

City Council

Monday, February 11, 2019

Worksession 4:00 p.m.
Committee of the Whole 5:00 p.m.
Regular Meeting 6:00 p.m.



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

February 2019

- Monday, 11th:** **City Council**
Worksession 4:00 p.m. Committee of the Whole 5:00 p.m. Regular Meeting 6:00 p.m.
- Tuesday, 12th:** **Economic Development Advisory Commission**
Regular Meeting 6:00 p.m.
- Wednesday, 13th:** **Rosebud Court Special Assessment**
Neighborhood Meeting 5:00 - 6:00 p.m.
- Thursday, 14th:** **ADA Compliance Committee**
Regular Meeting 4:00 p.m.
- Monday, 18th:** **President's Day Holiday – City Offices Closed**
- Wednesday, 20th:** **Planning Commission**
Worksession 5:30 p.m. Regular Meeting 6:30 p.m.
- Thursday, 21st:** **Parks, Art, Recreation & Culture Advisory Commission**
Regular Meeting 5:30 p.m.
- Monday 25th:** **City Council**
Committee of the Whole 5:00 p.m. Regular Meeting 6:00 p.m.

Regular Meeting Schedule

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

MAYOR AND CITY COUNCILMEMBERS AND TERMS

- KEN CASTNER, MAYOR – 20
SHELLY ERICKSON, COUNCILMEMBER – 19
TOM STROOZAS, COUNCILMEMBER – 19
RACHEL LORD, COUNCILMEMBER – 20
CAROLINE VENUTI, COUNCILMEMBER – 20
DONNA ADERHOLD, COUNCILMEMBER – 21
HEATH SMITH, COUNCILMEMBER – 21

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

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



WORKSESSION
4:00 P.M. MONDAY
FEBRUARY 11, 2019
COWLES COUNCIL CHAMBERS

MAYOR KEN CASTNER
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

WORKSESSION AGENDA

1. CALL TO ORDER, 4:00 P.M.
2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. LEGISLATIVE PRIORITIES
 - A. Memorandum 19-021 from City Manager Re: Legislative Priorities **Page 7**
4. COMMENTS OF THE AUDIENCE
5. ADJOURNMENT NO LATER THAN 4:50 P.M.
Next Regular Meeting is Monday, February 28, 2019 at 6:00 p.m., Worksession 4:00 p.m. and 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.



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 19-021

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 6, 2019
SUBJECT: Legislative Priorities

The purpose of this memo is to review the legislative priorities the City of Homer has taken a position on in order to inform discussion during the worksession on items to bring to the attention of legislators and members of the administration during the upcoming trip to Juneau for the 2019 Alaska Municipal League Winter Conference in Juneau.

Pertinent Resolutions passed since 2016:

-Resolution 18-088: A Resolution of the City Council of Homer, Alaska, Supporting Full Funding (\$7,409,439) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2020 State Capital Budget.

Governor Walker's budget included \$5 million for the program, which was maintained in the first draft release of Governor Dunleavy's budget. However, a final budget won't be released until February 13.

-Resolution 18-070(A): A Resolution of the Homer City Council Adopting the 2019-2024 Capital Improvement Plan (CIP) and Establishing Capital Project Legislative Priorities for Fiscal Year 2020.

Homer's CIP book has been mailed to legislators, however we will hand-deliver the legislative priorities again during our meetings in Juneau. Though there continues to be fiscal uncertainty that will likely constrain any capital budget, it is important for our delegation to know the City's priorities so they can be on the lookout for any and all opportunities. These meetings will also be a good chance to update legislators on the Large Vessel Moorage Facility project.

-Resolution 16-017: A Resolution of the City Council of Homer, Alaska, Expressing a Deep Sense of Urgency for the Alaska State Legislature to Take Immediate and Decisive Action During the 2016 Legislative Session to Enact a Complete Package of Initiatives to Provide for a Balanced, Sustainable, and Predictable State Budget for the Foreseeable Future.

-March 13, 2017 Letter from Homer City Council to Governor Walker regarding the impact of proposed budget cuts and revenue measures.

Fiscal issues continue to be the largest challenge the state faces. Stay tuned for how these issues will be addressed by the current administration. We will know more once the final budget is released on the 13th,

but it is clear that cuts will continue to be part of the conversation. Municipalities need to stay alert and watch out for the downstream effect of state budget cuts.

-July 15, 2016 Letter to Governor Walker regarding importance of sales tax revenue to the City of Homer.

In 2018, the Supreme Court ruled in *South Dakota v. Wayfair Inc.* that states can mandate online retailers to collect sales tax. The landscape on sales tax has thus changed since the Wayfair decision and municipalities are struggling to interpret how to take advantage of opportunities the decision provides for expanding the local sales tax base and putting online companies on an even playing field with local retailers. It is possible the state will reopen the topic of a statewide sales tax given the increased revenue to be captured with online sales. The City of Homer contributed \$4,500 to the Alaska Municipal League's (AML) efforts to investigate a municipality-based tax alternative to the state sales tax collection. AML will provide updates to the participating municipalities while we are in Juneau.

-Resolution 18-091: A Resolution of the City Council of Homer, Alaska, Supporting the Siting of the Alaska Gasline Development Corporation's (AGDC) Alaska LNG Liquefaction Plant and Marine Terminal in Nikiski, Alaska.

After speaking with ADGC, staff told me that they think a different location for the terminus of the project at this point is very unlikely. They explained that the rigorous review process that went into site selection, along with the funds and time that have been invested thus far in Nikiski as the terminus, make it unlikely for the location to change. The bigger question is how committed the current administration and the Alaska State Legislature are to the project.

- Resolution 19-008 (yet to be adopted, on agenda for February 11 meeting): A Resolution of the City Council of Homer, Alaska, Opposing the \$20 Million Dollar Repeal of the K-12 State Aide to School Districts for the Fiscal Year Ending June 30, 2019.

Issues/ Legislation to Watch:

Comprehensive reform to Title IV: Stakeholders have been working on sweeping changes to Title IV, the statutes that govern alcohol in the State of Alaska. Though the City of Homer has not taken any official stance on this very large and evolving piece of legislation (SB76 during the previous legislature: <http://www.legis.state.ak.us/PDF/30/Bills/SB0076F.PDF>), we have been following this issue due to the economic impact beverage and restaurant establishments have in our area. As an FYI, the Alcoholic Beverage Control Board will be having a meeting at the Alaska State Library while we are in Juneau this month (February 19-20).

Senate Bill 5: Senator Stevens has introduced a bill that would allow municipalities to invest in the Alaska Permanent Fund. With an excellent track record for protecting capital and rate of return, this could be an interesting opportunity for municipalities looking to increase the value of their savings. This would be a good issue to ask the Senator about during our visit.

State Budget items that pertain to the City:

- Funding for Alaska Land Mobile Radio
- Winter maintenance contract with Department of Transportation (DOT)
- Contract with State Troopers for use of Police Station
- Contract with Department of Corrections for use of Community Jail
- Maintaining the municipal PERS contribution rate at 22%
- Health of the Community Assistance Program

- Online With Libraries (OWL) grant funding for Library programming
- Number of State Troopers in our region
- Number of DOT regional staff
- Alaska Marine Highway funding
- Code Blue (emergency services grant program)

Visit <http://www.akleg.gov/basis/Home/BillsandLaws> for complete information on introduced legislation.

Enc:

Draft schedule for Juneau
Resolution 18-088
Resolution 18-070(A)
Resolution 16-017
March 13, 2017 Letter to Governor Walker
July 15, 2016 Letter to Governor Walker
Resolution 18-091
KTUU Post on AKLNG
Resolution 19-008



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

2019 Alaska Municipal League Winter Legislative Conference Schedule

In attendance:

- City Manager Koester
- Councilmember Lord
- Councilmember Smith
- Councilmember Aderhold

Monday, February 18, 2019

Time	Location	Who	Topic
3:30PM-4:00PM	State Capitol, Room 505	Representative Sarah Vance	COH priorities
4:00PM-4:30PM	State Capitol, Room 429	Senator Gary Stevens	COH priorities
7pm	TBD	TBD	AMMA Dinner

Tuesday, February 19, 2019

Time	Location	Who	Topic
8:00AM	Treadwell Room, Baranof Hotel	AML	Breakfast (included)
9:00AM-11:30AM	Treadwell Room, Baranof Hotel	AML	Legislative Review: Review status and analysis of all current legislation
11:30AM	Treadwell Room, Baranof Hotel	AML	Lunch (included)
1:00PM	Treadwell Room, Baranof Hotel	AML	Federal issues update
3:15PM-4:00PM	Federal Building	USCG members Admiral Matt Bell, Lieutenant Ray Reichl, Chief of Staff Captain Melissa Rivera, Chief of Prevention Captain Pat Hilbert, Chief of Waterways Lieutenant Commander Mike Newell; Port and Harbor Director Bryan Hawkins	

Tuesday, February 19, 2019 (continued)

Time	Location	Who	Topic
4:30PM-5:00PM	DOT headquarters, 3 rd Floor, 3132 Channel Drive	DOT&PF Deputy Commissioner Mary Siroky and Special Assistant to the Commissioner Mike Lesmann	Baycrest Subdivision and rip-rap on the Homer Spit
5:30PM	Governor's Mansion	Governor/AML	Governor's Reception
6:30PM	TBD	UAS Professor Kathy DiLorenzo + City Manager Katie Koester	Meeting with Professor regarding UAS coursework

Wednesday, February 20, 2019

Time	Location	Who	Topic
8:00AM	Treadwell Room, Baranof Hotel	AML	Breakfast
9:00AM-9:30AM	State Health and Social Services Building, 350 Main Street	Commissioner of the Department of Health and Social Services Adam Crum	General check-in
10:00AM-10:30AM	State Office Building, 333 Willoughby Ave, 9 th Floor	Department of Commerce, Community and Economic Development Legislative Liaison Fred Parady	Interpretation of CPV funds moving forward in light of recent court decision
10:30AM-12:00PM	TBD	TBD	COH Delegation continues Agency/Administration meetings (AML budgeted time)
12:00PM-1:00PM	Treadwell Room, Baranof Hotel	AML	Lunch (included) - Invited speakers
1:00PM-4:00PM	Treadwell Room, Baranof Hotel	AML	Invited speakers and roundtable discussions
4:00PM	TBD	AML	Online Sales Tax meeting
5:30PM	TBD	AML	AML legislative reception

Thursday, February 21, 2019 - Back in Homer

11am-5pm Senior Executive training

43 WHEREAS, For each harbor facility grant application, these municipalities have
44 committed to invest 100% of the design and permitting costs and 50% of the construction cost;
45 and

46
47 WHEREAS, The municipalities of the City of Anchorage, the City and Borough of Juneau,
48 City of Ketchikan, City and Borough of Sitka, City of Whale Pass, and the City of Whittier have
49 offered to contribute \$7,409,439 in local match funding for FY 2020 towards eight harbor
50 projects of significant importance locally as required in the Harbor Facility Grant Program; and
51

52 WHEREAS, Completion of these harbor facility projects is all dependent on the 50%
53 match from the State of Alaska's Municipal Harbor Facility Grant Program; and
54

55 WHEREAS, During the last ten years the Municipal Harbor Facility Grant Program has
56 only been fully funded twice; and
57

58 WHEREAS, During the last ten years the backlog of projects necessary to repair and
59 replace these former State owned harbors has increased to over \$100,000,000.
60

61 NOW, THEREFORE, BE IT RESOLVED that City Council of Homer, Alaska, urges full
62 funding in the amount of \$7,409,439 by the Governor and the Alaska Legislature for the State
63 of Alaska's Municipal Harbor Facility Grant Program in the FY 2020 State Capital Budget in
64 order to ensure enhanced safety and economic prosperity among Alaskan coastal
65 communities.
66

67 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 26th day of November,
68 2018.
69



CITY OF HOMER

KEN CASTNER, MAYOR

77 ATTEST:

78
79

80 MELISSA JACOBSEN, MMC, CITY CLERK

81
82 Fiscal Note: N/A

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

Mayor/City Council

5 **RESOLUTION 18-070(A)**
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE
8 2019-2024 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING
9 CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR
10 2020.
11

12 WHEREAS, Duly published hearings were held on September 10 and September 24, 2018
13 to introduce the final draft of the 2019-2024 CIP and to obtain public comments on capital
14 improvement projects and legislative priorities; and
15

16 WHEREAS, The Council received comments from all of the City of Homer Advisory
17 Commissions and held a CIP worksession on August 27, 2018; and
18

19 WHEREAS, It is the intent of the City Council to provide the Governor, the State
20 Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding
21 sources with adequate information regarding the City's capital project funding needs.
22

23 NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of
24 Homer Capital Improvement Plan 2019-2024" is hereby adopted as the official 6-year capital
25 improvement plan for the City of Homer.
26

27 BE IT FURTHER RESOLVED that the following capital improvement projects are identified
28 as priorities for the FY 2020 State Legislative Request:
29

- 30 1. Homer Port & Harbor: New Large Vessel Moorage Facility
- 31 2. Homer Barge Mooring & Large Vessel Haul Out Repair Facility
- 32 3. Storm Water Master Plan
- 33 4. Main Street Sidewalk North
- 34 5. Fire Department Fleet Management
35

36 BE IT FURTHER RESOLVED that projects for the FY 2020 Federal Legislative Request
37 will be:

- 38 1. Homer Port & Harbor: New Large Vessel Moorage Facility
- 39 2. Homer Barge Mooring & Large Vessel Haul Out Repair Facility
40

41 BE IT FURTHER RESOLVED that the City Manager is hereby instructed to advise
42 appropriate State and Federal representatives and personnel of the City's FY 2020 capital

43 project priorities and take appropriate steps to provide necessary background
44 information.

45

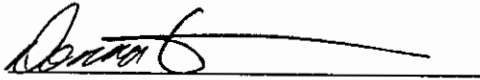
46 PASSED AND ADOPTED by the City Council for the City of Homer on this 24nd day of
47 September 2018.

48

49

CITY OF HOMER

50



51

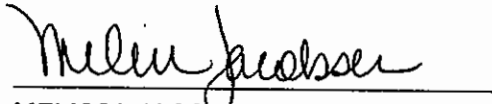
DONNA ADERHOLD, MAYOR PRO TEMPORE

52

53

54 ATTEST:

55



56

57

MELISSA JACOBSEN, CITY CLERK

58

59

60

Fiscal Note: N/A



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

Mayor

3
4 **RESOLUTION 16-017**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 EXPRESSING A DEEP SENSE OF URGENCY FOR THE ALASKA
8 STATE LEGISLATURE TO TAKE IMMEDIATE AND DECISIVE ACTION
9 DURING THE 2016 LEGISLATIVE SESSION TO ENACT A COMPLETE
10 PACKAGE OF INITIATIVES TO PROVIDE FOR A BALANCED,
11 SUSTAINABLE, AND PREDICTABLE STATE BUDGET FOR THE
12 FORESEEABLE FUTURE.

13
14 WHEREAS, Alaska is an 'owner state' who has developed its natural resources as the
15 primary means to fund essential/desired public services offered by the state; and
16

17 WHEREAS, Alaska has relied predominately on the development of its vast oil reserves
18 to fund the majority of state government expenditures over the past 35 years; and
19

20 WHEREAS, Production of Alaskan North Slope crude oil has steadily decreased over
21 the past 25 years; and
22

23 WHEREAS, Global oil prices have remained highly volatile over recent decades, but
24 until recently, have trended higher over time, masking the effect of decreasing oil production;
25 and
26

27 WHEREAS, Global oil prices have dropped significantly over the past two years and are
28 projected to remain relatively low for the foreseeable future; and
29

30 WHEREAS, The combination of reduced oil production, reduced oil prices, and an
31 overreliance on oil as the primary source of funding for state government has resulted in a
32 massive state fiscal deficit; and
33

34 WHEREAS, Cash reserves currently being used to cover the existing deficit will be
35 depleted in just a few years, threatening the state's annual dividend program and potentially
36 the state's Permanent Fund itself; and
37

38 WHEREAS, The State of Alaska has been duly warned by Standard & Poors that due to
39 the current fiscal imbalance, its credit rating will continue to be downgraded if the Legislature
40 fails to take appropriate action in 2016; and
41

42 WHEREAS, Major business leaders in the state have warned that they would be
43 unlikely to continue making significant commercial investments in Alaska if the Legislature
44 fails to address the fiscal deficit during the 2016 legislative session; and
45

46 WHEREAS, Governor Walker has introduced a complete fiscal plan to provide a
47 sustainable and predicable balanced budget, using the strength of our existing financial
48 assets, and a balanced blend of spending reductions and additional new revenues; and
49

50 WHEREAS, While spending reductions must be a part of any balanced fiscal solution,
51 extreme care must be exercised to not inadvertently cut our way into an economic recession
52 as was done in the 1980's; and
53

54 WHEREAS, Every dollar of cash reserves spent now to fund one-time budget shortfalls,
55 is then unavailable to continue working for the state as an ongoing income producing asset
56 into the future; and
57

58 WHEREAS, Continuing to spend down cash reserves in the short-term, will reduce the
59 amount of sustainable revenue we can plan to generate from our current financial assets in
60 the future, resulting in the necessity to increase other sources of revenue (taxes) in the future
61 to compensate; and
62

63 WHEREAS, Now more than ever is the time for statesmanship, not provincial politics or
64 electioneering rhetoric. Politically difficult decisions are required this year.
65

66 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska that:
67

68 Section 1. The City Council of Homer, Alaska, calls upon the Alaska State Legislature
69 to take affirmative and immediate action this year to enact a comprehensive package of
70 initiatives that will provide for a sustainable and predictable balanced state budget for the
71 foreseeable future.
72

73 Section 2. The City Council of Homer, Alaska, appreciates the difficult work of the
74 Administration to put forth one possible comprehensive fiscal solution; and while the
75 (Community Name) may not support every aspect of this plan, does recognize it as an
76 appropriate starting point for legislative deliberation.
77

78 Section 3. The City Council of Homer, Alaska, insists that the Alaska State Legislature
79 engage in meaningful discussions of all fiscal options without regard to perceived negative
80 political fallout.
81

82 Section 4. The Homer City Clerk is instructed to transmit a copy of this resolution to
83 every member of the Alaska State Legislature, the Governor, and all local and statewide
84 media outlets.

85
86 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 25th day of January,
87 2016.

88 CITY OF HOMER



89
90
91 *Mary E. Wythe*
92 MARY E. WYTHE, MAYOR

93
94 ATTEST:

95
96 *Jo Johnson*
97 _____
98 JO JOHNSON, MMC, CITY CLERK

99
100 Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Homer City Council

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

March 13, 2017

Governor Walker
Alaska State Legislature
State Capitol
Juneau, Alaska 99801

Governor Walker and Legislators of the great State of Alaska,

The Homer City Council continues to recognize our ongoing state fiscal crisis. During our recent visit to the state capitol we were encouraged by the attention being given to this serious matter by legislators. However, we found it disconcerting to find the House and Senate so far apart on the solution to the crisis. We reaffirm Homer City Council's position submitted to you during the last legislative session via Resolution 16-017 (see attached). Producing an ongoing balanced, sustainable, and predictable budget brings confidence to Alaskan residents, investors, and the economy as a whole. We support new measures that will create a balanced and fair revenue stream to offset oil revenue losses.

The Homer City Council evaluated proposals being discussed by the legislature for balancing the state budget and has developed positions as follows:

REVENUE

- Homer City Council recognizes the need to use our largest asset – the Permanent Fund – as part of the solution and supports a percent of market value (POMV) approach that funds government while protecting the principal of the fund.
- Potential mechanisms to fill the remaining gap include an income tax, a statewide sales tax, and a variety of taxes on specific goods (such as studded tires and motor fuels). Sales taxes and taxes on specific goods may have direct impacts on municipalities such as the City of Homer.
 - Sales Tax: Over 50% of general fund revenue for the City of Homer comes from sales tax, making it an important part of how government is funded in a small town that serves as a hub community for a much greater area. Combined with the Kenai Peninsula Borough sales tax, Homer shoppers pay 7.5% sales tax. Any state-wide sales tax MUST consider the impact to local communities and not simply add a new sales tax on top of what local municipalities charge.
 - Taxes on Specific Goods: Specific taxes on goods (such as studded tires or motor fuels) hit rural areas harder than urban areas because the cost of these items is already higher. Multiple taxes on specific goods results in "death by a thousand taxes" to municipalities and local residents.

BUDGET CUTS

- The Homer City Council understands that budget cuts will continue to be considered as the state struggles to make ends meet. The community of Homer has suffered from cuts to state government during the past several years. As cuts are made, problems in our municipality, ranging from drug violence to heavy snow loads, do not go away. Below are examples of past and proposed state budget cuts that have direct or indirect impacts on the City of Homer.
 - Community Jails—the City of Homer contracts with the Department of Corrections to help fund our jail. Alaska State Troopers house prisoners at the Homer Community jail from well outside City limits. Past

cuts to our contract have affected our ability to staff the jail and future cuts would be highly detrimental.

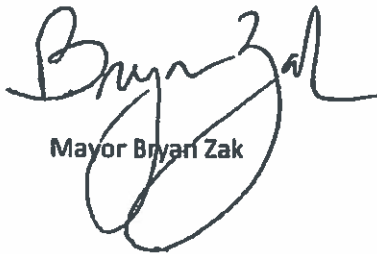
- o State Troopers—the Homer police department partners with the Alaska State Troopers on law enforcement. Reductions in coverage on the lower Kenai Peninsula affects the ability of the Homer police to do their jobs and compromises the safety of the greater Homer area.
- o Transportation—Homer is criss-crossed with state maintained roads and our community has one highway linking us to the central peninsula and Anchorage. We depend on the Alaska Department of Transportation and Public Facilities (ADOT&PF) to perform year-round maintenance on the state highway and state roads within Homer. We also have agreements with ADOT&PF for winter maintenance that would be jeopardized with further cuts to the agency. In addition, as the home port of the M/V Tustumena and the Alaska Marine Highway System (AMHS) link to Seldovia, Kodiak, and southwest Alaska, Homer City Council recognizes the importance and value of the AMHS. We are concerned about the economic impact further cuts to the AMHS would have on coastal municipalities.
- o K-12 Education—While K-12 education is a function of the Kenai Peninsula Borough, cuts to the school district's budget result in changes that directly affect our community's economy.
- o University—Homer is home to the Kachemak Bay Campus (KBC) of the Kenai Peninsula College. KBC is at the heart of Homer, providing classes our community members depend on to seek undergraduate and graduate degrees, learn trades, and continue their educations. KBC is a direct positive for our economy and its loss or diminishment would leave a deep hole.
- o Community Assistance—The City of Homer no longer includes Community Assistance (formerly known as Revenue Sharing) in our annual operating budget due to its uncertain nature. However, we use the funds for capital projects in the community and appreciate that it offsets the unfunded mandate of the senior property tax exemption.
- o PERS/TRS—Homer City Council appreciates the state legislature honoring the existing agreement with municipalities on funding rates for PERS (Public Employees' Retirement System) and TRS (Teachers' Retirement System).

We applaud your diligence in working to resolving this crisis. As you work to balance the state budget for a sustainable future for our state, we encourage you to fully weigh the ramifications cuts and taxes have on municipalities.

Thank you again for your willingness to serve the residents of this state and your work to secure a stable future for generations to come.

Sincerely,

Homer City Council



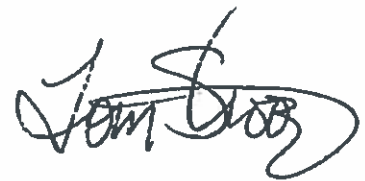
Mayor Bryan Zak



Donna Aderhold



Heath Smith



Tom Stroozas



Shelly Erickson



David Lewis



Catriona Reynolds



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

July 15, 2016

Governor Bill Walker
State of Alaska
PO Box 110001
Juneau, AK 99801

RE: State Sales Tax

Dear Governor Walker,

The City of Homer would like to take this opportunity to express how important sales tax revenue is to our community. Homer shoppers pay 7.5% sales tax (4.5% City of Homer and 3% Kenai Peninsula Borough) making Homer one of the highest sales tax rates in the State. Sales tax makes up over 70% of our tax revenue. The City of Homer's population is a little over 5,000. However, we serve as the hub for over a 30 mile radius. The City could not provide the services it does without contributions from non-residents through sales tax. These area residents use our roads, library, parks, and many other services. For the most part, they are happy to contribute their share to the services they enjoy. The City does not tax non-prepared food year round; only during the peak summer months (June-August).

The City understands the need to take immediate and decisive action to solve the state's fiscal crisis and was one of the first municipalities to pass a resolution to the Alaska State Legislature to pass a balanced, sustainable, and predictable state budget for the future (Resolution 16-007). However, when weighing fiscal options, please consider the impact of state sales tax on smaller communities who have a reduced tax base and depend on sales tax dollars to provide essential services.

Sincerely,

Katie Koester
City Manager

CC:

John Hozey, Deputy Chief of Staff Office of the Governor
Senator Gary Stevens
Representative Paul Seaton

**CITY OF HOMER
HOMER, ALASKA**

Stroozas

RESOLUTION 18-091

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE SITING OF THE ALASKA GASLINE
DEVELOPMENT CORPORATION'S ALASKA LNG LIQUEFACTION
PLANT AND MARINE TERMINAL IN NIKISKI, ALASKA.

WHEREAS, The history of Alaska Gasline Development Corporation (AGDC) dates to 2009 when declining Cook Inlet gas supplies caused concern in communities throughout Southcentral Alaska; and

WHEREAS, In 2013 the Alaska State Legislature formally established AGDC to advance an in-state natural gas pipeline; and

WHEREAS, In 2014 the mission and authority of AGDC expanded to include having primary responsibility for developing an Alaska liquefied natural gas (LNG) project on the State's behalf; and

WHEREAS, In April 2014 AGDC joined with ExxonMobil, BP, and ConocoPhillips to become a twenty-five (25) percent owner in the AK LNG Project; and

WHEREAS, In December 2016 AGDC assumed 100 percent of the responsibility to progress an Alaska LNG project to build the infrastructure necessary to monetize North Slope natural gas resources; and

WHEREAS, In April 2017 AGDC filed its application with the Federal Energy Regulatory Commission (FERC) to construct and operate the Alaska LNG project; and

WHEREAS, In May 2017 FERC deemed the application complete; and

WHEREAS, The application submitted to FERC identifies Nikiski, Alaska, as the preferred location for the LNG plant and marine terminal; and

WHEREAS, In March 2018 FERC issued the Notice of Schedule for the Alaska LNG project; and

WHEREAS, The Alaska LNG project will bring great benefits to the people of Alaska in revenues to the state and municipalities, guaranteed supplies of gas for in-state use, jobs for

42 Alaskans and Alaska business through construction and operation, and continued in-state
43 exploration for natural gas; and

44

45 WHEREAS, The Alaska LNG project will increase trade for Alaska businesses around the
46 world; and

47

48 WHEREAS, Public ownership of a natural gas pipeline offers certain advantages over
49 private ownership including exemption from Federal income taxes that improve project
50 economics.

51

52 NOW THEREFORE BE IT RESOLVED that the City Council of Homer, Alaska, supports
53 AGDC's application to FERC with the siting of the LNG plant and marine terminal in Nikiski,
54 Alaska.

55

56 BE IT FURTHER RESOLVED that copies of this resolution be sent to U.S. Senator Lisa
57 Murkowski, U.S. Senator Dan Sullivan, U.S. Congressman Don Young, Alaska Governor Bill
58 Walker, Alaska Senator Peter Micciche, Alaska Representative Mike Chenault, Alaska
59 Representative Gary Knopp, and Kenai Peninsula Borough Mayor Charlie Pierce.

60


61 PASSED AND ADOPTED by the Homer City Council on this 26th day of November, 2018.

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63

CITY OF HOMER

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KEN CASTNER, MAYOR

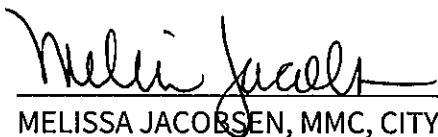
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69 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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Fiscal Note: N/A



'The information and the data is based on economics, it shouldn't be based on politics'—Former Gov. Sean Parnell examines AKLNG



By Rebecca Palsha | Posted: Tue 4:57 PM, Nov 13, 2018

ANCHORAGE, Alaska (KTUU) — Former Governor Sean Parnell has started the long process of reviewing and being briefed on everything regarding the multi-billion dollar trans Alaska natural gas pipeline project.

"The public needs the confidence that everything that's happening is in the state's best interest, and in their interests," Parnell said. "So the governor-elect has tasked me to help get that information for him, and then he gets to make the decision on a path forward as the new governor."

Gov.-elect Mike Dunleavy has been skeptical about Gov. Bill Walker's deal with China to build a natural gas pipeline off the North Slope. And, for his own part, Parnell's own plan for an AKLNG project was vastly different from Walker's, with Walker having the state in the lead role versus private industry being in the lead.

The dream of building a gasline goes back several years. Before Walker's plan there was Parnell's, and before his, Sarah Palin's. The idea has existed in some form since the Trans Alaska Pipeline system began shipping crude oil in 1977.

The AKLNG project would cost \$43 billion to construct an 807-mile pipeline, as well as a liquefaction and gas treatment facility. After all the bills are paid off, the state would be the majority owner of the infrastructure.

The financing structure is still in flux, but would most likely be paid for through the partnerships in the Bank of China and Goldman Sachs. ⊗

All the other details about what has happened since Parnell was running the state will be revealed to him over the next few weeks, which he will then report on to Dunleavy.

"My job is to get Gov.-elect Dunleavy the best information I can get him so that he can make the decision based on where he's coming from," Parnell said. "The information and the data is based on economics, it shouldn't be based on politics, so it kind of drives a person in his shoes to a decision, in the sense that the data will demonstrate what's in Alaska's best interests from an economic perspective, from a social perspective, and then he gets to make that decision."

Industry expert and co-publisher of the Alaska Legislative Digest, Tim Bradner says Parnell was a good pick to examine the project. He says Dunleavy's comments during the election show he might have "philosophical" problems with the plan.

"During the campaign, several times, he said he felt they (the state) should step back and invite the companies (the producers) back in to lead the project again," Bradner said. "Now I'm not really sure the companies want to lead the project at this point. In fact, they're supporting the state in its efforts to continue work."

Previously, Dunleavy has said he'd like to see the confidentiality agreements regarding the project.

"As I mentioned on the campaign trail, once we get in there and have that conversation, take a look at those confidentiality agreements, we'll have a better idea and we'll report out to you guys as soon as we understand more about the pipeline process," Dunleavy said during the campaign.

Austin Baird, a spokesperson for Walker sent this statement: "Developing the North Slope's vast proven natural gas reserves has been a priority of the State of Alaska for generations, regardless of who occupies the Office of the Governor. The Parnell Administration and the Legislature created the necessary framework for the Walker Administration to make historic progress on the Alaska LNG Project over the past four years. Now, we hope to have a collaborative transition to ensure continuity for the project as Governor-elect Mike Dunleavy prepares to take office."

Parnell says he's met once with AGDC for an update and he plans to meet with them twice this week as well.

"I'd like to be able to say at the end of this, and have the governor elect be able to say, that there is a way forward, there is a way to maximize this gas in Alaska's interest," Parnell said. "That remains to be seen, in our time, and in this point in our history, but I think Alaskans can help make this happen."

Show Comments

Comments are posted from viewers like you and do not always reflect the views of this station.

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 19-008

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
OPPOSING THE \$20 MILLION DOLLAR REPEAL OF K-12 STATE AID
TO SCHOOL DISTRICTS FOR THE FISCAL YEAR ENDING JUNE 30,
2019.

