conflicts with the enabling Park legislation and statutes governing management of the Park.

The resolution as written will only serve to confuse the issue and I urge you to vote no.

Feel free to contact me for more information.

Willy Dunne
907-299-6226

*Management Plan For
Kachemak Bay State Park
And
Kachemak Bay State Wilderness Park*

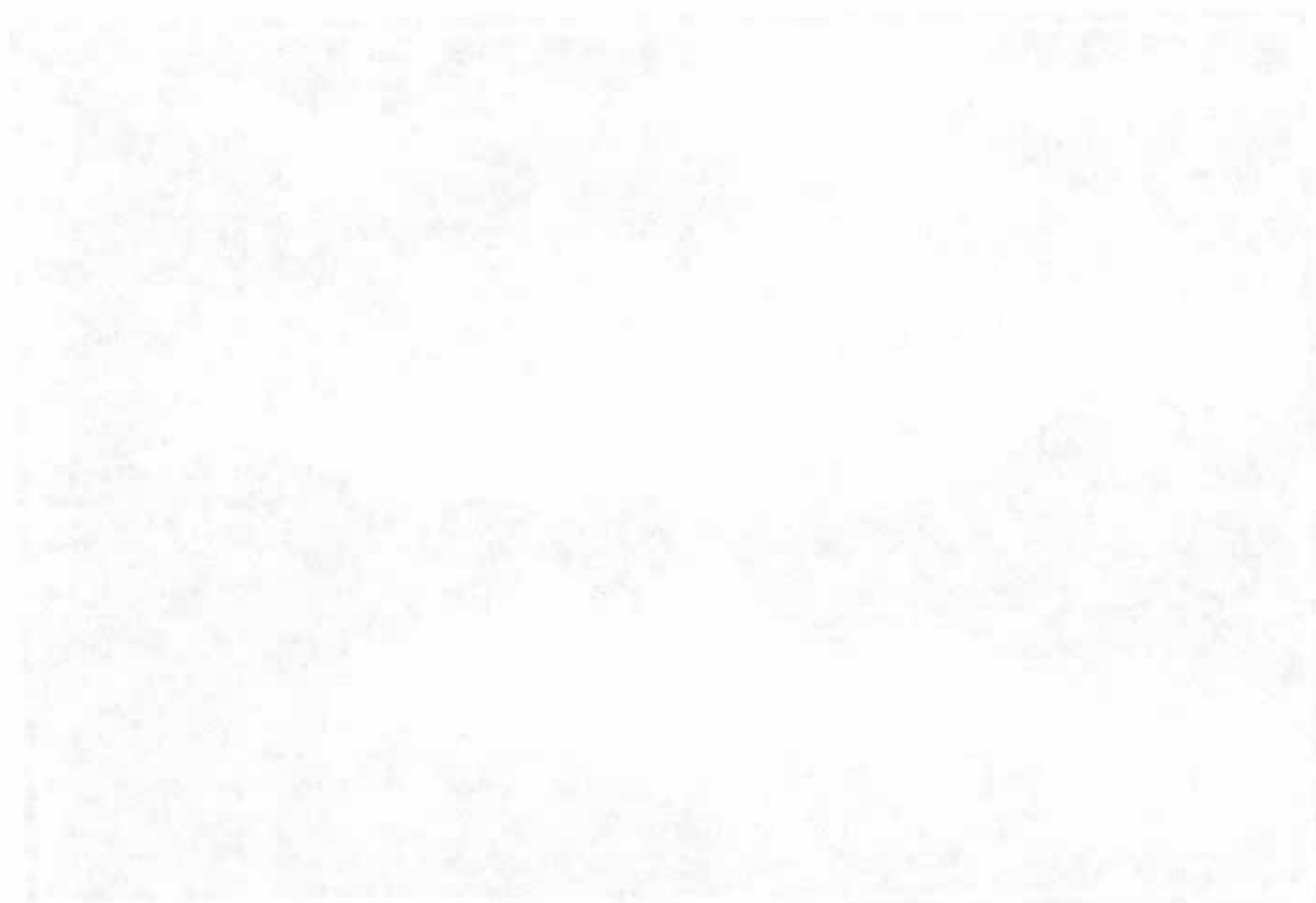


March 1995



Alaska Department of
**NATURAL
RESOURCES**





Cover photo by: Jeffrey S. Johnson
View of the Kenai Mountains from
Nuka Island

This publication was released by the Department of Natural Resources, produced at a cost of \$8.96 per copy to provide a Kachemak Bay State Park management plan for the public and other agencies. It was printed in Anchorage, Alaska.

*Management Plan for
Kachemak Bay State Park
and
Kachemak Bay State Wilderness Park*

March 1995

State of Alaska
Department of Natural Resources
Division of Parks & Outdoor Recreation

1900
The first of the year
was a very dry one
and the crops were
very poor.

1901
The first of the year
was a very wet one
and the crops were
very good.

STATE OF ALASKA

TONY KNOWLES, GOVERNOR

3601 C STREET, SUITE 1200
ANCHORAGE, ALASKA 99503-5921
PHONE: (907) 762-2600
FAX: (907) 762-2535

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS AND OUTDOOR RECREATION

April 6, 1995

Dear Alaskan:

Kachemak Bay State Park, Alaska's first state park, is known for its scenic beauty, richness of wildlife, and a grand variety of recreation opportunities. Those who visit Kachemak Bay State Park and Wilderness Park are richly rewarded by their experience.

The park's last management plan was written in 1989. Since then, several important events have occurred.

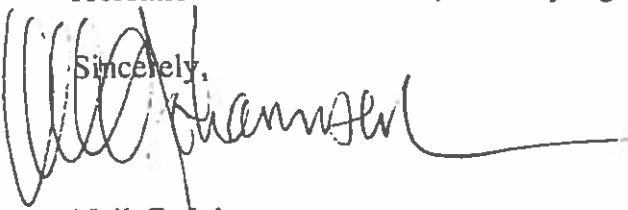
- In March of 1989, the Exxon Valdez oil spill hit the beaches of the wilderness park.
- That same year, the legislature added more than 50,000 acres of state land to the park, including Nuka Island.
- The long-standing threat of logging within the park was resolved with the purchase of more than 24,000 acres of private lands and timber rights, with funds from the civil and criminal settlements against Exxon.
- Park visitation steadily increases as operating budgets are decreasing.

This management plan revision was developed in response to these events.

Citizen participation in meeting these challenges has demonstrated Alaskans' sense of pride and stewardship in these parks, and has perpetuated the values for which these parks were established. This plan was developed with the help of the Kachemak Bay State Park citizen's advisory board, other state and federal agencies, and the general public.

I believe the plan appropriately balances preservation with the development of recreation facilities and so, with my signature, adopt it as state policy.

Sincerely,



Neil C. Johannsen
Director

Summary

On May 9, 1970, Kachemak Bay State Park became Alaska's first state park. In 1972, Kachemak Bay State Wilderness Park became Alaska's first state wilderness park. Together, they encompass approximately 380,000 acres of land and water on the southwestern arm of the Kenai Peninsula. The parks include much of the southern shore of Kachemak Bay, parts of the Kenai Mountains, Nuka Island, waters in Kachemak Bay and the Gulf of Alaska, lands on the west side of Nuka Passage, and lands on the north side of Kachemak Bay, in the Cottonwood / Eastland Creek area.

Outdoor recreation opportunities are important to Alaskans and visitors. Recreation and natural resource values are high in both parks. They include fishing, boating and kayaking along the coast, picnicking, recreational clamming, coastal and upland hiking, skiing and climbing, hunting, and berry picking are available in the park. Although access is limited to boat or plane, both parks are experiencing increased use.

This plan describes the park's natural and cultural resources, existing and expected recreation uses, and visitor preferences. The plan also identifies and discusses issues, and outlines the management goals and objectives of Alaska State Parks as they apply to these parks. The plan then applies the Alaska State Parks land use classification system to zone park lands, recommends park-wide management policies, and makes recommendations for administrative action and facility development.

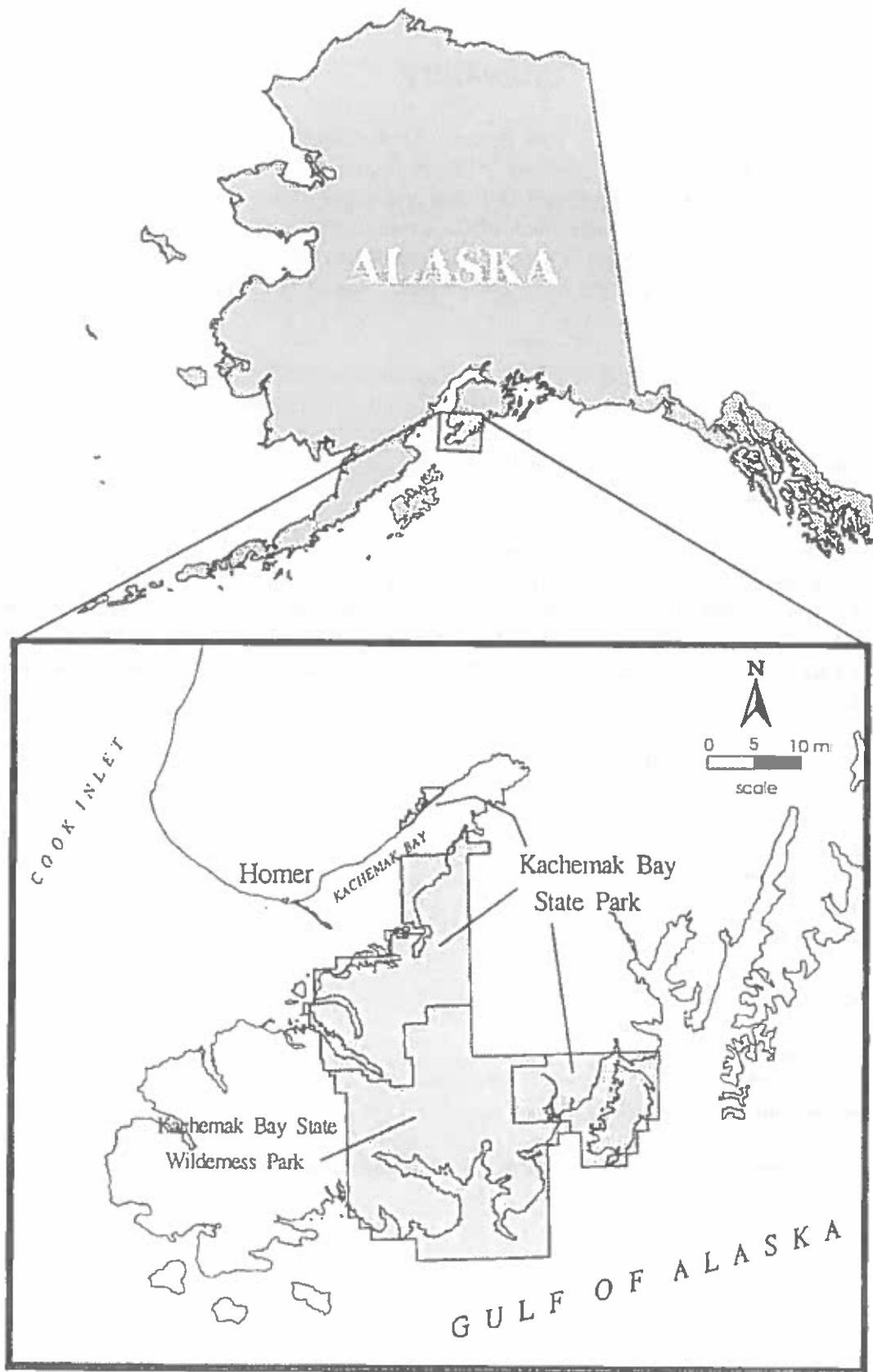
Administrative recommendations include:

- Resource inventories,
- The acquisition of certain lands,
- A carrying capacity study,
- Cooperative agreements,
- Staffing increases, and
- Regulation revisions.

Facility development recommendations include:

- Trails and trail related facilities,
- Boat moorage facilities,
- Campsites, and
- Public use cabins.

Provisions for amending the plan are included at the end of the document.



Location of Kachemak Bay State Park

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Chapter 1: Introduction

PLAN PURPOSE

This management plan is written for Kachemak Bay State Park and Kachemak Bay State Wilderness Park. Although they retain their separate identities, this plan will frequently refer to them singularly as Kachemak Bay State Park.

The plan guides the management and development of Kachemak Bay State Park. It describes the park's natural, cultural, and recreation resources. It lists and discusses issues that affect the park. It also describes current and projected recreation demand, and makes recommendations for management and facility development that reflect the park's qualities and recreation opportunities.

The park's first plan was written in 1973, but was not implemented. The park's second plan was published in 1989. Since then, several important events have occurred:

- In 1989, the legislature added more than 50,000 acres to the park, including lands in the Cottonwood / Eastland Creek area, lands and waters in Nuka passage, and Nuka Island.
- In March of 1989, the *Exxon Valdez* oil spill hit the park's outer coast.
- In 1993, 23,000 acres of private lands within the park, slated to be logged, were purchased with funds from the *Exxon Valdez* criminal and civil settlements, and added to the park. Also from the criminal settlement, \$500,000 was appropriated to Alaska State Parks for Kachemak Bay State Park visitor center facilities.

These events significantly affected the park, prompting a revision of the 1989 plan.

PLANNING PROCESS

This plan was researched and written by Alaska State Parks staff, in cooperation with other state and federal agencies, the Kachemak Bay State Park Citizen's Advisory Board, and the public. The Kachemak Bay State Park Citizen's Advisory Board provides a forum for public opinion regarding the management of the park. Public review of this plan is part of the planning process.

PARK PURPOSE

Parcels of state land and water containing 640 acres or more can only be closed to multiple purpose use by an act of the legislature. Kachemak Bay State Park and Kachemak Bay State Wilderness Park have been legislatively removed from the public domain, and designated as "special purpose areas." Specific legislative language defines these purposes:

Kachemak Bay State Park:

"In order to protect and preserve these lands and waters for their unique and exceptional scenic nature, the park is established and shall be managed as a scenic park." (AS 41.21.131)

State of Alaska statute AS 41.21.990 defines "scenic park" as:

Relatively spacious areas of outstanding natural significance, where major values are in their natural geological, faunal or floral characteristics, the purpose of which is directed primarily toward the preservation of its outstanding natural features and where development is minimal and only for the purpose of making the areas available for public enjoyment in a manner consistent with the preservation of natural values such as camping, picnicking, sightseeing, nature study, hiking, riding and related activities which include no major modification of the land, forests, or water development that are primarily of urban character.

Kachemak Bay State Wilderness Park:

"In order to protect and preserve this land and water for their unique and exceptional wilderness values, the park is established and shall be managed as a wilderness park." (AS 41.21.140)

State of Alaska statute AS 41.21.990 defines "wilderness park" as:

An area whose predominant character is the result of the interplay of natural processes, large enough and so situated as to be unaffected, except in minor ways, by what takes place in the non-wilderness around it, a physical condition which activates the innermost emotions of the observer and where development of man-made objects will be strictly limited and depend entirely on good taste and judgement so that the wilderness values are not lost.

Chapter 2: Environment and Resources

REGIONAL SETTING

The Kenai Peninsula is a rich and varied region, known as the "playground" of southcentral Alaska. Mountains and glaciers (including the 1,000-square mile Harding Icefield) cover much of the peninsula, but there are also extensive lowland forests, meadows, and river systems. The area's abundant fish and wildlife contribute to the quality of life of residents and visitors.

Most of the peninsula's land mass falls within large conservation areas managed by the federal government. Chugach National Forest, Kenai National Wildlife Refuge and Kenai Fjords National Park are managed primarily for multiple use, wildlife habitat and public recreation/resource protection, respectively.

The major communities of the Kenai Peninsula are situated along the peninsula's rivers and coastline. Kenai and Soldotna and their neighboring communities collectively contain the region's largest population, and are host to its main government and retail services. Homer, located on Kachemak Bay, is considered the "host" community for Kachemak Bay State Park. It has a bustling harbor and deep water dock. As the population center of the southwest Kenai peninsula, it serves the smaller communities of Kachemak Bay. Other peninsula communities include Seward, on the southeastern peninsula, Anchor Point, Ninilchik, Sterling, and Seldovia. The major economic bases for the region are oil and gas, commercial fishing, tourism, and recreation.

PARK OVERVIEW

Kachemak Bay State Park became Alaska's first state park on June 9, 1970. The park is named for Kachemak Bay; a relatively shallow, 39 mile long nutrient rich estuary, located on the southern Kenai peninsula coast. The Kenai mountains shelter the bay from the rugged outer coast of the Gulf of Alaska. The waters and tidelands of Kachemak Bay, known as the "nursery" for many marine species, were also legislatively designated a State Critical Habitat Area in 1974.

Most of the park's 171,000 roadless acres are located on Kachemak Bay's south side. The park also includes the sand and clay cliffs of the Cottonwood/Eastland Creek area (on the bay's north shore), Nuka Island (the largest island on the southern Kenai coast), and lands in the Petrof Glacier area.

Kachemak Bay State Wilderness Park became Alaska's first (and only) state wilderness park in 1972. It abuts the southern boundary of Kachemak Bay State Park in the Kenai

mountains and extends south, into the waters of the Gulf of Alaska. It contains approximately 198,399 roadless acres, including 79 miles of rugged coastline.

A wide variety of ecotypes with associated plant and animal communities occur within these parks. They range from coastal intertidal areas, glaciated river valleys, and alluvial fans, to the rocky cliffs, glaciers, snowfields, and alpine lakes of the Kenai Mountains. The parks also contain significant cultural resources, evidence of occupation by early Alaska native culture.

NATURAL ENVIRONMENT

Surface Geology

Four general geologic units have been identified in the area. They are: alluvial and beach deposits, contorted cherts with some lava, ellipsoidal lavas and graywacke, and slate with some chert limestone and basic igneous material.

Geologic History

As the Kachemak area is part of the western edge of the Kenai Peninsula, its geologic history is parallel to that of the Kenai-Chugach Mountains. The slates and graywackes in the Kachemak Bay area were probably deposited in the late Paleozoic and were likely derived from a nearby land mass that was undergoing rapid erosion. During the Carboniferous, some limestone was deposited in the sea that had covered the area. By the beginning of the Mesozoic, the area was again a land mass and the ellipsoidal lavas are believed to have originated at this time. Volcanic activity continued during the Triassic. Contorted cherts and some undifferentiated lavas of Triassic age occur along the immediate coastal zone.

On the Kenai Peninsula, the record for the Jurassic is generally unclear. No units of Jurassic age have been mapped within the park boundaries. It is known, however, that there are acidic dikes in the area and it is possible that these are Jurassic intrusions, as intrusive action was common to most of Alaska during that period. The record of cretaceous activities is also unclear. It seems likely, however, that the region stood above the sea and that the major features of the present landform were in their beginning stages.

At the beginning of the Tertiary, the area probably stood above the sea. During the Miocene, it is believed that much of the Alaska coastal belt was submerged, but again, no record exists in the Kenai Peninsula. At the close of the Tertiary, the landscape was probably similar to that of the present. Subsequent changes in landform have been largely due to glaciation and diastrophism (twisting forces that cause deformation of the earth's crust).

The Kenai Mountains, like much of southern Alaska, were occupied by glaciers in early Quaternary. Periods of glaciation in the Kachemak area occurred before, during and after the Pleistocene. Many Quaternary deposits along the coast and river valley, are probably of glacial origin.

Physiographic Features

Glaciers and diastrophism have been active in shaping the landscape of the Kachemak area. Glacial valleys and outwash plains dominate much of the area. Additionally, three significant "fault zones" (fractured and displaced sections of the earth's crust), have contributed heavily to the shaping of the area. Two of these zones, identified as the "Tutka Fault Zone" and the "Doroshin Fault Zone" (after the predominating existing surface feature with which they are associated) are roughly perpendicular to the axis of the Kenai Mountains. The other zone, identified as the "Halibut Cove Lagoon Zone," is nearly parallel to the axis of the Kenai Mountains.

The Halibut and Doroshin fault zones have truncated the glacial valleys that extend seaward from Wosnesenski, Doroshin and several other smaller glaciers. They also form the landward boundaries of a wedge shaped area of complex block faulting. This area includes China Poot Bay, Peterson Bay, Ismailof Island, Halibut Cove, Halibut Cove Lagoon, Poot Lake and several unnamed lakes in the Halibut Cove Lagoon zone and in the block area itself.

The Kachemak area is seismically active, and earthquakes are common. The Good Friday earthquake of March 27, 1964 caused subsidence, earth flows, landslides and fissuring in the Homer area. Measurements taken along the south side of Kachemak Bay indicate that the total subsidence ranged from three feet near Halibut Cove, to nearly six feet at Seldovia. The effects of this subsidence extended over a two-year period, causing the gradual loss of uplands due to saltwater inundation and wave erosion. Land subsidence killed trees along the Wosnesenski river, the bars of China Poot Bay, and the outwash plains of Grewingk and Portlock Glaciers. Seismic potential should be a consideration during site planning for facility development.

Many land forms of the Kachemak Bay area and Gulf of Alaska coast areas are extremely youthful. An example is the mouth of the Wosnesenski river. Now open principally to Neptune Bay, the river had previously entered China Poot Bay to the north.

Slopes in excess of 30% are typical in the Kachemak Bay area, the wilderness park, and on the east side of Nuka Island. Notable exceptions include the outwash plains of Grewingk, Petrof, Yalik, and Portlock glaciers, the Doroshin River valley, and several small isolated areas in the interior valleys. It should also be noted that several areas are subject to avalanches and landslides. One major landslide covered a portion of Grewingk Glacier, and other landslide scars exist up-canyon of the glacier. Several avalanche scars exist on the peaks forming the south edge of the Wosnesenski river valley. Sadie Cove shows extensive avalanche scars along most of its length. Avalanche potential should be considered when siting facilities, particularly in Sadie Cove and on mountain slopes. Landslide potential, particularly in the Grewingk Glacier and Doroshin River valleys, should also be considered.

Soils

It appears that five soil types exist in the park:

Tundra soil - is developed in the upper reaches of the area above approximately 2,500 feet of elevation. This soil is thin, poorly developed in profile, and porous.

Forest soil - develops under the forest canopy, and has a high percentage of organics. This soil is light, has poor mechanical strength and is easily disturbed by human activity.

Marsh soil - develops at the confluence of rivers and tidal flats or in bogs. This soil is highly organic, fine particled and retains moisture.

Alluvial soil - is developed along the course of streams. This soil is granular and well drained but low in organic content, and is preferred by cottonwood.

Residual soil - is poorly developed granular soil. It's parent material has been weathered through mechanical and/or chemical processes.

It is especially important to consider soil instability when planning and building trails, particularly where ground water saturates soils. Because of rugged terrain, steep slopes, thin soils and thick vegetation, trail construction will always be a challenge in these parks.

Minerals

There are no known significant mineral deposits within the park. Within the adjacent area, however, are lignitic coal deposits, chromite, beach sands with placer gold, and limestone and copper. Chromite and ferrous metals are found in the outwash plain of Grewingk Glacier and it has been reported that placer gold has been found near Grewingk Glacier, and in the Sadie Cove and Tutka Bay areas.

Climate

The principal controls of the climate in the area are the maritime influence, and the Kenai Mountains.

The Kenai Peninsula is bound by the waters of the Gulf of Alaska (east, and south) and by Cook Inlet (west). The presence of the year-round, relatively warm Kuroshio Current in the southwestern Gulf of Alaska modifies the temperatures of the Kenai Peninsula. Even though cold weather occasionally moves in from the interior, the Kenai Peninsula is one of the warmer areas in Southcentral Alaska.

Kachemak Bay is on the Kenai Peninsula, northwest of the primary ridge line of the Kenai Mountains. The mountains moderate the effects of storms that approach the Kachemak Bay

area from the Gulf of Alaska. With the passage of storms, precipitation producing winds are forced up and over the southeast side of the coastal mountains of the wilderness park. They drop increasing amounts of precipitation with increasing elevation. Conversely, as the winds descend into the Kachemak Bay area, they produce a decreasing amount of precipitation with decreasing elevation, and are warmed through the process of compression. The northwest exposures of the park are therefore dryer and warmer than the southeast exposures.

Precipitation

Annual precipitation in the bay area amounts to about 25 inches, though an estimated annual of over 60 inches of precipitation occurs in the Kenai Mountains. Due to the rain shadow effect of the mountains, the Gulf of Alaska receives far more precipitation than does the Kachemak Bay side.

Snowfall in Homer and the lower elevations along Kachemak Bay averages 54 inches. The higher elevations inland, however, receive up to three times this average, because air temperatures are significantly cooler in those areas. Local winds and vegetation cause variations. Snowfall usually starts in October and continues through April. Snow may remain until June in sheltered areas. On north slopes and the high elevations, snow remains until late summer. Avalanches are common on steeper slopes, especially where cornices are formed on ridges, as evidenced in Sadie Cove, portions of Tutka Bay and most of the higher elevations.

Temperature

Temperatures in the park are dominated by the maritime influence. Winter temperatures average between 11 degrees F and 42 degrees F (similar to Portland, Oregon). Summer temperatures average between 42 degrees F and 59 degrees F (similar to San Francisco). With increases in elevation, the mean temperature will decrease about 3 degrees for every 1,000 feet of elevation. Local variations in temperature occur due to differences in aspect, exposure, cold air drainage and mountain valley winds.

The average time between springtime's last freezing temperature and the first freeze in the fall is 133 days, May 18 to September 28.

Winds

Wind patterns in Kachemak and the gulf coast reflect the movement of high and low pressure systems through the area. The area's mountains and valleys influence the commonly light prevailing wind patterns, frequently producing dominant local winds.

In Kachemak Bay, winds typically range from 10 to 25 knots, with higher winds experienced on mountain ridges and passes, and in open areas such as the mouths of Tutka Bay and Sadie Cove. On Kachemak Bay during the summer months, the wind is typically 15 to 20 knots from the southwest (called the "day breeze"). The day breeze is light in the early mornings

and late evenings, but is stronger at mid-day. With the approach of storms from the Gulf of Alaska, the winds change to southeast. In the fall and winter, winds in the bay are more commonly from the north and northeast.

The Gulf of Alaska is subject to the severe storms of the north Pacific. Winds more than 40 knots and seas greater than 15 feet make landings on many beaches in the wilderness park difficult or impossible for extended periods.

Winds and tidal action at the mouths of the valleys and fjords, and along exposed portions of the coast, can create tide "rips" and other treacherous water conditions.

Winds must be considered before constructing mooring and dock facilities, coastal trail heads, and campsites with coastal access.

Clouds and Fog

The mean cloud cover for the year is 72%, with between 70% and 80% coverage for all months except December (with 66%) and January (with 56%). Longer periods of overcast occur in the mountains.

Homer experiences heavy fog an average of five days per year. Fog most frequently occurs in the low lying areas of the bay where cold air collects, such as downslope from the Doroshin, Wosnesenski, and Grewingk Glaciers. The sun normally dissipates fog by mid-day.

Hydrology and Hydrography

Kachemak Bay State Park has four hydrologic zones; marine, freshwater lakes and bogs, glacial and freshwater streams, and glaciers. Each zone has a unique environment, mostly determined by glaciation, block faulting, and precipitation patterns.

Marine Zone

The tides in Kachemak Bay State Park have a daily average range of 15.4 feet. Tidal extremes range from approximately 23.2 feet (high tide) to approximately -5.9 feet (low tide).

The Homer, Grewingk Glacier, Aurora, and China Poot Bay spits all curve inward, suggesting that the incoming tidal action is stronger than outgoing tidal action. Tide water movement in the smaller bays and coves, especially in shallow areas, can be extremely swift and boaters should exercise caution when navigating in these waters.

The Kachemak area continually experiences changes to its shoreline. Some changes are due to the 1964 earthquake. Other changes are due to a combination of freezing weather and strong wave and tidal action that fractures and eventually breaks down the shoreline. "Packing" may

occur when high tides and high winds combine, causing abnormally high tidal conditions that magnify these effects.

Freshwater Lakes and Bogs

There are six large lakes (more than 100 acres in size), and many small lakes within the park. In the Kachemak area, lakes formed by fault block action (the rising, tilting and sinking of the terrain) are the most common. In the area of the "China Poot Drop Block Zone," several lakes form a "chain" along the fault trace. Other lakes in the park were formed by receding glaciers. The largest of the glacially formed lakes in the Kachemak area is Grewingk Lake at the foot of Grewingk Glacier. The shoreline of this lake is constantly changing as the glacier recedes and as landslides occur.

Freshwater and Glacial Streams

There are two main stream types in Kachemak Bay State Park: the streams formed by the fault blocking of the local terrain, and those formed by glaciers.

The creeks and streams of the Poot Lake basin were probably formed by geologic faulting. The largest drainage in the park (Doroshin River) is a combination of the two types. The headwaters of Doroshin River come directly off Doroshin Glacier, Wosnesenski Glacier and some smaller unnamed glaciers.

Glaciers have formed many hydrologically significant drainage patterns in the park. Almost every valley or cut in a mountain has a small stream or spring flowing from it. Many cirques and hanging valleys have magnificent waterfalls cascading down shear cut walls. Two of these waterfalls are readily visible. Hanging Creek, as it comes down its glaciated valley and drops into Doroshin River, has a fall of about 75 to 100 feet. A small unnamed stream near the head of Tutka Bay has a fall of about 150 to 200 feet. In the winter, they become striking ice formations. The headwaters of Tutka, Halibut, Grewingk, Humpy, Portlock, and Petrof creeks are drainage from active glaciers.

