

City Council

Tuesday, May 29, 2018



Special Meeting 6:30 p.m.



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





MAY - JUNE 2018

Tuesday May, 29th: CITY COUNCIL
Special Meeting 6:30 p.m.

Wednesday, June 6th: ADVISORY PLANNING COMMISSION
Worksession 5:30 p.m. Regular Meeting 6:30 p.m.

Monday 11th: CITY COUNCIL
Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

ABSENTEE IN PERSON VOTING OPENS
City Clerk's Office 8:00 a.m. – 5:00 p.m. Monday thru Friday

Regular Meeting Schedule

City Council 2nd and 4th Mondays 6:00 p.m.

Library Advisory Board 1st Tuesday 5:30 p.m. with the exception of
January, June and July

Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.

Parks Art Recreation and Culture Advisory Commission 3rd Thursday 5:30 p.m. with the exception of
July, December, January

Advisory Planning Commission 1st and 3rd Wednesday 6:30 p.m. with the exception of July, November and
December have one meeting

Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May-August 6:00 p.m.)

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BRYAN ZAK, MAYOR – 18

DONNA ADERHOLD, COUNCILMEMBER – 18

HEATH SMITH, COUNCILMEMBER – 18

SHELLY ERICKSON, COUNCILMEMBER – 19

TOM STROOZAS, COUNCILMEMBER – 19

RACHEL LORD – 20

CAROLINE VENUTI – 20

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

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL



MAYOR BRYAN ZAK
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
COUNCIL MEMBER CAROLINE VENUTI
COUNCIL MEMBER RACHEL LORD
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK MELISSA JACOBSEN

NOTICE OF MEETING
SPECIAL MEETING AGENDA

Committee of the Whole was canceled due to the lack of obtaining a Quorum

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmembers Aderhold and Stroozas request excusal (timely notice given)

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 2.08.040.)

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

- | | |
|---|---------|
| A. Mary Epperson Day – June 6, 2018 | Page 15 |
| B. Lemonade Day – June 9, 2018 | Page 17 |
| C. Pratt Museum 50 th Anniversary – June 1, 2018 | Page 19 |
| D. Safe Boating Week – May 19-25, 2018 | Page 21 |

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 Special and Regular Meeting Minutes of May 14, 2018. City Clerk. Recommend Approval. Page 29

- B. Memorandum 18-066 from City Clerk Re: Travel Authorization for Mayor and Stroozas to attend the AML Summer Conference. Recommend Approval. Page 53

- C. Ordinance 18-29, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2018 Capital Budget by Appropriating up to \$5,200 from the Homer Accelerated Roads and Trails (HART) Fund for the Professional Design of an ADA Accessible Trail on City of Homer property known as Lot 7-A Nils O Svedlund Subdivision, (KPB Parcel #17719234) and Kachemak Heritage Land Trust (KHLT) property known as Lot 16 A-1 Nils O Svedlund Subdivision (KPB Parcel #17719231). Mayor. Recommended dates Introduction May 29, 2018 Public Hearing and Second Reading, June 11, 2018
Page 57

- D. Resolution 18-049, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for the Greatland Street Extension Project 2018 to a Firm of Clark Management of Anchor Point, Alaska, in the Amount of \$597,078.73 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. Page 67

Memorandum 18-067 from Public Works Director Page 69

- E. Resolution 18-050, A Resolution of the City Council of Homer, Alaska, establishing the Mil Rate at 4.5 for 2018. City Manager. Recommend adoption. Page 71

- F. Resolution 18-051, A Resolution of the City Council of Homer, Alaska, establishing a 2018 Mil Rate of 9.962541 Mils for the Ocean Drive Loop Special Service District. City Manager. Recommend adoption. Page 73

- G. Resolution 18-052, A Resolution of the Homer City Council Electing to Participate in the AMLJIA Loss Control Incentive Program for the City of Homer for the 2017-2018 Policy Year. City Manager/Finance. Recommend adoption. Page 81

- H. Resolution 18-053, A Resolution of the City Council of Homer, Alaska, Accepting Art Work at Ben Walters Park. City Clerk/PARCAC. Recommend adoption. Page 83

Memorandum 18-068 from Parks Art Recreation & Culture Advisory Commission
Page 95

7. VISITORS
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

9. PUBLIC HEARING(S)

- A. Ordinance 18-28, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Land and Water Conservation Fund Grant in the Amount of \$263,340 to Replace the Ramp 2 Restroom and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommended dates Introduction May 14, 2018 Public Hearing and Second Reading May 29, 2018. Page 105

Memorandum 18-058 from Special Projects & Communications Coordinator as backup
Page 109

- B. Resolution 18-041(S), A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add A ~~\$5~~ \$7.00 ~~Parking fee~~ Impact Levy for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith/Port & Harbor Advisory Commission. Recommended dates Introduction April 23, 2018, Referred to Port & Harbor Advisory Commission. Public Hearing and Postponement May 14, 2018. Public Hearing and Second Reading, May 29, 2018 Page 111

Memorandum 18-062 from Port and Harbor Advisory Commission Page 115

- Memorandum 18-065 from Harbormaster/Port Director Page 121
10. ORDINANCE(S)
11. **CITY MANAGER’S REPORT**
- A. City Manager’s Report Page 127
- B. Bid Report Page 143
12. CITY ATTORNEY REPORT
13. COMMITTEE REPORT
- A. Americans with Disabilities Act Compliance Committee
14. PENDING BUSINESS
- A. Memorandum 18-056 from Mayor Zak Re: Appointments of Larry Slone, Michael Haines, Paul Knight, Karin Marks, Chrisi Matthews, Barry Reiss, and David Derry to the HERC Task Force. Page 151
- Public Comment Received Page 179
15. NEW BUSINESS
16. RESOLUTIONS
- A. Resolution 18-054, A Resolution of the City Council of Homer, Alaska, Amending Resolution 18-036(A) Establishing the Homer Education and Recreation Complex (HERC) Task Force to Include a Representative from the Parks Art Recreation and Culture Advisory Commission. Mayor. Recommend adoption. Page 185
- B. Resolution 18-055, A Resolution of the City Council of Homer, Alaska Approving a Twenty-Six Month Sublease at the Homer Airport Terminal, Consisting of Ticket, Office Area #110 and Baggage Areas for Peninsula Airways, Inc., and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption. Page 187
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, June 11, 2018 at 6:00 p.m., Committee of the Whole at 5:00 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

CITY OF HOMER
HOMER, ALASKA

MAYOR'S PROCLAMATION

MARY EPPERSON DAY
JUNE 6, 2018

WHEREAS, The Homer City Council proclaimed June 6, 2010 as Mary Epperson Day and encouraged everyone to recognize June 6th as Mary Epperson Day; and

WHEREAS, Mary Epperson contributed so much of her time and energy to the advancement of the arts in Homer that her name is synonymous with the arts; and

WHEREAS, She played an integral part in helping to start, guide, and support local organizations, including the Homer Council on the Arts, Kenai Peninsula Orchestra, The Homer Foundation, and Kenai Peninsula College; and

WHEREAS, She provided support and inspiration to other arts organizations, including Pier One Theatre, Inlet Winds, and Homer Youth String Orchestra Club, consistently supporting artists and their artistic endeavors; and

WHEREAS, By sharing her passion of the arts so generously, Mary is largely responsible for the vibrant Homer arts community; and

WHEREAS, She inspired us all to take on artistic challenges, give freely of ourselves, and to do so with a loving heart and a warm smile; and

NOW, THEREFORE, I, Bryan Zak, Mayor, do hereby proclaim the day of June 6, 2018 as;

MARY EPPERSON DAY

in the City of Homer, Alaska.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Homer, Alaska, on this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

CITY OF HOMER
HOMER, ALASKA

MAYORAL PROCLAMATION

LEMONADE DAY ALASKA
JUNE 9, 2018

WHEREAS, Lemonade Day is a free, community-wide educational event providing youth with the opportunity to learn and apply entrepreneurial thinking and create a foundation for success in the global economy; and

WHEREAS, Lemonade Day has welcomed more than 16,500 young entrepreneurs in over 30 communities across Alaska to sell an estimated \$3 million worth of lemonade; and

WHEREAS, Lemonade Day exists to infuse today's youth with the spirit of enterprise, teaching the basic business and entrepreneurial skills necessary to become successful, contributing members of their communities; and

WHEREAS, Lemonade Day offers opportunities for families, businesses, schools, youth organizations, faith-based communities, neighborhoods, institutes of higher learning, and government agencies to unite for a common purpose – to train the next generation of entrepreneurs; and

WHEREAS, Lemonade Day has a core philosophy of Spend, Save, and Share that is implemented by teaching children how to start, own and operate a business, learn goal-setting, develop a business plan, establish a budget, seek investors, provide customer service and give back to the community; and

WHEREAS, The State of Alaska salutes and commends organizers, volunteers, and participants of Lemonade Day, a program that advances life skills, character, and entrepreneurship, and extends best wishes for a successful and rewarding observance.

NOW, THEREFORE, I, Bryan Zak, Mayor of the City of Homer, Alaska, on behalf of the Homer City Council and the citizens do hereby recognize Saturday, June 9, 2018 as "Lemonade Day Alaska" and encourage all residents to participate and have a role in helping spur entrepreneurship and charitable giving by supporting your local lemonade day entrepreneurs.

IN WITNESS WHEREOF, I have hereunto set my hand and cause to be affixed the official seal of the City of Homer, Alaska, on this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

CITY OF HOMER
HOMER, ALASKA

MAYORAL PROCLAMATION

PRATT MUSEUM'S 50TH ANNIVERSARY
JUNE 1, 2018

WHEREAS, The Homer Society of Natural History formed in 1955 with a vision for a community museum that focuses on the natural and cultural histories of the Kachemak Bay area; and

WHEREAS, In 1967 the Homer community selected a museum as its capital project in honor of the 1968 Centennial celebration (celebrating the 100-year anniversary since the purchase of Alaska from Russia); and

WHEREAS, The Homer Society of Natural History and the City of Homer entered into a formal agreement to construct and maintain a museum for the benefit of the community of Homer; and

WHEREAS, The Pratt Museum opened its doors to the public on June 1, 1968; and

WHEREAS, the Pratt Museum has since grown into a community institution with broad reach; and

WHEREAS, Today the Pratt Museum stewards on behalf of the community over 23,000 unique pieces within its collection; and

WHEREAS, Over the past 50 years the Pratt Museum has created and curated innovative and award-winning exhibits; and

WHEREAS, Over the past 50 years the Pratt Museum has facilitated educational programs related to Kachemak Bay's unique cultures, scientific endeavors, and artistic explorations to tens of thousands of students, community members, and visitors; and

WHEREAS, The Pratt Museum continues to flourish and implement plans for its next 50 years as a community leader in cultural stewardship and the facilitation of complex conversations.

NOW, THEREFORE, I, Bryan Zak, Mayor, hereby proclaim the Pratt Museum's 50th Anniversary on June 1, 2018 and commend the Museum for its service to the community in fulfilling its vision to strengthen relationships between people and places through stories relevant to Kachemak Bay.

IN WITNESS WHEREOF, I have hereunto set my hand and cause to be affixed the official seal of the City of Homer, Alaska, on this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

CITY OF HOMER
HOMER, ALASKA

MAYOR'S PROCLAMATION

NATIONAL SAFE BOATING WEEK
May 19-25, 2018

WHEREAS, On average, 650 people die each year in boating-related accidents in the U.S.; approximately three-fourths of these are fatalities caused by drowning; and

WHEREAS, The vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment, or environmental factors; and

WHEREAS, A significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets; and

WHEREAS, Today's life jackets are more comfortable, more attractive, and more wearable than styles of years past.

NOW, THEREFORE, I, Bryan Zak, Mayor of the City of Homer, do hereby support the goals of the Safe Boating Campaign and urge all those to practice safe boating habits and wear a life jacket at all times while boating and proclaim the week of May 19-25, 2018 as National Safe Boating Week and the start of the year-round effort to promote safe boating.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 29th day of May, 2019.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 18-12 a Special Meeting of the Homer City Council was called to order on May 14, 2018 at 3:30 p.m. by Mayor Bryan Zak at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON LORD, SMITH, STROOZAS, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
PORT DIRECTOR/HARBORMASTER HAWKINS
CITY ATTORNEY WELLS

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

ADERHOLD/LORD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

NEW BUSINESS

- A. Memorandum 18-054 from City Clerk, Request for Executive Session Pursuant to AS 44.42.310(A-C)(1), Matters, the Immediate Knowledge of Which Would Clearly have an Adverse Effect Upon the Finances of the Public Entity (Lease Compliance and Enforcement Regarding Parcel Number 18103444)

ADERHOLD/VENUTI MOVED TO APPROVE THE RECOMMENDATION OF MEMORANDUM 18-054 TO ADJOURN INTO EXECUTIVE SESSION TO DISCUSS LEASE COMPLIANCE AND ENFORCEMENT REGARDING PARCEL NUMBER 18103444.

Councilmember Aderhold noted for the record that City Manager Koester, Harbormaster Hawkins, and City Attorney Wells would be participating in the session.

VOTE: YES: VENUTI, ADERHOLD, SMITH, LORD, STROOZAS, ERICKSON

Motion carried.

HOMER CITY COUNCIL
SPECIAL MEETING MINUTES
MAY 14, 2018

- B. Memorandum 18-055, from City Clerk Re: Request for Executive Session Pursuant to AS §44.62.310(a-c)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit and Attorney Client Privilege (Legal options regarding land preservation and slope stability concerns in Homer city limits.)

ADERHOLD/LORD MOVED TO APPROVE THE RECOMMENDATION OF MEMORANDUM 18-05 TO ADJOURN INTO EXECUTIVE SESSION TO DISCUSS LEGAL OPTIONS REGARDING LAND PRESERVATION AND SLOPE STABILITY CONCERNS IN HOMER CITY LIMITS.

Councilmember Aderhold noted for the record that City Manager Koester and City Attorney Wells would be participating in the session.

VOTE: YES: ADERHOLD, VENUTI, STROOZAS, SMITH, ERICKSON, LORD

Motion carried.

Council adjourned into executive session at 3:35 and the meeting reconvened at 4:53.

Councilmember Aderhold stated Homer City Council entered into executive session at 3:35 p.m. and concluded discussion on lease compliance and enforcement regarding parcel number 1810344 at 4:20 p.m. During the session the council discussed the status of lease status for parcel number 18103444 on the Homer Spit and gave the City Attorney direction regarding negotiation of lease terms.

Councilmember Aderhold stated Homer City Council entered into conversation on legal options regarding land preservation and slope stability concerns in Homer city limits at 4:21 p.m. and concluded at 4:50 p.m. During the session Council discussed the legal options regarding land preservation and slope stability issues in the Homer area including Baycrest Subdivision. Legal considerations discussed included potential financial implications to the City of Homer of intervening in naturally occurring drainage patterns, direction was given to the City Attorney to determine the potential liability of the City.

ADJOURNMENT

There being no further business to come before the Council Mayor Zak adjourned the meeting at 4:55 p.m. The next Regular Meeting is Tuesday, May 29, 2018 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, CITY CLERK

HOMER CITY COUNCIL
SPECIAL MEETING MINUTES
MAY 14, 2018

Approved: _____

Session 18-13 a Regular Meeting of the Homer City Council was called to order on May 14, 2018 at 6:00 p.m. by Mayor Bryan Zak at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON LORD, SMITH, STROOZAS, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
CITY ATTORNEY WELLS
HARBORMASTER HAWKINS
LIBRARY DIRECTOR DIXON

Council met at 3:30 for a Special Meeting to hold two executive sessions and as Committee of the Whole at 5:00 to discuss consent agenda 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 2.08.040.)

The following changes were made: CONSENT AGENDA Memorandum 18-056 from Mayor Zak Re: Appointments of Larry Slone, Michael Haines, Paul Knight, Karin Marks, Chrisi Matthews, Barry Reiss, and David Derry to the HERC Task Force. Written public comment. PUBLIC HEARING Ordinance 18-23(S), An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating an FY 2015 State Homeland Security Program Reallocation Grant for an Amount not to Exceed \$51,912.00 to Replace Mobile Radios in the City's Radio Communication System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Attachment to Memorandum 18-060 as backup. PENDING BUSINESS Resolution 18-041(S), A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a ~~\$5~~ \$7.00 Parking fee Impact Levy for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith/Port & Harbor Advisory Commission. RESOLUTIONS Resolution 18-046, A Resolution of the City Council of Homer, Alaska, Providing Scoping Comment on the U.S. Army Corps of Engineers Regulatory Division Permit Application POA-2017-271 for the Proposed Pebble Project. Aderhold. Written public comment; and Resolution 18-048(S), A Resolution of the City Council of Homer, Alaska, awarding the 2018 Septic Tank Pumping Contract to the firm of Quality Septic, LLC of Eagle River, Alaska, in the amount of \$32,053 and authorizes the City Manager to execute the appropriate documents. Memorandum 18-066 from Public Works Inspector as backup

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Peace Officers Week May 14-18

Councilmember Stroozas read and presented the Proclamation to Sergeant Dave Shealy and Officer Morgan Tracy. Sergeant Shealy thanked Mayor and Council for the proclamation. The proclamation means a lot to the officers here and nationwide who deal with the daily tasks of police work. It's good to be able to have the recognition of the officers and honor the officer that have given the ultimate sacrifice in the line of duty.

C. Kids to Park Day May 19

Councilmember Smith read the proclamation.

D. National Public Works Week May 20-26

Councilmember Aderhold read the proclamation.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Deb Lowney, city resident, commented in support of appointing a member of the Parks Art Recreation and Culture Advisory Commission to the HERC Task Force, and appreciated the Kids to Park Day Proclamation.

McKibben Jackinsky, city resident, commented in opposition to Resolution 18-045. A written copy of her comments was included as a laydown.

Ron Keffer, city resident, commented in support of appointing a member of the Parks Art Recreation and Culture Advisory Commission and a Council member to the HERC Task Force, and in opposition to Resolution 18-045.

Holly Van Pelt, city resident, commented in support of appointing a member of the Parks Art Recreation and Culture Advisory Commission and a Council member to the HERC Task Force.

Larry Slone, city resident, commented in support of the appointment of the HERC Task Force as presented in the packet.

Robert Archibald, city resident, commented in opposition to Resolution 18-046.

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 April 23, 2018. City Clerk. Recommend adoption.
- B. Memorandum 18-056 from Mayor Zak Re: Appointments of Larry Slone, Michael Haines, Paul Knight, Karin Marks, Chrisi Matthews, Barry Reiss, and David Derry to the HERC Task Force. Recommend Approval.

Moved to New Business item C. - Aderhold

- C. Memorandum 18-057 from City Clerk Re: Travel Authorization for Attendance at Kenai Peninsula Borough Joint Worksession. Recommend Approval.
- D. Ordinance 18-28, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Land and Water Conservation Fund Grant in the Amount of \$263,340 to Replace the Ramp 2 Restroom and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommended dates Introduction May 14, 2018 Public Hearing and Second Reading May 29, 2018

Memorandum 18-058 from Special Projects & Communications Coordinator Carroll as backup

- E. Resolution 18-043, A Resolution of the Homer City Council Approving a One Year Extension of the Prisoner Meal Contract with Homer Senior Center, Inc. City Clerk. Recommend adoption.
- G. Resolution 18-044, A Resolution of the City Council of Homer, Alaska, Opposing HB 409 – An Act Relating to Identification Cards; Relating to Permanent Motor Vehicle Registration; Relating to Vehicle Registration Rates; Relating to Changes of Address; Relating to Driver’s License Fees; and Relating to Financial Responsibility for Motor Vehicles. Aderhold. Recommend adoption.
- H. Resolution 18-045, A Resolution of the City Council of Homer, Alaska, Supporting the Community Advisory Council’s Request to the Alaska Legislature for Support of Alaska Gasline Development Corporation Third Party Program Receipt Authority. Stroozas. Recommend adoption.

Moved to Resolutions item D. - Aderhold

City Clerk Jacobsen read the consent agenda as amended.

ADERHOLD/LORD MOVED TO ADOPT THE CONSENT AGENDA AS READ

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- A. KPBSD After School Program - Eric Waltenbaugh, Principal West Homer Elementary, Todd Hindman Principal Fireweed Academy, and Eric Pederson, Principal Paul Banks Elementary (10 minutes)

Principals Waltenbaugh, Hindman, and Pederson presented to the Council on the need for consistent after school programs that addressed the hardship of afterschool care for our students. The data in the packet from the most recent survey still shows a lot of support from families. They met with the Boys and Girls Club, it was their desire for the club to come in and use the schools and partner with them, but they have declined to open a clubhouse here. They reviewed some of the after school programs available through the schools currently, but they operate two or three times a week for a limited time. What they are hearing from parents is it doesn’t meet the need for consistent, quality afterschool care they can count on. The Borough

has agreed to partner and support the program in covering costs for the use and maintenance of the buildings. Their request for the City is to partner with the schools to develop a program like Boys and Girls Club and provide financial assistance for the program. The estimate for the cost of running a program at both buildings will be about \$95,000 per year in personnel salary. The amount is offset based on a competitive pricing of the program.

Brief discussion followed, and Councilmembers Lord and Venuti commented they would discuss this with the City Manager and consider this request.

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

Assembly member Cooper commented the afterschool program is a wonderful plan and envisions it would eventually become a non-profit that could accept donations and funds. She looks forward to hearing more. She reported on the upcoming final budget worksession and reviewed the proposals being considered. The Mayor's budget proposes-

- \$820,000 for the Kenai Peninsula College, it's lower than last year's budgeted amount
- \$100,000 for Kenai Peninsula Tourism and Marketing Council Mayor's a cut from \$306,000
- \$100,000 for Kenai Peninsula Economic Development District up from \$75,000
- \$100,000 for Small Business Development Center from \$94,000

Other budget items being considered by the Assembly meeting-

- School district funding which is still \$658,000 below the cap
- Mil Rate for this year and a 5% sales tax increase
- Facing a \$4 million deficit this year
- Flat sales tax and mil rate for 10 years
- A proposal to raise the mil rate six tenths of 1 mil for this coming year, then half percent sales tax increase on the ballot and if it passes the mil rate reverts back to the 4.5; and if the Borough ever raises mil rate above 4.5, the half percent sales tax sunsets.
- The Mayor's \$4.5 million land trust transfer is up for reconsideration, it failed with the assembly last time.
- Kachemak Silo deed funds are \$8.9 million, the bond issue on the ballot will be for \$3.5 million. It equates to \$1.05 per \$100,000 of taxable value on properties.
- A laydown has been presented for a 12% bed tax, and it would be exempt from Borough sales tax.
- An ordinance to appeal the sales tax exemption for non-prepared foods.

She heard loud and clear from municipalities last week, when the Borough does large or multiple sales tax increases, we hurt the city's ability to raise funds they need. She shared other features of the proposed budget and said the final hearing on the budget will be June 5th. She also reported the ordinance amending the hospital boundary has been postponed to June 19th.

B. Commissions/Board Reports:

1. Library Advisory Board

Mark Massion, Library Advisory Boardmember reported on the Board's work on library copy fees and their recommendation not to increase the fees, and the appointment of the student who applied for the Student Representative seat on the Board. He also commented about the Reciprocal Book Borrowing Program, the Bookmobile is getting started again, Chess Camp for kids for 6-12-year-olds. The Board doesn't meet again until August.

2. Homer Advisory Planning Commission

3. Economic Development Advisory Commission

4. Parks Art Recreation and Culture Advisory Commission

a. Memorandum from Parks, Art, Recreation and Culture Advisory Commission Re: Support for Trail Design Funding

Robert Archibald, Parks Art Recreation and Culture Advisory Commissioner, reported the Commission heard a presentation from Joel Cooper regarding the ADA Accessible Trail plan for the KHLT Property and they support the City providing HART funds for the design of the trail. They approved a recommendation that the improvement of the ADA ramp at the Fishin' Hole be included on the CIP. Mr. Archibald noted there may be money from Fish and Game for the improvements and recognized Dave Brann who went out and shoveled off the ramp, which helped draw attention to the need for improvements. The Commission held a worksession at Hornaday Park to discuss safety improvements to the park road per the memo from Councilmember Stroozas, and they continue to discuss the safety signage.

5. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioners Mike Stockburger and Steve Zimmerman commented the Commission has been working on the lease policy ordinance and request Council postpone Ordinance 18-16 to their June 11th meeting to allow the Commission an opportunity to finish their review at their May 23rd meeting. They also commented on the Commissions support of Resolution 18-041 to institute a parking levy for vehicles and trailers launching at the public ramp. They recommended a levy of \$7.00 per launch and \$70 per year. They also support implementing the fee as soon as the harbor staff can, and request the revenue not be earmarked but for general harbor use.

Mayor Zak called for a recess at 7:20 p.m. The meeting resumed at 7:25 p.m.

PUBLIC HEARING(S)

- A. Ordinance 18-16, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 18.08, Codifying Certain Lease Policy and Procedures; Expanding Lease Review to include Recommendations by Appropriate City Commissions; Removing References to the Lease Committee; and Requiring Essential Lease Terms to be Approved by City Council. Erickson/Smith. Introduction March 27, 2018, Refer to Port and Harbor Advisory Commission; Second Reading and Public Hearing May 14, 2018.

Memorandum 18-035 from City Attorney as backup

Memorandum 18-059 from Port and Harbor Advisory Commission as backup

Mayor Zak opened the public hearing.

Ron Keffer, city resident, encouraged Council to take their time with changes to the lease policies. He doesn't see a great need to make these changes.

There were no further comments and the hearing was closed.

SMITH/ERICKSON MOVED TO POSTPONE ORDINANCE 18-16 TO ALLOW THE PORT AND HARBOR COMMISSION TIME TO COMPLETE THEIR REVIEW.

There were brief comments in support of the postponement.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Ordinance 18-20, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 19.04.050 "Cemetery Lot Deeds – Issuance by City" and 19.04.050 "Cemetery Lot Deeds – Transfer or Assignment". City Clerk. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Memorandum 18-047 from City Clerk as backup

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 18-20 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. Ordinance 18-21, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 4.10.010(a) "Declaration of Candidacy - Time" and Homer City Code 4.20.010 "Election Board" to Allow Students at Least 16 Years of Age and Qualified Through the Youth Vote Ambassador Program Outlined in Alaska Statutes 15.10.108 to Serve as Election Judges in City Elections. City Clerk. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

VENUTI/ADERHOLD MOVED TO ADOPT ORDINANCE 18-21 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. Ordinance 18-22, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Commercial Vessel Passenger Tax Program Pass Through Grant from the Kenai Peninsula Borough for Calendar Year 2017 in the Amount of \$31,532.50 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 18-22 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- E. Ordinance 18-23, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating an FY 2015 State Homeland Security Program Reallocation Grant for an Amount not to Exceed \$51,912.00 to Replace Mobile Radios in the City's Radio Communication System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Ordinance 18-23(S), An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating an FY 2015 State Homeland Security Program Reallocation Grant for an Amount not to Exceed ~~\$51,912.00~~ \$26,874.51 to Replace Mobile Radios in the City's Radio Communication System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Memorandum 18-060 from Special Projects & Communications Coordinator Carroll as backup

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 18-23 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

LORD/ADERHOLD MOVED TO SUBSTITUTE 18-23(s) FOR 18-23

There was no discussion.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no discussion on Ordinance 18-23(A)

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- F. Ordinance 18-24, An Ordinance of the City Council of Homer, Alaska, Amending the FY18 Operating Budget by Authorizing the Expenditure of an Additional \$79,452 from the Homer Accelerated Road & Trail Fund to Complete the Greatland Street Extension. City Manager/Public Works Director. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Memorandum 18-050 from Public Works Director as backup

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

ADERHOLD/SMITH MOVED TO ADOPT ORDINANCE 18-24 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- G. Ordinance 18-25(A), An Ordinance of the City Council of Homer, Alaska Amending the FY2018 Capital Budget by Appropriating ~~\$102,500~~ \$37,500 from the Police Station Reserve for the Purpose of Funding ~~10% Design~~, Geotechnical Investigation and Site Survey for the New Police Station. Mayor/Council. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 18-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- H. Ordinance 18-26(A), An Ordinance of the City Council of Homer, Alaska Authorizing the City to Issue General Obligation Bonds in the Principal Amount of not to Exceed \$5,000,000 to Finance Public Safety Operating and Infrastructure, Including Construction of a Police Station; Amending HCC 9.16.100 to Provide for an Increase in the Rate of City Sales Tax From 4.5% to 5.5% from June 1 through August 31, with .8% 4.85%, with .05% of the Increase Providing Funds to Pay Debt Service on the General Obligation Bonds and Expiring on ~~August~~ December 31 of the Year when the City has Received Sufficient Funds from the Increase to Pay all of that Debt Service; and Submitting the Question of the Issuance of Such Bonds and Such Sales Tax Rate Increase to the Qualified Voters of the City at the ~~October 2, 2018 Regular~~ June 26, 2018 Special Election Mayor/Council. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Ordinance 18-26(A)(S), An Ordinance of The City Council of Homer, Alaska, Authorizing the City to Issue General Obligation Bonds in the Principal Amount not to Exceed \$5,000,000 to Finance the Acquisition and Construction of a Police Station; Amending HCC 9.16.010 to Provide for an Increase in the Rate of the City Sales Tax from 4.5% to ~~5.5% From June 1 Through August 31, With 0.8%~~ 4.85% With 0.3% of the Increased ~~Rate To Provide~~ Providing Funds to Pay Debt Service on the General Obligation Bonds ~~With 0.8%~~ 0.3% Of The Sales Tax Rate Increase ~~And Expiring On August~~ December 31 of the Year when the City has Received Sufficient Funds from ~~that 0.3% Sales Tax Rate~~ the Increase to Pay all of that Debt Service; ~~and Submitting~~ the Question of the Issuance of Such Bonds and Such Sales Tax Rate Increase to the Qualified Voters of the City at a Special Election to be Held on the October 2 ~~June 26, 2018 Regular Election.~~ Mayor/Council.

Memorandum 18-051 from City Manager as backup

Mayor Zak opened the public hearing.

Ron Keffer, city resident, commented in support of Ordinance 18-26(A)(S) with the exception of the special election. He thinks it will have a better chance of passing in the fall.

Deb Lowney, city resident, agrees with Mr. Keffer. She also has concerns about the June date for a special election.

There were no public comments and the hearing was closed.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 18-25(A) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

LORD/ADERHOLD MOVED TO SUBSTITUTE 18-25(A)(s) FOR 18-25(A)

There was no discussion.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Smith initiated discussion about including language on .05% of sale tax that will remain after the bond debt is paid off. Currently the language only references that of the .35% sales tax increase, .3% will expire once the bond is paid off, but doesn't address the remaining .05%.

Some members agreed with Councilmember Smith and others felt the language was clear and no change is needed.

City Attorney Wells explained Attorney Klinkner has reviewed the ordinance and ballot language to ensure validity of the bond process. She suggested they could amend line 102 to read 0.35% sales tax rate increased from 4.5% to 4.85%. That may improve the clarity of the question.

ADERHOLD/LORD MOVED TO AMEND LINE 102 TO READ 0.35% SALES TAX RATE INCREASED FROM 4.5% TO 4.85%

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO AMEND AND REMOVE ALL REFERENCE TO A SPECIAL ELECTION AND REPLACE IT WITH THE OCTOBER REGULAR ELECTION.

Discussion ensued regarding the benefits and challenges of holding a special election in June.

Councilmembers Smith, Erickson, and Stroozas agreed that addressing this in June will allow Council to be able move forward on the project sooner, rather than putting it off until the fall. It will also be beneficial to put it to the voters now because it's unclear what the Borough is going to do on their October ballot and they could propose something that would put this project at greater risk of not passing.

Councilmembers Aderhold, Lord, and Venuti shared concerns about a low voter turnout with a special election and of having an effective public education campaign.

Council considered whether there is benefit in having the special election in July or August, instead of June, but no amendment was proposed.

VOTE (amendment): YES: VENUTI
NO: ADERHOLD, LORD, SMITH, STROOZAS, ERICKSON

There was no further discussion.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- I. Ordinance 18-27(A), An Ordinance of the City Council of Homer, Alaska, Appropriating Funds in the Amount of \$5,000 from the Police Station Reserve Fund for a Public Information Campaign in Support of the Ballot Proposition to Issue General Obligation Bonds of \$5 Million Dollars to Finance the Construction of a Police Station and Provide for an Increase in the Rate of City Sales Tax from 4.5% to ~~4.8% with 0.25%~~ 4.85%, with 0.3% of the Increase Providing Funds to Pay Debt Service on the General Obligation Bonds which will Expire on December 31 the Year when the City has Received Sufficient Funds from the Increase to Pay all of that Debt Service, Including Information that may Influence the Outcome of the Election on The Proposition. Smith. Introduction April 23, 2018, Public Hearing and Second Reading May 14, 2018.

Mayor Zak opened the public hearing.

There were no public comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 18-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY **MANAGER'S REPORT**

- A. City Manager's Report

City Manager Koester commented with the approval of the Special Election we'll be adding a special meeting in July to certify the results. She noted the AML Summer Conference and asked members to contact the City Clerk if they are interested.

B. Bid Report

CITY ATTORNEY REPORT

City Attorney Wells commented briefly regarding the scope of the attorney's roll when advising council as opposed to the administration. The City Attorney represents the Municipal Corporation first and foremost, but the representations come through the members of Council and City Administration. There are rules of professional conduct, statues, and city code that come into play. As City Attorney she represents the City of Homer, and to the extent there's ever a divergence in the interest of the City and a Councilmember, then her duty is to represent that interest of the City.

COMMITTEE REPORT

A. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee continued discussing the transition plan and will be presenting to the Port and Harbor Advisory Commission and sharing results of the survey of harbor facilities and explaining the findings.

PENDING BUSINESS

A. Resolution 18-037(S), A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library Fees to Increase Copy Fees. Smith.

Memorandum 18-052 from Library Director as backup
Memorandum 18-061 from Library Advisory Board as backup

Motion on the floor from April 23rd-

SMITH/VENUTI MOVED TO ADOPT RESOLUTION 18-037(s)

There was brief discussion acknowledging the discussion and recommendation of the Library Advisory Board.

VOTE: YES: ERICKSON, SMITH, STROOZAS
NO: LORD, VENUTI, ADERHOLD

Mayor Zak voted no to break the tie.

Motion failed.

- B. Resolution 18-041, A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a Parking Fee for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith.

Resolution 18-041(S), A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a Parking Fee for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith.

Memorandum 18-062 from Port & Harbor Advisory Commission as backup
Memorandum 18-065 from Port Director/Harbormaster as backup

The following motion is on the floor from the April 23rd meeting-

SMITH/ERICKSON MOVED TO ADOPT RESOLUTION 18-041

ADERHOLD/LORD MOVED TO SUBSTITUTE 18-041(S) FOR 18-041

There was no discussion.

VOTE (substitute): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

SMITH/ERICKSON MOVED TO POSTPONE TO MAY 29, 2018 FOR PUBLIC HEARING

There was no discussion.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

- A. Memorandum 18-063 from City Clerk Re: Reconsideration of AK Loven It, LLC Marijuana Cultivation License

Mayor Zak asked if the licensee would like to make comments to the Council. The licensee stated from the audience that he's just here to see what they decide.

ADERHOLD/VENUTI MOVED TO APPROVE THE STANDARD MARIJUANA CULTIVATION LICENSE FOR ALASKA LOVEN IT, LLC.

Councilmember Smith commented he still struggles with this and still questions their ability to understand or know the law.

Councilmember Lord and Aderhold shared appreciation for the applicants working to improve their plan and resolve their issues.

VOTE: YES: LORD, VENUTI, STROOZAS, ERICKSON, SMITH, ADERHOLD

Motion carried.

B. Memorandum 18-064, from City Clerk Re: New Natural Gas Assessment Deferral Application

Mayor Zak asked if the applicant would like to make comments to the Council. The applicant was not in attendance.

ERICKSON/ADERHOLD MOVED TO APPROVE THE DEFERRAL

Discussion ensued, and questions were raised regarding the applicant's payment status, how penalties and interest play in to the fiscal note, and if the applicants are using natural gas.

City Manager Koester and City Clerk Jacobsen were unable to answer the questions. City Clerk Jacobsen commented based on the information provided, that the applicants qualify for the deferment as outlined in City Code.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Mayor Zak called for a recess at 9:10 p.m. and the meeting reconvened at 9:25 p.m.

C. Memorandum 18-056 from Mayor Zak Re: Appointments of Larry Slone, Michael Haines, Paul Knight, Karin Marks, Chrisi Matthews, Barry Reiss, and David Derry to the HERC Task Force.

Council discussed how to go about including a Parks Art Recreation and Culture Advisory Commissioner as a member. They considered removing an applicant and replacing with a PARCAC Commissioner and increasing the number of members.

ADERHOLD/LORD MOVED TO POSTPONE TO MAY 29 AND THAT THE MAYOR INCLUDED A MEMBER OF PARCAC.

Mayor Zak asked if they vote down the motion to postpone, Council could help him review the appointees and decide what change to make.

VOTE: NO: SMITH, ERICKSON, LORD, STROOZAS, ADERHOLD, VENUTI

Motion failed.

Councilmembers began giving feedback and recognized it is more appropriate for the Mayor to address the concerns and bring an updated list to the next meeting

ADERHOLD/VENUTI MOVED TO POSTPONE MEMORANDUM 18-056 TO THE MAY 29TH MEETING AND THAT THE MAYOR INCLUDE A REPRESENTATIVE FROM PARCAC AS A MEMBER OF THE TASK FORCE.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

- A. Resolution 18-046, A Resolution of the City Council of Homer, Alaska, Providing Scoping Comment on the U.S. Army Corps of Engineers Regulatory Division Permit Application POA-2017-271 for the Proposed Pebble Project. Aderhold.

VENUTI/ADERHOLD MOVED TO ADOPT RESOLUTION 18-046 BY READING OF TITLE ONLY.

Councilmember Aderhold noted that this is in response to the process for providing comments to ACOE regarding the Pebble Project.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Resolution 18-047, A Resolution of the City Council of Homer, Alaska, Supporting Kenai Peninsula Borough Ordinance 2018-12 Increasing the Borough Sales Tax Rate from 3.0

Percent to 3.5 Percent, Subject to the Approval of the Voters, for the Purpose of Funding Education. Mayor.

Mayor Zak asked for a motion for the adoption of Resolution 18-047 by reading of title only.

No motion was offered.

- C. Resolution 18-048, A Resolution of the Homer City Council Awarding the 2018 Septic Tank Pumping Contract to a Firm to be Announced in an Amount to be Announced and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 18-048 BY READING OF TITLE ONLY.

ADERHOLD/LORD MOVED TO SUBSTITUTE RESOLUTION 18-048(S) FOR 18-048

There was no discussion.

VOTE (substitute): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no discussion.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. Resolution 18-045, A Resolution of the City Council of Homer, Alaska, Supporting the Community Advisory Council's Request to the Alaska Legislature for Support of Alaska Gasline Development Corporation Third Party Program Receipt Authority. Stroozas. Recommend adoption.

STROOZAS/SMITH MOVED TO ADOPT RESOLUTION 18-045 BY READING OF TITLE ONLY.

It was noted that the legislative session has ended so they aren't able to act on this now.

Councilmember Aderhold suggested postponing to early next year when they are back in session and more information could be made available to them.

City Clerk Jacobsen noted that it would be more appropriate to vote the motion down and bring back a new one next year at the appropriate time.

VOTE: NO: VENUTI, SMITH, STROOZAS, LORD, ADERHOLD

Motion failed.

COMMENTS OF THE AUDIENCE

Deb Lowney, city resident, commented she appreciates the after-school program is being looked at, our community has many challenges with limited child care opportunities. She also commented about the number of applicants they had for the task force, it speaks volumes about the amount of interest the community has in the HERC.

Robert Archibald, city resident, agreed with Ms. Lowney's comments and appreciates the postponement of Memo 18-056.

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells left earlier in the meeting.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented that Carla Stanley, the City's representative on the Cook Inlet RCAC left Annual Reports for the Council.

COMMENTS OF THE CITY MANAGER

City Manager Koester commented the City needs election workers for the June 26th Special Election and encouraged people to contact the City Clerk's office for more information.

COMMENTS OF THE MAYOR

Mayor Zak thanked everyone for the birthday wishes and the birthday card. There isn't any place he'd rather spend his birthday.

COMMENTS OF THE CITY COUNCIL

Councilmember Stroozas announced the first cruise ship will be in town tomorrow and reminded everyone to keep an eye out for pedestrians around town.

Councilmember Venuti commented there is still an opportunity to participate in the upcoming writer's conference and to contact the college for more information.

Councilmember Aderhold commented that it was a busy weekend with the Shorebird Festival and the opening of the Boat House Pavilion. She encouraged everyone to go see the pavilion and the giving fish. She also commented she will be absent at the next meeting.

Councilmember Smith recognized that yesterday was Mother's Day. He also encouraged people to go see the Boat House Pavilion and said he ran into his junior high school teacher Dave Schroer, who shared some wisdom from his time as a City Councilmember. Lastly, he commented there was a lot of discussion on some topics tonight, some that didn't go his way and he talked about a story that he heard as a child about a kid with a very long name who fell in a well and the person who wanted to save him, couldn't because she kept having to waste time repeating his long name. He believes in the political process and in transparency, but also believes that if we belabor the process and draw it out to certain lengths, we don't do ourselves or our residents any justice, and in some cases, it just shows dysfunction. He thanked everyone for their time this evening.

Councilmember Lord commented the Shorebird Festival was super fun and her 4 year-old got her 2nd year junior birder award. She thanked everyone for their efforts for the event. She has been appreciating the Caldecott books at the library. Relating to the presentation tonight, she commented about a book she read, *Dispatches from Pluto* and one anecdote about the importance of a good education system bringing new business into a community. She also commented Senate Bill 92, the Derelict Vessel Act, passed both houses and headed to the Governor. She worked on that and recognized Harbormaster Hawkins and Attorney Wells for their efforts on the issue.

Councilmember Erickson thanked Councilmembers for joining her on stage for Brouhaha, it was fun, and people enjoyed it. She also thanked the police officers for all they do in our community and shared how an officer recently helped her daughter when she encountered a moose while out with her dog.

ADJOURNMENT

There being no further business to come before the Council Mayor Zak adjourned the meeting at 9:55 p.m. The next Regular Meeting is Tuesday, May 29, 2018 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____



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 18-066

TO: MAYOR ZAK AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: MAY 16, 2018

SUBJECT: TRAVEL AUTHORIZATION FOR MAYOR ZAK AND COUNCILMEMBER STROOZAS
TO ATTEND THE ALASKA MUNICIPAL LEAGUE SUMMER CONFERENCE HELD
AUGUST 22-23 2018 IN DENALI BOROUGH, AK

Mayor Zak and Councilmember Stroozas would like to attend the Alaska Municipal League's Summer Conference in Denali Borough, Alaska August 22-23, 2018.

The AML is a voluntary, nonprofit, nonpartisan, statewide organization of 140 cities, boroughs, and unified municipalities, representing over 97 percent of Alaska's residents. Originally organized in 1950, the League of Alaska Cities became the Alaska Municipal League in 1962 when boroughs joined the League.

Meetings include Alaska Conference of Mayors, AML Board, and Legislative discussions.

Cost estimates for travel include round trip airfare from Homer to Anchorage \$250, mileage at 0.575 cents per mile, and room rates at \$239 per night. Per Diem is \$58 per day, for three meals. Conference cost is \$150.



DRAFT

Alaska Municipal League Summer Legislative Conference

Denali, Alaska ~ August 21-24, 2018

Tuesday, August 21, 2018

Travel Day

Wednesday, August 22, 2018

8:30 a.m. – 4:00 p.m. **Alaska Conference of Mayors Meeting**

8:00 a.m. – 5:00 p.m. **Alaska Municipal Management Association Meeting**

5:00 p.m. – 7:00 p.m. **Denali Borough – Welcome Reception – TBA**

Thursday, August 23, 2018

AML Legislative Conference

7:30 a.m. – 8:30 a.m. Position Committee Meeting

8:00 a.m. Breakfast - Included

8:30 a.m. – 8:45 a.m. **Welcome and Introductions – Pat Branson, AML President**

8:45 a.m. – 9:45 a.m. Legislative Update

9:45 a.m. – 10:00 a.m. Break

10:00 a.m. – 11:45 a.m. Legislative Issues Discussion

12:00 p.m. – 1:00 p.m. **Luncheon Guest Speaker (Lunch Included)**

1:15 p.m. – 4:30 p.m. FY18 Legislative Issues Discussion/Plan

5:00 p.m. **AML Board of Directors Meeting**

Friday, August 24, 2018

Travel Day or

Optional Park Tour offered by the Denali Borough (Saturday travel day)

ORDINANCE REFERENCE SHEET
2018 ORDINANCE
ORDINANCE 18-29

Ordinance 18-29, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2018 Capital Budget by Appropriating up to \$5,200 from the Homer Accelerated Roads and Trails (Hart) Fund for the Professional Design of an ADA Accessible Trail on City of Homer Property Known as Lot 7-A Nils O Svedlund Subdivision, (KPB Parcel #17719234) and Kachemak Heritage Land Trust Property Known as Lot 16 A-1 Nils O Svedlund Subdivision (KPB Parcel #17719231).

Sponsor: City Manager

1. Council Special Meeting May 29, 2018 Introduction
 - a. Letter from Kachemak Heritage Land Trust
 - b. Diagram and Overlay of Proposed Trail

CITY OF HOMER
HOMER, ALASKA

Mayor

ORDINANCE 18-29

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2018 CAPITAL BUDGET BY APPROPRIATING UP TO \$5,200 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART) FUND FOR THE PROFESSIONAL DESIGN OF AN ADA ACCESSIBLE TRAIL ON CITY OF HOMER PROPERTY KNOWN AS LOT 7-A NILS O SVEDLUND SUBDIVISION, (KPB PARCEL #17719234) AND KACHEMAK HERITAGE LAND TRUST PROPERTY KNOWN AS LOT 16 A-1 NILS O SVEDLUND SUBDIVISION (KPB PARCEL #17719231).

WHEREAS, Kachemak Heritage Land Trust (KHLT) owns the 3.47-acre Poopdeck Platt property at the end of Klondike Avenue in Homer (KPB Parcel 17719231) which abuts City owned property (KPB Parcel 17719234); and

WHEREAS, The 2004 Homer Non-Motorized Transportation and Trail Plan describes the need to construct trails that are Americans with Disabilities Act (ADA) accessible; and

WHEREAS, The 2010 Homer Comprehensive Plan describes the need to improve access to parks, and encourages incentives to improve accessibility; and

WHEREAS, Since 2013 KHLT has worked with the National Park Service Rivers, Trails and Conservation Assistance Program, Architects, State Parks, the City, Independent Living Center and community members on a conceptual site plan for a community park on this property; and

WHEREAS, KHLT is intending to hire a contractor to design a trail that will be ADA accessible on KHLT land (KPB Parcel 17719231) described as Lot 16 A-1 Nils O Svedlund Sub (and on City of Homer land (KPB Parcel 17719234) described as Lot 7-A Nils O Svedlund Sub 2013 Replat; and

WHEREAS, The southern part of the proposed trail will be on KHLT property in delineated wetlands KHLT requests trail use of City land to both minimize the crossing of delineated wetlands and to provide potential ADA connectivity between Pioneer Avenue and Bishop's Beach; and

WHEREAS, KHLT and the Independent Living Center are concurrently raising funds for the design work toward the estimated contractor expense of \$5,200.00.

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NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby grants access to the most eastern portion of the City owned lot KPB Parcel 17719234, described as Lot 7-A Nils O Svedlund Sub 2013 Replat finding that the request is desirable and in the public interest and acknowledges the planning effort and local contribution.

Section 2. The Homer City Council hereby amends the FY 2018 Operating Budget to appropriate up to \$5,200 from the HART Program to aid in the design of an ADA accessible trail on the KHLT property (KPB Parcel 17719231) described as Lot 16 A-1 Nils O Svedlund Subdivision and along the eastern portion of the City of Homer property (KPB Parcel 17719234) described as Lot 7-A Nils O Svedlund Subdivision.