WHEREAS, The State of Alaska appropriated \$20,000,000 dollars from the general fund to the Department of Education and Early Development to be distributed as grants to school districts for the fiscal year ending June 30, 2019 through Senate Bill 142; and

WHEREAS, On June 4th, 2018 the Kenai Peninsula Borough School District held a Board of Education Work Session and determined the district could reinstate 11.5 staff positions, have three days per week of support staff, and purchase school instructional and curriculum supplies as a result of the \$1,405,145 dollar one-time grant proposed by the State of Alaska through Senate Bill 142; and

WHEREAS, When the State of Alaska enacted Senate Bill 142 into law, the Kenai Peninsula Borough School District determined the \$1,405,145 dollar grant would be made available to the district based on the district's experience receiving other one-time grants distributed by the State of Alaska in the past; and

WHEREAS, The Kenai Peninsula Borough School District proceeded to keep 11.5 staff positions, have three days per week of support staff, and purchase supplies before officially receiving the State of Alaska appropriation; and

WHEREAS, The repeal of this one-time grant issued to the Kenai Peninsula Borough School District will detrimentally increase the district's deficit; and

WHEREAS, The District may have to invoke year-end staff cuts, apply fund balance to cover this funding shortfall, or reduce next year's budget by \$1,405,145 dollars and impact the district's long range fiscal plans; and

WHEREAS, Homer schools, teachers, and students may be impacted by these unanticipated reductions if the Kenai Peninsula School District incurs this state-initiated fiscal shortfall.

41 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby opposes the
42 \$20 million dollar repeal of K-12 state aid to school districts for the fiscal year ending June 30,
43 2019 and requests the State of Alaska release the funds appropriated by this one-time grant.
44

45 PASSED AND ADOPTED by the Homer City Council on this ____ day of _____, 2019.

46 CITY OF HOMER

47
48
49
50 _____
51 KEN CASTNER, MAYOR

52 ATTEST:

53
54 _____
55 MELISSA JACOBSEN, MMC, CITY CLERK

56
57 Fiscal Note: N/A

SENATE BILL NO. 5

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FIRST LEGISLATURE - FIRST SESSION

BY SENATOR STEVENS

Introduced: 1/16/19

Referred: Community and Regional Affairs, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to management of certain municipal assets by the Alaska Permanent**
2 **Fund Corporation."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 *** Section 1.** AS 37.13 is amended by adding a new section to article 2 to read:

5 **Sec. 37.13.310. Management of municipal assets.** (a) The corporation shall
6 manage the assets in an account of a municipality if

7 (1) the governing body of the municipality directs the corporation by
8 resolution to manage the assets; and

9 (2) the account

10 (A) was established by the municipality under an ordinance or
11 charter provision;

12 (B) is a savings or investment account for the municipality;

13 (C) consists of only cash or other financial assets belonging to
14 the municipality; and

1 (D) has an asset value of at least \$50,000,000.

2 (b) In managing the assets of a municipality under (a) of this section, the
3 corporation shall

4 (1) hold and invest the assets subject to AS 37.13.120;

5 (2) at least quarterly, prepare, publish, and distribute to the governing
6 body of the municipality a financial report showing investment revenue and
7 expenditures, including the allocation of the assets in the account among investments;

8 (3) annually prepare, publish, and distribute to the governing body of
9 the municipality financial statements prepared in accordance with generally accepted
10 accounting principles consistently applied and an audit report prepared by a certified
11 public accountant;

12 (4) periodically advise the governing body of the municipality when
13 revisions to long-range investment policy, including asset allocation changes, are
14 contemplated and provide an opportunity for consultation and comment on the
15 changes before they are implemented; and

16 (5) if the governing body of the municipality requests by resolution
17 that the corporation transfer funds from the account to the municipality, transfer the
18 amount requested by the resolution, not to exceed the total value of the assets that the
19 corporation is managing for the municipality.

20 (c) A municipality with assets managed by the corporation under this section
21 shall pay to the corporation the amount determined by the corporation to be sufficient
22 to reimburse the corporation for the costs of managing the assets.

23 (d) Net income from assets managed by the corporation for a municipality
24 under this section may not be included in the computation of net income or market
25 value available for distribution or appropriation under AS 37.13.140.

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



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
FEBRUARY 11, 2019
COWLES COUNCIL CHAMBERS

MAYOR KEN CASTNER
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

COMMITTEE OF THE WHOLE AGENDA

1. CALL TO ORDER, 5:00 P.M.
2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. CONSENT AGENDA
4. REGULAR MEETING AGENDA
5. ENSTAR PRESENTATION - DAVE BELL, DIRECTOR OF BUSINESS DEVELOPMENT AND LINDSEY HOBSON, COMMUNICATIONS MANAGER (10 mins)
6. COMMENTS OF THE AUDIENCE
7. ADJOURNMENT NO LATER THAN 5:50 P.M.
Next Regular Meeting is Monday, February 25, 2019 at 6:00 p.m., and 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.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

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



REGULAR MEETING
6:00 P.M. MONDAY
FEBRUARY 11, 2019
COWLES COUNCIL CHAMBERS

MAYOR KEN CASTNER
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

REGULAR MEETING AGENDA

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

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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. Recognition of the United States Coast Guard, 17th Fleet Page 43

B. Congenital Heart Defect Awareness Week February 7-14 Page 45

C. Brother Asaiah Bates Day, February 14th

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 January 28, 2019. City Clerk. Recommend adoption. Page 53
- B. Memorandum 19-019 from City Clerk Re: Liquor License Renewal for Two Sisters Bakery and Bluff Point Lighthouse Drive-Thru Grill. Recommend approval. Page 71
- C. Memorandum 19-020 from PARC Advisory Commission Re: Approving the 1% Art Selection Committee Appointment Recommendations for the New Homer Police Station Project. Recommend approval. Page 91
- D. Memorandum 19-022 from Mayor Re: Authorization to Spend Budgeted Attorney Dollars. Recommend approval. Page 93
- E. Ordinance 19-08, An Ordinance of the City Council of Homer, Alaska Amending the FY 2019 Operating Budget by Appropriating \$39,500 from Fire Reserves to Purchase Replacement Personal Protective Equipment for the Homer Volunteer Fire Department. City Manager/Fire Chief. Recommended dates Introduction February 11, 2019, Public Hearing and Second Reading February 25, 2019. Page 95
- Memorandum from Acting Assistant Fire Chief as backup Page 99
- F. Ordinance 19-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fees and Authorizing the Extension of City of Homer Water Services to Lot 28, Puffin Acres Milepost 3, East End Road in Kachemak City. Mayor. Recommended dates Introduction February 11, 2019, Public Hearing and Second Reading February 25, 2019. Page 101
- G. Resolution 19-008, A Resolution of the City Council of Homer, Alaska, Opposing the \$20 Million Dollar Repeal of K-12 State Aid to School Districts for the Fiscal Year Ending June 30, 2019. Aderhold. Page 127
- H. Resolution 19-009, A Resolution of the City Council of Homer, Alaska, Approving A Lease Amendment to Modify Article Six of the Ground Lease and Security Agreement Held Between Brad Faulkner of Alaska Custom Seafoods and the City. City Manager. Page 129
- Memorandum 19-024 from Port and Harbor Advisory Commission as backup Page 155

- I. Resolution 19-010, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Donation from Brandi Evans of Cary, North Carolina, for a Park Bench in Memory of Johnnie and Annie Flood, Constructed by West Homer 6th Grade Students to be Placed in a Park within the City. City Clerk/PARC Advisory Commission. Page 157

Memorandum 19-023 from PARC Advisory Commission as backup Page 159
- J. Resolution 19-011, A Resolution of the City Council of Homer, Alaska, Deleting Language in the City of Homer Fee Schedule Under Camping Fees. Smith. Page 167
7. VISITORS
8. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/
COMMISSION/COMMITTEE REPORTS
- A. Mayor Pro Tem Report on Committee of the Whole Discussion
- B. Councilmember Report on Worksession Discussion
- C. Mayor's Report
 1. Letter of Support for Reappointment to North Pacific Fisheries Management Council Page 173
 2. Public Comment on Pioneer Avenue Potholes Page 175
- D. Borough Report
- E. Commissions/Board/Committee Reports (5 minute limit per report)
 1. Library Advisory Board
 2. Homer Advisory Planning Commission
 3. Economic Development Advisory Commission
 4. Parks Art Recreation and Culture Advisory Commission
 5. Port and Harbor Advisory Commission
 6. Americans with Disabilities Act Compliance Committee

9. PUBLIC HEARING(S)

A. Ordinance 19-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Operating Budget to Fund Anticipated Repairs to the Seawall by Establishing Authority in the 2019 Budget for Emergency Repairs to the Seawall. City Manager. Introduction January 28, 2019, Second Reading and Public Hearing February 11, 2019. Page 181

B. Ordinance 19-07(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson. Introduction January 28, 2019, Second Reading and Public Hearing February 11, 2019. Page 187

Letter to Mayor and Councilmembers from Set Free Alaska, Inc. Page 193

Set Free Alaska, Inc. Policy and Procedures Page 195

Letters of Support Page 197

10. ORDINANCE(S)

11. **CITY MANAGER'S REPORT**

A. City Manager's Report Page 211

B. Bid Report Page 229

12. PENDING BUSINESS

13. NEW BUSINESS

14. RESOLUTIONS

15. COMMENTS OF THE AUDIENCE

16. COMMENTS OF THE CITY ATTORNEY

17. COMMENTS OF THE CITY CLERK

18. COMMENTS OF THE CITY MANAGER

19. COMMENTS OF THE MAYOR

20. COMMENTS OF THE CITY COUNCIL

21. ADJOURNMENT

Next Regular Meeting is Monday, February 25, 2019 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
IN APPRECIATION AND RECOGNITION**

To Rear Admiral Matthew T. Bell, Jr.

And the Men and Women of the 17th Coast Guard District Under Your Command

With the pain of unexpected events, we will often step back, focus, and see with better clarity the workings of the world.

We, the people of Homer, join the similar citizens of coastal Alaska, in having an appreciation for the work you do, and the risks you take, in your various duties on land and sea. It is, unfortunately, an appreciation that is unspoken. But it is there. Always.

Today, we SHOUT it.

You have just been a piece of a hugely failed experiment in political engineering that left you without a paycheck for an uncomfortable period of time. But while you were neglected from afar, we hopefully offered the empathy, solace and neighborliness of a community that cares.

The loss of a life is devastating. It is a sharp knife that twists through a town such as ours. Children in the schools. Congregations in the churches. Strangers in the grocery parking lots. There is a lot of thoughtful conversation and the common expression of the admiration and respect for your faithful dedication to the duties you have been given.

The duties are diverse.

You protect our fishing fleets with the deployment and maintenance of aids to navigation, vessel safety inspections, and uniquely daring search and rescue techniques.

You protect our waters and resources with patrols to discourage piracy and inspections to prevent pollutions from derelict vessels.

You keep an eye – and a vigilant radio ear – on those working the Alaskan water.

It is a very big water.

It is a very monumental effort, that you do superbly.

So Now I, Mayor Ken Castner, on behalf of the City of Homer, express our heartfelt appreciation, admiration and respect to the men and women of the United States Coast Guard. Not just for today.

ALWAYS.



KEN CASTNER, MAYOR



RENEE KRAUSE, MMC, DEPUTY CITY CLERK





FACT SHEET 2017

About Mended *Little* Hearts

- **Mended *Little* Hearts** (MLH) is the **nation's largest** CHD support organization. Starting in 2004 with 2 chapters, it currently has **75** chapters in 30 states, Washington DC and Mexico. MLH has more than 8,000 members nationwide.
- **Mission:** To empower families affected by congenital heart disease through peer-to-peer support, education, awareness, and advocacy.
- **Vision:** All families affected by congenital heart disease are able to share experiences and resources as members of a nationwide peer-to-peer support network.
- Mended *Little* Hearts directly reaches **over 50,000** people through its online presence.
- Partnering with hospitals and other national CHD organizations, **Mended *Little* Hearts** connects families in crisis with other parents who have survived the shock of learning a child has a heart defect. **Mended *Little* Hearts** helps others through ongoing **peer-to-peer support, educational programs, its Bravery Bag Program, accredited hospital visiting programs, creating awareness** about CHD throughout the nation and **advocating** on issues that impact the lives of those with congenital heart disease.
- **Mended *Little* Hearts** understands that care for children with CHD doesn't happen only in the hospital or in the doctor's office, and it also understands that CHD is a lifelong chronic condition. Thus, MLH provides tools, tips and information to help families all throughout the life of the child both during their hospital stay and once the return home. MLH also has programs for families who have lost children to CHD understanding that they, too, need support from others who understand them.

CHD Facts*

- Congenital heart defects (CHDs) are the **most common** birth defects in the United States, affecting approximately **1 in every 110** (about 40,000) babies each year.
- There are **2-4 million** Americans living with congenital heart defects. Because there is no U.S. system to track congenital heart defects beyond early childhood, more precise estimates are not available.
- For many forms of CHD, **surgery is not a cure**. Congenital heart disease is a lifelong condition requiring specialized care, and often additional surgeries and medications are needed later in life.
- Most causes of congenital heart defects are unknown.
- About 25% of children born with CHD need heart surgery or other interventions to survive.

Resources

- Mended *Little* Hearts website: www.mendedlittlehearts.org
- Mended *Little* HeartGuide (24/7 digital parent resource in English and Spanish): www.mendedlittleheartguide.org.

To learn more about Mended *Little* Hearts, please contact us at 1-888-HEART99 (1-888-432-7899) or info@mendedlittlehearts.org.

*CHD Facts from the **Congenital Heart Public Health Consortium** www.chphc.org.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 19-02 a Special Meeting of the Homer City Council was called to order on January 28, 2019 at 4:00 p.m. by Mayor Ken Castner at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

ABSENT: ADERHOLD (Excused)

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
CITY ATTORNEY WELLS

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

The agenda was approved by consensus of the Council.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

NEW BUSINESS

- A. **Memorandum 19-018**, 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. (Griswold v. City of Homer, 3HO-14-00243CI; Griswold v. City of Homer, 3HO-15-00009CI; Griswold v. City of Homer, 3HO-15-00021; and Griswold v. Homer Planning Commission, 3HO-18-00240CI)

Mayor Castner asked City Attorney Wells to give an opinion on this executive session.

City Attorney Wells explained they received some questions regarding the nature and substance of the discussion regarding Mr. Griswold's pending lawsuits against the City and the executive session we were potentially going to go into today. After discussing it with the Mayor and City Manager, we think the community would be better served by bringing the issues at a next meeting to parse through and address topics appropriate for public discussion in open session to promote transparency and then adjourn to executive session if and when appropriate. She also commented that while the notice was proper in this instance, the next notice will better clarify what cases are being addressed.

There were brief comments noting that it would be helpful in the future to be advised earlier when these types of decisions are made, and not cancel at the last minute for scheduling purposes, and questioning if they could address any of the executive session topics today.

Mayor Caster apologized for the last minute discussion of this change and City Attorney Wells explained it would be more appropriate to deal with this at another meeting.

Mayor Castner asked for a motion to adjourn into executive session.

No motion was made.

COMMENTS OF THE AUDIENCE

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 4:10 p.m. The next Regular Meeting is Tuesday, February 11, 2019 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: _____

Session 19-03 a Regular Meeting of the Homer City Council was called to order on January 28, 2019 at 6:00 p.m. by Mayor Ken Castner 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 (telephonic), ERICKSON, LORD, SMITH, STROOZAS, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
HARBORMASTER HAWKINS
PUBLIC WORKS DIRECTOR MEYER
CITY ATTORNEY WELLS

Council met for a Special Meeting at 4:00 p.m. and Committee of the Whole 5:00 p.m. to discuss the HERC community conversation and Resolution 19-007 in Homer City Hall Cowles Council Chambers.

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: **VISITORS** Opioid Task Force Quarterly Update – Copy of presentation slides; **ORDINANCES Substitute Ordinance 19-07(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson, Letters of Support; **CITY MANAGER’S REPORT** Thank you letter from Homer Council on the Arts; **RESOLUTIONS Substitute Resolution 19-007(S)**, A Resolution of the City Council of Homer, Alaska, Establishing a Transportation Advisory Task Force with the Expressed Purpose of Advising the Advisory Planning Commission on the Homer Area Transportation Plan. Erickson; Amend item 8. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION/COMMITTEE REPORTS Item B to City Attorney Report.

The agenda as amended was approved by consensus of the Council.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

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 January 14, 2019. City Clerk. Recommend adoption.
- B. **Memorandum 19-012** from Mayor Re: Reappointment of Mark Zeiset and Steve Zimmerman to the Port and Harbor Advisory Commission. Recommend approval.
- C. **Memorandum 19-013** from City Clerk Re: Liquor License Renewal for the Kannery Grill. Recommend approval.
- D. **Memorandum 19-014** from Homer City Council Re: Planning Commission Review of Updates to Homer Transportation Plan. Recommend approval.
- E. **Memorandum 19-015** from Mayor Appointing Councilmember Aderhold to the KPB Election Stakeholder's Group. Recommend approval.
- F. **Memorandum 19-016** from Councilmembers Smith and Erickson Re: Planning Commission Review of Regulatory Requirements for Flood Elevation on the Homer Spit. Recommend approval.
- G. **Memorandum 19-017** from City Clerk Re: Vacation of a Portion of Eric Lane right-of-way West of West Hill Road as dedicated on Lillian Walli Estate Plat HM 88-16. Recommend approval.

City Clerk Jacobsen read the consent agenda and recommendations into the record.

Mayor Castner asked for a motion for the approval of the recommendations of the consent agenda as read.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. Opioid Task Force Quarterly Update (10 minutes)

Stephanie Stillwell, facilitator of the South Kenai Peninsula (SKP) Opioid Task Force, addressed the SKP Roadmap for Success in Treatment and Recovery from Substance Use Disorder. In 2017 the group assessed what services were available and identified gaps in services including no detox facility on the peninsula, no residential treatment facility, limited recovery efforts and 12 step programs, limited accessible treatment services for addiction, and no sober living or peer support services. She reported some of those gaps have been filled over these two years that include:

- A detox facility available through Central Peninsula Care Transitions
- Full time services are now available through CICADA
- Expanded services through Ninilchik Traditional Council Clinic including Peer Support Staff and an office in Homer
- Expanded services through South Peninsula Hospital including medication assisted treatment for pregnant women, and medication assisted treatment in the emergency department
- Improved relationships between law enforcement and treatment services
- Growth with all the agencies that have been engaged with the Task Force
- Peer Support and Recovery Groups
 - including NA and AA groups,
 - Parent to Parent Support Group,
 - Fit to Recover Program,
 - The syringe exchange program

Ms. Stillwell reported there will be a Peer Support Training in April and May and the Task Force continues to work on prevention efforts. They are continuing the community conversation, and events and outreach efforts to de-stigmatize addiction and recovery.

B. Set Free Alaska, Substance Abuse Treatment (10 minutes)

Philip Licht, Executive Director of Set Free Alaska, shared a success story of four men who participated in and graduated from an 18 month intensive program with over a year of sobriety, they were all employed, and through the program were able to get their driver's licenses back and become productive members of the community. He explained Set Free

Alaska is a Christian program and their vision is Freedom from Addiction. They have a belief that everyone is valuable, they have incredible worth, and they have something to give this world, and the program champions them in the road to recovery. Their program services all individuals regardless of their belief system, gender, and age, through evidence based, best practice means.

Mr. Licht provided an overview of Set Free Alaska's program in the Valley where they have an outpatient adult counseling program that serves about 130 people, and a 16 bed women's residential facility that serves women with children and/or women who are pregnant. They have a children's behavioral health program for kids who have are struggling because of traumatic experiences and treat them to the end of prevention because they are at high risk to become substance abusers later in life. There are around 50 kids in that program. They have 45 to 50 professional staff members and peers that include seven graduated clients who are in recovery and have been hired and give back to the program. They've been certified by the State since 2010 and he shared the statistics of the positive results and success with their program, which are significantly and statistically greater than the statewide average for outpatient and residential treatment services. Initially the thought for Homer was sober support and outpatient but after receiving feedback from the Task Force, providers and the community, the real need is residential services and the majority of the clients that are being referred are men. They have decided to move toward a men's residential facility and it's a project that is substantially more expensive to launch. Set Free Alaska submitted a proposal for a \$1.5 million grant and he feels they have a strong possibility to launch and sustain the program within one years' time. They have commitment of a \$400,000 donation towards a facility, a \$200,000 invitation for a grant to go toward the project, and are asking for consideration of the \$177,172 from the city. This will help leverage other funding toward the project and help show the State there is a local match. This will bring money into the local economy with the remodel, and bringing in staff. He noted the letters of support for the grant that were provided by local organizations.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/ COMMISSION/COMMITTEE REPORTS

A. Mayor Pro Tem Report on Committee of the Whole Discussion

Councilmember Smith reported Council discussed the HERC community conversation that was held on January 22nd and Resolution 19-006 regarding requesting letters of interest from potential users.

B. Councilmember Report on Worksession Discussion (when applicable)

Mayor Castner reported there was a Special Meeting scheduled instead of a worksession. There was no action taken to go into executive session and it was rescheduled to their next meeting to allow for better notification of the topics to be addressed.

C. Borough Report

Kelly Cooper, Borough Assembly Member, reported the Governor introduced legislation that pulls back the one time appropriation of \$20 million to public education, which equates to \$1.4 million for the Borough. She encouraged people to look at the information on the website and reach out to legislators. The assembly has appropriated \$425,000 for the design and replacement of the boiler plant at Homer High School, and people should expect to see additional things come up to be replaced at these aging buildings. They approved the lease purchase of two diagnostic ultra sound machines for South Peninsula Hospital funded through the SPH Service Area Capital Project fund, entered into agreement to ask for an extension for the Kachemak Silo school project, appropriated \$450,000 for earthquake response and repairs, and are participating in AML working group to establish a centralized sales tax administrator for online sellers. The assembly introduce ordinances to appropriate \$2,322,000 for phase II closure of the Homer Landfill, and to adopt the 2018 Homer Comprehensive Plan. They accepted the final installment of \$75,000 from the Tesoro Foundation Grant for their Public Safety Communication Center. She and Assembly Member Smalley have introduced an ordinance to enact local provisions for the protection of whistleblowers. The Assembly established the Borough's 2019 State Capital Project Priorities for road projects allowing them to apply for grants to supplement road projects, and established Capital Project Priorities for Public Safety. Their number one priority is the self-contained breathing apparatus for all borough and municipal fire department volunteers, and that includes the City of Homer.

There was brief discussion about the age of the roof at the high school and that the City had a section in code regarding whistle blowers.

D. Commissions/Board/Committee Reports (5 minute limit per report)

1. Library Advisory Board

Kate Finn, Library Advisory Boardmember reported the Board hasn't met since her last report and gave an overview of upcoming events at the library.

2. Homer Advisory Planning Commission

3. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, reported the Commission continues their work on wayfinding, streetscape, and walkability. Now that there is discussion on the Transportation Plan which correlates with what the Commission is talking about, they are looking at trying to bring other interested parties into the discussion and trying to figure out how to consolidate this and do it in a workable form to have a chance to vet some of the ideas before they bring them to Council.

4. Parks Art Recreation and Culture Advisory Commission

Dave Lewis, Parks Art Recreation and Culture Advisory Commissioner, reported the Commission met on January 17th and discussed the Ben Walter's Park Celebration scheduled for Friday, February 8th from 4:00 to 7:00 p.m., hosting the March 29th Native Youth Olympics, the RFP for Art for the Police Station Project, and donation of a bench to the City.

5. Port and Harbor Advisory Commission

Steve Zimmerman, Port and Harbor Advisory Commission Chair, reported at their last meeting the recommended a lease amendment for Alaska Custom Seafoods with conditions that the Commission and Council receive immediate notification from city administration when there is a problem, rather than trying to handle it in-house. They reviewed the Land Allocation Plan and recommend adding one small piece of property to be available for overslope development lease across from Lot 9A on Fish Dock Road. The Anchorage Boat Show is next month and the Marine Trades Association and the City participate in that, it's a great show and introduces Homer to people who haven't been here yet. He encouraged people to attend if they're in Anchorage.

6. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold report the committee hasn't met since her last report.

7. Attorney Report

City Attorney Wells provided a brief summary of legal work the firm has been doing for the last month including the Griswold matters, most recently Mr. Griswold's appeal of the Hearing Officer's decision granting and approving a conditional use permit on a local bike shop. They've been looking at the implications of a Federal District Court case involving Juneau and the imposition of use fees, and clarifying Homer City Code regarding public utilities, waste water and water systems, and how fees are assessed, to make it easier to understand and more user friendly.

PUBLIC HEARING(S)

- A. **Ordinance 19-01**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget to Provide for Replacement of the Water Treatment Plant Chlorine Generation Cell by Appropriating Funds from the Water Reserve Fund in the Amount of \$23,600. City Manager/Public Works Director. Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-005 from Public Works Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-01 for second and final reading.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. **Ordinance 19-02**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget to Provide for Rehabilitation of the Spit Fish Grinding Lift Station by Appropriating Funds from the Harbor Reserve Fund in the Amount of \$31,275. City Manager/Harbormaster. Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-006 from Public Works Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-02 for second and final reading.

VENUTI /ERICKSON SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. **Ordinance 19-03**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Revolving Energy Fund to Provide for Lighting Upgrades at Six City Buildings in the Amount of \$69,175. Stroozas. Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-007 from Public Works Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-03 for second and final reading.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. **Ordinance 19-04**, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code Chapter 2.96, Civil Defense. Mayor. Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-04 for second and final reading.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- E. **Ordinance 19-05(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100-2.08.120 Regarding Telephonic Participation at Meetings. Erickson. Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-05(A) for second and final reading.

ERICKSON/VENUTI SO MOVED

Councilmember Lord commented briefly about the City of Soldotna's recent work on the same subject, only they were addressing increasing the amount of times they could teleconference, not reducing.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

- A. **Ordinance 19-06**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Operating Budget to Fund Anticipated Repairs to the Seawall by Establishing Authority in the 2019 Budget for Emergency Repairs to the Seawall. City Manager. Recommended dates Introduction January 28, 2019, Second Reading and Public Hearing February 11, 2019.

Mayor Castner asked for a motion for the introduction of Ordinance 19-06 by reading of title.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. **Ordinance 19-07**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson. Recommended dates Introduction January 28, 2019, Second Reading and Public Hearing February 11, 2019.

Letters of Support

Ordinance 19-07(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson.

LORD/ERICKSON MOVED TO INTRODUCE ORDINANCE 19-07

ERICKSON/SMITH MOVED TO SUBSTITUTE ORDINANCE 19-07(S) FOR 19-07

There was no discussion on the motion to substitute.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Smith shared that he toured the facility in the Valley and was impressed and thinks Mr. Licht laid out a compelling case here tonight with what they've done and continue to do. He thinks they have a great road forward coming to the community. He shared an experience where the parent of a young man who was struggling with methamphetamines was reaching out for help on what options might be for their son, and the tragic result of the son taking his life in front of the parent. He emphasized there are a lot of people struggling in our community and we need to have services available to assist in their recovery.

Councilmember Venuti commented she's had people approach her about this because there isn't any information about where the facility might be located. She agrees we need these services, but the not in my backyard attitude is real in our community, and she feels the Council needs to have a plan on how to address these concerns to help people allay their fears.

Councilmember Smith agreed that Homer is small and there's nowhere in the area that isn't in our back yard. Currently it exists in its worst form. Ms. Stillwell talked earlier about de-stigmatization, and they need to be in a safe space, where ever it is, we need to be accepting of the fact that we need to help these people.

Councilmember Erickson commented that Set Free Alaska is a professional organization with trained staff, people who know what they're doing, and where ever it is, it's going to be done right. That's the way we need to approach this. We want people to address their addiction and have families come back together. She supports this program.

Councilmember Lord added that we have planning and zoning, a Planning Commission, and regulations in place and standards that have to be met, and she is a believer in that process. To consider that it's not in your back yard in some form is a form of complete denial. It's out there and they are our neighbors. As a community we can't afford for people not to acknowledge it's a truth in our community.

Councilmember Aderhold commented another piece to this puzzle is having positive outlets in the community for people to do, and that's where our discussion around the HERC come in. She wants to make sure that if we're willing to put money toward this new facility that we're also willing to put City money toward our own building to create a safe and healthy place for people to congregate.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

Councilmember Lord shared her appreciation that the Alaska Clean Waters Action Grant was funded. She appreciates staffs work on it in a short amount of time.

B. Bid Report

Question was raised regarding the bid report and City Clerk Jacobsen clarified this is an informational item.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 19-006**, A Resolution of the City Council of Homer, Alaska, Issuing a Request for Letters of Interest for Tenants to Occupy the Homer Education and Recreation Complex (HERC 1). Aderhold/Erickson.

Mayor Castner asked for a motion for the adoption of Resolution 19-006 by reading of title only.

ERICKSON/LORD SO MOVED

ADERHOLD/VENUTI MOVED TO AMEND TO ADD A BULLET BETWEEN LINES 30 AND 31 THAT READS ABILITY TO ACCOMMODATE CITY OF HOMER COMMUNITY RECREATION ACTIVITIES AND OTHER POSSIBLE TENANTS.

There was brief discussion clarifying other tenants and that there may be more than one tenant besides Community Recreation as there are multiple entities who have expressed some level of interest.

STROOZAS/ERICKSON MOVED TO AMEND THE AMENDMENT TO SAY ALLOW FOR COMMUNITY RECREATION ACTIVITIES.

Councilmember Stroozas suggested this is a simpler and cleaner statement.

VOTE (secondary amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried

There was no further discussion on the amendment.

VOTE (primary amendment as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

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

Motion carried.

- B. **Resolution 19-007**, A Resolution of the City Council of Homer, Alaska, Establishing a Transportation Advisory Task Force with the Expressed Purpose of Advising the Advisory Planning Commission on the Homer Area Transportation Plan. Erickson.

ERICKSON/SMITH MOVED TO POSTPONE TO FEBRUARY 25TH.

There was no discussion.

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

Motion carried.

COMMENTS OF THE AUDIENCE

Former Mayor Bryan Zak commented he's been travelling and it's great to be back, this is the best town in the world. He's been traveling around the South China Seas and visiting nations that don't have opioid addiction because they have been addressing the issue. When thinking about the root cause in our nation we need our legislators to deal with that. It's positive that we're addressing it in our community. We can address it here, but at some point how are we going to deal with the root cause issue in our nation.

Mark Edens, local pastor, shared about a call he received from a mother whose son has gone through several rehabilitations over the last few years, and is in trouble again, and asked what to do. He replied the best thing he knows is to send him to Wasilla where Set Free Alaska is. There's no better addiction free operation out there. He's known Philip Licht for some time and views him as a professional, as fiscally responsible, and someone who has an incredible record of seeing people free from addiction.

Larry Slone commented he doesn't know anyone he's aware of who's addicted, but will take on faith everyone's information about it being a social problem. He's curious about Mayor Zak's comments and how they deal with it in Asia. He suspects he's talking about the top end and the availability of drugs and those promoting it. If that's Mayor Zak's point then more emphasis needs to be put on stopping the introduction of drugs at the top end and more severe punishment for the pushers. It comes down to cost/analysis benefit and that has to be considered.

Michael Raymond commented he's worked in residential treatment facilities for 13-15 years in Minnesota and supervised one in Iowa. The numbers presented tonight about people getting through these treatment programs with success are pretty incredible. It really stands out to him that they hire some of the people on. He shared that he has three sons in school here and he's seen it first hand in the parks, at Safeway, and his nephew was poked by a needle stuck in a pull out couch at a hotel. It's very real and it is here. He knows the concern about people not wanting it in their back yard, but it is here in our back yards. He'd like to see the people sleeping in the woods in a place where they're receiving help.

Tom Hagen commented he's been involved in this process since April, and reiterated that the problem is here in our backyards. It's our kids, our moms, and our dads, no one is exempt. The in town aspect is important to consider because when you hit bottom, it's important that things are in walking distance. Addicts are already camping in town, why not have treatment and help available in town. Set Free has exhibited a remarkable ability to successfully do this. Let's bring help to where the problem is.

Jaclyn Rainwater commented on the importance of inpatient treatment. She has five years clean and sober, she went to five different treatment centers in Washington and Oregon, has been in the system a lot and got clean in a 16 month faith based treatment center. She remembers being 19 in Homer addicted to pills and meth and wanted to go to inpatient, but there was nothing in State. She shared about the importance of having a local facility where family can visit, and it's a blessing that there is inpatient in the MatSu Valley and hopefully here in Homer.