Most of the streams in the park area are young, and are just beginning their erosional processes.

Glaciers and Icefields

Grewingk, Portlock, Wosnesenski, Doroshin, Petrof, and Southern Glaciers, and many small unnamed glaciers are part of the Grewingk-Yalik Glacier ice complex at the southwestern end of the Harding Icefield, in the Kenai Mountains.

Five glacier feature types within the park are:

1. The large fjords, such as Sadie Cove,

2. The "U" shaped glaciated valleys found in various locations throughout the park,
3. The many glacial lakes (cirques) that line the mountain tops,
4. The hanging valleys, where a large valley glacier has cut off a small valley glacier, and;
5. The broad plains of loose glacial till, left behind by retreating glaciers.

Water Quality

The water quality in Kachemak Bay State Park is excellent, though "glacial flour" is present in those streams originating at glaciers. The clear water streams and springs are often used for drinking water, although the potential for giardia contamination exists, and appropriate precautions should be taken.

Vegetation

The park area supports a wide variety of vegetation. Plant communities include tidelands and coastal marshes, coastal forests of spruce and hemlock, thick alder on mountain slopes, and alpine meadows and tundra.

The northernmost range for many plant species is extended by the relatively warm, wet marine climate. The result is an association, (in the lower elevations), of Sitka spruce, western hemlock, and scattered cottonwood.

This marine influence is strongest in the Gulf of Alaska and on the southwestern end of Kachemak Bay. It becomes less of an influence on the northeast end of the bay. For example, tree cover in Tutka Bay is found at higher elevation than in the Humpy Creek area. Undergrowth is much more luxuriant on the outer coast and on the south side of the bay than on the north.

Glaciation also influences vegetative associations. The most recently glaciated areas have little or no vegetation, because they lack soil. Faulted valleys (such as Tutka Bay) have more advanced vegetative development than do glacier valleys (such as Grewingk) that have not been faulted.

Local environmental effects cause several other variations in vegetation patterns. In some areas of Sadie Cove and Tutka Bay, snow slides (rather than soils and altitude) influence vegetation types. Slides form long, narrow chutes and destroy the tree cover in their path. This disrupts the plant succession process. Instead of the typical horizontal transition between vegetation types, the line is often vertical.

The 1964 earthquake and subsequent land subsidence have also caused local changes in vegetative associations. With subsidence, the water table has risen in some areas in relation to the once well drained alluvial soils, killing stands of coastal Sitka spruce and creating "ghost forests."

Vegetation Associations

There are five vegetation zones in the park. These zones are broad, and are used for planning only. A brief description of each zone follows, with a list of species found in each. This list, though far from complete, provides a summary of the plant associations within zones.

Coastal Marshes and Sea Shores

The saltwater influence dominates this zone. It is found primarily along the flat floodplains and at the head of the coves facing Kachemak Bay and Gulf of Alaska.

The vegetation in this zone is tolerant of tidal flooding and drying. Some species, along stream banks, are alternately flooded by freshwater (when the tide is out), and saltwater (when the tide is in).

Land subsidence has greatly affected this zone. Several old beaches have disappeared. New shoreline is building up in some areas, stopping tidal movement into what was once tidal marsh. Formerly flowing into China Poot Bay, the Doroshin River now flows out through Neptune Bay, changing the vegetation of both bays.

Tidal estuaries are biologically productive areas, containing critical habitat for many marine, freshwater and upland species.

Forest Zone

Two basic forest subzones in the park are Sitka spruce/western hemlock, and black cottonwood. Both are climax forests.

The Sitka spruce/western hemlock forest, in the southern area of the park, grows from sea level to an elevation of 1,000-2,000 feet. It grows in gradually lower elevation as it moves north. At tidewater, trees can grow to more than two feet in diameter and 60 feet in height. At tree line they are smaller, almost bush size. Sitka spruce is found on old alluvial soils with direct marine influence. Succession in spruce/hemlock forest starts with alder and devilsclub. Grass cover often dominates in open areas, however, and tree cover comes slowly.

The undergrowth in the spruce/hemlock forest is a solid cover of wintergreens, ferns, mosses and occasionally, alder and devilsclub. As the canopy opens, the alder, devilsclub and willow are more dominant.

Away from the direct marine influence, the tree cover changes to black cottonwood. Cottonwood is also common along rivers in the park. In the cottonwood stands, under a closed canopy, tall grasses and ferns dominate. In the more open areas, willow is the dominant species.

Facility development is appropriate within the forest zone in Kachemak Bay State Park, with a few considerations:

1. Wherever tree cover is opened and soils are disturbed, devilsclub and/or alder move in quickly. Devilsclub is a food for black bears, but it is undesirable in public use areas. Because devilsclub prefers wet soils, developments should be placed on dry, well drained soils.
2. Facility development or heavy use within the forest zone can easily damage trees, because root systems are close to the surface. Soil compaction can affect tree growth. Although roots can cause footing problems when they become exposed on the trail surface, cutting them affects tree and soil stability. Because this problem is easier to prevent than it is to treat, it should be considered before trail and campsite construction. Crews should avoid trees and root systems during trail layout.
3. Vegetation and associated soils can be easily disturbed, especially on slopes. Carefully designed and properly constructed trails drain water across (rather than down) the trail.

Subalpine Zone

The transition zone between forest and alpine is difficult to define. It is sensitive to local environmental influences. Microclimates within this zone allow tree cover to invade from below, and alpine cover from above. Snow slides and geologic activity cause breaks in vegetation.

Alder, in association with birch and willow, is the dominant species. Grasses, ferns, mosses and wild flowers grow where shrub species are absent.

Soil depth and moisture play a major role in determining the upper limit of this zone.

Alpine Zone

The alpine zone extends from the upper fringes of the subalpine zone to bare rock. Grasses, mosses, heather, lichens, low mat plants, and a variety of flowering plants grow here.

Alpine vegetation experiences severe growing conditions. Summers are extremely short, soils are fragile and shallow, and temperatures reach the lower extremes for plant growth. In spite of these conditions, however, beautiful alpine plants thrive in this zone. The alpine zone is easily disturbed, and is generally unsuitable for facility development.

Marshes and Bogs

In areas where drainage is poor and the water table is close to the surface, vegetation consists of associations of sedge and cotton grass mats, willows, and bog cranberries. In Kachemak

Bay State Park, these areas are often eutrophic lakes (lakes evolving into marshes), areas of subsidence, or stream overflows. Wetlands add to the variety of plant and animal associations and species diversity in the park, and provide wildlife habitat. Marshes and bogs are unsuitable for facility development. Trails should be located well away from wetlands and boggy lake shores.

Wildlife

The park has six general habitat types: marine, seashore/tidal marsh, forest, subalpine brush, alpine, and fresh water. The boundaries of these habitats are broad, and they overlap. Individual species identified in one habitat often range into other habitats. Species are listed in the habitat where they are most often found. The species list that accompanies the discussion of each habitat is incomplete.

Marine Habitat

The marine habitat encompasses all continuously covered saltwater areas. Many species found in the marine habitat also use the seashore and tidal marsh habitats. For example, ocean birds spend a considerable amount of time on the water, but come ashore for breeding and nesting.

Birds

Kachemak Bay is among the most important marine bird habitats in the region. More than 230 species of marine birds have been identified around Kachemak Bay. Most of the birds of the bay are migratory, using the bay area only during certain times of the year. Others complete their entire life cycle on the waters of the bay. The major categories of birds identified on or near Kachemak Bay include waterfowl, shorebirds, gulls, terns, and seabirds.

Waterfowl are the most abundant group of birds in the bay area. This group includes diving ducks, seas ducks, dabblers, geese, and swans. Species include common eiders, harlequin ducks, goldeneye ducks, mergansers, scoters, mallards, scaups, pintail, and teal. Many, such as mallards and pintail, are migratory. Others, such as oldsquaws, winter on the bay. Waterfowl have extremely diverse diets and feeding habits change by season, depending on the species.

Shorebirds, including phalaropes and sandpipers, migrate in great numbers through the area. They use the bay as an important rest stop during migration.

"Gulls" commonly seen on park waters include Black-legged kittiwakes, Glaucous-winged gulls, and shearwaters.

Arctic terns nest in small numbers on the moraine of Grewingk Glacier, and in other areas around Kachemak Bay and Cook Inlet. They congregate in the bay area in late July, and leave by September.

Seabirds include pigeon guillemots, marbled murrelets, Kittlitz's murrelets, common murre, pelagic and red-faced cormorants, and tufted and horned puffins. Food supply and nesting habitats are two critical aspects of the life history of both seabird and gull species. Small fish and crustaceans make up most of their food supply. Some will feed on the ocean surface diving for small fish. Others prefer to come ashore for crustaceans in the tidal pools, or insects along the shore. Nesting habits also vary. Some build nests along the rocky shores while others lay their eggs on bare rocks high on the cliffs above the sea. The nesting period is the most critical time of the life cycle. Eggs are vulnerable to predation by other birds and mammals when left unprotected. This can happen when rookeries are disturbed. A reliable source of food and adequate nesting sites are the keys to species survival.

Gull Island, located near the park between Peterson Bay and China Poot Bay, hosts an important seabird rookery. Nine species including Kittiwakes, cormorants, gulls, murre, and puffins, nest on the island. Because outer coast colonies were damaged by the *Exxon Valdez* oil spill, the Gull Island Kittiwake colony may now be one of the most productive in the Gulf of Alaska. It is owned by the Seldovia Native Association.

Harbor Seal

Harbor seals are essentially animals of the open sea, although they are sometimes seen in rivers and lakes far from the ocean. Seals "haul out" on certain beaches and rocky shores to rest and to give birth.

Birth usually occurs on sandy beaches or remote reefs and rocks along the outer coast. One pup is born sometime between June and mid-July and is nursed by the mother for three to four weeks. Pups may be abandoned by the mother, particularly when they are disturbed. Because seals are easily disturbed by human activity, haul outs should be kept free from development.

The diet of the harbor seal includes herring, flounder, salmon, rockfish, cod, sculpin, octopus, squid, shrimp, and small crabs.

Sea Otter

The Russian fur trade nearly caused extinction of the sea otter in Alaska. This member of the weasel family, however, has made a slow recovery in Alaska, and has repopulated much of its former range.

Sea otters usually give birth to one pup every two years. The maternal instinct is strong; the female will care for a pup for nearly a year. Studies suggest that females will not mate while they have pups with them.

The diet of the sea otter includes fish, crab, crustacea, sea urchins, rock oyster, mussels, various other mollusks, and octopus.

Seashore & Tidal Marsh Habitat

The seashore/tidal marsh habitat can be described as the area between saltwater and the beginning of the upland forest. This area, which includes the intertidal zone and saltwater marsh, has the largest variety of animal life of any of the habitats. Crabs, urchins, periwinkles, barnacles, mussels, clams, starfish, limpets, and many other forms of sea life are found in this zone. They make up the diet of many shorebirds and mammals. As the transition between marine and upland habitat areas this habitat is particularly vulnerable.

The marshes in this zone are a delicate association of plant and water. They provide some of the best nesting, feeding and resting areas for migratory waterfowl in the region. Even minor disturbances to this balance can destroy this habitat.

Many mammal and bird species are dependent on the health, variety, and concentration of intertidal life. Because collection or harvest could deplete intertidal animals in a short time, they should be carefully managed.

Forest Habitat

The forest habitat (primarily Sitka spruce, alder, and cottonwood) ranges from the edge of the high intertidal zone and up the mountain slopes to the timberline. It provides cover, protection, and nesting and den sites for most of the upland mammals and birds in Kachemak Bay State Park.

The potential for conflict exists between humans and upland wildlife, and should be carefully considered. Development and concentrated use can disturb wildlife, especially near nests or dens.

Following is a brief summary of the life history of some species found in the forest habitat.

Bald Eagle

Bald eagles frequent the shores of lakes, rivers and bays. Their food consists largely of fish and carrion, and they usually nest where food can be easily obtained. They are generally non-migratory, deserting home only during the coldest weather.

Bald eagles mate for life. One brood, of one to three eaglets, is hatched and reared each year. Maturity is reached at three years, when the distinctive white plumage fully emerges. The park hosts a healthy bald eagle population. Nuka Island, in particular, is host to the highest concentration of nesting bald eagles on the southern Kenai Peninsula coast.

Because eagles are easily disturbed, no development should occur within 300 feet of nests.

Coyote

The coyote ranges from the coast to the mountains, but prefers open areas. The status of coyote populations within the park is not well known. Their abundance in this area is probably dependent on the availability of food in tidal areas and lowland forests.

Red Fox

The red fox prefers broken country, crisscrossed with hills and draws. The red fox is omnivorous and eats a variety of foods including muskrats, squirrels, hares, birds, eggs, insects, vegetation and carrion. Mice seem to be preferred. Red fox are rare in this region.

Black Bear

Though it has a decided preference for open forest, the black bear can be found in all terrestrial habitat types within Kachemak Bay State Park. Semi-open forest areas, composed primarily of fruit-bearing shrubs and herbs, lush grasses and succulent forms, are particularly favored.

In the spring, grass and other early appearing herbaceous plants appear to make up the bulk of the black bear's diet. With the approach of summer these foods are supplemented by a variety of fruit-bearing plants and shrubs. In the early fall and, varying with location, the black bear generally has an abundant variety of berries and fleshy fruits for forage; devilsclub berries, crowberries, cranberries, raspberries, blueberries and others. During the late fall, foods are less plentiful unless food sources such as fish are available. At this season, as in the spring, grass is apparently the staple food.

Black bear do not coexist well with humans. To reduce confrontations, areas with high bear concentrations and/or dens should be identified, and excluded when considering sites for facility development.

Wolves

Wolf activity is evident in some areas within Kachemak Bay State Park, though few sightings have been reported. The lack of a consistent, available food source probably accounts for the low numbers. Wolf den sites should be excluded from areas considered for facility development.

Moose

The park's small moose population frequents the lowlands and river valleys. The small population is likely due to the limited browse available in the park's predominantly climax forest type.

Grizzly and Brown Bear

Considered to be the same species, brown and grizzly bears range throughout Alaska. Exceptions are the islands south of Frederick Sound (in Southeastern Alaska), the islands west of Unimak (in the Aleutian Chain), and the islands of the Bering Sea.

While the exact habitat requirements of the brown/grizzly bear are unknown, the species is seemingly most at home in open tundra and grassland areas, and in coastal areas with strong salmon runs.

The brown/grizzly bear is omnivorous. Preferred foods include berries, grass, sedge, horsetail, cow parsnip, fish, roots, and upland animals, when available. Although the area contains good brown bear habitat, few brown bears have been seen in the park.

Other mammals found in this zone are ermine, river otter, mink, marten, wolverine, lynx, hoary marmot, red squirrel and mice.

Alpine Habitat

The Alpine habitat includes the areas of the park above the tree line. There is limited cover, and environmental conditions can be extreme. Although several mammal species frequent the alpine habitat, few are consistently found there.

Mountain Goat

Mountain goats are both grazing and browsing animals. They normally summer in high alpine meadows where they graze on grasses, herbs and low growing shrubs. As winter arrives and the more succulent species are frost-killed, the feeding habits shift to browsing. Hemlock is an important winter food. Most goats migrate from alpine summer ranges to winter at or below tree line. Surveys by Alaska Department of Fish and Game suggest healthy goat populations within the park. Goat kidding areas should be excluded from areas considered for facility development.

Fresh Water Habitat

The fresh water streams and lakes that support fish life are considered fresh water habitats. Several streams in the park are spawning areas for red, pink, chum, and coho salmon.

Special emphasis should be placed on protecting the salmon spawning areas within the park. Development near (or upstream of) spawning areas should be done with caution.

Dolly Varden

The Dolly Varden is a popular sport fish, found in many streams in coastal Alaska. Although frequently called a trout, it is actually a char. They spawn in streams during the fall and migrate to the sea in their third or fourth year of life. They have a habit of searching for streams with lakes, and are frequently found in streams without salmon. Dolly Varden are found in many of the coves and clear freshwater streams of Kachemak Bay.

Pink Salmon

The pink salmon is also called humpback salmon or "humpy," because the male develops a prominent hump on its back at spawning time. It is the smallest (and most plentiful) of the Pacific salmon species, averaging three to five pounds. Usually, it travels only a few miles up river to spawn and is known to spawn in saltwater estuaries.

Spawning takes place from July to September. The female drops 1,200 to 2,000 eggs that, depending on the water temperature, hatch out from December to February. The alevins, or sac fry, remain in the gravel until the yolk sac is absorbed, usually until April to mid May. Immediately after emerging, the free swimming fry start out to sea. They spend one year in the ocean, then head back to "parent" rivers to spawn. The most significant natural spawning stream in the park is Humpy Creek. Others are located on the gulf coast side of the park. Tutka Lagoon hatchery, located on park land in Tutka Bay, has produced pink salmon returns of over 1.6 million fish.

King Salmon

King (chinook) salmon are the largest of the salmon species. King salmon spawn in the fall in Alaska with the average fish dropping five to six thousand eggs. The adults, male and female, die shortly after spawning and the young hatch the following spring. After a year or occasionally two, they drift to sea in schools as three-inch fish. After four to five years at sea the king salmon returns to its native river to spawn. King salmon migrate and feed throughout the saltwater areas of the park. The Alaska Department of Fish and Game annually releases king salmon smolt in Halibut Cove Lagoon. Although the returning adult king salmon do not spawn there, they provide a popular sport fishery.

Silver Salmon

Silver (coho) salmon are found in streams and rivers of all sizes. They usually spawn near the sea, but some migrate farther up larger rivers. Spawning begins in August, peaks in late October or November and continues even into January. The eggs hatch in 40 to 50 days or longer depending on water temperature. The majority of the fry migrate to the ocean in their second year. After two years in the river and one in the ocean, the silver returns to its parent river to spawn. The adults, male and female, die shortly after spawning. Silver salmon can be found in Peterson Bay and at the head of Sadie Cove.

Rainbow Trout

Rainbow trout are a smaller species of the family Salmonidae. They have gained wide popularity as a sport fish. They can be easily raised in hatcheries, and stocked in fresh water streams and lakes. Rainbow trout were stocked in China Poot (Leisure) Lake in the 1950's, and are a self-sustaining population.

They feed on insects, crustacea, worms, smaller fishes and their eggs. Spawning is likely to take place in gravel-bottomed streams in which the female scoops out a hollow or redd for the eggs. When the eggs are laid and fertilized, the female covers them with sand or gravel. They hatch in four to seven weeks, depending on water temperature.

CULTURAL ENVIRONMENT

Pre-Contact History

Because of its coastal location, diverse vegetation and wide range of animal life, the Kachemak Bay and Gulf of Alaska areas have long been occupied by humans. Evidence shows area occupation by Pacific Eskimo cultures along the southern Kenai Peninsula coast as early as 6,000 years ago.

Post-Contact History

In July of 1741, the Russian explorers Vitus Bering and Alexia Chirikof became the first Europeans to visit the southern Alaska coast. Cook Inlet is named for Captain James Cook, who explored the area in 1778. The Spanish conducted at least five expeditions to Prince William Sound and Gulf of Alaska waters between 1774 and 1792. Peter Doroshin, a Russian scientist, explored the region in 1850. The Russian fur traders frequented the area in the mid 1800's. In 1880, William H. Dall, a scientist and explorer who mapped Grewingk Glacier, also named Halibut Cove, Grewingk Glacier, Sadie Cove, and several other features of the bay.

Halibut Cove, a small community adjacent to the park, was established around 1911 at the start of the area's thriving herring fishery. Several herring salteries operated around Halibut cove and the nearby lagoon. The fishery ended in the early 1930's, due to depleted stocks. The remnants of herring salteries still exist at some coastal sites.

A few trappers operated in the area from the 1920's through the 1940's. Some of their original trails are now part of the park's trail system. Several features in the park were named for Henry "China" Poot, a railroad worker who hunted, fished and trapped in the China Poot Bay area in the early 1900's. "Herring" Pete Sather and his wife, Josephine, resided on Nuka Island from the 1920's to the early 1960's, and operated a fox farm there. The Nuka area also saw activity in mining and exploration during this period, but this was ended during World War II. Nuka Island was federally owned and was once proposed for inclusion in Kenai Fjords National Park, before the state selected the island.

Cultural Resources

Cultural resources are deposits, structures, ruins, sites, buildings, graves, artifacts, fossils, or other objects of antiquity over 50 years old. They are important evidence of early human occupation. If lost, they are irreplaceable. Cultural sites are studied by evaluating the horizontal and vertical "context" of evidence at the site. Context is the three-dimensional spatial arrangement of a site, artifact, feature or specimen, relative to an established point. The placement of objects relative to each other tells a story of how people lived. Once an object is moved, its context is destroyed. It is unlawful to disturb cultural resources on either state or federal lands. Cultural resources must be carefully managed so their value is

preserved. Within state parks, areas with sensitive archeological resources are often designated as cultural zones.

Investigations since the early 1930's have uncovered and documented several significant sites of ethnohistoric and American period occupation in the Kachemak Bay and Gulf of Alaska areas. They may contain features such as sites, middens (refuse deposits), and artifacts (such as tools and fire cracked rock). There are several important sites within the park.

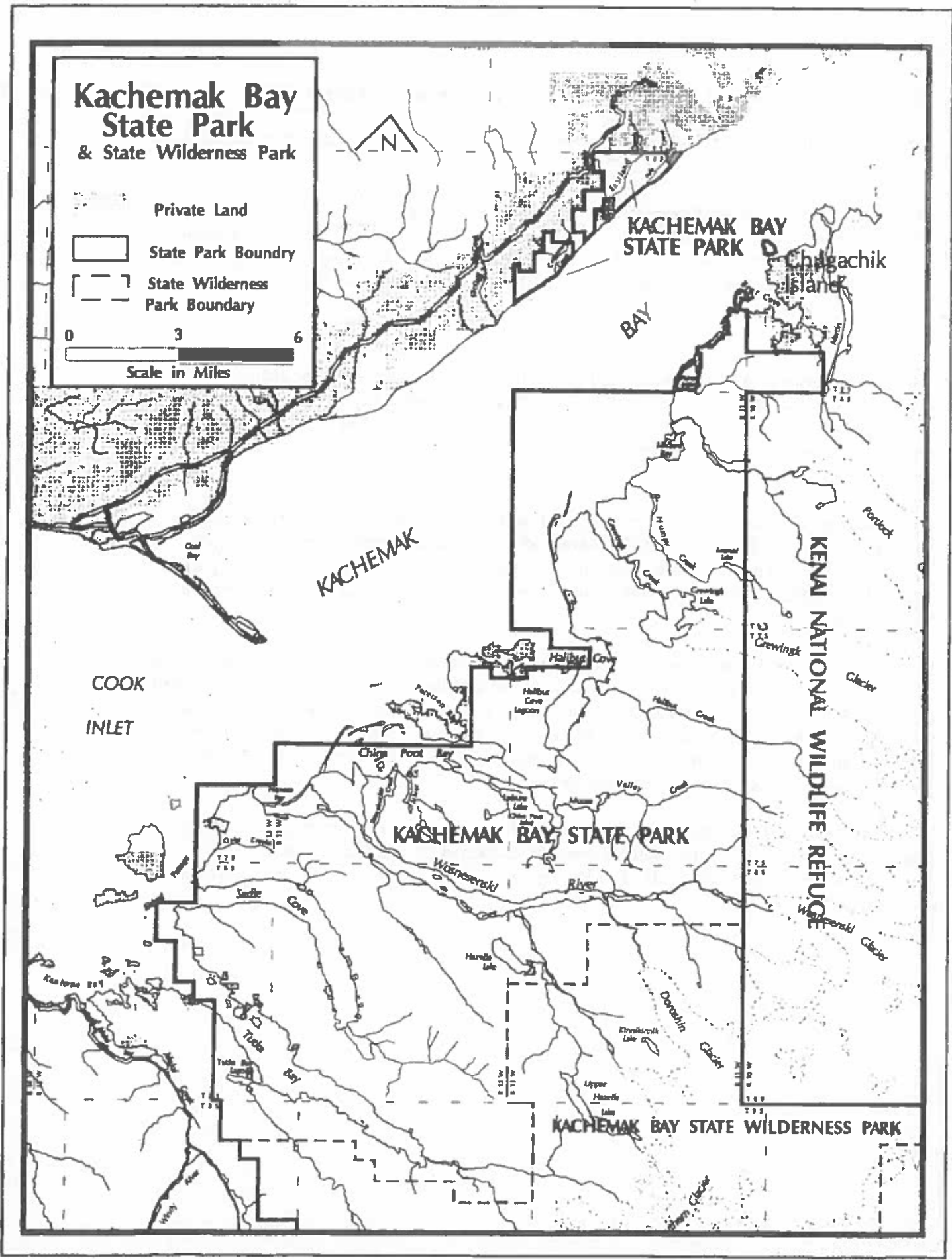
LAND STATUS

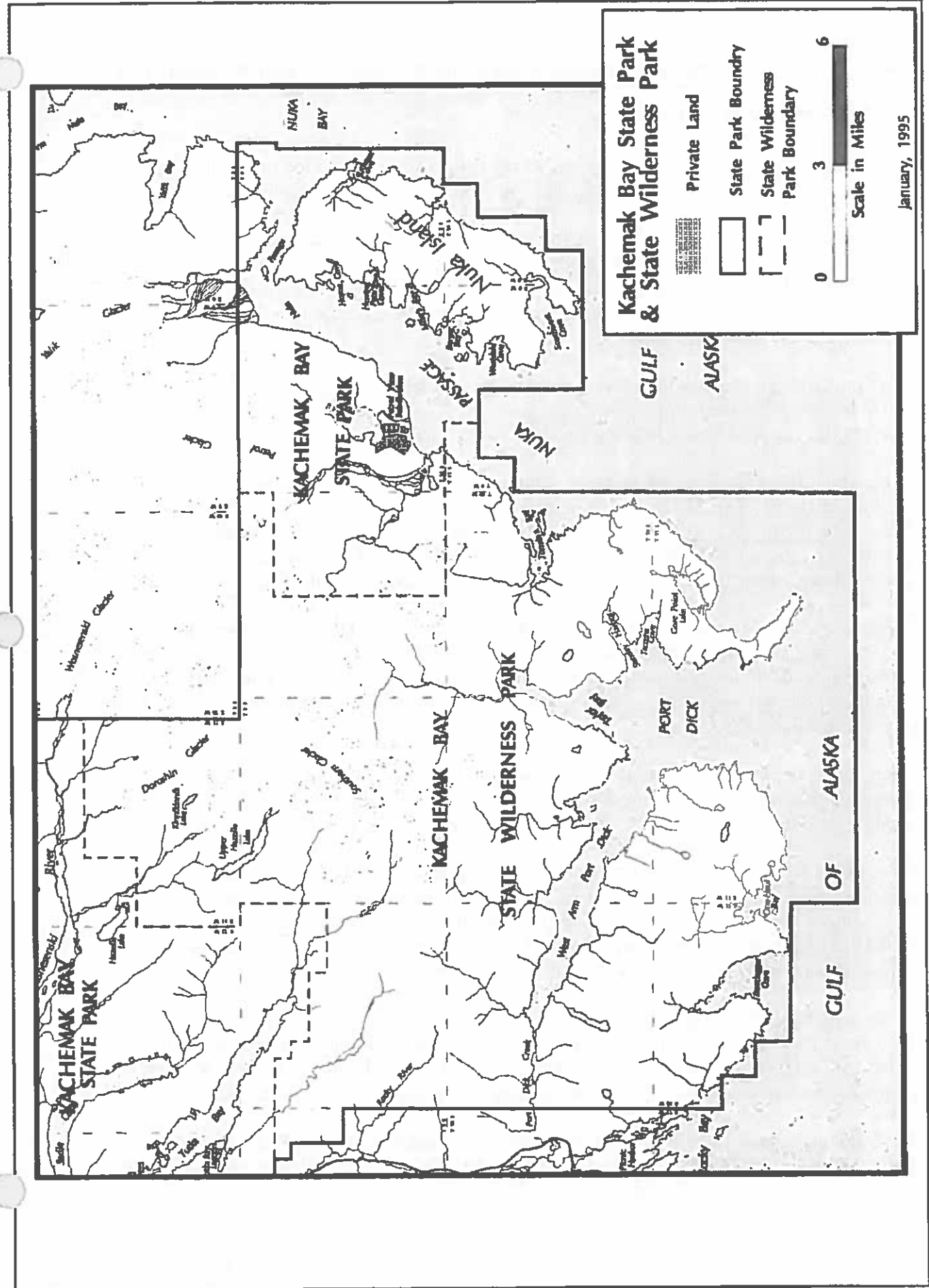
The Kenai National Wildlife Refuge and Kenai Fjords National Park are the major landowners to the east of Kachemak Bay State Park. The community of Halibut Cove lies on the northern boundary of the park. The Seldovia and Port Graham Native Associations are the primary landowners to the west and southwest. The southern park boundary extends well into the Gulf of Alaska.