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-0365	HART Fund Program	Up to \$5,200
	KHLT ADA Trail Design	Up to \$5,200

Section 3. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2018

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

84 First Reading:
85 Public Hearing:
86 Second Reading:
87 Effective Date:

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90 Reviewed and approved as to form:

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Katie Koester, City Manager

Holly C. Wells, City Attorney

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Kachemak Heritage Land Trust



April 4, 2018

Dear Neighbor,

Kachemak Heritage Land Trust (KHLT) is fortunate to be located in the heart of downtown Homer in a wonderful neighborhood. As you may know, KHLT bought the 3.47-acre Poopdeck property in 2002 to become our office space and a community park. As our neighbors, we want to let you know our plans for this wonderful property and invite you to join us in our efforts.



Currently, our office is located in Poopdeck's old cabin. We also have a new separate office building housing our stewardship staff and there is a rough walking trail that crosses the east side of our property. Over the years, we have had different garden variations located in Poopdeck's former garden space, cared for by a variety of volunteers and school children. Presently, the garden is made up of five raised beds. Harvests from the garden are generally donated to the Homer Food Pantry.

Over the past five + years, we have worked with multiple partners including a National Park Service community program, landscape architects, Alaska State Parks, community members, and our Board and staff to develop a plan to transform this amazing property into an active community park, as was our original intention. Our goal for the park is for it to be a place of community pride, a serene refuge that also functions as an important connector to other walkable properties in Homer.

We are working with the City of Homer and the Independent Living Center to design a trail that is accessible under the Americans with Disabilities Act that is a model for our community as a trail that can be enjoyed by everyone. The trail is planned to cross City property and KHLT property. We have attached the original conceptual design and a rough map of the trails. We believe that by fostering access for all and by working with our neighbors, this community project will benefit residents, visitors and local businesses alike by increasing community walkability.

Please let us know if you have any questions about this project or if you would like to be involved. We will be looking for volunteer assistance in building the trail and would love for you to join us! Thank you for being wonderful neighbors!

Sincerely,

Marie McCarty
Executive Director

Conserving the natural heritage of the Kenai Peninsula for future generations

315 Klondike Avenue • Homer, AK 99603 • ph: 907-235-5263 • fax: 907-235-1503 • www.kachemaklandtrust.org



BOARDWALK SECTIONS:
60" Boardwalk over perennial and ephemeral wet areas. Tread 30" or more above grade will require guardrails. Construct with sustainable methods and materials.

NATURAL SURFACE TRAILS:
Compacted, crushed stone trail. Remove only minimal amount of existing vegetation necessary to install trail, maintain sight lines and establish proper slopes.

NOTE: These plans are conceptual in nature. All locations and distances are approximate and not by survey. Actual site conditions may vary from its depicted.

- Existing Trail
- Phase 1 - Bay Overlook Deck
- Phase 2 - Wetland Boardwalk - 60" w
- Phase 3 - Surface Trail - 30"
- Phase 4 - Combined Surface Trail - 30" / Boardwalk - 60"
- Site Boundary
- Interpretive Signage
- Trailhead
- Learning Station



CITY OF HOMER
HOMER, ALASKA

City Manager/PW Director

RESOLUTION 18-049

A RESOLUTION OF THE HOMER CITY COUNCIL, AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE GREATLAND STREET EXTENSION PROJECT TO THE FIRM OF CLARK MANAGEMENT OF ANCHOR POINT, ALASKA, IN THE AMOUNT OF \$597,078.73 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS

WHEREAS, Competitive bids were solicited for the Greatland Street Extension Project in conformance with the City of Homer's procurement policies; and

WHEREAS, The project was advertised in the Homer News on April 19 and 26, 2018, and the Peninsula Clarion on April 21, 2018; and

WHEREAS, Two bids were received and opened on May 10, 2018 (see Memorandum 18-067 from Public Works); and

WHEREAS, Clark Management of Anchor Point, Alaska was found to be the lowest responsive bidder; and

WHEREAS, The low bid is not within the project budget approved by the City Council, Public Works proposes not awarding the expensive MMA Traffic Marking bid item, and substituting traditional paint striping, through a change order to bring the project within budget, and

WHEREAS, The 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 Greatland Street Extension Project to the firm of Clark Management of Anchor Point, Alaska, in the amount of \$597,078.73 and authorizes the City Manager to execute the appropriate documents necessary to complete this project.

PASSED AND ADOPTED by the Homer City Council this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

44 ATTEST:

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48 MELISSA JACOBSEN, MMC, CITY CLERK

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50 Fiscal Note: 160-0775



MEMORANDUM 18-067

TO: MAYOR ZAK AND CITY COUNCIL

THRU: KATIE KOESTER, CITY MANAGER

FROM: CAREY MEYER, PUBLIC WORKS DIRECTOR

DATE: MAY 11, 2018

SUBJECT: AWARD OF CONSTRUCTION CONTRACT FOR GREATLAND STREET EXTENSION

The Homer City Council passed Ordinance 17-05(A) and 18-24 in the amount of \$671,053 and \$79,452 for the purpose of completing the Greatland Street Extension Improvements. These improvements include extending the road up to Pioneer Avenue, including sidewalks and concrete curb/gutter on both sides, street lights, signing and striping for safe bike lanes, and other improvements identified by the Council.

On May 10, 2018, bids were received for the project. The project was advertised in the Homer News on April 19 and 26 and in the Peninsula Clarion on April 21. Competitive bidding was completed in accordance with the City’s procurement regulations.

Two responsive bids were received from qualified firms. The bid results were evaluated and the results are as follows.

Responsive Bidder’s Names	Amount
Clark Management	\$ 665,078.73
Arno Construction, Inc.	\$ 702,361.60
 Engineer’s Estimate	 \$ 621,194.00

The City’s 5% local bidder’s preference does apply to this award. Neither bidder meets the definition of local bidder.

The low bid is not within the project budget approved by the City Council. To bring the project in conformance with the budget, Public Works proposes to not award the expensive MMA Traffic Marking bid item (\$68,000). Traditional paint striping will be substituted through a change order. This will bring the project within budget without compromising project intent. Public Works expects the work to commence in June and be completed by August.

Recommendation:

City Council pass a resolution awarding the construction contract for the Greatland Street Extension Improvement project in the amount of \$597,078.73 to Clark Management, Anchor Point, Alaska and authorize the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note – 160-0775

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 18-050

A RESOLUTION OF THE HOMER CITY COUNCIL ESTABLISHING THE
CITY OF HOMER PROPERTY TAX MIL LEVY RATE AT 4.5 MILS FOR
2018.

WHEREAS, Homer City Code 9.04.040 states that the City Council must establish a mil
rate no later than June 15 of each year; and

WHEREAS, Council set the mil rate at 4.5 mils for 2018 with the adoption of budget
Ordinance 17-42; and

WHEREAS, The 4.5 mil rate established by Ordinance 17-42 will be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes the
City of Homer property tax mil levy rate at 4.5 mils for 2018 and authorizes the City Manager to
so inform the Kenai Peninsula Borough.

PASSED AND ADOPTED by the Homer City Council this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Estimated real property tax revenue \$2,914,354, Account No. 100-0005-4101.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 18-051

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ESTABLISHING A 2018 MIL RATE OF 9.962541 MILS FOR THE
OCEAN DRIVE LOOP SPECIAL SERVICE DISTRICT.

WHEREAS, The City of Homer may by ordinance, establish, alter, and abolish differential tax zones to provide and levy property taxes for services not provided generally in the City, or a differential levy than that generally provided in the City; and

WHEREAS, The City Council adopted Ordinance 11-49(S) to create the Ocean Drive Loop Special Service District to provide special services to the properties along the seawall to include operation, maintenance, repair, reconstruction, improvement, insurance, administration and other related activities conducted in the course of making and keeping the seawall operational for its intended erosion control purpose; and

WHEREAS, The District is funded by a property tax levied on the properties in the Special Service District; and

WHEREAS, HCC 15.10.020 provides that “The City Council shall annually set the mil levy pursuant to Section 9.04.040”; and

WHEREAS, HCC 9.04.040 states that the City Council must establish a mil rate no later than June 15 of each year; and

WHEREAS, The mil rate established herein is in addition to the general real property tax mil rate.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes a 2018 mil rate of 9.962541 mils for the Ocean Drive Loop Special Service District and authorizes the City Manager to so inform the Kenai Peninsula Borough.

PASSED AND ADOPTED by the Homer City Council this 29th day of May, 2018.

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CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Revenue \$25,000, Acct. 808-375-4518



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

January 4, 2018

RE: Ocean Drive Loop Special Service District (ODLSS) Status Report-Update

Dear Property Owners,

I am writing to provide you with an annual update on the seawall maintenance and finances. As City Manager, I provide this update every January to keep homeowners aware of the status of repairs to the seawall. The report is also shared with Council.

2017 Maintenance Costs:

Several storms in 2017 caused significant damage. Due to immediate need to proactively maintain the wall, the City contracts with East Road Services. In 2017 the repair work totaled \$102,125.

Annual Seawall maintenance expenditures	2012	2013	2014	2015	2016	2017	Total
	(\$38,292)	\$0	\$0	(\$2,933)	(\$30,328)	(\$102,125)	(\$173,678)

Funding for the maintenance:

There are two accounts dedicated to fund seawall maintenance: 1) the Seawall Reserve Account which is general fund (City) money and 2) the Ocean Drive Loop Special Assessment (ODLSSD). Based on linear feet, the property owners are responsible for 82% of the wall and the City is responsible for 18%. Ordinance 18-05 is before City Council on Monday, January 8th authorizing the maintenance expenditures for 2017.

1. The seawall reserve account is general fund (City) money and includes a transfer of \$60,000 in 2012, plus \$10,000 annually (including 2012).

156-0369	2012	2013	2014	2015	2016	2017	Total Contribution
Seawall Reserve Account (City)	\$70,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000

2. The ODLSS district is where the 9.962541 mill rate is deposited.

808-0375	2012	2013	2014	2015	2016	2017	Total Contribution
Mill Rate Transfer	\$19,167	\$22,078	\$35,176	\$24,802	\$24,759	\$27,671	\$153,653

A combined \$273,653 has been set aside for seawall maintenance since 2012 while \$173,678 has been spent, leaving just shy of \$100,000 available for repairs at the end of 2017. Transfers in the 2018 budget (\$10,000 from General Fund and an estimated \$25,000 from property owners) will help replenish the reserves, as long as the weather is kind to the wall in 2018.

Procedure for Maintenance: The City facilitates maintenance, though most of the seawall is on private land and the seawall is not a public improvement. The most effective oversight is for land owners to call when repairs are needed, 235-3170. These observations are invaluable. Due to the unpredictability and the immediate need to do repair; the City hires a local contractor to do the repairs.

No insurance: As mentioned before, because the seawall is not publicly owned, the City cannot insure it and there are no funds available for replacement or major maintenance. Purchasing insurance as a group, as in a Homeowner's Association, maybe available through commercial independent insurance brokers.

Homeowner's Association (HOA): There are many advantages to forming a legal, non-profit Homeowner's Association (HOA). An organized HOA can leverage grant funds for repairs and upgrades. A HOA provides a united voice when quick concurrence from a majority of the property owners is needed. In 2010 articles of incorporation and bylaw were drafted and I encourage you to resume that conversation.

Thank you for the opportunity to keep you abreast of seawall maintenance and repair activities. Feel free to contact my office with any questions.

Sincerely,



Katie Koester
City Manager
907-235-8121x6

Att:
2018 Ocean Drive Loop Seawall Maintenance Activities
Ord. 18-05

Ocean Drive Loop Seawall Maintenance Activities Overview

January 2018

Prepared by Homer Public Works Department

Background: The Seawall was constructed in 2002. For the first 5 years it was the Contractor's responsibility to maintain and repair the wall. Since 2008, Public Works has assumed responsibility for maintenance initially using funds provided by the Council – more recently using monies from the Special Service District.

All maintenance work is completed by East Road Services (Troy Jones) under the direction and supervision of the City Engineer (Carey Meyer). Public Works inspects the condition of the seawall in the fall and in the winter to identify needed repairs. Property owners provide additional, valuable eyes on the wall and call Public Works if repairs are needed.

This year, the wall experienced significant damage, requiring the highest annual expenditure since the wall was constructed, \$102,125. Up until this year, most repairs were along the eastern half of the wall (where storm wave forces are greatest), but repairs have been necessary over the entire wall length. This year, damage occurred along all portions of the wall, including the western and middle portions. Most damage is seen in the bottom third of the wall, little damage has been seen in the upper third of the wall.

The key to prolonging the life of the wall is protecting the fiberglass sheet pile from wave/sand abrasion and making sure that the tie rods/concrete blocks buried behind the wall remain buried. The timber face protects the sheet pile from wave action. When this wood face is damaged or erosion at the toe of the wall exposes the sheet pile, the wall is in jeopardy. Of equal concern, the sheet pile is held in place by the tie rod system; erosion of material behind the wall exposing the anchored blocks could lead to catastrophic failure.

Inspections concentrate on identifying erosion in front of and behind the wall, damaged or misaligned horizontal timber planks, lag bolt damage, and vertical support members deterioration.



Sand/gravel summer build up protects toe of wall from erosion

Examples of Damage and Maintenance Activities in 2017:



Unusual - but lost almost two entire panels in February



Typical maintenance issue - erosion at toe of wall - extended wood face lower



Repair made to panel



Lower wall repair - 2017

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 18-05(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2017 OPERATING BUDGET TO FUND
NECESSARY REPAIRS TO SEAWALL BY APPROPRIATING \$83,743
FROM THE OCEAN DRIVE LOOP SPECIAL SERVICE DISTRICT AND
\$18,382 FROM THE SEAWALL RESERVE ACCOUNT FOR THE
PURPOSE OF FUNDING EMERGENCY REPAIRS TO THE SEAWALL.

WHEREAS, The Homer City Council adopted Emergency Ordinance 11-49(S) which created the Ocean Drive Loop Special Service District; and

WHEREAS, The Special Service District was created to raise tax revenues from benefitted property owners to support maintenance and repair of the seawall they own which is located on their properties; and

WHEREAS, In addition, the City contributes \$10,000 annually to a Seawall Reserve Account for the City's portion of repairs to the seawall; and

WHEREAS, Repairs to the seawall have to be performed on an emergency basis in order to prevent further damage and remain in compliance with the Army Corps of Engineers permit for the seawall; and

WHEREAS, A number of winter storm events in 2017 caused damage to the seawall totaling \$102,125; and

WHEREAS, The assessment methodology for funding the construction of the seawall was based on linear footage. Based on this established methodology, property owners are responsible for 82% of the cost of repair, and the City as a property owner is responsible for \$18,382.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2017 Operating Budget by appropriating \$102,125 from the Seawall Maintenance Reserve and Ocean Drive Loop Special Service District for the purpose of repairing and maintaining the seawall as follows:

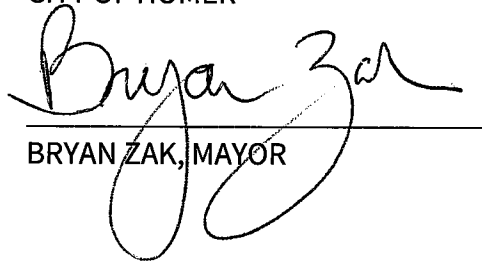
Appropriation/Transfer From:

43	<u>Account</u>	<u>Description</u>	<u>Amount</u>
44			
45	808-0375	Ocean Drive Loop Special Service District	\$83,743
46			
47	156-0369	Seawall Maintenance Reserve	\$18,382
48			

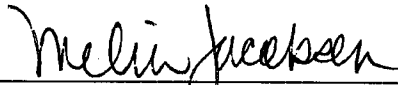
49 Section 2. This ordinance is a budget amendment ordinance only, is not permanent in
50 nature, shall not be codified, and shall become effective January 1, 2017.

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52 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 22 day of January 2018.

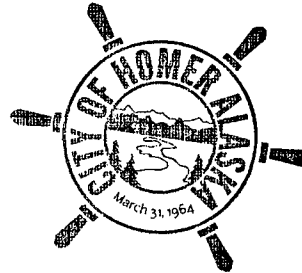
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54 CITY OF HOMER

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58 BRYAN ZAK, MAYOR

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60 ATTEST:

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63 MELISSA JACOBSEN, MMC, CITY CLERK



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67 YES: 6

68 NO: 0

69 ABSTAIN: 0

70 ABSENT: 0

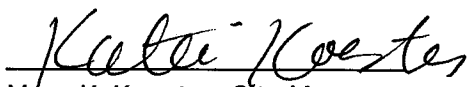
71
72 First Reading: 01.08.18

73 Public Hearing: 01.22.18

74 Second Reading: 01.22.18

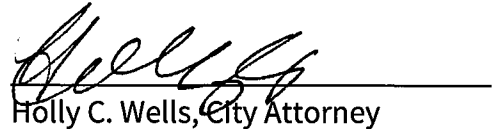
75 Effective Date: 01.23.18

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77 Reviewed and approved as to form.

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80 Mary K. Koester, City Manager

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82 Date: 1.30.18


Holly C. Wells, City Attorney

Date: 1.31.18

CITY OF HOMER
HOMER, ALASKA

City Manager/
Finance Director

RESOLUTION 18-052

A RESOLUTION OF THE HOMER CITY COUNCIL ELECTING TO PARTICIPATE IN THE AMLJIA LOSS CONTROL INCENTIVE PROGRAM FOR THE CITY OF HOMER FOR THE 2017-2018 POLICY YEAR.

WHEREAS, The City of Homer is a member of the Alaska Municipal League Joint Insurance Association (hereinafter “AMLJIA”); and

WHEREAS, The AMLJIA provides comprehensive risk management assistance and provides workers’ compensation, liability and property coverage for the City of Homer; and

WHEREAS, The AMLJIA developed the Loss Control Incentive Program to help reduce member losses individually and pool wide; and

WHEREAS, The AMLJIA provides all written program materials necessary, and offers assistance to participants; and

WHEREAS, Pool members that participate in the Loss Control Incentive Program and complete the required activities, will have the opportunity to earn a discount on their contribution; and

WHEREAS, It is the City of Homer’s policy to provide a safe environment for its students, employees, citizens, and the visiting public; and

WHEREAS, The Loss Control Incentive Program will enhance such an environment.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council elects to participate in the AMLJIA Loss Control Incentive Program for the 2017-2018 policy year.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 29th day of May, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

43 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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49 Fiscal Note: Up to \$22,000 estimated in savings distributed to all accounts.

CITY OF HOMER
HOMER, ALASKA

City Clerk/PARCAC

RESOLUTION 18-053

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING AND ACCEPTING THE DONATION FROM THE KACHEMAK BAY FAMILY PLANNING CLINIC/R.E.C. ROOM OF A MURAL BY DR. MICHAEL STURM AND HOMER LEAD ON YOUTH GROUP TO BE PLACED ON THE EXTERIOR WALL OF THE BEN WALTER'S PARK RESTROOM AND INCORPORATING IT INTO THE CITY'S ARTWORK COLLECTION.

WHEREAS, Dr. Michael Sturm is a talented artist whose work is held in many public installations across the country including Baltimore and Washington, D.C., and having young artists engage in public works of art and city beautification projects is a passion Dr. Sturm continues to foster now that he resides in the Homer area; and

WHEREAS, The Homer Lead On Youth Group is a youth led group that has been in existence for over five years in the community and their 2017/2018 project consists of promoting respect in healthy relationships through discussion and art development; and

WHEREAS, It is the intent that the placement of a mural on the restroom will deter further negative and tasteless graffiti; and

WHEREAS, The Kachemak Bay Family Planning Clinic/R.E.C. Room would like to donate the artwork to the City's collection and has completed the required application for the donation; and

WHEREAS, The Parks Department is not responsible for maintaining, refreshing or repairing any damage that may occur to the mural; and

WHEREAS, The Parks, Art, Recreation, and Culture Commission (PARCAC) has reviewed the request for donation to the City of Homer and provided recommendations in Memorandum 18-068 and that the City Council approve and accept the donation, incorporating it into the Municipal Art Collection.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves and accepts the donation from the Kachemak Bay Family Planning Clinic/R.E.C. Room of a mural by Dr. Michael Sturm and Homer Lead On Youth Group to be placed on the exterior wall of the Ben Walter's Park Restroom, and incorporates it into the City's artwork collection.

42 PASSED AND ADOPTED by the Homer City Council this 29th day of May, 2018.

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CITY OF HOMER

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BRYAN ZAK, MAYOR

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51 ATTEST:

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55 MELISSA JACOBSEN, MMC, CITY CLERK

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57 Fiscal Note: NA



MUNICIPAL ART COLLECTION GIFT PROPOSAL APPLICATION

PLEASE TYPE OR PRINT CLEARLY AND MAKE YOUR RESPONSES COMPLETE AND THROUGH.

DATE April 9, 2018

CONTACT PERSON Kyla Dammann TITLE R.E.C. Room Coordinator

ORGANIZATION IF APPLICABLE Kachemak Bay Family Planning Clinic

ADDRESS 3959 Ben Walters Ln CITY Homer STATE AK ZIP 99603

PHONE (907) 235-3436 FAX _____ CELL _____

EMAIL outreach@kbfp.org

TELL US WHY YOU WISH TO DONATE THIS ARTWORK TO THE CITY OF HOMER? We would like to create a mural for the City of Homer that represents respect and the importance of healthy relationships. Our project is engaging Homer youth in this ongoing, collaborative project that we would like to end in the display of our mural.

PROPOSED ARTWORK

TITLE OF ARTWORK Rooted in Respect

ARTIST(S) NAME Homer Lead On

YEAR COMPLETED 2018 DIMENSIONS 16.33 ft X 10 ft

MATERIALS USED TO CREATE ARTWORK Paint: acrylic, spray, roll, brush, chalk

PHYSICAL DESCRIPTION OF THE PROPOSED PIECE--

The piece will include a tree growing out of the earth with quotes and images that represent respect in relationships.

There will be one chalkboard element that will encourage onlookers to write what they think of as respect.

NARRATIVE DESCRIPTION OF THE PROPOSED ARTWORK - TELL US THE STORY BEHIND THE PIECE OR SIGNIFICANCE -

10 to 12 Homer youth combined to formulate a design focused on relationships and respect. This community service project is proposed to cover a large facade painted on a public building, with a community mural that empowers youth and other viewers to embrace responsibility in all relationships including interpersonal, intrapersonal, and our relationship to the earth.

IS THE PROPOSED PIECE ONE OF A KIND? Yes IS THE PIECE PART OF A SERIES, LIMITED OR OTHERWISE? Limited
IF SO, AN EDITION OF HOW MANY? _____ IS THE PIECE COMPLETED? No IF NOT WHEN IS THE
EXPECTED COMPLETION DATE? End of May
WHAT IS THE CURRENT CONDITION OF THE PIECE? Draft on paper complete, supplies funded, and volunteers
coordinated

PROPOSED SITE OR LOCATION

DO YOU HAVE A SITE(S) IN MIND FOR THE PLACEMENT OF THE ARTWORK? IF SO WHERE? We would like to paint our
mural on the building behind McDonalds to cover up the current graffiti.

IS THIS A CITY OWNED PROPERTY IF NOT WHO OWNS THE PROPERTY? This is a city owned property that is managed
by the Rotary Club.

WHAT IS THE RATIONALE FOR SELECTING THIS/THESE LOCATION(S)? The building currently has distasteful graffiti on it
and is in a space where teens often hang out. We want to cover up the current graffiti with a collaborative creation
that will empower and inspire viewers.

ARE YOU AWARE OF ANY PERMITS OR PERMISSIONS THAT MAY BE REQUIRED? _____

TECHNICAL SPECIFICATIONS

DESCRIBE HOW THE ARTWORK IS CONSTRUCTED OR MADE. PLEASE INCLUDE ANY DOCUMENTATION AT THE END OF
THIS APPLICATION. Participants will spend the coming weeks drafting their final iteration of the project and practicing
painting techniques.

HOW IS THE ARTWORK TO BE PROPERLY INSTALLED? Volunteers will spend one weekend painting the mural with proper
equipment to protect surrounding areas from paint.