Philip Licht, Executive Director of Set Free Alaska, acknowledged they dealt the same issue in the MatSu where a majority was generally supportive, but there were some who they lovingly termed the loud minority, and their concerns are genuine. In the Valley he met with people individually and held a community meeting to allow people to come, ask questions, and share information. Usually its fears on the unknown, and information is really powerful. He's willing to do the same thing here. The best information to give is the program has 24 hour wake staff, full security cameras on the outside, and individuals are not free to come and go without staff presence.

Josh Garvey, city resident, thanked Council for considering supporting Set Free Alaska, he's excited about the prospect of getting help from such a professional outfit. There services are desperately needed and long overdue. He believes the funds being directed to Set Free Alaska will, in the long run, make it easier on our Police Department and reduce enforcement costs to the City overall. Personally it gives him a lot of hope that we'll now have a real solution for those who want help getting better. He shared how he and his family have made a point to minister to three young men as a part of an outreach, but that can only do so much. We need professional here to be part of a solution to the current crisis.

Kate Finn, city resident, said she's thrilled about the Set Free Alaska opportunity. She acknowledged Mayor Zak's comments and questioning of how we umbrella everything that supports healthy growing up, relationships, family, and community, so we don't end up having to have people who go into rehab, here or anywhere. She noted Assembly Member Cooper's comments about the reduction in education funding and she thinks we need to do whatever we can to lobby and to help our borough and city support the organizations and facilities that support women, children, and families.

COMMENTS OF THE CITY ATTORNEY

City Manager Wells reported earlier in the meeting.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comment.

COMMENTS OF THE MAYOR

Mayor Castner thanked Council for their work tonight. He explained he's been working with Administration on the budget and looking at how money moves in the City. He looked into the natural gas line debt and reported on an issue he discovered. It was his understanding, as well as Representative Seaton, and City Administration that they gave an aid to construction to Enstar in the amount of \$2.5 million that was going to be paid back at \$1 per thousand cubic feet of gas. He spoke to John Simms, president of Enstar, and found out that an internal rate of return of 11.075% was added. In reviewing the City's files, this isn't something the City inadvertently agreed to, it was something the Regulatory Commission had approved prior to our getting involved in the gas business. He ensure everyone that this is being addressed and the City has expert legal counsel experienced in regulatory filings working to resolve this.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti thanked the Mayor for this information, and for the information he shared regarding New York's efforts to ban plastic. That is coming up here locally and she doesn't want people to forget about it.

Councilmember Smith thanked the Mayor for looking into the Enstar issue. He also thanked community members who came out and testified tonight, and Mr. Licht for his presentation.

Councilmember Lord also thanked everyone for testifying and everyone who's paying attention to what's happening in the City. Addiction is so challenging because it's a community social issue and also deeply personal. She appreciated Mr. Licht's comments about treatment for everyone, regardless of faith. It's important to remember that open service doesn't have to come from a secular place. She highlighted things going on and programs she's been participating in with her kids including skiing, ice skating, SPARK open gym, the pool, the library, Bay Club kids rock climbing, SPROUT activities, and PTA after school programs at Paul Banks.

Councilmember Erickson thanked Set Free Alaska and the Opioid Task Force for being here tonight. She recognized Aaron Weisser for his efforts in putting together the New Year's Eve Fireworks event. She said she enjoyed seeing the dogs come through for the Tustumena 200 race, and encouraged people get out and enjoy the upcoming Winter Carnival and other February events. She shared stories about her grandparents and winter carnival parade floats from the 1950's.

Councilmember Aderhold commented she prefers to be there in person, but she's at the Alaska Marine Science Symposium. Today was interesting and enlightening with keynote speakers

sharing information about the status of our oceans. Over the weekend she had the opportunity to attend and Alaska Common Ground Community Forum that was on the cost of Alaska's economic rollercoaster and she encouraged everyone to look up the information on their website. There were six diverse panelists and an economist from ICER. Key topics were on uncertainty, which is bad for investment and increases costs. We are in a very uncertain time in the State with the new administration and one thing the group had consensus on was the need for the State to have diverse revenue sources. The CEO of Northrim Bank was a panelist and said we need to be invested in the State we live in, we cannot rely on industry to pay for everything, and a quote was "All of Alaska Together." She encourage people to participate in the Big Read events and look at the Story Walk with the story boards of cartoons by Roz Chast.

Councilmember Stroozas thanked the Mayor for his work on the issue with Enstar. He thanked everyone who came to the Hospice spaghetti feed fundraiser on Saturday night, and thanked all the local merchants who contributed to the auction.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:04 p.m. The next Regular Meeting is Monday, February 11, 2019 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 19-019

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: FEBRUARY 5, 2019

SUBJECT: LIQUOR LICENSE RENEWALS FOR TWO SISTERS BAKERY AND BLUFF POINT LIGHTHOUSE DRIVE-THRU GRILL

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

Lic. #	Doing Business As	License Type	Licensee	Premises Address
5049	Two Sisters Bakery	Restaurant/Eating Place	Soul Sisters, Inc.	233 E Bunnell Avenue
5528	Bluff Point Lighthouse Drive-Thru Grill	Restaurant/Eating Place	Bluff Point Lighthouse Drive-Thru Grill , Inc.	725 Sterling Hwy.

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

Fiscal Note: Revenues.



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

Memorandum

TO: RENEE KRAUSE, MMC, DEPUTY CITY CLERK
FROM: MARK ROBL, CHIEF OF POLICE
DATE: FEBRUARY 4, 2019
SUBJECT: LIQUOR LICENSE RENEWALS

The Police Department has no objection to the following liquor license renewals:

License # 5049	Two Sisters Bakery	Restaurant/Eating Place
License # 5528	Bluff Point Lighthouse Grill	Restaurant/Eating Place



Office of the Borough Clerk

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Johni Blankenship, MMC
Borough Clerk

1/28/2019

Ms. Melissa Jacobsen
City of Homer Clerk
Homer City Hall
491 E Pioneer Ave.
Homer, AK 99603

RE: Non-Objection of Application

Licensee/Applicant	:	Soul Sisters Inc.
Business Name	:	Two Sisters Bakery
License Type	:	Restaurant/Eating Places - Public Convenience
License Location	:	233 E. Bunnell Ave, City of Homer
License No.	:	5049
Application Type	:	License Renewal

Dear Ms. Jacobsen,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Johni Blankenship, MMC
Borough Clerk

JB/TS

Encl.

cc: baked@xyz.net; clerk@ci.homer.ak.us; DHenry@kpb.us; JRodgers@kpb.us



January 25, 2019

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

tshassetz@kpb.us

Re: Notice of 2019/2020 Liquor License Renewal Application

License Type:	Restaurant/Eating Place – Public Convenience	License Number:	5049
Licensee:	Soul Sisters Inc		
Doing Business As:	Two Sisters Bakery		

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

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

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

Sincerely,

Erika McConnell, Director

amco.localgovernmentonly@alaska.gov



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

Alaska Alcoholic Beverage Control Board

Master Checklist: Renewal Liquor License Application

Doing Business As:	Two Sisters Bakery	License Number:	5049
License Type:	Restaurant or Eating Place - Public Convenience		
Examiner:	<i>JOHN</i>	Transaction #:	1001556 ✓

Document	Received	Completed	Notes
AB-17: Renewal Application	12/26	1/18/19	
App and License Fees	12/26	12/26/18	

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
AB-30: Minimum Operation			
AB-33: Restaurant Affidavit	12/26	12/26/18	
COI / COC / 5 Star			
FP Cards & Fees / AB-08a			
Late Fee			

Names on FP Cards:	
--------------------	--

	Yes	No
Selling alcohol in response to written order (package stores)?	<input type="checkbox"/>	<input type="checkbox"/>
Mailing address and contact information different than in database (if yes, update database)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In "Good Standing" with CBPL (skip this and next question for sole proprietor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LGB 1 Response:

LGB 2 Response:

Waive

Protest

Lapsed

Waive

Protest

Lapsed



Alaska Alcoholic Beverage Control Board
Restaurant or Eating Place License
Form AB-17a: 2019/2020 Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant or eating place liquor license that will expire on December 31, 2018. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only should be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete. Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees that an application will be considered complete, or that a license will be renewed.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed. If any populated information is incorrect, please contact AMCO.

Licensee:	Soul Sisters Inc	License #:	5049
License Type:	Restaurant or Eating Place - Public Convenience	Statute:	AS 04.11.400(d)
Doing Business As:	Two Sisters Bakery		
Premises Address:	233 E Bunnell Ave		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	233 EAST BUNNELL AVENUE		
City:	HOMER	State:	AK
		ZIP:	99603

Enter information for the individual who will be designated as the primary point of contact regarding this application. This individual **must be a licensee** who is required to be listed in and authorized to sign this application.

Contact Licensee:	CARRI THURMAN	Contact Phone:	907-235-2280
Contact Email:	bakedexyz.net		

Optional: If you wish for AMCO staff to communicate with individual who is not a licensee named on this form (eg: legal counsel) about this application and other matters pertaining to the license, please provide that person's contact information in the fields below.

Name of Contact:		Contact Phone:	
Contact Email:			



Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 2 – Entity or Community Ownership Information

This top subsection must be completed by any licensee that is a **corporation** or **LLC**. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations, Business & Professional Licensing (CBPL). This number is neither your EIN/tax ID number, nor your business license number. You may view your entity's status or find your CBPL entity number by visiting the following site: <https://www.commerce.alaska.gov/cbp/main/search/entities>
General partnerships and local governments should skip to the second half of this page. Licensees who directly hold a license as an individual or individuals should skip to Section 3.

Alaska CBPL Entity #:	643431D 63431D
-----------------------	---------------------------

You must ensure that you are able to certify the following statement before signing your initials in the box to the right: Initials

I certify that this entity is in good standing with CBPL and that all current entity officials and stakeholders (listed below) are also currently and accurately listed with CBPL.

OKT

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

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

Important Note: The information provided in the below fields (including spelling of names, specific titles, and percentages held) must match that which is listed with CBPL. If one individual holds multiple titles mentioned in the bullets above, all titles must be listed for that individual on this application and with CBPL. Failure to list all required titles constitutes an incomplete application.

Name of Official:	CARRI THURMAN				
Title(s):	PRESIDENT	Phone:	907-235-2280	% Owned:	50
Mailing Address:	233 E. BUNNELL AVE				
City:	HOMER	State:	AK	ZIP:	99603

Name of Official:	SHARON ROUFA				
Title(s):	TREASURER VICE PRESIDENT	Phone:	907-235-2280	% Owned:	50
Mailing Address:	233 E. BUNNELL AVE				
City:	HOMER	State:	AK	ZIP:	99603

Name of Official:	SHARON ROUFA				
Title(s):	SECRETARY/TREASURER	Phone:	907-235-2280	% Owned:	
Mailing Address:	233 E. Bunnell Ave				
City:	Homer	State:	AK	ZIP:	99603

RECEIVED
 JAN 18 2019
 ALCOHOL MARIJUANA CONTROL OFFICE
 STATE OF ALASKA

DEC 26 2018



Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any licensee who directly holds the license as an **individual or multiple individuals** and is applying for license renewal. If more space is needed, please attach a separate sheet that includes all of the required information. Entities should skip to Section 4. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate (spouse)

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

This individual is an: applicant affiliate (spouse)

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

Section 4 – Alcohol Server Education

Read the line below, and then sign your initials in the box to the right of the statement:

Initials

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of a patron have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, as set forth in AS 04.21.025 and 3 AAC 304.465.

Section 5 – License Operation

Check a single box for each calendar year that best describes how this liquor license was operated:

2017 2018

The license was regularly operated continuously throughout each year.

The license was regularly operated during a specific season each year.

The license was only operated to meet the minimum requirement of 240 total hours each calendar year.

If this box is checked, a complete copy of Form AB-30: Proof of Minimum Operation Checklist, and all necessary documentation must be provided with this application.

The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both of the calendar years.

If this box is checked, a complete copy of Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated for at least the minimum requirement, unless a complete copy of the form (including fees) has already been submitted for that year.

AMCO



Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 6 – Violations and Convictions

Applicant violations and convictions in calendar years 2017 and 2018:

Yes No

Have any notices of violation (NOVs) been issued to this licensee in the calendar years 2017 or 2018?

Yes No

Has any person or entity named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2017 or 2018?

Yes No

If "Yes" to either of the previous two questions, attach a separate page to this application listing all NOVs and/or convictions.

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers, managers, general partners, or stakeholders) from what is currently approved and on file with the Alcoholic Beverage Control (ABC) Board.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

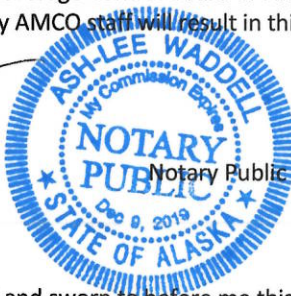
I am submitting as part of this application a completed copy of Form AB-33: Restaurant Receipts Affidavit, to provide evidence to the ABC Board that this establishment met the food sales requirement set forth in AS 04.11.100(e).

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board or AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

CAROL A. THURMAN

Printed name of licensee



Signature of Notary Public

Ash-Lee Waddell
Notary Public in and for the State of Alaska

My commission expires: 12-09-2019

Subscribed and sworn to before me this 21 day of December, 2018.

Seasonal License? Yes No

If "Yes", write your six-month operating period: _____

License Fee:	\$ 600.00	Application Fee:	\$ 300.00	TOTAL:	\$ 900.00
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					900.00

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	SOUL SISTERS, INC.

Entity Type: Business Corporation

Entity #: 63431D

Status: Good Standing

AK Formed Date: 3/27/1998

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2020

Entity Mailing Address: 233 E. BUNNELL AVE, HOMER, AK 99603

Entity Physical Address: 233 E BUNNELL AVE, 233 E BUNNELL AVE, HOMER, AK 99603

Registered Agent

Agent Name: Carrie Thurman

Registered Mailing Address: 233 E BUNNELL AVE, HOMER, AK 99603

Registered Physical Address: 233 E BUNNELL AVE, HOMER, AK 99603

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Carri A. Thurman	Director, President, Shareholder	50
	Sharon T. Roufa	Shareholder, Secretary, Treasurer, Vice President	50

Filed Documents

Date Filed	Type	Filing	Certificate
3/27/1998	Creation Filing		
4/01/1998	Biennial Report		
10/29/1998	Biennial Report		
2/25/2000	Biennial Report	Click to View	



February 4, 2019

City of Homer

Attn: City Clerk

Via Email: clerk@cityofhomer-ak.gov

Cc: joanne@borough.kenai.ak.us

jblankenship@borough.kenai.ak.us

tshassetz@kpb.us

Re: Notice of 2019/2020 Liquor License Renewal Application

License Type:	Restaurant/Eating Place – Public Convenience Seasonal	License Number:	5528
Licensee:	Bluff Point Lighthouse Drive-Thru Grill, Inc		
Doing Business As:	Bluff Point Lighthouse Drive Thru Grill		

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

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

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

Sincerely,

Erika McConnell, Director

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Master Checklist: Renewal Liquor License Application

Doing Business As:	Bluff Point Lighthouse Drive-Thru Grill, Inc.	License Number:	5528
License Type:	Restaurant or Eating Place - Public Convenience <i>SEASONAL</i>		
Examiner:	<i>JOHN</i>	Transaction #:	1007891 ✓

Document	Received	Completed	Notes
AB-17: Renewal Application	12/31	<i>1/28/19</i>	
App and License Fees	12/31	<i>12/31/18</i>	

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
AB-30: Minimum Operation			
AB-33: Restaurant Affidavit	12/31	<i>12/31/18</i>	
COI / COC / 5 Star			
FP Cards & Fees / AB-08a			
Late Fee			

Names on FP Cards:	
--------------------	--

	Yes	No
Selling alcohol in response to written order (package stores)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mailing address and contact information different than in database (if yes, update database)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In "Good Standing" with CBPL (skip this and next question for sole proprietor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LGB 1 Response:

LGB 2 Response:

Waive

Protest

Lapsed

Waive

Protest

Lapsed



Alaska Alcoholic Beverage Control Board
Restaurant or Eating Place License
Form AB-17a: 2019/2020 Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant or eating place liquor license that will expire on December 31, 2018. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only should be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete. Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees that an application will be considered complete, or that a license will be renewed.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed. If any populated information is incorrect, please contact AMCO.

Licensee:	Bluff Point Lighthouse Drive-thru Grill, Inc.	License #:	5528
License Type:	Restaurant or Eating Place - Public Convenience <i>SEASONAL</i>	Statute:	AS 04.11.400(d)
Doing Business As:	Bluff Point Lighthouse Drive Thru Grill		
Premises Address:	725 Sterling Highway		
Local Governing Body:	City of Homer (Kenai Peninsula Borough)		
Community Council:	None		

Mailing Address:	<i>725 Sterling Highway</i>		
City:	<i>Homer</i>	State:	<i>ALASKA</i>
		ZIP:	<i>99603</i>

Enter information for the individual who will be designated as the primary point of contact regarding this application. This individual **must be a licensee** who is required to be listed in and authorized to sign this application.

Contact Licensee:	<i>JANE PASCALL</i>	Contact Phone:	<i>(907) 299-2174</i>
Contact Email:	<i>lighthousegrill96@gmail.com</i>		

Optional: If you wish for AMCO staff to communicate with individual who is not a licensee named on this form (eg: legal counsel) about this application and other matters pertaining to the license, please provide that person's contact information in the fields below.

Name of Contact:		Contact Phone:	
Contact Email:			



Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 2 – Entity or Community Ownership Information

This top subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations, Business & Professional Licensing (CBPL). This number is neither your EIN/tax ID number, nor your business license number. You may view your entity's status or find your CBPL entity number by visiting the following site: <https://www.commerce.alaska.gov/cbp/main/search/entities>
General partnerships and local governments should skip to the second half of this page. Licensees who directly hold a license as an individual or individuals should skip to Section 3.

Alaska CBPL Entity #:	10021685
-----------------------	----------

You must ensure that you are able to certify the following statement before signing your initials in the box to the right: Initials

I certify that this entity is in good standing with CBPL and that all current entity officials and stakeholders (listed below) are also currently and accurately listed with CBPL.

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

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

Important Note: The information provided in the below fields (including spelling of names, specific titles, and percentages held) must match that which is listed with CBPL. If one individual holds multiple titles mentioned in the bullets above, all titles must be listed for that individual on this application and with CBPL. Failure to list all required titles constitutes an incomplete application.

Name of Official:	RALPH STOVER			
Title(s):	Director, President Shareholder	Phone:	(907) 226-2003	% Owned: 50
Mailing Address:	725 Sterling Highway			
City:	Homer	State:	ALASKA	ZIP: 99603

Name of Official:	JANE PASCALL			
Title(s):	Director, Secretary V.P., Shareholder	Phone:	(907) 299-2174	% Owned: 50
Mailing Address:	725 Sterling Highway			
City:	Homer	State:	ALASKA	ZIP: 99603

Name of Official:	N/A			
Title(s):		Phone:		% Owned:
Mailing Address:				
City:		State:		ZIP:





Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any licensee who directly holds the license as an individual or multiple individuals and is applying for license renewal. If more space is needed, please attach a separate sheet that includes all of the required information. Entities should skip to Section 4. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate (spouse)

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

This individual is an: applicant affiliate (spouse)

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

Section 4 – Alcohol Server Education

Read the line below, and then sign your initials in the box to the right of the statement:

Initials

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of a patron have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, as set forth in AS 04.21.025 and 3 AAC 304.465

Section 5 – License Operation

Check a single box for each calendar year that best describes how this liquor license was operated:

2017 2018

The license was regularly operated continuously throughout each year.

The license was regularly operated during a specific season each year.

The license was only operated to meet the minimum requirement of 240 total hours each calendar year.

If this box is checked, a complete copy of Form AB-30: Proof of Minimum Operation Checklist, and all necessary documentation must be provided with this application.

The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both of the calendar years.

If this box is checked, a complete copy of Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated for at least the minimum requirement, unless a complete copy of the form (including fees) has already been submitted for that year.





Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 6 – Violations and Convictions

Applicant violations and convictions in calendar years 2017 and 2018:

Yes No

Have any notices of violation (NOVs) been issued to this licensee in the calendar years 2017 or 2018?

Yes No

Has any person or entity named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2017 or 2018?

Yes No

If "Yes" to either of the previous two questions, attach a separate page to this application listing all NOVs and/or convictions.

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

Jmp

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers, managers, general partners, or stakeholders) from what is currently approved and on file with the Alcoholic Beverage Control (ABC) Board.

Jmp

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Jmp

I am submitting as part of this application a completed copy of Form AB-33: Restaurant Receipts Affidavit, to provide evidence to the ABC Board that this establishment met the food sales requirement set forth in AS 04.11.100(e).

Jmp

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board or AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

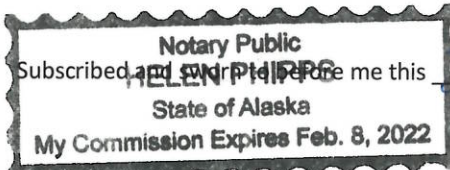
Jane Pascall
Signature of licensee

[Signature]
Signature of Notary Public

JANE PASCALL
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: Feb 8, 2022



Subscribed and sworn to before me this 29th day of December, 2018.

Seasonal License? Yes No

If "Yes", write your six-month operating period: March - September

License Fee:	\$ 600.00	Application Fee:	\$ 300.00	TOTAL:	\$ 900.00
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Bluff Point Lighthouse Drive-thru Grill, Inc.

Entity Type: Business Corporation

Entity #: 10021685

Status: Good Standing

AK Formed Date: 6/17/2014

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2020

Entity Mailing Address: 725 STERLING HIGHWAY, HOMER , AK 99603

Entity Physical Address: 725 STERLING HIGHWAY, HOMER , AK 99603

Registered Agent

Agent Name: Ralph Stover

Registered Mailing Address: 725 STERLING HIGHWAY, HOMER , AK 99603

Registered Physical Address: 725 STERLING HIGHWAY, HOMER , AK 99603

Officials

AK Entity #	Name	Titles	Show Former	
			Owned	
	Jane Pascall	Director, Shareholder, Secretary, Treasurer, Vice President	50	
	Ralph Stover	Director, President, Shareholder	50	

Filed Documents

Date Filed	Type	Filing	Certificate
6/17/2014	Creation Filing	Click to View	Click to View
11/09/2014	Initial Report	Click to View	
4/04/2016	Biennial Report	Click to View	
12/13/2017	Biennial Report	Click to View	



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 19-020

TO: MAYOR CASTNER AND CITY COUNCIL

FROM: PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION

THRU: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: JANUARY 21, 2019

SUBJECT: 1% ART SELECTION COMMITTEE APPOINTMENT RECOMMENDATIONS FOR THE NEW HOMER POLICE STATION PROJECT

In accordance with the 1% for Art Program documented in Homer City Code 18.07.030 and as outlined in Homer City Code 18.07.050 where works of art are to be incorporated in the construction of a City building or facility or its grounds, such works of art shall be selected and recommended to the Council for approval by a jury consisting of the architect or project designer, a representative of the user department, representative(s) of the Commission, the Department Director, an artist and such additional persons that the Commission may designate, subject to Council approval.

The Parks, Art, Recreation and Culture Advisory Commission at their meeting on January 17, 2019 reviewed the requirements of the program, the initial draft of the request for proposals and recommended the following to be appointed by City Council to the New Homer Police Station Project 1% Art Selection Committee:

PARC Commissioners – Clark Fair and Jon Sharp
Architectural/Design – Giovanna Gambardella, Stantec
Department Director – Police Chief Robl or designated representative
Department Personnel Representative – Police Officer or Dispatcher
Parks Maintenance Coordinator – Matt Steffy
Representative from the Homer Arts & Culture Alliance – Judith Kramer

Staff – Carey Meyer, City Engineer/Public Works Director
Pat McNary, Project Manager

Following is the excerpt of the minutes regarding the recommendation.

Recommendation

Approve the membership endorsement for the Art Selection Committee on the Police Station Project.

Excerpt of the January 17, 2019 regular Meeting Minutes:

NEW BUSINESS

B. Recommendation to Council for Appointments to the Art Selection Committee

Chair Harrald introduced the item by reading the title into the record and requested input from Staff.

Deputy City Clerk Krause referred to her memorandum in the packet. She explained that Mr. Meyer and the Project Manager will be staff for the Committee. He will not be part of the committee.

Commissioner Ashmun said that the decision they need to make is who from the Commission will be on this Selection committee and then what organization or artist.

Commissioner Sharp and Fair volunteered for the committee.

LEWIS/ARCHIBALD MOVED TO APPOINT COMMISSIONERS SHARP AND FAIR THE ART SELECTION COMMITTEE FOR THE POLICE STATION PROJECT.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was a brief discussion on the artist or organization.

ARCHIBALD/ LEWIS MOVED THAT STAFF CONTACT THE HOMER ARTS & CULTURAL ALLIANCE FOR A RECOMMENDATION ON A REPRESENTATIVE FOR THE ART SELECTION COMMITTEE.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/SALZMANN MOVED TO RECOMMEND COUNCIL APPOINT THE FOLLOWING TO THE 1% ART SELECTION COMMITTEE FOR THE HOMER POLICE STATION PROJECT:

- MARK ROBL, CHIEF OF POLICE OR HIS DESIGNEE*
- POLICE PERSONNEL – OFFICER OR DISPATCHER*
- MEMBER OF STANTEC OR ARCHITECTURAL DESIGN*
- COMMISSIONERS SHARP AND FAIR*
- PARKS MAINTENANCE COORDINATOR*

AND A REPRESENTATIVE OF THE HOMER ARTS AND CULTURAL ALLIANCE WITH CAREY MEYER, PUBLIC WORKS DIRECTOR AND PAT MCNARY, PROJECT MANAGER AS STAFF.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.



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 19-022

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: FEBRUARY 6, 2019
SUBJECT: APPROVAL TO SPEND

At the January 28th City Council meeting under comments of the Mayor I disclosed an issue that I discovered only days earlier regarding the \$1 per MCF Tariff Southern Peninsula Natural Gas rate payers have been paying on their Enstar bill as part of a Contribution in Aid of Construction to help fund bringing natural gas to Homer. The issues will perhaps be more sharply defined following Enstar's visit Monday evening.

In any event, there are many inconsistencies and questions regarding the reporting and terms and conditions of this arrangement that need expert attention and advice. The City of Homer has brought this issue to the attention of our law firm, Birch Horton Bittner and Cherot for legal advice. They have, within their firm, expertise in the technical workings of the regulatory agency. Understanding the issue is complicated and has the potential to be time consuming.

The purpose of this memo is to inform the public that the City is taking this very seriously and to obtain the approval of the Council to spend budgeted attorney dollars investigating on behalf of Southern Peninsula Rate Payers under our existing contract.

I have also met with Mayor Overway from Kachemak City, and they are willing to help with costs should the need arise.

Recommendation

Recommend approval

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-08

An Ordinance of the City Council Of Homer, Alaska, Amending the FY 2019 Operating Budget by Appropriating \$39,500 from Fire Reserves to Purchase Replacement Personal Protective Equipment for the Homer Volunteer Fire Department

Sponsor: City Manager/Fire Chief

1. City Council Regular Meeting February 11, 2019 Introduction

Memorandum from Acting Assistant Fire Chief as backup

CITY OF HOMER
HOMER, ALASKA

City Manager/Fire Chief

ORDINANCE 19-08

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2019 OPERATING BUDGET BY APPROPRIATING
\$39,500 FROM FIRE RESERVES TO PURCHASE REPLACEMENT
PERSONAL PROTECTIVE EQUIPMENT FOR THE HOMER
VOLUNTEER FIRE DEPARTMENT

WHEREAS, One of the most important items that Homer Volunteer Fire Department (HVFD) can do for its members is to ensure their safety; and

WHEREAS, Upon joining HVFD as a Firefighter 1 volunteers are outfitted with a helmet, boots at gloves at an approximate cost of \$4,000 per set up as part of their Personal Protective Equipment (PPE); and

WHEREAS, The HVFD strives to providing PPE that meets industry standards, is in good condition and fits the user in accordance with the National Fire Protection Association (NFPA) 1851 industry standards; and

WHEREAS, NFPA sets the terms of serviceable condition that is to be maintained and the life span of 10 years for Personal Protective Equipment; and

WHEREAS, The HVFD currently plans and budgets replacement of up to four sets of PPE annually, but a recent increase in recruitment response resulted in the lack of properly fitted gear for the new recruits and the annual equipment inventory showed that the majority of helmets were meeting or nearing their useable lifespan; and

WHEREAS, Additional funding would provide for the necessary replacement and extra safety equipment essential to outfitting new and existing firefighters.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2019 Operating Budget by appropriating \$39,500 from the Fire Reserves for the purpose of purchasing replacement personal protective equipment:

44 Appropriation/Transfer From:

45

46 <u>Account</u>	47 <u>Description</u>	48 <u>Amount</u>
49 156-0393	50 Fire Reserves	51 \$39,500

52 Expenditure:

53

54 <u>Account</u>	55 <u>Description</u>	56 <u>Amount</u>
57 100-0151-5602	58 Safety Equipment	59 \$39,500

60 Section 2. This ordinance is a budget amendment ordinance only, is not permanent in
61 nature and shall not be codified.

62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
63 2019.

CITY OF HOMER

KEN CASTNER, MAYOR

64 ATTEST:

65 _____
66 MELISSA JACOBSEN, MMC, CITY CLERK

67 YES:

68 NO:

69 ABSTAIN:

70 ABSENT:

71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:

75 Reviewed and approved as to form.

76 _____
77 Katie Koester, City Manager

78 _____
79 Holly C. Wells, City Attorney

80 Date: _____

81 Date: _____



Memorandum 19-025

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: DAN MIOTKE, ACTING ASSISTANT CHIEF
DATE: JANUARY 30, 2018
SUBJECT: FIRE DEPARTMENT FIREFIGHTER PPE NEEDS

One of the most important items that HVFD can do for its members is to ensure their safety. On the front line of this is providing PPE that meets the current industry standards, is in good condition, and fits the user appropriately. NFPA 1851 sets the industry standard for this equipment and is what we strive to meet. The NFPA standard sets a life span of the FF PPE to 10 years of use and in what serviceable condition it is to be maintained.

Our current budget is \$16,000/ year for safety equipment. To outfit a firefighter with helmet, boots, and gloves is around \$4,000. This allows us to purchase around 4 sets of gear per year.

In January, HVFD did an inventory of all of its current personal protective equipment for age and condition. This information will be used for planning purposes to allow us to budget appropriately for future purchasing needs of the department. Unfortunately, several immediate needs became apparent. First, the majority of our helmets, although in good condition, are out or soon to be out of this 10 year period. Secondly, we had an outstanding recruitment for our firefighter class that started this month. Our average class is 5-8 students and this one is currently has 13. Although this is good problem to have, it has put a large strain on our gear inventory.

Firefighting PPE is also made custom to fit person who is wearing it. As we all know, people come in every size and shape. This makes an interesting dilemma when fitting members for gear. We can't allow firefighters to operate in hazardous conditions with gear that is too small and could allow a sleeve to ride up their arm and expose skin to the heat of a fire. The gear also must also not be so large as to not allow the firefighter to move and work safely. Due to these circumstances, we have some inventory of gear available but it's not meeting the safety levels we require.

To meet the current needs of the Department, we are requesting addition funding for 8 sets of gear to the 4 we already have budgeted FY2019 and 25 helmets to replace the current inventory that is over the 10 year life span. This totals to \$32,000 for gear and \$7,500 for helmets.

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-09

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fee and Authorizing the Extension of City of Homer Water Services to Lot 28, Puffin Acres Milepost 3, East End Road in Kachemak City.

Sponsor: Mayor

1. City Council Regular Meeting February 11, 2019 Introduction

CITY OF HOMER
HOMER, ALASKA

Mayor

ORDINANCE 19-09

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
ACCEPTING AND APPROPRIATING A \$100,000 SERVICE
EXTENSION FEE AND AUTHORIZING THE EXTENSION OF CITY OF
HOMER WATER SERVICES TO LOT 28, PUFFIN ACRES MILEPOST 3
EAST END ROAD IN KACHEMAK CITY.