The waters of Kachemak Bay were designated as the Kachemak Bay State Critical Habitat area by the Alaska legislature in 1984. Managed by the Alaska Department of Fish and Game, it was established to protect fish and wildlife habitat, and to insure long-term public use and enjoyment. The Critical Habitat area overlaps designated state park waters in some areas of the bay.

The Bureau of Land Management (BLM) owns 120 acres near Rusty's lagoon, on glacier spit (USS 4730). Part of that agency's forest preserve system, the parcel was established primarily for research. Because it has high recreation value and is surrounded by park land, the state has requested the parcel be transferred, and added to the park. Even though research could continue on the parcel following transfer, the Bureau of Land Management has held that the parcel is better protected under their management.

There are nearly 100 private "inholdings" within the park. Most are five acres or less. The majority are located along the southern coast of Kachemak Bay and in the Petrof view subdivision, on the gulf coast side. The University of Alaska owns two 25 acre parcels on the west side of Nuka Island.





ENVIRONMENTAL IMPACTS

Excluding private lands, several sites within the park have been affected to varying degrees. The following are recognized impacts, and will require evaluation and mitigation:

The former Sadie Cove rock quarry is located on a point between Sadie Cove and Tutka Bay, in Eldred Passage. In 1982, Alaska State Parks issued a permit for the extraction of armor rock one final time. In exchange, the contractor agreed to restore the site by filling and contouring. It will be many more years, however, before new vegetation completely hides the evidence of the quarry operation.

Halibut Cove Lagoon was the site of an extensive ADF&G King salmon rearing project, from 1973 to 1982. Construction materials, old power lines, and water pipeline materials remain on the site, but the area is slowly being cleaned up and rehabilitated.

China Poot (Leisure) Lake offers rainbow trout fishing, and is a popular destination for hikers and fly-in groups. The Alaska Department of Fish and Game conducts a sockeye salmon enhancement project at Leisure lake that involves the use of power boats and lake fertilization. Project equipment is stored at the lake. A small cabin is located on park land in the northeast corner of the lake. The small island on the lake is privately owned.

Several trails in the park were originally established by locals. Many were routed through marsh or straight up steep mountain slopes, without consideration for proper tread construction and drainage control. Although adequate for the low traffic volume they originally received, increased use and/or inadequate drainage has resulted in significant erosion in some areas.

Many popular camping areas of the park have, over time, been affected by heavy use. Sanitation has become a problem in some areas without facilities. This also could cause water quality problems.

The Alaska Department of Fish and Game, under a permit from Alaska State Parks, constructed a large scale fish hatchery in Tutka lagoon. The hatchery is operated by the Cook Inlet Aquaculture Association. The association operates under a memorandum of understanding with the Alaska Department of Fish and Game. The hatchery includes several buildings for staff housing, egg incubation, research, and storage.

In the mid 1970's the Alaska Department of Fish and Game constructed a cabin in the wilderness park at the outlet of Port Dick Creek. The cabin, with out-buildings, is located on a site with resource sensitivities. Site impacts and associated debris have accumulated, and degraded the area over time. It is the only structure standing in the wilderness park.

The wilderness park, Nuka Island, and the north and west sides of Nuka Passage were heavily impacted by the *Exxon Valdez* oil spill. Although the effects of the spill have diminished with

time, oil can still be found in several locations. Evidence of cleanup and research activities also remains.

Chapter 3: Recreation Use, Patterns and Trends

REGIONAL RECREATION PROVIDERS

Federal agencies

The federal government is the major land owner on the Kenai Peninsula. The units of the federal system on the Kenai Peninsula include the Kenai National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service; Chugach National Forest, managed by the U.S. Forest Service; and Kenai Fjords National Park, managed by the National Park Service.

The Kenai National Wildlife Refuge extends from the north coast of the Kenai Peninsula to Kachemak Bay State Park. The refuge accommodates a variety of recreational uses that include hunting, fishing, hiking, camping, and cross-country skiing. Most recreational use is compatible with the agency's goal of fish and wildlife habitat conservation.

Chugach National Forest encompasses six and one-half million acres. It covers much of the northeast Kenai Peninsula, and much of the land in Prince William Sound. The Kenai Peninsula portion of the forest is mountainous, and is bisected by highway, roads, and trails, making it accessible to a wide variety of upland recreational users. Within the Prince William Sound area, popular activities are pleasure boating, hunting, fishing, hiking, and skiing. The Chugach National Forest manages 43 public use cabins and an extensive trail system.

Kenai Fjords National Park extends along the gulf coast, from Kachemak Bay State Wilderness Park to the City of Seward. It includes rugged coastline in the Gulf of Alaska, and much of the Harding Icefield. The entire coast of the park has been recommended as wilderness study area by the National Park Service. The National Park Service estimates that in the summer of 1993 more than 2,000 people visited the coastal portion of the park, and some 50,000 visitors viewed the park from charter vessels. Recreation opportunities in the park include camping, fishing, hiking, mountaineering, boating, and wildlife observation. The National Park Service manages four public use cabins in the park, and a visitor center at Exit Glacier.

State of Alaska

Besides Kachemak Bay State Park and Wilderness Park, Alaska State Parks manages another 30 units of the state park system on the Kenai Peninsula. Units such as the Kenai River Special Management Area, and Ninilchik, Deep Creek, and Anchor River State Recreation Areas provide access to outstanding sport fishing opportunities. The state marine parks of Prince William Sound and Resurrection Bay provide a variety of coastal recreation activities. Caines Head State Recreation Area provides a public use cabin, and camping and hiking opportunities at the site of Fort McGilvary, a World War II gun emplacement. Captain Cook

and Johnson Lake State Recreation Areas, and Stariski State Recreation Site, are popular for picnicking and camping. Clam Gulch State Recreation Area provides access to razor clam digging.

The State of Alaska, Division of Land manages the Caribou Hills north of Homer, a popular area for hunting and winter sports.

RECREATION WITHIN KACHEMAK BAY STATE PARK

Recreation Opportunities

Most recreational opportunities available in the park are found on or next to its bodies of water. Activities include pleasure boating, sport fishing, clam digging, sea kayaking, crabbing, beachcombing, photography, scuba diving, waterfowl hunting, and wildlife observation. Fishery enhancement programs in the area attract sport and commercial fishers to park waters. Enhancement programs are active in Tutka Lagoon, China Poot Bay, and Halibut Cove Lagoon.

Beaches (such as Grewingk Glacier spit) provide sites for picnicking and camping, and are important staging areas for upland activities such as day hiking, mountaineering, skiing, backpacking, and hunting. Day hiking and backpacking opportunities are increasing as the park trail system is developed. Mountaineering and skiing are available on the park's snowfields and glaciers.

More than 20 guides, charters, and air and water taxi services provide access to park lands and waters. They also offer flightseeing, photography, and wildlife viewing.

Existing Use Patterns

Kachemak Bay State Park visitor records document steadily increasing visitor use. The park received about 40,600 visitors in 1993. Trail registers indicated that more than 1,000 hikers used park trails that year.

Halibut Cove Lagoon attracts many sport fishers during the king salmon season. As many as 70 boats per day visit the lagoon during the peak period of May to July. The 1993 harvest of king salmon was estimated at 3,500 fish, with 2,300 caught by sport fishers. A ranger station, public use cabin and floating dock are located at the head of the lagoon. The trailhead to China Poot (Leisure) Lake, a popular destination for hikers, sports fishers and campers, is also located here.

The popular Grewingk Glacier Spit area is known primarily for camping, hiking, clamming, sport fishing, and beachcombing. Within this area are the popular Grewingk Glacier and Alpine Ridge trails. The Humpy Creek trail provides access for anglers during pink salmon, silver salmon, and Dolly Varden runs.

The area from Neptune Bay to Tutka Bay is rugged. The steep mountain slopes end abruptly at salt water in both Sadie Cove and Tutka Bay. There are few attractive overnight campsites or hiking trails. Sport fishing, kayaking, and clam digging are popular activities in this part of the park.

The major recreational attraction in China Poot Bay is "dip netting" for sockeye (red) salmon in July. The records of the Alaska Department of Fish and Game show a sport harvest of 4,400 fish in 1993. The China Poot Bay estuary, known as a major bird breeding and rearing area, attracts naturalists, photographers and students.

The park's outer coast, including the wilderness park and Nuka Island, has remained truly wild. Because of its remote location, it receives only a small fraction of the visitation that the Kachemak Bay area receives. Commercial fishers, mountaineers, kayakers, skiers, and hunters make up the bulk of the area's visitors. Recreational boating along the outer gulf coast is limited. The exposed coastline has few protected anchorages. Harsh weather and rough seas are commonly encountered. Occasionally, visitors arrive by foot from the nearby Rocky River Road, or by traversing the Kenai Mountains. The Alaska ferry passes along the park's outer coast on its Homer-Seward run, affording views and photographic opportunities.

PUBLIC PREFERENCES

During 1991 and 1992, Alaska State Parks commissioned Hellenthal and Associates to conduct a statewide survey of over 600 Alaskan households to identify Alaskans' outdoor recreation preferences. The following are the survey results that apply particularly to Kachemak Bay State Park:

- Alaska residents place overwhelming importance on outdoor recreation. Nearly 95% of the population considers outdoor recreation to be significantly important to their lifestyles.
- Public use cabins were supported by an average of 81% of those polled. There is also substantial support for development of new trails, tent campgrounds, for new and/or specialized types or recreational opportunities, and for the establishment of new parks.
- Five of the top six outdoor recreation activities Alaskans favor most are available in the park; sport fishing, hiking, walking, hunting, and tent camping.

In two surveys taken in 1983 and 1984 for the most recent management plan, Alaska State Parks polled residents on issues specific to Kachemak Bay State Park. The survey results clearly illustrated that:

- The public has a cautious attitude concerning facility development within the park.

- Those surveyed strongly supported foot trails and camping areas, but did not favor lodges, marinas or docks.
- The public draws a sharp distinction between Kachemak Bay State Park and Kachemak Bay State Wilderness Park. Restrictive management practices and policies are favored for the wilderness park, to protect wilderness values.

For over 10 years, public opinion has been solicited through the Kachemak Bay State Park Citizen's' Advisory Board. The board consists of residents of the Kachemak Bay communities and is consistent with state policy that calls for public participation in all phases of planning and park management. During monthly meetings the board addresses a variety of issues concerning the park and solicits public opinion. Public meetings are sometimes held to gauge public opinion on controversial park issues.

TRENDS AND IMPLICATIONS

The following indicate increasing demand for recreation opportunities in the region:

- Visitor use data and public preference surveys show an increasing demand for boating/fishing facilities and access, for trails and trail-related activities, and for public use cabins.
- The residents of Southcentral Alaska place a great deal of pressure on the recreation resources of the Kenai Peninsula. The population is growing 10-20% per year.
- The expansion of the Homer small boat harbor and improved boat launching facilities have increased public access to the natural resources of Kachemak Bay.
- Tourism is a major economic development strategy for the Kenai Peninsula. As the state and local tourist industry grows, an increase in out-of-state visitors should be expected.

Kachemak Bay State Park will play an increasingly important role in meeting recreational demand and in attracting tourism to the region. The implication for the future is that the park will see an ever-increasing demand upon its resources. Adequate staffing, management, resource protection, and appropriate facility development will all be needed if Alaska State Parks is to meet these challenges.

Chapter 4: Issues

The following issues, identified by managers and the public, affect the park. The chapter on land use classification, and the recommendations for park-wide policies, facility development, and administration, were developed in consideration of these issues.

ISSUE: PRIVATE LAND WITHIN THE PARK

More than 150 private parcels of land are within or next to the park. Many have cabins or other structures. Some are inhabited year round. For the most part, they are five acres or less in size, and are located along prime areas of the coast. Most of these parcels predate the establishment of the park and were obtained through state and federal land disposal programs. The potential for conflict exists between park users and private landowners. Conflicts could also arise between park managers and private landowners regarding management practices, policies, and the development of park facilities.

Significant blocks of privately owned lands within or next to the park include the community of Halibut Cove, and subdivisions in Peterson Bay and Petrof View. Petrof view is a remote subdivision on the gulf coast, in Nuka Passage. It consists of approximately 55 private parcels, with 100 ft. easements for roads. Development of this subdivision may result in requests for the use of park resources and will increase use of and impacts to adjacent park lands.

Following are sub-issues and examples that relate to private lands:

1. *Trespass*: The potential for trespass can create conflict between park users and land owners. In 1993, for example, campers started a campfire on a parcel of private land located within the park and left it unattended. It spread, causing significant damage to the property. Private land owners want reasonable access to their property. In doing so, however, they can encroach upon and/or impact public lands and waters.
2. *Water Quality*: Waste water discharge and the pollution of public lands and waters by property and boat owners are a concern.
3. *Water Use*: Some land owners collect water for personal use by placing water collection devices on park lands.
4. *Firewood/ house logs*: Park regulations allow for collection of dead and down wood, if used within the park. There have been instances, however, where property owners have illegally cut and removed dead and down wood, drift wood, and even standing timber from the park for personal use.

5. *Commercial development:* Lodges, tours, and related businesses on adjacent private lands can provide access to and enhance enjoyment of the park. The resulting increased use, however, can result in resource impacts.
6. *Visual impacts:* Certain building types and colors, or extensive site modification, can diminish the park's scenic values.
7. *Other uses:* Running lines, docks, and personal property have been placed on park lands and/or waters without a permit.
8. *Park management:* Owners of private property adjacent to the park may feel their activities on adjacent park lands and waters are unduly restricted by the regulations designed to protect the park.

ISSUE: ACCESS

Although several trails, campsites and mooring buoys have been developed, and water and air taxi services are available, access to the park remains difficult. The following issues are associated with park access:

1. The cost of a water taxi or air charter is prohibitive for many potential park visitors.
2. Due to topography and exposure, there are few ideal beach landing sites and protected anchorages available in the park. This is particularly true in the wilderness park and the east side of Nuka Island. Private boat operators and water taxis frequently experience hazardous conditions when attempting landings at popular beaches and trailheads.
3. Designated landing sites can concentrate use, accelerating resource impacts.
4. Improvements such as docks and mooring buoys enhance access, but can concentrate use, speed site degradation, and contribute to user conflicts. Use of these facilities may need to be controlled.
5. Trails, trailheads and other facilities are often difficult or even impossible to access by the physically challenged. An example is the floating dock at Halibut Cove Lagoon ranger station. The dock consists of an anchored main float and a smaller "running line float" used to reach the shore. It is cumbersome and can be difficult to operate, especially by children and older adults.
6. The ranger station and public use cabin in Halibut Cove Lagoon are located in an area that can be difficult to reach because of tidal action. Negotiating the channel linking Halibut Cove with the lagoon can be hazardous (or even impossible) during tides lower than + 3 feet. The channel is not marked.

7. The two parcels of park land in the Cottonwood/Eastland Creek area are separated from each other (and from the closest public road) by private property. Linking park lands together with a road or trail system may be difficult, costly, and controversial. The only roads into the Cottonwood/ Eastland creek area are private. There are no trails or other improvements to facilitate public access.

8. Section 17b of the Alaska Native Claims Settlement Act provides for identification of certain public easements across native selected lands. One of these easements provides access to the wilderness park from the Rocky river road. The easements in the Kachemak Bay area have not been adequately identified and signed.

ISSUE: AIRCRAFT AND MOTOR VEHICLE USE

As previously discussed, access to Kachemak Bay State Park (except the Cottonwood/ Eastland additions), is limited to either boat or aircraft.

Flight-seeing and air taxi services offer an important recreation service. Conflicts can arise, though, between those seeking a "backcountry" experience and those reaching the park by air. Aircraft can easily get to many remote areas in the park, where backcountry users have made considerable effort to get away from this kind of activity. Management strategies should be developed to reduce both potential and existing conflicts.

Current regulations allow aircraft landing within Kachemak Bay State Park, and on saltwater or saltwater beaches within Kachemak Bay State Wilderness Park. These regulations do not differentiate between wheeled fixed-wing, float equipped aircraft, or helicopters.

The use of inboard and outboard powered boats in saltwater has not been an issue, but the use of jet boats, jet skis, air boats, and hovercraft in rivers, streams and lakes, is. Habitat damage, disturbance to wildlife, and conflicts between user groups because of noise are some examples. Current park regulations do not specifically prohibit such use in saltwater, though the Kachemak Bay Critical Habitat Area management plan states; "Traversing areas with rooted vegetation in airboats or hovercraft is prohibited."

Motor vehicles (such as automobiles, ATV's or heavy equipment) are prohibited in the park by law. They have, however, been illegally used in the park.

ISSUE: FACILITY DEVELOPMENT

Encouraged by public comments and the advisory board, Alaska State Parks has historically taken a conservative, "go slow" approach toward facility development within Kachemak Bay State Park. Public opinion polls show a demand for additional trail development. There are concerns, though, that developments such as public use cabins, lodges and docking facilities could diminish park values.

Facilities often attract and concentrate use. Lack of adequate planning, maintenance, and resource protection can result in site erosion, resource degradation, litter, and a further reduction in scenic and/or wilderness values. Lack of adequate sanitary facilities at popular picnic areas, camp sites, and trailheads can diminish resource values and threaten water quality. Wildlife are often attracted to high-use areas, such as popular campgrounds, where campers store and prepare food. Animals can quickly become conditioned to the presence of humans in these areas, causing public safety problems.

ISSUE: RIDING AND PACK ANIMALS

Park users and managers have long been concerned with the impacts associated with riding and pack animals (except llamas). Trail erosion, grazed vegetation, degraded water quality and conflicts between user groups are examples of potential problems. The thin, unstable soils common to the park are highly sensitive. Trails constructed for stock are more difficult and costly to build and maintain than are trails designed exclusively for foot traffic.

ISSUE: TRESPASS CABINS

This issue involves private cabins (or other private facilities) placed on park lands and waters without a permit. There are at least two cabins within the park that have no current permit, title or lease. Both cabins were constructed before the park was established. One cabin is located on China Poot Lake and is used by local residents and friends and family of the owner. Another cabin is located in Moose Valley. It is a simple log cabin with dirt floor, built in the 1960's. It is occasionally used by local residents. The Kachemak Bay State Park Citizen's Advisory Board has opposed the conveyance of park land to the owners of these structures. It is not within the authority of Alaska State Parks to sell or otherwise dispose of park land.

Alaska State Parks "inherited" several structures through land acquisitions. Many of these (such as duck hunting shacks and shooting blinds) are not allowed in the park.

ISSUE: WILDERNESS MANAGEMENT

There are two ways to establish designated wilderness areas in the Alaska State Park system: through legislation, and by administrative land use classification (zoning), as described in the "Alaska State Park System: Statewide Framework." The wilderness park is an example of a legislatively designated wilderness area. Due to terrain, character, and lack of development, certain state park lands may qualify for wilderness "zone" classification. Examples include lands above the 1,000-foot elevation, or lands next to federally managed wilderness areas.

Wilderness classification can be controversial, because most facility development is strictly limited and certain uses are controlled to protect wilderness qualities. The Kachemak Bay State Park Citizen's Advisory Board, and many Alaskans and park users support strict limits on facility development in the wilderness park.

The Port Dick cabin, located at the terminus of Port Dick Creek, is the only structure standing in the wilderness park. Constructed in the early 1970's by the Department of Fish & Game, the cabin and outbuildings supported fishery research workers. The Alaska Department of Fish and Game did not apply for or obtain a permit from Alaska State Parks prior to constructing the cabin. Although Fish and Game has not used it for many years, the agency has expressed interest in retaining the cabin for future projects. The cabin has become popular with commercial fishers, hunters, sport fishers, air taxi services, and locals.

The cabin has become an attraction, concentrating use in a small remote site with resource sensitivities. Site degradation has occurred and debris has accumulated over time. Removing the cabin and restoring the site is controversial, but leaving it creates long term management problems. Finally, this level of facility development is incompatible with the wilderness values for which the park was established.

ISSUE: COMMERCIAL FISHING

Commercial fishing was a traditional use of Kachemak Bay prior to the establishment of the park. It has included the harvest of salmon, shrimp, crab, groundfish, rockfish and halibut, herring, hardshell clams, and other species. According to the Alaska Department of Fish and Game, the trawl shrimp, dungeness crab, pot shrimp, herring, and king crab fisheries are now closed because of severely depressed stocks. Although the industry's activities have provided visitors an opportunity to observe and learn about the lifestyle of many Alaskans, conflicts occasionally arise between park users and commercial fishers. The following issues relate to commercial fishing within the park:

1. Enhancement activities provide sport fishing opportunities, but fishing boats frequently occupy popular locations for extended periods, limiting recreational boating and sport fishing access.
2. Recreational boaters occasionally disrupt commercial fishing operations by driving over and damaging nets and floating crab and shrimp pot lines. In areas such as Halibut Cove and Halibut Cove Lagoon, the concentration of commercial and recreational crab and shrimp pots creates boating hazards and visual impacts.
3. Dragging the bottom of shallow bays during seining operations may diminish the potential for sport and subsistence harvest of dungeness crab.
4. The allocation of fish and shellfish between sport and commercial interests has been and will continue to be an issue in the park. The controversial commercial harvest of hard shell clams on the park's beaches is the most recent example. Many people feel only subsistence and recreational harvest of crab and clams should be allowed in the park. The Alaska Board of Fish and the Alaska Board of Game have responsibility for allocating state managed species between sport and commercial interests.

ISSUE: COMMERCIAL ACTIVITIES

Alaska State Parks generally encourages commercial activities that provide or enhance recreation services in state parks, provided they are consistent with the purposes of the park.

Commercial uses of park lands and waters (except commercial fishing) are managed by Alaska State Parks through a commercial use permit system. Commercial fishing is managed by the Alaska Department of Fish and Game.

Commercial operators include visitor services such as water and air taxis, fishing charters, guided hiking and hunting, and wildlife tours. Production of films, publications, video guides, and commercials is also considered a commercial activity. Many of these commercial activities enhance recreational use of the park. Certain commercial activities can be controversial, however, if they are perceived to be in conflict with park values.

ISSUE: FEES

Fees are an important revenue source for Alaska State Parks. They play an increasingly important role in the continued support and maintenance of state park facilities.

Commercial operators (except commercial fishers) pay fees for permits to operate within state parks. In this way, the public receives compensation for the commercial use of public resources. Fees are opposed by some commercial operators.

User fees are also collected in some units of the state park system. Fees for camping, parking and boat launching are generally well supported where there are adequate facilities. User fees have not been charged in certain parks where facilities such as water, latrines, improved campsites and fire grates are not always provided. Kachemak Bay State Park is one of these. The issue is whether a park fee should be established for using roadless or remote parks, and how these fees should be collected.

ISSUE: FISH ENHANCEMENT ACTIVITIES

This issue concerns fishery enhancement activity in the park. The Alaska Department of Fish and Game has statutory authority to manage fisheries within the park. The Alaska Department of Fish and Game is also allowed, by law, to enhance or rehabilitate fisheries on lands within Kachemak Bay State Wilderness Park. These activities are subject to park use permit requirements. Fishery enhancement projects include egg taking, rearing, smolt release and lake fertilization.

The Department of Fish & Game has proposed several projects that affect the park. These include stream channeling and the introduction of non-indigenous species. Stream channeling provides access for salmon up creeks or streams diverted by the 1964 earthquake. It involves the use of heavy equipment within wilderness zone, and is controversial. Introducing

nonindigenous species such as deer to the park could increase visitor use, but introduced species may compete for habitat with native species.

Formerly operated by the Alaska Department of Fish and Game, the Tutka lagoon hatchery is now operated by the Cook Inlet Aquaculture Association. The hatchery has provided an important sport and commercial pink salmon fishery, attracting commercial and sport fishers to the area.

Fish enhancement projects provide valuable terminal fisheries that attract commercial fishers, fishing guides and sport fishers to the park. They concentrate use, however, and create an increasing need for facilities, public information, resource protection, facility maintenance, and public safety.

ISSUE: COMMUNITY & TOURISM GROWTH

Growth on the Kenai Peninsula increased about 10-20% per year through the 1980's. From 1990 to 1992 it increased by 8%. Since 1889, the Homer area population has increased at least 10% per year to nearly 4,500 in 1993. The number of private parcels adjoining the park, particularly at Bear Cove, Halibut Cove, Peterson Bay and the Tutka/Jackolof areas, increased, as larger parcels were subdivided and sold. Information gathered from visitor counts in the park show an increase in park use of between 10% and 15% per year. This will result in an increased demand for facilities and maintenance.

ISSUE: ADJACENT STATE LANDS

The management of state-owned lands near the park is a concern, because many of these parcels have high recreation value. The issue is whether to add these lands to the park, make them available for private ownership, or continue management through other state agencies.

ISSUE: PUBLIC SAFETY

The need for resource protection, medical emergency response, and search and rescues has been increasing with park visitation. The park is assigned only one seasonal ranger. With almost 400,000 acres of land and water to manage and with the current staffing level, it is nearly impossible to provide the full range of public safety services park wide. Alaska State Parks and other agencies responsible for public safety within the park will eventually require additional staffing.

ISSUE: WILDLIFE MANAGEMENT

The Alaska Department of Fish and Game manages many of the wildlife species that inhabit Alaska's lands and waters (including state parks). Sea otters, bald eagles and migratory waterfowl within the park are managed and protected by the U.S. Fish & Wildlife Service. Many people believe hunting and trapping within state parks should be restricted, to provide for high quality wildlife viewing and photographic opportunities. The eco-tourism industry is growing world wide. Many visitors coming to Alaska expect world class wildlife viewing opportunities, especially in designated parks.

Certain practices associated with hunting and trapping can also directly conflict with other park uses. Bear baiting, especially near public recreation facilities, is a public safety concern. Family pets could be caught in the traps set along park trails. The Alaska Board of Game establishes seasons and regulates harvest within the park

ISSUE: SPRUCE BEETLE INFESTATION (see beetle survey map in appendix)

Spruce bark beetles spread from interior forests along the Kenai Peninsula and established a foothold in Kachemak Bay in the early 1980's. Like fire, insect infestation is a natural process that has a significant negative visual impact. To date, over 40,000 acres have been affected around the bay, mostly along the north side and in the Fox River valley. On the bay's south side, beetles infested more than 14,000 acres around Mallard Bay, 2,180 acres around Halibut Cove, 934 acres around China Poot lake, 234 acres in Sadie Cove, and 311 acres in Tutka Bay. The beetle normally infects mature interior white spruce, especially old trees that have lost their ability to resist disease. Beetles prefer a warm, dry environment. Foresters believe that the beetle is not a significant threat to coastal Sitka spruce due to the normally moist, cool maritime environment. According to the 1993 USDA Forest Service Forest Health Management Report, however, beetle activity in the Kachemak Bay area increased in 1993 for the fifth consecutive year. This is most likely due to a series of unusually warm, dry summers.

ISSUE: MARICULTURE

Mariculture, or aquatic farming, began in the Kachemak Bay area in 1983 as a research project. Interest in mariculture grew, and Alaska State Parks began receiving permit applications for blue mussel farming from floating rafts within Kachemak Bay State Park. Halibut Cove Lagoon was identified by applicants as a preferred location for mariculture, due to its protected waters and good water quality. Commercial uses of the park that do not provide a recreation service are, by law, incompatible with the purposes for which the park was established. For this reason, the park's Citizen's' advisory board opposed the issuance of permits for mariculture rafts. Temporary and conditional permits were, however, issued to applicants by Alaska State Parks and by the Department of Fish and Game. In 1989, a special and temporary act of the legislature act allowed those already holding valid permits to continue mariculture on a 20-acre site within the lagoon. This legislation stipulates that the

permits are conditional, nontransferable, and can be revoked for violation of permit stipulations. There are nine permits.

The Department of Natural Resources Division of Land, and the Department of Fish & Game manage aquatic farming activities outside the park.

ISSUE: NATIVE ALLOTMENTS

There are two active native allotment claims on file with the Bureau of Indian Affairs and the Bureau of Land Management for lands within Kachemak Bay State Park. If these lands are conveyed to the applicants they will become park inholdings, and could conflict with the existing recreational use of those areas.

ISSUE: EXXON VALDEZ OIL SPILL

In March of 1989, the oil tanker *Exxon Valdez* ran aground on Bligh Reef in Prince William Sound, spilling 11 million gallons of crude oil. The oil slick moved along the coastal waters of the Gulf of Alaska, fouling many of the best recreation sites. The wilderness park and Nuka Island and Nuka Passage were directly hit. The following issues resulted from the spill:

1. The spill oiled large segments of the park's coastline, diminishing recreation opportunities. The remaining oil is especially persistent in the sheltered areas along the outer coast that provide the best anchorages, beaches, and upland access points .
2. The values of the wilderness park have been seriously compromised. Though the effects of the spill have gradually diminished over time, visual indicators of research, cleanup activities, and oil remain.
3. Cleanup activities introduced hundreds of oil spill workers and researchers to the area, resulting in a significant increase in public and commercial interest and use of park resources. The impacts associated with the sudden influx of cleanup workers remain. Several sensitive archeological sites were looted during the cleanup effort.
4. Park staff were diverted from normal park operation to work on the spill. Normal facility maintenance, resource protection, and visitor services in the park were affected that year.
5. Oil spills in Cook Inlet and Prince William Sound could again affect the park.

ISSUE: MAINTENANCE AND OPERATIONS

Although the park was established in 1970, it was not staffed until the 1982 season. That year, the former Halibut Cove Lagoon king salmon hatchery was transferred to Alaska State Parks, and volunteers were assigned as caretakers. In June of 1984, the first seasonal park ranger and three Alaska Conservation Corps enrollees were assigned to the park.