DOES THE PIECE REQUIRE ELECTRICITY, PLUMBING OR OTHER UTILITY HOOKUPS? No

WHO WILL BE INSTALLING THE ARTWORK? Following the lead of Mike Stern, the Homer Lead On teens will be painting
the final project.

WHAT IS THE EXPECTED LIFETIME AND STAYING POWER OF THE MATERIALS USED IN CREATING THE PIECE? _____

10-12 years or indefinitely with maintenance.

WHAT MAINTENANCE IS REQUIRED AND HOW OFTEN? Touch up yearly.

PLEASE IDENTIFY ANY SPECIFIC MAINTENANCE PROCEDURES AND OR EQUIPMENT AND THE ASSOCIATED COSTS: _____

All costs are covered under the Lead On grant.

WHAT PRECAUTIONS HAVE BEEN TAKEN TO GUARD AGAINST VANDALISM IF ANY? _____

the mural will incorporate an interactive element so the community has ownership over the piece.

WHAT STEPS HAVE BEEN TAKEN TO ASSURE THIS PIECE WILL NOT PRESENT A SAFETY HAZARD? _____

Ladders and scaffolding during the painting will be up to standards, face masks will be worn while painting as needed, experienced adult supervision will be present.

BUDGET

PROJECT MANAGEMENT FEES	\$ _____	INSURANCE	\$ _____
ARTIST'S FEES	\$ _____	UTILITY HOOKUP	\$ _____
PURCHASE PRICE	\$ _____	DELIVERY	\$ _____
PERMITS	\$ _____	INSTALLATION	\$ _____
STRUCTURAL ENGINEERING	\$ _____	SIGNAGE	\$ _____
SITE PREPARATION	\$ _____	RECOGNITION	\$ _____
OTHER COSTS NOT LISTED	\$ _____	DESCRIPTION	_____

DATE PIECE WAS LAST APPRAISED? _____

WHAT IS THE VALUE OF THE PIECE OR ESTIMATED MARKET VALUE IF NO APPRAISAL WAS DONE? _____

TIMELINE

WHAT IS THE TIMELINE FOR THE COMPLETION OR INSTALLATION OF THE PIECE? IDENTIFY THE DIFFERENT STAGES AND DATE GOALS TO PREPARE THE PIECE FOR DONATION The piece will be ready to paint at the end of May.

RESTRICTIONS

ARE THERE ANY KNOWN COVENANTS, REQUIREMENTS OR RESTRICTIONS THAT COME WITH THE PIECE? No.

WHAT EXPECTATIONS DO YOU HAVE FOR THE CITY OF HOMER IN ACCEPTING THIS ARTWORK? _____

COMMUNITY INVOLVEMENT

WAS THERE ANY COMMUNITY OR USER INVOLVEMENT IN SELECTING THE RECOMMENDED LOCATION? Students
in Homer recommended this location because of the current graffiti on it.

PLEASE INCLUDE ANY LETTER(S) OF SUPPORT FOR THE PROJECT OR PROPOSED DONATION.

APPLICANT MUST SUBMIT THE FOLLOWING SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

- AN RESUME OR BIO FROM THE ARTIST WHO CREATED OR WILL CREATE THE ARTWORK.**
- FIVE TO TEN IMAGES OF PAST WORK FROM THE ARTIST. THESE CAN BE PHOTOGRAPHS.**
- THREE TO FIVE CLEAR IMAGES OF THE PROPOSED ARTWORK**
- SCALE DRAWING/MODEL OF THE PROPOSED ARTWORK**
- IF YOU HAVE A SITE(S) IN MIND PLEASE INCLUDE PHOTO AND DESCRIPTION OF THE SITE(S) AND A SCALED DRAWING OF THE PROPOSED ARTWORK IN THE RECOMMENDED LOCATION.**
- A COPY OF A FORMAL APPRAISAL IF AVAILABLE**
- TECHNICAL SPECIFICATIONS, MAINTENANCE MANUAL OR DRAWINGS/RECOMMENDATION FROM STRUCTURAL ENGINEER.**

APPLICATIONS ARE TO BE SUBMITTED TO:

THE CITY OF HOMER
CITY CLERKS OFFICE
491 E. PIONEER AVENUE
HOMER, AK 99603

OR YOU MAY SUBMIT VIA FAX AT 907-235-3143 TO SUBMIT VIA EMAIL PLEASE SEND TO clerk@ci.homer.ak.us

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE CLERK'S OFFICE AT 235-3130.

Artist Bio

Dr. Michael A Sturm has been painting for as long as he can remember. He has undertaken various art installations across the country including murals in Baltimore and Washington DC. Recently, Dr. Sturm has mentored young artists in an attempt to utilize street art in community beautification. He spent the last 7 years as a teacher in Hawaii where his students, under his tutelage, created large scale murals every year enhancing classrooms, areas on campus, and covering up gang and other graffiti around the community. Having young artists engage in public works of art and city beautification projects is a passion Dr. Sturm continues to foster now that he resides in the Homer area.

All pics are student created pieces. I offered aid, advice and some basic skills teaching sessions similar to what I have going on at the REC room. But the Vast majority of the work is done by students/kids.

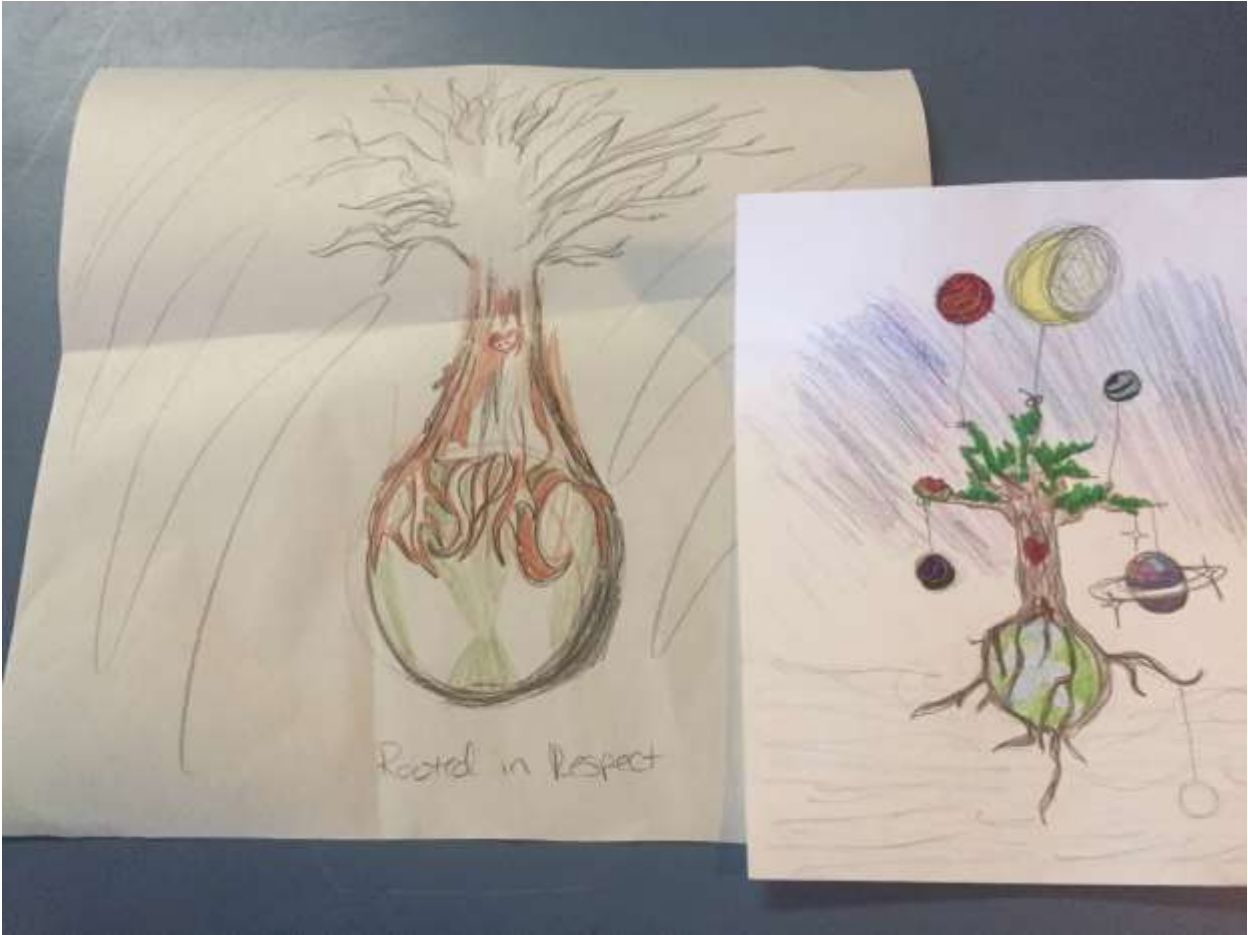
Homer Lead On Youth Group Bio

This volunteer, youth-led group has been in existence for over five years in the community. It consists of varying young people each year following their participation in the annual youth leadership conference: Lead On! for Peace and Equality in Alaska. Local resources and support include: the Homer Foundation, KBFPC's R.E.C. Room, South Peninsula Behavioral Health Services, South Peninsula Haven House, and Flex High School. The 2017/18 project consists of promoting respect in healthy relationships through regular meeting discussions and art development. Past projects have included: "[Homeless in Homer](#)" movie; Bonfire on the Bay: Substance Abuse, Anxiety, and Depression; Social media campaign: #IAmATEenager.





Proposed Artwork Drafts:



Proposed Building:





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 18-068

TO: MAYOR ZAK AND HOMER CITY COUNCIL
FROM: PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION
THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: MAY 7, 2018
SUBJECT: DONATION OF A MURAL FOR BEN WALTER'S PARK

At the April 19, 2018 regular meeting the Commission reviewed and discussed and recommended acceptance of the Gift Proposal of a Mural on the Restroom Facilities in Ben Walters Park.

The Commission expressed appreciation for this donation and the youth wanting to take the ownership of the space and is fully supportive of the project.

The Commission voiced concerns regarding the frequent incidents of graffiti, and recommended that an alternative to painting the mural on the building itself be considered by the group. The Commission wanted to make sure that the group was very aware of the propensity of future damage to a mural placed on this facility.

Lastly, the Commission suggested the youth work with Rotary, who has adopted the park and put many hours of hard work into the park.

Recommendation

City Council accept the donation of a mural from the REC Room/Kachemak Bay Family Planning Clinic entitled, *Rooted in Respect* with the understanding that the mural could be damaged by future graffiti; the Artist(s) should consider protective measures for the artwork and convey their ideas to the Rotary group who have adopted this park.

Excerpt from the April 19, 2018 Regular Meeting Minutes of the Parks, Art, Recreation and Culture Advisory Commission

F. Gift Proposal for a mural on the building behind McDonalds

Chair Lowney stated that she had talked to Rotary and they were concerned about having to upkeep the mural because of the graffiti.

Chair Ashmun stated that she does not mind saying yes to this gift proposal but that there are some things that the artists needs to be aware of. She stated that a lifetime of fifteen years is unrealistic because it will most likely become damaged or covered in graffiti. They should have a contingency plan on how to handle the graffiti when it happens.

Commissioner Sharp stated that he likes the idea and believes it would be a good addition to the park.

Commissioner Harrald stated that she appreciates that these kids are taking the ownership of public space. She does have the same concerns that have already been stated as well as another concern for the timeline that they have proposed. She thinks if they are aware of the graffiti in the area and that there is a possibility that their art could be covered, then she doesn't see the harm.

Commissioner Archibald stated he agrees with Commissioner Harrald and he feels that they need to correspond with the Rotary on what they have planned.

Commissioner Fair stated that he agrees with Commissioner Harrald and Archibald. He thinks that it is a positive idea that could benefit this area.

Chair Lowney stated that there is going to be a piece of art that will be done on wood and placed on the pavilion at Bishops Beach. She suggested that the Commission suggest to the artists that they do something like this so they are able to move it and it may be harder to damage.

The Commission discussed the possibility of asking the artist to paint a mural on some sort of platform instead of the wall.

ARCHIBALD/ASHMUN- MOVED TO APPROVE THE MURAL ON THE BEN WALTERS PARK RESTROOMS.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

PUBLIC HEARING(S)

CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING

Ordinance 18-28 and Resolution 18-041(S)

A public hearing is scheduled for Tuesday, May 29, 2018 during a Special City Council Meeting. The meeting begins at 6:30 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 18-28, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Land and Water Conservation Fund Grant in the Amount of \$263,340 to Replace the Ramp 2 Restroom and Authorizing the City Manager to Execute the Appropriate Documents. City Manager.

Resolution 18-041(S), A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a ~~\$5~~ \$7.00 ~~Parking fee~~ Impact Levy for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith/Port & Harbor Advisory Commission.

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 online at <https://www.cityofhomer-ak.gov/ordinances>, at the Homer City Clerk's Office, and the Homer Public Library. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us

Melissa Jacobsen, MMC, City Clerk
Publish: Homer News May 24, 2018

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 18-28**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Land and Water Conservation Fund Grant in the Amount of \$263,340 to Replace the Ramp 2 Restroom and Authorizing the City Manager to Execute the Appropriate Documents. City Manager.; **Resolution 18-041(S)**, A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a ~~\$5~~ **\$7.00** Parking fee **Impact Levy** for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp. Smith/**Port & Harbor Advisory Commission** was distributed to the City of Homer kiosks located at City Clerk's Office and the Homer Public Library on Thursday, May 17, 2018 and posted the same on City of Homer Website on Wednesday, May 16, 2018.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 17th day of May, 2018.



Renee Krause
Renee Krause, CMC, Deputy City Clerk

ORDINANCE REFERENCE SHEET
2018 ORDINANCE
ORDINANCE 18-28

Ordinance 18-28, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Land and Water Conservation Fund Grant in the Amount of \$263,340 to Replace the Ramp 2 Restroom and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager

1. Council Regular Meeting May 14, 2018 Introduction
 - a. Memorandum 18-058 from Special Projects & Communications Coordinator Carroll as backup

2. Council Special Meeting May 29, 2018 Public Hearing and Second Reading
 - a. Memorandum 18-058 from Special Projects & Communications Coordinator Carroll as backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 18-28

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A 2017 LAND AND WATER CONSERVATION FUND GRANT FROM THE STATE OF ALASKA DIVISION OF PARKS AND OUTDOOR RECREATION IN THE AMOUNT OF \$263,340 TO UPGRADE THE RAMP 2 PUBLIC RESTROOM AT THE PORT AND HARBOR AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS. CITY MANAGER.

WHEREAS, An upgrade to the forty-three year old Ramp 2 public restroom to better serve the public has been recognized as a capital need in the City of Homer 2018-2023 Capital Improvement Plan; and

WHEREAS, The City applied for a Land and Water Conservation Fund (LWCF) Grant funds; and

WHEREAS, The City is pleased to have been awarded its full request of \$263,340 under this 50-50 matching grant program; and

WHEREAS, City of Homer Resolution 17-067 committed accumulated and future CPV grant funds to meet match requirements of the LWCF award and for completing the Ramp 2 Restroom upgrade project.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a 2017 State of Alaska Division of Parks and Outdoor Recreation LWCF grant to the City of Homer in the amount of \$263,340 to upgrade the Ramp 2 Public Restroom as follows:

Revenue:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	2017 LWCF Grant	\$263,340

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	Ramp 2 Restroom Upgrade	\$263,340



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 18-058

TO: Mayor and the City Council
FROM: Jenny Carroll, Special Projects & Communications Coordinator
THROUGH: Katie Koester, City Manager
DATE: May 9, 2018
SUBJECT: Land & Water Conservation Fund Grants Project \$263,340.00

I am happy to report that the National Park Service recently approved the Alaska State Recreation Trails Advisory Board's recommendation for Land & Water Conservation Funds (LWCF) to assist the City with replacing Ramp 2 public restroom. The grant will provide \$263,340 in 50-50 matching funds for construction.

Attached is the Grant Agreement and an Ordinance to accept the grant and obligate City of Homer project funds as match. Per Ordinance 17-19 and Resolution 17-067, the City match will come from accumulated Commercial Passenger Vessel (CPV) pass-through grant funds and a loan from the Port & Harbor Reserve account, which will be reimbursed over time from future KPB and State of Alaska CPV pass-through grant distributions.

To minimize construction disruption on the Spit during the busy summer season, the rebuild is planned for the early fall 2018. With design for the new facility currently at 65% and with the LWCF grant agreement in hand, we are on schedule for a fall build.

A 50-50 matching grant from the LWCF in 1972 helped construct the Ramp 2 Restroom we have today. LWCF requires that there be access to a dedicated public outdoor recreation area which the Ramp 2 restroom would serve. The original grant documents from 1972 dedicated the land immediately surrounding Ramp 2 Restroom for public recreation use. The grant documents also indicated that the restroom would be supporting "beach" activities. Attached is the map of the beach area and access to be dedicated, guaranteeing that the public has access to the waterfront for beachcombing, wading, fishing, sight-seeing, and other outdoor activities.

We are pleased to continue our partnership with the LWCF to upgrade the restroom in support of Homer's exceptional outdoor recreational opportunities.

Recommended Action: Approve Ordinance 18-28.

1 CITY OF HOMER
2 HOMER, ALASKA

3 Smith/
4 **Port & Harbor**
5 **Advisory Commission**

6 **RESOLUTION 18-041(S)**

7
8 A RESOLUTION OF HOMER CITY COUNCIL AMENDING THE FEE
9 SCHEDULE UNDER PORT AND HARBOR DEPARTMENT AND PORT
10 OF HOMER TERMINAL TARIFF NO. 1 TO ADD A \$5 **\$7.00** PARKING
11 **FEE IMPACT LEVY** FOR VEHICLES AND TRAILERS UTILIZING THE
12 SMALL BOAT HARBOR PUBLIC LAUNCH RAMP

13
14 WHEREAS, Land on the spit is a valuable resource; and

15
16 WHEREAS, Boat trailers require substantial use of this resource when parked; and

17
18 WHEREAS, It is common place for municipalities to charge for parking as a revenue
19 source; and

20
21 WHEREAS, Boat trailer parking fees will increase the Port and Harbor Enterprise Fund,
22 thus enabling it to achieve its financial goals and fund growth projects; **and**

23
24 **WHEREAS, The parking fee will be implemented as soon as practical after staff has**
25 **implemented the necessary changes for signage and paperwork. The parking levy will be**
26 **implemented as soon as practical after staff has implemented the necessary changes for**
27 **signage, re-formatted the payment systems, received approval in writing per the**
28 **contract agreement made with Fish and Game, and given notice to our launch ramp**
29 **customers for two weeks prior to implementing the new levy.**

30
31 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council amends the City of
32 Homer Fee Schedule under Port and Harbor Department fees as follows:

33 PUBLIC LAUNCH RAMPS:

34 Vessels shall be charged \$13.00 per day **plus a \$5.00 per launch parking fee (parking fee is**
35 **valid for 7 days following a launch)** to launch from the public launch ramps from April 1
36 through October 15. (Reserved stall lessees exempt for the boat assigned to and registered to
37 the reserved stall only, not for other boats owned by the same individual.)

38
39
40 **Launch ramp customers will be charged \$13.00 per launch plus a \$7.00 per launch levied**
41 **parking impact fee. Parking Assessment is valid for up to seven (7) consecutive days, after**
42 **which vehicles, boats, trailers must be removed from all port and harbor property for a**
43 **minimum of 24 consecutive hours in order to be eligible to resume parking anywhere on**
44 **public property on the Homer Spit.**

45
46 Vessel owners or operators may obtain a seasonal permit for \$130.00 **plus a \$50.00 parking**
47 **fee** entitling a specific vessel and owner to launch from April 1 through October 15. (Reserved
48 stall lessees exempt for the boat assigned to and registered to the reserved stall only, not for
49 other boats owned by the same individual.)

50
51 **Vessel owners or operators eligible to obtain a seasonal load and launch permit for**
52 **\$130.00 are now obligated to pay an additional parking impact levy of \$70.00 at the time**
53 **of purchase ~~parking assessment~~ Permit entitles a specific vessel and owner to launch**
54 **from April 1 through October 15 (Reserved Stall lessees are exempt for the boat assigned**
55 **to and registered to the reserved stall only, not for other boats owned by the same**
56 **individual.)**

57 **Parking assessment is valid for up to seven (7) consecutive days, after which vehicles,**
58 **boats, trailers must be removed from all port and harbor property for a minimum of 24**
59 **consecutive hours in order to be eligible to resume parking.**

60
61 BE IT FURTHER RESOLVED that the Port of Homer Terminal Tariff No. 1 is amended as
62 follows:

63
64 **RULE 12 – VEHICLE PARKING**

65 12.01. VEHICLE ACCESS LIMITED ON DOCKS – It shall be unlawful for any person to operate
66 any vehicle within the Port area except for the purpose of loading or discharging freight or
67 passengers, or while actually engaged in the performance of necessary duties which require the
68 presence of such vehicle on Port property. Any vehicle shall be under the constant attendance of
69 the operator and subject to the rules in this Tariff. It shall be the duty of such operator to
70 immediately remove such vehicle from the wharf or pier upon the completion of the transaction
71 of necessary business. The Harbormaster has the authority to remove any vehicle in violation of
72 this rule at the sole expense of the owner and may be refused further access to any Port property
73 at the discretion of the Harbormaster.

74
75 12.02. STORAGE OF VEHICLES – It shall be unlawful for any motor vehicle to be stored on any
76 wharf unless such vehicle shall first have been drained of all gasoline or other liquid petroleum
77 products, except at such places as the Harbormaster may designate.

78
79 12.03. VEHICLE WARNING LIGHTS/ALARMS – Maintenance or vehicles working on piers or in
80 Terminal yards, when moving or stationary, in working areas shall display an operating overhead
81 warning light. All maintenance vehicles shall be equipped with backup alarms.

82
83 12.04. VEHICLE ACCESS TO VESSEL – Access to a berthed vessel by taxi, van, bus or other
84 vehicle shall not be granted by the vessel without permission of the Harbormaster or designee.

85

86 12.05. SPEED LIMIT ON PORT PROPERTY – Any person operating a vehicle on any wharf area,
87 within any transit shed, warehouse, marine terminal area, or in any other area where cargo is
88 handled, shall not operate at a greater rate of speed than ten (10) miles per hour, unless otherwise
89 posted. During cargo handling or other operations, no person shall operate a vehicle at such speed
90 or in any manner so as to endanger life, limb or property.

91
92 12.06. PARKING OF VEHICLES – It shall be unlawful for any person to leave or park a vehicle
93 upon any portion of any City property outside of designated parking areas or without the
94 permission of the Harbormaster. The Harbormaster shall erect and maintain appropriate signage
95 giving notice that no parking is allowed in restricted areas. Parking of motor vehicles, other than
96 motor vehicles that are cargo, shall be permitted only in those areas designated for such parking.
97 Vehicles are only permitted on wharf areas with the permission of the Harbormaster.

98
99 12.07. PARKING LIMITS – Parking of motor vehicles in areas designated for parking shall be
100 for the time limits specified and posted for those areas. The parking of motor vehicles in areas in
101 which parking is prohibited or the parking of motor vehicles in areas designated for parking
102 beyond the time limits specified are subject to ticketing and towing or impound in accordance
103 with applicable law.

104
105 12.08. PARKING FEES (SHORT TERM) – Parking fees are to be collected at Ramp 1, Ramp 2,
106 Ramp 3 and Ramp 4 seasonally (Memorial Day through Labor Day). Parking fee is \$5 per calendar
107 day. Posted parking time limits will be established and enforced as per Homer City Code.

108
109 12.09. **PARKING FEES -VEHICLES WITH BOAT TRAILERS (7 DAYS) – The City owns and**
110 **provides access to 7 day public use parking for vehicles with boat trailers. Persons with**
111 **vehicles and boat trailers using the load and launch ramp are obligated to pay a \$7.00 levied**
112 **parking impact fee at the time of load and launch pass purchase. Persons purchasing a**
113 **season Load and Launch pass are similarly obligated to pay a \$70.00 levied parking impact**
114 **fee.**

115
116 12.010. LONG TERM PARKING PERMITS – Vehicles over 20’ are not eligible for long term parking
117 permits.