WHEREAS, In 2004, in conjunction with the Alaska Department of Transportation East End Road Improvement Project, the City of Homer was afforded a very cost effective opportunity to extend the water and sewer lines along East End Road to Kachemak Drive; and

WHEREAS, When the East End Sewer was extended, Kachemak City was allowed to pay for a portion of the sewer improvement (based on the area and lots potentially served) with grant monies and assessments Kachemak City levied on Kachemak City benefited lots; and

WHEREAS, Resolution 04-42(A) authorized the City of Homer to proceed with the petitioning process as outlined in HCC 17.04.030 that eventually established the East End Road Sewer Local Improvement District (LID) and the East End Road Water LID; and

WHEREAS, While approximately half of the cost of the construction was allocated to the lots within the LID, the unallocated portion became known as the “Kachemak City Share”; and

WHEREAS, The Kachemak City Share of East End Road Water Extension Improvements was calculated at \$265,069.88 (.484% of the total based on the area and lots potentially served plus a standard 5% administrative fee) for creating water assessments to be collected in some fashion at such time as connections are permitted; and

WHEREAS, The City of Homer has been approached by East End Partners, LLC a company constructing affordable housing units in Kachemak City that needs access to a reliable water source; and

WHEREAS, Affordable housing has been identified as a need by the City of Homer in the Comprehensive Plan and Comprehensive Economic Development Strategy; and

WHEREAS, East End Partners, LLC will build 24 units of varying sizes that will help fill this need for the greater Homer area; and

42 WHEREAS, East End Partners, LLC has proposed to pay a service connection fee of
43 \$100,000 to have access to City water; and

44
45 WHEREAS, The service connection fee will go to the Homer Accelerated Water and
46 Sewer Program (HAWSP) to help fund future water system distribution improvements; and

47
48 WHEREAS, The connection of City water fronting Lot 28 does not change the City's
49 policy on extending water outside City limits established in Resolution 04-42(A); and

50
51 WHEREAS, At which time a sewer only customer in Kachemak City hooks up to City
52 water, their water usage will be metered and no longer billed under the sewer only rate
53 structure; and

54
55 WHEREAS, A service fee of \$5 is charged to every water customer outside of City Limits
56 in lieu of City of Homer sales tax.

57
58 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

59
60 Section 1. The Homer City Council hereby amends the FY 2019 Capital Budget by
61 accepting \$100,000 from East End Partners, LLC and appropriating it to the Homer Accelerated
62 Water and Sewer Program for future water and sewer distribution improvements as follows:

63
64 Appropriation/Transfer From:

<u>Description</u>	<u>Amount</u>
65 66 67 68 Service connection fee for Lot 28, 69 Mile Post 3, East End Road, Kachemak City	\$100,000

70
71 Section 2. The \$100,000 service connection fee is an independent arrangement
72 between the City of Homer and East End Partners, LLC and will not be applied to any potential
73 future agreement to extend water to the lots along East End Road in Kachemak City that front
74 a water main.

75
76 Section 3. This ordinance is a budget amendment ordinance only, is not permanent in
77 nature and shall not be codified.

78
79 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____,
80 2019.

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CITY OF HOMER

KEN CASTNER, MAYOR

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ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form.

Katie Koester, City Manager

Holly C. Wells, City Attorney

Date:_____

Date:_____

To City of Homer

Attn. Katie Koester, City Manager

491 East PioneerAve, Homer Ak 99603

Request and Proposal

From East End Partners, llc

For connection to Homer City Water

For

60398 East End Road, Kachemak, Alaska.

The Homer area has a significant need for affordable housing. Communities throughout the state where housing costs overburden residents tend to lose population which has a negative impact on the economic vitality of the region. In Homer hospitality workers, teachers, Safeway employees, and others are struggling to find decent housing at affordable rates. A recent market study indicated that the existing affordable housing around Homer has a 0 percent vacancy rate and significant waiting lists exist at these properties. Even regular market rate rental properties have very few vacancies.

To address this need for additional affordable housing, East End Partners, LLC., an Alaskan based company, is developing 24 new rental units at 60398 East End Road. Affiliates of East End Partners have built over 1,000 similar housing units throughout Alaska including in Anchorage, Kodiak, Fairbanks and Juneau.

The East End Road project will be called East End Cottages. Construction is expected to start this summer and units will be finished a year later. 80% of the units in this development will target those making 60% or less of median income and the balance will have no income restrictions. The 24 units will be split up into 20 two bedroom units and 4 three bedroom units. Some units will be set aside

for those with physical or mental disabilities and those that are coming out of transitional housing (homeless). The 1.46 acre site will include parking for 50 cars. There will also be a playground.

Focus will be placed on developing a property that functions efficiently. Units will meet the Alaska Building Energy Efficiency Standards (5 Star plus BEES rating), all appliances in the units will be Energy Star rated, and special attention will be placed on equipping units with low flow faucets, shower heads, dishwashers, and washer and dryers. In addition, both solar photovoltaic and solar thermal alternative energy system will be incorporated into the building design. These systems will reduce energy consumption by at least 10%.

Developments like this have many challenges. One the biggest obstacles in this particular case is delivering high quality water to our tenants. Water wells in the area show poor results and would require treatment and monitoring. Hauling water is possible but it is expensive and logistically challenging. We have calculated that 1,500 gallons would need to be delivered to the property every day. Hooking into the Homer waterline that runs along East End Road would be a much more practical alternative.

Under the circumstances, we request that the City of Homer allow us to hook into the City's water system. In return, East End Partners would agree to pay a \$100,000 hook up fee and any costs associated with tapping into the water line. East End Partners LLC would pay the established rate for water, set by the City of Homer for multi-family properties, thereafter.

Please present this proposal to the City Council as soon as possible for consideration. The project is entering the final design stages and the design would change if not relying on well water or hauling water to the development.

East End Partners LLC, is excited to be part of Kachemak and the Homer community. We hope that this water hook-up proposal will be well received. Please let us know if we can provide any additional information. A concept drawing has been included for your reference. We look forward to providing affordable housing in the Homer area and being good long-term neighbors.

Best regards,

A handwritten signature in blue ink, appearing to read "John McGrew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John McGrew, Managing Member

East End Partners, LLC

9831 Main Tree

Anchorage, Alaska 99507

Executive Summary

1. Project Narrative – this section must describe the following:

- **The target population to be serviced by the project:** East End Cottages is an affordable rental townhome development project targeting families whose household incomes are between 50% and 60% of the area median income. 20% of the units will have no rent restrictions. Six (6) units in the development will be fully equipped (mobility and sensory) for tenants with a family member with physical disabilities and one (1) additional unit will be sensory equipped. Eleven (11) units will be set aside for tenants with disabilities and two (2) units will be set aside for homeless families. Swell, LLC will be coordinating special supportive services for these residents through agreements with several local agencies.
- **Configuration of the units and buildings within the project:** East End Cottages will consist of two story homes in 4 buildings on about 1.46 acres of land. The mix of two-bedroom homes (20), and three bedroom homes (4) are positioned to take in as much natural sunlight as possible with some having views of Kachemak Bay and the Homer Spit. All units have multiple parking spaces so there is ample parking throughout the site. In fact there are 51 parking spaces for 24 units.
- **How the project's design will facilitate serving the needs and lifestyles of the target populations (e.g. singles, families, senior populations, persons with disabilities, etc.):** The East End Cottages project will offer families a housing option with more affordable rents in an ideal suburban neighborhood. The property is located on East End Road, which is the main artery running through the Homer area. The property is located next to and across the street from several local businesses that offer employment opportunities for East End Cottage residents. Tenants are also within 5 miles of all schools and the main commercial district of the lower Kenai Peninsula. The ADA units are specifically designed for Homer area seniors. Swell will be working with The Homer Senior Citizens Center, which provides transportation, to insure that senior tenants can get to medical appointments, shopping,

and the Homer Senior Center. Each residential unit is designed to provide a family or individual with privacy and maintenance free accommodations. Units will meet the Alaska Building Energy Efficiency Standards (5 Star plus BEES rating), saving residents 20% – 30% on their utility costs - all within a neighborhood setting that is attractive, comfortable and a safe place to raise a family. The new residential units at East End Cottages offer 2 bedroom one and a half bath units (900 square feet of living space), and three bedroom two bath units of 1,100 square feet. All the residential units will have large storage areas, washer and dryer hookups, microwave ovens, and dishwashers. All appliances in the units will be Energy Star Rated.

- **If the project includes 20 or more units, applicants are required in this section to identify how they will satisfy the 5% (rounded down) special needs set-aside.** The East End Cottages project is required to set aside one unit for a tenant with special needs. Swell has chosen to go beyond the basic special needs requirement and is setting aside eleven (11) units for those with physical/mental disabilities, and two (2) units for homeless families. In addition, East End Cottages has a homeless and veterans preference as part of its management plan.

2. Project Cost – this section must describe the following:

- **The basis for the construction cost estimates used in the project budget. Have these been checked with historical construction estimates in the community or State (specify which)? What similarities and differences exist, with regards to time and scope, between the proposed project and the buildings whose cost data were used to evaluate the reasonableness of the cost estimates provided in the budget?** Swell has built 30 to 50 units annually in different parts of the state over the last few years so it has very good construction cost data. For purposes of this funding application Swell solicited a conceptual bid from SR Bales Construction who is currently building Spruce Cape Homes Phase I in Kodiak. SR Bales self performs much of the construction work including the civil work so they are able to provide solid numbers on labor. Material pricing, especially lumber, has been rising

quickly but Bales has the most recent data since they are buying materials for Spruce Cape Homes I now. Swell intends to bid out the construction work post funding award to satisfy procurement requirements and also insure that we receive the best pricing. Although East End Cottages is subject to many of the same challenges that Spruce Cape Homes I has experienced (lack of vendor competition and weather), East End Cottages has some unique challenges, principally providing water to the site and poor soils. Bales has accounted for these issues in its East End Cottages estimate.

- **Inflation assumptions that have been made regarding the project costs and timeline (e.g. for materials, labor, freight, etc.).** Construction pricing is a little volatile right now due to the recent weather events in the lower 48 and the on-going trade war with China. Even so, it is believed that, through contingency and value engineering, project cost increases that may occur over the next six months can be absorbed within the current construction pricing. The developers have demonstrated the ability to significantly value engineer previous projects under difficult economic circumstances.
- **Contingency amounts: If the contingency has been set below 50% of the contingency cap for your project type, please provide an explanation for the lower contingency amount. If cost-overruns manifest, that exceed the specified contingency, what resources will be made available to ensure project completion?** The contingency has been set at 5% which is the maximum allowed under the GOAL program for new construction. If cost overruns exceed the contingency, the development team will use developer fee to pay for cost overruns. Members of the development team have built more than 20 tax credit projects and have never exceeded the contingency.
- **Timeline for when the project costs will be incurred (e.g. 20% at property closing, 40% by milestone X, etc.).** Design, engineering, and environmental costs will be incurred during predevelopment. These items along with legal fees, permit fees, insurance and bond fees, construction loan costs, title/closing costs, tax credit syndication costs, and a portion of the developer fee will be paid at the initial closing in the spring of 2019 when the tax credit investor enters the limited liability company. The amount expended at initial closing represents about 12% of the total development costs.

The costs paid at the initial closing will be funded with tax credit equity and construction loan financing.

Construction is slated to take 12 months. Each month a construction draw of about \$320,000 will be paid to the contractor. These costs will be paid primarily through the construction loan. Rasmuson funding and HOME money will also come in during construction. The project is expected to be completed by July 2020. Within eight months of construction completion, the ownership entity will close on the First National Bank Alaska permanent loan and the construction loan will be paid off by the permanent loan and additional tax credit equity. About 10% of the tax credit equity will be withheld from the project until IRS 8609 forms are completed, at which time most of the developer fee will be paid. Swell is expected to carry a deferred developer fee of \$140,000, which will be paid over 12 years at 0% interest.

3. Project Funding – this section must describe the following:

- **Each proposed funding source:**
 - Nature of the funding provided by each source (e.g. loan, grant, property tax abatement, etc.):
 - a.) Tax Credit Equity - \$4,291,054 (inc. solar tax credit equity)
 - b.) FNBA Hard Loan - \$466,789
 - c.) Rasmuson Soft Loan - \$325,000
 - d.) HOME loan - \$847,808
 - e.) Swell Deferred Developer Fee - \$140,000
 - f.) FNBA Construction Loan - \$4,800,000
- **Repayment schedule and terms associated with each source** (e.g. from cash flow, scheduled payments, tax abatement for specified period of time, etc.) The construction loan will be paid off at the final closing around April 2021 using permanent loan proceeds and tax credit equity. The FNBA first loan will be paid from cash flow remaining after paying for all operating expenses. The debt coverage ratio of 1.97 at this point in the cash flow waterfall means that there will be a significant

amount of cash available (\$35,225) after the FNBA loan is paid. Of the \$35,225, \$14,415 will go towards paying the Rasmuson hard second loan. The debt coverage ratio after the hard second loan is paid will be 1.41. Following the payment of the second loan, the deferred developer fee payment of \$11,667 will be made out of available cash flow. The deferred developer fee payment is soft and dependent on available cash flow. The FNBA first loan will be refinanced in 16 years. The Rasmuson loan will also be refinanced in year 16.

- **Timeline for how each of the identified funding sources will enter the project.** Approximately 5% of tax credit equity will come in at initial closing and the start of construction to pay a portion of the developer fee, syndication costs, and predevelopment expenses. The construction loan will be available at closing to pay for design and construction costs. During construction, the Rasmuson funds will be used. At construction completion, the tax credit investor will put another 25% of their equity into the project. 60% of equity will come in around April 2021 when the closing on the permanent loan is planned. The final 10% of equity is expected when 8609's are issued in July of 2021. The late entrance of the tax credit equity will help insure that we're getting the best tax credit pricing.
- **If LIHTC equity is anticipated, describe the anticipated equity pay-in structure and the associate milestones. When describing milestones, please identify the anticipated date(s) these milestones will be realized (e.g. units brought on-line, 8609, etc.).** The first capital contribution of tax credit equity (5% of the total amount) will come into the project in June 2019 when construction is starting. When the project is 100% complete (July 2020) the investor will provide another 25% of their equity. In April of 2021, at perm loan closing, the largest slug of cash (60% of the total equity) will come into the project, The final 10% of equity will enter the project in July 2021 once 8609's are generated.
- **4. Project Operations:** this section must describe the following:
- **Assumptions for utilities and operating expenses: If rehab, detail utility and operating expense assumptions and reference documentation supporting the change in utility and operating costs**

from historical levels. We are primarily relying on operating information from our property managers, Quantum Management, who currently manage the Conifer Woods Apartments in Homer. Quantum manages other Kenai Peninsula apartment complexes including Woodridge Apartments in Kenai, Kimberly Court in Seward and Northwood Apartments in Soldotna. The data from Quantum was also back checked with operating information that Swell has from CDI and VOA properties. We are also beginning to get operating data from our Mill Bay Townhomes property in Kodiak and Turnagain Place in Anchorage. These properties are now complete and 50% to 70% occupied. The biggest unknown on the operating side is the water. Our plan is to drill a well and if the water is good then tenants will use this for all their water needs. Under this scenario, on-going water costs would be low (water testing of about \$5,000 per year). We have done some water testing of a well in the area which has led us to believe that water quality will be poor. If that turns out to be the case, then our plan is to truck in water to tenants, which is considerably more expensive. The “trucking in” water scenario is the one that we have accounted for in our budget. To help combat high utility costs we are installing solar thermal and solar PV systems. In this particular development the owner is shielded to a certain extent from utility spikes because the tenants are paying their own electricity. The owner is paying for heat and hot water, natural gas for cooking, water and sewer, trash, and a small amount of common area electricity. In an effort to make the property run efficiently special attention is being placed on equipping units with low flow faucets, shower heads, dishwashers and washer and dryers. By meeting the BEES and IECC standards and certifications, structures at East End Cottages should be very energy efficient which will dramatically assist in keeping heating costs down. Milder weather conditions (relative to Anchorage) should also help.

- **Assumed inflation of utility costs. If standard 3% assumed in trending is appropriate, please state why; if a different trending percentage is appropriate, please provide the rationale and include evidence in the Financial Feasibility attachments section of the application.** The East End Cottages family project will use the standard 3% operating cost and 2% income escalators. These

percentages are consistent with the actual performance of rental properties that we own. Quantum, our property manager, is also comfortable with these escalator percentages.

- **Repair / maintenance and replacement needs for the property. Based on the project design, materials used and target population(s), please identify the cost-drivers for these repair / maintenance and replacement numbers.** Family housing projects with larger bedroom counts and lots of children and youth tend to take more punishment than smaller bedroom projects. The development team will use a commercial grade rubber or asphalt roof, cementitious board and metal siding, and durable flooring materials to improve the durability of the project and lengthen the time that replacement of building systems needs to be contemplated. Also, the project is placing \$86,400 in a replacement reserve at perm loan closing which will be available for unforeseen building system failures. After the first twelve years this reserve will be supplemented by \$300 per unit per year throughout the remaining life of the project.
- **How will unforeseen events during the project operations be addressed (e.g. vacancy spikes, flat rental income growth, etc.)? Are there operating reserves in the project budget sufficient to accommodate a reasonable mix of these events?** The debt coverage ratio on the first loan and second loan is quite comfortable (1.41). After paying these loans, there is expected to be almost \$21,000 in available cash flow that should allow the property to weather operating cost spikes or vacancy problems. The investor member of the owner entity will also fund an operating reserve of \$115,424.
- **If any special needs and / or diverse populations will be served by the project, please summarize the management approach to successfully accommodate the divergent interests of the tenants through a cohesive management policy.** Swell has established memo of agreements with several local service providers including Homer Haven and The South Peninsula Behavioral Health Center. Within the East End Cottages development there will be units specifically set aside for those with disabilities. These tenants will be provided services from The South Peninsula Behavioral Health Center (SPBHC). Swell has also signed an involvement agreement with the SPBHC which means that

this non-profit group will be intimately involved in the design and operations of East End Cottages to insure that the needs of tenants with mental and physical disabilities will be met. Homeless services and referrals will be provided by Homer Haven. The onsite manager will assist tenants by helping to coordinate bringing in services. The developers have experience with similar projects that had higher percentages of special needs units and have noted very little negative tenant interactions. Quantum will work with the on-site manager, with input from the owners, to smooth out any tenant versus tenant issues which could develop.

- ***5. Service Enriched Housing – Spruce Cape Supportive Services Plan**

The Supportive Services Plan for East End Cottages’ residents with disabilities and/or homeless families will include two components: 1) service coordination and 2) services provided by local community agencies. All services included in this Supportive Services Plan are backed by a Memorandum of Agreement (MOA) between the service provider and the Owner of the property. The East End Cottages on site manager will coordinate the delivery of services provided by other community partner agencies. Swell will also provide ongoing training opportunities for the on-site manager so that tenants are given the best opportunity to get services that they need.

Services to Be Provided by Other Community Agencies- The agencies and individuals listed below have provided written commitments of services and/or will provide resident referrals to East End Cottages.

Organization	Population Served	Service Provided

Homer Haven	Homeless	Temporary emergency shelter for victims of domestic violence, child care food program, advocacy and referrals for employment and housing, and assistance with police, court, and hospital interaction.
South Peninsula Behavioral Health Center	Physical/Mental Disabled	Case management, daily living skills training, medication monitoring, counseling for those with depression, anxiety, and drug and alcohol issues, licensed psychiatry services, and respite care.



CAREL NAGATA
ARCHITECTURE, PLANNING & DESIGN

CAREL NAGATA, LLC
PO BOX 100283
ANCHORAGE, AK 99510
(907) 230-4663
WWW.CAREL-NAGATA.COM

KACHEMAK COTTAGES

LOT 2B, PUFFIN ACRES - MILEPOST 3, EAST END ROAD
KACHEMAK CITY, AK

Date: 11-14-18
Drawn: CN
Checked: --
Job No.: --

Sheet No.

A0



PROPOSED UNIT MIX

2-BDR / 1.5 BA	20
3-BDR / 2 BA	4
TOTAL	24 UNITS

6 FULLY ACCESSIBLE UNITS (SIGHT / SOUND FEATURES)

52 BEDROOMS

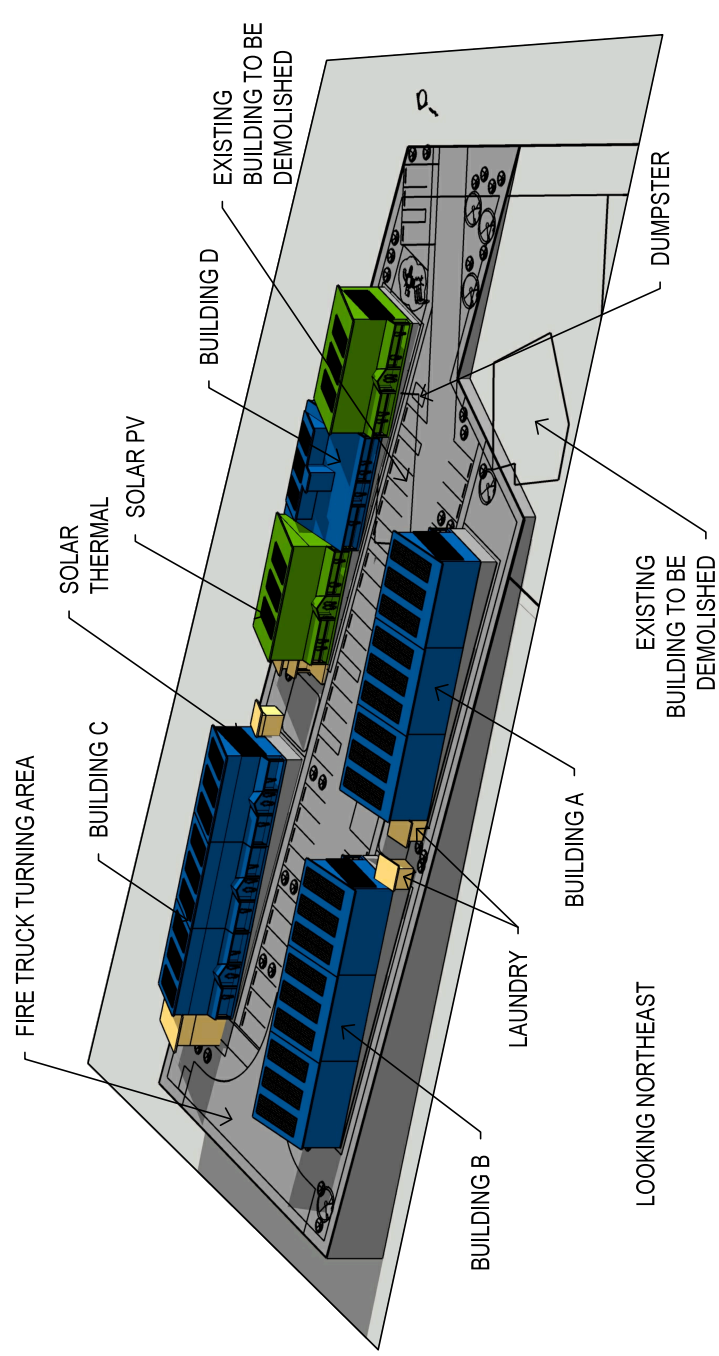
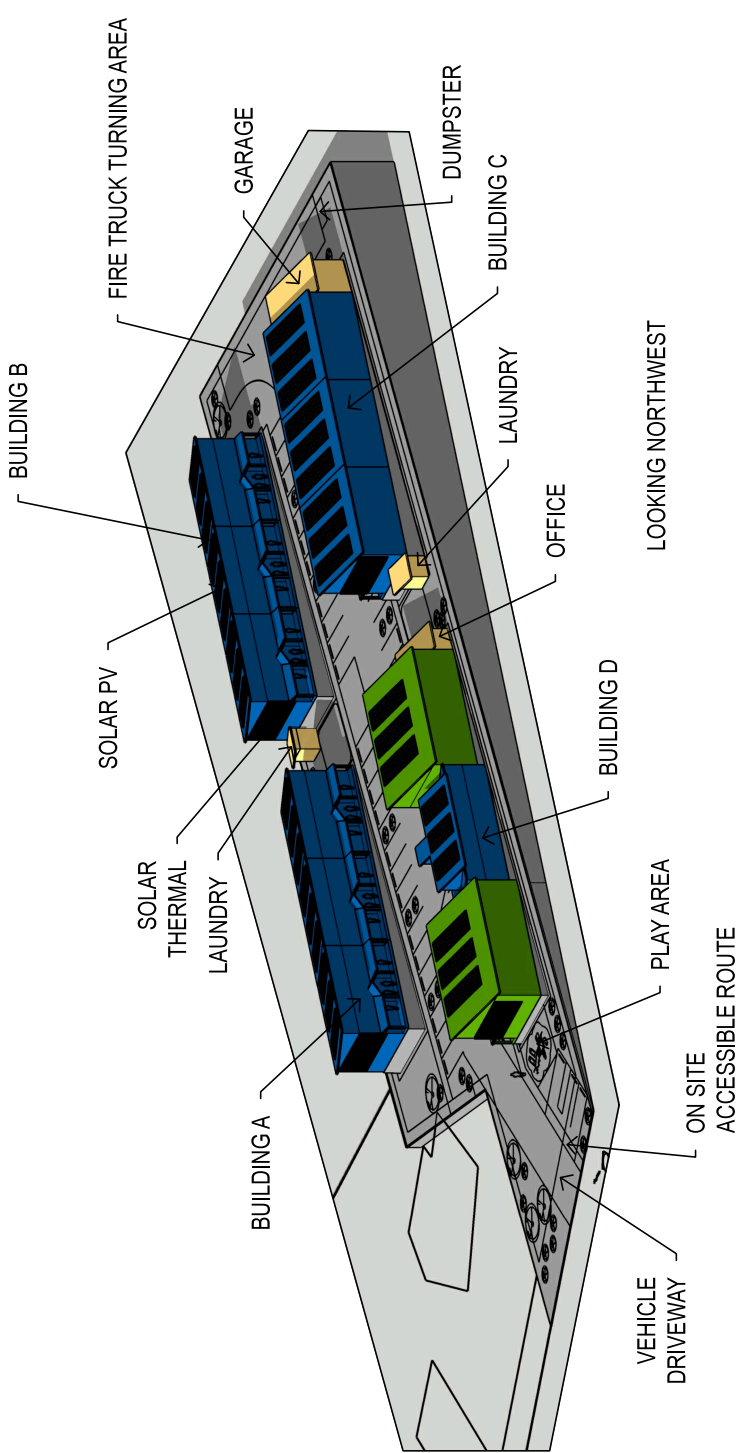
PARKING: 24 UNITS

42 9x20 SPACES FOR TENANT VEHICLES

9 9x20 ACCESSIBLE SPACES (WITH 5FT LOADING)

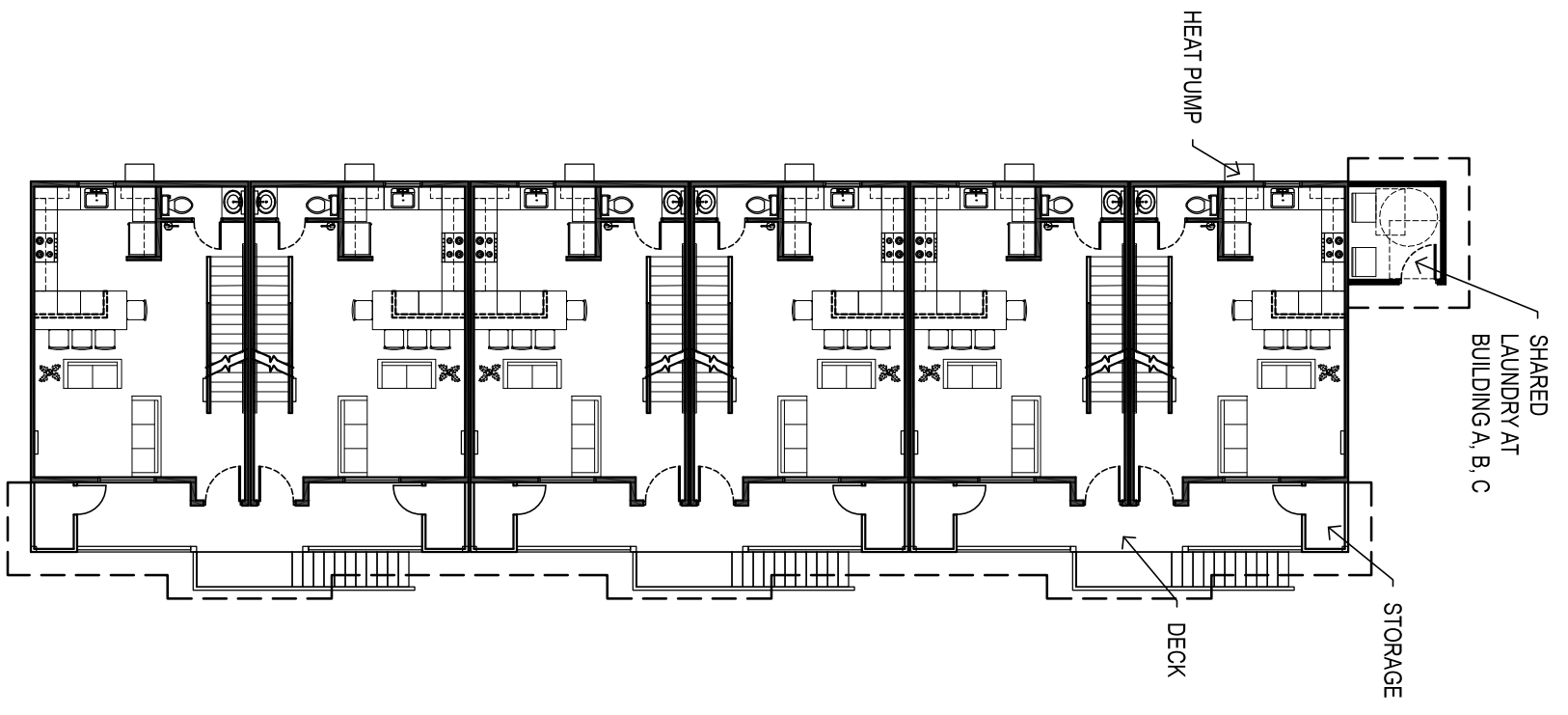
51 TOTAL PROVIDED

0 REQUIRED

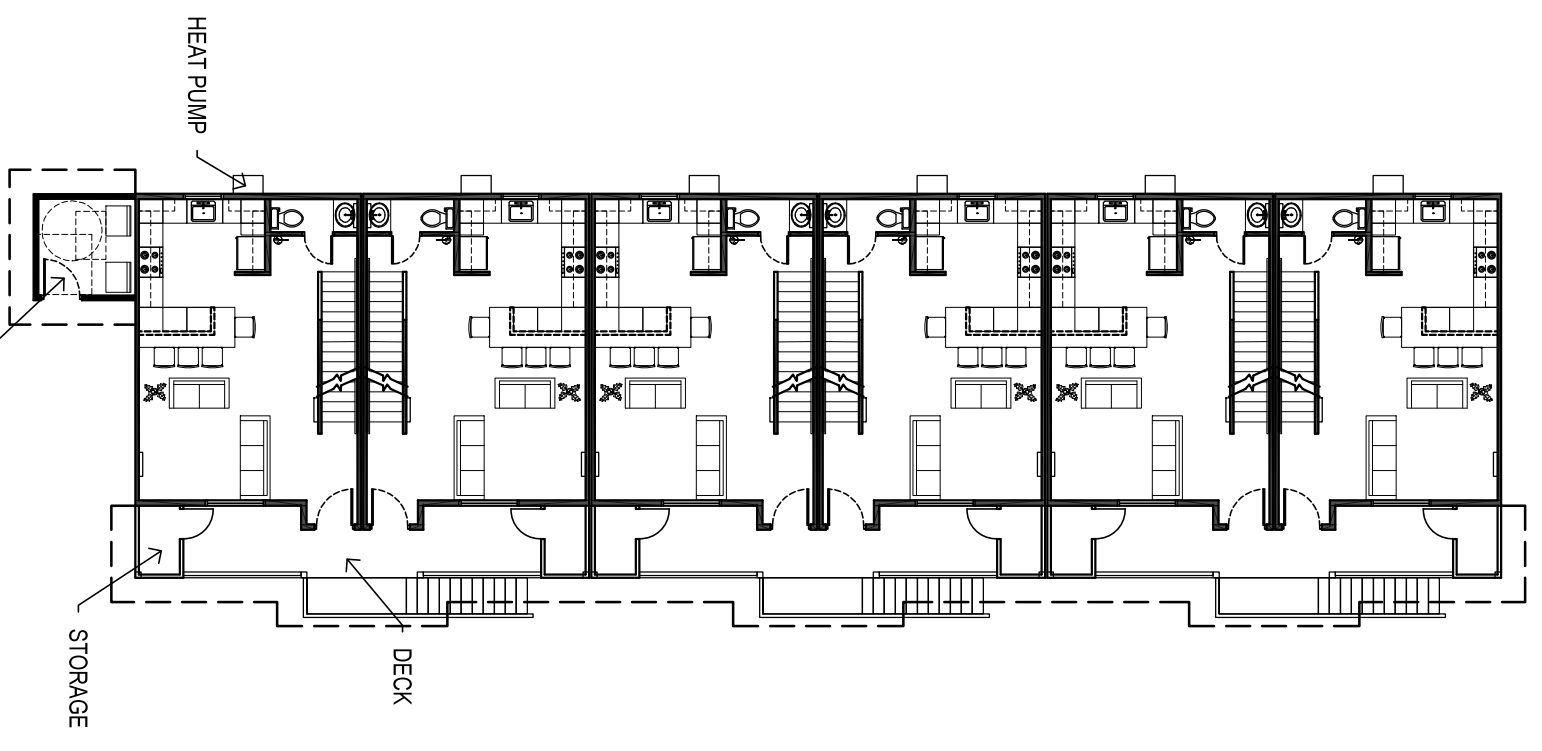
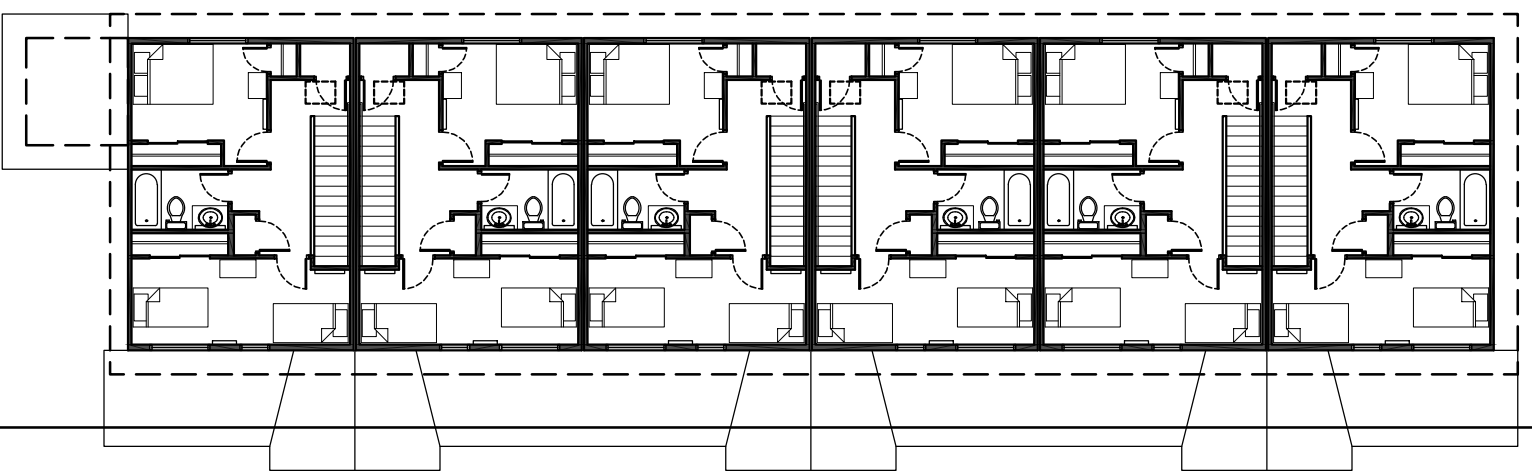