In January of 1985, a district ranger position was established to supervise the Kenai area's south district operation that includes Ninilchik, Deep Creek, Stariski, and Anchor River State Recreation Areas, and Kachemak Bay State Park and State Wilderness Park. A district office was established in the former federal Bureau of Land Management fire guard station north of Homer. Originally full time, the district ranger position is now seasonal.

The three Alaska Conservation Corps "ranger assistants," originally assigned to the park, have been reduced to one. The park staff has come to rely increasingly on volunteers and service organizations to construct and maintain trails and facilities. Although volunteer efforts have been successful, volunteers require a great deal of training, support, and supervision. The success of volunteer recruitment, although nationwide, varies from year to year.

After personnel were assigned to the park, more than 25 miles of trail were constructed or upgraded. Trailheads and trail junctions have been signed, and bulletin boards and trail registers installed. Several campsites were constructed or improved with latrines, picnic tables, and fire grates. Three mooring buoys were installed. A cabin at Halibut Cove Lagoon (that had housed volunteers) was converted for public use. These facilities need to be maintained. When considering the size of the park, existing facility maintenance needs and increasing visitation, it is obvious that additional park staff will be needed. This issue will need to be addressed whenever new facilities are proposed.

Chapter 5: Goals and Objectives

There are eleven designations for park units within the Alaska State Park system, each with specific definitions and objectives. Designations include:

- State park
- State wilderness park
- State recreation area
- State recreation site
- State trail
- Special management area
- State marine park
- State recreation river
- State historic park
- State historic site
- State preserve

The management goals and objectives for Kachemak Bay State Park were developed by considering the park's designation, legislation, and Alaska State Park's overall management policies:

Goal One:

Preserve and protect the park's natural and cultural resources, and scenic and wilderness values, for long-term use and enjoyment.

Objectives:

1. Apply the Alaska State Parks land use classification system to Kachemak Bay State Park, and assign land use zones considering resources, existing impacts, use patterns, management goals, and the management intent for adjacent public lands.
2. Define the limits of acceptable change to the park's resources, and establish a system for periodic evaluation of changes.
3. Define appropriate activities within each land use zone.
4. Identify and protect the park's natural and cultural resource values.
5. Establish education programs and facilities that enhance the public's understanding and appreciation of the park's resource values.

Goal Two:

Efficiently and effectively provide for the outdoor recreation needs of park visitors, with consideration to public preferences, resource values and legislative intent.

Objectives:

1. Assess public needs and preferences for recreation in the park, considering recreation opportunities available in the region and the state.
2. Provide a variety of recreation opportunities while reducing user conflicts, and maintaining the quality of the recreation experience.
3. Develop facilities that meet public demand, insure public safety, protect resources, and provide quality service, without detracting from the park's scenic or wilderness values.
4. Insure a balance between consumptive and non-consumptive park uses. Educate park users concerning alternative opportunities for recreation.
5. Develop strategies to soften the effects of declining budgets, and to increase the efficiency and effectiveness of management, development, and maintenance efforts.

Goal Three:

Assist in the development of regional and statewide tourism.

Objectives:

1. In recognition of the park's value to the local and regional recreation and tourism industry and the region's economy, assist local government and community organizations in promoting the recreation opportunities available in the park.

Chapter 6: Land Use Classification by Zones

To describe the intent for management of resources within state parks, all lands and waters within the major units of the Alaska State Park system are classified into one or more of the following zones:

Recreational Development Zone

Natural Zone

Wilderness Zone

Cultural Zone

Land use zones within state parks are established to provide direction for management of park lands and resources. The table that follows describes the relative compatibility of various activities in each of the land use zones used in this plan.

Zones are assigned by considering legislative intent, management goals and objectives, environmental conditions, historic use, existing developments or other impacts, and current visitor use patterns. The Alaska State Park System: Statewide Framework says that "*The majority of lands in a state park normally will be classified as natural and wilderness zones.*" The following are the zone designations that will be used to classify lands and waters in Kachemak Bay State Park and State Wilderness Park.

RECREATIONAL DEVELOPMENT ZONE

Purpose and Characteristics

Recreational development zones are established to meet the more intensive recreational needs of the public with convenient and well-defined access via roads, boating anchorages, airstrips and high standard trails; with more intensively developed recreational facilities, such as campgrounds or picnic areas; with guided activities; and visitor information centers.

The landscape within this zone can be modified to support educational and recreational activities and/or to enhance wildlife habitat and scenic qualities. Recreational development zones are established where soils, slope, drainage and vegetation can support more intensive recreational activities.

Developments and Activities

The highest level of development and activity is meant to occur in this zone. Appropriate development within this zone includes roads, trails, transportation routes, campgrounds, picnic areas, visitor centers, high standard trails, park management facilities, and commercial lodges.

NATURAL ZONE*Purpose and Characteristics*

Natural zones are established to provide for moderate-to-low impact and dispersed forms of recreation and to act as buffers between recreational development and wilderness zones.

These zones are relatively undeveloped and undisturbed and are managed to maintain high scenic qualities and to provide visitors with opportunities for significant, natural outdoor experiences. An area's natural landscape character is the dominant feature within this zone. Landscape modification may be allowed to enhance, maintain or protect the natural setting according to the unit management plan.

Developments and Activities

Developments in a natural zone are intended to provide for the safety of park visitors and to provide for a moderate level of convenience in a high-quality natural setting. A medium level of activity is encouraged in this zone. Activities include, but are not limited to, bicycling, backpacking, fishing, hunting, cross-country skiing, camping, sledding, berry picking and rock climbing. Private, off-road motor vehicle use (except boats and aircraft), is prohibited within this zone.

WILDERNESS ZONE*Purpose and Characteristics*

Wilderness zones are established to promote, to perpetuate and, where necessary, to restore the wilderness character of the land and its specific values of solitude, physical and mental challenge, scientific study, inspiration and primitive recreational opportunities.

These zones are distinguished by landscape, vegetation and geology. Resource modification can occur in this zone only to restore areas to a natural state. Natural processes will be allowed to operate freely to the extent that human safety and public and private property are protected.

Developments and Activities

A wilderness zone should have no human made conveniences within its boundaries except the most primitive trails with minimum trail maintenance, bridges and signing. Developments or other improvements will be undertaken only if it has been determined by the Director of Alaska State Parks that significant threats to public safety exist, or to reduce adverse impacts on the area's resources and values. Access to and within this zone, will be by foot, by boat, or by aircraft. Aircraft landing for recreational access or research may be restricted by the

director. Aircraft landing is prohibited in some areas, and restricted by permit in others. Other activities that threaten the character of the wilderness zone will also be restricted. If overuse or misuse occurs, the director may restrict entry and use of the area. Methods of restriction may include separation and control of use activities through time and space allocation, use/area rotation schemes and a permit system.

CULTURAL ZONE

Purpose and Characteristics

Cultural zones are established to preserve, investigate, document and interpret Alaska's cultural resources and heritage.

Cultural zones are designated to provide adequate protection of historical, cultural, archaeological or anthropological resources. These zones may contain a single feature or an assemblage of historic features.

Developments and Activities

The intensity of development in a cultural zone is managed to insure that use levels in the area do not impair the integrity of historical, cultural, archaeological or anthropological resources. Development within a cultural zone should have minimal impact on the cultural and historical values within the unit and should involve minimal introduction of artificial features for activities not related to the cultural resource and its values. Development generally will be associated with the necessities of public access, safety and interpretation of the cultural resources present. Activities in keeping with the historical period of the cultural resource may be encouraged.

**GUIDELINES FOR APPROPRIATE ACTIVITIES AND FACILITIES
WITHIN LAND-USE ZONES**

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p>RESOURCE MANAGEMENT</p> <p>Research and management studies. Collection of data necessary for park management decisions or to further science. Priority will be given to studies that contribute to the use and management of native fish and wildlife populations and their habitats. Studies may be conducted by Alaska State Parks in cooperation with ADF&G and other agencies, or by other researchers under permit.</p>	<p>Will be encouraged when consistent with the purposes of the park, under DPOR permit.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p><u>Ecological monitoring.</u> Activities or studies that address how fish and wildlife and their habits are changing, due to either natural or human causes.</p>	<p>Will be practiced as part of normal park operations in cooperation with the Alaska Department of Fish & Game, U.S. Fish & Wildlife Service, and other agencies.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Fish & wildlife inventories.</u> Using acceptable inventory techniques to obtain information on species distribution, harvests, abundance, habitats, and population dynamics, to meet park management objectives.</p>	<p>Compatible</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p><u>Fisheries enhancement/ restoration.</u> Action taken to increase fishery stocks such as artificially incubating fish in streams, fertilizing lakes, and restoring fish access to spawning and rearing habitat.</p>	<p>Conditionally compatible, under DPOR permit. Equipment and structures must be removed and the site restored following project completion.</p>	<p>Activities conditionally compatible, under DPOR permit. Structures not compatible.</p>	<p>Conditionally compatible, under DPOR permit. Equipment and structures must be removed and the site restored following project completion.</p>	<p>Conditionally compatible, under DPOR permit. Equipment and structures must be removed and the site restored following project completion.</p>
<p><u>Wildlife habitat manipulation.</u> Modification of habitat to increase target wildlife populations. Includes both enhancement and restoration activities, such as prescribed burning and mechanical manipulation.</p>	<p>Not compatible, except when restoring habitat damaged by human impact.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Wildlife introduction.</u> Introduction of non-indigenous or exotic species.</p>	<p>Not compatible.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<u>Wildlife stocking.</u> Used to re-establish native species within their original breeding ranges.	Compatible after adequate research and public hearings, to insure there will be no detrimental impact on other species or uscs.	Same	Same	Same
<u>Predator control.</u> Relocation or removal of predators to favor other wildlife species or populations, and the protection of re-introduced species.	Not compatible	Same	Same	Same
<u>Pest and disease control.</u> The use of poisons or chemicals to control or eradicate insect pests and/or diseases to indigenous animals, plants or forests.	Not compatible, except to control species not indigenous to the area, or for public safety reasons.	Same	Same	Same
<u>Fire suppression.</u> Actions taken to suppress wildfire.	Compatible, as managed by DPOR and the Division of Forestry.	Not compatible, except when human-caused or when life or property are endangered.	Compatible, as managed by DPOR and the Division of Forestry.	Compatible, as managed by DPOR and the Division of Forestry.

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
Resource extraction. Removal of timber, gravel, rock, sand, minerals, plants or other park resources for commercial or personal use.	Not compatible	Same	Same	Same

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
PUBLIC USES				
<u>Walking, skiing, mountaineering.</u> On foot trails, or unrestricted in the absence of a trail.	Compatible	Compatible	Conditionally compatible	Compatible
<u>Power boating.</u> Includes inboard and outboard gas or diesel powered boats and jet boats. Does not include air boats, hovercraft or jet skis.	Compatible in salt water, and designated lakes and streams.	Compatible in salt water, not compatible on freshwater lakes or streams.	Compatible in salt water and designated lakes and streams.	Compatible in salt water and designated lakes and streams.
<u>Air boats and hover craft.</u>	Compatible in salt water only.	Same	Same	Same
<u>Non-motorized boating.</u> Includes canoes, rafts, row boats, kayaks, boats powered with electric trolling motors, sailboats, and sailboards.	Compatible	Same	Same	Same
<u>Land-based motorized vehicles.</u> Includes all land-based motorized vehicles.	Not compatible	Same	Same	Same
<u>Fishing.</u>	Compatible, subject to state fishing regulations.	Same	Same	Same

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<u>Hunting.</u>	Compatible, subject to state hunting regulations. Discharge of firearms prohibited within 1/2 mile of developed facilities. Hunting in certain areas may be limited by state hunting regulations to allow for wildlife viewing.	Same	Same	Same
<u>Trapping.</u> Trapping fur-bearing animals for private or commercial use.	Subject to state trapping regulations.	Same	Same	Same. Trapping in certain areas may be limited by state (Board of Game) regulations to allow for wildlife viewing.
<u>Motorized equipment.</u> Includes all non vehicular equipment powered by gas, propane, or diesel internal combustion engines (i.e. chainsaws and generators).	Compatible	Not compatible, except for necessary park management, research and emergency purposes.	Conditionally compatible	Compatible

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p><u>Primitive camping.</u> Overnight camping in undesignated sites.</p>	<p>Compatible, subject to existing 15-day stay limit. Disturbance of natural materials is prohibited. Campfires are restricted by regulation.</p>	<p>Same</p>	<p>Not compatible</p>	<p>Compatible, subject to existing 15-day stay limit. Disturbance of natural materials is prohibited. Campfires are restricted by regulation.</p>
<p><u>Dog sledding.</u> Use of dog teams and sleds as a means of winter access and recreation.</p>	<p>Compatible</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Wildlife observation.</u> Viewing wildlife and its habitat in natural conditions. Includes photography, bird watching, and educational, interpretive activities and programs.</p>	<p>Compatible</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Recreational gold panning.</u> Use of simple, non-motorized tools such as pans and shovels for recreational gold prospecting.</p>	<p>By permit only. Commercial prospecting or use of motorized tools prohibited.</p>	<p>By permit only. Commercial prospecting or use of motorized tools prohibited.</p>	<p>Not compatible</p>	<p>By permit only. Commercial prospecting or use of motorized tools prohibited.</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<u>Horses and pack animals.</u> (except llamas) Use of horses, mules, and burros for riding or packing supplies and gear.	Compatible, except on trails designated for hiking only. Subject to regulations	Compatible, except on trails designated for hiking only. Subject to regulations	Not compatible	Compatible, except on trails designated for hiking only. Subject to regulations
<u>Llamas.</u> Use of llamas for pack stock.	Compatible	Same	Same	Same
<u>Aircraft operation.</u> Private fixed and rotary winged aircraft that provide access to the park.	Compatible, subject to regulations. Restrictions may be imposed in high use areas.	Conditionally compatible. Landings allowed on saltwater and saltwater beaches. Landings in other areas by permit only. Special regulations may apply.	Conditionally compatible. Special regulations may apply for high use areas.	Conditionally compatible. Special regulations may apply for high use areas.

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
FACILITIES				
<u>Improved campsites.</u> Permanent site clearings that may include amenities such as tent platforms, fire pits, shelters, picnic tables, latrines, and interpretive displays.	Compatible as developed and maintained by DPOR.	Conditionally compatible <u>if</u> developed for visitor safety or resource protection.	Compatible, as developed and maintained by DPOR.	Compatible, as developed and maintained by DPOR.
<u>Public use cabins</u> Small, permanent structures available for overnight use by the general public on a reservation basis.	Compatible, as developed and maintained by DPOR.	Not compatible	Not compatible	Compatible, as developed and maintained by DPOR.
<u>Sanitary Facilities.</u> ADEC approved latrines and toilets, placed at public use cabin sites and other high use areas.	Compatible as developed and maintained by DPOR.	Conditionally compatible, <u>if</u> developed for resource protection.	Compatible as developed and maintained by DPOR.	Compatible as developed and maintained by DPOR.
<u>Visitor contact facilities.</u> Locations where the public can learn about and obtain information on the park, its resources, recreation opportunities, and park regulations.	Compatible, as developed and maintained by DPOR.	Not compatible	Compatible, as developed and maintained by DPOR.	Compatible, as developed and maintained by DPOR.

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p><u>Mooring buoys.</u> Permanent anchors and buoys where boats can be temporarily secured. Sites selected to be compatible with the terms of the Critical Habitat Area special area permit, when in those waters.</p>	<p>Compatible in saltwater areas as developed by DPOR. Alaska State Parks regulates length of stay.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Aids to navigation.</u> USCG approved navigational aids, buoys, markers, and lights used to mark channels and hazards.</p>	<p>Compatible, as developed by Alaska State Parks in cooperation with the U.S. Coast Guard</p>	<p>Not Compatible</p>	<p>Compatible, as developed by Alaska State Parks in cooperation with the U.S. Coast Guard</p>	<p>Compatible, as developed by Alaska State Parks in cooperation with the U.S. Coast Guard</p>
<p><u>Trails.</u> Designated, maintained trails that may be multipurpose or limited to specific uses.</p>	<p>Compatible, as developed and maintained by Alaska State Parks.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
Docks. Anchored or piling supported floating docks, for public use.	Compatible, as developed and maintained by Alaska State Parks. Docks subject to ADF&G Critical Habitat Area permit, if in those waters.	Not compatible	Not compatible	Compatible, as developed and maintained by Alaska State Parks. Docks subject to ADF&G Critical Habitat Area permit, if in those waters.

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
COMMERCIAL USES <u>Commercial lodges.</u> Privately-owned and operated lodging facilities located on park lands or waters.	Not compatible	Not compatible	Not compatible	Allowed only under concession contract, when consistent with management plan, and when experience cannot be provided outside park.
<u>Resource extraction.</u> Extraction of minerals, sand, gravel, rock, timber or plants for commercial purposes.	Not compatible	Same	Same	Same
<u>Hydroelectric power development.</u> Commercial development of a site, including a dam, impoundment area, powerhouse, tail race, and other forms of associated facilities.	Not compatible	Same	Same	Same

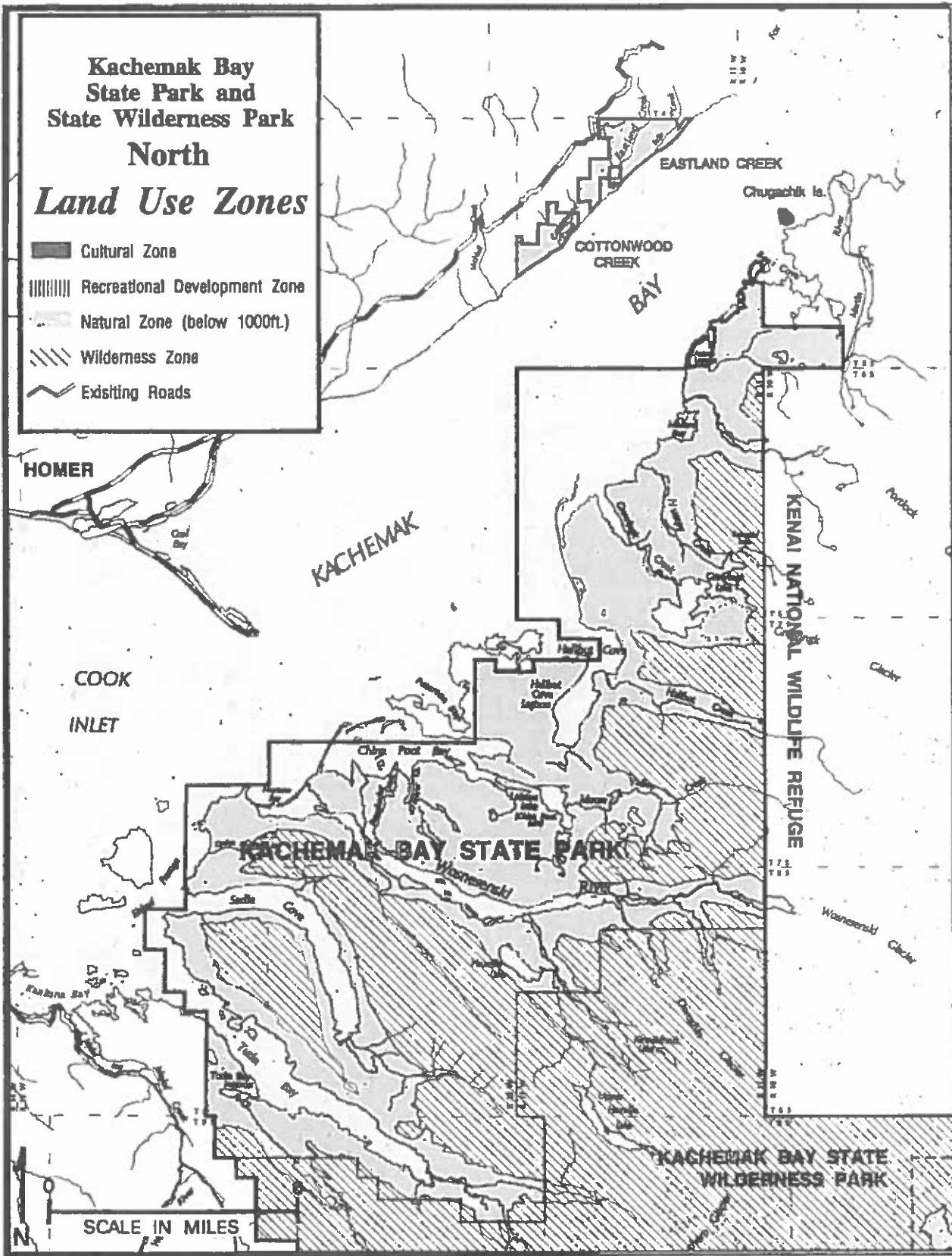
Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<p><u>Mariculture</u>. Commercial shellfish farming.</p>	<p>As per legislation, restricted to a 20 acre site in Halibut Cove lagoon, and then only by permit through Alaska State Parks and ADF&G.</p>	<p>Not compatible</p>	<p>Not compatible</p>	<p>Not compatible</p>
<p><u>Guiding and outfitting</u>. Licensed hunting, fishing, mountaineering, and backcountry guides, outfitters, water and air taxis, and all other commercial operators who use park lands and waters, and charge for their services.</p>	<p>Compatible only by permit or concession contract issued by Alaska State Parks.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>
<p><u>Commercial aircraft operation</u>. Fixed and rotary winged commercial aircraft that provide access to the park.</p>	<p>Compatible, subject to permit. Landing sites, days and times may be limited. Ceiling restrictions may be established, in cooperation with the F.A.A. and operators.</p>	<p>Same</p>	<p>Same</p>	<p>Same</p>

Activity/Facility	Natural Zone	Wilderness Zone	Cultural Zone	Recreational Development Zone
<u>Grazing</u> . Grazing of domestic or wild animals for personal or commercial use.	Not compatible	Same	Same	Same
<u>Utility transmission lines, pipelines.</u> Includes telephone and electrical power lines, oil and gas pipelines, and other associated facilities.	Allowed by permit only.	Not compatible	Not compatible	Allowed by permit only.

Guidelines concerning fish and wildlife management are advisory only, and Alaska State Parks recognizes the authority of ADF&G and the Boards and Fish and Game to manage and regulate fish and wildlife within the park.

**Kachemak Bay
State Park and
State Wilderness Park
North
*Land Use Zones***

- Cultural Zone
- ▨ Recreational Development Zone
- ▩ Natural Zone (below 1000ft.)
- ▧ Wilderness Zone
- Existing Roads





Chapter 7: Recommendations

PARK-WIDE POLICIES

The following apply to all lands and waters in the park unless otherwise noted. They relate to previously described issues, goals, environmental considerations, and land use classification.

Resource Management

1. Research will generally be encouraged within the park. Proposals for associated facilities or developments such as research camps shall be reviewed by Alaska State Parks staff for approval. Issuance of applicable permits will be based on expected levels of impact within the zone in which the activity will occur.
2. The park is included in the State Division of Forestry's fire management plan, which recommends minimal wildland fire control efforts within the park, except where human life or development is at risk.
3. The introduction of exotic species of plants or animals (those not indigenous to the area) should not be allowed. Proposals of this type will be reviewed by both the Kachemak Bay State Park Citizen's' Advisory Board and by the public.
4. Activities that are incompatible with the park's enabling legislation, regulations, and this management plan will be prohibited. Examples of compatible and incompatible uses are found in the "guidelines for activities within land use zones" in this plan.
5. Because of fragile soil types, horses and other stock animals (except llamas), should not be allowed on foot trails.
6. No animals should be tethered within 100 yards of freshwater streams or lakes.
7. Owners of cabins or other facilities constructed on state land before the establishment of the park must either relinquish claims of ownership, or file a preference right application with the Department of Natural Resources, Division of Land Management. If the preference right application is for land within a state park and is denied, the owner may request a temporary park use permit from the Director of Alaska State Parks. If issued, park use permits may be revoked at any time. If a permit is not issued or is revoked, the structure must be removed. All land and property claim issues will be resolved case-by-case.
8. If lands are added to Kachemak Bay State Park they will be zoned, and managed according to this management plan. If the land area is significantly large or environmentally sensitive, a plan supplement may be developed.

9. Park waters, where they overlap with the Kachemak Bay Critical Habitat Area, will be managed according to the 1989 Cooperative Agreement between the Department of Fish and Game's Habitat Division and Alaska State Parks, and this management plan.

10. The parks will generally be left to natural environmental processes. Efforts to address insect infestation will focus on public safety and prevention. Campsites and other public use facilities will be periodically inspected for dead or dying trees. If spruce bark beetle infestation is detected in a dead or dying tree that also constitutes a hazard, it will be cut for firewood or felled, debarked, and removed for other uses. Standing or fallen trees that have been dead for two or more years that have not already been infested by spruce bark beetle, are not at risk of infestation. These trees have value to wildlife and will not be cut unless they are hazards. Trees cut for use during trail and facility construction projects, and green blowdown, should be debarked. Slash (waste) will be cut into two-foot long sections and scattered, to increase exposure to the sun.

Visitor Use Management

1. "Leave no trace" / minimum impact camping techniques will be encouraged. Visitors are expected to remove waste they generate in the park. Latrine facilities may be provided in sensitive or high use areas, if soil conditions allow. Trash cans will not be provided.
2. The use of portable stoves shall be encouraged as an alternative to campfires. Fires are, by regulation, allowed only on gravel bars and beaches below timberline or in the metal fire rings provided by Alaska State Parks. Cutting standing live or dead trees and/or removing wood from the park is prohibited.
3. Ranger patrol activities include visitor assistance, resource protection, law enforcement, and monitoring and documenting park use and associated resource impacts. Patrol activities will remain a management priority.
4. Rangers and other park staff will assist the Department of Public Safety in search-and-rescue and medical emergencies within the park, as outlined in the draft search and rescue plan for Kachemak Bay State Park. Providing emergency assistance to park visitors will be the highest priority for park staff. A letter of agreement has been developed between Alaska State Parks and the Homer Volunteer Fire Department for emergency medical response within the park.
5. Promotion of Kachemak Bay State Park and Kachemak Bay State Wilderness Park shall emphasize the scenic and wilderness qualities of the parks.
6. Use of motor vehicles within Kachemak Bay State Park and Kachemak Bay State Wilderness Park, other than boats and aircraft, is prohibited. Although current state law allows aircraft use in Kachemak Bay State Park, aircraft use is allowed only on saltwater and on saltwater beaches within Kachemak Bay State Wilderness Park. Exceptions to these

regulations may be allowed by the Director. If exceptions are made, specific landing sites will be designated, and use controlled by either park use or commercial activities permit. Permits will be routinely reviewed. If park values are threatened or conflict has developed between user groups, the permit may be revoked. Landing sites will be established by the Director in consultation with the Kachemak Bay State Park Citizen's Advisory Board.

7. Hunting, trapping, and fishing are allowed in the park, subject to Alaska Department of Fish and Game regulations. Because of concern for public safety, the discharge of firearms is prohibited within one half mile of developed facilities.

8. Park regulations that support the recommendations of this management plan will be developed.

9. Visitor use will be closely monitored, and an accurate visitor count system will be developed. It will allow managers to evaluate changes in park use over time. Although the park will be able to sustain increased use, a carrying capacity study will be done to define the upper limit of use that can be accommodated at a given site. Should carrying capacity be reached, use restrictions, temporary closures, or a permit system may be used as tools to protect resources.

Private Lands

1. Alaska State Parks staff will work with the owners of private lands within and near the park, to establish voluntary guidelines for minimizing impacts to park resources and reducing conflicts between park users and landowners.

2. Applications for private water rights within Kachemak Bay State Park are made through the Division of Water and Mining. Because most freshwater streams within Kachemak Bay State Park are used recreationally, Alaska State Parks does not recommend granting water rights within the park that might affect public use. Alaska State Parks may issue permits for structures within Kachemak Bay State Park to gather and/or transport water to private property. Structures must not interfere with access to the water supply by the public, or otherwise threaten park resources or values.

3. A park use permit is required for construction or maintenance of a private dock, cabin, building, mooring system, or other structure on state park lands and waters (11 AAC 18.010). Alaska State Parks will review permit applications for private facilities placed or maintained on park land or in park waters, case-by-case. Permits issued for private docks, mooring buoys and running lines will be subject to the following:

- Applicants must either;
 - Be year round on-site residents, or;
 - A business that provides a recreation service in the park, or;
 - Allow public use of the dock, and access to park lands from the dock.

- Wherever possible, docks should be constructed, maintained and used by a group of landowners, working cooperatively.
- The improvement must not interfere with navigation through park waters or access to park lands.
- Docks should be constructed only to the standard necessary for reasonable access.
- Solid fill docks will not be allowed.
- Buildings on docks, and piling supported piers, on park lands or waters, will not be allowed.
- Dock owners will be responsible for their structures. Failure to comply with permit stipulations may result in permit revocation.
- Seasonal residents may apply for running line and/or mooring buoy permits. Running lines must be marked with a floating buoy.
- Anchors must be approved in advance by Alaska State Parks. Homemade anchors such as engine blocks and fuel drums will not be acceptable.