- 118 a. Seasonal permits for day use parking (Ramps 1-4): \$250.00.
119 b. Long Term parking permits required for vehicles 20’ or less parked in excess of seven (7)
120 consecutive 24-hour days.
121 c. Long Term parking annual permit fee for vessel owners paying annual moorage in the Homer
122 Harbor: fee \$100.00.
123 d. Long Term parking annual permit (January 1st through December 31st): fee \$200.00.
124 e. Monthly parking permit for vehicles less than 20’: fee \$70.00 for 30 consecutive days.
125 f. Monthly parking permit for non-commercial vehicles over 20’: fee \$85.00 for 30 consecutive days
126 in a portion of Lot 9 only.
127 g. Long term parking will be enforced year around.
128 h. Parking lot restrictions for long term parking, May 1 through October 1, as
129 depicted on harbor map (Resolution 11-036(A)).

- 130 i. Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations
131 apply. Fines, \$25.00 per calendar day, provided that the fine for overtime parking in long term
132 parking area will be limited to \$250.00 fine per calendar year, with \$200.00 of the fine credited
133 towards the long term parking annual permit.
- 134 j. Failure to pay violations will result in an additional \$25.00 fee per month and any other legal or
135 collection fee authorized by law.

136
137

RULE 34 – SMALL BOAT HARBOR PUBLIC LAUNCH RAMP

138 34.01. BOAT PUBLIC LAUNCH RAMP – The City owns and provides access to public launch
139 ramps. The principal intended use of the LAUNCH RAMP is the launch and recovery of small, boats
140 on trailers. An authorized subsidiary use is the incidental, noncommercial, loading or unloading of
141 goods, supplies or materials. **Rate for a single launch is \$13.00 plus the addition of a \$7 levied**
142 **parking impact fee for a total of \$20.00(see also 12.09) ; a season pass covering April 1 to October**
143 **15 is \$130.00 with the addition of a \$70 levied parking impact fee for a total of \$200.00(see also**
144 **12.09).** The person who is obligated to pay the fee for using the load and launch ramp must make
145 the ticket verifying payment available upon request, or display the seasonal permit on the port
146 side of the permit holder’s vessel. There is a \$20.00 per hour fee for vessels that are left unattended
147 on the Launch Ramp and are blocking ramps. Reserved stall holders are exempt from launch fees
148 for the vessel assigned to and registered to the stall only, not for other boats owned by the same
149 individual. At the Harbormaster’s discretion, reasonable restrictions may be placed on the use of
150 the public launch ramp.

151

152

PASSED AND ADOPTED by the Homer City Council this ___ day of ____, 2018.

154

CITY OF HOMER

156

BRYAN ZAK, MAYOR

158

ATTEST:

160

MELISSA JACOBSEN, MMC, CITY CLERK

162

163

Fiscal note: Port and Harbor Parking fees

164



Memorandum 18-062

TO: MAYOR ZAK AND CITY COUNCIL
FROM: PORT & HARBOR ADVISORY COMMISSION
THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: MAY 3, 2018
SUBJECT: RESOLUTION 18-041 AMENDING THE PORT AND HARBOR TERMINAL
TARIFF AND PARKING FEES FOR THE LOAD AND LAUNCH RAMP

The Port & Harbor Advisory Commission reviewed the proposed Resolution 18-041 under New Business at the regular meeting on April 25, 2018. The following is a summary of the amendments to the resolution proposed by the Commission along with an excerpt from the minutes of that meeting:

Adopting the amendments proposed by the Harbormaster as amended by the Commission as follows:

- Striking Lines 25-28 under Public Launch Ramps and inserting the following:
Launch ramp customers will be charged \$13.00 per launch plus a ~~\$5.00~~ **\$7.00** per launch parking assessment. Parking Assessment is valid for up to seven (7) consecutive days, after which vehicles, boats, trailers must be removed from all port and harbor property for a minimum of 24 consecutive hours in order to be eligible to resume parking anywhere on public property on the Homer Spit.

- Striking Lines 30-33 and inserting the following:
Vessel owners or operators may obtain a seasonal permit for \$130.00 plus a ~~\$50.00~~ **\$70.00** parking assessment. Permit entitles a specific vessel and owner to launch from April 1 through October 15 (Reserved Stall lessees are exempt for the boat assigned to and registered to the reserved stall only, not for other boats owned by the same individual.)
Parking assessment is valid for up to seven (7) consecutive days, after which vehicles, boats, trailers must be removed from all port and harbor property for a minimum of 24 consecutive hours in order to be eligible to resume parking.

- Striking Lines 54 -58 and inserting the following:
A ~~\$5.00~~ **\$7.00** parking fee will be collected in addition to the \$13.00 per day launch fee when launching a vessel at the Public Launch Ramp. A ~~\$50.00~~ **\$70.00**

parking fee will be charged when purchasing a \$130.00 Annual Launch Ramp Pass. Existing (posted 7 day maximum) parking signage will apply to all users.

- Implementing the proposed changes as soon as practical allowing staff to change out signage, documents, etc.

Recommendation

Approve Resolution 18-041 with the proposed amendments from the Harbormaster and Commission.

Excerpt from the April 25, 2018 Port & Harbor Advisory Commission Minutes:

NEW BUSINESS

A. Resolution 18-041, A Resolution of the Homer City Council Amending the Fee Schedule under Port and Harbor Department and Port of Homer Terminal Tariff No. 1 to add a Parking Fee for Vehicles and Trailers Utilizing the Small Boat Harbor Public Launch Ramp.

Harbormaster Hawkins explained that this was on the Committee of the Whole meeting agenda and reported that this resolution will allow them to apply a fee to cover parking for vehicles with trailers at the load and launch ramp.

Harbormaster Hawkins further clarified that this will apply to the Load & Launch Ramp Parking it will be \$13 to launch your vessel and an additional \$5 parking fee, which will be valid for 7 days for a boat trailer. Due to the new system being used they can track things now. Last year if this was applied in 2017 for 7405 day launches and 314 season passes sold in 2017, all of this would have generated \$52,725.

The Commissioners offered comments on potential for complaints regarding the new fees.

Harbormaster Hawkins acknowledged that they will be challenged on the new rates by a faction of the Lunch user group.

Discussion ensued on the free parking areas, parking costs at the top of the ramps and Long Term Trailer parking areas; parking limitations and amendments to the resolution.

HARTLEY/STOCKBURGER - MOVED TO APPROVE RESOLUTION 18-041 AMENDING THE TERMINAL TARIFF FOR PARKING FEES.

Harbormaster Hawkins provided a copy of Resolution 18-041 with amendments that he would like to substitute in response to comment from Commissioner Hartley on proposing amendments to the resolution. He requested the commission review his proposed amendments before making additional amendments to the resolution.

Deputy City Clerk Krause provided copies to the commission.

Dialogue on the following issues ensued:

- Where parking will be allowed*
- The seven day rule would still apply*
- Additional fee should be viewed as a parking impact fee as such the expenses incurred to enforce the parking requirements*
- The proposed fees are allowed by the State as long as revenues are kept separate*
- Comparison with Whittier and Seward parking fees.*

HARTLEY/STOCKBURGER - MOVED TO INCREASE THE PARKING FEE TO \$7.00 FOR THE SEVEN DAY PERIOD AND INCREASE THE SEASONAL RATE FEE TO \$70.

Discussion followed on the proposed rate; expected complaints; this parking fee structure provides revenue that can be used to fund the improvements; this is step in the process to optimize the space that is available around the Harbor; potential to run into a problem in the future as things get progressively busier; there is minimal is any use of the long term trailer storage on the spit; expanding the paid parking areas; parking within the right of way can be fee parking however revenue must be dedicated to improvements only per the State; the time limit can be modified to correct issues of parking in the right of way; clarification was provided on parking term and removal from port and harbor property for a period of 24 hours before coming back and parking again.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STOCKBURGER/ZEISET MOVED TO DELETE THE LAST PARTIAL SENTENCE FROM HARBORMASTER AMENDMENT, "...ELIGIBLE TO RESUME PARKING. ANYWHERE ON PUBLIC PROPERTY ON THE HOMER SPIT."

There was a brief discussion on making the action a firmer statement or requirement.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

DONICH/STOCKBURGER MOVED TO AMEND THE RESOLUTION TO INCLUDE 30 DAYS NOTICE TO THE PUBLIC AFTER APPROVAL BEFORE IMPLEMENTING.

Discussion ensued on making the changes effective in 30 days to notify the public or immediately and providing staff the time to implement the changes for signage and paperwork.

HARTLEY/ZEISET MOVED TO AMEND THE MOTION TO IMPLEMENT AS SOON AS PRACTICAL AFTER APPROVAL BY COUNCIL.

There was no discussion.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HARTLEY/STOCKBURGER MOVED TO APPROVE HARBORMASTER SUBSTITUTE RESOLUTION 18-041 AS AMENDED.

There was no further discussion.

VOTE. (Main as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Stockburger commented on the improvement to the parking area at the new pavilion since they were on the topic of parking.

Harbormaster Hawkins provided a brief explanation on the work accomplished by staff until more permanent improvements could be completed. It was noted that there was more space.



Memorandum 18-065

TO: MAYOR ZAK AND CITY COUNCIL

FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER

THRU: KATIE KOESTER, CITY MANAGER

DATE: MAY 9, 2018

SUBJECT: RESOLUTION 18-041 AMENDING THE PORT AND HARBOR PARKING FEES TO INCLUDE
A PARKING IMPACT LEVY

The Port Commission met on April 25 to discuss Resolution 18-041. Their Motion is included, with proposed changes to 18-041, in a Memo from Deputy City Clerk Renee Krause.

As we all know, the load and launch ramp was recently rebuilt, and in an agreement with Fish and Game 75% of the funding was provided through a federal (Dingle Johnson) sports fish access grant.

Prior to the Port Commission meeting staff had verbal communications with the F&G program manager confirming that proposed changes to collect parking revenues at the Launch ramp would be acceptable. However post commission meeting upon further review of the contract between F&G staff noted that we are required to have, "in writing", the approval of Fish and Game before levying any new charges or fees at the launch ramp.

Staff has prepared the contract amendment between Fish and Game and the City of Homer detailing the proposed parking levy collection at the load and launch ramp, and depending on council's actions will work with Fish and Game to get the amendment signed as soon as possible.

In their motion to city council the Port Commission stated that the new parking fees be implemented "as soon as practical" I would advise that we allow for a two week public notice period, prior to implementation to the current version of resolution 18-041, but I leave that decision with council to discuss and/or change as they see fit.

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: May 23, 2018
SUBJECT: May 29 City Manager's Report

Update on Kachemak Bay Critical Habitat Area Plan

Deputy City Planner Engebretsen has been attending meetings on behalf of the City on updating the Kachemak Bay Critical Habitat Area Plan. To date, conversation has focused on docks, floats and permitting. Over the summer, there will be smaller topic specific working groups to work on Fox River Flats trail, Fox River Flats grazing, shore fishery leases, aquatic farms, on bottom mariculture and shellfish seeding, kelp harvesting, etc. Of interest to the City will be discussion on harbor dredging spoils (which is an important aspect of the Large Vessel Harbor project) and Homer Spit specific issues such as erosion control. Harbormaster Hawkins will also participate in these conversations. In the fall, the main working group meetings will reconvene, and review the work from the smaller working groups. The public can find information about Critical Habitat Area meetings here : <https://aws.state.ak.us/OnlinePublicNotices/Notices/Search.aspx>

Lot 3 Adjacent to Jack Gist Lot Sold

In 2016 Resolution 16-133 approved the City Manager to enter into negotiations on the purchase of Jack Gist Subdivision lot 3 to enhance Jack Gist Park. I worked with the City's broker, Angie Newby of Homer Real Estate, on negotiating with the sellers to purchase the lot. In the May 30, 2017 City Manager report I reported that after multiple offers and counters, I believed both parties were still quite a ways apart and requested guidance from Council. The parcel is 2.33 acres on the uphill side of Jack Gist Park and was at the time listed for \$69,500. The 2017 assessed value was \$40,600. The lot has value to the City as property adjacent to Jack Gist Park, however there were no immediate plans to develop the park in that direction. This prompted Memo 17-090 from Councilmember Smith through the Homer City Council directing the Parks Art Culture and Recreation Advisor Commission (PARCAC) to provide development plans for the lot if acquired by the City of Homer. The Commission responded with a number of ideas for the expansion of Jack Gist Park. They also were cognizant of the cost of land and the impact the purchase would have on Parks and Recreation reserve funds and recommended pursuing the lot only if the price fell within 10% of assessed value (\$44,600). The lot recently sold for significantly more, though competitive with some of the previous offers the City had made. The cumbersome nature of our process can be a stumbling block in negotiation. All this means that if Council is very hot on a piece of property in the future, authorization to negotiate and purchase can be given in advance. On the up side, the party who purchase the lot may be interested in bringing water and sewer to

their property and closer to Jack Gist, which would be beneficial to the park as this is a major cost barrier in getting additional amenities at the park.

Homer Elks Plans to Freshen Up Skate Park

The Homer Elks Club has applied for and received a grant from Elks National Foundation to improve the skate park at the HERC. Local Elks will work with Park Coordinator Steffy to spruce up the park with paint, materials and sweat equity. The park definitely needs some TLC and it is great to see a local organization working on improving youth recreation opportunities.

Homer Airport Busy for 2018 Season

The next time you fly in-out of the Homer Airport you may observe some changes in the terminal.

- Flying Whale Coffee and Gifts has doubled their square footage offering gifts and coffee. (Resolution 18-030)
- RAVN Airlines has increased their lease area to include more cargo space in the west end of the airport. (Resolution 18-022)
- Alaska Ultimate Safaris helicopter tours will be leasing a ticket counter as a check-in location for bear and glacier tours. This is a short term lease, Alaska Ultimate Safaris will be sharing the space with Pen Air as they don't plan on initiating operations until September.
- Kansas State University is leasing a booth next to Pioneer Car Rental to conduct a survey for the National Park Service regarding visitors experience at Lake Clark and Katmai National Parks and Preserve. This is also a short term lease.
- Pen Air is seeking approval to lease a ticket counter, office and baggage areas, the Resolution to approve entering into negotiations is included in this packet.

The burst of economic activity at the airport is great news for the sustainability of the airport, and has been a major goal of my office. The economic benefit of having a variety of tenants is great for all the businesses and the residents of Homer. That being said, the City still has more space to sublet at the airport terminal. Interested parties can call 907-435-3102 to inquire or visit the City website for information regarding pricing and availability.

New Police Station Public Education Campaign

Preparations for the public information campaign for the new police station and special election Tuesday, June 26 are in full swing. Thank you to all of you who are taking on parts of this campaign. Upcoming events include KBBi Coffee Table on June 6 at 9am with Chief Robl, Councilmembers Smith and Aderhold; weekly reports on Radio Realty with Tom Stroozas; and a presentation to the Homer-Kachemak Bay Rotary Club June 14th. In addition, you will be seeing ads in the local papers, updated articles on the City of Homer website, opinion pieces in the papers written by many of you (thank you!) and public service announcement/advertisements on local radio stations. A post card to all registered voters in City limits will go out just before early voting opens on June 11. I have included the most recent talking points and encourage the public who has taken a great interest in this project to use them when talking to their friends and neighbors. Many thanks go to Special Projects and Communication Coordinator Carroll who has been working with single minded focus on preparations since the passage of Ordinance 18-27(A).

Promoting the Large Vessel Harbor

Governor Walker was in Homer on Thursday, May 17th. Mayor Zak, Harbormaster Hawkins and myself had the opportunity to spend some time with him at the Port and Harbor Building

discussing the Large Vessel Harbor Project. He put us in touch with Commissioner of the Department of Commerce, Community and Economic Development, Mike Navarre. As former Mayor of the Kenai Peninsula Borough, Mayor Navarre is in a great position to have firsthand knowledge about the need for a large vessel harbor on the Peninsula. Getting this project on the administrations radar is important for inclusion in any future major infrastructure bill or bond bill. I also met with Senator Murkowski's State Director, Leila Kimbrel on Tuesday, May 23 and gave her an update on our Large Vessel Harbor project. She had some great advice on how the delegation can participate with the Army Corps of Engineers. As you are aware, our first step in reinitiating this project is the analysis of economic indicators by the Corps approved by Council in Ordinance 18-03. Tuesday the 29th the Mayor, Harbormaster and myself will be meeting with Senator Sullivan's Chief of Staff on the same topic.

First Quarter Financial Report

Attached is a first quarter financial report for all City of Homer funds. In the future, you can expect quarterly reports in the manager's report for Council review approximately 6 weeks after the end of each quarter (this gives time for expenditures to be properly entered, credit card transactions to appear in the accounting system, and bank reconciliation). One thing this report demonstrates is the nature of the cash flow at the City. For General Fund, we are on target with revenue at 21% and operating expenditures at 21%. However, the seasonal nature of business at the Port and Harbor is reflected in the gap between revenue (11% of budget) and operating expenditures (20% of budget). This document is an important way for the City to make sure we are on track throughout the year, don't have painful surprises, and can help forecast trends. Please let me know if you have specific questions regarding the report, as you become more comfortable with the format and the story that the numbers tell will be easier to read. Keep in mind the disclaimer I use whenever discussing unaudited numbers and that they are subject to change.

The treasurer's report is also a useful snapshot of where City of Homer money is invested. You will see that currently 28% is kept liquid in the Alaska Municipal League fund. This fund is accessed regularly when we need cash for regular expenditures (payroll, accounts payable). About 2% is in a money market waiting to be invested long term, and the remainder is distributed among low risk bonds and other investment that are backed by the Federal Government or FDIC. The Finance Director and I are taking a careful look at when bonds mature and holding more cash assets in order to have enough cash on hand to begin spending on the new police station project with passage of Proposition 1 in late June.

Enc:

October 12, 2017 Memo from PARCAC to Council on Land Acquisition North of Jack Gist Park
New Police Station Talking Points
First Quarter Financial Report and Treasurer's Report
Letter of Support for SBDC Grant
Non-Objection Letter to HSWCD Re: Invasive Weed Management in City Limits



City of Homer

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(p) 907-235-3106
(f) 907-235-3118

To: Mayor Zak and Homer City Council
From: Parks, Art, Recreation and Culture Advisory Commission
Through: Julie Engebretsen, Deputy City Planner
Date: October 12, 2017
Subject: Lot 3 land acquisition north of Jack Gist Park

Via Memorandum 17-090, Council requested PARCAC review the acquisition of Lot 3, adjacent to Jack Gist Park. The Commission discussed the purchase in light of Council's questions at the August 17th meeting and September 21st meetings. The Commission's conclusions were:

1. The land purchase should only occur if the City can buy it at fair market or assessed value. It is not a usable enough piece of land for recreation to justify a high price tag.
2. The land could be used to relocate the disc golf facility.
3. Land acquisition would help avoid future conflicts with neighbors.
4. The Commission would like more greenspace.
5. Jack Gist Park does need additional park land.
6. The Commission recognizes the need for a long term Jack Gist Park Plan.

In conclusion, if the opportunity arises in the future to purchase this land at no more than 10% over the assessed value, the purchase should be considered.

Vote  *yes* Prop 1 for a
NEW POLICE STATION

AFTER 39 YEARS
IT'S
TIME!

**SPECIAL
ELECTION
JUNE 26**

MORE INFO AT
WWW.
CITYOFHOMER.AK.US
ABSENTEE VOTING
STARTS JUNE 11
POLLS OPEN JUNE 26
7 AM TO 8 PM

1. Public safety is one of the City's most important obligations.

- Police officers take on great responsibility and face unpredictable, often dangerous circumstances as part of their daily job to serve and protect.
- Our police station provides critical support for their work and public safety.
- Our 39 year old police station is not up to the task. The need is great and has been a top priority for years.

2. For the past year, Council has dedicated themselves to listening to the public's concerns and carefully crafting a new plan to bring before the voters. The new plan:

- Keeps costs down by building a smaller facility than the one proposed before, while also meeting essential public safety needs. Cost of the proposed 12,800 square foot building is \$7.5 million.
- Uses a design that allows for future expansion.
- Doesn't displace other uses – location is a vacant, City owned lot at corner of Grubstake and Heath
- Maximizes City investment to keep costs to the public as low as possible. We have set aside \$2.5 million (a third of the cost) as an upfront investment, bringing the total amount of construction financing down to \$5 million.

3. Council is asking voters for their support of this plan at a Special Election on June 26th. Vote yes on Prop 1.

- Prop 1 asks residents to authorize the City to issue \$5 million in general obligation bonds to finance the remainder.
 - It proposes a year-round 0.35% increase in City sales tax to pay off the bond debt. (35¢ on every \$100 spent.)
 - After the bond debt is paid, most of the tax goes away. 0.05% will remain on the books to fund ongoing maintenance costs of the building. (5¢ in sales tax for every \$100 paid.) These funds are important to adequately maintain the building, protect the public's investment and insure the building will serve us far into the future.

4. Reasons why the need is critical.

- **Antiquated design creates serious health and safety issues for staff and visiting public.**
 - HVAC system routes air from jail cells to rest of the station, passing airborne communicable disease.
 - Prisoners have access to staff areas when being transported; visitors at lobby window can hear patrol office conversations; visitors walk by jailer area creating safety and confidentiality concerns.
 - Prisoners being transported to the visitor area can freely access the exit door, prompting escape attempts.
- **Police department has outgrown the current station:**
 - Over time, call volume and arrests have more than quadrupled. Police personnel has doubled to handle the workload. Staff has been creative at maximizing the space and has adapted to get the most out of the facility, significantly extending the life of the building. But it is overcrowded; areas for expansion have been used up.
 - Electrical and mechanical systems we rely on for dispatch and coordinating emergency response have exceeded their capacity and fail to meet the demands of today's technology. Cramped and non-ventilated storage causes premature and costly equipment failures.
 - Requirements for processing and properly storing evidence has evolved over the past 40 years too. Evidence processing and storage rooms have been filled beyond capacity for many years; we now store evidence in Conex trailers on the back of the lot.
- **Police station does not meet some basic construction/accessibility standards:**
 - Not ADA accessible.
 - Jail does not meet state and federal standards for separating juvenile and female prisoners.
 - Building does not meet today's seismic standards designed to insure our public safety building is up and running when our community will need it most – during a major earthquake.

5. Find more info at the City of Homer website or contact one of your City Council members.

6. Remember to vote in the Special Election on Tuesday, June 26th.

- Polls will be open 7 am – 8 pm on June 26th. To vote you must be registered by Sunday, May 27th. Contact the Clerk's Office for assistance or you can register online at the Division of Elections website.
- Out of town? Prefer to vote early? Absentee Voting starts Monday, June 11 at City Hall.