CONCEPTUAL SITE PLAN
SCALE: 1/64" = 1'-0"

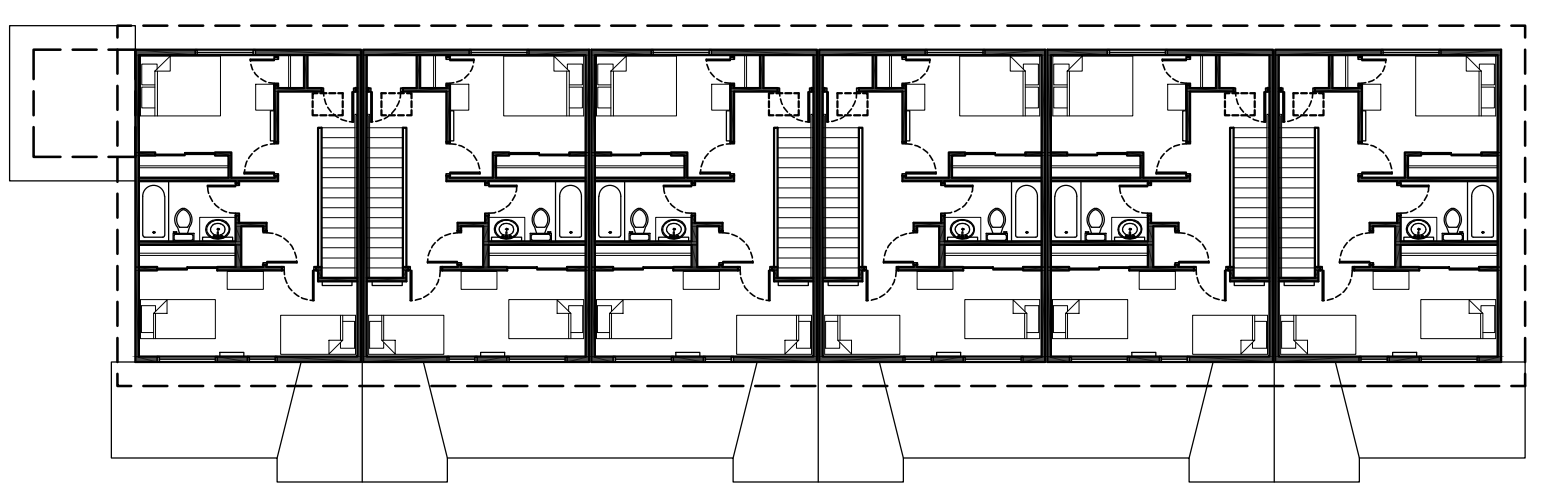
MASSING MODEL
SCALE: NTS



BLDG A
SCALE: 1/16" = 1'-0" (on 17x11)



BLDG B
SCALE: 1/16" = 1'-0" (on 17x11)



CAREL NAGATA
ARCHITECTURE, PLANNING & DESIGN

CAREL NAGATA, LLC
PO BOX 100263
ANCHORAGE, AK 99510
(907) 230-4663
WWW.CAREL-NAGATA.COM

KACHEMAK COTTAGES

LOT 2B, PUFFIN ACRES- MILEPOST 3, EAST END ROAD
KACHEMAK CITY, AK

Date: 11-14-18
Drawn: CN
Checked: --
Job No.: --

Sheet No.

A1



CAREL NAGATA
ARCHITECTURE, PLANNING & DESIGN

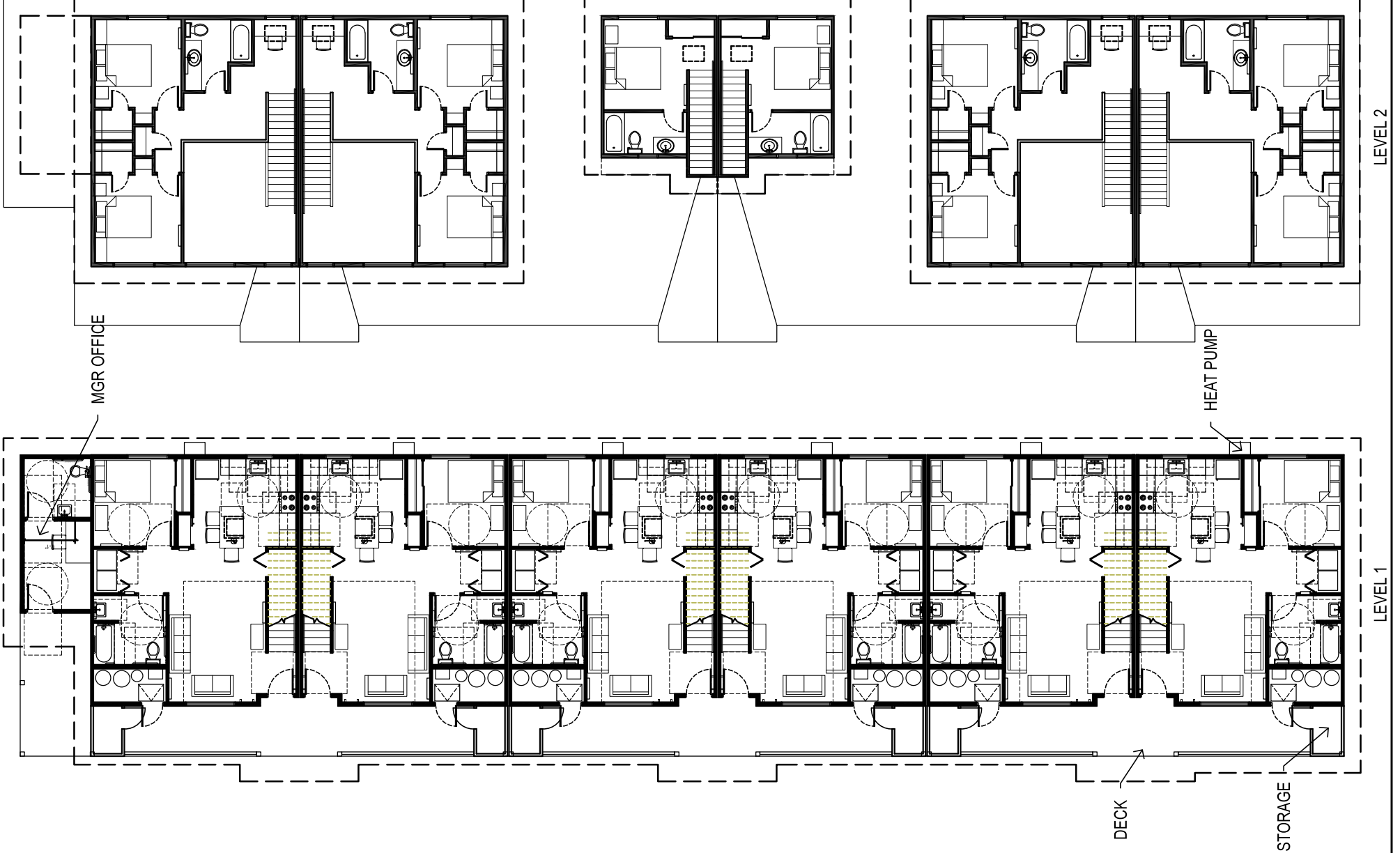
CAREL NAGATA, LLC
PO BOX 100283
ANCHORAGE, AK 99510
(907) 230-4663
WWW.CAREL-NAGATA.COM

KACHEMAK COTTAGES
LOT 2B, PUFFIN ACRES - MILEPOST 3, EAST END ROAD
KACHEMAK CITY, AK

Date: 11-14-18
Drawn: CN
Checked: --
Job No.: --

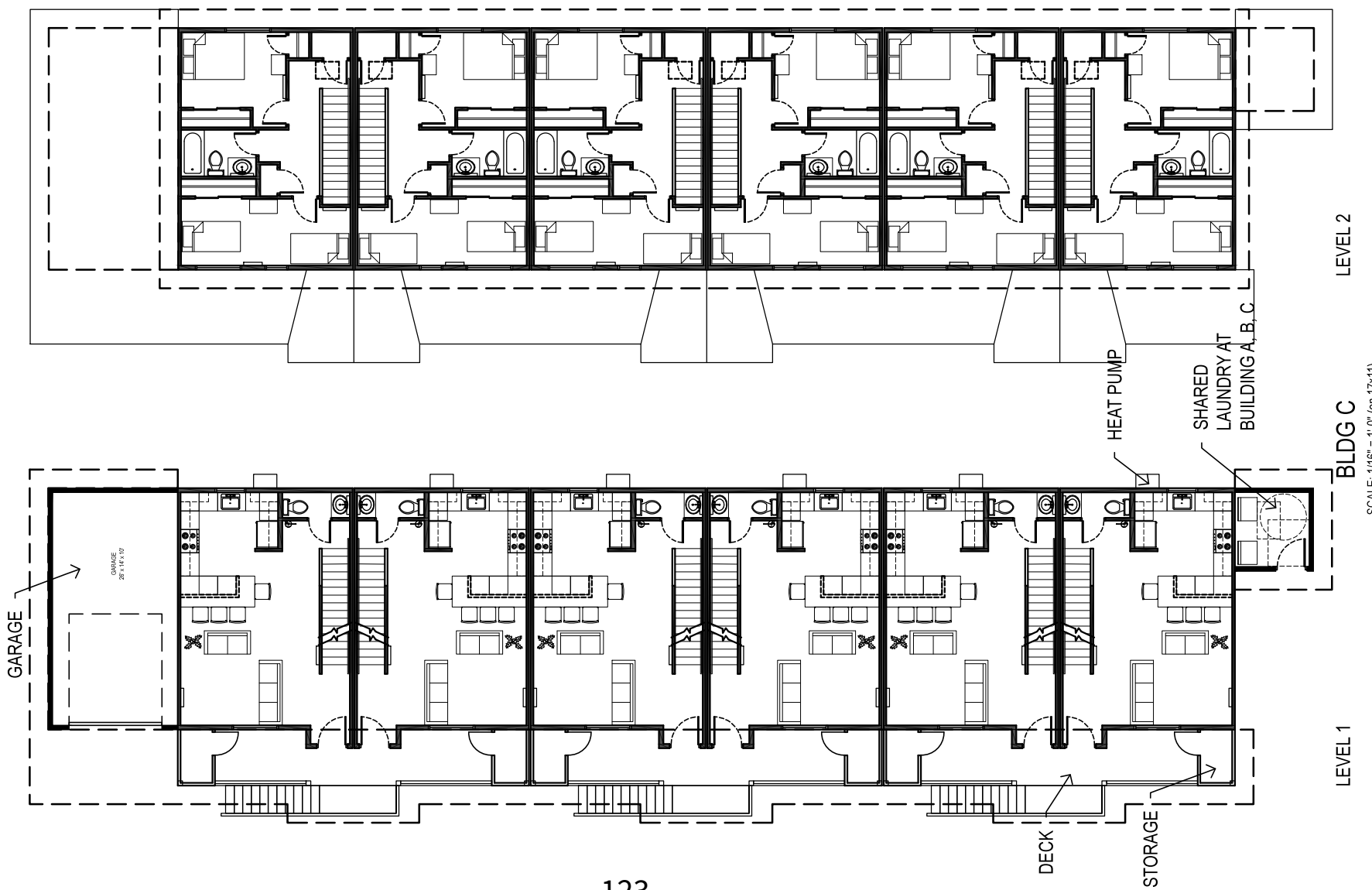
Sheet No.

A2



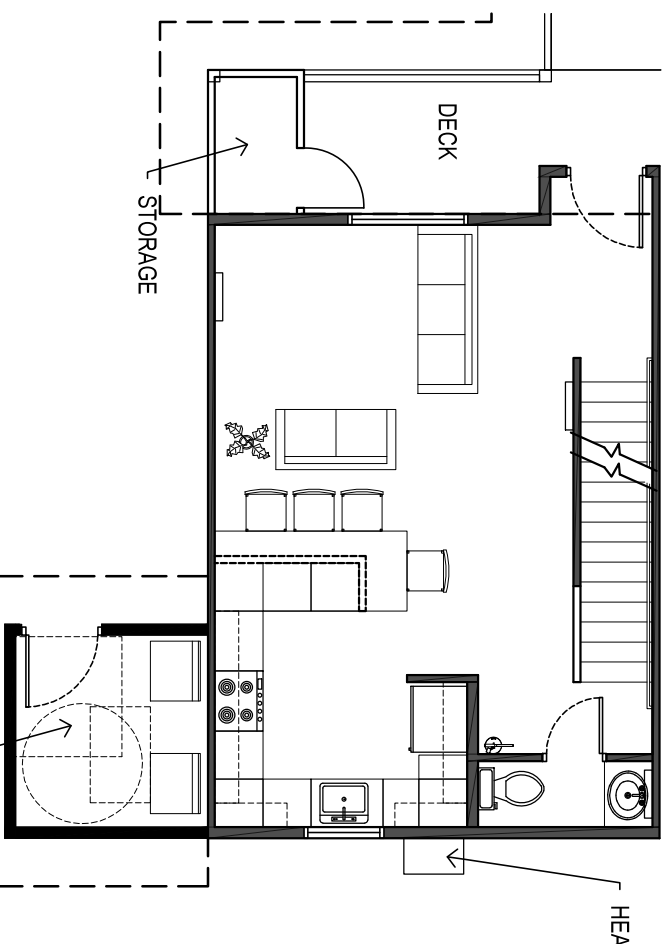
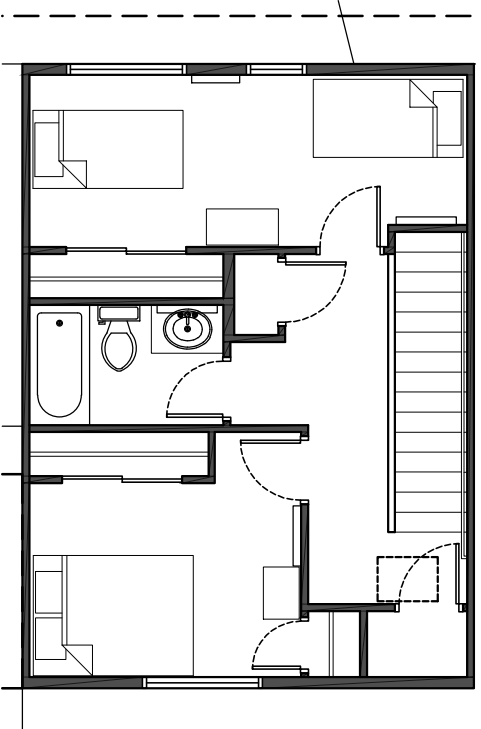
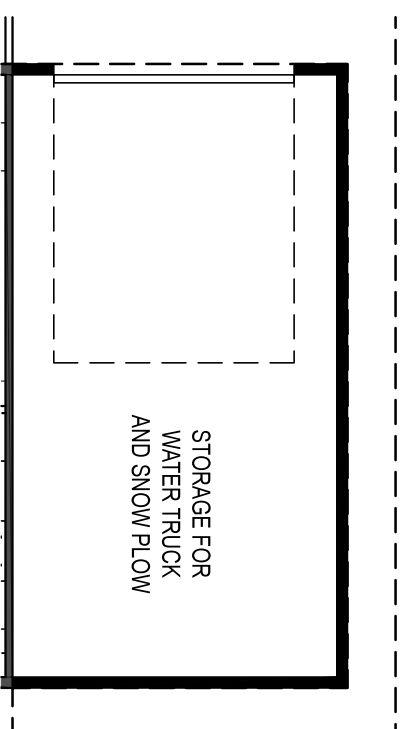
BLDG D

SCALE: 1/16" = 1'-0" (on 17x11)

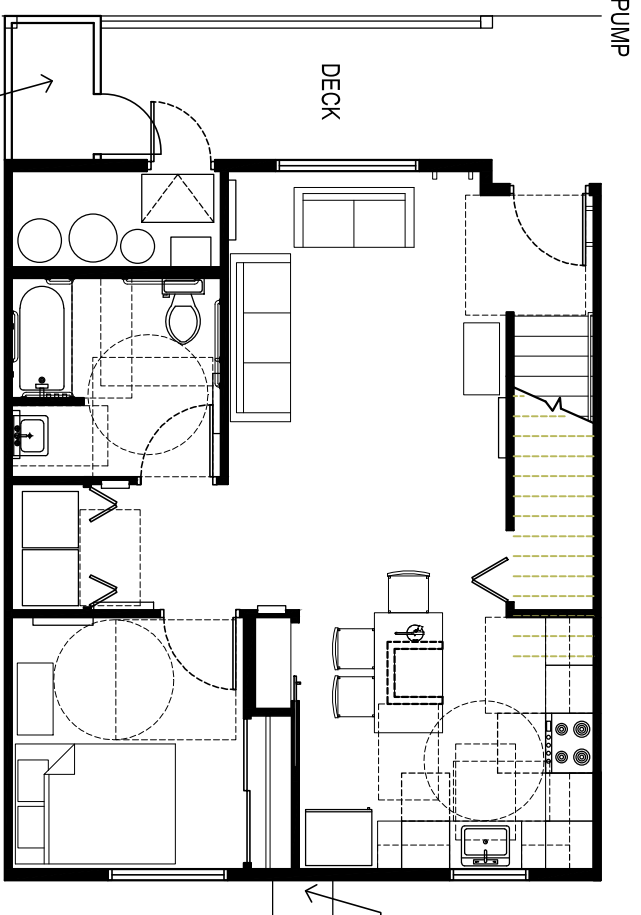
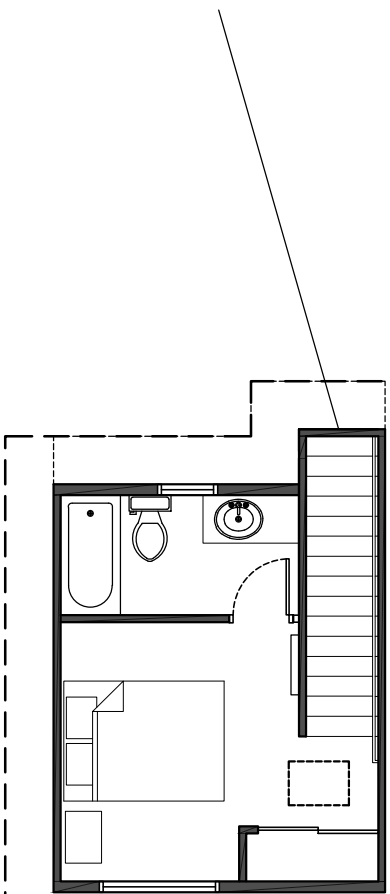


BLDG C

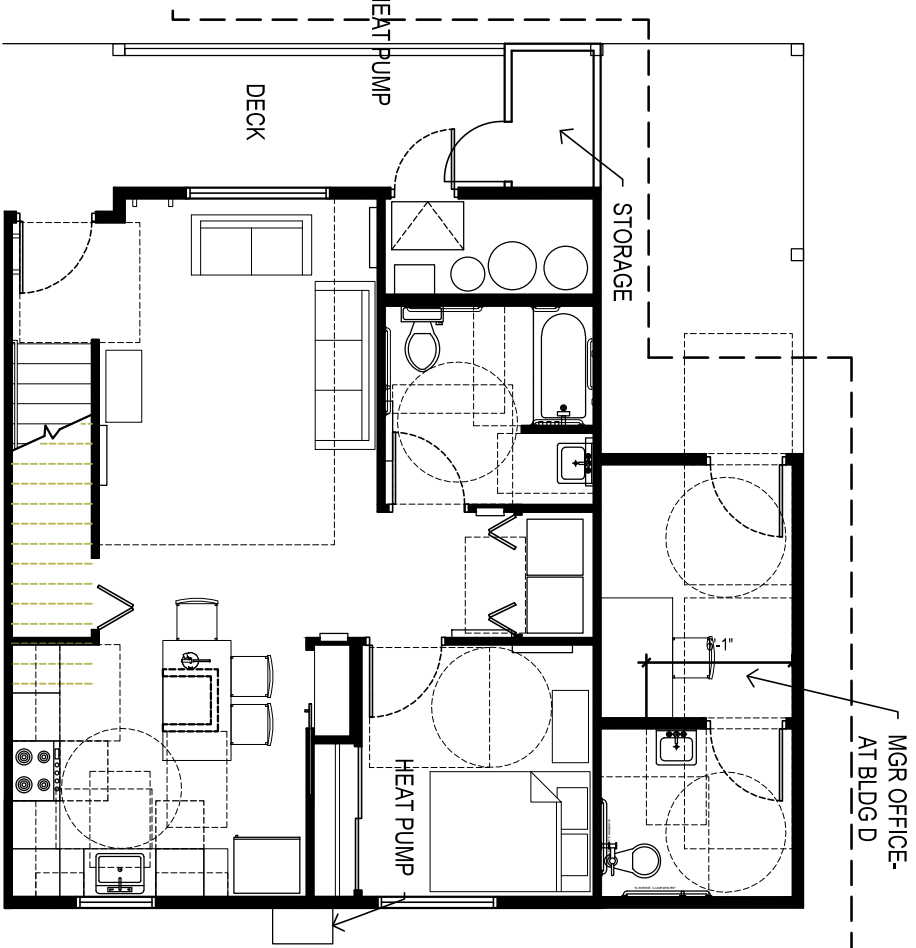
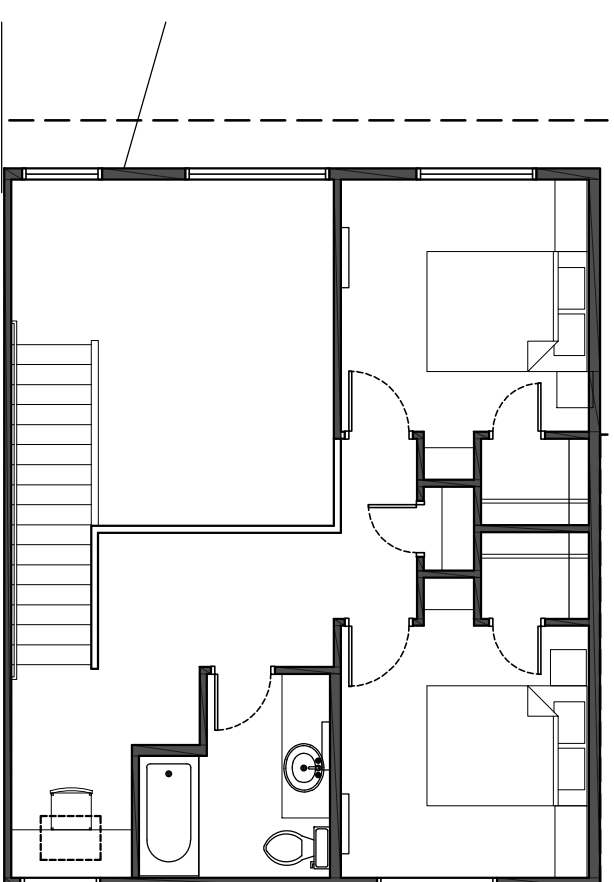
SCALE: 1/16" = 1'-0" (on 17x11)



2-BDR (835 nsf)
SCALE: 1/8" = 1'-0" (on 17x11)



2-BDR ACCESSIBLE (813 nsf)
SCALE: 1/8" = 1'-0" (on 17x11)



3-BDR ACCESSIBLE (1,116 nsf)
SCALE: 1/8" = 1'-0" (on 17x11)



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ARCHITECTURE, PLANNING & DESIGN

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WWW.CAREL-NAGATA.COM

KACHEMAK COTTAGES
LOT 2B, PUFFIN ACRES- MILEPOST 3, EAST END ROAD
KACHEMAK CITY, AK

Date: 11-14-18
Drawn: CN
Checked: --
Job No.: --
Sheet No.

A3



CAREL NAGATA
ARCHITECTURE, PLANNING & DESIGN

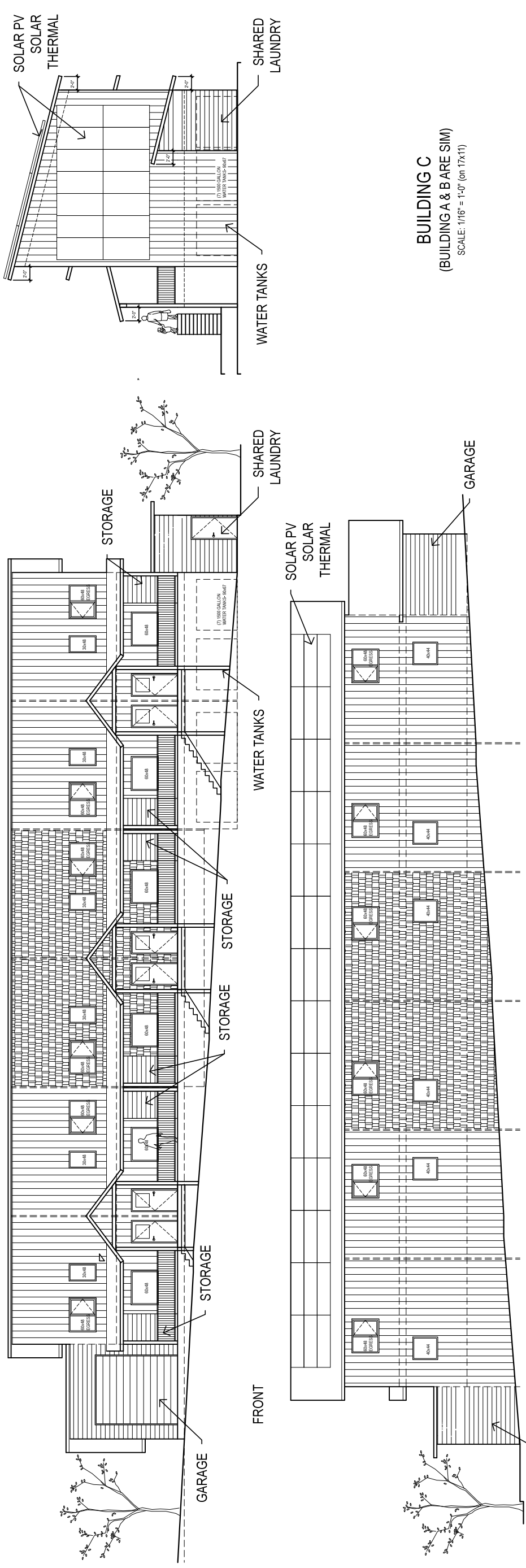
CAREL NAGATA, LLC
PO BOX 100283
ANCHORAGE, AK 99510
(907) 230-4663
WWW.CAREL-NAGATA.COM

KACHEMAK COTTAGES
LOT 2B, PUFFIN ACRES - MILEPOST 3, EAST END ROAD
KACHEMAK CITY, AK

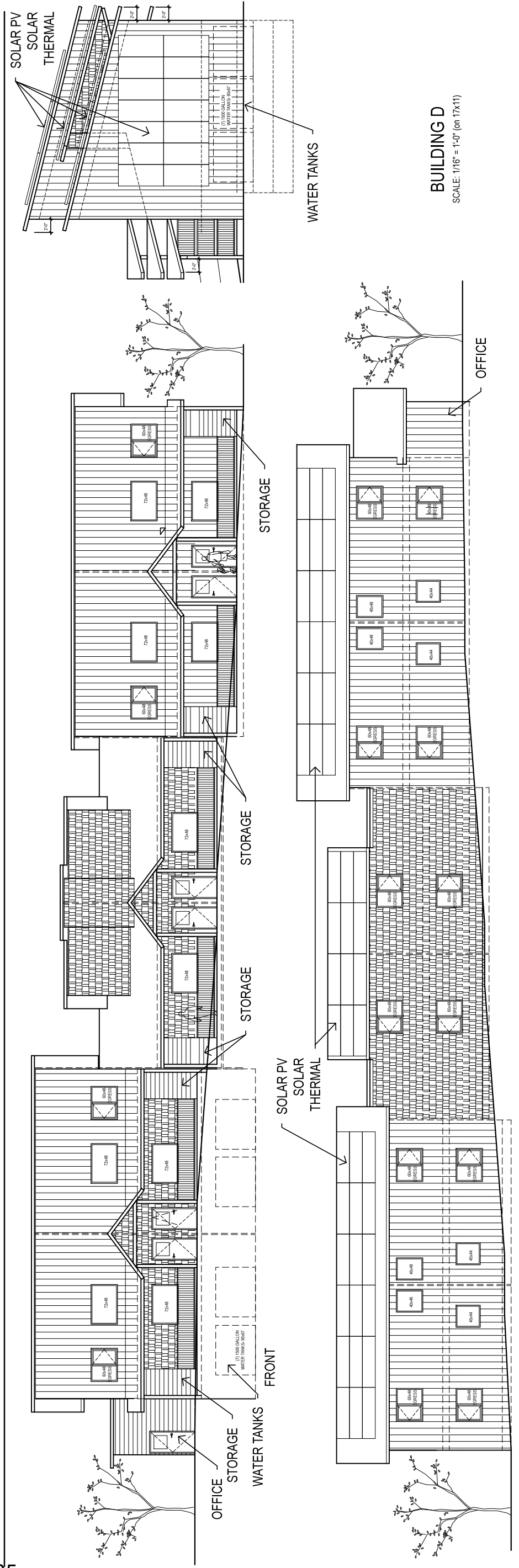
Date: 11-14-18
Drawn: CN
Checked: --
Job No.: --

Sheet No.