4. Permits and/or approvals for projects may also be required by the Coastal Zone Management Program (if in the coastal zone), the Army Corps of Engineers, the Alaska Department of Fish and Game (if within the Critical Habitat Area), and the Alaska Department of Environmental Conservation.

5. Requests for access through the park to private lands will be evaluated on a case-by-case basis. Alaska State Parks generally allows land owners reasonable access to their property. Permits may be required. Exclusive uses of park land or water, however, are prohibited by law.

Commercial Activities

1. All commercial activities within the park (except commercial fishing) will be subject to Alaska State Park's commercial use permitting and contracting requirements, and will be managed according to the policies of Alaska State Parks. If permits are to be limited, competition may result in a competitive bid or lottery process to decide permit allocation.
2. Commercial operators shall be directed, through permit stipulations, to conduct their air and/or boat operations in a way that reduces disturbance to park visitors and wildlife, and prevents congestion.
3. Exclusive use of park land or water is prohibited.
4. Permanent or semi-permanent commercial facilities such as houseboats, floating lodges and tent camps, shall not be allowed in wilderness zones. Commercial facilities in other zones are allowed by permit only.
5. Temporary caches for food, fuel or other materials on park lands may be allowed, under permit, with special stipulations. Permanent caches are not allowed.

6. According to the legislative act relating to shellfish mariculture in Kachemak Bay State Park, the owners of existing mariculture rafts in Halibut Cove Lagoon are subject to the permitting requirements of Alaska State Parks. If permit holders do not meet either the permit requirements of Alaska State Parks or the Alaska Department of Fish and Game, permits can be revoked.

Facility Development

1. Recreational development and activities which provide access to or enhance enjoyment of the natural environment of state parks are encouraged, but the development of a state park must not diminish the value of park resources. Manipulations of the natural environment shall be limited to the immediate vicinity of development. Facilities must be carefully sited to avoid diminishing scenic values.

2. Proposals for facility development within Kachemak Bay State Park will be evaluated by considering public need, the amount of public use that a site receives or is expected to receive, potential or actual resource impacts, the land use zone classification assigned, and maintenance and operations considerations. No new facilities will be constructed without first considering the availability of staff and the operational funding needed to adequately maintain them.

3. Public recreation facilities should compliment (not compete with) those offered by the private sector.

4. Private recreation facilities such as lodges, restaurants, and shops can enhance recreation, but should not be placed on park land.

5. All park facilities shall be sited, designed and constructed to minimize impact on the natural environment, and on the scenic or wilderness values of the area. Sensitive habitats such as goat kidding areas, and pristine viewsheds will be avoided. No facilities will be developed within 300 feet of raptor nests, or animal den sites.

6. Although public facilities may be allowed in wilderness zones if necessary for resource protection, development within the wilderness park is strictly limited by legislation. Public safety is not a justification for facility development in wilderness zones. No commercial facilities will be allowed in wilderness zones.

7. The presence of cultural sensitivities does not necessarily preclude recreational use of an area. Facility development proposals within culturally sensitive areas will be evaluated by the Alaska State Parks History and Archeology section as part of the site planning process, prior to construction.

8. Although public survey results show substantial statewide interest in public use cabins, they must be carefully located to avoid visual and resource impacts. Consideration should be given

to purchasing private parcels with existing cabins appropriate for public use before building new cabins. Public use cabins should be "clustered," with a caretaker cabin placed nearby, to enhance service and to ease maintenance.

9. Trail development will be subject to the "trail development policy" that follows this section.

10. Except for the facilities recommended in this plan, and the possible addition of trails and campsites in the future, no further facility development is recommended within these parks.

Trail Development

Introduction

Much of the park's interior is visited only by those willing to bushwhack through devilscub and alder, climb steep slopes, and ford frigid streams and glacial rivers. Existing trails are becoming more popular, and most need upgrading. Additional trails are needed to meet visitor demand, and to disperse use.

The following guidelines were developed by park staff in consultation with the Citizen's Advisory Board. They will apply to the construction and maintenance of all foot trails within the park.

Development Philosophy

Although high quality trails are suitable in some areas of the park, they are not appropriate in all areas. At this time, more low standard trails are preferable to a few high standard trails. Foot trails should be constructed only to a level that will adequately protect resources and define the trail.

Management Objectives

1. Develop and manage trails that reflect the management intent of the land use zones in which the trails are located.
2. Establish standards by considering public safety, aesthetics, resource protection, expected use, and user preferences.
3. Provide a logical sequence of new construction and rehabilitation that will provide maximum public benefit, and resource protection.
4. Consider the potential for future upgrades and ease of maintenance during design, layout, and construction. Wetlands will be avoided.
5. Keep visual impacts associated with construction to a minimum.

6. Expand and improve trail opportunities.
7. In areas with marginal (or sensitive) soils, construct and designate trails for foot traffic only.

Specifications

The following general specifications apply to all trails developed in the park:

1. The trail corridor will be kept clear of fallen trees, brush, and other obstructions.
2. Visual indicators of trail construction will be eliminated, whenever possible. All flagging will be removed following construction. Branch stubs will be cut flush with the tree trunk. Tree stumps will be cut flush with the ground. Bucking cuts should be angled away from the trail, whenever possible. Brush will be placed on the downslope side of the trail, cut into three to four foot lengths, and scattered out of view of the trail.
3. Standing trees will not be cut during trail construction unless they are hazards, or the tree is needed for construction materials and a suitable windthrown tree is not available. Standing trees should be selected and felled well away from the trail. Trails should be routed around standing trees to avoid injury to the root system.
4. If trees are used for bridges, water bars or similar structures, they must be either spruce or hemlock. Cottonwood and alder may not be used. Logs will be stripped of bark.
5. Wood-routed signs will be used at trailheads and trail junctions. They will be made of plywood-backed routed cedar, and will have a natural finish with brown stained lettering. Sign posts will have buried cross bracing. Metal signs may be used at coastal trailheads and coastal campsites. Small metal signs may also be used in areas where the tread is indistinct. Flagging may not be used to mark trails, except during layout and construction. If the material is available, rock cairns may be used to mark the trail on gravel bars, beaches, alluvial plains and in alpine. Rock cairns should be a minimum of 24 inches high and a maximum of 36 inches high.

The following specifications are guidelines for the MAXIMUM standards within specific land use zones. Generally, trails will be constructed to the lowest standard necessary to meet expected use and resource/public safety considerations. The main trail corridors will be of a higher construction standard than the spur trails radiating from it. Initial construction of trails will most often follow class II and class III standards as described in these guidelines. The potential for future improvement will be considered during initial design and layout.

Class I Trails**Appropriate Land Use Zone**

Resource Development and Natural Zones.

Purpose

In areas with moderate to high use, these trails are appropriate. They are the highest standard trails in the park. Where possible, they will be designed and constructed to accommodate the physically disabled. They will typically be located near structures, such as ranger stations, public use cabins, and docks.

Right-of-Way

Brush cleared up to 6 feet in width, 8 feet in height.

Tread

24" minimum, 36" maximum. Will be cleared of roots and rocks. Surface may be natural, or hardened.

Grade

Generally less than 10%.

Structures

Boardwalks, staircases, handrails, bridges, puncheon, water bars, bulletin boards, and signing are acceptable. Use of dimensional lumber is acceptable for boardwalks and bridges.

Class II Trails**Appropriate Land Use Zone**

Resource Development and Natural Zones

Purpose

For areas with light to moderate use.

Right-of-Way

Brush cleared up to 6 feet in width and 8 feet in height.

Tread

12" minimum, 24" maximum depending on slope. Rocks and roots that constitute hazards or interfere with drainage will be removed. Roots will not be otherwise be cut. Tread surface natural or gravel.

Grade

Generally less than 20%.

Structures

Bridges, and signs are acceptable. Bridges and other structures will be constructed from native materials.

Class III Trails**Appropriate Land Use Zone**

Resource Development, Natural, and Wilderness Zones

Purpose

For areas receiving light use, these trails reflect the lowest standard for trails constructed in the park. Except routes or "game trails," these are the most challenging for hikers. They are appropriate where the least amount of site modification is desired to preserve the character of the resource. They are also suggested for areas where construction of a higher standard trail is impractical.

Right-of-Way

Brush cleared up to 4 feet in width and 8 feet in height.

Tread

12" minimum, 24" maximum depending on slope. Roots and rocks will be removed only if they are hazards. Surface will be natural materials. Organic surface material will be removed if drainage problems are expected or develop.

Grade

No more than 50%.

Structures

Bridges and signing are conditionally acceptable, but will be kept to a minimum. They may be installed for public safety or resource protection. Bridges and other structures must be constructed from native materials.

Class IV Trails (Routes)**Appropriate Land Use Zone**

All land use zones

Purpose

Routes are primitive trails that receive little or no maintenance. Typically called "game" trails, the trail tread is usually established by user traffic, and is typically unmodified. Bridges, signing, and other structures are absent. These trails are most often used by experienced backcountry travellers. A route may be marked with natural materials where the treadway is obscure.

Ski Trails

Some areas of the park are frequently used for cross-country skiing and ski mountaineering. Some hiking trails may be constructed so that they can also be used as cross-country ski trails. Within natural and recreational development zones, ski trails may be marked with signs placed 10 to 12 feet above the trail surface.

DEFINITIONS:

Right-of-Way

As it pertains to trail specifications, right-of-way is the cleared area on both sides of the trail. It is known also as the *trail corridor*.

Tread

The surface upon which the hiker walks. The tread, or treadway, is the most important component of a trail.

Grade

Relative steepness of the trail as compared to a flat horizontal plane. Grade is commonly measured in slope.

Slope

Refers to the relative steepness of the terrain. Slope is the number of feet of vertical rise per one hundred feet of horizontal distance. It can be calculated in degrees, but it is more commonly expressed as a percentage. For example, a 10% slope has 10 feet of rise over a distance of 100 horizontal feet.

Outslope

Is the amount the tread slopes downward from the inside to the outside, to allow drainage.

Backslope

Is the angle of cut just above the tread, on the uphill side.

From: Willy Dunne
To: [David Lewis](#); [Catriona Reynolds](#); [Donna Aderhold](#); [Heath Smith](#); [Tom Stroozas](#); [Mayor Email](#); [Shelly Erickson](#)
Cc: [Department City Manager](#)
Subject: Proposed fisheries resolution for January 9
Date: Tuesday, December 27, 2016 9:13:43 AM

Dear Mayor and City Council Members,

I am writing to ask you to vote no on the Resolution regarding pink salmon enhancement in Kachemak Bay to be considered at your January 9 meeting.

While maintaining healthy fish populations is a laudable goal, some of the whereas clauses in the proposed resolution support other, somewhat debatable and possibly detrimental goals. You have likely heard from others about the negative effects of pink salmon hatchery stocking in general. However, I am writing specifically about Section 3, which supports a permit request by CIAA to place net pens at the head of Tutka Bay. I strongly urge you to amend the resolution by deleting that section if you continue to support other aspects of the resolution.

What the resolution as written fails to acknowledge, is the location CIAA wants to add net pens (head of Tutka Bay) is within Kachemak Bay State Park where such commercial activity is not allowed. The permit request by CIAA has received thorough public review, has been formally opposed by the City of Seldovia and by the Kachemak Bay State Park Citizens Advisory Board, and was officially denied after a Directors determination by Division of Parks and Outdoor Recreation Director Ben Ellis. The denial was appealed to the Commissioner of DNR by CIAA but has still not been granted. Officially, the permit is being "held in abeyance" pending further review. However, at least 4 different DNR Commissioners under 2 different Governors have declined to rule in favor of the appeal.

I've followed this particular permit issue over the past 3 years as a biologist and as a member of the KBay Park Advisory Board. I can assure you that the huge majority of public input we've received has been opposed to allowing the pink salmon rearing pens in the waters of Kachemak Bay State Park. The permit was denied because it conflicts with the enabling Park legislation and statutes governing management of the Park.

The resolution as written will only serve to confuse the issue and I urge you to vote no.

Feel free to contact me for more information.

Willy Dunne
907-299-6226

**BOAT HARBOR CHUM SALMON FRY REARING
PROJECT**

1993 End of Season Report

prepared as partial fulfillment of requirements for operating
permit from the Department of Natural Resources, State Parks Division

submitted by Douglas Island Pink and Chum (DIPAC) and
Northern Southeast Regional Aquaculture Association (NSRAA)

EXECUTIVE SUMMARY

BOAT HARBOR MARINE PARK 1993 END OF SEASON REPORT

Boat Harbor Marine Park is located on the west side of Lynn Canal about 20 miles from Juneau. Douglas Island Pink and Chum(DIPAC) and Northern Southeast Regional Aquaculture Association (NSRAA) cooperate on a program which rears and releases some 9 million chum fry each year at Boat Harbor. The goal of the program is to contribute 90,000 adult chum salmon in a terminal gillnet fishery. This program began in 1988.

All DNR State Parks Division permit stipulations were complied with for 1993. Presented here is a summary of the photo documentation, sediment samples, human activity, fry releases, adult returns and plans for 1994. Complete details of the study are presented in the full report.

The photo documentation was conducted prior to introducing the fry in April, and again at the completion of the rearing operation in May. During the dive survey on April 2, there did not appear to be any evidence of last year's rearing operation in terms of detritus or feces. This is also borne out by the transect photographs. In addition, observations suggest there were no differences between the area under the net pen operation and outside the area of the net pen operation. Similar observations were made in 1991 and 1992. The sediment samplers corroborate these observations (see table attached).

The sediment data show great variability within season and from year to year. Sediment by weight and volume is greater in the "fallow" period than during the rearing period, although the former period is 10 months, while the latter is 2 months. For example, sample number 7 (under the net pen) had the highest quantity of sediment during the rearing period, yet it also had the highest quantity during the balance of the year, with over twice as much sediment by weight and volume. All the sediment samples show this trend. This primarily demonstrates that sedimentation is a naturally occurring phenomenon. The small effect that the rearing operation may have at Boat Harbor is overwhelmed by the natural deposition cycle. Further, the sediment samples represent what particulates fall out of the water column, and overestimate what actually remains on the surrounding substrate. Strong tidal currents carry away much of the lighter particulates once they come to rest on the bottom.

Human visitation to Boat Harbor Marine Park was documented during the April to May period(see table attached). Observations were made concerning type of use (i.e. boat, airplane), number of people if known and length of stay. There were 12 days observed with visitation, 5 of which were in connection with the personnel at the rearing operation. All visits were made by boat; boats ranged in size from 18 foot skiffs to a 50 foot pleasure craft. Four of the remaining 7 visits, were day visits, while 3 were overnight stays. The majority of the activity occurred at the southeast portion of Boat Harbor. All overnight anchoring took place in the southeast corner.

Beginning on May 3 and continuing through May 5, 1993, some 9.6 million 0.35 gram fry were transported to Boat Harbor from the Gastineau Channel Hatchery in 3 boat loads. Due to colder than normal incubation temperatures, the fry emerged late and thereby shortened the rearing phase to 37 days. Spring water temperatures were above normal and the fry grew exceedingly well; mortality was quite low. On May 9, 1993, 9,620,552 chum fry (0.75g) were released.

During the July and August Lynn Canal gillnet openings, 96,000 chum were caught in or near Boat Harbor. Generally, the openings at Boat Harbor coincided with the normally scheduled Lynn Canal Sunday/Monday openings. A special harvest area for Boat Harbor only, was opened during the week. The quality was good for the chum caught outside the entrance to Boat Harbor, with 100% brights and semi-brights. The chum inside Boat Harbor were 50/50 bright/dark during the early part of the season but increased in proportion of dark fish by mid-August. Fortunately, the bulk of the fish was caught in Lynn Canal. Not included in this estimate of chum caught is an unknown number of fish taken inside Boat Harbor that were stripped for eggs.

No chum were observed in any of the streams in Boat Harbor during the adult harvest. Less than 30 carcasses were observed on the shoreline during this same period (personal communication, ADFG). Fish unharvested likely died and sank to the bottom. These numbers are thought to be low.

Plans for 1994 are to rear 9 million fry beginning in mid-March with a release date set for early May. The projected 1994 adult return for the Boat Harbor project is 90,000. Commercial management of the fishery is expected to be similar to that conducted in 1993.

Prepared by Steve Reifentstahl, Field Projects Manager, NSRAA, and presented to DNR State Parks Advisory Committee on 6 December 1993, Juneau, Alaska.

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INTRODUCTION

Boat Harbor Marine Park, located on the west side of Lynn Canal near St. James Bay (Figure 1), has been used as a short term rearing and release site for chum salmon fry since 1988. ADF&G, FRED Division initiated the project in 1988 with a release of 6 million chum fry. Subsequently, Douglas Island Pink and Chum (DIPAC) and Northern Southeast Regional Aquaculture Association (NSRAA) have conducted the project and have reared and released some 9 million fry each year from 1989 through 1993.

The strategy of imprinting fry at a location other than at the incubation facility of origin is a technique that is widely used throughout Alaskan coastal waters. Briefly, emergent fry are transported from the Hidden Falls Hatchery or Gastineau Channel Hatchery to Boat Harbor, placed in net pens for some 40 to 60 days of feeding, and then released in early May. Fry imprint to their first saltwater experience, and therefore, as adults will return to the site of release. These fed fry gain about a gram of weight prior to release. The benefits realized from this strategy include increased marine survival (approximately 2%), and the ability to create new commercial fisheries. This in turn meets regional economic needs and also spreads out the commercial fishing fleet.

Net pens and support facilities (Figure 2) were moved into Boat Harbor on 26 March 1993. The first fry were delivered to Boat Harbor on 2 April; the balance were brought in on 3 and 5 April for a total of 9,620,552 fry. Fry were fed for 37 days and released on the evening of 9 May 1993. Some 4,000 kg of fish food was consumed by the fry during the period (Appendix B). The net pen complex was disassembled and removed from Boat Harbor on 10 and 11 May.

Beginning in 1990 and continuing through 1993 special stipulations were appended to the operating permit, by the Department of Natural Resources (DNR), State Parks Division, as recommended by the State Parks Advisory Board. These special stipulations promulgated environmental studies at Boat Harbor, which essentially follow the methods and study design contained in The Environmental Effects of Floating Mariculture in Puget Sound by Donald P. Weston for a Class I (as determined by the Weston document) facility.

The objectives of this paper are to: (1) report the 1993 observations and data analysis of the dive survey and sediment studies (2) discuss the adult chum return (3) present the human activity observations during the April / May period (4) and present the cumulative work of 1990 through 1993.

DOCUMENTATION OF ADHERENCE OF SPECIAL STIPULATIONS

1. Pens, including collars, are to be removed from the park by May 31, 1992.

Chum fry were released on 9 May 1993. Net pens were disassembled during the following several days and removed by 11 May 1993.

2. There will be no on-site solid waste disposal. No oil, fuels, cleaners, chlorine disinfectants, or other chemicals will be discharged within the park. All waste of every kind, including sewage and waste water, will be removed from the park.

No solid waste was disposed on-site, solid waste was accumulated and transported to Juneau. No oil, fuels, cleaners, chlorine disinfectants, or other chemicals were discharged within the park. No accidental spills occurred. Sewage was contained on the F/V Peregrine and transported to Juneau.

3. No materials, equipment or stores of any kind will be left in the park.

No materials (e.g. floats, walkway), equipment (e.g.. net pen, nets) or stores (e.g. fish food, sampling equipment) of any kind were left in Boat Harbor. All such material were transported to Juneau subsequent to the rearing operation.

4. Net pens will be designed to prevent entanglement of marine mammals and birds.

Nets are constructed of heavy nylon 6mm (5/32") mesh. No marine mammals or birds were entangled in the net or net pens during the March to May 1992 rearing season.

5. Net pens will not ground at low tide.

Water depth below the pens is 9 meters at mean low low water, the nets are 5 meters deep. Therefore, at mean low low water there is some 4 meters of water depth between the bottom of the net and the marine substrate.

6. Navigation shall not be impaired or impeded.

The net pens are located 10 to 20 meters from shore and have no lines radiating out into Boat Harbor. Navigation of the smallest and largest boats in Boat Harbor is not impaired due to the location of the pens or anchor system of the net pens.

7. Only non-lethal predator control measures or devices may be used.

No predator control measures of any kind were employed at the net pen site in Boat Harbor.

8. Prior to April 1, 1993, the permittee shall submit to the division an Operations Plan with the following: a map or plan of all improvements or structures in the park with their relationship to natural features (shoreline and bathymetry); pen number, size and configuration; schedule of development and maintenance; species cultured; type of feed used; feeding method; chemical use (e.g. antibiotics); predator control measures; and antifoulant use.

In March of 1993, the 1992 end of season report was given to the Parks Advisory board and included the following: a map of all structures in the park, as they pertain to the rearing operation, with their relationship to natural features (shoreline and bathymetry); pen number, size and configuration; schedule of development; species cultured; type of feed used; feeding method; chemical use (indicated non-use); predator control measures; and antifoulant use (non-use).

9. Previous requirements for a Site Characterization Survey are hereby rescinded, except that the permittee shall conduct a dive survey prior to net pen operations in 1993 to determine whether bottom sediments and fauna have changed since May 1992, and the permittee shall collect bottom sediment samples prior to net pen rearing operation.

Included in this 1993 End of Season Report is the bathymetric survey and hydrographic survey, and the 1993 dive survey of photo documentation of transects A and B and 8 bottom sediment samples taken prior to and after net pen rearing operation. Sediment samplers were anchored to substrate as in 1991 and 1992.

10. The permittee shall keep a log of all human activity, the duration and type of use, and the place of use. This information will be used to better evaluate the recreational impact of the permittee's activity.

A log of human activity was kept during the rearing period (April to May 1993) and is included in this report.

11. Prior to December 15, 1993, the permittee shall prepare an End of Season Report containing an analysis and interpretation of all data collected during the season as required in items 9 and 10 above. The raw data shall be included as appendices. Each permit stipulation should be addressed point-by-point, explaining what was done to fulfill the requirements.

This End of Season Report contains the 1991 and 1992 Site Characterization Survey, as well as an analysis and interpretation of all data collected during the 1993 season. The raw data on human activity and sediments is included in the report.

12. The permittee shall prepare an oral report to the Juneau Area State Parks Advisory Board at least 60 days prior to reapplication so that there may be a question and answer period about the season's activities and all known or proposed fish release sites for the permittee's fish to ensure that recreation use is adequately considered in the selection process.

To be complied with in December 1993.

13. The permittee shall prepare all information on returning adult salmon from the net pen operation and include it in the End of Season Report. The percentage of sport, commercial and subsistence catch, if known, should be included. There should also be a discussion of what could be done to alleviate potential water-quality problems if a large return of unharvested or unwanted fish were to congregate in Boat Harbor. This information is needed to evaluate impacts on recreational use of the site.

Discussion of adult chum harvest at Boat Harbor is included in this report under Adult Return Observations, as is a discussion of unharvested chum.

STUDY METHODS

Human Activity Survey

A daily log of human activity was maintained during the rearing period. Observations were made with regard to type of transportation (i.e., boat, plane), length of stay, location of activity and number of people. Observations were recorded on a human activity data sheet. Human activity observations begin on the first day of construction of the net pens in late March and end with the demobilization of the operation in early May.

Bathymetric Survey

A Furuno recording fathometer, model FE-400 was used to record sea water depths. These depth recordings were used for the development of a bathymetric map. The transducer of the fathometer was mounted on a skiff 5 centimeters below the water surface. Eight straight-line transects between prominent shoreline points and other known points were obtained. Transects ran approximately perpendicular or parallel to the anchored net pen. An accurately measured and marked steel cable was used to determine the accuracy of the depth measurements of the recording fathometer. The locations of the transects were carefully marked on an outline map with the beginning and ending of each transect labeled with a discrete alpha character. The recording fathometer paper was labeled with the (1) transect identification letters and direction (e.g., AB; CD); (2) the depth scale used; (3) the beginning and ending times or elapsed time of the transect run; (4) the estimated distance offshore and depth of water at the beginning and end of the transect run. A constant speed was maintained through the transect run.

A bathymetric map was developed from these raw data by creating a scale and conversion equation. The depth contours were plotted on a outline map developed from aerial photographs obtained through the Department of Agriculture Forest Service.

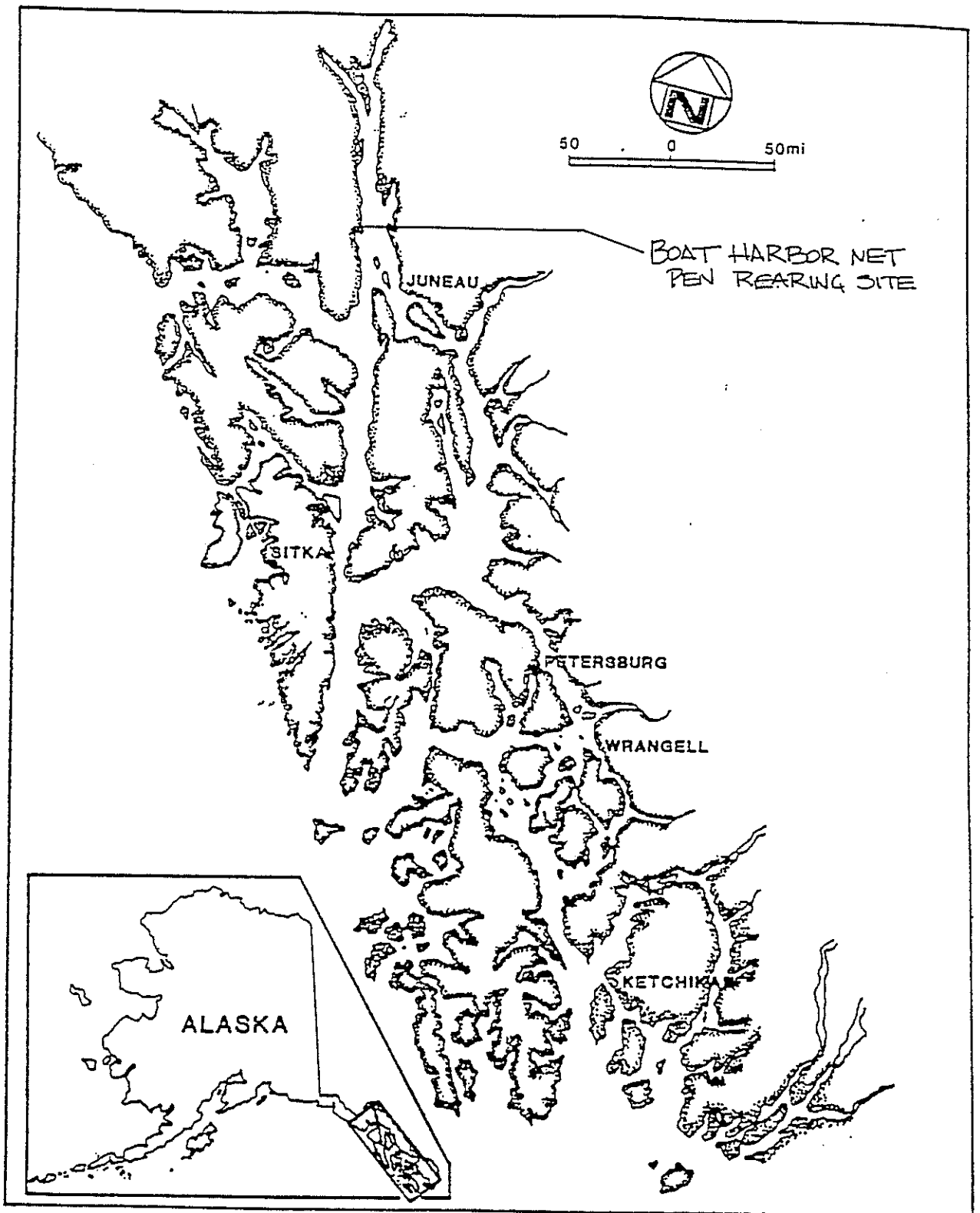


FIGURE 1. Location of Boat Harbor net pen rearing site.