Quarterly General Fund
Expenditure Report
For Quarter Ended March 31, 2018

	Adopted FY18 Budget	Acutal As of 3/31/18	Budget Remaining	% Budget Used
Revenues				
Property Taxes	\$ 3,264,974	\$ 67,596	\$ (3,197,378)	2.07%
Sales and Use Taxes	6,474,133	1,155,608	(5,318,525)	17.85%
Permits and Licenses	28,588	10,708	(17,881)	37.45%
Fines and Forfeitures	22,154	2,961	(19,193)	13.37%
Use of Money	36,851	2,750	(34,101)	7.46%
Intergovernmental	697,355	118,573	(578,783)	17.00%
Charges for Services	594,808	30,660	(564,147)	5.15%
Other Revenues	-	2,290	2,290	100%
Airport	146,869	48,265	(98,604)	32.86%
Operating Transfers	1,189,764	1,178,264	(11,500)	99.03%
Total Revenues	\$ 12,455,495	\$ 2,617,674	\$ (9,837,821)	21.02%
Expenditures & Transfers				
Administration	\$ 1,040,613	\$ 218,499	822,113	21.00%
Clerks	710,241	98,114	612,127	13.81%
Planning	364,987	82,122	282,865	22.50%
Library	887,710	191,765	695,945	21.60%
Finance	668,649	137,662	530,987	20.59%
Fire	1,061,339	231,542	829,796	21.82%
Police	3,267,428	748,190	2,519,237	22.90%
Public Works	2,558,787	473,075	2,085,711	18.49%
Airport	211,494	60,418	151,076	28.57%
City Hall, HERC	179,019	38,136	140,882	21.30%
Non-Departmental	94,000	69,000	25,000	73.40%
Total Operating Expenditures	\$ 11,043,364	\$ 2,348,525	\$ 8,695,740	21.27%
Transfer to Other Funds				
Leave Cash Out	\$ 161,373	\$ 161,373	\$ -	100%
Debt Repayment	-	-	-	-
Other	10,703	10,703	-	100%
Total Transfer to Other Funds	\$ 172,076	\$ 172,076	\$ -	100%
Total Transfer to Reserves	\$ 1,240,055	\$ 1,240,055	\$ -	100%
Total Expenditures & Transfers	\$ 12,455,495	\$ 3,760,656	\$ 8,695,740	30.19%
Net Revenues Over(Under) Expenditures	\$ 0	\$ (1,142,982)		

Quarterly Water and Sewer Fund
Expenditure Report
For Quarter Ended March 31, 2018

	Adopted FY18 Budget	Acutal As of 3/31/18	Budget Remaining	% Budget Used
Revenues				
Water Fund	\$ 2,037,962	\$ 481,839	\$ (1,556,122)	23.64%
Sewer Fund	1,797,681	363,745	(1,433,936)	20.23%
Total Revenues	\$ 3,835,643	\$ 845,584	\$ (2,990,059)	22.05%
Expenditures & Transfers				
<u>Water</u>				
Administration	\$ 181,131	\$ 38,116	\$ 143,015	21.04%
Treatment Plant	533,568	90,603	442,965	16.98%
System Testing	55,803	11,442	44,361	20.51%
Pump Stations	112,329	17,749	94,581	15.80%
Distribution System	286,169	71,631	214,537	25.03%
Reservoir	45,944	11,128	34,816	24.22%
Meters	184,333	24,095	160,238	13.07%
Hydrants	184,290	40,568	143,722	22.01%
<u>Sewer</u>				
Administration	\$ 161,679	\$ 32,464	129,215	20.08%
Plant Operations	572,039	110,869	461,170	19.38%
System Testing	66,006	15,230	50,776	23.07%
Lift Stations	186,021	38,439	147,582	20.66%
Collection System	238,471	55,478	182,994	23.26%
Total Operating Expenditures	\$ 2,807,784	\$ 557,812	\$ 1,619,631	19.87%
Transfer to Other Funds				
Leave Cash Out	\$ 19,960	\$ 19,960	-	100%
GF Admin Fees	484,119	484,119	-	100%
Other	43,398	44,410	(1,012)	102.33%
Total Transfer to Other Funds	\$ 547,476	\$ 548,489	\$ (1,012)	100.18%
Total Transfer to Reserves	\$ 480,382	\$ 480,382	\$ -	100%
Total Expenditures & Transfers	\$ 3,835,643	\$ 1,586,683	\$ 1,618,619	41.37%
Net Revenues Over(Under) Expendi	\$ 0	\$ (741,099)		

Quarterly Port and Harbor Fund
Expenditure Report
For Quarter Ended March 31, 2018

	Adopted FY18 Budget	Acutal As of 3/31/18	Budget Remaining	% Budget Used
Revenues				
Administration	\$ 527,240	\$ 112,654	\$ (414,586)	21.37%
Harbor	2,753,486	285,833	(2,467,653)	10.38%
Pioneer Dock	364,326	57,449	(306,877)	15.77%
Fish Dock	549,740	46,898	(502,842)	8.53%
Deep Water Dock	258,000	19,850	(238,150)	7.69%
Outfall Line	4,800	4,800	-	100.00%
Fish Grinder	12,000	-	(12,000)	0.00%
Load and Launch Ramp	135,000	3,422	(131,578)	2.54%
Total Revenues	\$ 4,604,592	\$ 530,906	\$ (4,073,686)	11.53%
Expenditures & Transfers				
Administration	\$ 640,498	\$ 151,330	\$ 489,167	23.63%
Harbor	1,275,184	250,522	1,024,661	19.65%
Pioneer Dock	63,635	11,367	52,268	17.86%
Fish Dock	568,602	101,560	467,043	17.86%
Deep Water Dock	75,341	16,129	59,212	21.41%
Outfall Line	3,000	2,475	525	82.50%
Fish Grinder	22,000	5,456	16,544	24.80%
Harbor Maintenance	406,102	73,619	332,483	18.13%
Main Dock Maintenance	39,589	7,727	31,862	19.52%
Deep Water Dock Maintenance	50,089	7,392	42,696	14.76%
Load and Launch Ramp	85,482	9,590	75,892	11.22%
Total Operating Expenditures	\$ 3,229,520	\$ 637,167	\$ 2,592,353	19.73%
Transfer to Other Funds				
Leave Cash Out	\$ 57,636	\$ 57,636	\$ 0	100%
Debt Service	-	-	-	0%
GF Admin Fees	556,836	556,836	-	100%
Other	402,628	402,628	-	100%
Total Transfer to Other Funds	\$ 1,017,100	\$ 1,017,100	\$ 0	100.00%
Total Transfer to Reserves	\$ 356,471	\$ 356,471	\$ -	100%
Total Expenditures & Transfers	\$ 4,604,592	\$ 2,010,738	\$ 2,592,353	43.67%
Net Revenues Over(Under) Expenditures	\$ 0	\$ (1,479,833)		

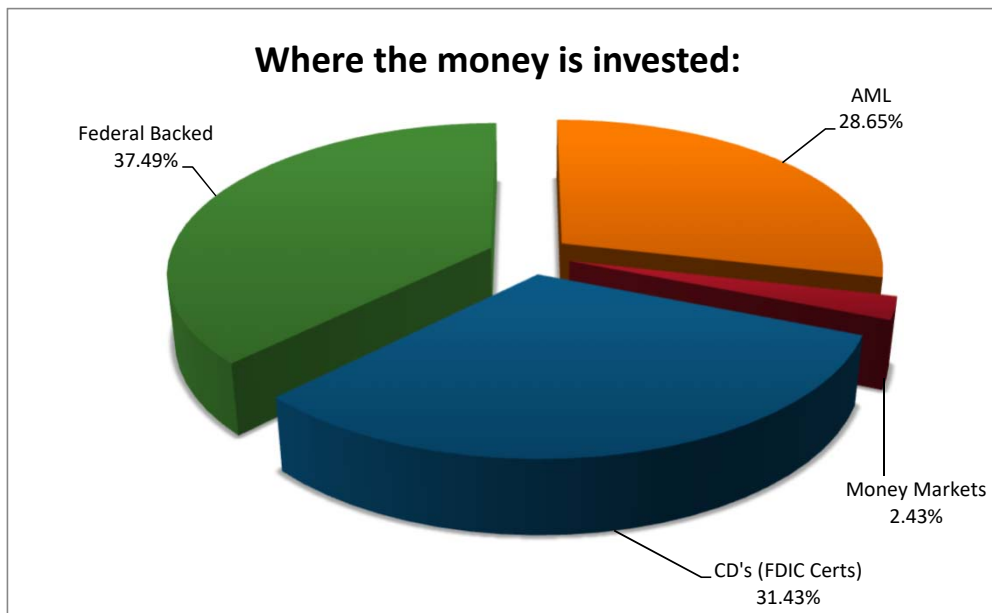
CITY OF HOMER Treasurer's Report

As of:

March 31, 2018

INVESTMENT BY INSTITUTION:	\$ Invested	% Of \$ Invested
Alaska Municipal League	\$ 6,437,998	29%
Pro-Equities	\$ 16,034,405	71%
Total Cash and Investments	\$ 22,472,403	100%

MATURITY OF INVESTMENTS:		AMOUNT	% Of Investment by Maturity Date
1 to 30 Days	4/30/2018	\$ 6,983,643	35%
30 to 120 Days	7/29/2018	\$ 1,029,306	25%
120 to 180 Days	9/27/2018	\$ 347,667	7%
180 to 365 Days	3/31/2019	\$ 1,123,786	3%
Over 1 Year		\$ 12,988,001	29%
TOTAL		\$ 22,472,403	100%



These investments are made in accordance with the City of Homer's investment policy pursuant to Ordinance 93-14, Chapter 3.10. The balances reported are unaudited.



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

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Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

U.S. Small Business Administration
Office of Small Business Development Centers
Portable Assistance Program

May 30, 2018

Re: Funding Opportunity No. OSBDC-2018-06

To Whom It May Concern,

As the Mayor of the City of Homer I am pleased to provide a letter of support to the Alaska Small Business Development Center (Alaska SBDC) Alaska for their FY2019 SBA Portable Assistance grant proposal for their Rural Business Development Program.

The Alaska SBDC has a long history of working with businesses in Alaska, particularly in rural communities. As you may know, Alaska's economy is in the longest recession that the state has ever seen. Thousands of jobs have been lost over the last five years and rural communities are some of the hardest hit by the public and private sector cut backs that have resulted from the drop in oil prices.

The Alaska SBDC's proposal to conduct a comprehensive rural business development program is based on their 30+ year experience working in rural communities and with small businesses across the state. Their proposal which combines community level fact finding, on site workshops and advising, the deployment of rural business development kiosks, the launch of a new maritime industry incubator and Alaska's first Energy Innovation prize will have a measurable and tangible impact on Alaska's rural businesses.

The City of Homer looks forward to partnering with the Alaska SBDC on this program to help grow businesses and opportunities in rural Alaska.

Sincerely,

Bryan Zak, Mayor
City of Homer



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

May 30, 2018

Homer Soil & Water Conservation District

4014 Lake Street, Suite 201A

delivered electronically

To Whom It May Concern,

The City of Homer is in support of Homer Soil & Water Conservation District's efforts to treat invasive species in the state right-of-way. The City of Homer appreciates that Homer Soil and Water will make every effort to limit the adverse effect of herbicides to the environment by working in conjunction with DOT and DEC utilizing the DOT Integrated Vegetation Management Plan. The City of Homer does not object to Homer Soil and Water applying a systemic broad-leaf selective herbicide to an area of less than 0.4 acres at the intersection of Skyline Drive and Katie Jean Circle. The target invasive is the plant *Vicia cracca* (bird vetch.) The City of Homer appreciates that this process will follow the proper guidelines including a 30 days public notice period, appropriate signage on site, and supervision by DEC and DOT staff.

Sincerely,

Katie Koester
City Manager



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: MAY 17, 2018
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS FOR DESIGN AND BUILD COMPLETION OF FISH DOCK WATERLINE AND HEAT TRACE SYSTEM REPLACEMENT

City of Homer's Port and Harbor is requesting proposals from qualified firms for the design and replacement of the Fish Dock waterline and heat trace system. The City of Homer currently provides potable water at seven locations on the Fish Dock during the summer and at three locations during the winter. The current waterline is 30 year old galvanized pipe which is heavily pitted and needs to be replaced. The heat trace system is also old and failing. We are therefore soliciting bids from contractors to replace this old system. The City is open to new technology, materials, and ideas that help us reach our goals in the most cost effective way possible, and would be willing to assist the proposer in site preparation and possible needed modifications to the old system in order to utilize more cost effective modern materials. There is a mandatory Pre-Bid meeting and walk-through to be held on Tuesday, May 15, 2018 at 10:00 a.m., located at the Ice Plant, 795 Fish Dock Rd. This question and answer period is for general understanding and scope of the offered project to interested proposers. Any questions or requests that interested proposers have that involve possible changes to the project or requirements will have to be submitted in writing to which we will respond in kind. Any actual changes to the RFP once advertised will be done as an addendum to the RFP which all bidders on the plan holders list must respond that they received. Sealed Proposals for Design and Build Completion of Fish Dock Waterline and Heat Trace System Replacement shall be received at the Office of the City Clerk no later than 4:30 p.m., Thursday, June 7, 2018. The time of receipt will be determined by the City Clerk's time stamp.

REQUEST FOR PROPOSALS FOR THE INCORPORATION OF ART INTO THE NEWLY RENOVATED AND EXPANDED CITY OF HOMER FIRE STATION AND THE NEW RAMP 2 RESTROOM PROJECT
Proposals to provide art or to incorporate art into the newly renovated Homer Fire Station and the new Ramp 2 Restroom Project on the Homer Spit adjacent to the new Boathouse Public shelter will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 4:30 P.M., Thursday, June 21, 2018. The intent of this proposal effort is to provide an opportunity for artists and other interested persons to present ideas on how and what art can be incorporated into/onto the building (interior and exterior), and/or the surrounding site for each location. The proposals will be evaluated by the Art Selection

Committee utilizing the City's 1% for Art Funding designated for these projects. All ideas and concepts will be considered. Expect that more than one art piece or idea will be funded with the available dollars.

A non-mandatory project site visit for the Ramp Two Restroom Project will be held on Thursday, June 7, 2018 at 10:00 a.m. to physically view the location. Proposers interested in attending are directed to meet at the Boathouse Pavilion located between the Salty Dawg Saloon and Coal Point Trading Co. in the vicinity of Ramp Two on the Homer Spit.

INVITATION TO BID BY THE CITY OF HOMER, ALASKA FOR CITY-OWNED 2018 DREDGE MATERIALS

Sealed bids for the City-owned 2018 Dredge Materials will be received at the Office of the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603 until 2:00 p.m. Thursday, June 7, 2018 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 receipt of the bid 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. The City of Homer is seeking bids from firms or individuals that are interested in purchasing and removing dredge materials for use on or off the Homer Spit from the City of Homer's dredging program. All bidders are expected to carefully examine the materials description, location, bidding instructions and terms before submitting a bid. Submission of a bid will be considered evidence that the bidder has carefully examined this information and is totally satisfied as to the restrictions on use of the material and any and all terms of this Invitation to Bid. Please direct all questions regarding the materials and logistics to: Bryan Hawkins, Port Director/Harbormaster, 4311 Freight Dock Road, Homer, AK 99603; phone number (907) 235-3160. Description and location of dredge materials, and bidding instructions and information are available online at <http://www.cityofhomer-ak.gov/rfps>, or at the following address: Office of the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603; phone number (907) 235-3130.

INVITATION TO BID HOMER RAMP 2 RESTROOM REPLACEMENT

Sealed bids for the construction of the Homer Ramp 2 Replacement project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 p.m. on Thursday, June 28, 2018, 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>

A Pre-Bid Conference will be held at 1:30 p.m. on Friday, June 8, 2018 at the Homer Harbormaster Office, 4311 Freight Dock Road, Homer, AK to answer bidder's questions.

This project is funded through the a grant from the Land and Water Conservation Fund through the State of Alaska Division of Parks and Outdoor Recreation and the City of Homer's Port and Harbor Reserve Account. The City's local bidder preference requirement will not apply to this contract. State prevailing wage rates will apply.

CITY ATTORNEY REPORT

COMMITTEE REPORTS

PENDING BUSINESS



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 18-056

TO: HOMER CITY COUNCIL
FROM: BRYAN ZAK, MAYOR
DATE: MAY 9, 2018
SUBJECT: APPOINTMENT OF LARRY SLONE, MICHAEL HAINES, PAUL KNIGHT, KARIN MARKS, CHRISI MATTHEWS, BARRY REISS, AND DAVID DERRY TO THE HOMER EDUCATION AND RECREATION COMPLEX (HERC) TASK FORCE

Larry Slone, Michael Haines, Paul Knight, Karin Marks, and Chrisi Matthews are appointed to fill the city resident seats on the Homer Education and Recreation Complex (HERC) Task Force.

Barry Reiss and David Derry are appointed to fill the non-resident seats on the Homer Education and Recreation Complex (HERC) Task Force.

These terms will expire on November 30, 2018 unless extended by City Council by Resolution.

RECOMMENDATION:

Confirm the appointments of Larry Slone, Michael Haines, Paul Knight, Karin Marks, Chrisi Matthews, Barry Reiss, and David Derry to the Homer Education and Recreation Complex (HERC) Task Force.

Fiscal Note: N/A

I have been a resident of the city for 25 years. I have been a resident of the area for 25 years.

I am presently employed at Retired

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

Exposure to Homer land use policies, including the Homer Comprehensive Plan from previous service on Hom Planning Commission as well as frequent attendance at Homer meetings.

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

Homer Advisory Planning Commission for 1 1/2 yrs about 4 yrs ago.

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

It would be an interesting challenge to attempt integrating all citizen input into a broad-based acceptable solution.

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

None

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:

Please answer if your 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:

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

Home > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

Submission information

Form: Application for Appointment to an Advisory Body
 Submitted by Visitor (not verified)
 Thursday, May 3, 2018 - 3:09pm
 172.16.64.19

Applicant Information

Received
 City Clerk's Office
 MAY 03 2018
 City of Homer

Name
 Michael J Haines

Physical Address
 1841 Pogey Point Avenue

Mailing Address
 PO BOX 1063, Homer AK 99603

Email
 hainesmike04@gmail.com

Phone
 907-299-0759

Please select the bodies you are interested in serving on

Advisory Bodies
 Other: Please indicate

Other - Please Describe
 HERC Task Force

I have been a resident of the city for
 Homer for 14+ years

I have been a resident of the area for
 14+ years

Special Training & Education

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

40+ years in executive/senior management business positions.

Past member "Kenai Peninsula Economic Development Commission".

Past Vice President "Soccer Association of Homer" (Including development of the SPARC complex).

Past member "Homer Chamber of Commerce Economic Development Committee".

In collaboration with the "Friends of the Homer Library", created various programs to encourage entrepreneurship for Homer residents.

Currently consult on economic development and business development issues for a wide range of clients.

Adjunct professor in "Business Administration" department at Kenai Peninsula College.

Soccer coach.

Prior Service

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

Kenai Peninsula Economic Development Commission (3 years).

Homer Chamber of Commerce Economic Development Committee (2 years).

Soccer Association of Homer.

I also volunteer with various groups and organizations in the region.

Why are you interested?

Please briefly state why you are interested in serving on the advisory body selected.

Sports and recreation is, and should be, an important part of Homer life... both now and in the future. It's a "quality of life" issue. The HERC building could play an integral and positive role in maintaining and improving this quality of life. To this end, I want to use my wealth of practical experience in sports, business, and economic development by providing value-add to the important task at hand.

Other memberships

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

No! (other than those listed above).

Additional related information

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

Finish

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

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/18231>

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

Home > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

Submission information

Form: Application for Appointment to an Advisory Body
 Submitted by Visitor (not verified)
 Saturday, April 28, 2018 - 6:28am
 172.16.64.19

Received
 City Clerk's Office

APR 30 2018

City of Homer

Applicant Information

Name
 Paul T Knight

Physical Address
 483A Ocean Dr. Loop

Mailing Address
 483A Ocean Dr. Loop

Email
 luapknight@gmail.com

Phone
 9073984773

Please select the bodies you are interested in serving on

Advisory Bodies
 Other: Please indicate

Other - Please Describe
 HERC Task Force

I have been a resident of the city for
 Homer

I have been a resident of the area for

Special Training & Education

Please list any special training, education or background you may have which is related to

your choice of advisory body

Borough Appraiser for 22 years. Banker for 12 years. Parent, grandparent.

Prior Service

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

KHLT land advisory committee.

Why are you interested?

Please briefly state why you are interested in serving on the advisory body selected.

I believe my background could be a benefit in the discussion for the future of the HERC,

Other memberships

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

Homer Pickleball

Additional related information

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

Finish

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

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/18131>



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

MAY 03 2018 AM 11:40 *RC*

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

Name: KARIM MARKS Date: 5/3/2018

Physical Address: 202 W Pioneer Ave #C Homer AK 99603

Mailing Address: same as above

Phone #: 907-235-7874 Cell #: 907-202-4748 Work #: N/A

Email Address: wecker70@gmail.com

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

PARKS ART RECREATION & CULTURE ADVISORY COMMISSION

3RD THURSDAY OF THE MONTH AT 5:30 PM
NO MEETINGS IN JANUARY, JULY & DECEMBER

PORT & HARBOR ADVISORY COMMISSION

4th WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

ECONOMIC DEVELOPMENT ADVISORY COMMISSION

2ND TUESDAY OF THE MONTH AT 6:00 PM

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

LIBRARY ADVISORY BOARD

1ST TUESDAY OF THE MONTH AT 5:30 PM
NO MEETINGS IN JANUARY, JUNE AND JULY

OTHER - PLEASE INDICATE

Herk Task force

I have been a resident of the city for 29 years. I have been a resident of the area for years.

I am presently employed at Semi retired own Art SHOP body

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

on the EDC commission + board member of KPEDD

owned and ran business for 23 years

worked in banking + nonprofit / degree ^{BA in political} science + MA in ^{management}

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

no city Task force unless you count Pioneer Ave

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

as good as using the HERK for all kinds of activities
I know it needs to be self sufficient + viable

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

See above plus Pioneer Ave Reauthorization Task force
member Prad / HCOA / Burnell Art Center

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:

Please answer if your 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:

I am interested in having Homer develop
economically, but in a responsible business
like manner.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



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

APR 27 2018 PM 02:19 *pk*

Name: Crisi Matthews Date: 4/27/18

Physical Address: 4025 Homer Spit Rd #7 Homer

Mailing Address: Same

Phone #: _____ Cell #: 907 299 8700 Work #: Same

Email Address: shop@homer-shores.com

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 ART RECREATION & CULTURE 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

HERC Task Force

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

I have been a resident of the city for 3 years. I have been a resident of the area for 6 years. *seasonally changes to Fritz Creek*

I am presently employed at owner of local businesses in town & on spit.

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

Licensed Real Estate Broker, owned Land Development Management company's Property manager under brokerage, owner of mult. local businesses and serving

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

Chamber of Commerce; current, Fireweed APC; current 3yrs

Girl Scout's Boy Scout leader, Univ of Pacific Advisory Board

for 3 years prior to moving here, site councils, etc.

Here - To help convey info to Chamber as liason, to help with questions regarding use and to assist in hand planning for town and on the Spit as we own business near both Parks.

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

above ↑

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:

Yes - extensively for 4 years+ in California. Conditional Use's. Coastal Commission were my specialties.

Please answer if your 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

We live onsite as season allows as well.

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

This is my third application. I would be an asset to the task force as I can intelligently relay between the Chamber of Commerce & Fireweed Academy upon which I serve on both boards. The Harbor needs external funding to grow, I'd like to assist with that too!

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



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

APR 26 2018 AM 09:20 RK

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

Name: BARRY REISS Date: 26 APR '18

Physical Address: 55215 HILL AVE, HOMER, AK 99603

Mailing Address: 55215 HILL AVE, HOMER, AK 99603

Phone #: 907-360-9446 Cell #: 907.360.2930 Work #: _____

Email Address: jbreiss1@comcast.net

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.

<input type="checkbox"/> ADVISORY PLANNING COMMISSION 1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM	<input type="checkbox"/> ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2ND TUESDAY OF THE MONTH AT 6:00 PM
<input type="checkbox"/> PARKS ART RECREATION & CULTURE ADVISORY COMMISSION 3RD THURSDAY OF THE MONTH AT 5:30 PM	<input type="checkbox"/> CANNABIS ADVISORY COMMISSION 4TH THURSDAY OF THE MONTH AT 5:30 PM
<input type="checkbox"/> PORT & HARBOR ADVISORY COMMISSION 3RD WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 PM MAY - SEPT AT 6:00 PM	<input type="checkbox"/> LIBRARY ADVISORY BOARD 1ST TUESDAY OF THE MONTH AT 5:30 PM
<input type="checkbox"/> PUBLIC ARTS COMMITTEE 2ND THURSDAY OF THE MONTH AT 5:00 P.M. FEB, MAY, AUGUST & NOVEMBER WORKSESSIONS PRIOR AT 4:00 PM	<input checked="" type="checkbox"/> OTHER - PLEASE INDICATE <u>HERE TASK FORCE</u>
<input type="checkbox"/> 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	

I have been a resident of the city for 0 years. I have been a resident of the area for 35 years.
I am presently employed at SELF-EMPLOYED

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

REFER TO RESUME

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

REFER TO RESUME

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

TO PROVIDE MY UNIQUE TALENTS IN
ENGR/CONSTRUCTION IN ASSISTING W/ HODC

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

REFER TO RESUME
JOINED BIRD OF HOMER COASTAL STUDIOS

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:

N/A

Please answer if your 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:

Barry Reiss, Ph.D.