A4



BUILDING C
(BUILDING A & B ARE SIM)
SCALE: 1/16" = 1'-0" (on 17x11)



BUILDING D
SCALE: 1/16" = 1'-0" (on 17x11)

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 19-008

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
OPPOSING THE \$20 MILLION DOLLAR REPEAL OF K-12 STATE AID
TO SCHOOL DISTRICTS FOR THE FISCAL YEAR ENDING JUNE 30,
2019.

WHEREAS, The State of Alaska appropriated \$20,000,000 dollars from the general fund to the Department of Education and Early Development to be distributed as grants to school districts for the fiscal year ending June 30, 2019 through Senate Bill 142; and

WHEREAS, On June 4th, 2018 the Kenai Peninsula Borough School District held a Board of Education Work Session and determined the district could reinstate 11.5 staff positions, have three days per week of support staff, and purchase school instructional and curriculum supplies as a result of the \$1,405,145 dollar one-time grant proposed by the State of Alaska through Senate Bill 142; and

WHEREAS, When the State of Alaska enacted Senate Bill 142 into law, the Kenai Peninsula Borough School District determined the \$1,405,145 dollar grant would be made available to the district based on the district's experience receiving other one-time grants distributed by the State of Alaska in the past; and

WHEREAS, The Kenai Peninsula Borough School District proceeded to keep 11.5 staff positions, have three days per week of support staff, and purchase supplies before officially receiving the State of Alaska appropriation; and

WHEREAS, The repeal of this one-time grant issued to the Kenai Peninsula Borough School District will detrimentally increase the district's deficit; and

WHEREAS, The District may have to invoke year-end staff cuts, apply fund balance to cover this funding shortfall, or reduce next year's budget by \$1,405,145 dollars and impact the district's long range fiscal plans; and

WHEREAS, Homer schools, teachers, and students may be impacted by these unanticipated reductions if the Kenai Peninsula School District incurs this state-initiated fiscal shortfall.

41 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby opposes the
42 \$20 million dollar repeal of K-12 state aid to school districts for the fiscal year ending June 30,
43 2019 and requests the State of Alaska release the funds appropriated by this one-time grant.

44
45 PASSED AND ADOPTED by the Homer City Council on this ____ day of _____, 2019.

46
47 CITY OF HOMER

48
49 _____
50 KEN CASTNER, MAYOR

51
52 ATTEST:
53
54 _____
55 MELISSA JACOBSEN, MMC, CITY CLERK

56
57 Fiscal Note: N/A

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 19-009

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A LEASE AMENDMENT TO MODIFY ARTICLE SIX OF
THE GROUND LEASE AND SECURITY AGREEMENT HELD BETWEEN
BRAD FAULKNER OF ALASKA CUSTOM SEAFOODS AND THE CITY.

WHEREAS, Alaska Custom Seafoods and the City of Homer entered into a ground lease and security agreement dated January 26, 2013 for a twenty year term regarding City of Homer Lot 88-4 on the Homer Spit; and

WHEREAS, On May 26, 2010, Alaska Custom Seafoods listed a development plan in the lease application that included the construction of four buildings and a boardwalk; and

WHEREAS, Alaska Custom Seafoods stated the businesses conducted on the property would include a fish buying business and subleases to galleries, shops, fish buyers, and charter companies; and

WHEREAS, On February 28 2018, the City determined Alaska Custom Seafoods did not abide by the conditions set in Article Six of the ground lease and security agreement approved in 2013 and therefore was in default of the lease for failure to complete its stated development plan; and

WHEREAS, On May 11, 2018, Mr. Faulkner submitted a lease application and requested an amendment to Article Six of his lease so that Alaska Custom Seafoods would no longer be out of compliance with its contractual development plan lease; and

WHEREAS, City Administration reviewed the updated lease application and approved of the changes to Article Six of the ground lease and security agreement to bring Alaska Custom Seafoods into compliance with current business activity on the lot; and

WHEREAS, On January 23, 2019, the Port and Harbor Advisory Commission reviewed the updated lease application and approved of the changes with the added condition that any further default issues will immediately be brought back before the Port and Harbor Advisory Commission for consideration to recommend further action by the City Manager and/or City Council; and

41 WHEREAS, On February 5, 2019, Mr. Faulkner submitted an updated lease application
42 development plan to accurately represent current lot conditions and items discussed in the
43 January 23, 2019 Port and Harbor Advisory Commission meeting; and
44

45 WHEREAS, Homer City Code 18.08.120 (b) Improvements, states that improvements not
46 included in the lease agreement or improvements that are inconsistent with or deviate from
47 those permitted in the lease agreement must be approved by Council via resolution.
48

49 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the
50 amendment to Article Six of the Alaska Custom Seafoods lease and authorizes the continuation
51 of the ground lease and security agreement Alaska Custom Seafoods holds with the City until
52 July 31, 2033 as long as all conditions of the lease are met.
53

54 PASSED AND ADOPTED by the Homer City Council on this ___day of _____, 2019.
55

56 CITY OF HOMER
57

58 _____
59 KEN CASTNER, MAYOR
60

61 ATTEST:
62

63 _____
64 MELISSA JACOBSEN, MMC, CITY CLERK
65

66 Fiscal Note: \$11,650.32 in annual base rent for 2019

AMENDMENT TO LEASE AGREEMENT

This amendment is made and entered into effect as of February 1, 2019 between the City of Homer, an Alaska municipal corporation ("Landlord") whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and Brad Faulkner, President, Alaska Custom Seafoods, a State of Alaska sole proprietorship, whose address is PO Box 996, Homer AK, 99603 ("Tenant"), and amends the Ground Lease Agreement ("Lease") entered into between Brad Faulkner, President, Alaska Custom Seafoods, a State of Alaska sole proprietorship and the City of Homer dated July 26, 2013 and recorded in Homer Recording District 309, Alaska.

Landlord and Tenant agree as follows:

6.01 Use of the Property, and 6.02 Required Improvements. shall be replaced and will read as follows:

6.01 Use of Property. Tenant shall use and, if applicable, improve the Property only in the manner described in Tenant's proposal or application for the Property as more fully set forth on **Exhibit B**. Tenant's undertaking to use and, if applicable, improve the Property as described on Exhibit B is a material inducement to Landlord leasing the Property to Tenant, and Tenant shall not use or improve the Property for any purpose other than as described on Exhibit B without Landlord's written consent, which consent Landlord may withhold in its sole discretion.

6.02 Required Improvements. Tenant shall, at Tenant's sole expense, construct, and at all times during the Term keep and maintain as the minimum development on the Property the Required Improvements as described on Exhibit B and as depicted more specifically in the site plan and floor plans in **Exhibit C**. If the Required Improvements are not in place at the commencement of the Term, Tenant shall commence construction of the Required Improvements within one year after the date of commencement of the Term, prosecute the construction of the Required Improvements with diligence, and Complete construction of the Required Improvements within one additional year.

Exhibit B of the current Lease shall be replaced with pages 5,6 &8 from the lease application originally submitted on May 11 2018 , with a development plan updated on February 5 2019, by Brad Faulkner, and currently labelled as "Alaska Custom Seafoods Exhibit B" included in this amendment as (pages 2-4)

Exhibit C of the current Lease shall be replaced with page 9 from the lease application originally submitted on May 11 2018 , with a development plan updated on February 5 2019, by Brad Faulkner, currently labelled as "Alaska Custom Seafoods Exhibit C" included in this amendment as (page 5)

Tuesday, February 5, 2019

Attn: City Manager
Ref: Faulkner Lease Application

To Whom It May Concern,

I have amended my application of May 11, 2018.

There are currently four businesses working on my lot. Certificates of insurance have been submitted for each of them.

- 1) Alaska Custom Seafoods is renting tourist rooms.
- 2) Carroll Corp is offloading fish.
- 3) The Grog shop is selling grog.
- 4) Lulas's is a tourist gift shop.

Last year, I closed off the driveway that accessed via the Spit Road and changed to access via Fish Dock Road.

I also continued the boardwalk to the west to abut Bill Sullivan's lease.

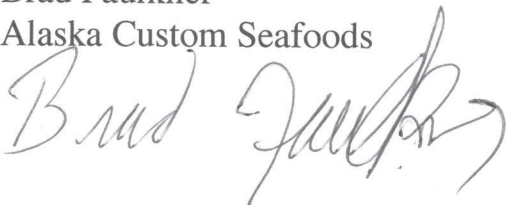
I also made planters and picnic tables for the front.

Last year, I showed a double decker food bus on the plot plan. This was the third mobile food vender in three years. He may be back this year but is not listed because he has not signed a lease yet.

Also not shown is Alaska Ultimate Safari's. This is Eric Lee's helicopter bear viewing company. I built the deck and stairs for him and he never erected his 16' geodesic dome. He plans to erect it this year but it is not shown in case he does not.

I hope this clears things up. If you have any more questions please call me at 907-299-1871.

Brad Faulkner
Alaska Custom Seafoods





Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	Brad Faulkner
Business Name:	Alaska Custom Seafoods
Social Security Number:	574 - 24 - 3741
Email Address:	
Mailing Address	PO Box 996
City, State, ZIP code:	Homer AK 99603
Business Telephone No.	907 - 299 - 1871
Representative's Name:	same
Mailing Address:	
City, State, ZIP code:	
Business Telephone No.	
Property Location:	Fish Dock Road & Homer Spit Rd
Legal Description:	4474 Homer Spit Road
Type of Business to be placed on property:	Tourist Rental, Commercial Fish off loading, Food Truck, Shops
Duration of Lease requested:	Remainder of current lease
Options to re-new:	with the 2, 15 year options I currently have

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan	<p>A drawing of the proposed leased property showing:</p> <input checked="" type="checkbox"/> Size of lot - dimensions and total square footage (to scale) <input checked="" type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned (to scale). <input type="checkbox"/> Water and sewer lines – location of septic tanks, if needed. <input checked="" type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated																								
2.	Development Plan	<p><input checked="" type="checkbox"/> List the time schedule from project initiation to project completion, including major project milestones.</p> <table border="0"> <thead> <tr> <th data-bbox="529 699 602 724">Dates</th> <th data-bbox="781 699 854 724">Tasks</th> </tr> </thead> <tbody> <tr> <td data-bbox="529 724 737 762">Done</td> <td data-bbox="781 724 1370 762">Picnic Tables & Planters</td> </tr> <tr> <td data-bbox="529 762 737 800">Done</td> <td data-bbox="781 762 1292 800">Boardwalk tie in</td> </tr> <tr> <td data-bbox="529 800 737 840">Done</td> <td data-bbox="781 800 1406 840">New Driveway access</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </tbody> </table> <p>For each building, indicate:</p> <table border="0"> <thead> <tr> <th data-bbox="529 1020 683 1045">Building Use</th> <th colspan="2" data-bbox="935 1020 1325 1045">Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td data-bbox="529 1045 976 1083">Big Building is rentals</td> <td data-bbox="1016 1045 1179 1083">30x40</td> <td data-bbox="1243 1045 1357 1083">2400 #</td> </tr> <tr> <td data-bbox="529 1083 854 1121">D liquor store</td> <td data-bbox="1000 1083 1162 1121">16x24</td> <td data-bbox="1243 1083 1325 1121">384 #</td> </tr> <tr> <td data-bbox="529 1121 789 1159">Gift shop</td> <td data-bbox="1000 1121 1179 1159">16x32</td> <td data-bbox="1260 1121 1357 1159">512 #</td> </tr> </tbody> </table>	Dates	Tasks	Done	Picnic Tables & Planters	Done	Boardwalk tie in	Done	New Driveway access	_____	_____	_____	_____	Building Use	Dimensions and square footage		Big Building is rentals	30x40	2400 #	D liquor store	16x24	384 #	Gift shop	16x32	512 #
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D liquor store	16x24	384 #																								
Gift shop	16x32	512 #																								
3.	Insurance ON FILE with city	<p><input checked="" type="checkbox"/> Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.</p>																								
4.	Subleases	<p><input checked="" type="checkbox"/> Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.</p>																								
5.	Health Requirements	<p><input checked="" type="checkbox"/> Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.</p>																								

IN WITNESS WHEREOF, the parties have executed this Lease Amendment as of the date set forth above.

Landlord:
City of Homer

Tenant:
Brad Faulkner
Alaska Custom Seafoods

By: _____

By: _____

Katie Koester, City Manager

Brad Faulkner, President/Leaseholder

ACKNOWLEDGMENTS

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on _____, 20 __ by Katie Koester, City Manager of the City of Homer, an Alaska municipal corporation, on behalf of the City of Homer.

Notary Public in and for Alaska
My Commission Expires: _____

STATE OF)
) SS.
)

The foregoing instrument was acknowledged before me on _____, 20 __ by Brad Faulkner, as President of Alaska Custom Seafoods.

Notary Public in and for the state of _____
My Commission Expires: _____

After recording return to:
Melissa Jacobsen, MMC, City Clerk
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

CITY OF HOMER
LEASE APPLICATION CHECKLIST

Applicant Name: Brad Faulkner, Alaska Custom Seafoods

Synopsis: Alaska Custom Seafoods is updating its proposed use and improvements to match the current uses and improvements found on City-leased property. Lessee will continue with 08/01/2013 - 07/31/2033 term with two 5 year extensions.

Action:

- Lease approval.
- Lease approval with conditions. Explain. *approval by P+H commission*
- Lease denial. Explain.
- Lease application incomplete.

Katie Koester 1-16-19
Katie Koester, City Manager Date

A. A responsive lease application / proposal shall include:

1. A completed application form provided by the City

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: Submitted by applicant May 11th, 2018

2. Any applicable fees. \$30. Application fee paid. \$300 lease fee due.

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: \$330.00 payment submitted on May 11th, 2018.

3. A clear and precise narrative description of the proposed use of the property

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: According to Brad Faulkner's May 11th, 2018 letter, Alaska Custom Seafoods subleases the City leased lot out to four businesses: The Spit Grog Shop, Lula's Gift Shop, The Food Bus, and Eric Lee's helicopter tour company. Alaska Custom Seafoods also continues to maintain a caretaker unit on the property, rents out two guest rooms, and brokers halibut deals according to the letter. The business license Alaska Custom Seafoods holds with the State of Alaska is registered for "real estate, rental, and leasing."

4. A specific time schedule and benchmarks for development

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: A time schedule and benchmarks for development are included in the applicant's May 11th, 2018 City of Homer Land Lease Application.

5. A proposed site plan drawn to scale that shows at a minimum property lines, easements, existing structures and other improvements, utilities, and the proposed development including all structures and their elevations, parking facilities, utilities, and other proposed improvements.

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: An updated site plan is included in the applicant's May 11th, 2018 City of Homer Land Lease Application.

6. Any other information that is directly pertinent to the proposal scoring criteria contained herein

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: January 8th, 2019 Port Director Memo to Port and Harbor Advisory Commission

7. All other required attachments

- Applicant information *Included in 5/11/18 City land lease application*
- Plot Plan *Included in 5/11/18 City land lease application*
- Development Plan *Included in 5/11/18 City land lease application*
- Insurance *Applicant noted these are currently file with City*
- Proposed Subleases *Included in 5/11/18 City land lease application*
- Environmental Information *N/A at this time*
- Agency approvals and permits *Applicant provided 3/31/16 letter submitted to State Fire Marshall Office*
- Financial Information *Applicant provided financial information 12/12/18*
- Corporation information and a copy of the Articles of Incorporation and Bylaws *5/11/18 Applicant noted these are currently file with City*
- Certificate of good standing issued by the entity's state if domicile *Business License 986451 active until 12/31/19; Entity # 54289D in good standing*
- Four References – *Lula's Gift Shop, Spit Liquor and Grog Shop, Carrol Corp, Fish Factory*

8. Any other information required by the solicitation or request for proposals.

YES	NO	N/A	INCOMPLETE
------------	-----------	------------	-------------------

NOTES: Staff met with Mr. Faulkner most recently on 12/7/18

Friday, May 11, 2018

City of Homer

Attn: City Manager
Ref: Faulkner Lease Application

To Whom It May Concern:

Attached is my lease application along with separate checks for \$300 and \$30.

1) Plot plan is attached.

2) Development plan.

There are currently 4 businesses working off this lot. All 4 are owned and run by long time Homer business people. Carrol Corp has sub leased from me for @ 17 years. The record will reflect that I have faithfully paid ten % of his sub-lease to the City.

Lulas gift shop is going on her 5th year.

The Spit Grog shop is going into his 3rd year at my location. And has a 10 year sub-lease previously transmitted.

My business rents out 2 guest rooms in the summer and I continue to broker halibut deals.

Two new businesses this year will by land sub-leases. The Food Bus is currently on the lot. He is now plugged into power and water. I still have some picnic tables to build.

Eric Lee is installing a geodesic dome for a booking office for his helicopter tour company.

I have been in negotiation with several other companies looking for space but, as usual, lots of tire kickers but no firm commitments.

3) Insurance is on file with the City.

- 4) Subleases. I have described my sub-leases above. copies of those leases were previously transmitted
- 5) Health Requirements. The lot has City Sewer and water and 3 bathrooms. All garbage is disposed of at the dump. The DEC has inspected the Food Bus.
- 6) I have previously transmitted copies of building permits for my buildings. Attached is my latest correspondence with the fire marshal.
- 7) Fees. I am unclear here if I am supposed to pay the lease fee, the application fee, and the assignment fee. I attached a check for the application fee and the lease fee. Please let me know if this is incorrect.
- 8) Financial data. Hopefully 20 years of paying the lease and the taxes is enough. Hopefully \$100 million worth of fish deals without a single bad deal is enough. Hopefully a decade of paying the City an extra \$100k a year for ice and crane is enough. Other than that I am cash poor right now but I have a great piece of property up for sale that should net me an extra \$500 k. Prospects are good.
- 9) NA
- 10) Corporation statement is on file with the City. This has been my big hold up on filing this. I had previously brought my City boxes up to my lawyer in Anchorage. I can only surmise the original paper work burned in the fire and the original lawyer is diseased. I can send to Juneau for copies. I am in good standing with the State.

Respectfully Submitted,

Brad Faulkner
Alaska Custom Seafoods

Tuesday, February 5, 2019

Attn: City Manager
Ref: Faulkner Lease Application

To Whom It May Concern,

I have amended my application of May 11, 2018.

There are currently four businesses working on my lot. Certificates of insurance have been submitted for each of them.

- 1) Alaska Custom Seafoods is renting tourist rooms.
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I also continued the boardwalk to the west to abut Bill Sullivan's lease.

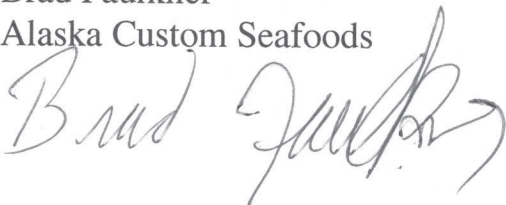
I also made planters and picnic tables for the front.

Last year, I showed a double decker food bus on the plot plan. This was the third mobile food vender in three years. He may be back this year but is not listed because he has not signed a lease yet.

Also not shown is Alaska Ultimate Safari's. This is Eric Lee's helicopter bear viewing company. I built the deck and stairs for him and he never erected his 16' geodesic dome. He plans to erect it this year but it is not shown in case he does not.

I hope this clears things up. If you have any more questions please call me at 907-299-1871.

Brad Faulkner
Alaska Custom Seafoods





Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	BRAD FAULKNER
Business Name:	Alaska Custom Seafood
Social Security Number:	574-24-3741
Mailing Address:	Box 996
City, State, ZIP code:	Homer AK 99673
Business Telephone No.	907-299-1871
Representative's Name:	same
Mailing Address:	
City, State, ZIP code:	
Business Telephone No.	
Property Location:	Fish Dock & Spit Rd
Legal Description:	4474 Homer Spit Rd
Type of Business to be placed on property:	Tourist Rental, commercial Fish offloading, Food bus, shops
Duration of Lease requested:	Remainder of current lease
Options to re-new:	w/ the 2 5 year options I currently have

The following materials must be submitted when applying for a lease of City of Homer real property																				
1.	Plot Plan	<p>A drawing of the proposed leased property showing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Size of lot - dimensions and total square footage (to scale) <input checked="" type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned (to scale). <input checked="" type="checkbox"/> Water and sewer lines – location of septic tanks, if needed. <input checked="" type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated 																		
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6.	Agency Approval	<input checked="" type="checkbox"/> Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.
7.	Fees	<p><u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u></p> <p><input type="checkbox"/> Application fee - \$30.00. Covers costs associated with processing the application. <i>Please make check payable to the City of Homer.</i></p> <p><input checked="" type="checkbox"/> Lease fee - \$300.00. Covers the costs of preparing and processing the actual lease.</p> <p><input type="checkbox"/> Assignment fee - \$250.00. Covers the costs of preparing and processing the lease transfer. <i>Please make check payable to the City of Homer.</i></p>
8.	Financial Data	<p><u>Please indicate lessee's type of business entity:</u></p> <p><input type="checkbox"/> Sole or individual proprietorship.</p> <p><input type="checkbox"/> Partnership.</p> <p><input checked="" type="checkbox"/> Corporation. <i>S corp</i></p> <p><input type="checkbox"/> Other – Please explain: _____</p> <hr/> <p><input type="checkbox"/> <u>Financial Statement – Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</u></p> <p><input type="checkbox"/> <u>Surety Information – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.</p> <p><input type="checkbox"/> <u>Bankruptcy information - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action?</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.</p> <p><input type="checkbox"/> <u>Pending Litigation – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation?</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.</p>

9.	Partnership Statement	<input type="checkbox"/> If the applicant is a partnership, please provide the following: Date of organization: _____ Type: <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership Statement of Partnership Recorded? <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____ Has partnership done business in Alaska? <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____ Name, address, and partnership share. If partner is a corporation, please complete corporation statement. <i>Please attach a copy of your partnership agreement.</i>																								
10.	Corporation Statement	<input type="checkbox"/> If the applicant is a corporation, please provide the following: Date of Incorporation: <u>1994</u> State of Incorporation: <u>Alaska</u> Is the Corporation authorized to do business in Alaska? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Is so, as of what Date? <u>1994</u> Corporation is held? <input type="checkbox"/> Publicly <input checked="" type="checkbox"/> Privately If publicly held, how and where is the stock traded? _____ Officers & Principal Stockholders [10%+]: <table border="1"> <thead> <tr> <th>Name</th> <th>Title</th> <th>Address</th> <th>Share</th> </tr> </thead> <tbody> <tr> <td><u>Brad Faulkner</u></td> <td><u>Pres.</u></td> <td><u></u></td> <td><u>100%</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <input checked="" type="checkbox"/> <u>on file with city</u> <input checked="" type="checkbox"/> Please furnish a copy of Articles of Incorporation and By-laws. Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments. <table border="1"> <thead> <tr> <th>Name</th> <th>Title</th> </tr> </thead> <tbody> <tr> <td><u>Brad Faulkner</u></td> <td><u>pres</u></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Name	Title	Address	Share	<u>Brad Faulkner</u>	<u>Pres.</u>	<u></u>	<u>100%</u>									Name	Title	<u>Brad Faulkner</u>	<u>pres</u>				
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11. Applicant References

Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Name: Lu Lovejoy
Firm: Lukas Gift Shop
Title: OWNER
Address: 4474 Home Sp
Telephone: 299 1610
Nature of business association with Applicant: Lu owns
Lukas Gift Shop

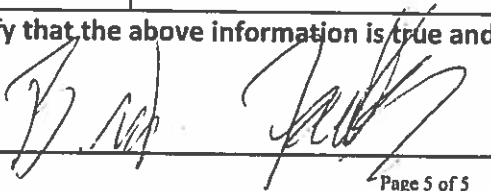
Name: Mel Stridom
Firm: Spit Liquor / Groc Shop
Title: OWNER
Address: 4474 Home Sp
Telephone: 399 6289
Nature of business association with Applicant: Liquor store

Name: Calen Carrol
Firm: Carrol Corp
Title: owner
Address: _____
Telephone: 399-6288
Nature of business association with Applicant: 33 years
do as sublessor

Name: Mike McLune
Firm: Fish Factory
Title: Manager
Address: Fish dock rd.
Telephone: 399-77219
Nature of business association with Applicant: _____

I hereby certify that the above information is true and correct to the best of my knowledge.

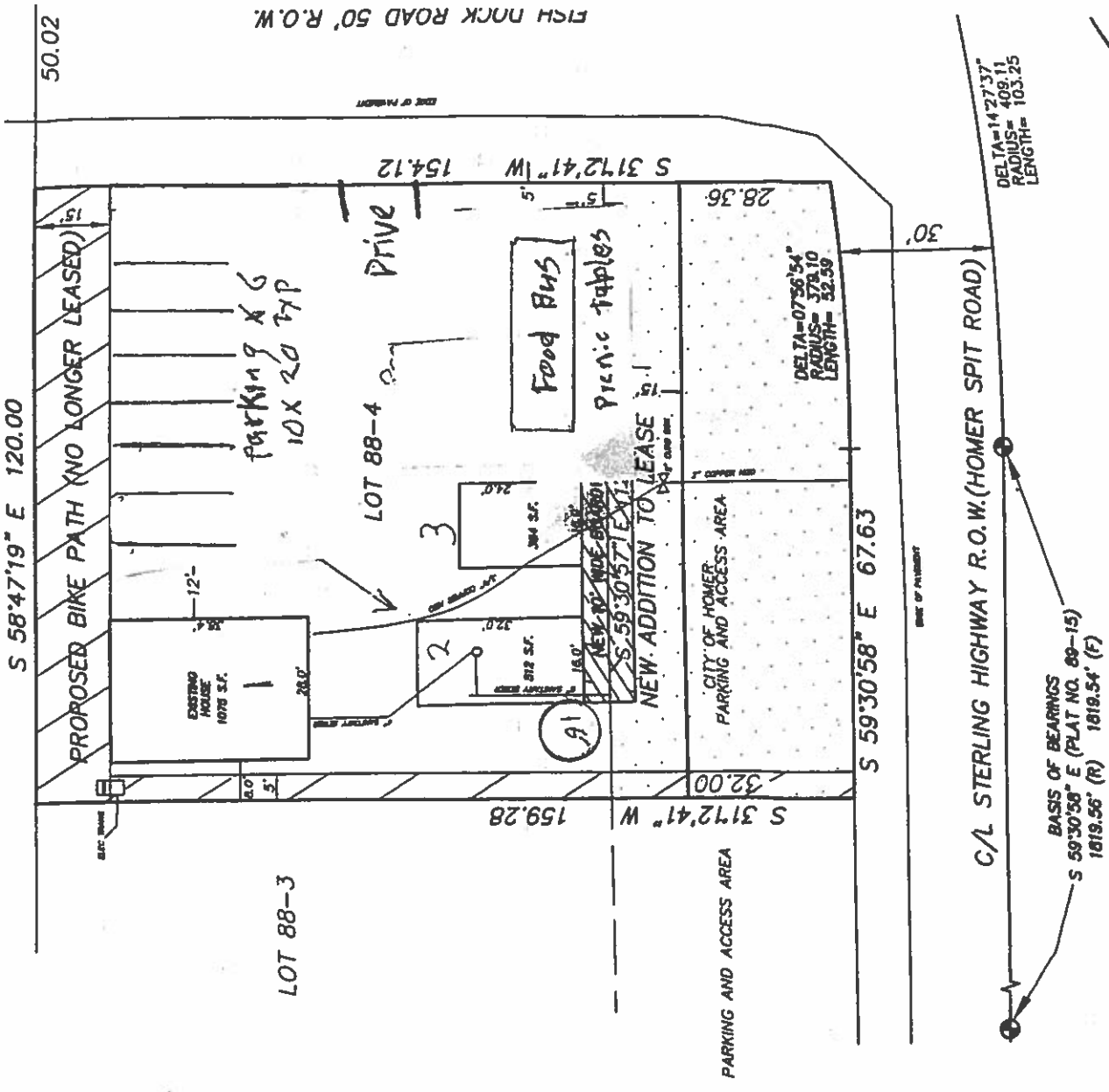
Signature:



Date:

5/11/18

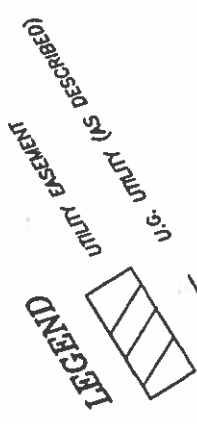
SELL



NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS S 59°30'58" E PER PLAT 88-15 (H.R.O.) HOMER SPIT. (H.R.O.) HOMER SPIT. ROAD(S) SHOWN.

2. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER SERVICES.



Brad Faulkner
Alaska custom Seafoods
PO Box 996
4474 Homer Spit Road
Lot 88-4
Homer, Alaska 99603
907-299-1871

Ref: 2013 Plan Review 1022-1026
Application for building 3

Att: State Fire Marshall

In 2013 I submitted the referenced plan review. Phase 1 was relocating Building 2. Building 2 was facing the harbor it now faces the highway. Building 2 has a one hour wall on the west elevation. Part of this phase will include making the East wall one hour also.

Phase 2 is building unit 3 which I would like to undertake ASAP. Building 3 is a 16x24 retail shop with no running water for summertime use only. It will be set on 6x6 awwf blocks and be movable. Floor and wall framing as shown. Truss roof. 5/8 rock interior. One hour wall east and west elevations. Allora fiber cement lap siding exterior.

Notes and drawings are attached.

Please contact me if there are any questions.

Regards,

3/31/16

Brad Faulkner

Notes to drawing.

- 1) **Height will not exceed 30" over OG**
- 2) **Building will have a 20" x 30" attic access.**
- 3) **2 fire extinguishers will be located next to the door.**
- 4) **The local fire department pre-approved the PUD and is on file under referenced plan review.**
- 5) **The fire hydrant is located directly across Fish Dock road.**
- 6) **2 smoke/CO2 detectors will be hard wired in the building.**

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

ALASKA CUSTOM SEAFOODS INC

PO BOX 996 HOMER AK 99603

owned by

ALASKA CUSTOM SEAFOODS INC.

is licensed by the department to conduct business for the period

December 07, 2018 through December 31, 2019
for the following line of business:

53 - Real Estate, Rental and Leasing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.