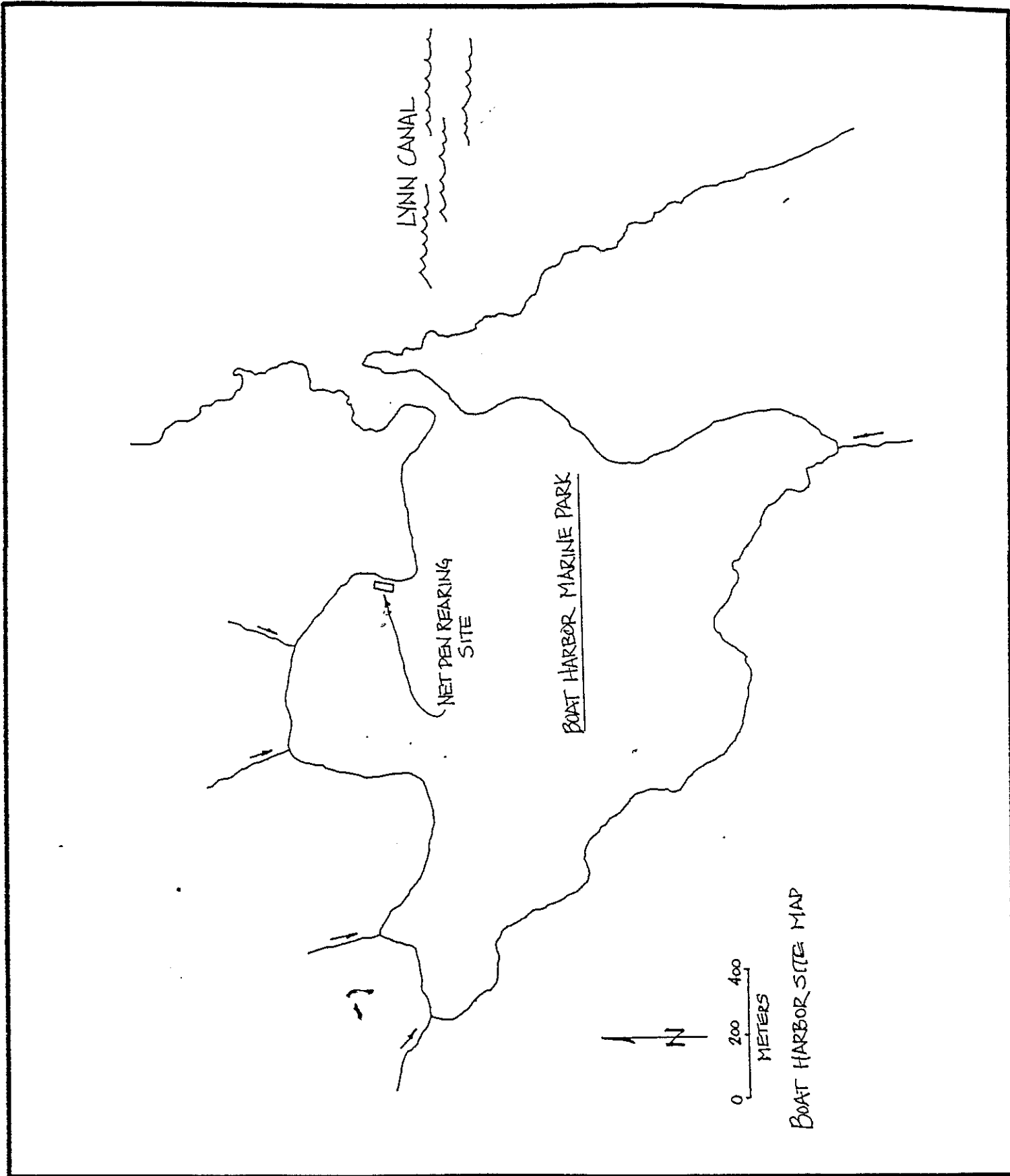


FIGURE 2. Boat Harbor shoreline configuration.

Hydrographic Survey

In 1990 and 1991, hydrographic information was obtained which included (1) current velocity and direction; (2) drogue tracking; (3) vertical profiles of temperature, salinity and dissolved oxygen; (4) water chemistry at several depths; (5) and daily seawater temperatures and weather conditions.

Current Velocity and Direction

Current velocity and direction were determined at surface (0.03), 0.14, 1.8 and 7.6 meter depths during a 5 day period using a submersible Gurley meter and Silva compass, respectively. The Gurley meter was attached to a 13.6 kilogram hydrodynamic weight with directional vanes and supported by a cable. The meter was then lowered to the desired depth. A stop watch was used to determine elapsed time while the electrically produced clicks were counted. These clicks represented revolutions which were in-turn translated into at-point velocities. Current direction was determined by taking a bearing on the Gurley meter hydrodynamic weight. Additional velocities were determined at a variety of depths in order to supplement baseline information. Current velocity data were recorded during several days in an attempt to sample an entire tide cycle.

Drogue tracking

Current patterns and drift characteristics were determined using a Lagrangian drifter at three depths - surface, 1.8 and 7.6 meters below the surface. The drogue was of the bi-planar crossed vane type, which consists of half inch diameter polyvinylchloride plastic (PVC) crosses 0.5 meter by 0.5 meter. Nylon material was sewn to the top and bottom 0.5 meter crosses, which in effect made an under water kite. The biplanar drogue was then weighted for neutral buoyancy. A line of appropriate length ran from the drogue to a small surface float which was used to maintain the drogue at the selected depth for tracking. The biplanar drogue was deployed near the net pen complex, noting the time and location on a site map. The surface float was followed during the tide cycle. Location of the drogue was determined by means of known points and markers. Periodically, points of location were placed on the site map to establish a "drift track".

Surface currents were established using an orange. An orange is slightly positively buoyant and exposes only a very small portion of its body above the surface; thereby diminishing the affect of surface winds. As with the drogue tracking the orange was followed through a period of the tide cycle and plotted on a site map.

Salinity, Temperature, and Dissolved Oxygen Profiles

Salinity, temperature and dissolved oxygen profiles were collected during the March to May rearing period. Salinity and temperature measurements were measured using a Yellow Springs instrument with a remote sensing probe. The probe was lowered to the desired depth, allowed to acclimate, and the readings recorded. Dissolved oxygen was

determined by collecting water at depth using a Van Dorn style collecting vessel. A simplified Winkler method was used to obtain a value for dissolved oxygen in milligrams per liter. The procedures were repeated at 3 locations - 20 meters north of the net pens; adjacent to the net pen complex; and 200 meters south of the net pen site.

Water Quality Sampling

Water quality was sampled at 3 stations - 20 meters north of the net pens; adjacent to the net pen complex and 200 meters south of the net pen site. Ammonia, nitrate, nitrite and orthophosphate were sampled at 3 depths (0.5m, 2.5m and 15m) at each station in 1990. In 1991, alkalinity, pH, ammonium nitrogen, and phenolphthalein parameters were added to the water quality sampling. Sampling was conducted at the initiation of the rearing project in April and again near the time of fry release in May. Values for chemical parameters were determined using Hach Chemical Kits and procedures. All tests were of the colorimeter type with reported values in milligrams per liter (mg/l) (Appendix A).

Dive Survey

Dive surveys were conducted in 1990, 1991, 1992 and 1993. Two dive surveys were conducted each season; one in March at the beginning of the rearing program and one near the end of the operation in early May. During the initial dive survey, 2 transect lines each marked at 5 meter intervals were positioned on the substrate below the net pens. The transect line has a negative buoyancy and was pinned in place along its length. Transect A was set in an East-West orientation which bisected the longitudinal axis of the pen and was 60 meters long. Transect B, 70 meters long, was set perpendicular to transect A.

The diver traversed the transect lines while making observations on flora and fauna occurrence and density. In 1991 and 1992, still photographs were taken in late March at each 5 meter station on both transect A and B and repeated again in May. This photo documentation gives an objective record on which to compare year to year differences or similarities. Photographs were also taken in 1993 and are reported here. In 1991 and 1992 depth of silt and bottom type was sampled along the transect. Beginning in 1991, 8 sediment samplers were set out; 6 outside the perimeter of the net pen complex and 2 within the perimeter in March. The sediment samplers consist of a 0.7 meter high, 5cm diameter PVC pipe glued to a 15cm by 15cm square PVC base. The samplers are placed vertically at intervals along the transects and held in place with iron pins fastened to the substrate. Sediment samplers have been operating continuously since March 1991.

Retrieval of the samplers occurred in May and consisted of placing a cap securely to the top of the sampler and then bringing the entire device to the surface. The samples are then placed in a volumetric funnel to obtain a settled silt, sand volume. Subsequently, the clear water is decanted leaving only the sediment. This wetted sediment is then weighed on a gram balance.

Observations were made on depth and lateral extent of solid accumulation during the latter dive survey.

Adult Chum Return Assessment

Assessment of the adult return consisted of timing, quality, magnitude, fishing area and observations of unharvested fish. Much of the data was obtained from fish tickets, the ADFG area management biologist and personal observations. Observations were made by aircraft, boat and foot surveys.

DISCUSSION

Human Activity Survey

Human visitation to Boat Harbor Marine Park was documented from 2 April to 8 May 1993 (Appendix G). There were 12 days observed with visitation, 5 of which were in connection with the personnel at the rearing operation. All visits were made by boat; boats ranged in size from 18 foot skiffs to a 50 foot pleasure craft. Four of the remaining 7 visits were day visits, while 3 were overnight stays. The majority of the activity occurred at the southeast portion of Boat Harbor near the trailhead to Saint James Bay. All overnight anchoring took place in the southeast corner.

Site Characterization

Boat Harbor Marine Park experiences tidal changes of some 8 meters. Because of the narrow entrance at Boat Harbor and the relative large exchange of sea water, currents with velocities of some 6 to 8 knots occur throughout much of the ebb and flood tide cycle at the bay entrance. Calm waters prevail at the mouth of Boat Harbor only during the short period between flood and ebb tides. This slack period occurs 4 times during the approximate 24 hour tide cycle. The shoreline configuration of Boat Harbor is somewhat circular; this factor in conjunction with the volume of tidal water governs the flow and exchange of seawater (Figure 2).

Several small freshwater streams and one medium size stream enter Boat Harbor. The largest of these streams has a tidal flat associated with it that is relatively large in area. The flat is primarily soft mud with some aquatic vegetation. Clams inhabit the intertidal area. Most of the perimeter of Boat harbor has a band of beach grass between the near high tide mark and the forest margin.

Bathymetric Survey

The net pen complex is anchored adjacent to a steep bedrock wall in the northern portion of the bay. Water depths below the pen vary from 10 meters to 16 meters at mean lower low water (Figure 3).

The bottom drops off uniformly from the bedrock wall and reaches a maximum depth below the float structure of some 20 meters which can be noted on the developed bathymetric map. No deep depressions or sea mounds are present below the net pens (Figure 3).

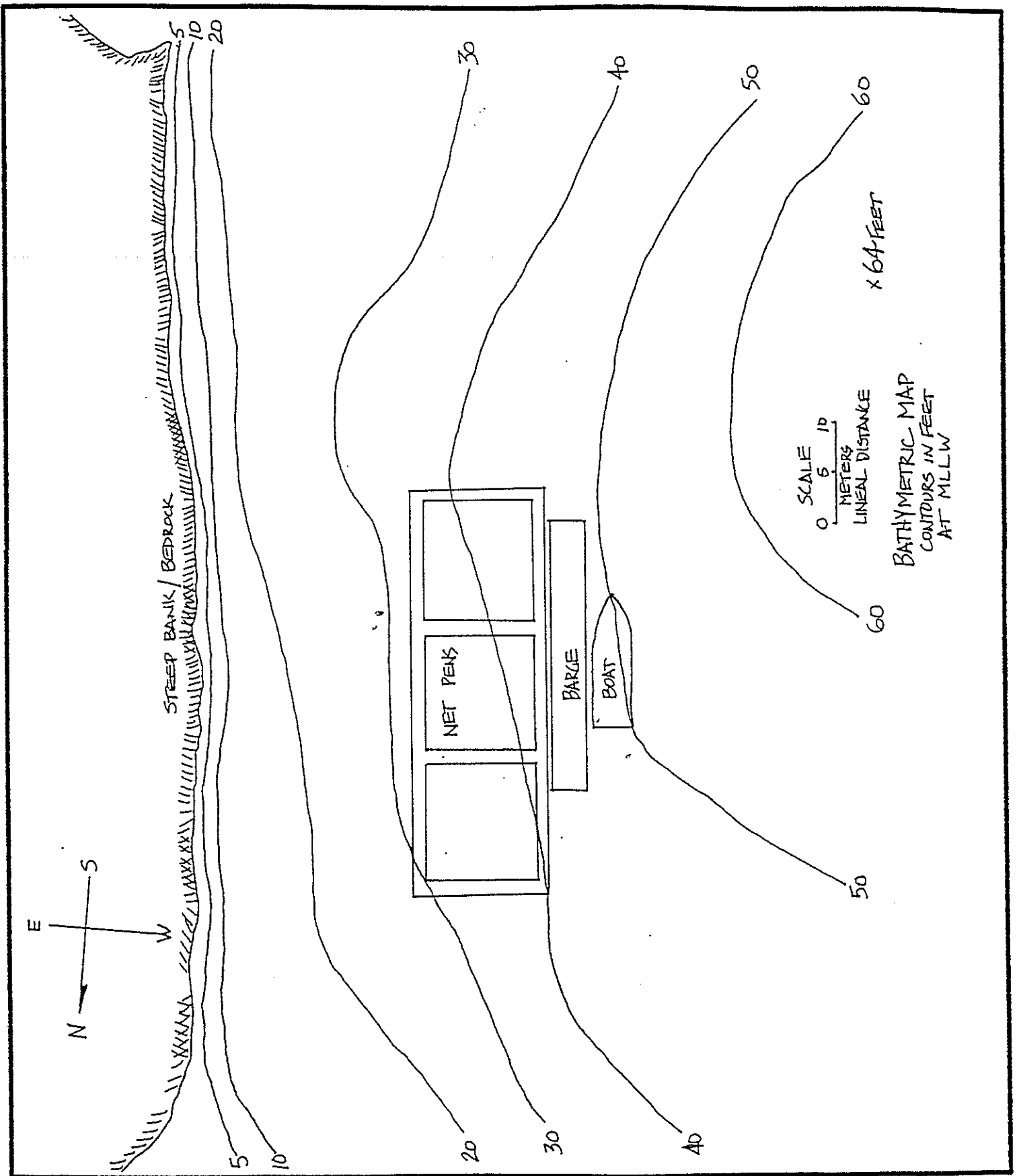


FIGURE 3. Boat Harbor bathymetric map and net pen configuration.

The Furuno recording fathometer was compared for depth accuracy at 10.25 fathometers against an Ecotech CV100 which read 60 feet; a Raytheon DE 726B which registered 60 feet and a sounding line which touched bottom showing 18 meters. All values verified the accuracy of the fathometer. Depth recordings were taken between 1200 and 1400 hrs on 27 March 1990. High tide on 27 March was at 1326 hrs at 5.5 meters.

Hydrographic Survey

Current Velocity and Direction

Currents near the net pen averaged 0.0732 and 0.0183 and 0.0213 meters/sec at 0.14, 1.8 and 7.6 meter depths, respectively, (Table 1), for 28 March 1990. Additionally, another four days were sampled for current velocity. A more complete record of tidal velocities was obtained in 1991, with 3 days of data gathered for surface, 0.14, 1.8 and 7.6 meter depths. The average velocities for the surface ranged from 0.0085 to 0.0253 feet/second. At 0.14 meter deep the velocities were similar to the surface values (range 0.0085 to 0.0296 feet/second). The 1.8 and 7.6 meter depths had similar velocities but averaged higher than the shallower depths. This corresponds to the drogue tracking data where the 1.8 and 7.6 meter depths showed "drift tracks" with the greatest lineal distance per unit time. Maximum velocities were 0.0975 feet per second and occurred at the 7.6 meter depth.

Data in 1991 again demonstrated that there are periods in the tide cycle when current velocity is zero. This occurs around the period of slack tide for about an hour.

Current direction is somewhat variable but is primarily from the northwest quadrant. Because there is an inherent bias in the current direction due to the lay of the cable on the Gurley meter, the latter current velocities were designated by quadrant only, rather than specific degrees. This bias in direction is especially true with low current velocities.

Drogue Tracking

Surface currents were determined on 30 April 1991 by tracking drifters during an eight hour period. The initial drifter was released at 0941h near the net pens on an incoming tide (Figure 4). The drifter covered some 1200 meters on a somewhat circular course during the 2 hours 39 minutes. A second drifter set at 1215h (mid-tide, flood) covered 700 meters in just under 2 hours. A third drifter covered some 800 meters in 1½ hours. Both the second and third drifters demonstrated a somewhat straight trajectory south, with a gentle sweep toward the outlet of Boat Harbor. It should be noted that the second drifter was released prior to the high tide at 1515h and that the third drifter was released subsequent to the tidal peak, yet both had similar trajectories. This may be due to a lag in the peak flood and ebb of tides in Boat Harbor. Because of the narrow entrance tides do not necessarily coincide with predicted Lynn Canal tides.

Drogue tracking of currents at 6 feet below the water surface was conducted on 30 April 1991 (Figure 5). Three repetitions were completed with release times of 0854h, 1453h and 1538h. The first drogue was set near the net pen at slack low tide. During the following

Table 1. Boat Harbor Average Seawater Tidal Velocities
(meter/sec.)

Date	Depth (meter)			
	Surface (0.03)	0.14	1.8	7.6
29 April 1991	0.0085	0.0085	0.0192	0.0183
30 April 1991	0.0137	0.0204	0.0332	0.0351
01 May 1991	0.0253	0.0296	0.0341	0.0539

* see appendix F for raw data

Date	Depth (meter)			
	Surface (0.03)	0.14	1.8	7.6
28 March 1990	–	0.0732	0.0183	0.0213
10 May 1990	–	0.0213	0.064	0.0244
11 May 1990	0.0427	0	0	0
12 May 1990	0.0122	0.0091	0	0.0366
13 May 1990	0.0518	0	0	0

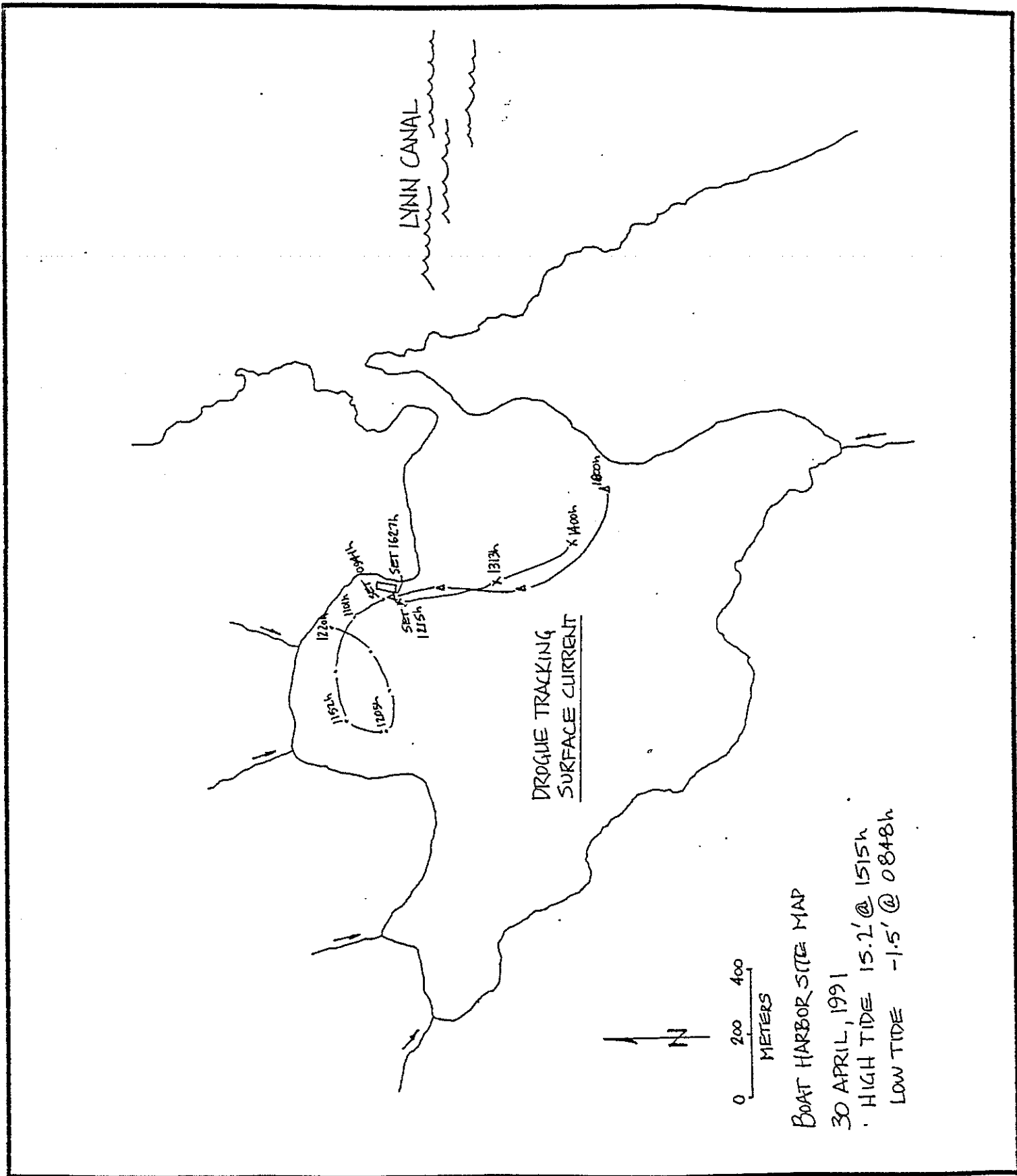


FIGURE 4. Seawater current mapping at Boat Harbor, 1991. Surface currents are delineated by track of drogue during interval of time noted.

6 hours it covered some 1100 meters, with a gradual movement toward the mouth of the harbor. At approximately 1400h the current moved the drogue in a westerly direction back into the bay. The latter 2 sets had similar courses, which swept toward the outlet of the harbor. In approximately an hour, each drifter covered some 1000 meters, but were pulled before they were swept out of the bay.

The third set of drogue trackings were performed at 25 feet below the surface of the bay on 1 May 1991 (Figure 6). The initial drogue was set at 0631h but pulled at 0830 due to fouling on the bottom of the bay. The second set at 1225h covered 800 meters in somewhat over 3 hours, with a relatively easterly trajectory toward the mouth of the harbor. This movement occurred during a flood tide. The last set at the 25 foot level began at 1540h and was pulled 45 minutes later near the east shore of Boat Harbor; a distance of 900 meters was covered. This third drogue tracking of the day (1540h) occurred during slack high tide and the initial ebb tide.

Salinity, Temperature, and Dissolved Oxygen Profiles

Salinity, temperature and dissolved oxygen were collected periodically during the rearing operation in 1990 on 2 April and 7 May in 1991 (Appendix H). Salinity values in 1991 varied slightly among the 3 sample sites but generally were consistently between 29 parts per thousand (ppt) and 31 ppt; normal full strength seawater, for the April and May sample dates. In 1990, salinity was higher (up to 33 ppt) at all sample sites in March when compared with the May sample date for that year. The 1991 salinity profiles showed no such correlation, however salinity differences between dates and/or sites was less than 2 parts per thousand.

Water temperature was recorded throughout the rearing period; 0.5 meter to 15 meter vertical temperature profiles were taken on 2 April and 7 May 1991. Spring weather was notably cool in 1991 and the seawater temperature profiles reflect that cold spring. On 2 April the water was generally 4C at all sites except at site 3 where the surface temperature was 2.9C. By 7 May the water temperature did not warm significantly; only the top meter of the water column was 5C. Water temperatures at sites 1, 2 and 3 were in the 4C range for all depths greater than 2 meters. By contrast, in 1990, April water temperatures were colder (3C) but by the beginning of May the water had warmed to 6.5C at the surface. Water temperatures during the 1992 rearing period were more typical and ranged from 3.9C to 8.0C.

Dissolved oxygen values were determined at 3 depths for each of the 3 sample sites on 2 April and 7 May 1991. Values for the April sample dates were from 10 mg/l to 11.3 mg/l; whereas the May values ranged from 10 to 12 mg/l. In 1990, there was a similar trend of the dissolved oxygen values being somewhat higher for the latter sample date. In both years dissolved oxygen remained quite high throughout the rearing period and never became a concern in regard to the health of the fish.

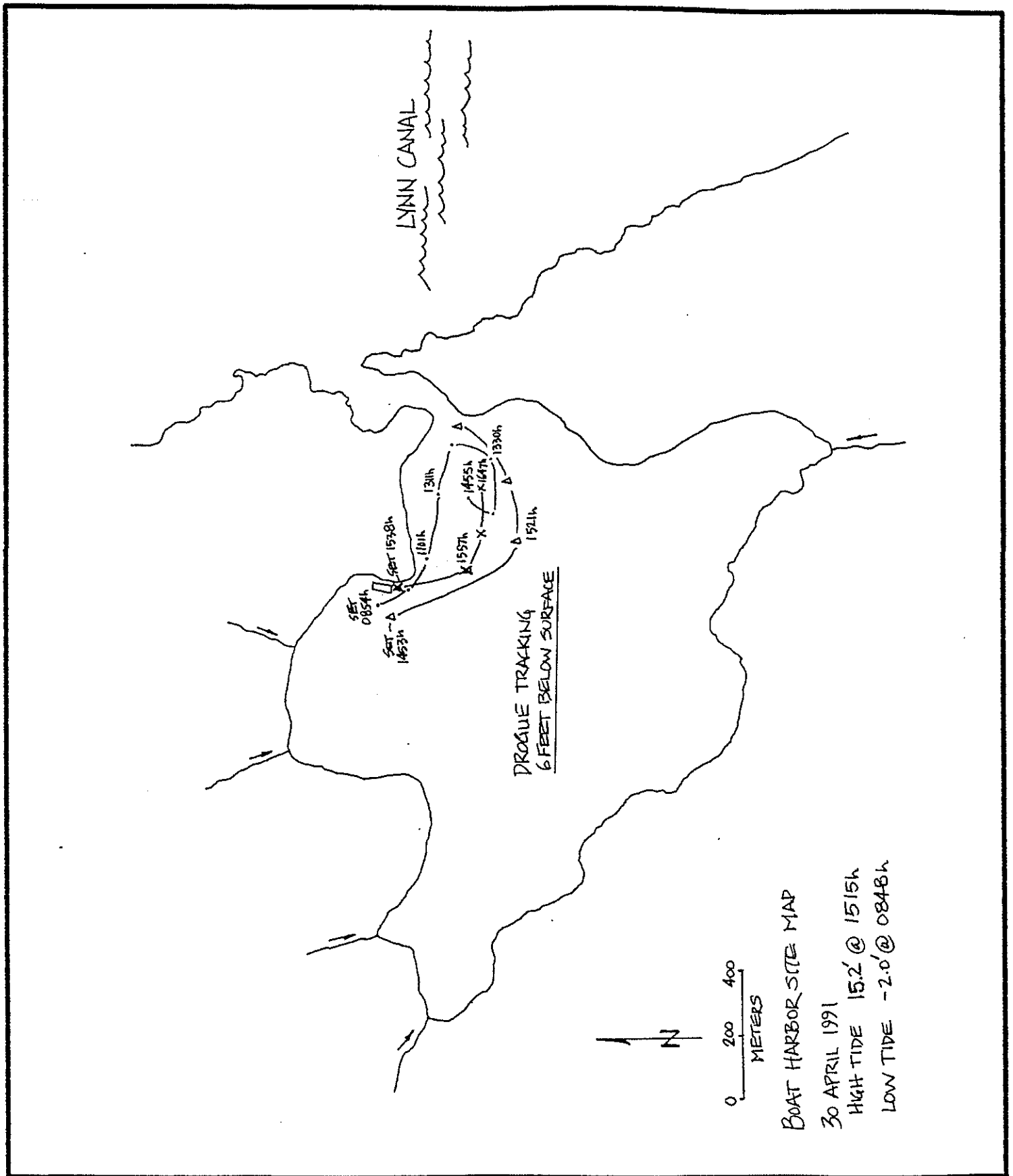


Figure 5. Seawater current mapping at Boat Harbor, 1991. Currents at 6 feet below the surface are delineated by track of drogue during interval of time noted.

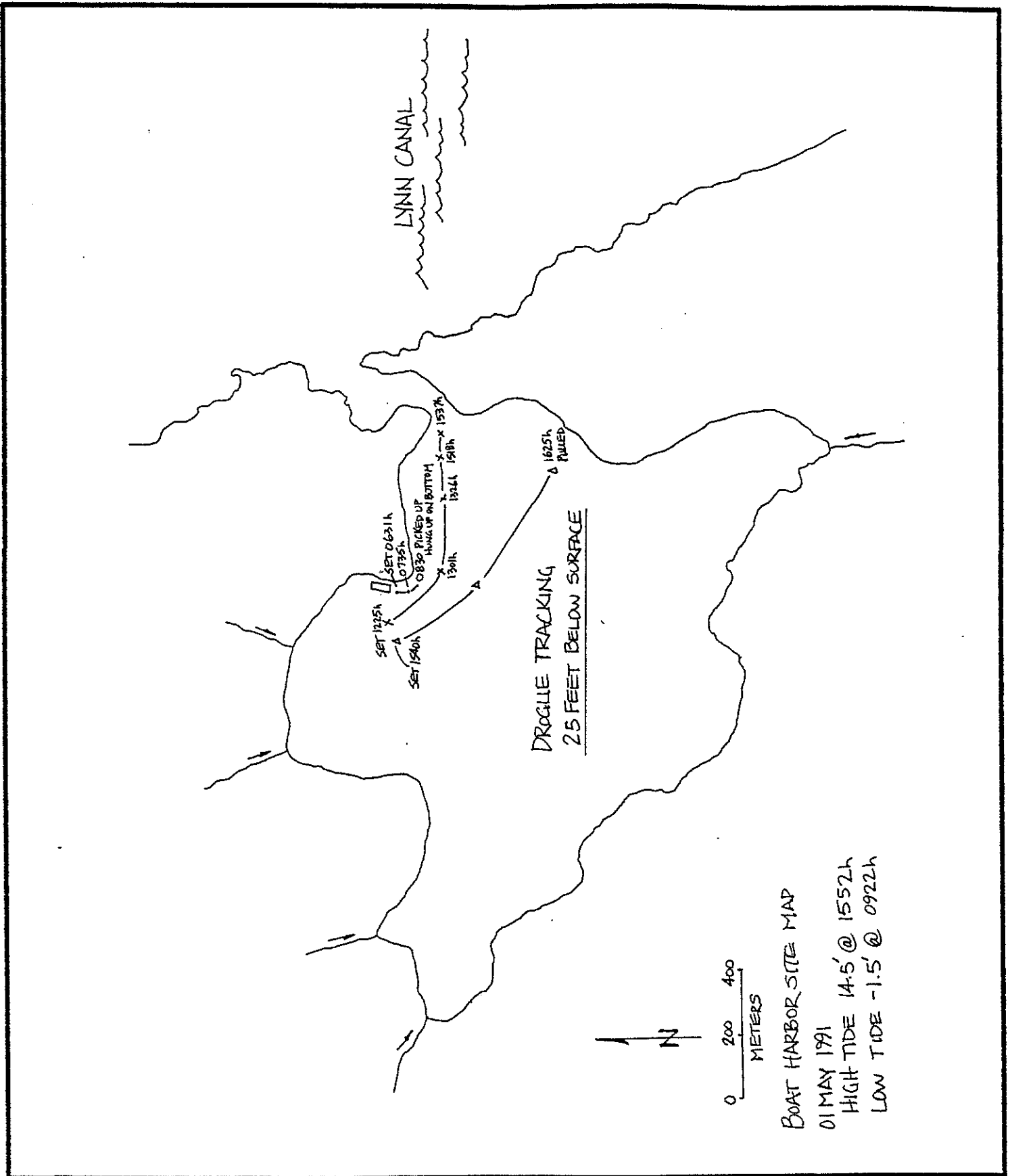


Figure 6. Seawater current mapping at Boat Harbor, 1991. Currents at 25 feet below the surface are delineated by track of drogue during interval of time noted.