55215 Hill Ave
Homer, AK 99603
(907) 360-9446
(907) 360-2930
jbreiss1@comcast.net

Professional Summary

35-Years Design-Construction Program/Project Management & Owner Representative
Capital Projects Contract Administration, Risk, Changes & Claims Analyses
Land Use, Installation & Facility Master Planner, Environmental Restoration

Education

Baltimore Polytechnic Institute, Baltimore, MD, H.S. Diploma in Engineering
University of Maryland, College Park, MD, Bachelor of Science in Physics
The American University, Washington, DC, Doctor of Philosophy in Physics

ψ - Inquiry

(Sole Proprietorship/Self-Employed Consulting Practice)

Capital Project Management/Engineering on Capital Projects, (Present - Semi-retired)

Principal project manager providing planning and risk assessment; contract, construction and design management, and claims services for civil and facility capital construction projects. Conduct engineering, constructability and contract changes/claims investigation; estimating, cost and schedule/delay analyses; and participate in contract negotiations/adjudication of design and construction projects. (Consultant to private owner – Seabright Design)

City of Port Lions, AK, Owner Representative, (2012 – 2015) – Represent the City and Native Village of Port Lions (Kodiak Island, AK) on the design through construction of an approx. \$16M municipal and ferry dock and slope protection. As the Owner's contract and technical/quality assurance representative, I participated/led in contracting, design, constructability, and contractor construction activities.

Consultant to AK Air National Guard, (2013) – Provided consultancy to develop real property accounting and future funding /feasibility studies of capital projects for the AK-176th ANG installation on Joint Base Elmendorf – Ft. Richardson.

Private Sector Program/Project Management Consulting

CH2M HILL Contractors, Inc: Sr. Consultant, Principal Project Manager, (2005 – 2012)

Principal Project Manager, consultant/flex status with CH2M HILL Constructors, from 2006-2010 was outsourced to the Alaska Air National Guard for client service/principal project management of master planning and design through construction of approximately \$170M in military capital and restoration projects in support of Base Realignment and Closure (BRAC) process for the relocation of the 176 Wing of the AK-ANG to Elmendorf AF Base. Coordinated and implemented all aspects in the BRAC effort including project managing design and construction teams: stake-holder coordination; land use and master planning; procurement; scheduling; estimating; environmental abatement/restoration; facility maintenance and repair; LEED; project controls and change management; coordinating utility generation and distribution; directing operation and maintenance personnel; and representing the Contracting Officer as the Technical Representative. Specific design and construction owner representation was for Para-rescue Training and Operations Complex; Fuel Cell-Corrosion Control Hangar; and complete renovation of two large frame hangars and civil/utility projects. Additionally, advised and mentored junior engineers and contracting personnel in design-construction technical matters, project controls, and changes/claims.

Formerly, (2005-2007), was a senior project/delivery manager responsible for leading, managing and mentoring junior project managers in environmental and construction projects. Developed project documents, (plans & specifications) and negotiated contracts. Project managed environmental restoration and vertical construction projects to include risk assessment, estimating, project controls, financial and changes management.

Public Sector Program/Project Management

State of Alaska, Department of Military and Veterans' Affairs: Federal Program/Project Management Planning, Engineering and Construction at the Kulis Air National Guard Base, Anchorage, AK, (1998-2005)

Program/project managed planning and programming; risk, design and engineer; and procurement through construction of multimillion dollar Federal MILCON construction and repair/maintenance projects. Procurement phase: establish project intent with stakeholders; determine mechanism for procurement services (Design-Bid-Build, Design-Build, RFP); develop Government cost estimates; compare/analyze contractor estimates; establish negotiation positions and participate in negotiations. Design phase responsibilities: lead in procuring A/E design services; manage the design contracts; direct the design team in developing design strategies including user requirements, concept plans, cost estimates, force protection protocols, LEED, value engineering, and contract documents. Construction phase: project manage budget/cost account; and perform engineering design review, scheduling, inspection, procurement, cost estimating, value engineering, change order analysis and negotiation tasks. Also, develop construction engineering designs, (plans & specifications), and manage in-house projects. MILCON projects include: Medical, Security Forces and Communications Complex; Fire Rescue Station; Vehicle Maintenance; ECM and POL facilities; Corrosion Control Hangar; and Combat Communications Facility. Repair/Maintenance and Public Works projects include: AT/FP modifications to Base infrastructure; renovations to existing security facilities; and upgrades Base-wide utilities & communication systems. Several projects were managed concurrently. All projects were brought-in on time and within budget.

Program managed Comprehensive Master Planning for Kulis ANG Base including plus-up of C-130 aircraft and C-17 Mission Bed-Down, a combined project estimated at \$250M. Coordinated inter-service planning efforts and developed strategies for mission and installation effectiveness. Responsible for policies, guidance, and analyses of operational, installation, and land use matters; facility programming and planning (Form 1391); environmental studies; risk assessment; scheduling; and cost estimating for the installation and facilities. Procured and managed consultants participating in the master planning.

Advised Government on engineering & construction claim strategies for changes/modifications and claims including design defects, differing site conditions, delay and impact issues. Lead real property group, lease/license agreement and utility privatization actions.

Recipient: State of Alaska "Commendation Medal for Meritorious Service" & "Alaska Legion of Merit"

ψ - Inquiry

(Sole Proprietorship/Self-Employed Consulting Practice)

Legal/Claim Consulting

Forensic Engineering and Construction Claims, (1983-present):

Lead and conduct engineering, constructability, differing site conditions (DSC), delay - cost and schedule analysis, and contract investigation/research to identify and analyze facts related to construction and environmental accidents/changes/claims. Investigations include site survey/inspection; interviews with witnesses, critical technical personnel, and experts; technical engineering research; contract review (FAR, CFR, etc.); and engineering/constructability studies. Team-lead, coordinate, and direct the investigations for legal team; write discovery, interrogatory, deposition questions and witness testimony; and provide consultative assistance during negotiations and litigation to include technical assistance, group dynamics, legal strategies, and summary arguments. Projects: Skagway Dock/Slope Failure, Dillingham Lagoon DSC, Kodiak Lake Louise Housing DSC, Homer Fish Dock Pile & Slope Failure, among others.

Private Investigation and Analytical Consultancy, (1987-present):

Conduct investigations, perform reconstruction and research analyses, and coordinate expert efforts to determine the apparent cause of incidents that result civil and criminal litigation to include personal injuries and deaths. Lead investigation services for incidents involving motor vehicle, vessel, and aircraft crashes; construction and engineering failures, etc. Services include: interviews with witnesses, police and victims; site and crime scene investigations and data collection; and reconstruction and technical analyses. The studies provide data and statements on facts pertinent to determining probable cause.

Environmental Consulting

Environmental Assessment, EBS, EA and EIS, (1991-1998):

Designed, managed, and supervised comprehensive environmental site assessment programs to determine the risk to health and the environment from industrial and commercial activities. Activities included: site investigation; quality assurance and

compliance testing; analysis of data; risk assessment; and regulatory reporting. Directive, project management and team leadership tasks involve contract writing/management; fiscal and budgetary planning/review; procurement and sub-contracting; health/safety planning; and coordination and compliance with State/Federal agencies, owners, insurers, and lawyers. Investigated and analyzed environmental, social, and economic issues pertinent to civil construction projects. Efforts result in environmental baseline studies, assessments, impact statements, and management/construction plans.

Environmental Compliance, Corrective Action and Remediation, (1991-1998):

Consulted and provided project management services to engineers, contractors, owners, and public and non-profit groups engaged in environmental planning/compliance, corrective action, restoration, and remediation programs. Project engineering activities included developing and implementing: environmental objectives; compliance and natural resource management programs; and spill/emergency response and remediation planning. These efforts involved analyses of the effectiveness of mitigation, corrective action and remediation techniques; interface between owner, regulator and contractor; and design of corrective/remediation facility, work health/safety, and project evaluation plans. Also, developed and implemented environmental research projects. Efforts included: establishing research methodologies, investigation procedures, and reporting requirements; providing contract services; fiscal planning and budgeting; permitting; coordination with public, private, and State/Federal agencies; and grant/proposal writing.

Prior Private & Federal Employment, Construction, Geotechnical, and Inspection Consulting

Project Engineering/Management, Construction Estimating and Scheduling, (1981-1998):

Consulted to contractors and managed their engineering groups, (hard dollar estimating, scheduling, contracting, procurement, logistics, changes/modifications/claims work on construction projects). Interpret, review and coordinate design and shop drawings; prepare project estimates for change orders; and analyze/propose value engineering and cost saving measures. Experienced in Federal and state procurements; building regulations and codes; and various scheduling and costing programs. The types of projects included: harbor/dock facilities (pile driven docks), dredging and slope construction; roads and utility projects; commercial buildings (incl. hospitals and schools); and environmental programs.

Managed and directed the project engineering and estimating group for general contractors engaged in public and private sector construction projects. Responsibilities included the management of the estimating group, contract review, take-off(s), construction tactics, estimating, and overall bid strategies. I estimated on public and private civil/facility projects ranging from \$100,000 to joint ventures of ~\$100 million, (i.e. schools, hospitals, power plants, roads, etc.), with an average estimate of approximately \$5 million. Develop flow charts and project schedules (Manpower, Cost Loading and Schedule Primavera/CPM) for construction projects. Schedules address regulatory & engineering constraints, logistical, construction, and project man-hour/cost allocations.

Dept. of Commerce: National Oceanic and Atmospheric Administration was an Officer-in-Charge aboard vessel "Rainier". Responsible for the: planning, directing, and performing oceanographic, hydrographic and land surveys; analyses of data; and report writing and presentations. Shipboard projects involved hydrographic/oceanographic operations aboard 32' hydrographic launches and a 235' survey vessel. Was directly in charge of a crew of five, (1979-1981). As party chief and lead field engineer, I conducted design and construction surveys for dam, roads and building projects, (1981-1987).
Recipient: NOAA "Certificate of Recognition" and "Outstanding Performance" awards.

Geotechnical Studies, (1993-1998):

In collaboration with a civil engineer assisted in the design of environmental and construction projects, (buildings, roads, sewer/water, etc.). Project managed, engineered and performed field geotechnical studies. Project activities included: site characterization, sampling, laboratory testing, cost estimating, budgeting, and report writing. Design and management responsibilities were on civil and structural project, utilities, roadways, and environmental facilities. In support of these efforts, performed calculations; prepared plans and specifications; wrote health, safety, and facility plans; and develop cost estimates. Led and directed a team of five or more involved in a study.

Civil and Structural Quality Control/Inspection, (1993-1998):

As owner/engineering representative, inspect civil and structural construction activities. Inspections included field and laboratory testing, surveying, and data collection. Additionally, collected and processed information for pay estimates, change orders, and claims.

Planning, Evaluation, and Organizational Consulting

Planning, (1991-1996):

Designed, implemented and co-authored a Borough-wide transportation study/plan. The effort provided a comprehensive

plan for incorporating alternative transportation facilities into existing and proposed transportation systems. The plans addressed Federal and State guidelines for highway funding and AASHTO standards for road construction. Work included: research, data collection and analysis, fact-finding meetings with state and borough officials, public, etc.

Designed, implemented, and analyzed data for a comprehensive study of the South Peninsula Hospital care delivery. The research effort evaluated the adequacy, quality, and effectiveness of medical services provided by an area hospital. The project included developing comprehensive survey and interview instruments, collecting and statistically analyzing data, and formal public reporting and presenting of findings.

Organizational and Group, (1990-1991):

Designed and conducted personalized consultations and workshops for groups experiencing organizational and managerial difficulties—conflict and dysfunctional group behavior. Consultations focused on the overt and covert processes present during group activities with specific interest in issues of power and authority. The objectives were to provide organizational and managerial strategies for group work to facilitate the group's efficient and effective pursuit of its goals and objectives within a systems approach.

Teaching Experience

Lecture and Seminar Instructor

Provide project management and project engineering lectures and seminars in various forums to technical school students, engineers, and contracting personnel. Areas of instruction included: project management and quality control practices; estimating; scheduling; and construction claims:

- ◆ Project Management from Owner's Perspective, A Primer
- ◆ Project Management: Do's, Don'ts and the Human Factor in Developing a Culture for Success
- ◆ Estimating: The Quick 'n Dirty - Science, Art & Luck in Hard-Dollar Estimating
- ◆ Scheduling: Live & Die by the Schedule
- ◆ Managing Construction Changes
- ◆ Physics as a Natural Philosophy
- ◆ Introductory Physics for Non-Science Majors
- ◆ Physics for Science and Engineer Majors

Assistant Professor (University of Alaska, Anchorage, Alaska) and Adjunct Professor (Alaska Pacific University, Anchorage, AK)

UAA term appointment - taught physics and physics laboratory courses for undergraduate non-science and science/engineering majors. Responsibilities included course management, instruction, and evaluation.

AAPU adjunct - taught undergraduate "Core Courses" focused on interdisciplinary and natural sciences to include environmental, social and psychological elements inherent in conceptual model building (paradigm construction) and critical thinking. Seminar format supplemented by lectures; formal student presentations; and innovative pedagogical techniques fostered student participation through leadership & team building. Additionally, over a period of eight years, I consulted to undergraduate and graduate students of Alaska Pacific University in establishing research methods, conducting experiments, using technology in problem solving, statistical analyses of data, and thesis writing.

Instructor (Kenai Peninsula Community College, Homer, AK)

Homer Branch of the Kenai Peninsula Community College taught undergraduate natural philosophy, astronomy and physics for non-science majors, and statistics courses. The instructional format of the professional development courses was lecture, seminar/small group, student presentation, and testing. Faculty and community services included: student advisement and counseling; time management and curriculum development. Spent several years as a member on the College Advisory Board.

Assistant Professor (The American University, Washington, DC)

Facilitated students learning in the natural/physical sciences and mathematics. Developed, implemented and assessed a Personalized/ Programmed System of Instruction (PSI) for astronomy, introductory physics, and mathematics courses. Efforts were intended to increase the effectiveness in the delivery and quality of science education to undergraduates. My PSI efforts were expanded and incorporated into an undergraduate learning center whence I worked with renowned learning theorists to develop, implement and evaluate various pedagogical methods for the sciences: small learning groups, self-pacing, and journal writing. I arranged learning experiences, consulted/conducted individual & learning group sessions, and

lectured science & non-science students. Learning experiences were established via student consultation providing a mechanism for student self-constructed educational objectives, curriculum and evaluation procedures. Faculty duties included curriculum development; pedagogical research; and evaluation (formative and summative) of the Center's function/ mission.

Concurrently, I participated, and was a leader, in advanced studies in leadership, small group, and organizational dynamics. This work, sponsored through the A. K. Rice Institute for Organizational and Advanced Group Study, provided a foundation for my effective interaction and consultation in organizations and enabled me to develop learning situations that engaged the learner in a myriad of experiential situations. I applied my organizational skills during the assessment and redesigning of institutional administration of the Center.

Military

Current Intelligence Analyst (US Army)

Responsible for the analysis and refinement of raw intelligence data into an analytical daily intelligence summary presented to the Joint Chiefs of Staff and President. Effort focused on an "Eminence of Hostilities" analysis for US forces. In addition to current intelligence tasks, which include technical analysis of foreign governments' missile and rocket systems, I was responsible for synthesizing order of battle and technical intelligence efforts into the development of tactical and strategic war-game models. Security Clearance: Top-Secret, All-Source Access, (1968-1970).

Professional Training and Certification

A.K. Rice Institute, Washington, DC: Advanced Studies in Organizational and Group Dynamics.

American Arbitration Association: Panel of Arbitrators

Advanced Law Studies Institute: Contract Law & Construction Claims; Labor Relations; Design-Build in Alaska; Managing Pressure of Project Delivery (SAME); Construction Delay Claims (SAME)

University of Alaska: Graduate Engineering Studies in Civil Engineering, Environmental Assessment & Quality Control.

US Army Logistics Management College: Contracting Officers Representative Course; Government Procurement and Contract Law; Managing Construction Changes and Claims

Society of American Military Engineers: Managing & Resolving Construction Delay, Acceleration, and Productivity Issues; Securing Critical Infrastructure and Force Protection; Managing the Pressures of Project Delivery

CH2M Hill: Effective Project Data Mgt.; Project Delivery; Design-Build in Alaska

C.O.E.: Construction Quality Control Management for Contractors

Workshops: Restoration and Sustainability, LEED, AutoCAD, Geo-Base, Controls (Scheduling, Budgeting, Estimating, Risk Assessment, and Changes Management), Groundwater Technology; Environmental Risk Assessment; Continuous Air Emission Monitoring & Modeling; Hydrocarbon Transport; Remediation Technology, Hazardous Operations & Emergency Response; & Emergency Trauma Technician

US Coast Guard: Able-bodied Seaman, Unlimited AB - Any Waters

Past and Present Community Activities

Boards of Directors: Kenai College Advisory Board, Homer Council on the Arts, Kachemak Heritage Land Trust, etc.

Performer: Dance Theater North, Berryman Modern Dance Troop, Homer Folk Ensemble and Fresh Produce Improv Theatre

Coach: Rugby, Women's Soccer, Special Olympics, & Nordic Skiing/Biathlon

Volunteer: Assistant Science Teacher at the Homer Senior High School

Volunteer: Haven House and Center for Coastal Studies

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

Submission information

Form: [Application for Appointment to an Advisory Body](#)
Submitted by Visitor (not verified)
Monday, May 7, 2018 - 9:51am
172.16.64.18

Applicant Information

Name

David Derry

Physical Address

495 Dolchok Ln, Kenai 99611

Mailing Address

PO Box 2882, Kenai 99611

Email

covedave5@gmail.com

Phone

9079538434



Please select the bodies you are interested in serving on

Advisory Bodies

Other: Please indicate

Other - Please Describe

HERC Task Force

I have been a resident of the city for
Kenai-14 years; prior Homer 30 yrs.

I have been a resident of the area for
Kenai Peninsula-45 yrs.

Special Training & Education

Real Estate Appraiser with experience in all fields of real estate. I am the only appraiser on the Kenai Peninsula that holds the MAI designation from the national Appraisal Institute, and 1 of 2 appraisers in the state to hold the AI-GRS designation. Please see my education and experience listed on my "Qualifications" submitted separately.

Prior Service

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

I served on the Homer City Council for 2 terms. I was chair of the Homer Economic Development Commission (4 yrs+/-). I served on the city manager's Homer Spit lease revision task force (1 yr.).

Why are you interested?

My interest in serving on this task force is to provide a real estate perspective to the process and consider alternatives for the property. I have no agenda or personal mission to accomplish, simply to consider what are the reasonable uses and the economic impact of those uses.

Other memberships

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

No, I do not belong to any user groups that use this building or property.

Additional related information

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

As full disclosure, I have done appraisal work on this property for the City, but nothing within the last 5-7 years. My service would be on a fully volunteer basis, with no compensation expected or accepted. Of course serving on the task force would recuse me from doing any valuation work on the property either as a private contractor or as part of the task force.

Finish

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

Source URL: <https://www.cityofhomer-ak.gov/node/9051/submission/18301>

**Qualifications of the Appraiser
David M. Derry, MAI, AI-GRS**



◆ **Business and Employment Experience**

Current:

Principal, Derry & Associates, Inc.; 1978 to present.

Home office: 1978 – 2003: Homer; 2003 – present: Kenai/Soldotna

Associate, Appraisal Review Associates; 2015 to present (an affiliation of Ken Gain, MAI, AI-GRS, Frank King, MAI, & David Derry, MAI, AI-GRS), performing appraisal reviews for various clients.

Past:

Real Estate Appraiser, Hillas Appraisal Co., Homer, 1976-1978.

National Bank of Alaska, part time 1961-69; full time 1969-76. Most recent position: Manager, Homer branch.

◆ **Education**

Texas Tech University, Business Administration major.

University of Alaska, Business Administration major.

College equivalency granted, American Institute of Real Estate Appraisers, 1986.

Review Theory – General, Appraisal Institute (AI), Seattle, WA, 2015.

Valuation of Conservation Easements, AI, Tallahassee, FL, 2008.

Condemnation Appraising: Basic Principles & Applications, AI, Anchorage, AK 2007

Business Practices and Ethics, AI, Anchorage, AK 2006.

Standards of Professional Practice, Part C, AI, Anchorage, 2000.

Standards of Professional Practice, Parts A & B, AI, Anchorage, 1995.

Standards of Professional Practice, Parts A & B, AI, Anchorage, 1991.

Case Studies in Real Estate Valuation, American Institute of Real Estate Appraisers (AIREA), Portland, OR, 1986.

Capitalization Theory & Techniques, Parts A & B, AIREA, Seattle, WA, 1986.

Valuation Analysis & Report Writing, AIREA, Cocoa, FL, 1985.

Capitalization Theory & Techniques, Parts 1 & 2, AIREA, Boulder, CO, 1982.

Standards of Professional Practice, AIREA, Tempe, AZ, 1981.

Course VIII, AIREA, Houston, TX, 1978.

Course 1-A, AIREA, Houston, TX, 1977.

◆ Appraisal Seminars

Solving Land Valuation Puzzles, AI, 2018, USPAP Update, AI, 2018, Uniform Appraisal Standards for Federal Land Acquisitions, AI, 2017, USPAP Update, AI, 2016, Effective Appraisal Writing, AI, 2016, Litigation Appraising: Specialized topics and Applications, AI, 2015, Supervisory Appraiser/Trainee Appraiser Course, AI, 2015, USPAP Update, AI, 2014; Practical Regression Using Microsoft Excel, AI, 2013; USPAP Update, AI, 2012, USPAP Update, AI, 2011; Uniform Appraisal Standards for Federal Land Acquisitions, AI, 2009; Business Practices and Ethics, AI, 2009, USPAP Update, AI, 2009; Subdivision Valuation, AI, 2008; Appraisal of Local Retail Properties, AI, 2008; USPAP Update, AI, 2007; Case Studies in Commercial Highest & Best Use, AI, 2007, USPAP Update, AI, 2005; Rates and Ratios, AI, 2005; Small Hotel/Motel Valuation, AI, 2005; Uniform Appraisal Standards for Federal Land Acquisitions, ASFMR, 2005; Subdivision Analysis, AI, 2004; The Road Less Traveled: Special Purpose Properties, AI 2004; Scope of Work: Expanding Your Range of Services, AI, 2003; Land Valuation Adjustment Procedures and Land Valuation Assignments Workshops, AI, 2002; Intro to Statistics & Supporting Adjustments, AI, 2002; Partial Interest Valuation – Divided, & Partial Interest Valuation – Undivided, AI, 2001; Communication Corridors, Tower Sites, & Property Rights, AI, 2001; Eminent Domain & Condemnation Appraising, AI, 1999; Public Interest Value vs. Market Value, AI, 1999; Valuation of Detrimental Conditions in Real Estate, AI, 1999; Appraisal of Nonconforming Uses, AI, 1999; Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets, AI, 1999; Skills of Expert Testimony, IRWA, 1998; Understanding & Using Discounted Cash Flow Software, AI, 1997; Alternative Residential Reporting Forms, AI, 1997; Appraising One-to-Four Family Income Properties, AI, 1997; The Internet and Appraising, AI, 1997; Appraisal of Retail Properties, AI, 1996; Dynamics of Office Building Valuation, AI, 1996; Preserving Family Lands, KHLT, 1995; The Appraiser as Expert Witness, AI, 1995; Appraisal Practices for Litigation, AI, 1995; Understanding Limited Appraisals & Appraisal Reporting Options: General & Residential, AI, 1994; Appraisal Regulations of the Federal Banking Agencies, AI, 1993; Appraisal Review, AI, 1993; Feasibility Analysis and Highest & Best Use, AI, 1992; Statistics & Sales Ratio Analysis, IAAO, 1992; General State Certification Review Seminar, AI, 1991; Appraising Under Financial Institutions Reform Act (FIRREA), Office of Thrift Supervision, 1990; Highest & Best Use, AIREA, 1988; Cash Equivalency and Rates, Ratios and Reasonableness, AIREA, 1987; Capitalization Workshop, AIREA, 1987; Guide to Uniform Residential Appraisal Report, SREA, 1987; R41C Seminar, AIREA, 1987; Market Analysis, AIREA, 1986; Demonstration Report Writing Seminar, AIREA, 1986; FHLBB Regulation R41-B and the Appraiser, AIREA, 1985; Mortgage Energy Valuation, SREA, 1985; Computer Applications for Investment Analysis and Valuation of Income Producing Properties, AIREA, 1985; Basic Use & Understanding, Residential Cost Handbook and Marshall Valuation Service, Marshall & Swift, 1984; Real Estate Lending and Investment Strategy Alaska Today and Contemporary Appraisal Issues for Large Income Properties, AIREA, 1983; Reviewing and Appraising Easements, NARA, 1983; Market Extractions Seminar, SREA, 1981; Introduction to Mobile Home Appraising, SREA, 1980; Income Capitalization Workshop, SREA/AIREA, 1979; Appraising Apartments, 1978; Contemporary Real Estate Analysis Methods, SREA/AIREA, 1977; Marketability and Market Analysis, AIREA/SREA, 1977.