Julie Anderson



THE STATE
of **ALASKA**

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

AK Entity #: 54289D
Date Filed: 05/11/2018
State of Alaska, DCCED

FOR DIVISION USE ONLY

Business Corporation
2018 Biennial Report
For the period ending December 31, 2017

Web-5/11/2018 9:18:01 AM

- This report is due on January 02, 2018
- \$100.00 if postmarked before February 02, 2018
- \$137.50 if postmarked on or after February 02, 2018

Entity Name: ALASKA CUSTOM SEAFOODS INC.
Entity Number: 54289D
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent
Name: Bradford Faulkner
Physical Address: 4474 HOMER SPIT, HOMER, AK 99603
Mailing Address: PO BOX 996, HOMER, AK 99603

Entity Physical Address: 4474 HOMER SPIT ROAD, HOMER, AK 99603

Entity Mailing Address: PO BOX 996, HOMER, AK 99603

Please include all officials. Check all titles that apply. Must use titles provided. All domestic business corporations must have a president, secretary, treasurer and at least one director. The secretary and the president cannot be the same person unless the president is 100% shareholder. The entity must also list any alien affiliates and those shareholders that hold 5% or more of the issued shares.

Name	Address	% Owned	Titles
BRAD FAULKNER	PO BOX 996, HOMER, AK 99603	100	Director, President, Shareholder, Treasurer, Vice President
Dylan Faulkner	4610 Thomas Court, Homer, AK 99603		Secretary

Purpose: ANY LAWFUL

NAICS Code: 531110 - LESSORS OF RESIDENTIAL BUILDINGS AND DWELLINGS

New NAICS Code (optional):

Complete the below stock information on record with the Department. You may not change your authorized shares with this form. An amendment is required. Fill in number of shares issued.

Class	Series	Authorized	Par Value	Amount Issued
Common		10000	\$0.00	10000

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

Name: Brad Faulkner



Memorandum 19-024

TO: HOMER CITY COUNCIL
FROM: HOMER PORT AND HARBOR ADVISORY COMMISSION
THRU: KATIE KOESTER, CITY MANAGER
DATE: FEBRUARY 5 2019
SUBJECT: ALASKA CUSTOM SEAFOODS -BRAD FAULKNER LEASE APPLICATION

*Note: Commissioner Carroll disclosed a conflict of interest regarding the agenda item listed above due to a business rental agreement with the property under consideration and removed himself.

On August 22, 2018 the Port and Harbor Advisory Commission was presented with a submitted lease application from Alaska Custom Seafoods to amend their current lease development plan and it was requested that the Port and Harbor Advisory Commission review and make a recommendation to City Council regarding the submitted application. At the time of the August 22 meeting the motion was made to recommend to council to not approve the Alaska Custom Seafoods lease amendment Application. Vote. Non-Objection. Unanimous Consent.

Taken from the August 22, 2018 meeting minutes:

“The commission deliberated over the lease application, with questions, answers, and comments regarding:

- *Number of businesses on the property/changes in use*
- *Insufficient financial information in the application*
- *Clarification on lessee’s responsibility to provide Certificate of Insurance; staff had only received confirmation of insurance by calling the lessee’s insurance company*
- *Staff’s recommendation; the City Manager considered it incomplete*
- *Timeframe given to lessee to meet lease deadlines*
- *Concerns regarding the incompleteness of the application*
- *Default status due to not meeting lease deadlines*
- *Continued issues with late payments”*

Alaska Custom Seafoods/Faulkner was notified in writing of the commission's decision and rather than continue forward to council with his incomplete application had chosen to take additional time to gather the documents needed to complete and resubmit his lease application for consideration. Changes to the lease application and information presented with regard to the meeting minutes listed above are as follows:

- The decreased number of businesses on the property and proposed changes in use remain the same
- Financial information has now been provided to the City
- Proof of current Insurance has now been provided to the City
- The application is now considered complete
- The lease is still in a current default status due to not meeting lease deadlines in regards to the property development plan outlined in the lease agreement
- Alaska Custom Seafoods/Faulkner has signed up for Automatic monthly payment of his bills to attempt to correct the late payment issue. The account is currently paid in full within the due date for the month of January 2019.

The decreased number of businesses on the property and proposed changes to the property development plan are Alaska Custom Seafoods' response to being out of compliance with the current lease contract. They wish to make their lease contract match their existing conditions to remedy the default status of the lease without a required further construction timeline.

On January 23 2019 the Port and Harbor Advisory Commission reviewed the re-submitted lease application by Alaska Custom Seafoods requesting an amendment to its current lease to change the development plan to match existing conditions on the lot to remedy the default status of the lease. After consideration of all of the above listed material and information the Port and Harbor Advisory Commission made the following recommendation:

Recommendation: The Port and Harbor Advisory Commission moved to recommend to City Council the approval of the proposed amendments to the Alaska Custom Seafoods lease with the contingency that any further default issues will be immediately brought back to the Port and Harbor Advisory Commission for consideration to recommend further action by the City Manager and/or City Council.

CITY OF HOMER
HOMER, ALASKA

City Clerk/
PARC Advisory Commission

RESOLUTION 19-010

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING AND ACCEPTING THE DONATION FROM BRANDI
EVANS OF CARY, NORTH CAROLINA, FOR A PARK BENCH IN
MEMORY OF JOHNNIE AND ANNA FLOOD CONSTRUCTED BY WEST
HOMER 6TH GRADE STUDENTS TO BE PLACED IN A PARK WITHIN
THE CITY

WHEREAS, Brandi Evans of Cary, North Carolina, would like to donate a wooden park bench in memory of Johnnie and Anna Flood who loved Homer and were frequent visitors; and

WHEREAS, A bench will be a beneficial improvement to any city park and provide a place where visitors can relax and enjoy the visual amenities of the park; and

WHEREAS, West Homer 6th grade students will be involved with the construction, painting and/or staining and possible installation of the bench; and

WHEREAS, The Parks, Art, Recreation & Culture Advisory Commission reviewed the application and proposed donation and recommended the City Council approve and accept the donation and placement in a city park at the discretion of Parks Maintenance Staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves and accepts the donation from Brandi Evans of a wooden park bench in memory of Johnnie and Anna Flood constructed by West Homer 6th grade students to be placed in a park within the city.

PASSED AND ADOPTED by the Homer City Council on this 11th day of February, 2019.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



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 19-023

TO: MAYOR CASTNER AND CITY COUNCIL

FROM: PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION

THRU: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: JANUARY 21, 2019

SUBJECT: RECOMMENDATION TO APPROVE DONATION OF A PARK BENCH

The Commission discussed and reviewed the application for a donation of a wooden park bench in an amount not to exceed \$500 and that the applicant had a preference to source the construction locally of said bench.

The Commission approved Commissioner Sharp's suggestion of having the park bench constructed by students and requested staff to contact the applicant.

The Applicant was receptive to the idea and will be working with Commissioner Sharp to have the bench constructed by the 6th grade students at West Homer Elementary.

Following is the excerpt of the minutes regarding the discussion and recommendation.

Recommendation

Approve the recommendation to accept the donation of a wooden park bench in memory of Johnnie and Annie Flood and placed in a location at the discretion of Parks Maintenance Coordinator.

Excerpt of the January 17, 2019 Meeting Minutes:

NEW BUSINESS

C. Approval and Recommendation to Accept the Donation of a Park Bench

Chair Harrald read the title into the record and reviewed the staff memorandum included in the packet.

Commissioner Salzman departed the meeting at 6:49 p.m.

There was a brief discussion on the construction of the bench and if there was so much process needed to accept a park bench.

ASHMUN/LEWIS MOVE TO RECOMMEND CITY COUNCIL ACCEPT THE DONATION OF A PARK BENCH AND OR THE FUNDS TO PURCHASE A WOODEN SLAT BENCH OR SIMILAR CONSTRUCTION NOT TO EXCEED \$500 IN MEMORY OF JOHNNIE AND ANNIE FLOOD AND PLACE IN A PARK OR DESIRED LOCATION AT THE DISCRETION OF PARK STAFF.

Chair Harrald commented that she felt really good about this donation and hoped that she could be remembered in such a way one day.

Commissioner Sharp stated that he would be interested in having the kids at school building the bench and they could build “a really sweet bench” for \$500.

Commissioner Fair commented he thought that would be a really good idea to have Commissioner Sharp’s students build the bench.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Deputy City Clerk Krause will contact Ms. Evans on the idea and forward Commissioner Sharp’s contact information if she is agreeable.¹

¹ Deputy City Clerk Krause contacted Ms. Evans and she was very interested in having the bench constructed by local students and was provided Commissioner Sharp’s contact information.



MUNICIPAL ART COLLECTION GIFT PROPOSAL APPLICATION

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

DATE _____

CONTACT PERSON _____ TITLE _____

ORGANIZATION IF APPLICABLE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

PHONE _____ FAX _____ CELL _____

EMAIL _____

TELL US WHY YOU WISH TO DONATE THIS ARTWORK TO THE CITY OF HOMER? _____

PROPOSED ARTWORK

TITLE OF ARTWORK _____

ARTIST(S) NAME _____

YEAR COMPLETED _____ DIMENSIONS _____

MATERIALS USED TO CREATE ARTWORK _____

PHYSICAL DESCRIPTION OF THE PROPOSED PIECE--

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

IS THE PROPOSED PIECE ONE OF A KIND? _____ IS THE PIECE PART OF A SERIES, LIMITED OR OTHERWISE? _____
IF SO, AN EDITION OF HOW MANY? _____ IS THE PIECE COMPLETED? _____ IF NOT WHEN IS THE
EXPECTED COMPLETION DATE? _____
WHAT IS THE CURRENT CONDITION OF THE PIECE? _____

PROPOSED SITE OR LOCATION

DO YOU HAVE A SITE(S) IN MIND FOR THE PLACEMENT OF THE ARTWORK? IF SO WHERE? _____

IS THIS A CITY OWNED PROPERTY IF NOT WHO OWNS THE PROPERTY? _____

WHAT IS THE RATIONALE FOR SELECTING THIS/THESE LOCATION(S)? _____

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. _____

HOW IS THE ARTWORK TO BE PROPERLY INSTALLED? _____

DOES THE PIECE REQUIRE ELECTRICITY, PLUMBING OR OTHER UTILITY HOOKUPS? _____

WHO WILL BE INSTALLING THE ARTWORK? _____

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

WHAT MAINTENANCE IS REQUIRED AND HOW OFTEN? _____

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

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

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

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 _____

RESTRICTIONS

ARE THERE ANY KNOWN COVENANTS, REQUIREMENTS OR RESTRICTIONS THAT COME WITH THE PIECE? _____

WHAT EXPAECTATIONS 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? _____

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.



[Click to Zoom](#)

CITY OF HOMER
HOMER, ALASKA

Smith

RESOLUTION 19-011

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DELETING LANGUAGE IN THE CITY OF HOMER FEE SCHEDULE
UNDER CAMPING FEES.

WHEREAS, Homer City Code 2.32.040 provides authority for the director of each department of the City, subject to the approval of the City Manager and ratification by the City Council, to promulgate and maintain an administrative fee schedule for services provided by that department; and

WHEREAS, The fee schedule contains information relevant to the assessment of fees and is reviewed annually by departments and submitted to City Council for approval; and

WHEREAS, The language in the Port and Harbor section matches that of the Port of Homer Tariff No. 1 and are amended simultaneously; and

WHEREAS, The language in the Water and Sewer sections was reviewed by the Water and Sewer Rate Task Force and is reviewed by Council annually and amended as needed; and

WHEREAS, The remaining sections of the fee schedule contain information identifying what the fee is for, but do not include specific code definitions, with the exception of the camping section; and

WHEREAS, Resolution 05-05 amended the fee schedule to include code language defining camping to differentiate between the fees at Karen Hornaday Park (then Hillside Park) than on the Homer Spit; and

WHEREAS, The fee scheduled has since been amended so that all camping fees are the same for tent camping or for RV camping at City owned camp sites and the language included under camping no longer serves the purpose it did in prior years; and

WHEREAS, Definitions are updated in City Code as needed and having this definition in the fee schedule creates a clerical challenge when updates occur and are not carried over because there is no trigger to do so as with the Port Terminal Tariff or water and sewer rate reviews.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer Fee Schedule is hereby amended under Camping Fees as follows:

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“Camping” means:

1. — The erection of, or occupancy of any tent.
2. — The placing or leaving of any items normally found at a campsite within campsite such as cook stoves, lanterns, sleeping bags or bedding.
3. — Parking of any camper unit in any area owned or controlled by the City that has been designated a camping area by official signs, in excess of twenty four hours.

PASSED AND ADOPTED by the Homer City Council on this ___ day of _____, 2019.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS



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

February 6, 2019

Office of Boards and Commissions
550 West 7th Avenue, Suite 1700
Anchorage, Alaska 99501

RE: Reappointment of Michael (Buck) Laukitis to the N.P.F.M.C.

Governor Dunleavy:

Buck Laukitis has done a very good job in helping craft federal fisheries policy while serving on the North Pacific Fisheries Management Council. I support his appointment for another term.

Buck has extensive and first-hand knowledge of the balances between capitalization, sustainable harvest, and management protections needed for the prosecution the fisheries that provide a large portion of the Alaskan coastal economy.

He also has the wit and intelligence to balance the pressures of the federal managers, the interests of the various harvesters, the reliance of abundance as a source for basic subsistence, and the complexity of web management. His voice is the voice of the thousands of small boat fishermen and is a needed presence on the Council.

Please reappoint him to another term.

Yours sincerely,

Ken Castner, Mayor
City of Homer

From: [Katie Koester](#)
To: [Renee Krause](#)
Subject: FW: Potholes
Date: Wednesday, February 06, 2019 2:07:48 PM

Please include this under Mayor's report.

-----Original Message-----

From: Ken Castner <kencastner@ci.homer.ak.us>
Sent: Wednesday, February 6, 2019 8:26 AM
To: Marianne Schlegelmilch <schlegelmilchmarianne@gmail.com>
Cc: Katie Koester <kkoester@ci.homer.ak.us>; Dan Gardner <DGardner@ci.homer.ak.us>
Subject: RE: Potholes

February 6, 2019

Dear Mr. and Mrs. Schlegelmilch:

I will have your letter included in the City Council packet for February 12.

We are all suffering from the obstacle course of the ever-deepening, axel-busting pits that line Pioneer Ave. The temporary cold patches only last a few days before blowing out.

Representative Vance has been vigorously working toward obtaining a commitment from the State Department of Transportation to begin a complete reconstruction project this spring.

That's what I know about Pioneer.

Ken Castner, Mayor

-----Original Message-----

From: Marianne Schlegelmilch <schlegelmilchmarianne@gmail.com>
Sent: Tuesday, February 5, 2019 4:52 PM
To: Mayor Email <Mayor_Email@ci.homer.ak.us>
Subject: Potholes

Dear Mr. Mayor,

In 15 Years of living in Homer, we have never seen more or deeper potholes on Pioneer and other city streets. They are horrible and are disrupting traffic and safety. No one was available at the City Managers office to hear this complaint. Please share with the entirety of the city council that issues like this are of far more concern than is the effort to undo the will of the people and ban plastic bags. As citizens, we would like and expect some resolution of this public safety problem.

Thank you,

William and Marianne Schlegelmilch

Homer city residents

PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

Ordinances 19-06 & 19-07(S)

A **public hearing** is scheduled for **Monday, February 11, 2019** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 19-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Operating Budget to Fund Anticipated Repairs to the Seawall by Establishing Authority in the 2019 Budget for Emergency Repairs to the Seawall. City Manager.

Ordinance 19-07(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson.

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: February 7, 2019

CLERK'S AFFIDAVIT OF POSTING

I, Rachel Tussey, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for:

Ordinance 19-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Operating Budget to Fund Anticipated Repairs to the Seawall by Establishing Authority in the 2019 Budget for Emergency Repairs to the Seawall. City Manager.

Ordinance 19-07(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget by Appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the Purpose of Securing Matching Funds to Establish an Addiction Treatment Center in Homer. Smith/Erickson.

...was distributed on Monday, February 4, 2019 to the City of Homer kiosks located at City Clerk's Office, the Homer Public Library, and posted on the City of Homer website.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 4th day of February 2019.



Rachel Tussey
Rachel Tussey, Deputy City Clerk I

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-06

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 operating budget to fund anticipated repairs to the seawall by establishing authority in the 2019 budget for emergency repairs to the seawall.

Sponsor: City Manager

1. City Council Regular Meeting January 28, 2019 Introduction
2. City Council Regular Meeting February 11, 2019 Public Hearing and Second Reading

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 19-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2019 OPERATING BUDGET TO FUND
ANTICIPATED REPAIRS TO THE SEAWALL BY ESTABLISHING
AUTHORITY IN THE 2019 BUDGET FOR 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 benefited property owners to support maintenance and repair of the seawall they own which is located on their properties; and

WHEREAS, As a tax-exempt property owner along the seawall, 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, Due to the unpredictability and the immediate need to do the repairs, the work is completed by East Road Services under the direction and supervision of the City Engineer; and

WHEREAS, Annual repairs to the seawall are impossible to predict, yet past history offers a range from \$0 in 2013 to \$102,125 in 2017 with average costs from 2014 to 2018 of \$36,193; and

WHEREAS, The City has already spent the maximum allowable amount under the procurement code, just under \$10,000, in repairs in 2019 on the seawall from one winter event on January 15, 2019; and

WHEREAS, In the event that the 2019 repairs exceed \$36,193 additional authority will be requested; and

42 WHEREAS, Based on linear feet, the property owners are responsible for 82% of the wall
43 repairs and the City is responsible for 18% of the wall repairs.

44
45 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

46
47 Section 1. The Homer City Council hereby amends the FY 2019 Operating Budget by
48 appropriating \$36,193 from the Seawall Maintenance Reserve and Ocean Drive Loop Special
49 Service District for the purpose of repairing and maintaining the seawall as follows:

50
51 Appropriation/Transfer From:

52	<u>Account</u>	<u>Description</u>	<u>Amount</u>
53			
54			
55	808-0375	Ocean Drive Loop Special Service District (82%)	\$29,678.
56			
57	156-0369	Seawall Maintenance Reserve	\$6,515.
58			

59 Section 2. This ordinance is a budget amendment ordinance only, is not permanent in
60 nature and shall not be codified.

61
62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
63 2019.

64
65 CITY OF HOMER
66
67 _____
68 KEN CASTNER, MAYOR

69 ATTEST:
70
71 _____
72 MELISSA JACOBSEN, MMC, CITY CLERK

73
74 YES:
75 NO:
76 ABSTAIN:
77 ABSENT:
78
79 First Reading:
80 Public Hearing:
81 Second Reading:
82 Effective Date:
83

84 Reviewed and approved as to form.

85

86 _____

87 Katie Koester, City Manager

88

89 Date: _____

Holly C. Wells, City Attorney

Date: _____

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-07

An Ordinance of the City Council of Homer, Alaska amending the FY 2019 Capital Budget by Re-appropriating FY2019 Community Assistance in the Amount of \$177,172.05 from the Police Station Fund to Set Free Alaska for the purpose of establishing an addiction treatment center in Homer.

Sponsor: Erickson/Smith

1. City Council Regular Meeting January 28, 2019 Introduction

Letters of Support

2. City Council Regular Meeting February 11, 2019 Public Hearing and Second Reading

Letter to Mayor and Councilmembers from Set Free Alaska, Inc.
Set Free Alaska, Inc. Policy and Procedure

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

Erickson/Smith

3
4 **ORDINANCE 19-07(S)**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING THE FY 2019 CAPITAL BUDGET BY REAPPROPRIATING
8 FY2019 COMMUNITY ASSISTANCE IN THE AMOUNT OF
9 \$177,172.05 FROM THE POLICE STATION FUND TO SET FREE
10 ALASKA FOR THE PURPOSE OF ESTABLISHING AN ADDICTION
11 TREATMENT CENTER IN HOMER.

12
13 WHEREAS, Homer is experiencing an opioid epidemic with rates of opioid related
14 crime and death skyrocketing; and

15
16 WHEREAS, The community of Homer has come together to form the Opioid Task Force
17 with representation from across the community to combat the epidemic; and

18
19 WHEREAS, The City of Homer realizes the solution to this epidemic will require the
20 partnership and effort of the entire community; and

21
22 WHEREAS, The City of Homer passed Resolution 16-008 supporting the establishment
23 of a syringe exchange program in Homer City Limits; and

24
25 WHEREAS, Homer City Council is supportive of the efforts of the **Southern Kenai**
26 **Peninsula** Opioid Task Force and has a standing quarterly report from **the Task Force** on
27 their meeting agenda; and

28
29 WHEREAS, The closest residential addiction treatment for Homer area residents is the
30 central peninsula; and

31
32 WHEREAS, Set Free Alaska is an Alaskan non-profit that has successfully run an
33 addiction treatment center in the MatSu Valley since 2009; and

34
35 WHEREAS, Set Free Alaska's program completion rate ranges from 20-35% higher than
36 the statewide average for addiction treatment; and

37
38 WHEREAS, Set Free Alaska's goal is to establish a comprehensive array of subsistence
39 abuse services including inpatient, outpatient and prevention in Homer; and

40
41 WHEREAS, Set Free Alaska is applying for a \$1.5 million grant with the State of Alaska
42 to establish a residential addiction treatment facility within the Homer city limits; and
43

44 WHEREAS, Set Free Alaska has letters of support for the treatment facility from
45 multiple diverse community organizations; and

46
47 WHEREAS, Set Free Alaska has received in kind donations from local organizations
48 and has a local fundraising committee dedicated to generating additional local cash
49 donations for a Homer treatment center; and

50
51 WHEREAS, By contributing \$177,172.05 the City of Homer will help close the gap
52 between the state grant and the amount the local community can fundraise and allow Set
53 Free Alaska to establish a treatment facility in Homer; and

54
55 WHEREAS, The Homer City Council adopted Ordinance 15-16 removing State Revenue
56 Sharing from the City of Homer Operating budget with the intention of using those funds on
57 one-time purchases; and

58
59 WHEREAS, The most recent amount received in Community Assistance for State fiscal
60 year 2019 was \$177,172.05; and

61
62 WHEREAS, It is appropriate and in the City's interest to ~~appropriate funds from FY~~
63 ~~2020 State Revenue Sharing to move this project forward~~ spend Community Assistance funds
64 on this community wide project; and

65
66 WHEREAS, ~~It is the intent of the Homer City Council to reimburse the General Fund for~~
67 ~~this expenditure with the anticipated State FY 2020 Community Assistance; and~~

68
69 **WHEREAS, The 2019 budget appropriated the 2017 surplus of \$250,000 to the**
70 **police station project; and**

71
72 **WHEREAS, Reappropriating FY2019 Community Assistance from the Police**
73 **Station to Set Free Alaska leaves \$7,615,000 in available funds after bonding to**
74 **construct the Police Station which exceeds the \$7.5 million budget Council established**
75 **for the project; and**

76
77 WHEREAS, A financial contribution from the City to pay part of the cost of Set Free
78 Alaska's startup costs for an addiction treatment facility in Homer is in the best interest of the
79 City and its residents, and will serve a public purpose of the City.

80
81 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

82
83 Section 1. The City of Homer hereby amends the FY 2019 Capital Budget by
84 appropriating \$177,172.05 from the Police Station Fund to Set Free Alaska for the startup
85 costs associated with an addiction treatment facility in Homer.

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Revenue:

Account

Description

Amount

Police Station Fund

\$177,172.05

Expenditure:

Account

Description

Amount

Set Free Alaska

\$177,172.05

Section 2. Funding is contingent on Set Free Alaska receiving a grant from the State of Alaska for an addiction treatment facility in Homer.

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

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of _____ 2019.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

128 Reviewed and approved as to form:
129
130
131 _____
132 Katie Koester, City Manager
133
134 Date: _____

Holly Wells, City Attorney
Date: _____



February 5, 2019

Mr. Mayor and Councilmembers,

Set Free Alaska seeks to provide substance abuse counseling services to the residents of Homer alongside other community providers. As we have been invited in and supported in this effort, it is our desire to partner with the city, community members, and other organizations to the best of our ability. This letter and attached policy serve to communicate our intention to provide this treatment service as a Christian program, however, in a non-discriminatory and respectful manner.

As a provider of service since 2010, our organization has been certified by Alaska's Department of Health & Social Services. We have received funding directly and indirectly from the State of Alaska, the federal government, various foundations, individual donors, and more. Our commitment with such funding is to assist individuals in finding freedom from addiction. Clients choose our program knowing that although we are Christian in our worldview and philosophy, we will respect their freedom of choice regarding personal faith.

As our policy clearly indicates, Set Free Alaska does not require clients to be Christian upon entry into the program. Nor does the program require any conversion while in the program, or upon graduation. Clients in our outpatient and residential programs are free to pursue spirituality in a way that is personal and meaningful to them. Clients are also respected in their choice to pursue no form of spirituality if they choose. Many clients specifically choose Set Free Alaska as it is their desire to incorporate spirituality into their recovery process. In addition, many clients choose Set Free knowing our Christian approach does not align with their personal belief system but regardless they will receive good quality care.

We are so grateful for the kindness and welcome we have received from the residents of Homer. We look forward to serving this need together. Thank you for your partnership as we pursue our goal of Freedom From the Bondage of Addiction!

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Licht".

Philip Licht
Executive Director
Set Free Alaska

Set Free Alaska Policy & Procedure	Policy Number: Pages: Attachments: n/a
Subject: Agency's Christian Approach	

POLICY:

Set Free Alaska is a Christian treatment center that uses a mind-body-spirit approach to recovery. Our multi-generational programs facilitate hope, healing, and resilience resulting in lasting change. The faith-based initiative ensures that individuals have equal access to faith-based programs, while also assuring neither staff nor clients experience discrimination.

In accordance with state and federal laws, Set Free Alaska will provide services to clients as a Christian organization. The agency's founders and current leadership believe that this is the best way to accomplish its vision and mission. We do not require our employees, contractor or clients to believe any, some, or all of the following, but believe it useful to provide the foundation from which Set Free offers services.

Set Free Alaska Bylaws Article III Sections 1-4:

- Section 1.** We believe that the Bible is the inspired Word of God equally in all parts and without error in its original manuscripts, absolutely infallible, and our source of supreme revelation from God, superior to conscience and reason, though not contrary to reason; and it is therefore our infallible rule of faith and practice. (II Timothy 3:16; 1 Peter 1:23-25; Hebrews 4:12)
- Section 2.** We believe in the pre-existence, incarnation, and virgin birth of Jesus Christ who came into this world to reveal the Father, and was the brightness of His glory and the express image of His person; that Jesus Christ was the creator of all things, for by Him the worlds were made. We further believe that in Jesus Christ dwelt all the fullness of the Godhead bodily and that He was very God and very Man. (John 1:1,2 &14; 1 Timothy 3:16; Acts 7:37,38.)
- Section 3.** We believe in Jesus Christ's sinless life, miracles, substitutionary death, bodily resurrection, and His ascension into Heaven, and acknowledge His Lordship—that Jesus Christ is Lord over all things in heaven and in earth, and under the earth. (Philippians 2:9,10)
- Section 4.** We believe that Jesus desires to set people free from the bondage of addiction. (Luke 4:18; Acts 10:38)

PROCEDURE:

1. Set Free Alaska does not discriminate in its hiring. Staff will be respected in their own spiritual journey and belief system regardless whether it aligns with the organization's.
2. Set Free Alaska does not discriminate in its services to clients. Clients will be respected in their own spiritual journey and belief system regardless of whether it aligns with Set Free.
3. Staff are permitted to pray with, incorporate scripture, and use Biblical Christian principles in the context of treatment:
 - a. Set Free serves clients of many faiths and those without a faith background. When clients come to Set Free they are aware, or made aware at the outset, of its foundation as a Christian program. Staff will be mindful to meet each client where they are and be respectful of their unique belief system, regardless what it is.

- b. Clients who do not wish to incorporate Christian principles into their recovery process will either be reasonably accommodated within the Set Free Alaska program, or referred to a more appropriate program, depending on each unique situation.
 - c. Staff will not be required to pray and/or promote Biblical Christian beliefs if they do not align with their own, or if they are not comfortable doing so. Reasonable accommodations will be made upon request based on sincerely held religious beliefs, practices – or lack thereof – if an accommodation will not impose an undue hardship on the conduct of the business.
4. As a Christian organization and in accordance with agency bylaws (Article III Section 1) the Bible is the only religious material provided to clients.
- a. A Bible is offered as a gift to clients at admissions. Some clients accept, some decline, and Set Free’s clients are free to do either.
 - b. Staff will not be required to give a Bible to clients, if doing so makes them feel uncomfortable, or if doing so does not align with their own belief system.
 - c. Staff are not permitted to promote and/or give religious materials other than the Bible.
 - d. Treatment curriculum that is religious in nature must align with a biblical worldview and be approved by the Executive Leadership Team (Ex. Boundaries Series).
5. Clients may desire to pursue spirituality and/or religion outside of Christianity and/or the Bible.
- a. In such a case, staff will assist the client in an appropriate clinical way as they walk their personal journey.
 - b. Clients living within Set Free Alaska facilities will be allowed to have religious materials other than the Bible.



Christian Health Associates

...offering help along the way

Alaska Department of Health & Social Services
3601 C Street STE 902
Anchorage, AK 9950

January 14th, 2019

Attn: Department Commissioner Adam Crum
Re: Letter of Support –Set Free Alaska SUD Residential and Outpatient Services Homer, Alaska

Commissioner Crum,

Christian Health Associates has a long history of providing counseling, medical, and other services in the state of Alaska. We have partnered with Set Free Alaska on several projects and found them to be of great value to the state. Their efficient and effective programs offer hope, healing, and resilience resulting in lasting change for individuals and families.

Our organization has a counseling clinic in Homer with two licensed professional counselors. It is our intention to partner with Set Free Alaska in a collaborative way. This partnership will include referrals, contracted assessments, and other mental health services as appropriate and needed. In a smaller community, workforce development can often be an issue. Through this partnership, our organizations can better work towards solving the issues that Homer residents are facing.

This Letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding substance abuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services.

In response to this crisis and in alignment with the state's opioid response we have been an active participant in the opioid task force in Homer. This task force is well attended by various members of the community. The MAPP Wellness Coalition houses the task force where many local churches are active participants. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

It is for this reason that we strongly support Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and we welcome them as a new provider.

Sincerely,

Brian Green, PhD.
Executive Director, Christian Health Associates



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of
Health and Social Services**

DIVISION OF PUBLIC HEALTH
Homer Public Health Center

195 East Bunnell Ave. Suite C
Homer, Alaska 99603
Main: 907.235.8857
Fax: 907.235.7090

January 16th, 2019

Department Commissioner Adam Crum
Alaska Department of Health & Social Services
3601 C St, Suite 902
Anchorage, AK 99503

Commissioner Crum,

This letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding substance misuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services.

In response to this crisis and in alignment with the state's opioid response our community has formed an opioid task force. This task force is well attended by various members of the community. The MAPP of Southern Kenai Peninsula provides backbone support to the local Opioid Task Force. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

Homer public health has seen firsthand the impact of the substance abuse crisis. Our local needle exchange handed out over 13,000 needles last quarter. Although this harm reduction strategy will reduce disease and improve resident's health, we recognize that treatment is needed to help individuals overcome addiction. Often individuals need services that do not exist or are waitlisted due to the lack of providers and options in Homer. If Set Free Alaska is awarded this funding and given the ability to provide service in Homer we will partner with them through collaboration and referrals. It would be great to refer individuals to help while they are coming to the needle exchange. The combination of harm reduction and treatment can be a powerful partnership for the city of Homer and the Kenai Peninsula.

It is for this reason that we strongly support Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and we welcome them as a new provider.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Troshynski".

Jerry Troshynski, MPA, BSN, RN
PHN V Regional Nurse Manager
South Central Region
State of Alaska Public Health Nursing
State of Alaska
907-352-6637 or 907-334-2399
jerry.troshynski@alaska.gov



Church on the Rock HOMER

PO BOX 2689, HOMER, ALASKA 99603
P(907) 235-2689 F(907) 235-2687
OFFICE@COTRHOMER.ORG ~ WWW.COTRHOMER.ORG

January 16th, 2019

Alaska Department of Health & Social Services
3601 C Street STE 902
Anchorage, AK 9950

Attn: Department Commissioner Adam Crum

Re: Letter of Support –Set Free Alaska SUD Residential and Outpatient Services Homer, Alaska

Commissioner Crum,

Homer has a strong Christian faith community. As pastors and spiritual leaders, community members often come to us in seek for help in times of need. We have seen firsthand the need surrounding addiction. We believe that this problem is not just physical and emotional but also spiritual. We support Set Free Alaska's Christian approach as it aligns with our value system and gives a faith-based option to individuals who desire to incorporate spirituality into their recovery journey. Our faith community would benefit from a program such as Set Free offers that we could refer individuals in need to.

This Letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding substance abuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services.

In response to this crisis and in alignment with the state's opioid response we have formed an opioid task force. This task force is well attended by various members of the community including faith leaders. The MAPP Wellness Coalition houses the task force of which many local churches are represented. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

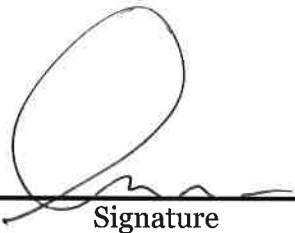


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It is for this reason that we strongly support Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and as pastors in Homer we welcome them as a new provider.

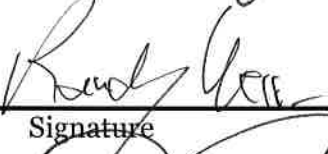
Sincerely,

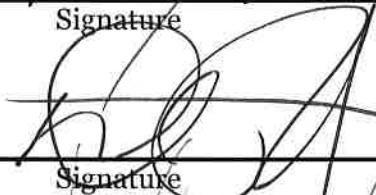
<u>Dr. Aaron Richard Weisser</u>		<u>Church on the Rock Homer</u>
Pastor's Printed Name	Signature	Church Name

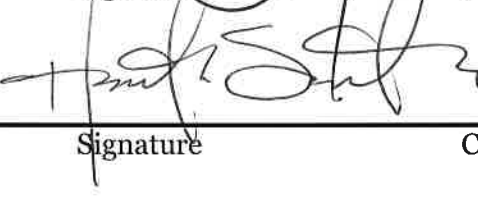
<u>Drew Simpson</u>		<u>Church on the Rock Homer</u>
Pastor's Printed Name	Signature	Church Name

<u>Mark Edens</u>		<u>Regent Life Church</u>
Pastor's Printed Name	Signature	Church Name

<u>PAUL HUEPER</u>		<u>Refuge Chapel</u>
Pastor's Printed Name	Signature	Church Name

<u>Randy Wever</u>		<u>Church on the Rock Homer</u>
Pastor's Printed Name	Signature	Church Name

<u>David Taylor</u>		<u>Christian Community Church</u>
Pastor's Printed Name	Signature	Church Name

<u>TRATH SMITH</u>		<u>Church of Jesus</u> <i>Church of Latter Day Saints</i>
Pastor's Printed Name	Signature	Church Name

<u>Richard M Wise</u>		<u>Glacierside Baptist</u>
Pastor's Printed Name	Signature	Church Name



January 16th, 2019

Alaska Department of Health & Social Services
3601 C Street STE 902
Anchorage, AK 9950

Attn: Department Commissioner Adam Crum
Re: Letter of Support –Set Free Alaska SUD Residential and Outpatient Services Homer, Alaska

Commissioner Crum,

As a doctor and provider of MAT services in Homer and the surrounding area I am well aware of the issues surrounding addiction and the need for treatment services. Our agency serves these individuals struggling and in need of help. The ability to collaborate with substance abuse providers is essentially to our clients and our community. Furthermore, the potential to refer individuals for residential treatment when needed will improve the overall health and wellness of Homer and other Kenai Peninsula residents. We intend to collaborate and partner with Set Free Alaska for the mutual benefit of our shared clients. Specifically, this collaboration will take place by serving individuals who are in Set Frees program who need MAT services. We can provide the MAT while clients are receiving services at Set Frees residential or outpatient programs. We have case manager's and peer specialists who will work with Set Free staff to coordinate appointments and other necessary communication.

The NTC community clinic offers an outpatient MAT program and recently received a SAMSHA grant to expand services. As a board certified Addiction Medicine specialist, I have been providing MAT in rural Alaska of 9 years, and I provide the medical expertise and prescribing for our MAT program. We offer both buprenorphine and naltrexone options for MAT, depending on patient preference and suitability, and also provide counselling services, case management and peer support services. We have struggled in the past to find local inpatient placement for our MAT patients who need the extra support to succeed in recovery, and are excited about this new option that will allow our patients to access both MAT and residential/IOP services locally. We are opening a part-time satellite clinic in Homer this month, so it would be easy for us to provide the MAT prescribing, support and monitoring for patients at a Homer treatment center.

This letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding substance abuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services.

In response to this crisis and in alignment with the state's opioid response we have formed an opioid task force. This task force is well attended by various members of the community. The MAPP Wellness Coalition houses the task force and the hospital is the backbone organization for this work. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

It is for this reason that I strongly support Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and we welcome them as a new provider.

Sincerely,



Sarah Spencer, DO
Ninilchik Community clinic
American Board of Addiction Medicine
Senior physician consultant for SAMSHA's State Targeted Response
Technical Assistance program for opioid treatment



South Peninsula Haven House

3776 Lake Street, Homer, Alaska 99603

Phone: (907) 235-7712 Toll free: (800) 478-7712

Fax: (907) 235-2733 E-mail: ronnie@havenhousealaska.org

January 16th, 2019

Alaska Department of Health & Social Services
3601 C Street STE 902
Anchorage, AK 9950

Attn: Department Commissioner Adam Crum
Re: Letter of Support –Set Free Alaska SUD Residential and Outpatient Services Homer,
Alaska

Commissioner Crum,

In our work, domestic violence and substance abuse often go hand in hand. The ability to collaborate with substance abuse providers is essentially to our clients. Furthermore, the potential to refer individuals for residential treatment when needed will improve the overall health and wellness of Homer and other Kenai Peninsula residents. We intend to collaborate and partner with Set Free Alaska for the mutual benefit of our shared clients. This collaboration can take many forms including trainings, community awareness events, referrals, and general support.

South Peninsula Haven House is a non-profit organization that has been in service for over 30 years. Our agency provides direct services for individuals impacted by domestic violence, sexual assault, child abuse, and homelessness. We currently operate a 20 bed emergency shelter primarily for victims of domestic violence, sexual assault, and child abuse. We recognize that many of our victims present with co-occurring issues, such as substance abuse and drug addiction. We currently don't have the internal capacity to support victims who are at the intersection of DV and addiction in a holistic manner and embrace any ongoing assistance in this area. It is imperative to survivors to have options. It is necessary that victims have ongoing support while rebuilding their lives. We are in desperate need for a local residential treatment center to assist in the long term rebuilding of victims lives.

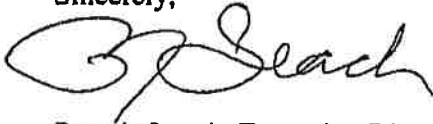
This Letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding

substance abuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services.

In response to this crisis and in alignment with the state's opioid response we have formed an opioid task force. This task force is well attended by various members of the community. The MAPP Wellness Coalition houses the task force of which the organization I represent is an active member. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

It is for this reason that I strongly support Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and we welcome them as a new provider.

Sincerely,

A handwritten signature in black ink that reads "Ronnie Leach". The signature is written in a cursive style with a large, looping initial "R".

Ronnie Leach, Executive Director
South Peninsula Haven House
Homer, AK, 99603



**South Peninsula
Behavioral Health Services, Inc.**

3948 Ben Walters Lane, Homer, Alaska 99603

January 22nd, 2019

Alaska Department of Health & Social Services
3601 C Street STE 902
Anchorage, AK 9950

Attn: Department Commissioner Adam Crum

Re: Letter of Support –Set Free Alaska SUD Residential and Outpatient Services Homer, Alaska

Commissioner Crum,

For the last forty years South Peninsula Behavioral Health Services has been the community mental health center and a provider of multiple wellness services in our community working with children, adults and families. Our services benefit the Southern Kenai Peninsula in many ways, unfortunately, gaps remain is what we are capable of providing. Set Free Alaska is positioned to help fill some of those gaps. The substance misuse project planned by Set Free Alaska will enhance the overall behavioral health continuum of care and help address the addiction problems our community is facing. SPBHS's current infrastructure allows for collaborative partnership with Set Free in which clients can receive substance abuse treatment at Set Free and mental health treatment at SPBHS. The potential for referrals and partnership between our organizations is positive. With strong communication we can seamlessly coordinate services for individuals who are appropriate to be seen in both programs. Ultimately, this collaboration will improve the success of the clients seen. Furthermore, the potential to refer individuals for residential treatment when needed will improve the overall health and wellness of Homer and other Kenai Peninsula residents.

This Letter is being submitted in support of Set Free Alaska and their effort to establish residential 3.5, intensive outpatient 2.1, and outpatient 1.0 substance abuse treatment services in Homer, Alaska. Our community is experiencing an epidemic regarding substance abuse especially involving the opioid crisis. We have great need for treatment providers as currently there are no residential and limited options for outpatient services. The Homer Area Opioid Task force has determined that these services represent the biggest gaps in community need.

Since 2016 our Task Force has been working to help address the various needs in the community. This task force is well attended by a full range of stakeholders. The MAPP Wellness Coalition houses the task force of which the organization I represent is an active member. Our last three community needs assessments identified substance abuse as the number one problem our community is facing. Set Free Alaska, in preparation for service provision in Homer has begun attending these task force and coalition meetings. I am confident that they will be a strong partner in our wellness coalition and opioid task force as well as an overall benefit to assisting our community solve this problem.

SPBHS strongly supports Set Free Alaska's funding proposal. They have a good reputation in our state for providing effective and efficient services. Residential and outpatient treatment are needed in Homer and we look forward to the impact we can have in making our community stronger.

Please feel free to contact me if I can be of any further assistance or answer any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Bechtol', written over a horizontal line.

Jay Bechtol
CEO, South Peninsula Behavioral Health Services

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 Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: February 6, 2019
SUBJECT: February 11 City Manager Report

Police Station Public Meeting

The Police Station open house was held Monday, February 4th in Council Chambers. Staff had flooring and siding samples on display as well as preliminary drawings of the facility. Approximately half a dozen members of the public stopped in, including some new faces which was good to see. Thanks to all of the councilmembers who came to both listen to the public and provide additional input. Project Manager McNary assembled the attached summary of the comment cards received at the meeting. He has spoken at length with the Design Team and relayed all of these comments and responses for incorporation into the next steps.

Resilient Communities Program Grant Opportunity for Bridge Creek Watershed

An exciting grant opportunity is available through the National Fish and Wildlife Foundation in partnership with Wells Fargo. The City of Homer, Kachemak Heritage Land Trust (KHLT), and the Kachemak Bay National Estuarine Research Reserve (KBNERR) hope to partner and apply for funding that would lead to an increase in protected lands in the Bridge Creek Watershed by identifying key properties for conservation, as well as provide leading research on the carbon storage capacity of peat wetlands. The really big picture here is these wetlands have the potential to be protected through carbon credits if research can quantify carbon storage capacity. These wetlands are important to the City's drinking water supply and further downstream to salmon. Grant awards range from \$200,000 to \$500,000, and both the City and KHLT qualify as applicants. As of the writing of this report, KHLT is considering being the applicant; I will provide a verbal update at the meeting. Should KHLT decide against being the applicant, the City is eligible to apply for this grant independently. There is a 1:1 match requirement, which KBNERR is able to provide. This project would place the City and partner organizations in the forefront of carbon research in Alaska, and also identify which properties the City and Land Trust should focus on to protect water quality in the watershed. A short summary of the proposal is attached. If the initial letter of interest is accepted, a longer application process will follow along with a resolution for City Council to consider.

Borough Public Transportation Committee

On behalf of the City, City Planner Abboud has joined the Kenai Peninsula Borough-sponsored steering committee that will be developing a new Coordinated Transportation Plan. This plan will address the Borough's public transportation needs. In the past, the Central Area Rural Transit System

(CARTS) organization spearheaded the effort, but now the Borough is leading the group. The last plan was created in 2010 and was updated in 2015. A new plan is needed for the Borough prior to FY2021 in order to be eligible for Human Services grant funds through the Department of Transportation/Alaska Community Transit (ACT) <http://dot.alaska.gov/stwdplng/transit/>. Currently, the group is looking at gathering data in preparation for the plan. The group includes representatives from the Borough, cities, individuals, and agencies that benefit from the program, such as the Independent Living Center.

Staffing for Adequate Fire & Emergency Response (SAFER) Grant Extension

We have reached the end of the performance period of our FY2015 Assistance to Firefighters Grant, which provided valuable financial assistance to the City for hiring an Assistant Fire Chief. Due to a lengthy hiring process, we did not expend the entire grant award of \$248,241.00. The City applied for a grant extension to utilize the grant's remaining amount of \$92,407 but unfortunately FEMA is unable to offer an extension since the position is not filled at this time. We will subsequently close out the grant and I offer my thanks to FEMA for making these kinds of grants available to municipalities. It provided the City the opportunity to fill an important position at the Fire Department, one that supports our volunteers through ongoing trainings and benefits our community by bringing operational staff up to the level necessary for safe and more effective incident response. The City is currently in the process of filling the Assistant Chief position.

Personal Protective Equipment Training Update

In my January 14th, 2019 City Manager message, I shared with Council that AML-JIA's risk analysis identified Port & Harbor and Public Works employees as having a number of claims concerning "Foreign Body in the Eye." The study looked at data over a 10 year block and noted 6 incidents. Within the past 30 days, both departments have completed additional trainings to reinforce the importance of personal protective equipment while upholding safety as one of the City's top priorities for its employees.

Large Vessel Moorage Facility Project Update

Port and Harbor Director Hawkins met with Army Corps officials on Tuesday, February 5th regarding the Planning Assistance to States (PAS) study to investigate reopening the Large Vessel Moorage Facility project. The meeting covered the progress to date, preliminary findings, and data gaps. At this time, the team plans to have a draft report ready for the City by March 15, 2019 and a final report by April 15, 2019. Preliminary findings show a .95 benefit-cost ratio (BCR). That is a significant improvement from the original .26 finding in 2008. This improvement is due to the benefits that the team was able to show. It was decided that rather than spending project money to create a new rough order of magnitude (ROM), the analysis would use construction cost estimates from the original study. This was troublesome since we know that those original estimates were one of the main reasons we had such a poor BCR the first time around. Nevertheless, it was the most cost effective option and if we could see positive results with the old numbers, updated numbers will only increase the BCR. When we re-engage with the general investigation, we will be able to challenge the old ROM with real numbers. The team talked at length about the "data gaps" which will be our focus for the next month. Once we have answered the rest of the questions, the draft report will be sent over to the administration for comments with the final report delivered one month later. Corps management have been watching the project's progress and told me that, based on these preliminary findings, they would recommend a new Letter of Intent from the City asking the Corps to resume our port expansion general investigation (GI). They are just beginning their budget planning for the 2021 budget year and would like to include this project into their proposed budget. They believe that if approved, there would be a chance they could begin the GI in 2020 using "work plan" budget dollars. All this is to say,

it is moving fast and the City needs to start talking about local share. The GI study will take three years to complete and will cost no more than \$3 million dollars. The cost share for the study is 50/50 and we will be able to use in kind services as part of our cost but it is still a significant investment for our community to make. There is no commitment for money with the Letter of Intent. I will move forward with drafting the letter and will include it in the next packet.

City of Homer Community Recreation-HERC Letter of Interest Posted

In order to make sure that respondents are able to understand and accommodate the needs of the City Community Recreation program and HERC building, we have posted the attached letter of interest with the notice online. In addition to being online, the notice will be advertised in the paper and we have reached out to MAPP, the Homer Foundation, and the Kachemak Bay Realtors Association to try and solicit as much interest as possible. The turnaround for potential HERC tenants submitting a letter of interest for Council consideration is February 19th. Please forward the notice to any organization or individual you think might be a good fit: <https://www.cityofhomer-ak.gov/cityclerk/interested-leasing-space-herc-letters-interest-due-feb-19>

Enc:

Police Station Comment and Responses from 2-4-19 Public Meeting

Bridge Creek Watershed Project Summary

City of Homer Community Recreation Letter of Interest

Letter of Non-Objection to Homer Soil and Water Conservation District

Project Report on Ramp 2 Restroom

HOMER POLICE STATION – PUBLIC MEETING 2-4-2019

PUBLIC COMMENTS AND RESPONSES

Public was invited to submit comment cards. Three were cards were received and are addressed here. Several general questions were discussed and addressed for information at the meeting.

Comment #1 – “My encouragement is to explore Gypcrete and radiant floor intermittently throughout. Long term maintenance mitigation. Higher fuel use efficiency”.

Response: - Current design calls for in-slab radiant heat in the cell blocks only, (eliminates heat registers that can be tampered with), and baseboard radiant heat in the remainder of the building, *in effect, an intermittent use as a practical component*. In-room heat registers, (baseboards) allow for environmental control of each room, with near immediate temperature response times –vs- large zone, (in-slab heat tubes), control of heat with slow temperature response times. Addition of a Gypcrete floor system in 1/3 of the building square footage in lieu of radiant baseboard units would add costs to the project, (floor structural re-design, additional heat tube configuration, cost of Gypcrete and an additional subcontractor to provide and install, Gypcrete encapsulated heat tube failure maintenance, additional manifold/zone costs, etc.). The additional cost is substantial enough to be a determinant budget factor.

Long term maintenance mitigation – City of Homer Maintenance personnel advise that individual heat baseboards are more economical to maintain –vs- potential failure of an in-slab radiant tube. Mechanical Engineers and General Contractor have advised radiant baseboard is more economical for the project budget than Gypcrete radiant heat.

Higher fuel use efficiency – Mechanical Engineer calculations did not recognize any significant cost differential with either system that would impact one over the other. The boilers will be fired by Natural Gas. A detailed cost differential exercise was not carried out, based primarily on the pros/cons and cost benefit points listed above.

Comment #2 – “Black floors show a lot of dirt. I like the rubberized plank for all traffic and Public areas. Floor tiles for offices. Please break up roof lines for views from North, (toward mountains)”

Response: - Flooring comments will be forwarded to Design Architect for consideration in the Finish Schedule to be detailed in the 65% design drawings. Revised North Elevation has been

proposed to break up the roof line per previously submitted similar comment from City Council meeting.

Comment #3 – 1). “Move Chief/Lieutenant offices to forward locations where they may readily observe and/or interact with activities”.

2). “For physical appearance – maintain neutral, (gray), appearance that will withstand the fickle taste of the public”.

Response:

1). Police Chief and personnel have reviewed office locations and chosen current plan office locations deemed best for facility use.

2). Exterior appearance considers location in the Central Business District, continuity with surrounding structures, Community Design Manual guidelines, Homer “nature/natural” thematic feel, Planning Commission comments and comments by the buildings end users. It was the intent to avoid an “institutional” Police Station look. Designing a high profile public building with the intent of satisfying all public tastes is subjective beyond the scope of this project.

Comment #4 – There was a general verbal comment that the exterior siding, (east side in particular), seems to be too “busy”. The pattern of the 2’ x 8’ panels suggests a randomness that some may find un-appealing.

Response: - Elevation drawings will be requested to show optional siding patterns with a more linear panel layout.

Comment #5 – “RE: New Police Building. Both the red and the blue entry colors are garish. More natural tones of red and blue would look much better”

Response: - Architect will provide more subdued color options for consideration.

Comment #6 – “very Crucial to find a way to implement renewal energy in form or wind-solar—geothermal for police station – don’t make mistake as with the library. There are ways, it’s not all about \$ 😊

Bridge Creek Watershed Conservation Project Summary

The Bridge Creek watershed encompasses 8.6 square kilometers, over half of which is comprised of forests that form the catchment for the City of Homer’s sole water supply. Sixty four percent of the watershed is in private ownership, with many small sized parcels that are currently undeveloped, but are increasingly likely to be developed as the region’s population grows. Some lands in the watershed are already shielded from development impacts via conservation easement and fee ownership held by Kachemak Heritage Land Trust and the Center for Alaskan Coastal Studies. Furthering protection of the remaining portions of the watershed is a priority for the City of Homer in order to maintain a clean and abundant water supply for the region.

The City’s water supply is held in a reservoir. Below this reservoir, Bridge Creek flows into the headwaters of the Anchor River, which is a high-profile river recognized for supporting significant populations of Coho and Chinook salmon, steelhead and Dolly Varden, which are important to the culture and economy of the region. The Kachemak Bay National Estuarine Research Reserve (KBNERR) led a robust body of research showing connections between salmon use of headwater stream habitats, and the productivity that supports those habitats, coming from surrounding forests, peatlands and groundwater flow connections. A spatial data tool has been developed that identifies these landscape support features important to salmon habitat, both in the headwaters and downstream.

The Kachemak Heritage Land Trust, the Center for Alaskan Coastal Studies, and the Kachemak Bay National Estuarine Research Reserve and the City of Homer are proposing a project that will result in a plan for prioritizing conservation of the Bridge Creek watershed, including pilot methods for using carbon project financing for the acquisition of conservation easements and fee simple purchases of land. With support from the Resilient Communities fund, this collaborative effort will have the following outcomes:

- 1) Application of the spatial data tool developed by KBNERR to identify forests, peatlands, and groundwater flows within the Bridge Creek watershed that are important for salmon stream support. This approach will identify high priority properties that support the City’s water supply and enhance downstream salmon stream productivity.
- 2) Establish monitoring methodology for evaluating carbon storage in peatlands and forests on existing conservation easements held by the Land Trust and the Center for Alaskan Coastal Studies. This approach will provide evaluation of monitoring methods for peatland and forest carbon projects that can be used as finance mechanisms for conservation easements.
- 3) Working with willing land owners, Kachemak Heritage Land Trust will establish a process for purchasing fee simple title and conservation easements restricting development and protecting water quality and habitat on parcels within the Bridge Creek Watershed.
- 4) Provide community education on watershed ecosystem services through field trips on Kachemak Heritage Land Trust and Center for Alaskan Coastal Studies properties.

These outcomes will result in advancing protection of the City’s only water source, in the downstream protection of important salmon bearing streams, and will further the development of a carbon project for the region. The City, as well as the surrounding region, has abundant peatlands, which could be promoted as a carbon project on the world carbon markets, which could provide financing for the City’s watershed conservation easements.



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: Potential tenants of HERC 1
FROM: Katie Koester, City Manager
DATE: February 2, 2019
SUBJECT: City of Homer Community Recreation Letter of Interest for HERC 1

Per Resolution 19-006(A), attached is a letter of interest that details the current space needs and activities of City of Homer Community Recreation at HERC 1. It is important to note that this letter of interest details current activity in the facility; with improvements to the building that allow for expanded occupancy (such as sprinkler systems and ADA accessibility), the ability of the space to house more activities and participants will grow.

Resolution 19-006(A) included a requirement that potential tenants of the facility take into consideration the recreation needs of the City, and this letter is meant to help prospective tenants understand that landscape. Please feel free to call the City Manager's office with any questions regarding current or future anticipated municipal use of HERC 1.

Enc:
City of Homer Community Recreation Letter of Interest for HERC 1
Sample Community Recreation Calendar, February 2019

The space needs of the tenant:

The City of Homer Community Recreation (CR) program currently uses the gymnasium, activity room and downstairs rest rooms (that also serve as equipment storage space) in the lower portion of HERC 1. We also use the kitchen as a place to store cleaning supplies, towels, broom and mop. The City of Homer Community Recreation mission statement is:

“The City of Homer Community Recreation will promote community involvement and life-long learning through educational and recreational opportunities for people of all ages. This will be accomplished through maximizing usage of all community facilities and resources, while utilizing, expanding and uniting local business and school resources and expertise. Our program shall be designed to recognize cultural diversity and to address social and community concerns.”

We currently offer pickleball, gymnastics, Zumba dancing, Native Youth Olympics, youth basketball and adult basketball at HERC 1 (see attached February 2019 calendar for reference). The CR relies exclusively on volunteers and contracted instructors to offer programs and activities therefore having the flexibility and accessibility for scheduling is paramount in responding and determining what activities will take place based upon the community interests and people willing to volunteer, lead or instruct each designated program. While we know today what programs we offer are popular, there is always the possibility of either a new program on the horizon or existing programs losing participation and interest.

How the space will be used by the tenant including time of day:

The primary needs for City of Homer Community Recreation at HERC 1 is for municipal recreational, educational and physical activities. The programs are a combination of ongoing drop in activities such as pickleball, basketball and dance as well as instructional classes with a flat fee and a designated start/end date, such as youth basketball. We recognize that weekdays after school and evening has the highest demand.

We would need the gymnasium, activity room and downstairs restroom areas Monday–Friday 3-9pm. Ideally, we would have youth activities from 3-5pm and from 5-9pm teens/ adults during the weekday. These times are subject to change based upon the request and demand of programs. The weekend hours are somewhat intermittent with current usage being 11am-1pm and 5-7pm on Saturday and 10am-1pm on Sundays in the gym. It should be noted that we do see a decrease of indoor activity participation for youth programs during the summer months due to the lack of staffing, volunteers or contracted instructors willing to offer programs in the summer. It is also helpful to have the ability to use the gymnasium for random days and times during the summer months as a backup location for City of Homer Community Recreation activities if and when the local high school gym is closed due to maintenance.

How much a tenant is able to pay for space on a monthly basis

The City of Homer Community Recreation program currently generates \$9,000-\$12,000 per year with existing activities in the HERC. I would conservatively estimate approximately \$850-\$950 per month. Relevant to the issue of paying for space for municipal programming, the City of Homer Community Recreation program pays \$6,000 a year for combined use of both Homer High School and Homer Middle School that includes office space, free use of equipment, office supplies and some photo copying.

What improvements to the space would be necessary for tenant to occupy the space

At the present time, per State Fire Marshall approval, the City of Homer Community Recreation program can operate in the facility "as is" with no upgrades needed for the short term. The ideal improvements for long term use would include: improving facility accessibility, upgrades to the rest rooms, hot mopping of the gymnasium and activity room roofs and a floor refinishing and repainting of floor lines. It would be helpful to have a small office space for staff and volunteers for registration, record keeping, computer/internet access, equipment storage but the programs can do without these as space for activities is the priority.


If/how much tenant would be willing to contribute in capital costs to improvements

This is up to the Homer City Council.

How long of a lease tenant would be willing to commit to

Indefinitely.

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 5-8pm PICKLEBALL at HERC GYM	2 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
3 10am-1pm PICKLEBALL at HERC GYM	4 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	5 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	6 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	7 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	8 5-8pm PICKLEBALL at HERC GYM	9 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
10 10am-1pm PICKLEBALL at HERC GYM	11 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	12 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	13 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	14 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	15 5-8pm PICKLEBALL at HERC GYM	16 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
17 10am-1pm PICKLEBALL at HERC GYM	18 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	19 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	20 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	21 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM	22 5-8pm PICKLEBALL at HERC GYM	23 11am-1pm ZUMBA at HERC GYM 5-7pm PICKLEBALL at HERC GYM
24 10am-1pm PICKLEBALL at HERC GYM	25 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	26 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5pm GYMNASTICS at HERC GYM 5:15-8:30pm PICKLEBALL at HERC GYM	27 10:30AM-12pm MORNING PICKLEBALL at HERC GYM 3-4pm YOUTH BASKETBALL at HERC GYM 5-8pm PICKLEBALL at HERC GYM	28 11AM-12:30pm MORNING PICKLEBALL DRILLS at HERC GYM 3-5pm NATIVE YOUTH OLYMPICS at HERC GYM & ACTIVITY ROOM 4-5:30pm GYMNASTICS at HERC GYM 5:45-8:30pm PICKLEBALL at HERC GYM		



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

February 6, 2019

Katherine Schake
Natural Resource Specialist
Homer Soil & Water Conservation District
4014 Lake Street, Suite 201A

Dear Ms. Schake,

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

New Ramp 2 Restroom Opens February 2, 2019

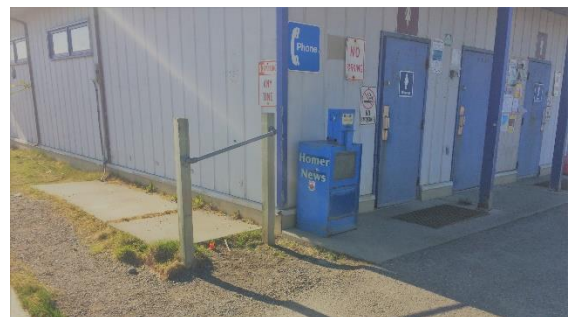
Public Works completed the final inspection of the new restroom on January 24, 2019. A punch list of work items was developed; these items will be completed in the next week. The restroom will be opened for public use early in February. Construction was completed by Beachy Construction, Homer, Alaska.



The City of Homer provided funding for the design. The construction of this project was funded by the Land and Water Conservation Fund grant (50%) and the City of Homer/Kenai Peninsula Borough Commercial Passenger Vessel (CPV) Tax Program grant funds (50%). The \$526,680 budget for the construction project was established by the City Council, actual construction costs totaled \$473,405.



The existing restroom was built in 1974 and was 45 years old when demolished in August 2018. The new restroom utilizes the existing



foundation and utility connections; and is designed to reduce energy usage and maintenance costs. Old Ramp 2 Restroom



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
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clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK
DATE: FEBRUARY 6, 2019
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS FOR AMBULANCE BILLING AND COLLECTION SERVICES

The City of Homer is requesting proposals for Ambulance Billing and Collection Services. The successful proposer will be contracted to facilitate ambulance billing and collection service for the City as outlined in the proposal packet. Sealed proposals shall be received by the City Clerk no later than 4:00 p.m. Thursday, March 7, 2019. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of the proposals shall not be considered. All proposers 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 Request for Proposal Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

A pre-proposal conference is planned on Thursday, February 21, 2019 at 2:30 p.m. The conference will be held at City of Homer, City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska. You may also attend by calling our conference line at 907-235-8121 x2299.

REQUEST FOR LETTERS OF INTEREST FOR TENANTS TO OCCUPY THE HOMER EDUCATION AND RECREATION COMPLEX (HERC I)

In accordance with Resolution 19-006(A), the City of Homer is requesting Letters of Interest from parties interested in tenancy at the Homer Education and Recreation Complex (HERC 1) to determine effective use of the space and to seek potential stakeholders who are interested in investing in the building as third party property managers.

Letters of interest should include the following: The space needs of the tenant; How the space will be used by the tenant including time of day; Allow for Community Recreation activities; How much a tenant is able to pay for space on a monthly basis; What improvements to the space would be necessary for tenant to occupy the space; If/how much tenant would be willing to contribute in capital costs to improvements; How long of a lease tenant would be willing to commit to

Letters of interest are due to the City Clerk by 5:00 pm on Tuesday, February 19, 2019 in order to be included in the City Council packet for the February 25, 2019 City Council meeting. At that time City Council will hold a 4:00 pm worksession. An electronic copy of this notice and Resolution 19-006(A) is available on the City of Homer Website and paper copies can be obtained at the City Clerk's Office. Electronic and faxed letters of interest will be accepted.

CITY OF HOMER REQUEST FOR PROPOSALS INCORPORATING ART INTO THE NEW HOMER POLICE STATION

Proposals to provide art or to incorporate art into the new Homer Police Station 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, April 4, 2019. 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) at specific locations.

The proposals will be evaluated by the Art Selection Committee appointed for the Project utilizing the City's 1% for Art Funding designated for this project. 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 Q & A for the Police Station Project will be held on Monday, March 4, 2019 @ 2:00 p.m. to discuss the potential locations for art and answer any questions interested proposers may have about the project and timelines. Proposers interested in attending are directed to meet in the Upstairs Conference Room, City Hall 491 E Pioneer Avenue, Homer, Alaska. The time of receipt for submittals will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of proposals shall not be considered. Respondents not on the plan holder's list shall be deemed unresponsive and shall not be considered. The City shall not accept faxed proposals. The Request for Proposals package and Plan Holder registration form is posted on the City website: <http://www.cityofhomer-ak.gov/rfps>. Paper copies of the Proposal Documents may be purchased at the Office of the City Clerk upon payment of \$10 per set (\$15 for overnight delivery). All fees are non-refundable.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

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