Water Quality Sampling

Water was sampled at 3 sites at 0.5, 2.5 and 15 meters on 27 March and 8 May in 1990 for ammonia (mg/l) nitrate (mg/l), nitrite (mg/l) and orthophosphate (mg/l) (Appendix H). In 1991, samples were collected at the same sites and orthophosphate; phenolphthalein alkalinity (mg/l). ammonium nitrogen (NH₄) and pH values were added to the water sampling (Tables 3 and 5).

Water quality parameters were very similar between 1990 and 1991. Ammonia, nitrite and nitrate values were 0 at the 0.5, 2.5 and 15 meter depths at the 3 sites for both years. The only exception is for nitrate at site 3 where a value of 4.4 mg/l was derived in 1990. Two additional water chemistry parameters collected in 1991 -phenolphthalein alkalinity and ammonium nitrogen also showed zero values at all sites and depths. Total alkalinity was determined in 1991 with values ranging from 95.7 mg/l to 109.4 mg/l on both sample dates. Values were similar between sites and throughout the vertical profiles. Values for pH were also added in 1991 and were between 8.0 and 8.5. These values fall on the chemically basic side of the pH scale. This is to be expected with associated alkalinity values of some 100 mg/l.

Overall, water quality parameters remained constant through the rearing period. Little difference between months or depths were observed. These water parameter values indicate a state of high water quality.

Dive Survey

Transect A to A' varies in water depth from 0.3 meter at A to 20 meters at A' (Figure 7). Because of the range of depths along transect A, fauna and flora show a corresponding change in species composition and density. Species composition is similar to previous years, and shows no discernible changes in 1993 from the 1991 and 1992 dive surveys.

Sea urchins are the most prolific fauna on the sea wall (bedrock), although small crabs and sea stars also occur. A common element along transect A exclusive of the bedrock wall, is bivalve debris (clam shells). The substrate from the base of the wall to the end of the transect is primarily a soft silt layer over top firmer sediments. Between the beginning of transect A and 20 meters along the transect the fauna is characterized as sea stars -common; sea urchins - common; sea anemones - frequent to common; and tanner crabs - frequent. No flora were observed. Small rocks on the order of 2 centimeters in diameter were present in this section of the transect. The substrate consists of a firm silt layer to a depth of approximately 8 centimeters a fine silt layer to 0.5 centimeters in depth covers this denser layer of sediment.

The zone along the transect from 20 meters to 50 meters is heavily laden with bivalve debris (on the order of 90% cover); tanner crabs -common; hermit crabs - present; sea anemones - rare; and snails - rare. From 50 meters to the end of transect A the substrate continues to be heavily littered with bivalve debris with other fauna absent or quite rare. As with the other zones this area is covered with a silt layer about 0.5 centimeters in depth.

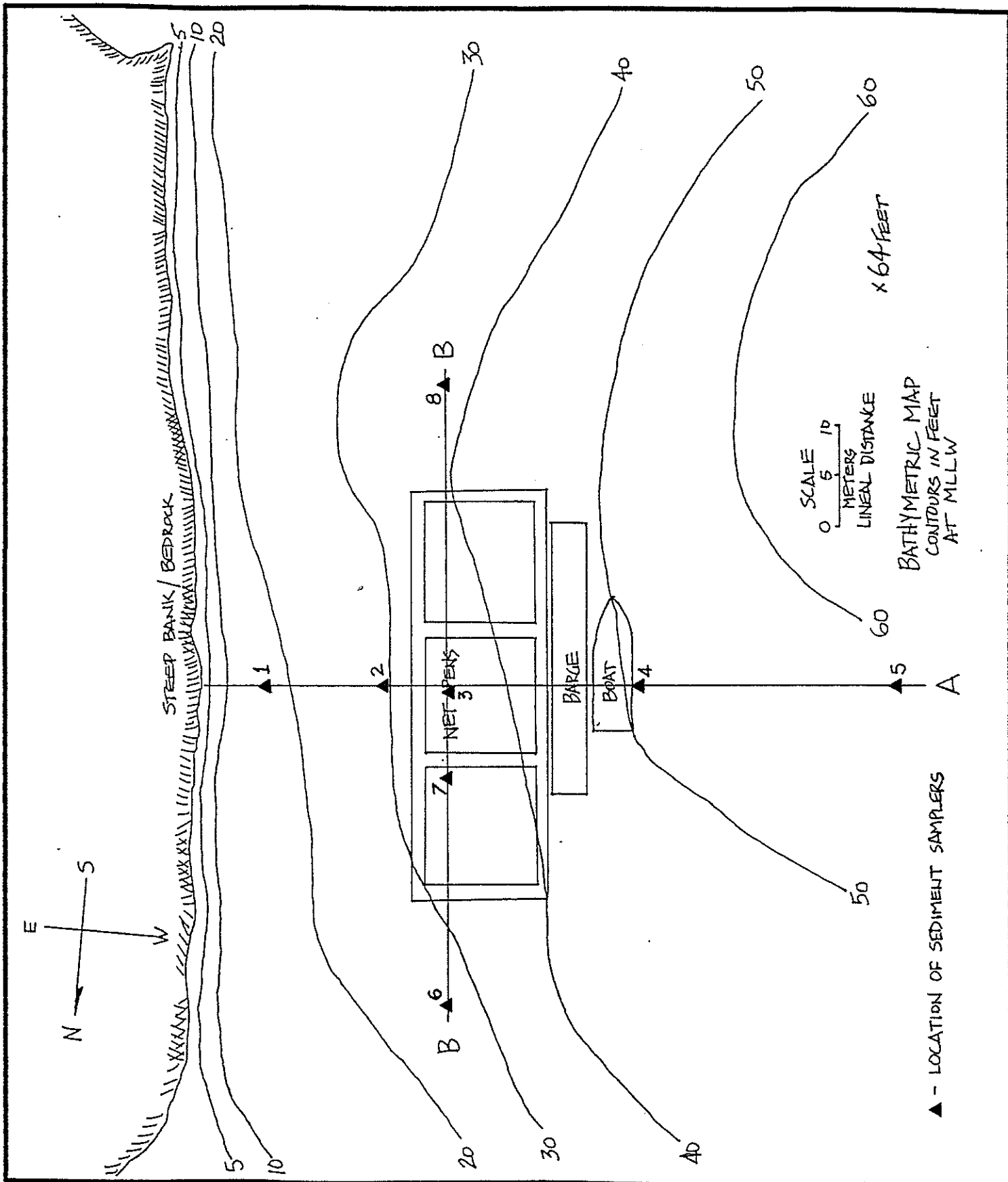


Figure 8. Location of eight sediment samplers along dive transects A and B.

Transect B to B' runs between and along the 30 foot to 40 foot depth contours and therefore is fairly consistent in fauna characteristics from B to B' (Figure 7). Again, bivalve debris is abundant, representing some 90% cover. Also present are tanner crabs - common; snails - rare; hermit crabs - common; and sea anemones - rare. No flora were observed.

Comparative photographs were taken at 5 meter intervals along transects A and B in 1993 on 2 April and then again on 10 May (Appendix I). Water clarity was exceptionally good in April but mediocre in May due to the phytoplankton bloom and particulates in the water column. In viewing the photograph pairs, the most apparent feature is the cloudy nature of the water in May. The quality of the May photographs appears to be the best to date. This is primarily due to the diver maintaining neutral buoyancy during the photography and not stirring the bottom silt. During the April and May dives, minute silt particles appear along both transects inside and outside of the net pen shadow. This can be discerned in the photographs as well. Subjectively, it seemed that there was a slightly greater accumulation of organics in certain areas under the net pens than outside the pens. However, sediment volume and weights from the sediment samples did not show a difference in silt deposition between inside and outside the net pen shadow (Table 2).

On the initial dive survey, 2 April, 8 sediment samples were collected, analyzed and reset along the transects A and B (Figure 7). The results of the sediment samples for the periods 10 May 1991 to 25 March 1992 ; 25 March to 5 May 1992 and 2 April to 10 May 1993 appear in Table 2. The wet weight of the sediment ranges from 38.1 grams (Sample 1) to 118.3 grams (Sample 7) for the 1993 rearing period; and 114.5 grams (Sample 6) to 295.4 grams (Sample 7) for the fallow 10 months, May 1992 to April 1993. Volumes correspond closely with the weights (Table 2).

In general, sample weights from the 1993 rearing period are similar to the sample weights from the 1991 period; average weights were 67.0 grams and 62.6 grams, respectively. Six of the eight samples for 1992 weigh less than the 1991 and 1993 samples. There are likely several factors that may influence this phenomenon, such as differences in length of rearing period, amount of rainfall, and turbidity of water through the season. Foremost in explaining these results is likely natural variability from year to year. During the 1992 rearing period, water conditions were much more calm and clear than either the 1991 or 1993 rearing periods. A similarity between the 1991 and 1992 rearing period is that the largest sediment weight and volume occurred outside the net pen shadow, although not at the same location. However, in 1993 the greatest quantity of sediment from one sampler came from under the net pen (Sample 7). Sample 7 also showed the greatest accumulation of sediments in the fallow period as well (295.4g), or a 30% greater weight than sample 8, the next largest (207.3g).

Sediment volume analysis demonstrates similar results to the weight analysis. Sedimentation is no greater under the net pen than outside the net pen shadow. Actually the greatest sediment accumulation by weight and volume has generally been found outside the net pen shadow during both the fallow and rearing periods, although as the 1993 results indicate there is great variability from year to year and sampler to sampler within the same year. Again, what these data show is that sedimentation occurs throughout the year and is likely heavily influenced by the tides, currents and weather.

Table 2: Sediment sample volumes (ml) and weights (g) from the 1991 through 1993 rearing periods, and the 10 month fallow period between rearing operations at Boat Harbor Marine Park.

DRIFT SEDIMENT SAMPLE WEIGHT(g) AND VOLUME(ml) AT BOATHARBOR

SAMPLE NUMBER	LOCATION OF SAMPLE	WEIGHT (g)				VOLUME (ml)					
		rearing 1991	fallow 91/92	rearing 1992	fallow 92/93	rearing 1991	fallow 91/92	rearing 1992	fallow 92/93		
1	transect A along seawall	65.2	127.3	24.5	125.3	38.1	63	91	14	101	33
2	transect A out of net pen shadow	50.4	286	45.7	146.4	85.1	45	210	31	132	60
3	transect A&B intersection	55.6	83.2	38.4	191.1	65.7	80	69	22	123	49
4	under net pen shadow	79.5	110.5	20.5	140.9	67.6	60	90	10	115	58
5	transect A, end of transect	28.4	193.3	13.8	189.8	42.9	33	146	8	140	29
6	transect B, north end of transect	60.5	70.1	23.8	114.5	55.5	65	53	15	95	45
7	transect B, under net pen shadow	50.2	181.6	21.3	295.4	118.3	40	155	14	220	105
8	transect B, south end of transect	110.9	124.3	19.2	207.3	62.8	99	94	14	140	50
summation		500.7	1,176.3	207.2	1,410.7	536	485	908	128	1,066	429
average (g / ml)		62.59	147.04	25.9	176.34	67	60.63	113.5	16	133.25	53.63

Adult chum Return Assessment

During the regular and special commercial gillnet openings, some 96,000 adult chum salmon were caught inside and outside Boat Harbor during July and August 1993. Additional chum from the Boat Harbor release may have been caught in Lynn Canal but determination of numbers is not possible. Of these chum, most if not all were commercially caught. An unknown number of chum were taken for their eggs during August. Carcasses were then pitched into Boat Harbor or Lynn Canal and therefore not reported on fish tickets. It is not known whether there was a sport or subsistence catch at Boat Harbor in 1993. One was not observed by staff or ADFG commercial fish managers.

Harvest of the Boat Harbor chum occurred during normal Monday and Tuesday lower Lynn Canal gillnet openings beginning in early July. Starting in mid- July, openings for Boat Harbor extended beyond the normal Tuesday closure and continued to Thursday and sometimes all week. These special openings continued until mid-August. During the extensions, special harvest areas were designated for Boat Harbor. Generally, the area extended 2 miles north, 1 mile south and 1 mile east of the entrance of Boat Harbor.

Sixty-five percent of the harvest was conducted outside boat Harbor. Because quality was better for the catch outside, fishing outside was desirable. It is likely that with more intensive management, a higher percentage of the harvest will occur outside Boat Harbor.

Alaska Department of Fish and Game made weekly observations at Boat Harbor by boat or airplane beginning the week prior to the first gillnet opening in July and continued through August 1993. Aerial and water surveys were conducted primarily to assess the strength of the chum return each week.

No chum were observed in any of the streams in Boat Harbor during the adult harvest. Less than 30 carcasses were observed on the shoreline during this same period (personal communication, ADFG). Contrary to this report was an observation from a member of the DNR State Parks Advisory Board, who observed some one hundred dead chum along a one thousand meter stretch of beach inside Boat Harbor during the third week of August. Due to the time of the observation, it seems likely that these carcasses were from the chum stripped for eggs. Stripping of eggs has been determined to be illegal and will likely not occur in the future.

The small number of chum observed in the intertidal area present little impact, visually or ecologically. If larger numbers of chum went uncaught, they would likely die in the intertidal area or a small number may go upstream although to date none have been observed upstream. All or most would eventually be washed out into the bay. Because of the large volume of water in Boat Harbor and the great tidal changes, little impact to water quality would be expected. Many streams, even small ones, have thousands of salmon dying in them. These carcasses add to the productivity of a stream and estuary. It is because of the rich storehouse of nutrients in an estuary that make it so productive and diverse.

Boat Harbor returns will always be managed for a mop-up fishery. The competition for the chum at Boat Harbor will only increase in coming years.

CONCLUSIONS

1991

1991 primary objective of this environmental study was to determine if rearing of chum fry in net pens at Boat Harbor has a detrimental effect on the water quality, fauna and flora,

As in 1990, the 1991 water chemistry parameters show little variation spatially or temporally. That is, there is no change in water quality from the early spring (pre-fry rearing) to the late spring (post-fry rearing). Key indicators of poor water quality - orthophosphate, nitrite, nitrate and ammonia - all remained low or at zero. At the same time, dissolved oxygen remains high, a parameter that would surely decrease in mg/l if water quality declined. Because the values for NO_2 , NO_3 , NH_4 , and phosphate are virtually insignificant, it can be concluded that the aquatic environment adjacent to the net pens at Boat Harbor is very healthy.

The current/drift surveys demonstrate a substantial tidal movement at all depths of the water column. Both, measured velocities and drogue tracking, showed greater water movement at the 25 foot depth than at the surface. This evidence strongly suggests that organic byproducts from the rearing operation will not simply accumulate below the net pens but more likely will circulate throughout the bay, or even exit the bay into Lynn Canal.

Data from dive surveys, photo documentation and sediment samples support the evidence of thorough water movement and circulation of organics; and hence, the lack of adverse impacts on bottom fauna and flora. Subjective observations from the dive survey as well as the photo documentation demonstrates these does not appear to be any difference between the bottom characteristics inside or outside the net pen shadow. This observation is true prior to introducing the chum fry to the net pens as well as subsequent to rearing the fry. There was no evidence of organic byproduct accumulation from the previous year (1990). Furthermore, there did not appear to be differences in accumulation of organics along the transects during the survey in May. There are 2 reasons likely for these observations - (1) currents move much of the fecal matter and unused fish food throughout the bay and out into Lynn Canal and (2) terrestrial produced silt and marine phytoplankton are likely orders of magnitude greater in quantity than the byproducts of the rearing fry. The sediment sample data show quantitatively that sediment by weight and volume is similar inside and outside the net pen shadow.

In the spring of 1992 the sediment samplers will be retrieved for weighing and measuring just prior to putting the fry into net pens for the season. This will provide further information on long term sediment accumulation.

It appears that adult carcasses washing up on the beaches was not a problem at Boat Harbor in 1991, although most streams that have anadromous salmonids, normally have carcasses associated with the stream during the post-spawning period. Commercial Fish and Game managers will continue to inventory Boat Harbor chum returns during the fishing season in 1992 in an attempt to maximize the harvest of the chum. This, in turn, will minimize excess chum in Boat Harbor; thereby, limiting the potential for chum carcasses on the beaches.

1992

Recreational use at Boat Harbor in 1992 was greater than previous years (Appendix G). A total of 15 boats visited Boat Harbor on 11 days. Some of these visits were overnight, others were for only minutes. Three boat visitations were in conjunction with the contractors of the rearing project. Fewer visits likely occurred in 1991 due to the extremely stormy spring that year. Although no formal survey has been attempted, recreational use seems to break down into hunting, sightseeing (visits usually lasting less than an hour) and weekend overnights.

Analysis of the sediment samples for 1992, again, shows no difference in silt/organic accumulation along the transects inside or outside of the net pen shadow. Similar quantities of silt/organic debris precipitated in the samplers, averaged over time, during the fallow period as during the rearing periods. No accumulation of organics from the net pen operations was observed along transects A and B, or in the vicinity of the net pens.

The photographic documentation corroborates the quantitative results of the sediment sampling. Visually, accumulation of silt/organics beyond what normally occurs can not be discerned from the photographs. The photographs fairly document and characterize the substrate under and near the net pen.

Based on sediment samples, photographic documentation and observation since 1990, the bottom substrate shows no quantitative or qualitative difference between years, or within season. If changes are occurring, they are minute and likely transitory.

Adult chum returns were significant in 1992 and warranted harvest activity 5 days per week for several weeks in late July and early August. Some 20 boats participated; a number which will likely grow in the future. Although sport and subsistence fishing were not observed, commercial fishing does not preclude it. Because of the remote location it seems unlikely that sport or subsistence will become much of a factor in the harvest of Boat Harbor chums.

No conflicts between fishermen and recreational users occurred during the commercial harvest. The maximum number of dead chum seen at any one time was 24 in the intertidal area. By contrast, a stream like Pack Creek on Admiralty Island has several thousand dead salmon in mid July.

Overall, the 1992 operation at Boat Harbor went smoothly; no conflicts were observed and all conditions of the permit were met.

1993

Similar recreational use was observed at Boat Harbor in 1993 as in past years. During twelve visitation days fifteen boats were counted. However, five of the visits were in conjunction with the rearing operation. Four of the remaining seven visits were day trips, while the remaining three visits were overnight. The bulk of the activity, not associated with the rearing operation took, place in the southeast portion of Boat Harbor.

Sediment sample results from 1993 were similar to other years. Again, the sediment data show great variability within season and from year to year. Sediment from the fallow period when averaged for the eight samplers was 176.3g per sampler, whereas for the 1993 rearing period the average was 67.0g per sampler. These results are greater than the 1992 season, but remarkably similar to 1991(average = 62.6). There does not appear to be a difference between the silt / organic sediments inside or outside the net pen shadow during the rearing period. Averaged over time particulate sedimentation is similar between the rearing period and the fallow period.

These sediment studies primarily demonstrate that sedimentation is a naturally occurring phenomenon. The small effect that the rearing operation may have at Boat Harbor is overwhelmed by the natural deposition cycle.

The photographic documentation again demonstrates little difference between the rearing and fallow periods. Photographs primarily show seasonal change in water clarity.

No conflicts occurred between fishermen, rearing operation personnel and recreational users in 1993. Although a large adult chum return (96,000 chum harvested) materialized, no large die off of chum was observed in the streams or along the shoreline of Boat Harbor.

The 1993 rearing operation, environmental survey and adult harvest went smoothly with no known conflicts or problems. All permit stipulations were met and complied with for the 1993 season.

RECOMMENDATIONS

Discontinue sediment sampling and photo documentation requirements for 1994.

Continue human activity observations and recording.

Monitor adult return, especially in mid to late August for adult chum impacts.

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APPENDIXES

- ◆ Appendix A Chemical tests, range and limits
- ◆ Appendix B Boat Harbor net pen rearing specifications
- ◆ Appendix C Daily record of seawater temperature
- ◆ Appendix D Boat Harbor 1993 summary and weekly statistics by pen
- ◆ Appendix E Volume of zooplankton/phytoplankton by date
- ◆ Appendix F Seawater tidal velocity
- ◆ Appendix G Daily visitor log
- ◆ Appendix H Boat Harbor 1990 and 1991 limnology data
- ◆ Appendix I Transect A and B photographs

APPENDIX A

<u>Chemical test</u>	<u>Definition</u>	<u>Range</u>	<u>Detection limit</u>
Alkalinity	Caused by the presence of carbonates, bicarbonates, hydroxides and other dissolved salts.	0-340 mg/l	0.4 mg/l
Ammonia	A product of microbiological decay of plant and animal protein, ammonia is used in chemical fertilizers. Its presence in raw surface waters usually indicates agriculture pollution, and above certain levels, it is toxic to fish. See Ammonia.	0-8 mg/l	0.2 mg/l
Ammonium nitrogen (NH ₄)		0-3 mg/l	0.1 mg/l
Dissolved Oxygen (D.O.)	Low DO levels usually indicate serious pollution. Adequate amounts are crucial for fish life.	0-20 mg/l	0.2 mg/l
Nitrate (NO ₃)	Excessive amounts of nitrate or nitrite in water can cause infant death, adult illness and produce spontaneous abortion of cows.	0-50 mg/l	1.0 mg/l
Nitrite (NO ₂)	An intermediate stage in biological decomposition of nitrogen-containing organic compounds, fairly low levels of nitrite can be harmful to humans and aquatic life.	0-0.5 mg/l	0.01 mg/l
Orthophosphate	Phosphorous occurs in natural waters as one of the forms of phosphates. Phosphates enter the water from runoff, cleaning operations and water treatment. Although necessary for biological growth, too much phosphate causes excessive growth of aquatic plants and eutrophication.	0-5 mg/l	0.1mg/l
pH	Most natural waters range from pH4 to pH9, but commonly are above pH7 because of carbonates and bicarbonates (alkalinity).	4-10 pH units	0.5 units

Appendix B

Boat Harbor Net Pen Rearing 1993

Species cultured: Chum Salmon

Size at ponding: 0.32 to 0.34 gram

Size at release: 0.72 to 0.75 gram

Number fish reared: 9,620,552

Biomass at entry: 3,367 kg

Biomass at release: 7,154 kg

Net pens:

Number of pens: 3

Total length: 40 meter or 131 feet

Total width: 13 meter or 42 feet

Nets: 13 x 13 x 5 meters or 40 x 40 x 15 feet

Volume of Nets: 845 cubic meters or 24,000 cubic feet

Density of Fish:

Density at entry: (based on volume of net and 3,000,000 fry) 4.26 kg/m³ or 0.33 lb/ft³

Density at Release: 11.7 kg/m³ or 0.91 lb/ft³

Type of feed: Biodiet #2 starter, #3 starter, 1.0 mm grower,
1.3 mm grower, no medicated feeds used

Feeding frequency: at entry 8 times per day
just prior to release 3 times per day

Feeding technique: manual

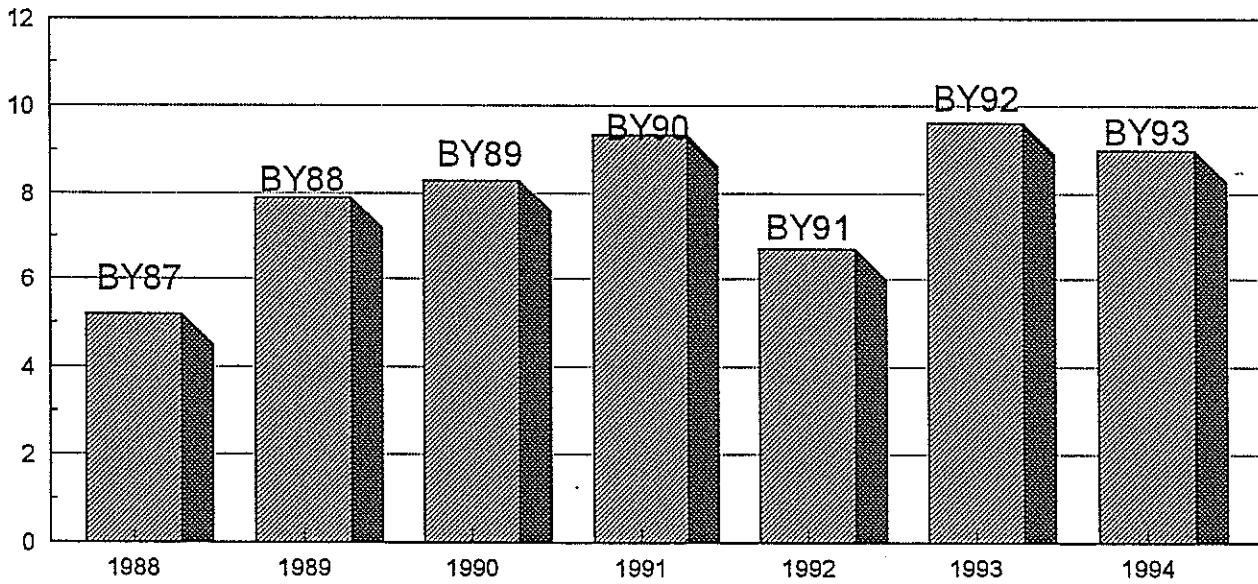
Total feed to be fed: 3,953 kg

Net maintenance: No chemical treatment, no antifoulants
algal growth control by brushing weekly

APPENDIX C

BOAT HARBOR CHUM RELEASES 1988 - 1994

Fry release (millions)

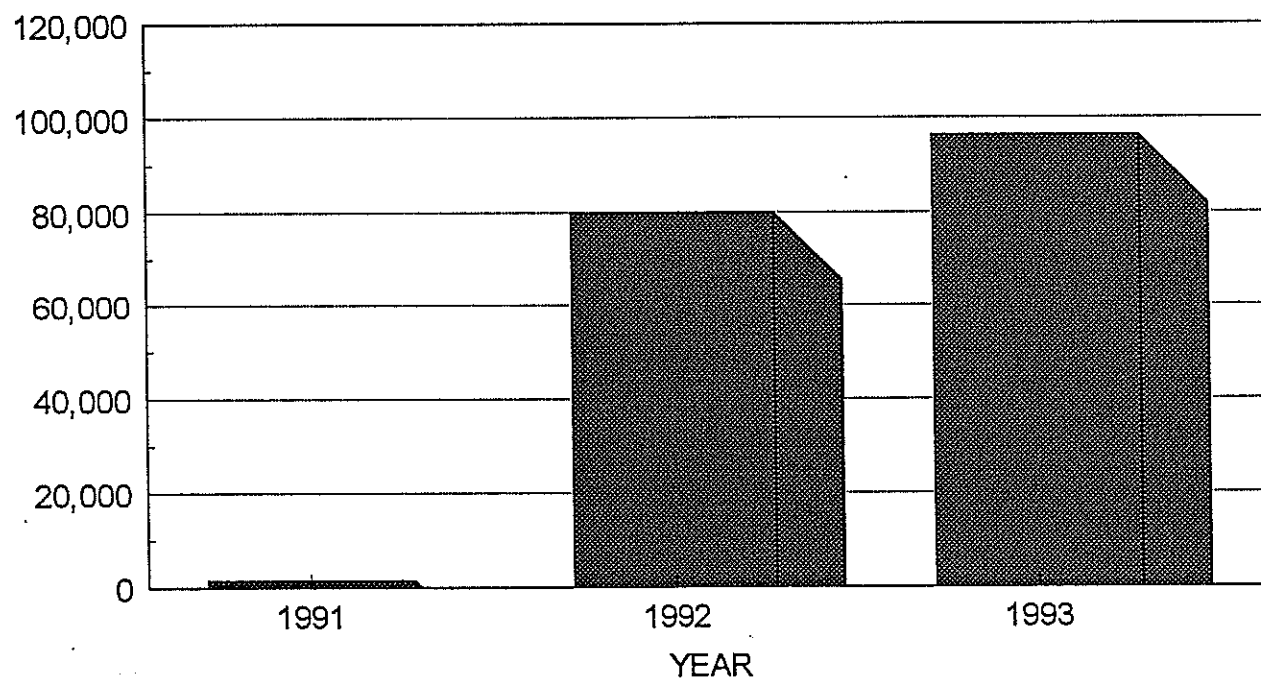


Release weights: 1988: 0.8.g 1989: 0.79g
1990: 1.3g 1991: 1.0g 1992: 0.75g
1993: 0.75g

BOAT HARBOR CHUM HARVEST

1990 - 1993

ADULT CHUM HARVESTED



APPENDIX D
BOAT HARBOR 1993 REARING SUMMARY

Pen Number	Date of Ponding	Number of Fish Pondered	Amount of Feed Fed (kg)	Weight Gained(kg)	Conversion Rate Feed Wt. Gain	Number Mortalities	Number of Days Reared	Average Size at Release	Number of Fry Released	Release Date
1	3 April	3,176,806	1,314	1,239	1.06	1,495	37	0.74	3,175,311	9 May
2	4 April	3,278,027	1,314	1,311	1	1,140	36	0.76	3,276,887	9 May
3	5 April	3,165,719	1,298	1,235	1.05	1,045	35	0.74	3,164,674	9 May
Total		9,620,552	3,926	3,785	1.03	3,680	----	0.75	9,616,872	-----

APPENDIX E

BOAT HARBOR 1993

ZOOPLANKTON/PHYTOPLANKTON

Date	Site	Settled Volume (ml)		Total Volume	Volume (ml) Filtered
		Zooplankton	Phytoplankton		
15 April	1	5	200	205	500
	2	3	200	203	500
22 April	1	8	200	208	500
	2	8	200	208	500
26 April	1	10	300	310	500
	2	6	300	306	500
3 May	1	18	55	73	500
	2	12	30	42	500
7 May	1	12	50	62	500
	2	6	35	41	500

Appendix F SEAWATER TIDAL VELOCITY

Location: Boat Harbor – adjacent to netpen

Date: 29 April 1991

Tides: high – 15.6 feet @ 1438 h
low – -2.2 feet @ 0813h

Time (hr)	Seconds	Revolutions	Velocity ft./sec.	Depth (ft)	Bearing
1809	70	1	0.11	surface	N63W
	70	1	0.11	1.5	N65W
	65	3	0.14	6	N65W
	70	1	0.11	25	--
1846	70	0	0	surface	N65W
	70	0	0	1.5	N65W
	70	1	0.11	6	N71W
	70	0	0	25	N87W
1942	70	0	0	surface	N75W
	70	0	0	1.5	N75W
	70	0	0	6	N75W
	70	2	0.13	25	N70W
2012	70	0	0	surface	N70W
	70	0	0	1.5	N75W
	70	0	0	6	N77W
	70	0	0	25	N82W

Appendix F -- continued SEAWATER TIDAL VELOCITY

Location: Boat Harbor -- adjacent to netpen

Date: 30 April 1991

Tides: high -- 15.2 @ 1515 h
low -- -2.0 @ 0848 h

Time (hr)	Seconds	Revolutions	Velocity ft./sec.	Depth (ft)	Bearing
0656	70	0	0	surface	N70W
	70	0	0	1.5	N80W
	70	0	0	6	N85W
	70	0	0	25	--
0738	70	0	0	surface	N83W
	70	0	0	1.5	N83W
	70	1	0.11	6	N88W
	70	0	0	25	N60W
0822	70	0	0	surface	N38W
	70	0	0	1.5	N38W
	70	0	0	6	S80W
	70	0	0	25	--
0919	70	0	0	surface	N63W
	65	1	0.11	1.5	N63W
	70	0	0	6	N63W
	70	0	0	25	--
0950	70	0	0	surface	N63W
	70	0	0	1.5	N63W
	70	0	0	6	N63W
	70	0	0	25	N63W
1040	65	1	0.11	surface	NW
	60	2	0.13	1.5	NW
	70	2	0.12	6	NW
	65	1	0.11	25	NW

Appendix F – continued SEAWATER TIDAL VELOCITY

Location: Boat Harbor – adjacent to netpen

Date: 30 April 1991 cont.