The appraiser has completed the requirements of the Continuing Education Program of the Appraisal Institute, certified through December 31, 2017; and satisfied the State of Alaska Board of Certified Real Estate Appraisers Continuing Education requirements, valid to 6/30/19. The Appraisal Institute requires 100 hours every 4 years and the State Board 28 hours every 2 years.

◆ Representative Clientele

Seldovia Native Association, Inc.	City of Homer
Homer Electric Assn. Inc.	City of Kenai
Alaska Mental Health Trust Land Office	City of Soldotna
Ninilchik Native Association, Inc.	City of Seldovia
Kenai Peninsula Borough	Port of Anchorage
United States Postal Service	Kachemak City
Gilbert/Commonwealth, Inc.	Icicle Seafoods
Small Business Administration (U.S.)	Kenai Native Association
Bureau of Indian Affairs	Northern Enterprises
First National Bank Alaska	Wells Fargo Bank NA & Alaska
Federal Deposit Insurance Corp. (FDIC)	Northrim Bank
State of AK, Dept. of Natural Resources	Alaska USA Federal Credit Union
State of AK, Division of Parks	Key Bank of Alaska & National Assoc.



State of AK, Dept. of Transportation & Public Facilities	
Cook Inlet Region, Inc. (CIRI)	ConocoPhillips Co.
U.S. Fish & Wildlife Service	Bank of America
Schlumberger Oilfield Services	Marathon Oil Company
Agrium US Inc.	Federal Aviation Administration (FAA)
University of Alaska	Chevron USA

Form appraisals of land and residential properties accepted by commercial banks, credit unions, mutual savings banks, and mortgage banking firms throughout the State of Alaska.

◆ Professional Designation

Designated Member, *Appraisal Institute*:

- **MAI** designation (Professional expertise/experience in: appraisal, consulting, condemnation, feasibility studies/analysis, highest & best use); Appraisal Institute Member No. 7939.
- **AI-GRS** designation (professional expertise/experience in: appraisal review, litigation support, consulting; commercial, industrial, multi-family, land properties).

◆ Professional Licenses, Registrations, & Experience

Certified "General Real Estate Appraiser"; Board of Certified Real Estate Appraisers, State of Alaska, Certification No. 36.
 Chair, State of Alaska Board of Certified Real Estate Appraisers, (General Real Estate Appraiser member). 2014 to present.
 Appraisal Institute Candidate Advisor (Advisor for AI members seeking professional designation). Govt. Relations Chair, Alaska Chapter 2018-19
 President, Alaska Chapter Appraisal Institute - 2001 and 2002; Vice President, 2000.
 Affiliate Member, Kachemak Board of Realtors.
 HUD/FHA designated fee appraiser, No. 2025.
 Veterans administration designated fee appraiser.
 Instructor, Kenai Peninsula Community College (U of A), "Real Estate Appraisal"
 Qualified as an Expert Witness, Superior and District Courts, Third Judicial District, State of Alaska.
 Qualified as an Expert Witness, Federal Bankruptcy Court.
 Served as a court-appointed Master on right-of-way cases involving State of Alaska right-of-way acquisitions, Third Judicial District.

◆ Major Consulting and Valuation Assignments

Homer Harbor Slope Development Study – a two-phase study to identify demand for development of the Homer Harbor overslope and the market supply of existing facilities and competition. The demand analysis included a mail-out market survey with a tabulation and analysis of the responses. The market supply survey consisted of a state-wide telephone survey of existing facilities, seasons of operation, density, and charges/fees.

Client: City of Homer

Electric Transmission Line Right-of-Way Appraisals – This assignment consisted of valuing the electrical transmission line right-of-way from the Fritz Creek Station (Homer) to Soldotna, encompassing a distance of about 70 miles. The estimated just compensation to the property owners was developed utilizing a before and after approach. The electrical transmission line was subsequently constructed within this right-of-way to carry power from the Bradley Hydroelectric project to Soldotna and then on to the South Central energy grid.



Client: Gilbert/Commonwealth, Inc., Construction Mgr. for Homer Electric Assoc.

State of Alaska-Seldovia Native Association Land Exchange Appraisals – This project consisted of appraising 90 state-owned parcels in 12 geographic areas throughout the Kenai Peninsula and on the west shore of Cook Inlet. These parcels were proposed for exchange with the Seldovia Native Association as part of the acquisition of inholdings in Kachemak Bay State Park. This project included acreage tracts at the head of Kachemak Bay near the Bradley Lake Hydroelectric project, an island in Seldovia Bay, acreage tracts on Kalgin Island, acreage at Granite Point, and various other locations around Soldotna, Kasilof River, and Tustumena Lake.

Client: State of Alaska, Department of Natural Resources.

Kachemak Bay State Park Land Evaluation Panel – Selected by the State of Alaska and the Seldovia Native Association to serve on the 3-member Land Valuation Panel to establish the value of the Seldovia Native Association's 19,325 acres of inholdings within the Kachemak Bay State Park. The panel process included reviewing appraisal reports and interviews with the appraisers who had appraised the property, a physical inspection of the property, consideration of a parklands Highest and Best Use, and a review of Alaska and Pacific Northwest land sale comparables. Value estimates were developed for the property in its natural condition and with 4,435 acres as cut-over (logged) land. The value conclusion developed by the panel was used as the sale price for the purchase of the property, consummated in 1993.

Client: State of Alaska, Department of Natural Resources

Mental Health Trust Lands Evaluation Panel – Selected by the plaintiffs in the Mental Health Trust Lands project to service on the 3-member South Central Valuation Panel. The panel's work consisted of valuing 1,100 parcels of proposed substitute land throughout South Central Alaska, ranging from Kodiak to Cordova to the Matanuska-Susitna Valley. The value estimates were developed based on a review and analysis of comparable sales applicable to the geographic area and parcels. The panel valuation process was a key part of the plan to reconstitute the Mental Health Land Trust.

Client: Law Offices of James B. Gottstein

Waddell vs. Homer Electric Association Inc. – This case involved leaking underground storage tanks (LUST) located on HEA property that had product migrate onto adjacent Waddell property. The properties are commercially zoned, located in downtown Homer. The assignment encompassed valuations both before and after the impact of contamination, consultations with the client & owner, depositions, preparation and testimony for two Superior Court trials in Kenai.

Client: Law Offices of Baldwin & Butler; Robertson, Monagle & Eastaugh



From: David Derry
To: [Mayor Email](#)
Cc: [Department Clerk](#)
Subject: HERC Task Force
Date: Saturday, May 05, 2018 11:10:18 AM
Attachments: [Quals-DMD 5-18-BlueU sew-pg#.pdf](#)

Bryan Zak, Mayor

Mr. Mayor,

I am writing to volunteer for the Task Force that is being appointed to provide recommendations for alternatives for the HERC building.

As I'm sure you are aware, I am a real estate appraiser with experience throughout the Kenai Peninsula. I feel my real estate experience and familiarity with Homer could provide some assistance to the task force as the alternatives and objectives of the city are pursued. For the purpose of full disclosure, I have provided some appraisal services to the city on the HERC building. I didn't look up the dates of that, but it would probably be 7 - 10 years ago. Of course my service on this task force would be fully in a volunteer capacity.

I am officially a resident of Kenai, but I am remodeling a house in Homer, with plans to move back within the next year. Julie and I have a cabin in Halibut Cove and spend the summers there. If you would like to call and discuss anything, please call me at 907-953-8434. I have attached my professional appraiser "qualifications".

Thank you for your consideration,
David Derry

From: Larry Slone
To: [Renee Krause](#); [Larry Slone](#)
Subject: composition of HERC TASK FORCE
Date: Monday, May 21, 2018 3:54:16 PM

Renee,
As mentioned, I'm sending this to you for forwarding to the CC/Mayor while Melissa is away.
Thanks,
Larry S.

May 21

To: Homer City Council/Mayor

From: Larry Slone

Subject: Composition of HERC Task Force

At the last (May 14th) City Council meeting several citizens expressed concern that no member of either the City Council or the PARCAC was recommended for appointment to the HERC Task Force. At first blush it seems like a no-brainer to include representatives of those bodies. However, in re-reading the terms of Resolution 18-036 establishing the Task Force (April 23 City Council Meeting) it clearly places a heavy emphasis on the TF reviewing the financial considerations necessary to jumpstart the facility into a productive community asset or benefit. This is a skill-set that I doubt any member of those two bodies have any special insight into.

1. Incorporating a member of the PARCAC into the Task Force.

Although the Resolution allowed for the appointment of a PARCAC member, it was not a requirement. Most of the Resolution does not emphasize education or recreation, but directs the TF to explore using the HERC ". . . to its fullest potential . . ." (task 3). Task four, however, does mandate exploring ". . . building a new facility that meets the recreational needs of the community . . .".

That statement, coupled with the City Council's awareness of the community's strong interest in retaining the HERC for education and recreation purposes is a good argument for allowing a PARCAC member on the TF. Should the Mayor decide to appoint one - and the Council approve - then I believe that Deb Lowney, the PARCAC's selection as their representative, would be a good choice. She seems a thoughtful, reasonable person who's engaged with and committed to enhancing the community.

2. Incorporating a member of the City Council in the TF:

I agree with Councilman Smith's statement from last council meeting that a council-person should not be a member. I think such a member would unduly restrict the free flow of independent thought from other members who would likely feel a sense of deferment. Or the council-person might, in turn, unbalance the discussions by feeling obligated to carve-out a

wider swath in the deliberations of the body than that apprehended in the Resolution.

Lastly, of course, is Councilman Smith's point about the impropriety of having a councilperson vote on approving their own work product.

3. Reference the number of members of the TF, it should be an odd number so that the Chair may break a tie vote. I believe that seven is the magic "Goldilocks" number. Nine would make it too unwieldy, five would unnecessarily dilute the diversity of opinion as well as compromising the ability to maintain a quorum.

As a reminder, I am an applicant for the TF.

Good luck with this conundrum!

NEW BUSINESS

RESOLUTIONS

CITY OF HOMER
HOMER, ALASKA

Mayor

RESOLUTION 18-054

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING RESOLUTION 18-036(A) ESTABLISHING THE HOMER
EDUCATION AND RECREATION COMPLEX (HERC) TASK FORCE TO
INCLUDE A REPRESENTATIVE FROM THE PARKS ART RECREATION
AND CULTURE ADVISORY COMMISSION.

WHEREAS, The Homer City Council passed Resolution 18-03(A) establishing a Homer Education and Recreation Complex (HERC) Task Force with membership consisting of seven members with no more than one member of the Parks Art Recreation and Advisory Commission (PARCAC); and

WHEREAS, PARCAC has a high level of interest in the future of the facility and selected a member to be appointed to the Task Force; and

WHEREAS, The Homer City Council delayed confirming the Mayor's appointments to the HERC Task Force in order to allow a PARCAC member to be included in the list of appointees; and

WHEREAS, Given the excellent qualification of the seven appointments the Mayor presented at the May 14 City Council meeting, it would be prudent to expand membership to eight.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, amends Resolution 18-03(A), Establishing the Homer Education and Recreation Complex (HERC) Task Force, to increase membership from seven members to eight members plus an advisory student member with one member from the Parks, Art, Recreation and Culture Advisory Commission (PARCAC), as selected by the Commission.

PASSED AND ADOPTED by the Homer City Council this ___ day of _____, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

42 ATTEST:

43

44 _____

45 MELISSA JACOBSEN, MMC, CITY CLERK

46

47 Fiscal Note: NA

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 18-055

A RESOLUTION OF THE CITY COUNCIL OF HOMER ALASKA
AUTHORIZING THE CITY MANAGER TO ENTER INTO
NEGOTIATIONS WITH PENINSULA AIRWAYS, INC., FOR A TWENTY-
SIX MONTH SUBLEASE AT THE HOMER AIRPORT TERMINAL,
CONSISTING OF TICKET, OFFICE AREA #110 AND BAGGAGE AREAS.

WHEREAS, Per Chapter 4 of the Property Management Policy and Procedures Manual, a Request for Proposal to lease airport terminal spaces was advertised in the Homer News December 7 and 14, 2017, posted on the City's website, and noted in the Land Allocation Plan; and

WHEREAS, On May 4, 2018 Peninsula Airways, Inc. applied for a 26-month, sublease at the rate of \$38,125 annually to be paid in equal monthly installments of \$3,177 per month; and

WHEREAS, A second air carrier at the Homer Airport provides competition and additional flight times which is good for residents, visitors, and the economic vitality of Homer; and

WHEREAS, Peninsula Airways, Inc. has filed for Chapter 11 Bankruptcy allowing them to continue operating as their business model restructures which is expected in the fall of 2018; and

WHEREAS, Included in the new lease will be language that provides credit support for the City in the event of a Peninsula Airways, Inc. bankruptcy; and

WHEREAS, City Council is currently in the process of revising Homer City Code 18.08 and property management practices to increase transparency and Council oversight by requiring Council approval of all final lease documents; and

WHEREAS, Given these anticipated changes, a final lease will require City Council approval no later than the June 25, 2018 City Council meeting in order to meet Peninsula Airways, Inc. operational goals and deadlines.

NOW, THEREFORE, BE IT RESOLVED That the City Council of Homer, Alaska, hereby authorizes the City Manager to enter into negotiations with Peninsula Airways, Inc., for a new 26-month sublease at the Homer Airport, from July 1, 2018 through September 30, 2020 that

42 consists of ticket, office area #110 and baggage areas, at a rate of \$38,125 annually, payable
43 monthly.

44
45 BE IT FURTHER RESOLVED That the final lease will include language providing credit
46 support for the City of Homer and be subject to City Council approval.

47
48 PASSED AND ADOPTED by the Homer City Council this _____ day of ____, 2018.

49
50 CITY OF HOMER
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53 _____
54 BRYAN ZAK, MAYOR
55

56
57
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59 ATTEST:
60
61
62 _____
63 MELISSA JACOBSEN, MMC, CITY CLERK

64
65 Fiscal note: 100-0045-4655 \$38,125 annual rent, paid monthly
66
67



May 4, 2018

Ms. Katie Koester
City Manager
City of Homer
491 East Pioneer Ave.
Homer, AK 99603

Re; Peninsula Airways Inc. (PenAir) is considering the provision of passenger, cargo and small package express service to Homer, Alaska.

Ms. Koester,

PenAir is in the process of preparing due diligence to determine if we can successfully sustain airline service between Homer and Anchorage, Alaska. PenAir is a wholly owned Alaska Company that has been providing airline service to western Alaska since 1955. We were among the first carriers to receive FAA approval for our Safety Management System, making us an industry leader in Safety.

PenAir is looking to provide service to Homer using our SAAB 340 aircraft with 30 seat configuration. Our partnership with Alaska Airlines will allow our Homer guests to use both our own and Alaska Airlines' reservation systems when booking their travel, and we are full partners with Alaska Airlines in their mileage plan. Travelers to and from Homer can travel on a single ticket to over 118 destinations.

As we mentioned in our meeting with Dotti Harness-Foster, PenAir is in the midst of a Chapter 11 reorganization program with the intent of emerging in the third quarter of 2018 as a stronger and leaner company. We believe that Homer will fit nicely into our current fleet and route structure and will align well with our company's business plan.

At this point in time we would like you to consider our application to lease terminal space effective July 1, 2018. PenAir will complete its due diligence and market study by June 15th, 2018, and will be able to present the community with a flight schedule and a starting date. If for some reason we are unable meet this date or do not feel the market can support two carriers we will notify you immediately.

PenAir feels our customer service, safety and long-term commitment to the State of Alaska and its communities' makes us a good fit for Homer. We look forward to discussing this with you further.

Sincerely,



Murphy Forner
Sr. V.P. Ground Operation and Business Development

CITY OF HOMER
AIRPORT TERMINAL LEASE APPLICATION



Please submit this Lease Application to City Clerk's, 491 E. Pioneer Ave., Homer, Alaska, 99603 with a \$300 nonrefundable Lease Application fee. If you have questions please call 907-435-3102 or email citymanager@cityofhomer-ak.gov.

Applicant: Peninsula Airways, Inc.

Address: 6100 Boeing Ave, Anchorage, AK 99502

Telephone/E-mail address: (907) 771-2500 realstate@penair.com

Circle the type of space you intend to lease:

- Concession area (across from RAVN's ticket counter) is 160 sf. \$2 psf per mo. plus concession fees.
- Concession area across from the baggage claim/ramp is 110 sf. \$2 psf per mo. plus concession fees.
- **Ticket counter, office and baggage enplanement, 700 sf for \$2,600 per mo.**
- Two Cargo areas at the west end of the airport. 768 sf each for \$2,850 per mo.

Proposed use, type of business/product/services: Scheduled passenger air service

If your intent is to lease a concession area, please describe a concession fee that fits your business model and is easy to document. For example: gross retail sales, enplanements, car rentals, tours etc.

Long-term year round? (Max. 5-years which expires March 31, 2023, 12 mo. per year).

Describe: 2-year term

If seasonal, which months do you intent to be in operation? N/A

Business experience: Over 60 years of Air service in Alaska

Special lease requirements: Early termination due to cessation of air service (90 day notice) or if airport ceases to meet Federal requirements

Remodeling needs, if any: Data lines, air to ground radio, boarding podium, signage install, public address, power outlets for ground equipment, airport-provided ADA passenger ramp

Number of parking spaces required: 5 Number of employees 12

How can your business enhance the vibrancy at the Homer Airport? Bring more people to the Homer/Kachemak Bay area and help connect residents to Anchorage and connecting service on Alaska Airlines on a single ticket without the need to re-check baggage.

How much activity will your business bring to the airport? (If flights are a part of your business, provide estimates for enplanements and schedules. If cargo is a part of your business, provide cargo details. If general concession is a part of your business, provide an estimate of gross revenues.)

Approximately 600 annual departures with 9,200 enplanements.

If your business is chosen to proceed, within 7 days your business will need to provide:

- Proof of Insurance.
- Financial statement showing ability to meet financial obligations.
- Bankruptcy Information involving principals of your organization holding more than 10% interest in the company.
- Pending Litigation involving principals of your organization holding more than 10% interest in the company.
- Partnership/Corporation statements, with corporate officers, and bylaws.

Lease fee of \$300 payable to the City of Homer.
State of Alaska lease fee is \$75 payable to the State of Alaska



Prior to signing of a lease:

- Surety bond and/or deposit
- Health Certifications for food concessions.

Applicant's references - List at least one person and at least one firm with whom you have conducted business transactions during the past three years. The references should have knowledge of your financial management history. References that include financial institutions, and those familiar with your business expertise are most helpful.

Reference: Name: Wayne Dawson Email: _____

Firm: Hozubin & Moberly Law Group Title: Attorney

Telephone: (907) 277-3995 Nature of relationship: Business

Reference: Name: _____ Email: _____

Firm: _____ Title: _____

Telephone: _____ Nature of relationship: _____

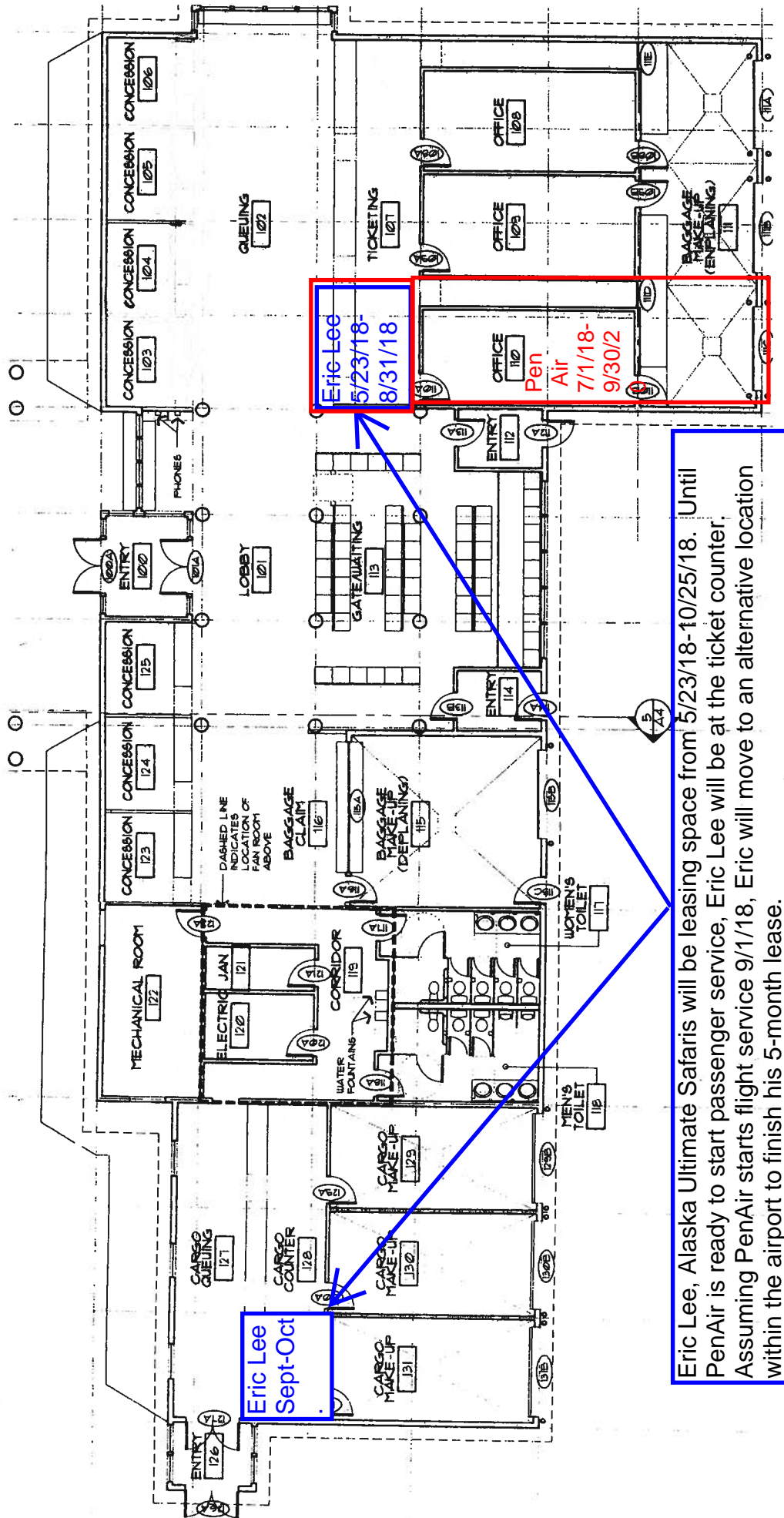
I hereby certify that the above information is true and correct. The City reserves the right to accept or reject any and all proposals.

Murray J. [Signature] Sr. V.P. Ground Ops
Name and Title

5-2-18
Date

City of Homer
Airport Terminal Floor Plan

Peninsula Airways, Inc. - July 1, 2018 through September 30, 2020
Eric Lee, Alaska Ultimate Safaris - May 23, 2018 - Oct. 23, 2018



Eric Lee, Alaska Ultimate Safaris will be leasing space from 5/23/18-10/25/18. Until PenAir is ready to start passenger service, Eric Lee will be at the ticket counter. Assuming PenAir starts flight service 9/1/18, Eric will move to an alternative location within the airport to finish his 5-month lease.

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