Tides: high 15.2 @ 1515 h
low +2.5 @ 2050 h

Time (hr)	Seconds	Revolutions	Velocity ft./sec.	Depth (ft)	Bearing
1228	65	3	0.12	surface	NW
	63	3	0.12	1.5	NW
	67	4	0.15	6	NW
	71	5	0.17	25	NW
1327	70	2	0.09	surface	NW
	42	2	0.14	1.5	NW
	48	4	0.2	6	NW
	44	6	0.32	25	NW
1412	68	1	0.09	surface	NW
	62	3	0.13	1.5	NW
	54	6	0.26	6	NW
	51	7	0.32	25	NW
1515	68	1	0.09	surface	NW
	52	2	0.11	1.5	NW
	58	6	0.24	6	NW
	64	5	0.19	25	NW
1617	70	0	0	surface	NW
	61	1	0	1.5	NW
	65	3	0.12	6	NW
	59	4	0.16	25	NW

Appendix F -- continued SEAWATER TIDAL VELOCITY

Location: Boat Harbor -- adjacent to netpen

Date: 01 May 1991

Tides: high -- 14.5 @ 1552
low -- -1.5 @ 0922

Time (hr)	Seconds	Revolutions	Velocity ft./sec.	Depth (ft)	Bearing
1312	66	5	0.18	surface	NW
	57	4	0.17	1.5	NW
	48	2	0.11	6	NW
	47	3	0.16	25	NW
1419	55	3	0.14	surface	NW
	48	5	0.25	1.5	NW
	51	5	0.23	6	NW
	55	3	0.14	25	NW
1504	40	3	0.18	surface	NW
	62	4	0.16	1.5	NW
	43	2	0.11	6	NW
	46	6	0.31	25	NW
1623	70	1	0	surface	NW
	40	1	0	1.5	NW
	68	2	0.11	6	NW
	61	4	0.16	25	NW
1713	70	0	0	surface	NW
	70	0	0	1.5	NW
	70	0	0	6	NW
	41	3	0.18	25	NW
1754	59	1	0	surface	NW
	47	1	0	1.5	NW
	59	2	0.11	6	NW
	50	2	0.11	25	NW

APPENDIX G

BOAT HARBOR VISITOR LOG 1993

2 April	No visitors
3 April	No visitors
4 April	One skiff, 4 people
5 April	No visitors
6 April	No visitors
7 April	No visitors
8 April	F/V Quicksilver, 3 people, visiting personnel at net pen
9 April	F/V Quicksilver, 3 people
10 April	F/V Quicksilver, 3 people
11 April	F/V Quicksilver, 3 people
12 April	No visitors
13 April	No visitors
14 April	No visitors
15 April	No visitors
16 April	No visitors
17 April	Two skiffs overnight, southeast shore
18 April	No visitors
19 April	No visitors
20 April	No visitors
21 April	No visitors
22 April	No visitors
23 April	One 16 foot Boston Whaler, 2 people, southeast shore
24 April	No visitors
25 April	One 20 foot Glasply, overnight in southeast anchorage
26 April	No visitors
27 April	One skiff, 3 people
28 April	No visitors
29 April	Fifty foot Leota
30 April	No visitors
1 May	Three boats, Aries, Rustler and Sherri Lynn, visiting personnel
2 May	No visitors
3 May	No visitors
4 May	No visitors
5 May	No visitors
6 May	No visitors
7 May	No visitors
8 May	One 30 foot pleasure craft
TOTAL	11 days with visitation, 5 of which were in connection w/operation

Appendix H Limnological Data

Location: Boat Harbor

Date: 27 March 1990

Weather: overcast, steady rain, calm

Depth (m)	Salinity ‰			Dissolved O ₂ mg/l			Temperature (C)			Ammonia mg/l			Nitrate/Nitrite mg/l			Ortho Phosphate mg/l			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05	33.0	32.0	30.5				3.5	3.0	3.0				1	0	0				
0.5	33.0	32.0	31.0	10	11	11	3.0	3.0	3.0	0.0	0.0	0.0	0	0	0	0.4	0.6	0.4	
1.0	33.0	32.0	31.0				3.0	3.0	3.0										
2.0	33.0	32.0	31.0				3.0	3.0	3.0				0	1	0				
2.5	33.0	32.0	31.0	11	10	11	3.0	3.0	3.0	0.0	0.0	0.0	0	0	0	0.4	0.3	0.5	
3.0	33.0	32.0	31.0				3.0	3.0	3.0										
4.0	33.0	32.0	31.0				3.0	3.0	3.0										
5.0	33.0	32.0	31.0				3.0	3.0	3.0										
10.0	33.0	32.0	31.0				3.0	3.0	3.0				0	0	0				
15.0		32.0	31.0	11	11	12		13m	3.0	0.0	0.0	0.0	0	0	0	0.4	0.5	0.5	
19.0			31.0						3.0										

Site location

- Site 1 20 m from net pen
- Site 2 off net pen walkway
- Site 3 200 m from net pen

Appendix H Limnological Data

Location: Boat Harbor

Date: 02, 03 April 1991

Weather: overcast, intermittent snow

Depth (m)	Salinity 0/00			Dissolved O2 mg/l			Temperature (C)			Ammonia mg/l			Nitrate mg/l			Nitrite mg/l			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05																			
0.5	30.1	29.5	29.1	11.2	11.0	11.3	4.3	4.2	2.9	0.0	0.0	0.0	0	0	0	0	0	0	0
1.0	30.1	29.5	29.1				4.3	4.2	3.2										
2.0	30.0	29.6	29.2				4.2	4.1	3.4										
2.5	30.0	29.7	29.2	10.0	10.2	10.1	4.1	4.1	3.8	0.0	0.0	0.0	0	0	4.4	0	0	0	0
3.0	30.0	29.7	29.3				4.1	4.1	3.8										
4.0	30.1	29.7	29.3				4.1	4.1	3.8										
5.0	30.1	29.8	29.6				4.1	4.0	4.1										
10.0	30.1	29.8	29.7				4.0	4.0	4.3										
15.0	30.2	29.9	29.8	10.0	10.1	10.0	4.0	4.0	4.4	0.0	0.0	0.0	0	0	0	0	0	0	0
19.0																			

Site location
 Site 1 20 m from net pen
 Site 2 off net pen walkway
 Site 3 200 m from net pen

Appendix H Limnological Data

Location: Boat Harbor

Date: 02_03 April 1991

Weather: overcast, intermittent snow

Depth (m)	Ortho Phosphate mg/l			Phenolphthalein alkalinity			Alkalinity mg/l			Ammonium nitrogen			pH			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05																
0.5	PO4=0.16 P=0.05	0.24 0.08	0.14 0.05	0	0	0	102.6	95.7	102.6	0.0	0.0	0.0	8.1	8.3	8.0	
1.0																
2.0																
2.5	PO4=0.24 P=0.08	0.24 0.08	0.16 0.05	0	0	0	95.8	109.4	102.6	0.0	0.0	0.0	8.0	8.3	8.1	
3.0																
4.0																
5.0																
10.0																
15.0	PO4=0.26 P=0.09	0.28 0.09	0.18 0.06	0	0	0	95.8	102.6	102.6	0.0	0.0	0.0	8.2	8.1	8.0	
19.0																

Site location

- Site 1 20 m from net pen
- Site 2 off net pen walkway
- Site 3 200 m from net pen

Appendix H Limnological Data

Location: Boat Harbor

Date: 07 May 1991

Weather: calm, overcast, rain

Depth (m)	Salinity 0/00			Dissolved O ₂ mg/l			Temperature (C)			Ammonia mg/l			Nitrate mg/l			Nitrite mg/l			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05	28.8	16	26.1				5	5-	5+										
0.5	28.8	30.2	29.2				5	5	5										
1.0	28.8	31	29.5	10	12	11	5	5	5	0.0	0.0	0.0	0	0	0	0	0	0	
2.0	29	31	30.2				4.5	4.5	5-										
2.5	29	31	30.2	12	12	12	4+	4+	4	0.0	0.0	0.0	0	0	0	0	0	0	
3.0	29	31	30.2				4	4+	4										
4.0	29	31	30.5				4	4	4										
5.0	29	31	30.5				4	4	4										
10.0	29.2	31	30.5				4	4	4										
15.0	29.2	31	30.5	12	12	12	4	4	4.5	0.0	0.0	0.0	0	0	0	0	0	0	
19.0																			

Site location

Site 1 20 m from net pen

Site 2 off net pen walkway

Site 3 200 m from net pen

Appendix H Limnological Data

Location: Boat Harbor

Date: 07 May 1991

Weather: calm, overcast, rain

Depth (m)	Ortho Phosphate mg/l			Phenolphthalein alkalinity			Alkalinity mg/l			Ammonium nitrogen			pH			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05																
0.5																
1.0	0	0	0	0	0	0	95.7	102.6	102.6	0.0	0.0	0.0	8.4	8.5	8.3	
2.0																
2.5	PO4=0.002 P=0.0008						95.7	99.2	99.2	0.0	0.0	0.0	8.2	8.3	8.0	
3.0																
4.0																
5.0																
10.0																
15.0	0	0	0	0	0	0	95.7	95.7	102.6	0.0	0.0	0.0	8.5	8.5	8.5	
19.0																

Site location

- Site 1 20 m from net pen
- Site 2 off net pen walkway
- Site 3 200 m from net pen

Appendix H Limnological Data

Location: Boat Harbor

Date: 8 May 1990

Weather: overcast in a.m./sunny in afternoon

Depth (m)	Salinity 0/00			Dissolved O ₂ mg/l			Temperature (C)			Ammonia mg/l			Nitrate/Nitrite mg/l			Ortho Phosphate mg/l			Comments
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3	
0.05	29.0	29.7	28.5				6.5	6.4	6.5				0	0	0				
0.5	29.9	29.5	28.5	12	11	13	6.1	6.0	6.1	0.0	0.0	0.0	0	0	0	0	0.3	0.0	inside netpen #2 (0.8 phosphate)
1.0	30.0	28.7	28.7	7			6.1	6.0	6.0				0			0.8			
2.0	30.5	29.9	28.8				6.1	6.0	6.0				0	0.1	0				
2.5	30.0	29.9	28.8	13	13	14	6.0	6.0	6.0	0.0	0.0	0.0	0	0	0	0.5	0.2	0.4	
3.0	30.2	29.9	28.8				6.0	6.0	6.0										
4.0	30.2	29.9	28.8				6.0	6.0	6.0										
5.0	30.2	30.0	28.8				6.0	6.0	5.9				0						
10.0	30.2	30.0	28.9	12				5.9	5.9	0.0	0.0		0			0.2			
15.0	29.9	30.0	29.2		9	12	5.9	5.9	5.5		0.0	0.0	0	0	0		0	0.1	
20.0		30.0	29.6					5.9	5.3										
other 23.0		30.0						5.9											

Site location
 Site 1 20 m from net pen
 Site 2 off net pen walkway
 Site 3 200 m from net pen

APPENDIX I

TRANSECT A AND B PHOTOGRAPHS

BEARINGS OF CAMERA ANGLE FOR PHOTOGRAPH DOCUMENTATION

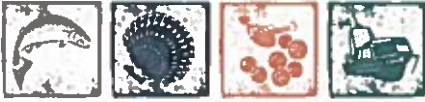
TRANSECT A STATION	BEARINGS IN DEGREES/2 APRIL	TRANSECT A STATION	BEARING IN DEGREES/10 MAY
0	94	0	93
5	85	5	85
10	271	10	358
15	3	15	342
20	259	20	195
25	268	25	314
30	270	30	305
35	291	35	240
40	265	40	281
45	280	45	261
50	268	50	265
55	297	55	262
60	270	60	241
TRANSECT B STATION	BEARINGS IN DEGREES/2 APRIL	TRANSECT B STATION	BEARINGS IN DEGREES/10 MAY
0	142	0	47
5	198	5	135
10	227	10	150
15	152	15	153
20	224	20	148
25	183	25	148
30	136	30	135
35	170	35	135
40	172	40	167
45	195	45	168
50	150	50	155
55	98	55	194
60	163	60	258
65	160	65	177
70	102	70	175

Curriculum vitae

This report was compiled by Steve Reifentuhl, Field Projects Manager for Northern Southeast Regional Aquaculture Association. Data collection and dive surveys were also conducted by Mr. Reifentuhl.

Work history: USFS biologist, Ketchikan, Petersburg, Sitka
1975 - 1980.

NSRAA biologist 1980 to present (1993). Extensive work with salmonids and freshwater limnology throughout this period.



Monitoring and Audits: Environmental

Benthic (Seabed) Monitoring

The aquaculture industry is required by their licence conditions to conduct benthic monitoring at all of their sites. This ensures that the impacts of organic waste (mainly fish feces) from the sites are restricted in extent and intensity. As part of its monitoring program, DFO staff conduct benthic audits as well as information-gathering surveys. During the audits, DFO follows the same procedures as industry, samples within the same time frame (within 30 days before or after the peak biomass date), and samples similar locations, all of which allows DFO results to be directly compared with industry results.

At sites with a hard ocean substrate (seabed), video data is gathered using remotely operated vehicles (ROVs) with underwater cameras. At least two transects (lines along the seabed) are monitored at each site. Video is taken from the cage edge to at least 140 metres away on at least two sides of the fish farm site. More sampling may be required as outlined in the licence or as prescribed by DFO.

The video collected is assessed by industry representatives and DFO staff, who observe and record various types of information. The zone of compliance for hard bottom sites is between 100 and 124 metres from the cage array, although video is always also taken closer and farther away. The

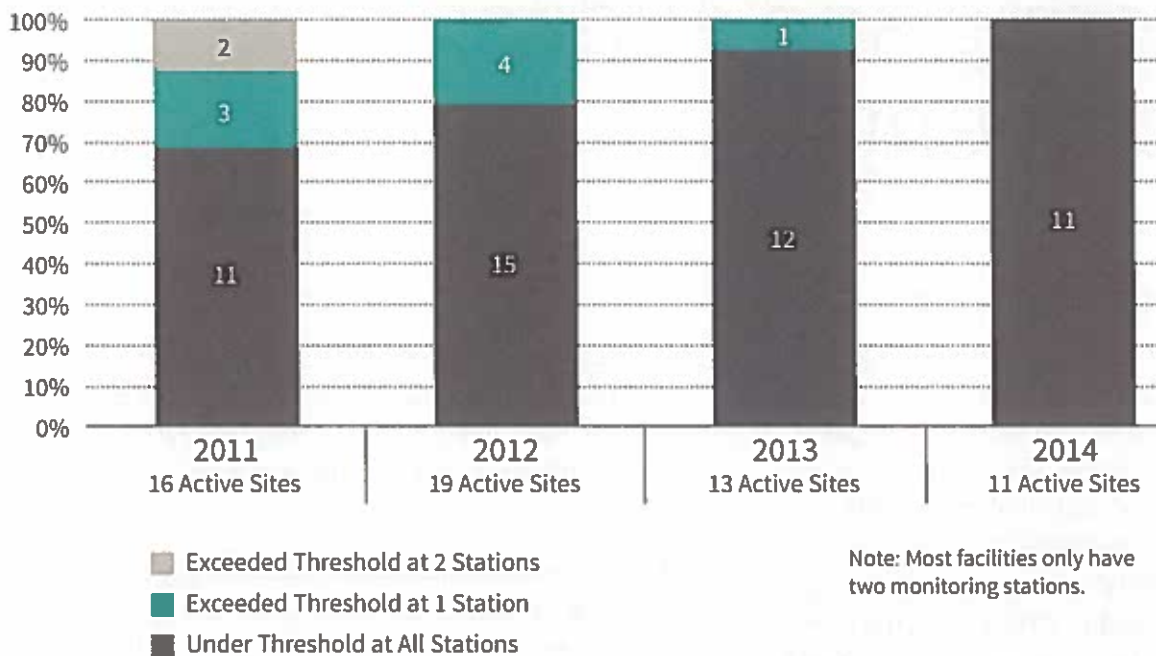
zone of compliance is divided into six segments, each 4 metres long, and each of the segments is assessed. If required, the post-compliance zone (124–140 metres away from the cage array) is also assessed.

To check whether hard-bottom sites comply with the licence conditions, DFO staff check the video footage to assess the area of the seabed covered by two indicators of organic waste: *Beggiatoa*-like species, which are bacteria that form mats in areas of organic enrichment, and opportunistic polychaete complexes (OPCs), which are worms found in the seabed and in areas of organic enrichment. Although these species actually help break down accumulated waste, their abundance indicates impact due to organic enrichment.

When allowable thresholds of *Beggiatoa*-like species or OPCs are exceeded, the site must be fallowed (left empty) until further monitoring shows that it has recovered sufficiently.

Figure 14 summarizes the seabed sampling reports for facilities over hard or mixed seabed submitted by industry between 2011 and 2014. Industry-submitted data showed that for facilities over a hard seabed, an average of 80% of active facilities were under the allowable threshold at all monitoring stations.

Figure 14. Industry-Reported Seabed Monitoring at Peak Biomass for Facilities over Hard or Mixed Seabed



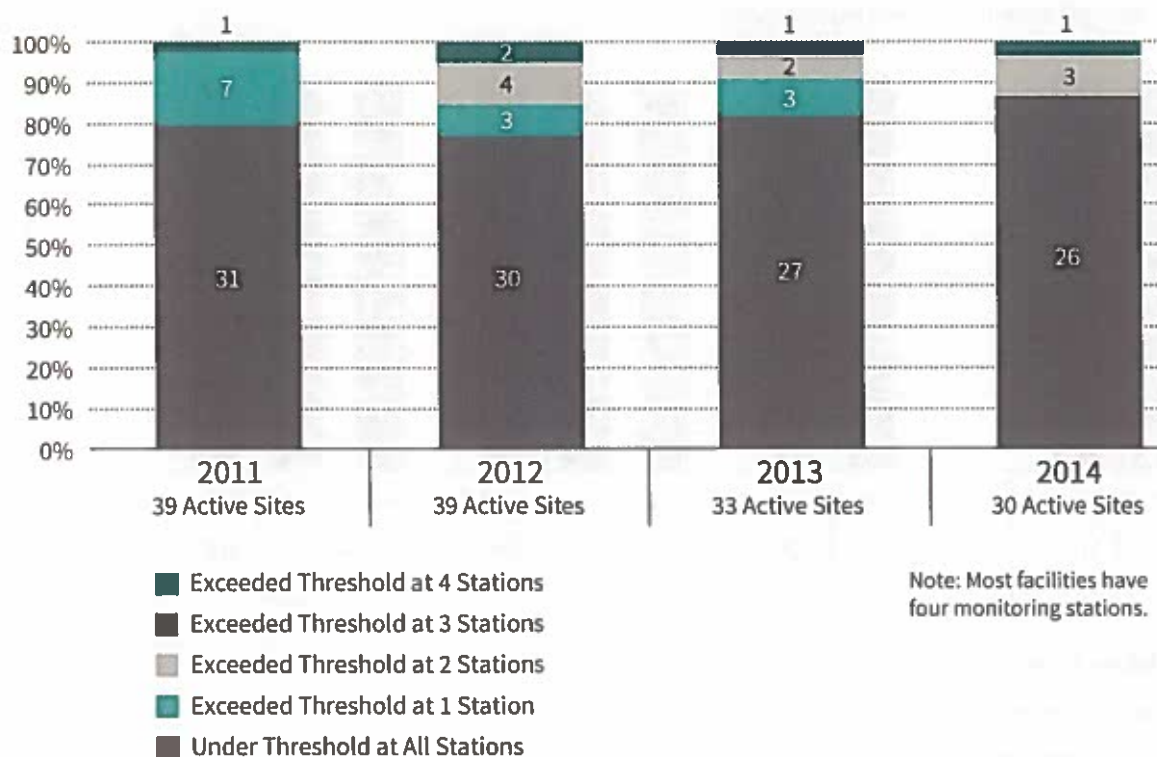
At sites with a soft ocean substrate (seabed), at least two transects (lines across the seabed) are monitored by taking sediment samples at 0, 30, and 125 metres from the cage edge and analyzing the physical and chemical properties of the samples. Only data gathered from the 30 metre and 125 metre stations is used for regulatory purposes. Sediment sampling must occur at two sides of the cages and where the most impact is expected. More sampling may be required as outlined in the licence or as prescribed by DFO.

Compliance at soft seabed sites is determined by measuring the level of free sulphides. Free sulphides are related to the amount of oxygen in the sediment, which in turn contributes to the biodiversity (variety of living organisms) that the

sediment can support. The standards for free sulphides are designed to manage the intensity of impact and ensure that the seabed can recover in a reasonable amount of time when fish are removed from marine net pens. When allowable amounts of free sulphides at the 30 metre and 125 metre stations are exceeded, the site must be fallowed (no fish) until further monitoring shows that it has recovered sufficiently.

Figure 15 summarizes the benthic sampling reports for facilities over soft or mixed seabed submitted by industry between 2011 and 2014. Industry-submitted data showed that over 75% of active facilities were under the allowable threshold at all monitoring stations.

Figure 15. Industry-Reported Seabed Monitoring at Peak Biomass for Facilities over Soft or Mixed Seabed



DFO's Benthic Audit Program

DFO assesses industry's benthic monitoring results by reviewing every incoming report and by conducting site audits. DFO site audits fulfill four purposes:

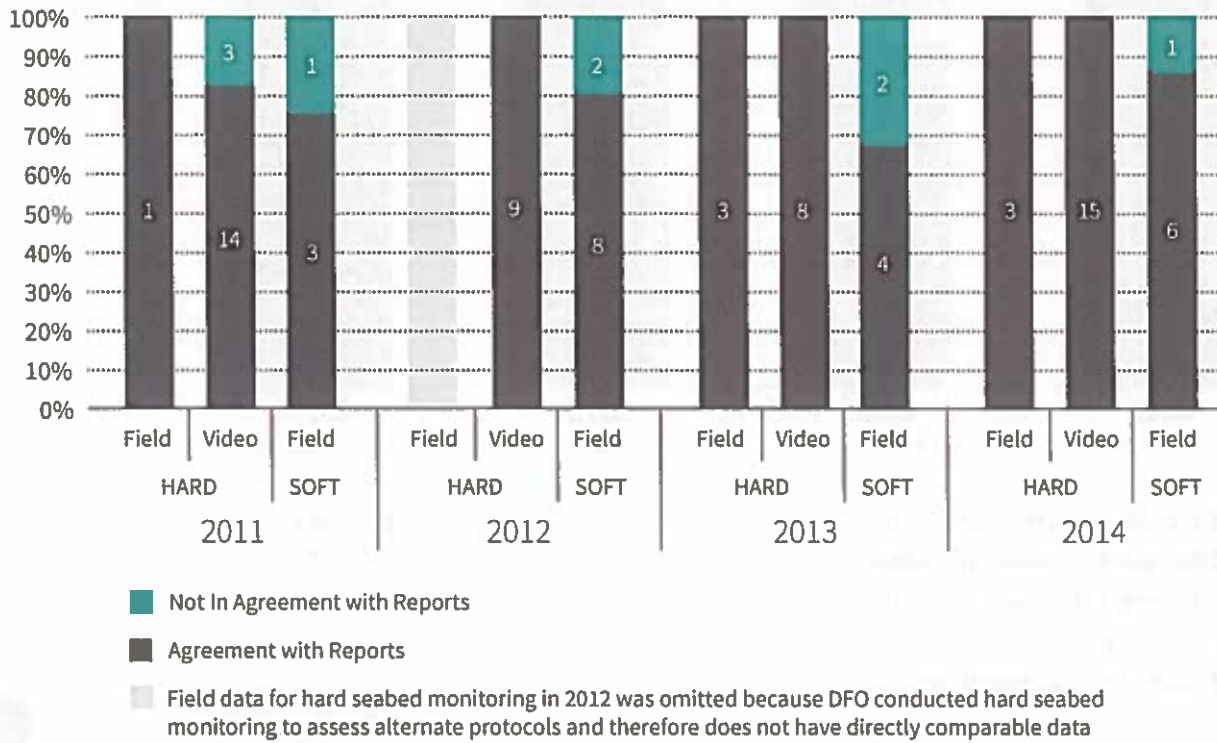
1. To compare industry-generated data with DFO-generated data to ensure that industry is following the correct procedures and that the two data sets are similar.
2. To determine whether the compliance sampling stations or transects used by industry are appropriate.
3. To investigate sites with poor environmental performance.
4. To learn more about benthic impacts during different parts of the production cycle and site recovery cycle.

For facilities with soft seabeds, DFO conducts field assessments in the same location as industry to compare the results. For facilities with hard seabeds, DFO reviews the video data captured by industry and/or conducts a field assessment at the same location as industry.

Figure 16 summarizes the field and video audits of industry-submitted reports between 2011 and 2014. Twenty-two sites were audited in 2011, 19 in 2012, 17 in 2013, 25 in 2014. In this four-year period, an average of 89% of DFO's findings agreed with the industry-submitted reports.

Disagreement can arise in two ways: where industry found greater impact than DFO, and where industry found less impact than DFO. In the case of disagreement, DFO directs industry to use the monitoring results that show greater impact and to respond to the results as required by their licence.

Figure 16. DFO's Assessment of Seabed Monitoring Reports from Industry



COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT

