



AGENDA

City Council Regular Meeting

Monday, March 13, 2023 at 6:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 PM**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)
3. **MAYORAL PROCLAMATIONS AND RECOGNITIONS**
4. **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** (The public may comment for three minutes on agenda items not schedule for public hearing.)
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 Council Member.)
 - 6.A. Homer City Council Unapproved Regular Meeting Minutes of February 13, 2023 and February 27, 2023. City Clerk. Recommend adoption. Page 4
 - 6.B. Resolution 23-021, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Pioneer Dock Fender Repair Project to Alaska Industrial Services LLC, in an Amount Not to Exceed \$280,404 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.
Agenda Item Report CC-23-063 Page 35
 - 6.C. Resolution 23-022, A Resolution of the City Council of Homer, Alaska, Authorizing a Task Order for Construction Management Services for the Pioneer Dock Fender Repair Project to RESPEC in an Amount not to Exceed \$30,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.
Agenda Item Report CC-23-064 Page 39
 - 6.D. Resolution 23-023, A Resolution of the City Council of Homer, Alaska, Supporting the Construction of a Parking Lot to Serve the Eastern End of the East End Bike Path. Aderhold. Recommend adoption.

- 6.E. Resolution 23-024, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library. City Clerk/Library Director. Recommend adoption.

7. VISITORS (10 minute time limit)

- 7.A. Greater Homer Area Housing Event - Karin Marks (10 minutes) Page 50

8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS (5 minutes each)

- 8.A. Committee of the Whole
- 8.B. Mayor's Report
- 8.C. Borough Report
- 8.D. Planning Commission
- 8.E. Alaska Municipal League Meeting & Legislative Lobbying Trip Page 51

9. PUBLIC HEARING(S)

- 9.A. Ordinance 23-14, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget By Appropriating \$25,000 from the Port Reserves for the Purpose of Purchasing Parking Signage and Mobile Parking Delineation Barriers to Be Used in the Port's Summer of 2023 Parking Improvements Plan. City Manager/Port Director. Agenda Item Report CC-23-067 Page 55

10. ORDINANCE(S)

11. CITY MANAGER'S REPORT

- 11.A. City Manager's Report Page 65

12. PENDING BUSINESS

13. NEW BUSINESS

- 13.A. Appropriation Reduction related to Ordinance 23-11 and Veto of Resolution 23-017 in accordance with HCC 2.08.070 Mayor's veto. Mayor. Agenda Item Report CC-23-068 Page 103

14. RESOLUTIONS

15. COMMENTS OF THE AUDIENCE (The public may comment for three minutes on any topic.)

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 Tuesday, March 28, 2023 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.

Session 23-03 a Regular Meeting of the City Council of Homer, Alaska was called to order on February 13, 2023 by Mayor Ken Castner at 6:00 p.m. 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, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
DEPUTY CITY CLERK TUSSEY
FINANCE DIRECTOR WALTON
PORT DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR KEISER
SPECIAL PROJECTS & COMMUNICATIONS DIRECTOR CARROLL
ECONOMIC MANAGER ENGBRETSSEN
CITY PLANNER ABBOUD
FIRE CHIEF KIRKO
SPECIAL PROJECTS COORDINATOR FOSTER
NETWORK ADMINISTRATOR SULCZYNSKI
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental items: **CONSENT AGENDA** Written public comments for Resolution 23-013 supporting application to the State DOT Transportation Alternatives Program for the Homer All Ages and Abilities Pedestrian Path and committing matching funds and Resolution 23-014 supporting the Homer Trails Alliance on Trails and Trailhead Related Projects upon receipt of State DOT Transportation Alternatives Program Grant; **City Manager’s Report** FY23 Q2 Financial Report; **Resolutions** Planning Commission Agenda Item Report from Feb 1 Meeting as backup to Resolution 23-015 supporting Planning Commission reconsideration of Forest Trails Preliminary Plat.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

Mayor Castner acknowledged that February 14th is recognized as Brother Asaiah Bates Day.

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minutes)

Katie Bursch, city resident, commented in support of Resolution 23-014. She spoke to the importance of connectivity to recreation in the Rogers Loop to Diamond Ridge area and the need for parking at Rogers Loop trail head.

Billy Day non-resident, commented in support of Resolution 23-014. He shared history of the Diamond Creek Plan and addressed the importance of connectivity from Rogers Loop to Diamond Ridge and Diamond Creek.

Scott Adams, city resident, commented in opposition to Ordinance 23-013 and the use of HART funds to pay off an assessment. HART funds aren't to be used for paying off assessments or buying property and the owner of the assessed property is responsible for the amount due to the city. He commented in support of Resolution 23-015, and shared the need for standards for setbacks to creeks and streams.

Pat Case, city resident, commented in support of Resolution 23-015 and the need for sidewalks. He commented in support of the resolutions for grants to increase our mobility in Homer.

Robert Archibald, city resident, commented in support of Resolution 23-014 and shared history of the Diamond Creek recreation area and the importance of access to the recreation area. He's president of the Kachemak Bay State Park Citizens Advisory Board and the Board is in favor of pursuing the TAP Grant to bring this to fruition.

Larry Slone, city resident, commented in opposition Ordinance 23-11. He feels \$650,000 is an excessive amount of money to spend to update the Comprehensive Plan and Title 21.

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.)

- 6.A. Homer City Council Unapproved Regular Meeting Minutes of January 23, 2022. City Clerk. Recommend adoption.
- 6.B. Appointment of Lisa Asselin Martin to the Library Advisory Board. Mayor. Recommend approval.
- 6.C. Ordinance 23-08, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.20, Town Center District. Planning Commission. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023.
- 6.D. Ordinance 23-09, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$40,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of an Arctic Shark Ice Removal Attachment and Authorizing a Sole Source Purchase from Ultramech, LLC. City Manager/Public Works Director. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023.
- 6.E. Ordinance 23-10, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing an Expenditure of \$482,412 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Provide Interim Financing to Complete the East Bunnell

Ave./Charles Way Water and Sewer Improvement Projects. City Manager/Public Works Director. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023.

- 6.F. Ordinance 23-11, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$650,00 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Developing a New Comprehensive Plan and a Complete Title 21 Zoning and Planning Code for the City of Homer. City Manager. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023.

Moved to Ordinances item B. Aderhold

- 6.G. Ordinance 23-12, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$63,070 from the Port Reserves Fund for Professional and Technical Assistance to Support Submission of a Port Infrastructure Development Program Grant Application for the Purpose of Float Replacement in the Small Boat Harbor. City Manager/Port Director. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023.
- 6.H. Resolution 23-009, A Resolution of the City Council of Homer, Alaska Acknowledging the City of Homer December 2022/January 2023 Surplus Equipment Sale Results. City Clerk. Recommend adoption.
- 6.I. Resolution 23-010, A Resolution of the City Council of Homer, Alaska Awarding a Contract to HTRW, LLC of Anchorage, Alaska in the Amount of \$45,000 to Test for PCB's at the Homer Education and Recreation Complex (HERC) Buildings and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Moved to Resolutions item B. Aderhold

- 6.J. Resolution 23-011, A Resolution of the City Council of Homer, Alaska in Support of the City of Homer's Application to the State of Alaska Department of Transportation and Public Facilities (AK DOT&PF) Community Transportation Program (CTP) for Main Street Rehabilitation and Committing Local Match Funds. City Manager. Recommend adoption.
- 6.K. Resolution 23-012, A Resolution of the City Council of Homer, Alaska Expressing Support for the Realizing Equitable Accessible Connectivity in Homer (REACH) Project and Endorsing the City's Application to the FY23 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) for REACH Planning and Design Funds. City Manager. Recommend adoption.
- 6.L. Resolution 23-013, A Resolution of the City Council of Homer, Alaska in Support of the City of Homer's Application to the State of Alaska Department of Transportation and Public Facilities (AK DOT&PF) Transportation Alternatives Program (TAP) for the Homer All Ages and Abilities

Pedestrian Path (HAPP) and Committing Local Match Funds. City Manager. Recommend adoption.

- 6.M. Resolution 23-014, A Resolution of the City Council of Homer, Alaska Intending to Add Rogers Loop Off-Street Parking Project to its Capital Improvement Plan and to Work with Homer Trails Alliance on Trails and Trailhead Related Projects if the Organization Receives a Transportation Alternative Program (TAP) Grant from the Alaska Department of Transportation and Public Facilities (AK DOT&PF). Aderhold/Davis. Recommend adoption.

Item 6.F. moved to Ordinances item B. and item 6.I. moved to Resolutions item B.

City Clerk Jacobsen read the consent agenda and recommendations.

ADERHOLD/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

7. VISITORS

8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS (5 minutes each)

- 8.A. Committee of the Whole

Council Member Aderhold reported on Council's discussion on Ordinance 23-09 for the purchase of the Arctic Shark ice removal tool and Resolution 23-010 for sampling for PCB's at the HERC II building. They also had robust discussion about resolutions regarding grant applications that were just passed on the Consent Agenda.

- 8.B. Mayor's Report

Mayor Castner commented regarding the federal infrastructure bill and grant funding to access those funds. He reported on meeting with Representative Peltola, and his upcoming attendance at the Economic Development Commission and Planning Commission meetings in his role as consulting member. He also reported on his attendance at the February 1st Planning Commission meeting and shared his horror of seeing the Forest Trails plat's lack of sidewalk amenities, and that it didn't meet the conditions of the Borough for a plat. This is the first plat to come after Council's work on the sidewalk ordinance.

- 8.C. Borough Report

- 8.D. Planning Commission Report

Planning Commissioner Roberta Highland reported the commission is scheduled to reconsider the Forest Trails plat at their next meeting. At their last worksession they heard from the Army Corps of Engineers (ACOE)

regarding regulatory overview of wetland areas and the relationship between the City and the ACOE. At their regular meeting they approved the recommendations for the Forest Trails Subdivision Preliminary Plat that will be up for reconsideration at their next meeting.

8.E. Port & Harbor Advisory Commission

Port and Harbor Advisory Commissioner Casey Siekaniec, reported at their last meeting they had a presentation from Special Projects and Communications Coordinator Carroll on the Infrastructure Investment and Jobs Act (IIJA) work plan for Port Projects. They discussed the information as a business item and moved to support that work in its entirety. It seems like a unique opportunity and time to pursue these grants.

Council Member Lord shared her interest connecting with Council to put forward a suggestion to the Commission to start looking at reserve policies and assistance with draft those policies. Commissioner Siekaniec agreed that would be a good idea.

Council Member Erickson noted the large matches required for the upcoming grants and shared her perspective of the need for the Commission to prepare a business plan for the Harbor. Commissioner Siekaniec noted that is being worked on and they expect to see it on an upcoming agenda.

8.F. ADA Advisory Board

Council Member Aderhold reported at their last meeting the Board reviewed and provided comments on the Library Western Lot Conceptual Design that came from the RTCA Grant process, and on a schematic for the City Hall front entrance ramp replacement. They discussed advocacy efforts the Board could engage in, including presenting to the Economic Development Advisory Commission and inviting ADA related experts to present to them, and potentially to Council. They supported the RAISE Grant resolution that was passed on the Consent Agenda. They also discussed ADA Capital Budget requests for sidewalk replacement and an accessible bathroom at the airport.

8.G. Alaska Municipal League (AML) Legislative Committee Report - Council Member Aderhold

Council Member Aderhold reported the AML Legislative Committee continues to discuss PERS defined benefit plan, base student allocation, school construction and major maintenance funding, PFD amount and its impact on state spending, and gold and silver as legal tender and its impact on taxing. She also noted AML has a new bill tracking software on AML website.

9. PUBLIC HEARING(S)

9.A. Ordinance 23-02(A), An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$70,000 Divided Equally Between the Homer Accelerated Roads and Trails (HART) Trails Fund and from the Land Reserves to Purchase a 4.53 Acre Parcel in the Bridge Creek Watershed Protection District. Aderhold. Introduction January 9, 2023, public hearing and second reading postponed to February 27, 2023.

Mayor Castner opened the public hearing.

Mike Arno, non-resident, expressed his concern with the city spending a lot of money buying property when we have streets and roads, and water and sewer that are not getting developed. Developable areas for residential and commercial development in and out of the city are dwindling and he doesn't support the city buying and tying up land.

Jay Farmwald, non-resident, commented in support of Ordinance 23-02(A). His understanding is the property is being purchased to protect and preserved the watershed under the Bridge Creek Watershed Protection program and thinks the purchase is a good idea in that context.

There were no further comments and the hearing was closed.

Mayor Castner announced there is a motion on the floor from January 23rd to adopt Ordinance 23-02(A) by reading of title only for second and final reading, and opened the floor for discussion.

At the City Manager's request Economic Development Manager Julie Engebretsen addressed strategic acquisition of land by the City. If a property is near the reservoir, on a creek, or a wetland, those are the top tier things. This property is contiguous to a portion of a creek and also to other properties the city owns. Land is becoming more expensive over time and it's important to consider if this is an area the City wants developed, and we have to think about how to accommodate growth in Homer. Policy has been created through zoning that the watershed area won't be developed and it's protected for watershed purposes.

Council Member Aderhold added there is a drainage that goes through what was platted as a cul-de-sac, and purchasing this parcel allows the city to vacate that right-of-way. The purchase of the parcel is about protecting the Bridge Creek Watershed District, the recreational aspect is secondary.

There was brief discussion about using land trades to acquire property when possible.

Other members commented in support of the purchase, acknowledging protecting the watershed has an economic benefit to the City.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Ordinance 23-05, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$20,239 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Obtaining Short Term Rental Tracking Services from GOVOS. Aderhold/Davis. Introduction January 23, 2023, public hearing and second reading February 13, 2023.

Mayor Castner opened the public hearing.

Scott Adams, city resident, feels this service is overreaching in the information it will collect related to someone's personal property. We asked residents to open B&B's years ago because we didn't have hotel rooms to accommodate visitors, and it's growing. He doesn't think government should be jumping in on this.

There were no further comments and the hearing was closed.

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 23-05 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Aderhold explained she and Council Member Davis learned about this product at the AML Conference in December. Subscribing to this service is an attempt at getting to know the landscape of short term rentals as a result of Council's discussion of housing challenges at their Visioning work session.

Council Member Lord supports this from the perspective of gathering information, but doesn't see the need to use the service for the long term. She also noted the need for establishing a Capital Asset Repair and Maintenance (CARMA) Fund policy to help us contextualize these spending decisions.

Council Member Erickson shared she's conflicted about this as can see the benefits of it, but she feels it's invasive for property owners. It's low on her priority for where she wants to spend this money, and thinks they should push on the Borough a little harder until we make it through the maze of finding matching monies for upcoming grants.

Council Member Aderhold added that through this service, we'd be able to provide proprietors of these short term rental services information about related existing code to keep properties being good neighbors to those who live day to day in the neighborhoods. She noted business owners have to follow rules such as a obtaining a business license and collecting taxes. She doesn't feel it's anymore invasive than any other business that's required to provide information. Internet rentals like Airbnb and VRBO are opaque, and B&B's typically have a sign outside of their homes. Some portion of this cost will be paid for in that it will help identify short term rentals who are not currently collecting Borough and City sales tax.

Council Member Davis thought about the privacy issue, but feels that these people are advertising on a national platform and bringing in a lot of people over the course of a summer in a way that does affect their neighbors and the community.

City Manager Dumouchel noted that this is a one year subscription and the Council can re-appropriate if they choose to extend it for another year.

VOTE: YES: VENUTI, ERICKSON, ADERHOLD, LORD, DAVIS, HANSEN.

Motion carried.

- 9.C. Ordinance 23-07, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$6,950 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of a Mobile Radio from ProComm

Alaska. City Manager/Police Chief. Introduction January 23, 2023, public hearing and second reading February 13, 2023.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.D. Ordinance 23-06, An Ordinance of the City Council of Homer, Alaska Amending the FY 23 Capital Budget by Accepting a Donation from Homer Rotary in the Amount of \$8,112 and Appropriating \$6,115 for the Purchase of Motorola Pagers and \$1,997 for Restoration of an Antique Water Tanks. City Manager/Fire Chief. Introduction January 23, 2023, public hearing and second reading February 13, 2023.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-06 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Aderhold expressed appreciation to Homer Rotary for their donation.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

10. ORDINANCE(S)

- 10.A. Ordinance 23-13, An Ordinance of the City Council of Homer, Alaska Updating the Assessment Owed from Lot 10-A-3, Bunnell's Subdivision No. 17 Replat, KPB Tax Parcel No. 175-133-52 and Amending the FY23 Capital Budget by Appropriating \$15,432.52 from the Homer Accelerated Roads and Trails (HART) Roads Fund to Pay the Remainder of this Assessment. Lord. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

LORD/ERICKSON MOVED TO INTRODUCE ORDINANCE 23-13 BY READING OF TITLE ONLY.

Council Member Lord reviewed her research of the situation with this parcel, explaining it was one large parcel that did not front the road when it was built through an assessment district process. The City owned a piece of land between the road and this parcel. The owners asked to be involved in the district to have approximately 40 feet of access on the west side of Woodard Creek at some point. Fast forward, the road is built and the final

assessment roll is adopted by resolution, there was a memorandum that notes the property owner approached the City regarding obtaining access across the park property to serve a proposed new lot. He expressed a willingness to pay some portion of the assessment if access is provided by the City. The recommendation was no assessment for lot 11A should be levied at this time, until future access is provided, and the assessment be based on frontage of the lot being served. She stated one of the challenges with this that she's loathed to ever politicize assessment districts. This issue was brought to her attention, she feels the city hasn't done its due diligence in tracking all the pieces of assessment districts, and councils over time have approved certain things, leaving out critical other pieces. This was deferred, with notes from the City Attorney that it would be appropriate to do so, because the lot had no access to the road, and the Council deferred it. The property didn't have access to the road until 2018 when it was replatted to four lots, with three that front Spruceview. Through part of the replat the City accepted a donation of property that fronts Spruceveiw, which the City vacated and gave our pieces of property to the people on either side. So in 2018 they gained access to Spruceveiw, but the assessment wasn't addressed in 2018, which she sees as an oversight on the City's part, and this assessment still existed. Homer City Code is silent on what should happen with an assessment that is still do at the time of a lot being subdivided. She noted other municipality's codes address a proration in cases like this. In the City Manager's memo staff says the total assessment is owed to lot 10-A-3, the western most lot. She doesn't think it's right, we own a large amount of footage on this and the City should pay a proration of that portion. She feels HART is appropriate for funding, but is open to a different solution.

Mayor Castner added that the city owned the entire frontage when this was done. He noted legal theories will be shared about this process, but the triggering point was when the back lot became a front lot. He concurs with Council Member Lord's view on the proration of the assessments.

Council Member Davis also disagrees with legislating a solution to an assessment issue, but in distilling this down, he agrees this is egregious. He shared his agreement with Council Member Lords assessment.

Council Member Erickson questioned if the cost to the City could be written off as bad debt. It was noted that is still an impact to the general fund.

City Manager Dumouchel shared staff's perspective to this matter. The party asked to be part of the assessment district, they agreed to the final assessment roll, and received an interest free loan. He agrees in 2018 there was a missed opportunity to correct the situation, but he doesn't feel the amount owed has changed from what was agreed to in the final assessment roll. He doesn't see any legislative back up for the recommendation in the memo. From an administrative perspective staff has looked at this in a number of different ways, but still come up with the same answer, that the assessment is owed to the City.

City Attorney Gatti concurred with the City Manager's assessment and cited Title 29's provision for objections regarding assessments to properties, and appeals to the superior court. If an objection is made and an appeal doesn't take place within the time period then the assessment is final and complete. In his opinion there's no legal obligation on the part of the City to modify the assessment. A test that the courts look toward with respect to property subject to a special assessment district is has that property been benefitted. He doesn't think it's legally appropriate to go back and modify an assessment roll after the fact at this point.

Council Member Lord clarified she isn't asking to adjust the assessment roll, but that the amount due be prorated between the City and the other property.

There was further discussion on the timeline of the assessment district process and benefit to the property owner doesn't have to be current, it also pertains to future benefit.

VOTE (introduction): YES: ADERHOLD, HANSEN, LORD, VENUTI, ERICKSON, DAVIS

Motion carried.

- 10.B. Ordinance 23-11, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$650,00 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Developing a New Comprehensive Plan and a Complete Title 21 Zoning and Planning Code for the City of Homer. City Manager. Recommend introduction February 13, 2023, public hearing and second reading February 27, 2023

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 23-11 BY READING OF TITLE ONLY.

Special Projects Coordinator Foster presented to Council regarding the project timeline, what Homer expects to receive from this process, anticipated outcomes, and next steps.

Council Member Lord appreciates the depth of work involved in this work and big red flag to her is the timeline, she doesn't agree with public outreach in May, people will be busy and will be mad. That has been a complaint in the past. She shared her enjoyment with being involved with the 2008 Comprehensive Plan when she was new to the community. What was presented about challenges with Title 21 is true for just about every title, and agrees a Title 21 re-write would be beneficial. She wants Council to be partners with administration and contractors, part of the conversation sitting at the table, and apprised of the project throughout.

Council Member Venuti commented she agrees May isn't a good time for public outreach. She added she hasn't seen a lot of successful things come out of public outreach from any other firms that have been hired. She associates a lot of problems with the HERC is that we handed it over to someone else. She wonders if this could be done more successfully in-house.

Council Member Aderhold emphasized the importance of the public outreach piece, noting and describing the Anchorage 2020 effort. She understands the expense is what it is, but she want to make sure there will be rigorous public involvement.

Special Projects Coordinator Foster agrees it's crucial to have good public participation, particularly for the Comprehensive Plan. City Manager Dumochel highlighted that staff can assist in the process by going to groups for outreach.

City Manager Dumouchel added this isn't something one person can do, or one firm. The Consultants build teams with other firms to build expertise to be able to have expertise because it's such wide sweeping project.

Council Member Davis is supportive of this it's something we need and all supported.

Council Member Erickson was part of the 2008 re-write and one thing she learned is there are a lot of unintended consequences when planning ahead, and she shared some of those challenges. She feels like a 20 year plan is too long and wonders if a 15 year plan is better to help them be more realistic in planning. She also noted that when they first talked about this, they didn't know about all the grant opportunities now coming forward that require matches and we're being hit with a lot of things, she agrees this re-write is necessary but thinks they

may need to pull back a little bit to make good decisions on the upcoming grants. When she attended AML in December, they talked about how Councils need to address values and what they see as important. They haven't had a chance to do that, but need to, to get other people to come along with them.

Mayor Castner said he's unenthusiastic about this because it locks us in stasis and we can't afford to do that, it puts us in a two year lock down on changing things in code. He won't live with that, there are things that need to be changed now. He also doesn't agree with the cost, it would be different if over the last year they had come up with some sort of a fiscal plan.

VOTE (introduction): YES: LORD, ADERHOLD, DAVIS, HANSEN, ERICKSON, VENUTI

Motion carried.

11. CITY MANAGER'S REPORT

11.A. City Manager's Report

City Manager Dumouchel reviewed items from his written report including highlights from staff's recent trip to Juneau, an update to the airport lease five year renewal, and the Kenai Peninsula Borough Safe Streets for All Grant Award.

Council Member Lord addressed the importance of Council engagement, especially related to the Large Vessel Harbor Project.

12. PENDING BUSINESS

13. NEW BUSINESS

14. RESOLUTIONS

14.A. Resolution 23-015, A Resolution of the City Council of Homer, Alaska Supporting the Homer Planning Commission's Reconsideration of its February 1, 2023 Approval of a Preliminary Plat for the Forest Trails Subdivision; and Urging the Planning Commission to Include a Reference to New Requirements Related to Sidewalks Laid out in Homer City Code 11.04.120. Davis/Erickson.

DAVIS/ERICKSON MOVED TO ADOPT RESOLUTION 23-015 BY READING OF TITLE ONLY.

Council Member Aderhold asked for a conflict of interest ruling from the Mayor since she is President of the Board of the Kachemak Heritage Land Trust (KHLT). The Calvin and Coyle Trail is adjacent to the parcel in question and KHLT commented at the Planning Commission about this project. In thinking of her roles with KHLT and the City Council, she feels there is a conflict and somebody may think she's making decisions that are not unbiased. KHLT had an agenda item at their last Board meeting and she recused herself from that discussion and doesn't know what conversation the Board had.

Mayor Castner ruled that she doesn't have a conflict of interest because of her responsibility to uphold the laws of the City of Homer, which she took an oath of office to do. This action is merely asking the Planning Commission to reexamine their decision based on an existing law.

There was no objection from Council on the Mayor's ruling.

Council Member Venuti asked for a conflict of interest ruling from the Mayor, because her husband serves on the Planning Commission and issued the notice of reconsideration.

Mayor Castner ruled that she does have a conflict of interest.

There was no objection from Council on the Mayor's ruling.

Council Member Davis explained this is the first subdivision since the sidewalk Ordinance 22-42(S-3) was adopted. He was surprised to hear that this had a preliminary plat approved that didn't include sidewalk easements or a trail leading along the road to connect to the other sidewalks. There were some notes in the City Planner's memo to the Commission stating the developer could make the shoulder wider on the gravel road, but nothing about it on the plat. There was reference to the developer working with Public Works to develop a walkable path on the south side of the right-of-way, but looking at the plat there is nothing to show that. He and Council Member Erickson thought it would be appropriate to bring forth this resolution commending them for reconsidering and urging them to consider including easements and indicate locations of dedicated facilities for non-motorized trails in accordance with HCC 11.04.120.

Council Member Lord supports this and it made her think of the Quiet Creek subdivision where there was going to be a separated path on the lower portion of Nelson, but it was never built. If there are things we really care about, and this is something we care about, we need to follow through with it. The community cares about it deeply and we have acted on their behalf.

Council Member Erickson commented the perception is important to see us working with Planning and we're working toward this transition together. The fact that it's a gravel road as part of the Rural Residential standard, is something that may need addressing.

City Planner Abboud explained the process for the Planning Commission to make recommendations to the Kenai Peninsula Borough regarding plats as outlined in the standards in Homer City Code, and he reviewed the Forest Trails Subdivision Plat.

VOTE: YES: HANSEN, LORD, DAVIS, ADERHOLD, ERICKSON

Motion carried.

- 14.B. Resolution 23-010, A Resolution of the City Council of Homer, Alaska Awarding a Contract to HTRW, LLC of Anchorage, Alaska in the Amount of \$45,000 to Test for PCB's at the Homer Education and Recreation Complex (HERC) Buildings and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-010 BY READING OF TITLE ONLY.

Council Member Davis expressed his hesitation of approving \$45,000 without anyone bidding on it just to test for PCB's at the HERC. He researched the subject and found a 2021 fact sheet he shared with the City Manager that said that almost half the buildings in the US are contaminated with PCB's and basically everything built between 1950 and 1979 is contaminated. It says an owner may choose to test or choose to treat the suspect materials as if they contain PCB's and do necessary remediation. There is one company nationwide that does the incineration and they have a branch in Anchorage that does the testing and the collection of materials to be shipped to the lower 48 for incineration. He wonders if it makes sense to get a bid from that company.

Mayor Castner expressed his agreement with treating it as if it's contaminated, because it probably is, and dealing with it appropriately.

Council Member Lord pointed out information from staff that the Borough requires that to dispose of hazardous material the testing has to be done. She noted reference to taking representative samples from HERC 1, but HERC 1 isn't referenced anywhere in the bid documents.

There was brief discussion of potential options and requirements of the Borough.

Council Member Lord noted the packet includes comments from the proposed consultant that DEC is still reviewing the sample analysis plan, and notes that the site visit will happen in February.

LORD/DAVIS MOVED TO POSTPONE TO THEIR NEXT MEETING.

There was no discussion.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

15. COMMENTS OF THE AUDIENCE (3 minutes, any topic)

Pat Case, city resident, commented he'll be attending the Planning Commission meeting because he wants them to taste the passion that we passed the sidewalk ordinance with. He's been involved in many meeting in the community of the last month and the two main issues coming up over and over are parking and connecting pathways. The community is engaged. He appreciates the work done on clearing sidewalks this winter.

Robert Archibald, city resident, commented he felt some the angst tonight about promises of development, he remembers Quiet Creek coming to the Parks Commission talking about the trails they were going to put in, but it never happened. He asked at what point the Council and Commission makes them do it.

Scott Adams, city resident, commented the Comprehensive Plan will take two years, the harbor survey with ACOE will take three years, so that's money being paid out for something we won't see for years. Planning says it's something they need in order to do standards, but they re-write code all the time. He's not a believer. Like Mike Arno said, most of the property in Homer is already developed or in private hands. Over the last 3 years, of seven new subdivisions in Homer, only one has a pathway.

LORD/ADERHOLD MOVED TO SUSPEND THE RULES AND EXTEND THE MEETING TO 10:30 P.M.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Wayne Aderhold, city resident, shared some history about Brother Assaiah. He thanked Council for their hard work.

David Haeg, non-resident, commented regarding efforts of the Kenai Grand Jury investigation on corruption in the Alaska's Judicial System.

Larry Slone, city resident, thinks it's appropriate that Council adopted Ordinance 23-05 for short term rental tracking services. He noted Council Member Aderhold's Anchorage 2020 comments regarding Ordinance 23-11 for the Comprehensive Plan, a lot of money and time expended and it went nowhere. It's not a plan, it's a vision, and no one can predict the future. There are lot of other items pending and necessary to be dealt with and hiring a person to focus on that would be sufficient.

16. COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

17. COMMENTS OF THE CITY CLERK

City Clerk Jacobsen noted the system issues were discovered around 2:30 today and commended Network Administrator Sulczynski for getting everything up and running in time for the meetings to begin as scheduled. She also commented regarding Tuesday's Special Election.

18. COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

19. COMMENTS OF THE MAYOR

Mayor Castner commented the entire public process on a plat review is at the introduction of the plat, and nothing after. He thanked everyone for their work tonight, that was a lot of money. Our capital is our lubrication to get things done in this town. He keeps harping about a fiscal plan, and that's why.

20. COMMENTS OF THE CITY COUNCIL

Council Member Hansen encouraged listeners to help out with the Food Pantry's Community Fridge.

Council Member Erickson commented about the upcoming Snomads Fun Run Fund Raiser.

Council Member Davis shared kudos to Chamber of Commerce for a successful Winter Carnival Parade, and noted the Winter King Tournament is coming up next.

Council Member Aderhold reminded listeners to get out and vote tomorrow. She wanted to end by saying Good-night and Good-bye Annabelle.

Council Member Venuti commented regarding the tonight’s shooting at Michigan’s Lansing College. She urged everyone in Homer if they see someone struggling with mental illness or hear someone making threats to themselves or a group of people, please report it. She also commented about building codes in Turkey and Syria that aren’t enforced and the disaster of recent the earthquakes there. We need to have building codes. Gratitude to the Chamber for the Winter Carnival Parade, it was wonderful to see everyone.

Council Member Lord said don’t forget to vote tomorrow, and the School District will be meeting at the high school giving a budget talk. They’ve talked about not doing them anymore because the turnout is super low.

21. ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 10:15 p.m. The next Regular Meeting is Monday, February 27, 2023 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 23-04 a Regular Meeting of the City Council of Homer, Alaska was called to order on February 27, 2023 by Mayor Ken Castner at 6:02 p.m. 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, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
DEPUTY CITY CLERK TUSSEY
FINANCE DIRECTOR WALTON
PORT DIRECTOR HAWKINS
CITY PLANNER ABBOUD
NETWORK ADMINISTRATOR SULCZYNSKI
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
COMMUNITY RECREATION MANAGER ILLG
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental items: Under **Consent Agenda**, Written Public Comments for Resolution 23-019 Relinquishing its Privilege to Appoint a Community Representative to the Board of Directors of the Cook Inlet Aquaculture Association. Under **Public Hearings**, Written Public Comments for Ordinance 23-09 Amending the FY23 Capital Budget for the Purchase of an Arctic Shark Ice Removal Attachment; and Written Public Comments and Supplemental Memo from City Manager Dumouchel and Special Projects Manager Foster for Ordinance 23-11 Amending the FY23 Capital Budget for the Purpose of Developing a New Comprehensive Plan and a Complete Title 21 Zoning and Planning Code for the City of Homer.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Alan Parks commented on Resolution 23-019, noting that regardless if Council has a seat on the Cook Inlet Aquaculture Association they are going to be dealing with contentious issues and they are going to be asked to take a position on it. It's important to listen to people in these public settings. He thanked the Council for their time and patience.

Penelope Haas, non-city resident and Vice President of the Kachemak Bay Conservation Society, commented in support of Resolution 23-017, in spending money on comprehensive planning, and how that relates to the harbor expansion project and Homer Spit.

Marilyn Sigmund, city resident, shared her concerns on the harbor expansion project's impact on the habitat, and asked the Council to take a look at this study/plan within the confines of the Comprehensive Plan.

Wes Humbyrd shared his background and reasons for supporting Resolution 23-019.

Nancy Hillstrand, currently serving on the Cook Inlet Aquaculture Association Board of Directors as an alternate, commented in favor of Resolution 23-019.

Roberta Highland, city resident, commented in favor of Resolution 23-019 and commented on Resolution 23-017, sharing her hopes that the Comprehensive Plan will be combined with the Spit Comprehensive Plan which includes the port expansion plan. She voiced her concerns with the harbor expansion project.

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.)

- 6.A. Liquor License Renewal for Mermaid Café and Don Jose's; and Liquor License Transfers for Kharacters and Fresh Catch Café. Deputy City Clerk. Recommend adoption.
- 6.B. Marijuana Retail and Product Manufacturing License Renewals for Cosmic Cannabis Company and Cosmic SeaWeed LLC. Deputy City Clerk. Recommend adoption.
- 6.C. Reappointment of Robert Archibald as Homer's Representative to the Prince William Sound Regional Citizens Advisory Council (PWSRCAC). Mayor. Recommend approval.
- 6.D. Ordinance 23-14, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget By Appropriating \$25,000 from the Port Reserves for the Purpose of Purchasing Parking Signage and Mobile Parking Delineation Barriers to Be Used in the Port's Summer of 2023 Parking Improvements Plan. City Manager/Port Director. Recommend introduction February 27, 2023, public hearing and second reading March 13, 2023.
- 6.E. Resolution 23-016, A Resolution of the City Council of Homer, Alaska Awarding a Contract to South Central Construction, Inc. of Anchorage, Alaska in the amount of \$822,844 for the E. Bunnell/Charles Way Water and Sewer Main Extension Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.
- 6.F. Resolution 23-017, A Resolution of the City Council of Homer, Alaska Approving a Contract with Agnew Beck Consulting of Anchorage, Alaska for an Amount not to Exceed \$650,000 for the Purpose of Developing a New Comprehensive Plan and a Complete Update of the Title 21

Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Moved to Resolution Item 14.A. Aderhold.

- 6.G. Resolution 23-018, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to HDR Engineering in an Amount Not to Exceed \$63,070 for Grant Writing Services for a FY2023 Federal Port Infrastructure Development Program (PIDP) Grant to Support Replacing Float Systems in Homer’s Small Boat Harbor and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Moved to Resolution Item 14.B. Aderhold.

- 6.H. Resolution 23-019, A Resolution of the City Council of Homer, Alaska Relinquishing its Privilege to Appoint a Community Representative to the Board of Directors of the Cook Inlet Aquaculture Association. Mayor. Recommend adoption.

Moved to Resolution Item 14.C. Aderhold.

- 6.I. Resolution 23-020, A Resolution of the City Council of Homer, Alaska Approving a Five Year Land Lease Extension with the State Of Alaska Department of Transportation and Public Facilities (ADOT&PF) for the Homer Airport Terminal Building and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Deputy City Clerk Tussey read the consent agenda and recommendations.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

7. VISITORS

8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS (5 minutes each)

- 8.A. Work Session Report

City Manager Dumouchel reported on the presentation given by Ronny McPherson, HDR, on the Port Expansion General Investigation Study. We are entering into the beginning of the U.S. Army Corp of Engineers’ General Investigation Study, and we’ll be able to remove some items from our original scope because the Federal government got underway quicker than expected. Mr. McPherson highlighted the event timeline to-date, what work has taken place under the Owner’s Representative Contract so far, next steps HDR will be taking to support the City, explained the feasibility study process, and responded to many questions from the Council. The presentation has been posted on the Council Worksession meeting webpage.

8.B. Committee of the Whole

Councilmember Aderhold reported on Council's discussion on Resolution 23-010 and 23-019: Resolution 23-010 is a resolution to issue a task order to the company, HTRW to sample the potential for PCB's in the HERC 2 building associated with demolition. Chris Ottosen with HTRW, LLC gave a brief presentation, responded to questions, and facilitated a technical conversation with Council about regulations and interpretations of regulations, and what that might mean for the cost of demolitions of potentially both HERC buildings. Regarding Resolution 23-19, there was discussion about the pros and cons of the City relinquishing its seat on the Cook Inlet Aquaculture Association. She noted there was quite a bit of public testimony at the end of the meeting regarding both topics.

8.C. Mayor's Report

Mayor Castner reported that he, three councilmembers, the City Manager, and Port Director went to Juneau last week for the Alaska Municipal League, Conference of Mayors, and for lobbying efforts. He voiced how proud he was of all their presentations and how their team did a really good job. He spoke to the value the City's lobbyists and that our level of success was largely due to their organizational skills and the respect they get from the legislature. Mayor Castner then reported on his efforts and communications with the Borough Mayor to consolidate all the fire departments on the southern Kenai Peninsula. The Borough is recommending putting together a working group to talk about it.

8.D. Borough Report

Assembly Member Lane Chesley reported on Peter Micciche receiving more than 50% of the vote at the special borough mayoral election, so there will not be a run-off election. He will be completing Mayor Pierce's term until October. Acting Mayor Mike Navarre is staying on briefly to help with the transition, particularly in the budget process. He shared the conversation he had with Mr. Micciche and how he is really looking forward to working with the City of Homer and Council; he hopes through his work that Homer doesn't feel like it's not part of the Upper Peninsula power hub. Assembly Member Chesley reported on the Master Facility Planning process that the Borough Projects Department, South Peninsula Hospital, and SPH Service Area Board have been engaged in. He noted that the Borough Projects Manager John Hedges and chief financial officer Angela Hannigan would likely be reaching out soon to schedule a worksession with City Council. He stated how he continues to work with Borough Finance Department through the budget process, and thanked Council for their resolution regarding expanding the hours at the Homer solid waste transfer facility.

There was brief discussion on the prospect of going back to holding Borough Assembly meetings outside of Soldotna again; Council would like to see the Borough include in their budget funding to allow meetings to be held in other communities such as Homer as that face-time is valuable.

8.E. Planning Commission

A written report from the Planning Commission was provided in the packet.

8.F. Parks, Art, Recreation & Culture Advisory Commission

Chair David Lewis reported on the last PARC meeting, highlighting the number of public they had attend, the dog park presentation given by Anna Stoecklin and the large amount of discussion that generated, a presentation from Scott Bartlett from Homer Council of the Arts, the motion of support they gave to the Homer Library's western lot project, and their approval of a temporary disc golf course at the Karen Hornaday Park. The commission held their annual elections and Mr. Lewis was re-elected as Chair and Commissioner Deb Lowney as Vice Chair.

8.G. Library Advisory Board

Boardmember Marcia Kuszmaul reported the new appointment of Lisa "Red" Asselin Martin to the LAB and highlighted aspects of the Library Annual Report provided by Library Director Berry. She reported on current numbers and fund balances for the Library Endowment Fund at the Homer Foundation, and the three motions of recommendations they made to Council: support for the library western lot project, increasing the interlibrary loan fees, and support for a capital improvement budget request for replacing all the chairs in the library. The LAB plans to have their annual review of library policies at their next meeting. She congratulated the Friends of the Homer Library for their fantastic Celebration of Lifelong Learning and for honoring Samantha Cunningham and Thea Person. She noted February was Love Your Library month, the seeds are in the Seed Catalogue, and Rachel Lord will be doing the Lunch with a Councilmember on March 14th.

8.H. Port & Harbor Advisory Commission

Chair Crisi Matthews reported the PHC held elections; she is continuing as Chair and Casey Siekaniec as Vice Chair. She voiced her frustrations and concerns over a lack in communication between the commission and Council, the commission's feelings of what they believe they are responsible for advising Council on, and their eagerness to work on projects, such as the Comprehensive Plan, Port Business Plan, and harbor expansion project, yet are feeling stifled by City staff and miscommunications. She requested the PHC have an appointed councilmember, that the Chair have more authority to direct commissioners in relevant tasks, and more direction from Council; a resolution to enlarge the PHC's sphere of participation in the harbor expansion study was suggested.

Councilmember Lord suggested a joint worksession with PHC since both groups need to be on the same page regarding the harbor expansion project; Council has the fiduciary responsibility of all City dollars, including the harbor enterprise, and commissioners bring a high level of knowledge and value to the table as stakeholders.

Discussion ensued on Chair Matthews' comments, the Council's unanimous agreement to hold a joint worksession, and the need for Council to communicate unitedly and act as a body, not direct commissioners individually.

8.I. Lunch with a Council Member – Council Member Venuti

Councilmember Venuti reported on the Lunch with a Councilmember event that took place February 14th. A total of ten citizens attended, as well as City Manager Dumouchel who was helpful with answering questions geared more towards him. She asked attendees to write down where they see Homer in five years and in 10 years, and then shared the top two from each category: 5 years – public transportation to the Spit, and no free parking on the Spit; 10 years – more education on climate change needs for our City, and a large town recreation center. At the end of the meeting there was discussion on the library western lot project that continued on past the event.

8.J. Economic Development Advisory Commission

Commissioner Luke Gamble reported there will be a Kenai Peninsula College Career Fair on March 3rd. State personnel will be attending to offer a great opportunity to learn more about starting a daycare business. He noted that Homer is short on worker housing, with a new facility being built on the Old Sterling Highway, and that many organizations are working on a solution. He reported that EDC is having a joint worksession with the Homer Chamber of Commerce tomorrow evening to compare strategic plans and goals since they are closely aligned.

9. PUBLIC HEARING(S)

- 9.A. Ordinance 23-08, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.20, Town Center District. Planning Commission. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-08 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Ordinance 23-09, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$40,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of an Arctic Shark Ice Removal Attachment and Authorizing a Sole Source Purchase from Ultramech, LLC. City Manager/Public Works Director. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-09 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Lord voiced her enthusiasm for this piece of equipment, and reiterated her concerns for approving appropriation requests such as this outside of the budget cycle. There are competing needs for every general fund dollar; this equipment is important, but how does it stack up against all the other budgeted priorities city-wide? She voiced the importance of making budgetary decisions as a whole while reviewing all the needs of the City.

Mayor Castner shared his concerns for there being so many funding appropriation outside of the budget cycle.

Councilmember Aderhold agreed it's hard to make decisions without context and they do need to have a fiscal plan, but they chose to have a two-year budget cycle and there's going to be changes and they have to be able to deal with those changes.

At Councilmember Aderhold's request, City Manager Dumouchel explained his reasoning for deciding to bring this purchase through a CARMA allocation instead of waiting until next budget cycle is because we will have opportunities to use this equipment now and get a lot of public safety value out of it before the end of winter. He reported on his budget work with the City departments/divisions and what kind of items Council can expect in the upcoming budget plan. He expects to have a draft budget before Council by March so they will have three months to consider it before the end of the fiscal year.

In response to Councilmember Erickson, City Manager Dumouchel stated the equipment is already in Homer since it was left here after the company's demonstration. Councilmember Erickson inquired on what happens when we have a remaining balance at the end of our 2-year fiscal period. Mayor Castner noted the funds do not change, they carry on. City Manager Dumouchel explained how in last year's budget they put into the budget when we expect to get a certain surplus that goes under unassigned fund balance, so it's at least acknowledged in the most recent version of the budget.

Councilmember Lord voiced her concerns with the structure of the CARMA fund account. She stated she would like to see any off-budget items that weren't approved in the first budget so the appropriations made in between budget approvals are clear. We're planning to use the CARMA and general funds for certain things, and then as they change, she wants to see how it changes because through those changes the dollars create prioritization. She wants to make sure that they are saying yes or no with open eyes about what prioritizations we're making through those funding decisions and not assuming we're going to be able to pay for all capital requests that are under \$100,000 or \$200,000.

VOTE: YES: VENUTI, ERICKSON, ADERHOLD, DAVIS, HANSEN
NO: LORD

Motion carried.

- 9.C. Ordinance 23-10, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing an Expenditure of \$482,412 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Provide Interim Financing to Complete the East Bunnell Ave./Charles Way Water and Sewer Improvement Projects. City Manager/Public Works Director. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-10 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.D. Ordinance 23-11, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$650,00 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Developing a New Comprehensive Plan and a Complete Title 21 Zoning and Planning Code for the City of Homer. City Manager. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

Mayor Castner opened the public hearing.

Adele Person, city resident, commented in strong support of Ordinance 23-11. She commented that if our staff could do this work in-house for less of a cost they would have already done it. These are highly technical plans that require a lot of outreach to the community with a really big vision of our community. The code update is a really specific and technical update that requires skill that we don't have with staff to this level. The cost is expensive but we've appropriated roughly a million to consider a harbor expansion; the Comprehensive Plan will bring a bigger conversation of do we even want or envision that for our community? She spoke to the value of a Comprehensive Plan as a big guiding document that can address the housing, economic development, and quality of life concerns/issues they are having, and how the code update ties into that. She reiterated her hopes that Council will support this plan.

Karin Marks, city resident and business owner, commented in strong support of Ordinance 23-11 and the importance of having this broad spectrum of technical support to do a project of this size. She spoke to the comments made earlier by Chair Crisi Matthews and the need for Council to use the commissions as they are part of the public process. The Economic Development Advisory Commission did a great amount of work on creating a Strength, Weakness, Opportunity, Threats analysis the past year, and that kind of work can be used by consultants. She suggested Council have joint worksessions with all the commissions and use them as a tool to make their lives and staff's easier.

Bradley Parsons, city resident, Independent Living Center employee, and ADA Advisory Board Member, commented in favor of Ordinance 23-11. He opined that Homer is at a crossroads right now, facing a lot of challenges, and much of that involves housing, transportation, and how we want our core center to look. The current zoning and planning code maintains the status quo, meaning a continuation of development outside city limits and us becoming a community of sprawl, and turning Pioneer and the Bypass into literal bypasses to avoid Homer. In reference to the cost, he pointed out the Main Street sidewalk project was roughly \$1.5 million with much of the costs going to maintaining stormwater culverts due to not planning ahead, and the sidewalks became exponentially more expensive.

Bruce Friend, city resident, commented in favor of Ordinance 23-11 and that moving ahead quickly with a Comprehensive Plan is very important. He shared that he sits on the Port and Harbor Advisory Commission, and when they look to the amount of expansion that's possible, having a plan like this and a broad understanding of where this city wants to go is very important. He acknowledged it's a lot of money but we should spend this money to plan ahead; it will allow us to have low income housing in the right places, have transportation where it belongs, and he hopes we can consider this as a small down payment on the future.

There were no further comments and the hearing was closed.

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 23-11 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Castner called for a 10 minute recess at 7:36 p.m. He called the meeting back to order at 7:46 p.m.

Councilmember Aderhold noted she is in favor of this ordinance and inquired on the overall cost, what are staff's reasons for why the scope can't be scaled back, and the proposed timeline.

City Manager Dumouchel explained:

- The \$650,000 was put together based on experience; several staff members have been through projects like this, both on the private and public side. The bid also came out almost exactly what the City of Valdez paid for the same thing within the past year.
- The City has many good but disjointed plans – e.g. the Spit Comprehensive Plan, the Town Center Plan, old transportation plans, the non-motorized transportation plan, sustainability/climate action plans. This is an opportunity to bring many of these plans into the same decade as a more unified future pitch using the same dollars and not burn the public out on repeated engagement events.
- The need to keep the Comprehensive Plan component together with the Title 21 update is because separating the two will lead to years of separation, and the advantage of doing it all together is setting the big-picture vision and then giving staff the tools to implement it right away. Homer is at an inflection point; we weren't a master plan community and we're paying the price for that in certain places because we didn't expect growth in those areas. The discussions we're having now and visions of where we're going do not match our current plans.
- When Council had this conversation last March, he told everyone this was going to be a really big and expensive project, and if you're not about it, don't do it. Either you're all in or have a different idea. It may be possible to shave off some of the costs or have staff do parts of it, but this is a huge interdisciplinary undertaking and cannot be done by one person or a team of staff that's already impacted. This proposal addresses all the things Council wanted to do and staff is prepared and ready to go down that road assuming Council still wants to follow the vision.

Councilmember Venuti commented they need to remember there are other entities of this community that are also preparing their own plans and be affected by our 20-year plan. City Manager Dumouchel responded that they specifically seek out many of the stakeholders she mentioned as part of the project's engagement process. He emphasized the strong need to lean into the public engagement part to get a robust and effective comprehensive plan.

Councilmember Erickson voiced her concerns with having to wait for two years for the new plan and code updates to be done to fix some of the planning and zoning code issues they're facing now. She opined the first year should be updating the planning code and the second year be the comprehensive plan.

City Manager Dumouchel strongly suggested keeping to the order of operations, that there will be overlap of both components throughout the 2-year process, and explained how process and procedure changes to planning and zoning code can happen at any time. He noted that Council had appropriated funds about a year

ago to update the Design Standards Manual, which addresses some of Councilmember Erickson's concerns, and that Public Works is finalizing a draft document for Council to consider very soon.

Councilmember Lord stated she is in support of this ordinance and all the written and public testimony given that raised questions and concerns. She commented on how the City is required to have a Comprehensive Plan under Title 29, it's a very foundational and important document, and acknowledged that Council was kept apprised of the project. That said, she requested more meaningful interactions and engagements at the Council and board/commission levels beyond just updates for these large projects.

In response to Councilmember Lord's request for clarification on the other plans, City Manager Dumouchel explained the point is to absorb the other plans, such as the Town Center Plan or Spit Comp Plan, as sections covered in the new Comprehensive Plan. Councilmember Lord requested they have conversations on this, how it would look taking the harbor expansion project into account, and that point be made very clear with the consultant.

Councilmember Davis made comments in support of the ordinance. He spoke to the concerns raised about waiting until after the harbor expansion study to have Comprehensive Plan conversations, and referenced the public testimony that explained how this is an opportunity to have conversations as a town about where we want to go in the future in the first year of that 3-year general investigation study process. He voiced his appreciation for staff's hard work on this proposal.

Councilmember Aderhold responded to Councilmember Erickson's comments about outdated zoning code, and how they as a body can take up parts of the code while the comprehensive plan project is ongoing and send it to the Planning Commission for consideration. Councilmember Erickson reiterated her concerns with the zoning code issues and her desire to ensure the Planning Commission can still move forward with their work. Councilmember Lord added comments on the balance of communication between Council and Administration, how City Code gets updated with little changes and over time that causes discrepancies, and the value of making the effort to take on full code title rewrites to remedy those issues.

Mayor Castner spoke in opposition to the ordinance. He voiced his unhappiness with Council approving various million-half million dollar projects outside of the budget, and his concerns with the project not meeting their needs. He opined that the existing Comprehensive Plan is sufficient if implemented correctly, that their key to change is updating Title 21 and 22, and there could have been more involvement by Council. He would like to see the project be funded to start the code change process and a delivered plan of how the Comprehensive Plan is to be updated for Council to discuss and approve before they launch into a costly deal.

Councilmember Aderhold stated that this project was a top priority of Council at their visioning event last March, and there was opportunity for Council to be a part of this throughout the Request for Qualifications and Request for Proposals process. She clarified that this project is not the Council's plan, it's the community's plan to Council; plenty of public engagement is important so that everyone in this community has the opportunity to have input in what the City looks like over the next two decades. She commented on the potential a new Comprehensive Plan can provide, how the current plan does not come close to addressing their goals, and her reasoning for supporting the ordinance.

Councilmember Lord explained her knowledge of the existing plan, her experiences with its 2008 rewrite and 2018 update, and how public input is a fundamental component of a Comprehensive Plan. She opined the current plan does not have that; it doesn't take into account the people of the community or the number of

conversations about housing and land development. She reiterated her desire for decision-making being done within a broader context of the community both at the Council and at the commissions.

Councilmember Erickson commented on the need for more dialogue between Council and the commissions to ensure everyone understands their roles and where their lanes are so as to be more effective.

Councilmember Davis commented on how initially he also felt the zoning code rewrite aspect seemed more important than a comprehensive plan, yet over time he came to understand that you can't rewrite the zoning code in a major way if you don't have community buy-in, and the way you get that is through the process of creating a comprehensive plan. He noted how many years it had been since the last rewrite and opined it's time to have those conversations in the community about how we want Downtown or the Spit or the Town Center to look, and this plan is the mechanism for that. He voiced his appreciation for City Manager Dumouchel's comments on the many ways Council can update zoning code now; they do not have to wait two years.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.E. Ordinance 23-12, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$63,070 from the Port Reserves Fund for Professional and Technical Assistance to Support Submission of a Port Infrastructure Development Program Grant Application for the Purpose of Float Replacement in the Small Boat Harbor. City Manager/Port Director. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

Mayor Castner opened the public hearing.

Chair Crisi Matthews stated the Port and Harbor Advisory Commission 100% supports Ordinance 23-12. These port reserve funds are set aside for these type of projects and this benefit cost analysis will help with establishing the parameters needed in order to seek out the necessary grant funding.

There were no further comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-12 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.F. Ordinance 23-13, An Ordinance of the City Council of Homer, Alaska Updating the Assessment Owed from Lot 10-A-3, Bunnell's Subdivision No. 17 Replat, KPB Tax Parcel No. 175-133-52 and Amending the FY23 Capital Budget by Appropriating \$15,432.52 from the Homer Accelerated Roads and Trails (HART) Roads Fund to Pay the Remainder of this Assessment. Lord. Introduction February 13, 2023, public hearing and second reading February 27, 2023.

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

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 23-13 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10. ORDINANCE(S)

11. CITY MANAGER'S REPORT

11.A. City Manager's Report

City Manager Dumouchel reported on his trip to Juneau last week with the Mayor, three councilmembers, the City lobbyists, and City staff that included many meetings with legislators and other key people. He commended the work done by Special Projects and Communications Coordinator Jenny Carroll as it allowed them to be fully prepared and stay on track. City Manager Dumouchel highlighted sections of his written report including a sales tax update, different harbor designs, and his budget preparation work.

There was brief discussion on an upcoming greater housing conversation event hosted by the Chamber of Commerce that Karin Marks is involved with, to be held on March 25th.

Councilmember Lord requested there be a type of format where Council is getting regular updates on overall project finances, and being able to track those projects and their assigned funds over time.

12. PENDING BUSINESS

- 12.A. Resolution 23-010, A Resolution of the City Council of Homer, Alaska Awarding a Contract to HTRW, LLC of Anchorage, Alaska in the Amount of \$45,000 to Test for PCB's at the Homer Education and Recreation Complex (HERC) Buildings and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Mayor Castner stated there is a pending motion on the floor from the February 13, 2023 regular meeting: ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-010 BY READING OF TITLE ONLY.

Councilmember Aderhold voiced her confusion for the whole thing. There are many red flags surrounding the potential costs associated with demolition; and while the information provided by Chris Ottosen with HTRW, LLC during Committee of the Whole was great, it did not clarify whether they should move forward with this task order. City Manager Dumouchel suggested that Council could postpone their decision to allow staff to gather more answers.

There was discussion on whether to postpone or fail the resolution, concerns with not wanting to delay the project further, the need for further clarification on State regulations versus Federal, the desire for this to go

out for bid, the Borough's mandate that the testing take place, and the understanding that voting it down does not mean they do not support staff bringing back another plan. Council agreed they would like to have the follow-up information for their March 20th worksession on the HERC.

VOTE: NO: ADERHOLD, HANSEN, LORD, VENUTI, ERICKSON, DAVIS

Motion failed.

13. NEW BUSINESS

14. RESOLUTIONS

- 14.A. Resolution 23-017, A Resolution of the City Council of Homer, Alaska Approving a Contract with Agnew Beck Consulting of Anchorage, Alaska for an Amount not to Exceed \$650,000 for the Purpose of Developing a New Comprehensive Plan and a Complete Update of the Title 21 Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

ADERHOLD/DAVIS MOVED TO ADOPT RESOLUTION 23-017 BY READING OF TITLE ONLY.

Councilmember Aderhold commented that she requested to pull this resolution from the Consent Agenda until Ordinance 23-11 that approved its funding was adopted.

Mayor Castner voiced his intention of vetoing Resolution 23-017 and Ordinance 23-11.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 14.B. Resolution 23-018, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to HDR Engineering in an Amount Not to Exceed \$63,070 for Grant Writing Services for a FY2023 Federal Port Infrastructure Development Program (PIDP) Grant to Support Replacing Float Systems in Homer's Small Boat Harbor and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

ADERHOLD/ERICKSON MOVED TO ADOPT RESOLUTION 23-018 BY READING OF TITLE ONLY.

Councilmember Aderhold commented that she requested to pull this resolution from the Consent Agenda until Ordinance 23-12 that approved its funding was adopted.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 14.C. Resolution 23-019, A Resolution of the City Council of Homer, Alaska Relinquishing its Privilege to Appoint a Community Representative to the Board of Directors of the Cook Inlet Aquaculture Association. Mayor. Recommend adoption.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-019 BY READING OF TITLE ONLY.

Councilmember Aderhold commented that she requested to pull this resolution from the Consent Agenda as there was a significant amount of public testimony on this item at the Committee of the Whole and earlier during public comments. She voiced her support for the resolution and opined the relations they have with other organizations where they have a representative present and submit letters of support when requested is different from the Cook Inlet Aquaculture Association (CIAA) situation.

Councilmember Lord commented in support of Resolution 23-019. Contentious issues will still come before Council for their consideration as they usually do, but she does not see how a representative of the City can be successful on a divisive board; it's contentious.

Councilmember Davis voiced his appreciation for Mayor Castner's work on this resolution and commented on how it's a "no win" situation for the City because whoever they appoint there will likely be controversy involved. He noted he will be voting no for this resolution and volunteered to try and identify someone that could be a non-controversial appointment. He commented that they are representing the community but there's the possibility of finding a better way to have them report back to Council.

Councilmember Aderhold pointed out that if the Homer City Council is appointing a person to their seat on a board, then that person is representing the City, not the community.

Councilmember Erickson noted that Council had taken the position that the Cook Inlet fishery was not their fight or within their boundaries, and so they did not act on anything that happened there; it was a bigger legal issue more for State Representative Vance.

VOTE: YES: LORD, ADERHOLD, HANSEN, ERICKSON, VENUTI
NO: DAVIS

Motion carried.

15. COMMENTS OF THE AUDIENCE (3 minute time limit)

Donna Beran voiced her appreciation for Council and the amount of work before them with the Comprehensive Plan, the fast rate our community is growing in regards to infrastructure, housing, the schools, and town square.

Robert Archibald thanked Mayor Castner and Council for reappointing him to the Prince William Sound Regional Citizens Advisory Council (PWSRCAC). He reported he's serving as the president, their September board meeting will be in Homer, the new spill dispersant report they issued, and the good information they receive on whale strikes. He commented on the harbor expansion project, his concerns, and hopes Council will dig deeper into the costs of construction and facility upkeep.

16. COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

17. COMMENTS OF THE CITY CLERK

Deputy City Clerk Tussey announced the City Clerk's Office is requesting appointment applications for seats on the ADA Advisory Board and the Library Advisory Board, and to reach out to the Clerk's Office for more information or an application.

18. COMMENTS OF THE CITY MANAGER

City Manager Dumouchel reported on current City job openings and encouraged anyone interested in applying to come talk to the City.

19. COMMENTS OF THE MAYOR

Mayor Castner commented on the current status of the Forest Trails Subdivision platting issue, and that he has learned from the Borough that the City can incorporate whatever platting instructions they want.

20. COMMENTS OF THE CITY COUNCIL

Councilmember Hansen commented on the South Peninsula Hospital Service Area Board meeting she attended. She announced the Community Fridge is still looking for help, such as used leftovers from restaurants.

Councilmember Erickson commented on her Juneau trip, her positive experiences with the lobbyists, and her participation in the Snomad's Fun Run this past weekend. She shared there is a Fat Tire event March 11th and kid's fishing tournament at Caribou Lake. She commented on the great northern lights that took place last night.

Councilmember Davis also commented on the northern lights, gave congratulations to new Borough Mayor Peter Micciche, and shared about participation in the Chamber of Commerce Board Retreat. He reminded everyone to mark the date March 25th for the Greater Homer Housing Conversation event at the Christian Community Church.

Councilmember Aderhold commented on her trip to Juneau, her attendance at the Alaska Municipal League meetings, and the lobbyist efforts. She will have a report for them at the next Council meeting. She voiced her appreciation for Council and the conversations they have; they don't always agree but they are very respectful of each other and as soon as an item is done they move to the next and the discussion changes. She likes that they can laugh as a group of people who are very different.

Councilmember Venuti commented on her attendance at Rotary soup kitchen fundraisers, thanked the many people who attended the events, and commended Lifelong Learner winners Samantha Cunningham and Thea Person. She shared information on the upcoming Career Job Fair at the college, and congratulated the athletes and coaches from the Boys Cross Country Skiing who won State for the first time since the 1970's.

Councilmember Lord commented on her trip to Juneau, thanked Council for allowing her to attend, and shared her experiences with spending time at the capitol. She spoke to civic engagement and how it's imperative to continue to come to the table with hard questions, work on the communication and conversations, and understand that we are in an iterative space. She congratulated new Borough Mayor Peter Micciche.

21. ADJOURN

There being no further business to come before the Council, Mayor Castner adjourned the meeting at 9:22 p.m. The next Regular Meeting is Monday, March 13, 2023 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.

Rachel Tussey, CMC, Deputy City Clerk II

Approved: _____



AGENDA ITEM REPORT

Resolution 23-021, A Resolution of the City Council of Homer, Alaska, Authorizing a Task Order for Construction Management Services for the Pioneer Dock Fender Repair Project to RESPEC in an Amount not to Exceed \$30,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Resolution
Prepared For: Mayor & City Council
Meeting Date: 13 Mar 2023
Staff Contact: Janette Keiser, PE, Public Works Director
Through: Rob Dumouchel, City Manager

Issue:

The purpose of this Memorandum is to recommend award of a contract for repairs for the Pioneer Dock Fender Repair Project.

Background:

The State Ferry M/V Tustumena caused the damage to the Pioneer Dock fenders, now in need of repair, during a high storm event in November of 2021. The State is self-insured, and the State of Alaska Risk Management Office is funding the entirety of this repair project accordingly.

Scope of work includes:

- All required demolition
- Fender sleeve repair for fenders 14,15, and 16
- Replacement of chain attachments for fender and dock pad eyes
- Replacement of energy adjusters and shackles
- Installation of energy absorbers and anchor bolts
- Furnishing and installation of transition plates
- Repair DIA electrical conduit and replace 10AWG wire

An Invitation to Bid for the construction of the Pioneer Dock Fender Repair Project was publicly advertised in the Homer News on December 22 and 29, 2022 and the Anchorage Daily News on December 18, 2022, was sent to three Plans Rooms in the state and posted on the City website. Bids were opened at 2:00 PM, February 23, 2023.

The following bids were received:

- | | |
|-----------------------------------|--------------|
| a. Alaska Industrial Services LLC | \$280,403.59 |
|-----------------------------------|--------------|

Alaska Industrial Services LLC was the only responsive bidder. The City has contracted with Alaska Industrial Services before on similarly scoped projects with satisfactory results.

Alaska Industrial Services LLC's bid was also reviewed by the State of Alaska Risk Management Office and issued a pre-authorization for the expenditure via e-mail on March 1, 2023.

Staff Recommendation:

Adopt Resolution 23-021

Attachments:

Resolution 23-021

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

3 City Manager/
4 Port Director

5 **RESOLUTION 23-021**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AWARDING THE CONTRACT FOR THE PIONEER DOCK FENDER
9 REPAIR PROJECT TO ALASKA INDUSTRIAL SERVICES LLC, IN AN
10 AMOUNT NOT TO EXCEED \$280,404 AND AUTHORIZING THE CITY
11 MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE
12 DOCUMENTS.

13
14 WHEREAS, The State of Alaska ferry M/V Tustumena caused damage to the Homer
15 Pioneer Dock's fenders during a high storm event in November of 2021; and

16
17 WHEREAS, The State of Alaska is self-insured, and the State of Alaska Risk Management
18 Office and the City of Homer have reached a mutual understanding where the City shall
19 manage the project, and the State of Alaska Risk Management Office shall fully fund the
20 expenditures of said project to facilitate the needed repairs; and

21
22 WHEREAS, Bids for the Pioneer Dock Fender Repair Project closed on Thursday,
23 February 23, 2023 and the sole responsive bid was Alaska Industrial Services LLC, for a bid
24 amount of \$280,403.59; and

25
26 WHEREAS, The City has worked with the contractors from Alaska Industrial Services LLC
27 on past projects of a similar nature with satisfactory results; and

28
29 WHEREAS, The proposed contract award and bid cost were reviewed by the State of
30 Alaska Risk Management Office and pre-authorized the expenditure via e-mail on March 1,
31 2023.

32
33 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the
34 contract for the Pioneer Dock Fender Repair Project to Alaska Industrial Services LLC in an
35 amount not to exceed \$280,404 and authorizes the City Manager to negotiate and execute the
36 appropriate documents.

37
38 PASSED AND ADOPTED by the Homer City Council this 13th day of March, 2023.

39
40 CITY OF HOMER

41
42
43 _____
44 KEN CASTNER, MAYOR

45
46
47
48
49
50
51
52
53

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: \$280,404 to be paid directly by the State of Alaska Risk Management Office per agreement.



AGENDA ITEM REPORT

Resolution 23-022, A Resolution of the City Council of Homer, Alaska, Awarding a Task Order for Construction Management Services for the Pioneer Dock Fender Repair Project to RESPEC in an Amount not to Exceed \$30,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Resolution
Prepared For: Mayor & City Council
Meeting Date: 13 Mar 2023
Staff Contact: Janette Keiser, PE, Public Works Director
Through: Rob Dumouchel, City Manager

Issue:

The purpose of this Memorandum is to recommend award of a Task Order for construction management services for the Pioneer Dock Fender Repair Project.

Background:

Bids for the Pioneer Dock Fender Repair Project will be opened on Thursday, February 23 and we expect to ask Council to authorize the award of a construction contract at the regular meeting of February 27. Work will commence shortly.

This project will need some third party construction management support. We've discussed the project with one of Homer's local engineers, Luke Rubalcava, RESPEC, and determined Luke is capable of providing this support. We have a Term Contract with RESPEC. Luke's scope of work would include the following tasks:

- Daily Inspections w/ Reports of the day's activities during construction to document the work
- Answer field questions and elevate questions to Port staff or the design engineer, as appropriate
- Coordinate with the contractor and design engineers
- Overall quality control/observations
- Assist in creating punchlist
- Verify punchlist is completed

The costs for Luke's services will be paid for by the State of Alaska Risk Management Office as a necessary expense related to the damage done to the Pioneer Dock fenders by the Tustemena ferry.

Staff Recommendation:

Adopt Resolution 23-022

Attachments:

Resolution 23-022

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

3 City Manager/
4 Public Works Director

5 **RESOLUTION 23-022**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AUTHORIZING A TASK ORDER FOR CONSTRUCTION
9 MANAGEMENT SERVICES FOR THE PIONEER DOCK FENDER
10 REPAIR PROJECT TO RESPEC IN AN AMOUNT NOT TO EXCEED
11 \$30,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE
12 AND EXECUTE THE APPROPRIATE DOCUMENTS.
13

14 WHEREAS, Bids for the Pioneer Dock Fender Repair Project were opened Thursday,
15 February 23, 2023 and the winning bid was Alaska Industrial Services LLC, the award for which
16 is currently represented by Resolution 23-021, submitted for City Council approval at the March
17 13th meeting; and

18 WHEREAS, Once work commences, the project will need third party construction
19 management support; and
20

21 WHEREAS, One of Homer's local engineers, Luke Rubalcava, RESPEC, has the capability
22 to provide this support and the City has a Term Contract with RESPEC; and
23

24 WHEREAS, The proposed task order was reviewed by the State of Alaska Risk
25 Management Office who pre-authorized the expenditure via e-mail on February 27, 2023; and
26

27 WHEREAS, The costs for RESPEC's services will be paid for by the State of Alaska Risk
28 Management Office as a necessary expense related to the damage done to the Pioneer Dock
29 fenders by the Tustumena ferry.

30 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a
31 Task Order for construction management services for the Pioneer Dock Fender Repair Project
32 to RESPECT in an amount not to exceed \$30,000 and authorizes the City Manager to negotiate
33 and execute the appropriate documents.
34

35 PASSED AND ADOPTED by the Homer City Council this 13th day of March, 2023.
36

37 CITY OF HOMER
38

39
40 _____
41 KEN CASTNER, MAYOR

42 ATTEST:

43

44

45 _____

46 MELISSA JACOBSEN, MMC, CITY CLERK

47

48 Fiscal note: \$30,000 to be paid directly by the State of Alaska Risk Management office per
49 agreement.



AGENDA ITEM REPORT

Resolution 23-023, A Resolution of the City Council of Homer, Alaska, Supporting the Construction of a Parking Lot to Serve the Eastern End of the East End Bike Path. Aderhold.

Item Type:	Resolution
Prepared For:	Mayor & City Council
Meeting Date:	13 Mar 2023
Staff Contact:	Julie Engebretsen, Economic Development Manager
Sponsor:	Donna Aderhold, Councilmember

Summary Statement:

The State of Alaska Department of Transportation and Public Facilities (AKDOTP&F) owns a parcel at the northeast corner of McLay and East End Roads. The property is right at the corner where the flashing light crosswalk is at McLay Road.

Local citizen's group Homer Drawdown is working with AKDOTP&F to build a parking lot on the property, serving the bike path. AKDOTP&F officials mentioned the project to City staff at a meeting in December. They support the project and are looking for a statement of non-object or support from the City of Homer, as the City is an adjacent municipality.

This resolution expresses the City's support for the project.

Recommendation:

Adopt Resolution 23-023

Attachments:

Resolution 23-023

McLay Road Park and Bike Scoping Document

Map

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 23-023

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE CONSTRUCTION OF A PARKING LOT TO SERVE
THE EASTERN END OF THE EAST END BIKE PATH.

WHEREAS, The State of Alaska Department of Transportation and Public Facilities (AKDOTP&F) owns a parcel at the northeast corner of McLay and East End Roads, where the bike path crosses East End Road; and

WHEREAS, Citizen’s group Homer Drawdown has requested a project in partnership with AKDOTP&F for a modest parking lot to serve the current eastern end of the East End Bike Path; and

WHEREAS, AKDOTP&F owns the property where the parking lot would be located and Homer Drawdown has submitted a Project Scoping Document for the parking lot; and

WHEREAS, While the project is not within Homer City Limits, AKDOTP&F is requesting input from the City of Homer as an adjacent municipality; and

WHEREAS, The Homer Comprehensive Plan Chapter 5 Goal 3 Objective A states: “The trail and sidewalk network should provide an alternative to driving, enhanced recreational opportunities, and support auto-free transportation throughout the community”; and

WHEREAS, Residents East of Kachemak City area who wish to use non-motorized transportation to travel to Homer must either travel on the narrow section of East End Road which is less safe for non-motorized uses, or drive a car and park closer to the terminus of the bike path; and

WHEREAS, A designated parking lot on AKDOTP&F property would allow for bike path users to park their vehicle and finish traveling to Homer via non-motorized transportation.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council expresses its support for Homer Drawdown and AKDOTP&F development of a parking lot to serve the bike path on East End Road.

PASSED AND ADOPTED by the Homer City Council this 13th day of March, 2023.

44
45
46
47
48
49
50
51
52
53
54
55
56

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: n/a

DOT Project Scoping Document

Project Title: McLay Road Park and Bike	AKDOT Project Number:
Sponsor: Homer Drawdown	Estimated Cost:
Date Prepared: 12/4/2022	Estimated Start Date: 4/2023
Parcel ID: 17445011	Estimated Completion Date: 7/2023

Project Description: Improve the 0.28 acre lot owned by Alaska DOT at 41322 McLay Road to a park and bike location. Improvements shall consist of:

- Fill and level the lot to accommodate 18-24 parking spaces
- Signage to identify the lot as a Park and Bike location
- Maintain summer maintenance and winter plowing of the lot
- Paving and striping of the lot if funding allows
- Install bike racks/lockers and shelter if funding allows

Project Background: Homer Drawdown is a community group working to improve non motorized transportation in the Homer area. During a symposium held in collaboration with the City of Homer on October 1, 2022 the public gave feedback about recommended improvements. One topic that was brought up was the need for outside of town residents to have the ability to utilize the bike path along East Road. People living past the end of the bike path expressed an interest in a place to park and bike the rest of the way to town along the bike path. A search of property ownership along the bike bath identified the DOT lot at the NE corner of McLay and East End Road, adjacent to the bike path, as a prime location for this purpose. The lot would provide bikers a 3 or 4 mile ride to downtown Homer by utilizing the existing bike path, would alleviate some traffic on East Road, and would help promote Homer as a Bike friendly community.

Stakeholders:

- State of Alaska DOT: Property owner
- City of Kachemak: The lot is inside the City of Kachemak limits.
- City of Homer: The lot is adjacent to the City of Homer.
- Kenai Peninsula Borough: The lot is within the Kenai Peninsula Borough
- Homer Drawdown: Project sponsor

Prepared by: Dale Banks, dale@loopylupine.com for Homer Drawdown

KACHEMAK CITY

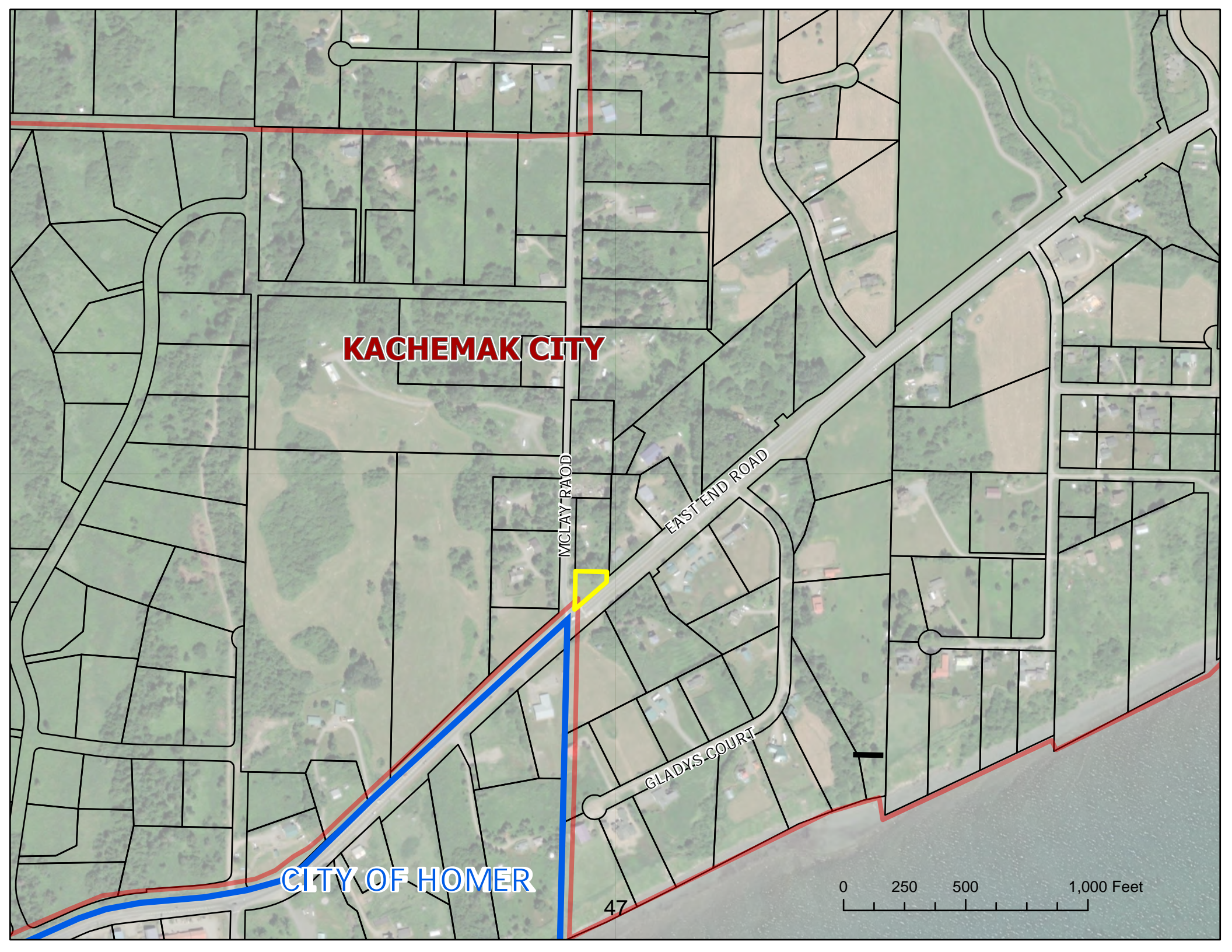
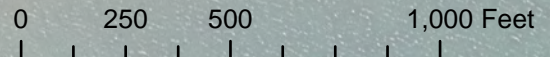
CITY OF HOMER

MCLAY ROAD

EAST END ROAD

GLADYS COURT

47





AGENDA ITEM REPORT

Resolution 23-024, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library. City Clerk/Library Director.

Item Type: Resolution
Prepared For: Mayor & City Council
Meeting Date: 13 Mar 2023
Staff Contact: Dave Berry, Library Director
Through: Robert Dumouchel, City Manager

Summary Statement:

The Library Advisory Board held their annual review of the library fees at their February 21, 2023 regular meeting. At that meeting, the board approved a motion to increase the fees for interlibrary loan to reflect increased postage costs.

The changes are as follows:

- The \$3.00 fee for interlibrary loans for books increased to \$5.00
- The \$4.00 fee for interlibrary loans for all other types of materials increased to \$6.00

Staff Recommendation:

Adopt Resolution 23-024

Attachments:

Resolution 23-024

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

3 City Clerk/
4 Library Director

5 **RESOLUTION 23-024**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE CITY OF HOMER FEE SCHEDULE UNDER LIBRARY.

9
10 WHEREAS, At their February 21, 2023 Regular Meeting the Library Advisory Board
11 approved an increase in interlibrary loan fees for the purpose of covering the cost of this service
12 provided by the Library.

13
14 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
15 amends the City Fee Schedule under Library as follows:

16
17 Library Fees:

18

Interlibrary Loan Fee ¹	
Standard Size Books	\$3.00 \$5.00
Photo Copy	\$0.15 per page
Microfilm/Videos/CD's/Audios	\$4.00 \$6.00

19
20 PASSED AND ADOPTED by the Homer City Council this 13th day of March, 2023.

21
22
23
24 CITY OF HOMER

25
26
27
28 _____
29 KEN CASTNER, MAYOR

30 ATTEST:

31
32
33 _____
34 MELISSA JACOBSEN, MMC, CITY CLERK

35
36 Fiscal Note: Revenue amounts not defined in 2022-23 budget.



COMMUNITY CONVERSATION: Housing Solutions in the Greater Homer Area

SATURDAY MARCH 25, 2023

9:00AM TO 12:30PM

Christian Community Church, 3838 Bartlett Street, Homer, AK

Doors open at 9 AM - Meeting begins at 9:30 AM

9:30-12:30 PM AGENDA

- Homer Housing Survey Results
- Workshop: What are our priorities?
- Workshop: Solutions and Next Steps!

For more information email:
hannah@gsquared.solutions

**SCAN HERE FOR
MORE INFO:**



SUPPORTED BY:





Memorandum

TO: Mayor Castner and Homer City Council

FROM: Council Member Aderhold

DATE: March 9, 2023

SUBJECT: February 2023 Alaska Municipal League Meeting & Legislative Lobbying Trip

The February trip to Juneau to attend the Alaska Municipal League (AML) winter meeting and meet with state legislators about Homer's top capital and legislative priorities was active and fast paced and I appreciate the opportunity to be part of the team representing our city. Our lobbyists Reggie Joule and Christine Hess kept us so busy meeting with legislators (or their staffers) that I did not spend much time at the AML conference.

I participated in meetings with Representatives Galvin, Vance, Stapp, Cronk, Ortiz, Tomaszewski, Ruffridge, Rauscher (staff), Carrick, and Mears; Senators Kawasaki (staff) and Stevens; and Special Assistant to the Governor John Espindola (via Zoom from AML's office). Most of our meetings focused on describing our large vessel harbor project and the City's need for State support to fund the project so it is "shovel ready" following the US Army Corps of Engineers general investigation study that will begin this spring. We were largely well received in our discussions about the harbor project and other issues, and I found it interesting to hear the diverse questions and comments we received about the harbor project. No one would commit to capital funding during this session, but ideas for sources of funding did come up.

I also spoke with Senator Kawasaki's staffer and Representative Carrick, Senate and House sponsors of the companion bills SB 62 and HB 8 "An act relating to electric bicycles" which defines e-bikes in a manner consistent with laws in other states. This is not a bill that the City has taken a position on, but Public Works Director Jan Keiser raised concerns that language in the bill would require municipalities to allow e-bikes on sidewalks and trails and I wanted to meet with the sponsors to point out this issue. Senator Carrick's office sent the question back to the legislative legal department and I received a legal response last week that the bill would not require municipalities to allow e-bikes on sidewalks or trails where the municipality deems they are not appropriate.

Council members Erickson, Lord, and I had the opportunity to sit in the House gallery during Alaska Senator Lisa Murkowski's annual address to the legislature. I've been in Juneau several times during her address, but this is the first time I have watched her speak to the legislature in person. She was personable but frank in her presentation about where the State of Alaska stands on a number of metrics; one of her themes was that Alaska should only be 49th in statehood. Following Murkowski's address, we stayed in the gallery for the House floor session. I found this very interesting from a process standpoint—how their method of moving through a meeting is similar to and different from our city council meetings. This was also the meeting during which the House voted to censure Representative David Eastman for remarks he had made the previous day during a House Judiciary Committee meeting. Watching House members work through this challenging issue was fascinating.

While there were many interesting topics on the AML agenda, I was only able to participate for a brief period on Wednesday afternoon and during the evening AML reception (Feb 22), Thursday at noon (Feb 23), and Friday late morning (Feb 24). On Wednesday afternoon, Alaska Department of Environmental Conservation Commissioner Jason

Brune spoke about the State of Alaska taking primacy over Clean Water Act Section 404 wetlands permitting from the US Army Corps of Engineers regulatory program. The City of Homer has not taken a position on this issue but personally I am opposed to state primacy for a variety of reasons and felt privileged to raise some of my concerns during the question-and-answer period after his presentation.

AML holds a reception every year during the winter meeting (evidently sponsored receptions are an almost nightly event during the legislative session, except during the pandemic) and invites state legislators and their staffers to attend. I attended for a brief period and had the opportunity to meet and speak with several legislators, their staff, and other AML members.

Senator Lisa Murkowski addressed AML during lunch on Thursday and I sat in on this presentation. Her address mirrored her speech to the legislature, again raising the theme that Alaska should be 49th only in statehood, but was targeted specifically for her municipal audience and took a softer tone.

Friday morning included a meeting of the Alaska Conference of Mayors and a session AML titled “Legislative Speed Dating” during which various state legislators gave brief presentations about their priorities and took questions from AML members. Because our meeting with Representative Mears was moved to Friday morning, I missed all but the end of this session, but did hear Senator Kaufman talk about his interest in legislating process improvement methods in state agencies.

Several of us left Juneau on Friday afternoon as a snowstorm gathered strength. Hearing from Juneau friends over the weekend and the following week, our flight was the last one able to fly into or out of Juneau that day and that storm resulted in more than a foot of new snow.



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

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Council Member Erickson
DATE: March 9, 2023
SUBJECT: AML Travel Report

We had a great trip to Juneau. First off it was clear, sunny and beautiful.

Our lobbyist had worked hard to put us in a great line up of meeting with Representative and Senators to talk with and introduce our long term project of the Harbor Expansion and the 3 year window to get it through the scoping and shovel ready. Reggie and Christine are a good addition to our local team and are excited about our project.

Our encounters were positive and met with great interest and seeing the value of the Port of Homer for not only our local fleet, but Western Alaska, Aleutian Chain and movement around Cook Inlet. We are a strategic port and the need to upgrade it for the next 100 years is not only forward thinking but critical in the long term for the State of Alaska. There were other good encounters as so many of the legislators are new. There is a more optimistic feeling with those in the house with the new people there. It will be interesting to see what they can accomplish this session.

I enjoyed the joint meeting of the House and Senate and we were able to listen to Senator Murkowski's speech. We rank 49th in almost everything. I think it points out that we as a community need to work together to bring about the positive changes to our own local community to raise the standard here in Homer. We can do this as we determine to work together despite our differences.



Memorandum

TO: Mayor Castner and Homer City Council
FROM: Council Member Lord
DATE: March 9, 2023
SUBJECT: AML Travel Report

Thank you so much for the opportunity to travel to Juneau for the winter Alaska Municipal League conference and lobbying with fellow Councilmembers Erickson and Aderhold, the Mayor, City staff, and our lobbyists. I was impressed with the packed schedule.

During our meetings with various legislators, our conversations focused on the harbor expansion project. We provided legislators with an update of the project status. Namely, that the state partnered with the City to match federal dollars to begin a 3-year General Investigation study. If the project moves forward after that, the City and State should be prepared to fund the local portion. Most of the legislators we met with expressed general support.

There was some specific interest in the nexus with the Arctic (Rep. Patkotak), reality checks regarding state finances and the lack of current capital budget capacity (Rep. Ortiz, Sen. Stevens). Some questions about the Port of Alaska and where this project would fit in the overall scheme of port infrastructure (Rep. Galvin). We also met via zoom with John Espindola, Special Assistant to the Governor.

On Wednesday, February 22nd, Councilmembers Erickson, Aderhold, and I sat in the gallery for the joint House/Senate floor session with Senator Lisa Murkowski. It was an interesting and wide-ranging speech that I hope people have listened to or read. She implored the legislature to take action to help improve Alaska, stating that “Alaska cannot settle for being 49th in anything but statehood.” One of her main takeaways was that the state really needs to step up to the plate to realize some big opportunities that our federal delegation has worked hard to secure (Alaska Marine Highway system, for one). She was very direct with the legislature that there was a lot riding on their shoulders at this point.

Between our packed legislative lobbying schedule and a work teleconference I had to attend, I was only able to briefly attend the AML conference on Friday morning. The ‘Legislative Speed Dating’ was an interesting opportunity to hear a number of Representatives and Senators have 90 seconds to response to various questions from the audience. Our lobbyists, Reggie and Christine, are well-known and critical in helping us navigate the building and secure so many meetings. I continue to find them informative and approachable, and an asset to the City of Homer.



AGENDA ITEM REPORT

Ordinance 23-14, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget By Appropriating \$25,000 from the Port Reserves for the Purpose of Purchasing Parking Signage and Mobile Parking Delineation Barriers to Be Used in the Port's Summer of 2023 Parking Improvements Plan. City Manager/Port Director.

Item Type: Ordinance
Prepared For: Mayor & City Council
Meeting Date: 13 Mar 2023
Staff Contact: Bryan Hawkins, Port Director
Through: Rob Dumouchel, City Manager

Summary Statement:

Below is the general project overview/timeline for the 2023 spit parking improvement project, based off of recommendations from HDL's completed Homer Spit Parking Study:

- Civil Engineering design for lot improvements (Ramp 2 Pavilion lot and Lot between Ramp 3 and 4)
- Order additional pay Kiosks and research/acquire parking enforcement software to assist with managing the doubled square footage of fee pay lots.
- **Order materials for and install additional pay Kiosks, parking delineation, and signage equipment to outline new fee pay lots before Memorial Day Weekend. (CURRENT PHASE)**
- After engineering design complete, draft and publish an RFP for construction/contractor services to complete the work in the fall of 2023 after the busy summer season is over to avoid congestion.
- Physical construction of grading, drainage and surfacing improvements, and project completion (Fall)

Staff will be installing all of the mobile delineation barriers and signage utilizing in-house port staff and equipment. The requested budget amendment is to cover the price and delivery costs for those materials. Attached is the project cost estimate for this task and the supporting documentation for such numbers. We have recent comparable invoices/numbers from other projects (see attached). We recommend purchasing the additional signage needed from Warning Lites of Alaska for visual continuity. They have our sign graphics and design, and they have provided all of our previous parking signs.

Funding/Repayment for Improvements

Using the prospective revenue numbers from the HDL study, projected revenues would increase by approx. \$132,000 per annum.

Again, using the HDL Parking study, cost for total project is estimated at approximately \$381,075 to complete spit parking improvements for the Ramp 2 pavilion lot, Seafarer's Memorial lot, and the parking area between Ramp 3 and 4.)

Using HDL report for added spaces/use & occupancy/revenue projections:

- Current \$5 a day price
 - Revenue from new lots= \$132,000 per year
 - 2.89 seasons to pay ourselves back.
 - In 3 years (2026-2027) we could start the next wave of improvements.

Staff Recommendation:

Conduct public hearing and move to adopt Ordinance 23-14 by reading of title only for second and final reading.

Attachments:

Ordinance 23-14

Financial Supplement-Parking Signage and Barriers_022323

Ramps 3-4 Seafarer Memorial Temporary Signage Delineation Estimate

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

3 City Manager/
4 Port Director

5 **ORDINANCE 23-14**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING
9 \$25,000 FROM THE PORT RESERVES FOR THE PURPOSE OF
10 PURCHASING PARKING SIGNAGE AND MOBILE PARKING
11 DELINATION BARRIERS TO BE USED IN THE PORT'S SUMMER OF
12 2023 PARKING IMPROVEMENTS PLAN.
13

14 WHEREAS, Using the recommendations from the recent parking study provided by HDL
15 Engineering Consultants, the port has been working on a multi-phased spit parking project to
16 improve parking lots, expand paid parking areas, and support better parking management;
17 and
18

19 WHEREAS, Completed phases so far include creating a task order for engineering and
20 design plans for grading and surface improvements, and the purchase of supporting software
21 and hardware components from T2 Pay Kiosks and Unsafety Software Systems which were
22 approved by City Council via Ordinance 22-78(A) and Ordinance 23-04; and
23

24 WHEREAS, The next step of physical parking lot improvements will be the delineation
25 and signage of Ramps 3 and 4 and Seafarer's Memorial parking lots to indicate their new daily
26 fee pay lot status starting Memorial Day weekend; and
27

28 WHEREAS, Installation of this delineation and signage equipment will be done in-house
29 utilizing Port staff and is designed to be mobile so that it can be moved and reused when
30 accommodating future lot improvements; and
31

32 WHEREAS, Staff estimate for the cost of the needed delineation and signage equipment
33 is \$25,000; and
34

35 WHEREAS, Revenues generated from these new day use fee parking areas that adjoin
36 the State Right of Way (ROW) may only be used for parking improvements and reimbursement
37 for such improvements per State of Alaska Department of Transportation and Public Facilities
38 (ADOT&PF) policy; and
39

40 WHEREAS, Revenues from parking areas adjoining State ROW shall be transferred to the
41 Port Reserves at the end of each year budget close out to reimburse the enterprise fund for all
42 infrastructure improvement expenditures tied to this parking improvement project.

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY23 Capital Budget by appropriating funds in the amount of \$25,000 from the Port Reserves for the purpose of purchasing parking lot delineation and signage materials as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
456-0380	Parking Lot Delineation Materials	\$25,000

Section 2. And hereby authorizes the City Manager to negotiate and execute the appropriate documents.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Purchase of Parking Signage and Mobile Parking Delineation Barriers</u>	DATE	<u>02/22/2023</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>Port Director</u>
REQUESTED AMOUNT	<u>\$ 25,000</u>		

DESCRIPTION	<p>The next step of physical parking lot improvements will be the delineation and signage of the Ramp 3 &4, and Seafarer’s Memorial parking lots to indicate their new daily fee pay lot status starting Memorial Day weekend.</p> <p>Installation of this delineation and signage equipment will be done in-house utilizing Port staff and is designed to be mobile so that it can be moved and reused when accommodating future lot improvements.</p> <p>Staff estimate for the cost of the needed delineation and signage equipment is \$25,000.</p>
-------------	---

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: PORT RESERVES	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,367,407</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 910,228</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 25,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 63,070</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 1,369,109</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

Ramps 3 -4 Temporary Lay-out Cost Estimate

Item	Quantity	Unit Cost	Total	Notes
Sign Post Bases	45	44.44	2000	Concrete needed to pour sign post bases, 2 separate pours/truck needed
Telespar Receiver	45	61	2745	Sign Post Receiver in each base
2" Telespar Post	45	91	4095	Sign Posts supporting signage
\$10 Fee Pay Signs	52	90	4680	24"H X 18"W, General Parking Sign, New & Existing Posts
No Parking Sign	20	39	780	18"H x 12"W, Fog line HSR, ingress & egress lane access
20' Limit Sign, No RVs	2	350	700	Main Entry Sign
Candle Stick Pylons	45	32	1440	Mid point delineation between signs posts used to create parking lanes
String, rope, cable	1500	0.2	300	parking lane delineation between sign posts and candle stick pylons
Nut, bolts, washers	1	150	150	1 box of fasteners
Luke II Form Base	1	500	500	Concrete form includes 2X12 framing, rebar, 1/2" all thread for Luke II mount
Pay Fee Here Sign	1	200	200	24" Square Sign "Pay Fee Here" Located with Luke II Base
3/8" Rebar	150	2	300	3/8" Rebar used to anchor sign post receiver into concrete base
1/2" OSB 8' Sheet	5	50	250	Form decking to pour concrete bases
Shipping	1	350	350	Shipping materials from Warning Lights (Anchorage to Homer)
Total			\$18,490.00	

Seafarer's Memorial Temporary Lay-out Cost Estimate

Item	Quantity	Unit Cost	Total	Notes
Sign Post Bases	4	44.44	88.88	Concrete to pour sign post bases for 1-way entry signs, 2 more \$10/base
Telespar Receiver	4	61	244	Sign Post Receiver in each base
2" Telespar Post	4	91	364	Sign Posts supporting signage
\$10 Fee Pay Signs	11	90	990	24"H X 18"W, General Parking Sign, install on existing posts plus 2 more
No Parking Sign	0	39	0	None required for this lot
20' Limit Sign, No RVs	0	350	0	Main Entry Sign
Candle Stick Pylons	10	32	320	Mid point delineation between signs posts used to create parking lanes
String, rope, cable	300	0.2	60	parking lane delineation between sign posts and candle stick pylons
Nut, bolts, washers	1	150	150	1 box of fasteners
Luke II Form Base	1	500	500	Concrete form includes 2X12 framing, rebar, 1/2" all thread for Luke II mount
Pay Fee Here Sign	1	200	200	24" Square Sign "Pay Fee Here" Located with Luke II Base
Concrete Truck	1	950	950	Sign post base pours included in ramps 3-4
3/8" Rebar	30	2	60	3/8" Rebar used to anchor sign post receiver into concrete base
1/2" OSB 8' Sheet	0	50	0	Form decking to pour concrete bases
Shipping	1	200	200	Shipping materials from Warning Lights (Anchorage to Homer)
Total			\$4,126.88	

Matt Clarke

From: Ben Evans <ben@wla.info>
Sent: Monday, October 31, 2022 10:46 AM
To: Matt Clarke
Subject: RE: Parking Sign & Accessory Order
Attachments: City of Homer - Misc Parking Signs and Grabber tubes OCT 2022.PDF

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Matt,

I've attached a proof for you to review for your resent sign request.
Please review along with the pricing listed below.

- 1) 15 each, "No Parking". 18"H X 12"W portrait, red reflective lettering with white background. COST: \$39.00 each
- 2) 10 each, "Vehicle Parking Only, No Boats or Trailers, Long-term Parking by Permit" 18" square, red reflective lettering with white background. COST: \$49.50 each
- 3) 10 each, "Short-term Parking, One Hour Maximum" 18"H X 12"W portrait, green lettering with white background COST: \$33.00 each
- 4) 5 each, "15 Minute Loading" 18"H X 12"W portrait, green lettering with white background COST: \$33.00 each
- 5) 10 each "Directional Arrow 1-Way" 6"H X 12"W portrait, red on white COST: \$12.00 each
- 6) 10 each "Directional Arrow 2-Way" 6"H X 12"W portrait, red on white COST: \$12.00 each
- 7) 10 each, "1 Hour Limit", 6"H X 12"W portrait, red on white COST: \$12.00 each
- 8) 10 each, Orange Grabber Tube/Candle Stick only, **without** rubber base COST: \$20.00 each
- 9) 5 each, Yellow Grabber Tube/Candle Stick only with "No Parking Stickers", **without** rubber base COST: \$32.00 each
- 10) 10 each, Telspar Sign Posts 2" X 10' COST: \$85.00 each
- 11) 30 each, Chain Link Fence sign installation brackets with applicable hardware nuts/bolts/washers COST: \$3.95 each
- 12) 1 box each, zinc coated nuts/bolts/flat washers sized adequately for installing signs to 2" Telspar posts COST: \$150.00 per box 100 each
- 13) 10 each, 30" galvanized sign post receiver sized to fit 2" Telespar sign stock COST: \$60.00 each

Please let me know if you approve.

Thank-you,



Warning Lites of Alaska, Inc.
Action Sign & Graphics
591 W 67th Ave. Anchorage, AK 99518
907-562-2124

From: Matt Clarke [mailto:MClarke@ci.homer.ak.us]
Sent: Tuesday, October 25, 2022 7:21 AM
To: Ben Evans <ben@wla.info>
Subject: RE: Parking Sign & Accessory Order

Dibble Creek Rock Ltd.

34481 North Fork Road
Anchor Point, AK 99556
(907) 235-7126

35482 K-B Drive
Soldotna, AK 99669
(907) 262-6273

INVOICE

RECEIVED

OCT 15 2021

PORT & HARBOR

City of Homer P/H
4311 Freight Dock Road
Homer AK 99603

Invoice No 121611 Page 1
Invoice Date 10/11/2021
Customer No. CHHD10
Job ID SIGN POST BASES
Credit Terms NET 30 DAYS
PO # / Lot # Matt 399-3455

Date	Ticket	Qty	Description	Price	Amount
10/05/21	9171	4.50 YD	5 Sack Concrete (3000 psi)	160.00	720.00
10/05/21	9171	4.50 LB	Concrete Fibers	10.00	45.00
10/05/21	9171	21.00 LB	Calcium	1.00	21.00


\$ 184

APPROVED FOR PAYMENT

ACCT CODE: 400-601-5638

DATE: 10/20/21

INITIALS: m DH



Thank you for your business.	Sub-Total	786.00
	Sales Tax- HMR	0.00
	Invoice Total	786.00

Each payment or sum past due shall bear a late payment charge of the lesser of 1.5% per month, which is an annual percentage rate of 18%, or an amount not to exceed the highest rate permitted by law

PAY FROM THIS INVOICE



WARNING LITES OF ALASKA, INC.

232752
NUMBER

591 W. 67TH AVE. ANCHORAGE, AK 99518-1555
PHONE (907) 562-2124 • FAX (907) 562-0473

RECEIVED
JUL 06 2021
PORT & HARBOR

DATE 6-11-21 P.O. NUMBER _____ SALES LEASE
ISSUED TO City of Homer - Harbor
ADDRESS _____
CITY _____
JOB LOCATION 4311 FREIGHT DOCK RD HOMER AK 99603

QUANTITY	DESCRIPTION	RATE PER DAY	PRICE
	LIGHTS AND BARRICADES		
	CHANNELIZERS		
	WINDMASTER SIGN STANDS		
	SIGNS		
1 EA	36" x 24" MODEL - BOAT RETRIEVAL ONLY	\$ 132.00	\$ 132.00
30 EA	24" x 30" MODEL - FEE PARKING	110.00	3300.00
10 EA	12" x 18" MODEL - NO PARKING...	36.00	360.00
1 EA	36" x 24" MODEL - BOAT RETRIEVAL ONLY...	132.00	132.00
12 EA	36" x 24" MODEL - PUBLIC RESTROOMS	132.00	1584.00
1 EA	24" x 24" MODEL - RAMP	58.00	58.00
12 EA	GRABBER TUBES (NO BASE)	16.00	192.00
			\$ 5788.00
6-15-21	Shipped via Carlisle # 81683644		

C.F.I. #

GENERAL CONDITIONS OF LEASE

THE CONDITIONS OF LEASE STATED BELOW, TOGETHER WITH THE TERMS OF THIS INVOICE, CONSTITUTE A CONTRACT HEREINAFTER REFERRED TO AS THIS AGREEMENT

LESSOR **WARNING LITES OF ALASKA, INC.** LESSOR

1. THE RENTAL PERIOD: The Rental Period shall commence when equipment is delivered to the jobsite by the Lessor, and shall terminate at the time designated by the Lessee for the return of the equipment. Failure of the Lessee to so notify the Lessor will result in a continuing rental charge.
2. DELIVERY AND RETURN OF EQUIPMENT: Lessor will deliver, initially set up and pick up equipment, however, is not responsible for the relocation of equipment between delivery and pickup.
3. RECALLING AND RETURNING NOTICE: In the event of any breach of this Agreement, upon notice to the Lessee, Lessor may recall any or all equipment.
4. MAINTENANCE AND OPERATION: All equipment shall be maintained and repaired at all times. Upon notice by the Lessee of damage to or malfunction of equipment, it shall be the responsibility of the Lessor to repair or replace said equipment in accordance with safety standards and Uniform Traffic Control Devices for Streets and Highways. Lessor assumes no responsibility for maintenance or replacement of equipment in the absence of notice by the Lessee. Lessee agrees to exercise reasonable care in the handling and usage of the equipment.
5. LOSS OF EQUIPMENT: The Lessee shall indemnify the Lessor for all equipment which is lost or stolen during the rental period. Such indemnification shall be based on the replacement cost to the Lessor. The Lessee shall notify the Lessor immediately upon discovering the loss of equipment.
6. LIABILITY OF LESSEE: Liability for injury to persons and death of workmen and other persons caused by the operation, handling or transportation of the equipment during the Rental Period, shall be assumed by the Lessee, and he shall indemnify the Lessor against all such liability. The Lessee shall also indemnify the Lessor against all loss, expense and penalty arising from any action of damage to property occasioned by the operation, handling or transportation of any equipment during the Rental Period.
7. INSPECTION: The Lessor shall have the right at any time to enter the premises occupied by the equipment and shall be given free access thereto and afforded necessary facilities for the purpose of inspection.
8. TITLE: Title to the equipment shall at all times vest in the Lessor, unless transferred to the Lessee through sale. The Lessee shall give the Lessor immediate notice in case any equipment is levied upon or from any cause becomes liable to seizure.
9. TERMINATION OF AGREEMENT: Should the Lessee default any payment, or become bankrupt, or fail to maintain and operate or to return the equipment as provided by this Agreement, or substantially violate any provision thereof, the Lessor may terminate this Agreement, take possession of the equipment without becoming liable for trespass, and recover all rental due, full damages for any injury to, and all expenses incurred in returning the equipment.
10. SUBLETTING: No equipment shall be sublet by the Lessee, nor shall he assign or transfer any interest in this Agreement without written consent of the Lessor.

APPROVED FOR PAYMENT
DATE 7-13-21
INITIALS ABT

BY X _____ LESSEE

CUSTOMER ORIGINAL



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: March 9, 2023
SUBJECT: City Manager's Report for March 13, 2023 Council Meeting

Parity Study is Complete

Every five years, per the Personnel Regulations, the City's Human Resources division completes a salary and benefits study that compares Homer to other municipal employers in Alaska which is then delivered to the City Manager for review. HR Director Andrea Browning put in a lot of work pulling data from nine other municipal units and analyzing them in relation to Homer. The parity study results are a bit of a mixed bag for the City. We are reasonably competitive in our benefit packages and most of our front line to mid-management positions for wages, however, we are suffering wage compression issues and our wages are not very competitive for certain department-head-level staff and above. As I work with staff to develop my draft of the FY24/25 budget, I will be considering what we've learned from the parity study as it relates to wages, COLA, benefits, etc. Council may see some suggested modifications to the pay scale in the near future as a follow up to this report.

Camping Operations Update

Campground management has been challenging for the Public Works Parks Division in recent years and I am experimenting with some operational changes related to camping in an attempt to improve the management of those campgrounds and the experience for campers. Management of Spit campgrounds will be moving to the Port & Harbor Enterprise. This change will be reflected in the proposed FY24/25 budget in two major ways: 1) I will be requesting additional summer temporary employee funds for the Harbor to manage the campgrounds, and 2) I will be proposing that Spit campground revenues be directed to the Enterprise instead of the General Fund. I believe in the long run, the Harbor team will be better suited to professionally manage campground properties on the Spit. I also see this as a reasonable way to increase revenue streams to the Enterprise to help support future financial obligations related to maintaining and expanding the City's facilities on the Spit. I'm currently working with Finance and the Port Director to determine if we will need to request Council support for a small appropriation to cover temporary employee salaries for the beginning of the season. Related to the campground management change, the Port will also take on Airport parking management.

IT is Fully Staffed!

After a long period of transition, the City IT division is back up to full strength! Just in the past year, Tomasz Sulczynski has taken the position of Network Administrator, Matt Dominguez has come onboard as the IT Support Specialist, and this week we welcome Bill Jirsa in the role of Chief Technology Officer. Tom has been

with the City for fifteen years and is familiar to many Homer residents, not only because of his work with City IT, but through his past job providing wireless internet service to local area residents and businesses and his present support for community events like Salmonfest and Tech Help in the library. Matt joins us from Phoenix, where he worked on a huge array of technologies for a gigantic school district. Bill has worked most recently for Polar Field Services in Colorado after 14 seasons at McMurdo Station in Antarctica. The team is looking forward to tackling a variety of pending projects all over town.

Greater Homer Housing Conversation

On March 25, starting at 9am, a collaborative group of community organizations are hosting an event at the Christian Community Church, in Homer. The purpose of the event is to start a discussion on the topic of housing in the community, identify key issues, and discuss potential solutions.

This collaborative effort consists of the following community organizations interested in the topic of housing: Choosing Our Roots; City of Homer; Homer Chamber of Commerce; Kenai Peninsula Economic Development District; Kenai Peninsula Homelessness Coalition; Mobilizing for Action through Planning and Partnerships; and South Peninsula Hospital Foundation.



COMMUNITY CONVERSATION: Housing Solutions in the Greater Homer Area

SATURDAY MARCH 25, 2023

9:00 AM TO 12:30 PM

Christian Community Church, 3838 Bartlett Street, Homer, AK

Childcare Meeting with Alaska Department of Health

Julie Engebretsen, Economic Development Manager, and Ryan Foster, Special Projects Coordinator met with staff representing the Childcare Program Office and Healthy and Equitable Communities of the State of Alaska Department of Health, to discuss childcare challenges in Homer. The conversation was focused on the

topic of childcare home businesses including the State's streamlined application process, and challenges such as zoning, safety inspections, strong demand for childcare, and the various impacts childcare can have on employment, quality of life, and overall community health.

Coast Guard City Update

We reached out to the folks staffing the Coast Guard City program for an update on our application. They let us know that the package is being reviewed by Congress and the congressional approval process can take about 30 days. We could hear news on our application within the next 2-3 weeks.

Temporary Disc Golf Installation at Hornaday Park

With the closure of the Hornaday Park Campground this year, the Homer Disc Golf Association has suggested the installation of a 9-hole temporary disc golf course in that area. The City budgets for park equipment and plans to purchase the goods required (~\$6,000) and the Homer Disc Golf Association has offered to help install and maintain the temporary course. I am enthusiastic about this temporary use because it will ensure that there is active appropriate use in the campground area this summer while camping is shut down. This proposed use was unanimously supported by the Parks, Art, Recreation and Culture Commission.

Commission Updates

Following comments from the Port & Harbor Commission Chair at the last Council meeting, there was interest from Councilmembers Lord and Erickson to discuss the relationship between Council and commissions. A meeting with those Councilmembers and staff is scheduled between the writing of this report and the Council meeting on the 13th. More to come as this develops.

Ladder Truck Opportunity

The largest and most expensive item missing from the City's fire fleet is a ladder truck. In recent large fires, mutual aid ladder trucks have been the difference between a small disaster and a big disaster. Chief Kirko identified a truck belonging to the City of Ketchikan which could fill our need for a ladder truck in a very economical way. He made a trip in late January with a City mechanic to evaluate the ladder truck. The day after the Council meeting on the 13th, we have a specialist doing an inspection on the ladder. We believe that we can buy and recondition the vehicle for about \$200k +/- \$50k and get 7 to 10 years out of the vehicle. Normally neither the Chief nor I are big fans of used equipment, but this could be a tremendous value for the City. For comparison, a new ladder truck can run anywhere from \$1.4 to \$1.6 million appropriately equipped. If the vehicle clears inspection successfully, we will bring an ordinance back to Council for consideration.

Attachments-

- March Employee Anniversaries
- Memorandum from Human Resources Director and City of Homer Parity Study
- Community Conversation on Housing Flyer
- Thank you letter from Center for Alaskan Coastal Studies



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 CITY COUNCIL
FROM: Andrea Browning
DATE: March 20, 2023
SUBJECT: March Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Matt Clarke	Port	22	Years
Elton Anderson	Port	17	Years
Renee Krause	Clerks	16	Years
Mike Parish	Public Works	9	Years
Angie Kalugin	Finance	8	Years
Elizabeth Walton	Finance	6	Years
Kurt Read	Port	6	Years
Matt Smith	Library	5	Years
Matt Steffy	Public Works	5	Years
Mike Pettit	Public Works	4	Years
Jan Keiser	Public Works	3	Years
Amber Baldus	Fire	1	Year



City of Homer

www.cityofhomer-ak.gov

Human Resources

491 East Pioneer Avenue
Homer, Alaska 99603

personnel@cityofhomer-ak.gov

(p) 907-235-8121 x2225

(f) 907-235-3148

Memorandum

TO: City Council

THROUGH: City Manager Dumouchel

FROM: HR Director Browning

DATE: 03/07/2023

SUBJECT: Salary and Benefits Survey Analysis

Section 4.2.2 of the Personnel Regulations requires the HR Director to: "review the Position Classification System no less than every five years and report the findings to the City Manager for review."

Overview

In the fall of 2022, 12 surveys were sent out to municipalities in Alaska. Of those 12, nine municipalities chose to participate. Updates of wage scales were additionally submitted in January 2023 to capture those participants who had COLA's effective January 1, 2023. This ensures the parity study illustrates the most current information possible.

HR Directors and Payroll staff of various employers coordinated with HR Director Browning to review job descriptions and match COH positions to parallel positions within their organizations. In Homer, as well as other cities, most job descriptions have widely varying duties, which makes it difficult to match some positions. The goal was to make an "apples to apples" comparison. If an employer had no comparable position, they were omitted from that job title. If they had a similar position but it was determined that there were more or less duties, that information is noted in the comments box.

Some municipalities additionally have longevity pay/steps. In those cases, there are a certain number of steps after the regular pay scale steps, in which pay increases can be granted every two years.

A benefits section which compares major medical, dental, and vision insurance is also included. Additionally, other benefits such as Annual Leave, Holidays, and Life Insurance were also compared.

Salaries

Overall based on the average between entry and ending salaries the City of Homer is comparable with other employers in the survey. There are some COH salaries that initially appear lower than comparable positions. However, after review, these positions either have less responsibility/ duties, do not supervise staff (as the other positions listed do), or other easily identifiable factors.

There are five (5) COH positions that have low entry salaries and either low or significantly low ending salaries:

1. City Manager; the average salary of the CM positions included in the survey is \$157,045. City Manager Dumouchel's salary is \$144,900, which is \$12,145 less than the average.

*The CM is a contract position, pay rate is determined by Council, and not included on the COH wage scale.

2. Finance Director; the entry salary for position is low, the ending salary for position is significantly low.
3. Chief of Police; the entry salary for position is low, the ending salary for position is significantly low.
4. Fire Chief; the ending salary for position is low.
5. Public Works Director; the ending salary for position is low.

*COH's position is PW Director and City Engineer. This should be two jobs.

Splitting these duties between two positions is recommended when considering capacity, and rate of pay/ parity.

The Finance Director, Chief of Police, Fire Chief, and Public Works Director ending rates of pay on the COH pay scale/ salary schedule are problematic. Additionally, many of our leadership positions appear to be in-line with other municipalities for ending rate of pay. But when you consider the longevity pay others offer, our positions fall behind in ending rate of pay. Unless additional ranges are added, or additional steps inserted at the end of the pay scale (steps beyond "O" or longevity pay), these positions will continue to be underpaid, which can create an issue with retention, and will be problematic for future recruitments.

Wage/Pay Compression

Pay compression is a compensation issue that develops over time. It occurs when there is little difference in pay between employees regardless of difference in their respective knowledge, skills, and abilities. The COH has only added two additional ranges (26/27) to the wage scale in the past 15+ years. During this time, the non-department head supervisory positions have grown to require greater knowledge/education, skills, training, and experience. Those positions have climbed up the ranges on the wage scale, and been compensated appropriately. However, due to the wage scale being limited by max ranges, the compensation difference between what Department Heads and some Division Heads earn is minimal- even though we require significant experience and training for our Department Head positions. Other municipalities have pulled leadership positions (Department Heads and some Division Heads) off the standard wage scale and onto a separate, updated wage scale. This is something I would encourage the City of Homer to explore.

Longevity Pay

Many municipalities have longevity pay, which is a standard tool for recruitment and retention. For example, the City of Kenai offers longevity pay to all employees who have received a rating of satisfactory or better in their last performance evaluation, who have been at step CC for a period of at least two (2) years, and who have not received a range increase or a non-cost of living pay increase within their current pay range within the twelve (12) months prior to July 31 will be paid a longevity pay of two percent (2%) of their annual pay rate (excluding overtime). Longevity pay is paid just once a year on the first payroll in August. The City of Soldotna also offers longevity pay. Once an employee reaches the longevity step they receive a 2% increase every two years thereafter with favorable evaluations. This step increase is for regular employees only and takes effect on their anniversary date.

The City of Homer does not offer longevity pay. If an employee maxes out at a step "O" that is where they stay, and cannot receive any future bumps in pay unless the Council approves a COLA. I recommend that the City of Homer update implements longevity pay to assist with recruitment of future talent, and retention of current employees.

Benefits

Health Insurance; Self-funded vs. Fully-insured

Two employers that participated in the survey are self-funded, the rest are fully-insured. In a self-funded plan the employer takes on the financial risk of funding their health plan from its assets and becomes responsible for managing and administering the benefits plan. Employers that are fully-insured buy their own insurance in the open market. In effect, fully-insured employers are paying an insurance company to assume the risk that they will pay out more in benefits than they collect in premiums. Up until 2015 the COH was self-funded. Since that time we have been fully-insured, with Premera Blue Cross Blue Shield as our major medical carrier. The benefits paid out by Premera have exceeded the employer premiums collected each year since 2015, so the switch to a fully-insured plan has proven effective for the COH.

Deductibles

Homer's annual deductible and out of pocket expense (the amount required by employees to pay before the insurance begins paying at 100% for claims) is fairly standard.

The out-of-pocket (family) amount for the COH is \$12,000 which is considerably higher than all but one other municipality (who also has a \$12,000 out-of-pocket max (family)).

Employee Premiums

Out of 8 employers who provided medical premium information:

- Five have employee shares, while three (Palmer, Seward, Wasilla) charge \$0 for employee only premiums, opting to cover 100% of employee healthcare.
- Six have dependent shares, while only two (Seward & Wasilla) charge \$0 for dependent coverage, opting to cover 100% of employees & their dependent's healthcare. While this is an amazing benefit, obviously most employers cannot sustain this, instead opting to have the employees cover a percentage of the costs.
- Homer's employee premiums fall near the mid-range in all categories: Employee Only, Employee + Spouse, Employee + Child(ren), and Family

Employee Share of Premiums

The employee share, what the City of Homer employees pay per health plan, is average. Some municipalities charge a higher % for employee share, but some cover the cost for medical entirely (\$0 cost to employees). Employees are working hard to keep healthcare costs down! Additionally, Administration and the Employee Committee continue to work together annually to select health plan options that will contain costs.

Prescription Coverage

Prescription coverage is relatively the same.

Dental Coverage

Dental coverage is relatively the same, except several employers did not cover orthodontic (braces).

Vision Coverage

Vision coverage is relatively the same.

Life Insurance

The City of Homer offers Life Insurance coverage at an employee's annual base salary (up to \$100,000). Only two other employers offer life insurance at the employee's annual salary rate (Kenai & KPB). Most employers offered a flat rate, or have a maximum amount attached which may not be equal to the employee's annual

salary. This is a great benefit for the City of Homer employees at a minimal cost to the City. The average cost of life insurance provided for all City of Homer employees is around \$12,000 annually.

Leave Time and Personnel Policies

The leave days were fairly consistent for all employers when taking into consideration whether it was a combined leave bank or separate annual leave and sick leave banks. Personnel Policies were fairly consistent. Salary steps & wage scales can vary greatly per municipality based on unions.

COLA's

Several employers have not given COLA's (Cost of Living Adjustments) on a regular basis. It was noted in conversations that some employers have union contracts, and COLA's are negotiated in the Collective Bargaining Agreements (salary contracts) and not separately. The City of Homer implemented COLA's for the past six consecutive years: 1.5%, 0.5%, 0.5%, 3%, 1%, and 7%. As illustrated in the parity study, our wage scale is starting to keep up with other municipalities for the first time in years! (Excluding Longevity Pay).

However, the City's compensation value decreases when we do not provide a COLA. Adding an annual COLA helps employees keep up with inflation and allows the City's wage scale to remain competitive. This in turn helps with recruitment and employee retention, which is critical. Our employees are our most valuable asset!

CITY OF HOMER



SALARY & BENEFITS SURVEY

2022

ADMINISTRATION

City Manager

Serves as chief administrative officer of the city and is responsible for efficient administration of all city services. Bachelor's degree in business or public administration. Master's degree desired. Five years of management and supervisory experience required.

	Salary	Years in position	Contract Y/N	Exempt Y/N	Additional Benefits
City of Homer	\$144,900	2.5	Y	Y	City pays health premiums Vehicle allowance, \$250/mo
City of Cordova	\$130,000	3	Y	Y	Use of city car
City of Kenai	\$161,000	2 months	Y	Y	40 additional hours of admin leave Vehicle allowance, \$300/mo
City of Kodiak	\$182,520	5.5	Y	Y	
City of Palmer	\$145,000	2.5	Y	Y	City provided car
City of Seward	\$165,838	2	Y	Y	
City of Soldotna	\$152,105 *currently advertised \$140,000-\$170,000	5yrs	Y	Y	Vehicle allowance, \$500/mo. Phone Allowance, \$75/mo. 80 additional hours of admin leave City pays health premiums for family coverage
City of Unalaska	\$175,000 *currently advertised				

Assistant to the City Manager

Performs a full range of administrative duties for the City Manager's office. Completes analysis, studies and reports and works on special projects as assigned. Responsible for scheduling manager appointments and maintaining files. Assists with administering leases, Special Event Permits, Monthly/ Annual dept. statistics. Five years administrative experience. Associate's degree required, Bachelor's preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$25.90	\$40.23	
City of Cordova			
City of Kenai	\$39.66	\$47.59	Assistant to City Manager/ Special Projects Coordinator More duties; Longevity Pay
City of Seward	\$21.32	\$30.87	Executive Assistant to City Manager
City of Soldotna	\$38.61	\$49.92	

Special Projects Coordinator

Conducts city economic development and special projects initiatives at City Manager's request. Researches and writes grants. Completes analysis, studies and reports on special projects as assigned by City Manager. Coordinates and prepares Capital Improvement Plan, Legislative Request and annual report. Serves as the City's Public Information Officer. Bachelor's degree and five years' experience in economic development, special project initiatives, and grant writing or related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$33.80	\$52.48	Exempt
City of Cordova	\$28.34	\$41.48	Exempt
City of Kenai	\$39.66	\$47.59	Assistant to CM (see above position) Not resp. for CIP
City of Palmer	\$35.42	\$57.88	Director of Community Development; more duties
City of Seward	\$42.85	\$62.14	Assistant City Manager; More duties
City of Wasilla	\$50.99	\$67.83	Deputy Administrator, oversees some divisions; More duties
Kenai Peninsula Borough	\$35.19	\$49.40	Community Fiscal Projects Manager, grant administration and economic activity

Community Recreation Manager

Develops and administers a program of community activities and projects of a recreational nature for the benefit of the community. Three to five years of Park's administrative experience and five years recreational management experience required. Bachelor's degree preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$29.49	\$45.77	Exempt; Less duties
City of Cordova	\$30.46	\$44.37	Exempt; Director Parks & Recreation; More duties
City of Kenai	\$39.68	\$52.37	Exempt; Parks & Recreation Director; More duties
City of Seward	\$37.08	\$53.77	Exempt; Parks & Recreation Director, Rec Center, Sports, Parking, Campgrounds and Parks; More duties
City of Soldotna	\$39.68	\$52.37	Exempt; Parks & Recreation Director; More duties
City of Wasilla	\$50.99	\$67.83	Recreational & Cultural Services Director; More duties
Kenai Peninsula Borough	\$40.37	\$58.53	Recreation Director-North Pen Recreation Service Area, (Nikiski area services); More duties

HR Director

Responsible for citywide personnel functions such as maintaining personnel files, administering health, life and other city benefits, monitoring employee appraisal system. Responsible for developing and implementing Personnel Regulations, advertising and processing employment applications. Ensures compliance with local, state, and federal laws. Responsible for CDL Alcohol and Drug Testing Program. Five years' of human resources management. Bachelor's degree in required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$35.52	\$55.10	Exempt; Degree required
City of Cordova	\$30.46	\$44.37	Exempt; Degree preferred, not required
City of Kenai	\$39.68	\$52.37	Exempt; Dept. Head
City of Palmer	\$28.57	\$46.34	Exempt; Human Resources Manager
City of Seward	\$34.50	\$50.02	Exempt; Human Resources Manager
City of Soldotna	\$38.61	\$49.92	Exempt; Accountant/HR Manager
City of Wasilla	\$38.31	\$50.96	Exempt; HR Manager
Kenai Peninsula Borough	\$46.23	\$67.15	Exempt; Director of HR

Chief Technology Officer

Responsible for overall city-wide operation, management, and control of IT and telecom resources. Develops documentation, trains staff, and performs system monitoring and management. Responsible for day-to-day support, operation and various planning aspects of the City's IT network. Bachelor's degree in related field. Five years' experience with enterprise-grade computer systems, including project management experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$34.66	\$53.80	Exempt * New position
City of Cordova	\$28.35	\$41.48	Exempt
City of Kenai	\$39.66	\$47.59	
City of Seward	\$39.86	\$57.80	Exempt; IT Director
City of Soldotna	\$38.61	\$49.92	Exempt
City of Wasilla	\$38.31	\$51.96	Exempt; IT Manager
Kenai Peninsula Borough	\$43.18	\$62.67	Exempt; Director of IT

Network Administrator

This position is responsible for the overall citywide operational management of the City of Homer's telecom needs, including the implementation and integration of system and technology initiatives necessary to achieve organizational goals. Bachelor of Science degree or equivalent work experience in a related field and five years' experience in managing complex network computer systems.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.37	\$47.14	
City of Seward	\$32.47	\$47.02	Senior IT Tech
City of Soldotna	\$27.40	\$35.45	IT Technician
City of Wasilla	\$32.91	\$43.77	IT Network Support Specialist
Kenai Peninsula Borough	\$29.65	\$49.94	Sr Helpdesk Tech, Helpdesk Spvr, Network IT Admin

IT Support Specialist

Assists with overall operations of information systems and new media enhanced technology for City government and enterprise functions Degree in related field and 3-5 years of networking experience, or equivalent applicable work experience preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.10	\$37.40	
City of Soldotna	\$27.40	\$35.45	IT Technician

CITY CLERK'S

City Clerk

Performs statutory responsibilities of municipal clerk as prescribed in/by State law and City ordinance; administers elections, records management and general public information. Five years' experience in legal/ legislative work as a City Clerk or similar position. Municipal Clerks Certification required.

*Acts as Administrative Services Supervisor to facilitate collaboration and nexus between the Clerk and Finance teams within the Administrative Department, and other departments within the City. **Homer only: City Clerk/ Deputy Director of Administration.

	Starting Salary	Ending Salary	Comments
City of Homer	\$36.43	\$56.53	Exempt; Also Deputy Director of Administration
City of Cordova		\$46.97	Exempt; Contract; Associate Degree preferred
City of Kenai		\$52.89	Exempt; Contract
City of Seward		Not provided	Exempt; Contract
City of Soldotna		\$44.67	Exempt; Contract
City of Wasilla	\$50.99	\$67.83	Exempt
Kenai Peninsula Borough		\$58.96	Exempt; Borough Clerk

Deputy City Clerk II

Performs a full range of administrative duties. Assists the City Clerk. Acts as recording clerk for commissions and committees as assigned. Provides staff support to Council and Commissions. Required to follow local, state, and federal laws pertaining to job duties. Two years clerical experience. Certified Municipal Clerk certification within five years of hire required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	
City of Cordova	\$28.35	\$41.48	Exempt; Acts as Clerk in Clerk's absence
City of Kenai	\$25.59	\$30.71	Admin Assistant II/ Deputy City Clerk
City of Palmer	\$23.97	\$38.59	Deputy City Clerk
City of Seward	\$26.83	\$38.86	Deputy City Clerk
City of Soldotna	\$32.28	\$41.76	Deputy Clerk
City of Wasilla	\$29.91	\$39.81	Deputy City Clerk
Kenai Peninsula Borough	\$35.19	\$49.40	Exempt; Acts as Clerk in Clerk's absence, project responsibilities; More duties

PLANNING AND ZONING

City Planner

Responsible for management of planning, zoning, central permitting and land development functions. Bachelor's degree in Planning or equivalent field. Requires extensive knowledge of city planning principles, land/facility use and development, permitting and research methods. Four years' experience in planning or closely related field. American Institute of Certified Planners (AICP) certification preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$33.80	\$52.48	Exempt
City of Cordova	\$30.46	\$44.37	Exempt, Master's degree desirable
City of Kenai	\$39.68	\$52.37	Exempt; Planning Director. Department Head
City of Seward	\$37.08	\$53.77	Exempt; Planner
City of Soldotna	\$42.52	\$55.01	Exempt; Director of Economic Development & Planning
City of Wasilla	\$34.83	\$46.33	Exempt
Kenai Peninsula Borough	\$43.18	\$62.67	Exempt; Director of Planning

Deputy City Planner

Responsible for ongoing operation of the Geographic Information System including programming and documentation, graphic and related data input and production of GIS products and maps. Assists the City Planner in performing the duties of the Planning and Zoning Division. Bachelor's degree in Planning or Geography required. Two years' experience with GIS, ArcView/Arc Info software.

	Starting Salary	Ending Salary	Comments
City of Homer	\$33.80	\$52.48	Exempt; Dual Role as Economic Development Manager; More duties
City of Seward	\$29.52	\$42.75	GIS Technician
City of Soldotna	\$29.97	\$38.76	Associate Planner
City of Wasilla	\$24.73	\$32.89	Planning Clerk
Kenai Peninsula Borough	\$33.95	\$43.62	Senior GIS Technician

Associate Planner

Responsible for enforcement of City zoning and land use ordinances. Assists the City Planner in performing the duties of the Planning and Zoning Division. Provides technical information on planning and zoning issues. Four years in Planning or equivalent experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$26.81	\$41.62	
City of Kenai	\$26.85	\$32.22	Administrative Assistant III/Code Enforcement
City of Wasilla	\$32.28	\$42.95	Code Compliance Officer; will be downgraded in July
Kenai Peninsula Borough	\$31.73	\$40.77	Code Compliance Officer

LIBRARY

Library Director

Responsible for directing the operations of the library to ensure quality library service to the community. Requires Graduate degree in Library and Information Science, at least five years professional library experience, and two years supervisory experience. Extensive knowledge of current methods and practices of public library administration, including personnel management, collection development, budgeting and planning, grant writing and implementation, cataloging, classification, and bibliographical control of library and information resources, automated information retrieval systems, and on-line database sources.

	Starting Salary	Ending Salary	Comments
City of Homer	\$35.52	\$55.10	Exempt, More duties- supervises IT division
City of Cordova	\$28.34	\$41.48	Exempt
City of Kenai	\$39.68	\$52.37	Exempt; Department Head
City of Palmer	\$27.03	\$43.80	
City of Seward	\$34.50	\$50.02	Exempt; oversees Museum & Historic Preservation Commission
City of Soldotna	\$38.61	\$49.92	Exempt
City of Wasilla	\$34.83	\$46.33	Exempt

Deputy Library Director

The Library Deputy Director is responsible for the day-to-day management of library operations, focused primarily on public-facing duties. Such duties include developing the library collection, providing circulation and reference service, and maintaining facilities and equipment. The Deputy Director also assists the Director of the Library and Information Technology Services Department with administrative functions. Bachelor's degree required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$28.60	\$44.39	**New position
City of Soldotna	\$32.28	\$41.76	Assistant City Librarian

Youth Services Librarian

Under limited supervision, performs and has oversight of youth services to the community through education and outreach. Performs a variety of library services including reference assistance, planning and conducting library programs, selecting and maintaining youth library materials. Graduation from an accredited four-year college required, Master of Library Science degree from an American Library of Assoc. accredited school of Librarianship preferred. At least three years' experience working in a library setting, including at least one year of experience with youth services.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	
City of Cordova	\$21.62	\$30.32	Union position
City of Kenai	\$22.08	\$26.50	Library Assistant/Youth Services Coordinator
City of Palmer	\$20.91	\$33.45	
City of Soldotna	\$28.29	\$36.59	Librarian I; More duties
City of Wasilla	\$29.91	\$39.81	Youth/User Services Librarian (supervisory position)

Library Technology Specialist

Responsible for providing ongoing Level I & II technical support of Information Systems and processes. Performs technical service functions related to development and maintenance of electronic resources, cataloging, and patron access to resources. Bachelor's degree or education equivalent to two years at college level with three years library experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	

Library Technician III

Under limited supervision, performs and has oversight of technical services including collection development and maintenance, cataloging, and interlibrary loan services. Performs advanced reference, research and circulation function. Bachelor's degree or equivalent education and experience (two years at college level with three years library experience).

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	
City of Cordova	\$21.62	\$30.32	Union position
City of Palmer	\$19.36	\$30.87	Library Assistant
City of Seward	\$22.18	\$32.12	Library/ Museum Program Coordinator
City of Wasilla	\$24.73	\$32.89	Library Aide III

Library Technician II

Performs library tasks in connection with public service such as reference, reader's advisory, backup interlibrary loan services and circulation. Collection development and maintenance, acquisitions, and cataloging. Associates degree or equivalent education and experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.35	\$31.59	
City of Palmer	\$16.30	\$25.71	Library Specialist
City of Soldotna	\$21.25	\$27.46	Library Clerk II; More duties
City of Wasilla	\$20.05	\$26.67	Library Aide II

Library Technician I

Responsible for staffing the public service desk, shelving materials and assisting library patrons. Associates degree or equipment education and experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$17.46	\$27.14	
City of Palmer	\$14.78	\$23.13	
City of Seward	\$21.32	\$30.87	Library/ Museum Technician
City of Soldotna	\$18.20	\$23.53	Library Clerk I, More duties
City of Wasilla	\$17.02	\$22.67	Library Aide I

Library Aide/ Sub

Under general supervision assists the public with basic library services, shelves materials accurately. High School diploma or GED, library experience desired.

	Starting Salary	Ending Salary	Comments
City of Homer	\$15.54	\$24.13	Temporary or Casual Position; not regular F/T or P/T
City of Cordova	\$19.93	\$27.96	Union position
City of Kenai	\$19.09	\$22.91	Library Aide
City of Soldotna	\$14.30	\$17.41	Library Page
City of Wasilla	\$11.83	\$15.74	Library Helper

FINANCE

Finance Director

Responsible for control and administration of city's funds and assets. Directs the preparation of budget and financial reports. Performs investment analyses and makes investment recommendations. Serves as Municipal Treasurer. Bachelor's degree in Business Administration, Accounting or Public Administration. Master's degree in a related field or certification as a Certified Public Accountant is preferred. Six years' experience in fund accounting and financial work required. Professional government experience including general funds, enterprise funds and special assessment districts preferred, including auditing procedures. Must have at least 3 years' experience in a supervisory capacity.

	Starting Salary	Ending Salary	Comments
City of Homer	\$37.35	\$57.95	Exempt
City of Cordova		Not provided	
City of Kenai	\$53.24	\$70.27	Exempt
City of Palmer	\$35.42	\$57.88	Exempt
City of Seward	\$42.85	\$62.14	Exempt
City of Soldotna	\$49.26	\$63.68	Exempt
City of Wasilla	\$50.99	\$67.83	Exempt
Kenai Peninsula Borough	\$46.23	\$67.15	Exempt

Controller

Directs and coordinates all accounting and operational functions and auditing; performs complex accounting and auditing functions of specialized accounts and records; assists in preparation of internal and external financial statements, records and reports; Evaluates accounting and internal control systems; supervises staff performing technical general accounting functions. Serves as Deputy Treasurer. Bachelor's degree in accounting. Five years' accounting experience with at least three years of general ledger accounting experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.37	\$47.14	
City of Cordova	\$30.46	\$44.37	Exempt
City of Kenai	\$43.74	\$52.49	Exempt
City of Seward	\$39.86	\$57.80	Exempt: Deputy Finance Director – more duties
City of Wasilla	\$46.35	\$61.66	Exempt
Kenai Peninsula Borough	\$40.37	\$58.28	Exempt; Accounting Manager/ Controller

General Ledger Accountant

Responsible for all general accounting functions and Special District Assessments. Performs accounting analysis for cash, account payables, account receivables, reconciliations, and provides appropriate accounting information to internal and external customers when needed. Bachelor's degree in accounting. Five years of accounting experience with three years general ledger accounting experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$28.60	\$44.39	
City of Seward	\$29.52	\$42.75	Senior Accountant
City of Wasilla	\$34.83	\$46.33	Exempt ; Tax Auditor/Accountant
Kenai Peninsula Borough	\$37.70	\$52.93	Exempt; Manager – Financial Planning – More duties

Accounting Technician – Utility Billing

Responsible for all Water & Sewer Billing functions. Responsible for reconciling accounts receivable subsidiaries to the General Ledger and preparing accounts receivable audit schedules. Responsible for billing and collection of city-wide accounts receivables. Associates degree in accounting required. Five years’ experience and working knowledge in receivables billing and collection.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	
City of Seward	\$22.32	\$35.33	Accounting Tech III
City of Soldotna	\$28.29	\$36.59	Account Clerk III- AP/AR
Kenai Peninsula Borough	\$27.71	\$35.61	General Accounts Specialist – Accts Payable Lead AP

Accounting Technician - Accounts Payable

Processes and maintains accounting records and transactions relative to Accounts Payable, records and reconciles project/grant accounting records, assists with the budget and audit process. Five years’ experience and working knowledge of accounts payable and financial reporting to multiple agencies (internal and external).

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	
City of Cordova	\$22.52	\$31.59	Union position
City of Seward	\$21.32	\$30.87	
City of Soldotna	\$28.29	\$36.59	Account Clerk III- AP/AR
City of Wasilla	\$24.73	\$32.89	Finance Clerk III, Accounts Payable
Kenai Peninsula Borough	\$29.65	\$40.77	Grants/Treasury Accountant I/II– No AP duties

Accounting Technician III - Payroll

Prepares, records and reconciles bi-weekly payroll. Records and reconciles payroll accounting records, assists with budget and audit process. Experience with computerized accounting systems required. Five years’ experience in accounting. Some college courses pertaining to accounting required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	
City of Kenai	\$28.20	\$33.84	Accounting Tech II
City of Palmer	\$23.97	\$38.59	More duties
City of Seward	\$22.18	\$32.12	Payroll & AP
City of Soldotna	\$29.97	\$38.76	Accounting Clerk IV- PR/HR Assistant; More duties
City of Wasilla	\$24.73	\$32.89	Finance Clerk III/ Payroll
Kenai Peninsula Borough	\$33.95	\$43.62	Payroll Accountant – More duties, More experience required

Accounting Technician I

Posts all accounts receivable payments, answers and directs incoming calls and visitors to City Hall, prepares utility connects and disconnects, provides accounting support and responds to questions regarding billings. Three years office experience in duties requiring high public contact required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.31	\$33.05	
City of Cordova	\$21.62	\$30.32	Union position, similar duties
City of Kenai	\$26.85	\$32.22	Accounting Tech I
City of Palmer	\$16.30	\$25.71	Part-time Cashier/ Less duties
City of Seward	\$22.18	\$32.12	Accounting Tech Utility
City of Soldotna	\$25.84	\$33.38	Admin Assistant; More duties.
City of Wasilla	\$22.47	\$29.90	Finance Clerk II, Utilities/Receivables/Cashier
Kenai Peninsula Borough	\$24.21	\$31.10	Senior Account Clerk – Revenue – Two years’ experience

POLICE DEPARTMENT

Chief of Police

Supervises and directs the activities of the Police Department. Ten years police experience. Requires Advanced Certification from Alaska Police Standards, and graduation from the FBI National Academy or the Southern Police Institute (SPI).

	Starting Salary	Ending Salary	Comments
City of Homer	\$44.67	\$57.95	Contract, Exempt
City of Cordova	\$33.51	\$48.80	Exempt, Can be hired outside this pay range
City of Kenai	\$50.64	\$66.85	Exempt; No Jail
City of Palmer	\$35.42	\$57.88	Exempt
City of Seward	\$42.85	\$62.14	Exempt
City of Soldotna	\$49.26	\$63.68	Exempt;
City of Wasilla	\$50.99	\$67.83	Exempt

Lieutenant/Community Jail Administrator

Supervises and assists in directing activities of police department and jail. Acts as Chief of Police in his absence. Eight years police experience. Requires Advanced Certification from Alaska Police Standards, and graduation from the FBI National Academy or the Southern Police Institute (SPI).

	Starting Salary	Ending Salary	Comments
City of Homer	\$42.48	\$55.10	Additional liability + duties w/ Jail
City of Kenai	\$48.21	\$57.85	Exempt; No Jail
City of Seward	\$39.86	\$57.80	Exempt; Deputy Police Chief
City of Soldotna	\$42.52	\$55.01	No jail
City of Wasilla	\$46.35	\$61.66	Exempt; No jail

Police Sergeant

Responsible for detailed daily assignments and direction of all patrol functions including patrol assignments and work schedules. Responsible for conducting investigations. Also performs general duty police work. Seven years police experience working as a Police Officer. Requires Intermediate Certification from Alaska Police Standards and Associate's degree or equivalent in experience and education in police related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$40.46	\$52.48	
City of Kenai	\$41.66	\$49.99	
City of Palmer	\$27.03	\$43.80	
City of Seward	\$34.50	\$50.02	
City of Soldotna	\$38.83	\$56.24	
City of Wasilla	\$41.78	\$60.93	

Police Officer III

General duty police work. Ten years' experience as police officer. Associates degree or equivalent in experience and education in police related field. Requires Advanced Certification from Alaska Police Standards.

	Starting Salary	Ending Salary	Comments
City of Homer	\$37.36	\$48.49	

Police Officer II

General duty police work. Five years' experience as police officer. Requires Intermediate Certification from Alaska Police Standards.

	Starting Salary	Ending Salary	Comments
City of Homer	\$36.34	\$47.14	
City of Palmer	\$25.51	\$41.23	
City of Wasilla	\$33.88	\$49.37	

Police Officer I

General duty police work. Four years' experience in work requiring public contact. Basic certification from Alaska Police Standards within 14 months of hire. PO I stays at this range until 5-year mark.

	Starting Salary	Ending Salary	Comments
City of Homer	\$35.28	\$45.77	PO II's go up to \$47.14 and PO III's go up to \$48.49
City of Cordova	\$31.74	\$44.53	This is only classification - No PO II's, or III's; Union
City of Kenai	\$35.99	\$43.19	This is only classification - No PO II's, or III's
City of Palmer	\$22.44	\$36.04	
City of Seward	\$29.52	\$42.75	This is only classification - No PO II's, or III's
City of Soldotna	\$34.09	\$49.42	This is only classification - No PO II's, or III's
City of Wasilla	\$30.47	\$44.43	

Jail Officer II

Provides administrative assistance in the operation of the Homer Community Jail, such as statistical reports, and training Jail Officer I's. Performs basic security work in the community jail setting. Responsible for prisoner welfare. Represents city/state at court arraignments and other initial proceedings. Graduation from a law enforcement or correction academy that meets the current standards of the Alaska Police Standards Council or graduation from a 120 hour Community Jail Officer training program required. Two years' experience as a Jail Officer I.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	
City of Seward	\$26.83	\$38.86	Correctional Sergeant

Jail Officer I

Performs basic security work in the community jail setting. Responsible for prisoner welfare. Represents city/state at court arraignments and other initial proceedings. Two years' experience in work requiring public contact. Graduation from a law enforcement or correction academy that meets the current Alaska Police Standards Council standards or graduation from a 120 hour Community Jail Officer training program within 12 months of hire.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	
City of Seward	\$24.39	\$35.33	Correctional Officer

Dispatch Communications Supervisor/ Lead Dispatcher

Responsible for all aspects of dispatch operations including scheduling, training, records storage and disposal. Occasionally monitors prisoners for welfare checks. Receives and dispatches calls of administrative and emergency nature for police, fire/ambulance, state troopers, fish and wildlife protection and state parks. Performs clerical duties for the department as required. Five years' experience as a Public Safety Dispatcher required, and supervisory experience preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.37	\$47.14	
City of Cordova	\$24.12	\$33.81	
City of Kenai	\$29.64	\$35.57	
City of Palmer	\$25.51	\$41.23	Dispatch Supervisor
City of Seward	\$26.83	\$38.86	Dispatch Supervisor
City of Wasilla	\$30.47	\$44.43	Dispatch Supervisor
Kenai Peninsula Borough	\$31.73	\$40.77	Dispatcher Shift Supervisor (3 years' experience)

Public Safety Dispatcher II

Perform duties to coordinate public safety (Police, Fire and EMS) response to protect the life and property through prompt, courteous, and efficient call processing and dispatching. Process case files for District Attorney's office. Obtain and maintain security clearance standards as set by the Alaska Public Safety Information Network (APSIN) and the National Crime Information Center (NCIC). Performs some corrections officer duties in monitoring prisoners and the cell block area via remote video camera. Performs clerical duties. Four years' experience as a public safety dispatcher

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	Jail Monitoring duties in addition to dispatch
City of Cordova	\$21.62	\$30.32	This is only classification – No I's or II's
City of Kenai	\$25.59	\$30.71	This is only classification – No I's or II's
City of Palmer	\$22.44	\$36.04	
City of Seward	\$24.39	\$35.33	This is only classification – No I's or II's
City of Wasilla	\$27.39	\$40.00	This is only classification – No I's or II's
Kenai Peninsula Borough	\$29.65	\$38.10	Public Safety Dispatcher II (2 years' experience)

Public Safety Dispatcher I

Perform duties to coordinate public safety (Police, Fire and EMS) response to protect the life and property through prompt, courteous, and efficient call processing and dispatching. Process case files for District Attorney's office. Obtain and maintain security clearance standards as set by the Alaska Public Safety Information Network (APSIN) and the National Crime Information Center (NCIC). Performs some corrections officer duties in monitoring prisoners and the cell block area via remote video camera. Performs clerical duties. Two years' experience in clerical duties with public contact required. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	Jail Monitoring duties in addition to dispatch
City of Palmer	\$20.91	\$33.45	
Kenai Peninsula Borough	\$27.71	\$35.61	Public Safety Dispatcher I

FIRE DEPARTMENT

Fire Chief

Supervises the Fire Department to provide fire protection services, emergency medical services and comprehensive emergency management and prevention services for the City. 10 years' experience in emergency service leadership. Certified as an IFSAC or Pro Board Firefighter II required. Fire Officer-I or II preferred. Baccalaureate degree in Business, Management, Fire Science, Public Administration or a similar field or equivalent. Graduation from the National Fire Academy's Executive Fire Officer Program preferred. Certified in Methods of Instruction in either EMS or Fire with significant training experience. EMS field experience required (EMT II/III/or paramedic preferred). Serves as City's Director of Emergency Management. Manages the City's emergency preparedness, response and recovery program.

	Starting Salary	Ending Salary	Comments
City of Homer	\$43.57	\$56.53	Exempt, vehicle
City of Cordova	\$33.51	\$48.80	Exempt, vehicle
City of Kenai	\$48.22	\$63.64	Exempt
City of Palmer	\$35.42	\$57.88	Exempt, vehicle
City of Seward	\$42.85	\$62.14	Exempt, vehicle
Kenai Peninsula Borough	\$37.70	\$62.67	Exempt; Two levels of Chief Volunteer Department, Regular Dept.

Deputy Fire Chief

Assists the Fire Chief with managing and supervising the fire and rescue services, including personnel, training, and operations. Eight years' experience and extensive knowledge of emergency services, including fire and rescue services with at least three years at Captain or higher rank. Certified as an IFSAC or Pro Board Firefighter II, Certified in Methods of Instruction in Fire with demonstrated instructor competency, EMS experience required (EMT II/III/or paramedic preferred). Associates Degree in Fire Science, Business, Emergency Management or similar field, or equivalent in experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$37.36	\$48.49	Vehicle
City of Kenai	\$43.74	\$52.49	Exempt
City of Palmer	\$25.51	\$41.23	Fire Prevention Officer
City of Seward	\$39.86	\$57.80	Exempt; Vehicle
Kenai Peninsula Borough	\$35.19	\$58.53	Exempt; Two levels of Deputy Chief Volunteer Department, Regular Dept.

EMS Assistant Chief

Assists the Fire Chief with managing and supervising the emergency medical services, including personnel, training, and operations. Eight years' experience and extensive knowledge of emergency services, including advanced life support emergency medical services, rescue and fire services with at least three years in a supervisory capacity. Certified Alaska or NREMT-P Paramedic, Certified in Methods of Instruction in EMS training with demonstrated instructor competency, BLS Instructor, and extensive EMS experience required. Associates Degree in a Medical Field, Fire Science, Business, Emergency Management or similar field, or equivalent in experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$37.36	\$48.49	Vehicle
City of Palmer	\$25.51	\$41.23	Fire Prevention Officer
Kenai Peninsula Borough	\$37.70	\$52.93	Assistant Chief

Firefighter/ EMT-III

Responds to emergency calls as Senior Firefighter-Advanced Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Seven years' experience with emergency services, two of which must be w/ HVFD. Must possess a State of Alaska certification as a Firefighter II, Fire Service Instructor-I or EMT Instructor-I, Fire Officer I, EMT III. Must be able to drive and operate all fire department vehicles. Associates Degree in Fire Science, Fire Service Administration or related field or equivalent experience/college credit hours.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.29	\$30.19	*** Based on 56 hrs/week ; 2,912 hrs annually
City of Kenai	\$24.49	\$29.39	Fire Engineer; 56 hrs/week ; 2,912 hrs annually
Kenai Peninsula Borough	\$27.16	\$35.08	Senior Captain; 56 hrs/week ; 2,912 hrs annually
	\$38.87	\$49.94	Senior Captain – Training Officer (80 hrs/2080 annually)

Firefighter/ EMT-II

Responds to emergency calls as Senior Firefighter-Advanced Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Five years' experience with emergency services. Must be currently certified as an EMT-II, or Advanced NREMT. Certified as an IFSAC or Pro Board Firefighter II required. Must possess Fire Service Instructor-I or EMT-I Instructor within one year. Associates Degree in Fire Science, Fire Service Administration or related field or equivalent experience/college credit hours.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.68	\$28.16	*** Based on 56 hrs/week ; 2,912 hrs annually
Kenai Peninsula Borough	\$23.12	\$30.64	Engineer/EMT III or Para (56 hour/2912hr annual) Base pay only (3 years' experience required for Engineer promotion)

Firefighter/ EMT-I

Responds to emergency calls as a Firefighter-Basic Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Three years' experience with emergency services. Must be currently certified as an EMT-Basic or EMT-I with the ability to be certified as an EMT-Advanced or EMT-II within one year of hire, or Advanced NREMT. Must possess Firefighter-I certificate.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.91	\$27.13	*** Based on 56 hrs/week ; 2,912 hrs annually
City of Cordova	\$24.12	\$33.81	Union
City of Kenai	\$22.21	\$26.65	Firefighter. 56 hrs/week ; 2,912 hrs annually

Administrative Assistant to Fire Chief

Coordinates the day-to-day administrative, maintenance and support services of the Emergency Services Division and assists the Fire Chief as an administrative assistant. Must be CPR/First-aid certified. Three years' experience working in an office environment.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	
City of Kenai	\$25.59	\$30.71	Administrative Assistant II
City of Seward	\$21.32	\$30.87	Executive Assistant, office work
Kenai Peninsula Borough	\$27.71	\$35.61	Administrative Assistant – Four years' experience- No CPR/First Aid required

PUBLIC WORKS

Public Works Director/Engineer

Manages all department operations, including water distribution and treatment, wastewater collection and treatment, City streets and parks, City vehicles/rolling stock, City-owned public buildings/grounds/equipment, and capital improvement program. Bachelor's degree in civil engineering or related field desirable. Minimum of five years of experience in the planning, construction, maintenance, or operations of public facilities, utilities, or transportations systems. At least three years of this experience must have been at a managerial level and must have included responsibility for supervising professional level staff in government or city service position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$37.35	\$57.95	Exempt
City of Cordova	\$33.51	\$48.80	Exempt, can be paid outside this range
City of Kenai	\$50.64	\$66.85	Exempt
City of Palmer	\$35.42	\$57.88	Exempt
City of Seward	\$39.86	\$57.80	Exempt: Public Works Director
City of Soldotna	\$46.90	\$60.64	Exempt
City of Wasilla	\$50.99	\$67.83	Exempt, Public Works Director

Public Works Superintendent

Supervises the operation, maintenance and construction of city public facilities, including street and road maintenance, snow removal, parks and recreation facilities, city owned buildings, grounds and equipment. Responsible for equipment maintenance and Motor Pool operations. Prepares and administers annual PW maintenance contracts. Five years' experience is required, three of which must exhibit overall responsible charge at the Superintendent's level relative to supervision, budgets and records keeping. High school diploma or GED required with a college or vocational/technical courses appropriate to the position desirable.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.22	\$48.49	
City of Seward	\$29.52	\$42.75	Exempt
City of Soldotna	\$40.53	\$51.39	Exempt ; Maintenance Manager
City of Wasilla	\$46.35	\$61.66	Exempt, Deputy Director PW, more duties
Kenai Peninsula Borough	\$43.18	\$62.67	Exempt, Maintenance Director, more duties

Public Works Inspector

Coordinates the placement of public/private utilities and other improvements in City street rights-of-way. Issues right-of-way, driveway, water, and sewer permits. Inspects construction of permitted improvements to insure conformance with applicable regulations/policies. Works with regulatory agencies, developers, surveyors, realtors, property owners and contractors to plan work in the right-of-way in support of private developments. Two years' experience as an inspector on municipal projects and/or two years' experience completing residential/commercial water, sewer, and drainage construction preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.70	\$43.01	
City of Kenai	\$37.79	\$45.35	Building Official/Manager; More duties
City of Palmer	\$22.44	\$36.04	Building Inspector
City of Seward	\$32.47	\$47.02	Building/Fire Inspector; More duties
City of Soldotna	\$35.46	\$45.82	Building Official, building code compliance

GIS/ Engineering Technician

Performs a variety of technical duties within the Public Works Department, similar to what would be performed by an assistant city engineer, under the direction of the Public Works Director. Three years' experience utilizing GIS software in support of municipal infrastructure management and project planning desired. Bachelor's degree in Civil Engineering or other STEM-related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$26.81	\$41.62	

Project Technician

Performs a variety of research, writing and field duties within the Public Works Department under the direction of the Public Works Director. Serves as Project Control Specialist for the Department. Bachelor's degree required, with an emphasis in a STEM-related field

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.99	\$38.82	Less duties
City of Soldotna	\$36.78	\$47.55	Exempt; Project Manager

Public Works Office Manager

Manages and performs administrative and fiscal functions for the Department of Public Works, performing a wide range of administrative/controlling functions to support the smooth, cost-effective operation. Minimum of 8 years' experience in an office environment, with at least 5 years' experience in Public Works or construction office environment.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	
City of Kenai	\$26.85	\$32.22	Administrative Assistant III/Procurement
City of Palmer	\$19.36	\$30.87	PW Administrative Assistant
City of Seward	\$21.32	\$30.87	Executive Assistant, Grants
City of Soldotna	\$25.84	\$33.38	Admin Assistant
City of Wasilla	\$24.73	\$32.89	PW Clerk

Parks Superintendent

Serves as the visionary, caretaker and custodian of the City's parks, trails, and open spaces as well as any related facilities and hardscape, for the community's benefit. Eight years' experience in an environment related to natural resources and parks management.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.70	\$43.01	Less duties
City of Palmer	\$25.51	\$41.23	Parks & Facility Manager
City of Seward	\$29.52	\$42.75	Parks & Campground Operation Supervisor
City of Soldotna	\$44.67	\$57.75	Parks & Rec Director; Includes Sports Complex; More duties
City of Wasilla	\$36.20	\$48.16	Maintenance Super., Parks and Properties- More duties

Lead Equipment Operator

Responsible for leading team of equipment operators to construct, repair and maintain City infrastructure, including roads, trails, drainage works, park facilities, and buildings as well as ancillary administrative functions. Minimum of five years' experience in operation of heavy equipment with emphasis on graders, excavators, backhoes and front-end loaders required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$26.81	\$41.62	
City of Cordova	\$30.46	\$44.37	Exempt; Streets Superintendent; More duties
City of Kenai	\$32.65	\$39.18	Equipment Lead Operator
City of Wasilla	\$36.20	\$48.16	Maintenance Supervisor, Roads; More duties

Equipment Operator II

Operates heavy and light equipment for maintenance of water and wastewater utilities, city streets and parking lots. Five years experience operating heavy equipment. Extensive operation knowledge of graders, excavators and backhoes.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.10	\$37.40	
City of Cordova	\$26.46	\$37.12	Union
City of Kenai	\$28.20	\$33.84	Equipment Operator; only classification, no I/II
City of Palmer	\$22.44	\$36.04	
City of Seward	\$26.83	\$38.86	Mechanic & Operator- More duties
City of Soldotna	\$28.29	\$36.59	Streets & Maint Oper/Worker; More duties- City Wide
City of Wasilla	\$30.22	\$44.18	Roads Technician II

Equipment Operator I

Operates heavy and light equipment for maintenance of water and wastewater utilities, city streets and parking lots. Four years experience operating heavy equipment. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	
City of Cordova	\$23.46	\$32.93	Union
City of Wasilla	\$26.33	\$38.49	Roads Technician I

Lead Mechanic

Maintenance and repair of the City's vehicles, heavy equipment, other rolling stock and small equipment. Provide leadership for, supervise and manage Public Works motor pool operations and staff. Ten years' in mechanical work on heavy and light duty equipment with diesel and gasoline driven engines. Minimum of two years technical education, equivalent to a two-year degree. CDL required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$29.49	\$45.77	
City of Kenai	\$35.99	\$43.19	Shop Foreman
City of Seward	\$29.52	\$42.75	Shop Foreman
Kenai Peninsula Borough	\$33.95	\$43.62	Lead Auto & Diesel Mechanic (5 years journeyman level)

Mechanic II

Performs maintenance and repair of city vehicles including fire, medical and rescue vehicles and their on-board equipment, heavy equipment, other rolling stock and small equipment. Eight years' experience in mechanical work on heavy and light duty equipment with diesel and gasoline engines. Technical education/ training equivalent to some college courses required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.10	\$37.40	
City of Cordova	\$24.46	\$37.12	Union
City of Kenai	\$32.65	\$39.18	Mechanic; only classification, no I/ II
City of Palmer	\$22.44	\$36.04	
City of Soldotna	\$32.28	\$41.76	Mechanic; only classification, no I/ II
City of Wasilla	\$26.33	\$38.49	Mechanic; only classification, no I/ II
Kenai Peninsula Borough	\$31.73	\$40.77	Auto & Diesel Mechanic II (4 years' experience)

Mechanic I

Performs maintenance and repair of city vehicles, heavy equipment, other rolling stock and small equipment. Five years experience working on light and heavy engines, transmissions, electrical and hydraulic systems. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	
City of Cordova	\$23.46	\$32.93	Union
City of Palmer	\$20.91	\$33.45	
Kenai Peninsula Borough	\$29.65	\$38.10	Automotive & Diesel Mechanic I (3 years' experience)

Building Maintenance Supervisor

Responsible for building maintenance of city owned and operated facilities. Supervises building technicians and custodians. Five years' experience in maintenance and construction on various type of commercial and/or public buildings. Knowledge of Federal and State Uniform Building, Electrical Standard and Fire Codes.

	Starting Salary	Ending Salary	Comments
City of Homer	\$26.81	\$41.62	
City of Kenai	\$32.65	\$39.18	Building Maintenance Lead Technician
City of Palmer	\$28.57	\$46.34	Exempt; Maintenance Superintendent; More duties/Experience
City of Wasilla	\$30.22	\$44.18	Facilities Maintenance Technician II
Kenai Peninsula Borough	\$35.19	\$49.40	Exempt; Maintenance Foreman (8 years' experience)

Building Maintenance Technician II

Journey-level position, which performs building maintenance of City-owned and operated facilities, capable of taking the lead on projects as assigned by the Building Maintenance Supervisor. Five years of field experience in building/facility maintenance and certified training as an electrician, plumber, HVAC technician, carpenter, boiler technician or building system control technician - may be substituted for up to three years of field experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.10	\$37.40	
City of Kenai	\$29.64	\$35.57	Building Maintenance Technician; only classification
City of Soldotna	\$32.28	\$41.76	Building Maintenance Technician
City of Wasilla	\$26.33	\$38.49	Facility Maintenance Technician I
Kenai Peninsula Borough	\$33.95	\$43.62	Lead Maintenance (GMM); more duties

Building Maintenance Technician I

Entry Level position, which assists in the performance of building maintenance of City-owned and operated facilities. Works under supervision to perform repairs and preventative maintenance tasks on City buildings, including, but not limited to, HVAC systems, water and waste water plumbing systems, electrical systems, and carpentry repairs.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.35	\$31.59	
City of Palmer	\$14.78	\$23.13	
Kenai Peninsula Borough	\$27.71	\$40.77	General Maintenance Mechanic I/II/III; more duties

Building Custodian

Responsible for custodial services in all city buildings. Two years experience in janitorial work.

	Starting Salary	Ending Salary	Comments
City of Homer	\$15.54	\$24.13	\$200/month car allowance
City of Kenai	\$14.67	\$17.60	Janitor
City of Palmer	\$14.78	\$23.13	Janitor
City of Seward	\$19.38	\$28.07	Building Maintenance Custodian
City of Wasilla	\$14.21	\$18.89	Building Custodian Laborer
Kenai Peninsula Borough	\$21.14	\$29.07	Custodian (1 year exp), Lead Custodian (2 years exp)

Water/Wastewater Utilities

Water and Sewer Superintendent

Supervises the overall operation and maintenance of water and wastewater treatment facilities and distribution/ collection systems to insure safe and adequate supply of drinking water and proper treatment of wastewater to EPA standards. Requires five years' experience operating treatment plants. Must be certified in the State of Alaska as a Level III Water and Wastewater Treatment Operator. Level IV for Water Treatment desirable. State of Alaska Certification Level III in Water Distribution. Level II in Wastewater Collection required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$32.98	\$51.17	
City of Cordova	WD-2 WWC-2	\$30.46	\$44.37	Exempt
City of Kenai	WD-2 WWC-3	\$35.99	\$45.35	Utility Foreman I/II
City of Seward	WD-2 WWC-2	\$29.52	\$42.75	W/WW Operator Foreman
City of Soldotna	WD-2 WWC-2	\$46.90	\$60.64	Exempt ; Utility Department Manager
City of Wasilla	WD-2 WWC-2	\$36.20	\$48.16	Maintenance Supervisor, Utilities

Lead Water/ Wastewater Utilities Technician

Responsible for maintenance and repair of the water distribution and wastewater collection systems. Supervises W/WW Utilities Techs and other personnel as assigned. Five years of experience. State of Alaska Certification Level III in Water Distribution, Level II in Wastewater Collection required- with ability to obtain Level III certification within 24 months of hire or at least ten years of equivalent field experience.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$27.70	\$43.01	
City of Kenai	WD-2 WWC-3	\$26.85	\$32.22	Utility Operator I/II
City of Palmer		\$25.51	\$41.23	Utilities Foreman
City of Soldotna	WD-2 WWC-2	\$35.46	\$45.82	Lead Utility Operator; W/WW and Distribution & Collection Systems

Water/Wastewater Utilities Technician IV

Responsible for maintenance and repair of water distribution (WD) and wastewater collection (WWC) systems. Supervises W/WW Technician I/II/III's and other personnel as assigned in absence of Lead Utility Tech. Extensive knowledge of maintenance of water and wastewater systems with five years' experience. Must possess current State of Alaska Certification Level III in Water Distribution and Level II in Wastewater Collection. Valid Class B CDL with Tanker Endorsement required

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$26.81	\$41.62	
City of Seward	WD-2 WWC-2	\$29.52	\$42.75	Also operates Wastewater Treatment plant

Water/Wastewater Utilities Technician III

Responsible for maintenance and repair of water distribution (WD) and wastewater collection (WWC) systems. Extensive knowledge of maintenance of water and wastewater systems with five years' experience. Must possess current State of Alaska Certification Level I in Water Distribution and Level II in Wastewater Collection within 24 months. Valid Class B CDL with Tanker Endorsement required

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$25.90	\$40.23	
City of Cordova	WD-2 WWC-2	\$26.46	\$37.12	Union
City of Seward	WD-2 WWC-2	\$26.83	\$38.86	Also operates Wastewater Treatment plant
City of Soldotna	WD-2 WWC-2	\$32.28	\$41.76	Utility Operator II

Water/Wastewater Utilities Technician II

Performs maintenance of water distribution and wastewater collection systems. Two years' experience in mechanical and structural repairs and working knowledge of light repairs. Must obtain ADEC Provisional Certificate for Water Distribution and Wastewater Collection within 12 months of hire and Level I Certification within 12 months of receiving Provisional Certificate.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.15	\$35.95	
City of Cordova	WD-2 WWC-2	\$24.12	\$33.81	Union
City of Seward	WD-2 WWC-2	\$24.39	\$35.33	Also operates Wastewater Treatment plant
City of Soldotna	WD-2 WWC-2	\$29.97	\$38.76	Utility Operator I; More duties- operates all areas in Utility department.
City of Wasilla	WD-2 WWC-2	\$22.35	\$32.68	Utilities Technician

Water/Wastewater Utilities Technician I

Entry-level position. Performs maintenance of water distribution and wastewater collection systems. One year experience in mechanical and structural repairs and working knowledge in light equipment operations.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$20.35	\$31.59	Entry-level
City of Wasilla	WD-2 WWC-2	\$19.48	\$28.48	Operator in Training

Treatment Plant Operator IV

Operates and maintains water and wastewater treatment facilities. Five years' experience in water and wastewater field required, including two years as a City of Homer Water and Wastewater Treatment Plant Operator II. Certified in the State of Alaska as a Level III Water and Wastewater Treatment Operator required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$26.81	\$41.62	
City of Seward	WD-2 WWC-2	\$29.52	\$42.75	
City of Soldotna	WD-2 WWC-2	\$32.28	\$41.76	More duties
City of Wasilla	WD-2 WWC-2	\$30.22	\$44.18	Waste Water Tech II / Water Tech II

Treatment Plant Operator III

Operates and maintains water and wastewater treatment facilities. Five years' experience in water and wastewater field required, Certified in the State of Alaska as a Level II Water and Wastewater Treatment Operator required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$25.90	\$40.23	
City of Palmer		\$22.44	\$36.04	
City of Seward	WD-2 WWC-2	\$26.83	\$38.86	
City of Wasilla	WD-2 WWC-2	\$26.33	\$38.49	Waste Water Tech I / Water Tech I

Treatment Plant Operator II

Operates and maintains water and wastewater treatment facilities. Three years working experience in water and wastewater field required. Must be certified in the State of Alaska as a Level I Water and Wastewater Treatment Operator within 18 months of hire.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.15	\$35.95	
City of Palmer		\$20.91	\$33.45	
City of Seward	WD-2 WWC-2	\$24.39	\$35.33	
City of Soldotna	WD-2 WWC-2	\$29.97	\$38.76	Same as Utility/WW Treat. Plant Oper. I; More duties;
City of Wasilla	WD-2 WWC-2	\$19.48	\$28.48	Operator in Training

Treatment Plant Operator I

Entry level position. Operates and maintains water and wastewater treatment facilities. One year and some working knowledge of mechanical and electrical equipment.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$20.35	\$31.59	Entry-level

Lead Treatment Maintenance Technician

Performs maintenance of City water and wastewater systems, facilities and public buildings. Five years of general maintenance experience with small hand and mechanical tools required. Extensive knowledge required for safe and efficient maintenance of water and wastewater treatment facilities. Must have extensive knowledge of and perform maintenance with acetylene torch, cutting, brazing, welding, metal fabrication, pumps, motors, and valve systems. Must have working knowledge of the following skills: electrical (to include 480/3Ph), plumbing, carpentry, HVAC, refrigeration, boiler experience, hydraulics/pneumatics, SCADA and capable of performing heavy manual labor. Experience in heavy equipment operation required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$25.90	\$40.23	

Treatment Maintenance Technician II

Performs maintenance of City water and wastewater systems, facilities and public buildings. Five years of general maintenance experience with small hand and mechanical tools required and two years' experience in at least two of the following skills and working knowledge of the others: SCADA, pumps, motors, and valve systems. Work experience in water and wastewater field desired, as well as Water or Wastewater Level I, back flow prevention, refrigeration, boilers.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.15	\$35.95	

Treatment Maintenance Technician I

Performs maintenance of City water and wastewater systems, facilities and public buildings. Maintenance background of at least two years required. Requires working knowledge of; electrical systems, components and troubleshooting of same, pumps, plumbing and carpentry. Welding and metal fabrication skills desirable. Experience in water or wastewater fields desirable. Entry Level.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$20.35	\$31.59	

PORT AND HARBOR

Port Director/Harbormaster

Responsible for the operation and maintenance of the Port and Harbor, fish dock, ice plant and storage facilities and city owned lands on the Homer Spit. Bachelors Degree or equivalent in experience and education in marine related business administration desired. Five years experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$36.43	\$56.53	Exempt
City of Cordova	\$33.51	\$48.80	Exempt, Harbormaster
City of Kodiak	\$46.00	\$63.43	Exempt, Harbormaster
City of Seward	\$39.86	\$57.80	Exempt, Harbormaster, supervises Seward Marine Industrial Center (SMIC)

Deputy Harbormaster

Supervises operation of the Port and Harbor to insure smooth, efficient and safe delivery of services to all customers and user groups. Supervisors Harbor Officers. Five years marine background experience, including two years of administrative and supervisory experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.22	\$48.49	
City of Cordova	\$24.12	\$33.81	Harbor Operations Foreman; Union
City of Kodiak	\$36.75	\$50.67	Exempt
City of Seward	\$37.08	\$53.77	Oversees ship lifts, SMIC, Port Maintenance

Harbor Officer II

Responsible for the safe and efficient operations of the Port and Harbor during assigned shift. Monitors use and security of Port and Harbor facilities. Monitors moorage, electrical usage, grid usage, float and public dock usage. Five years' marine experience. Certification at ETT/Defibrillator level, training in marine firefighting.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.10	\$37.40	
City of Kodiak	\$24.00	\$33.09	Senior Harbor Officer
City of Cordova	\$21.62	\$30.32	Union
City of Seward	\$26.83	\$38.86	Harbor Worker II, ship lifts, SMIC, maintenance

Harbor Officer I

Responsible for the safe and efficient operations of the Port and Harbor during assigned shift. Monitors use and security of Port and Harbor facilities. Monitors moorage, electrical usage, grid usage, float and public dock usage. Four years' marine experience, with knowledge of local state, and federal laws governing marine/ harbor facilities. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	
City of Kodiak	\$22.00	\$30.33	Harbor Officer
City of Cordova	\$20.76	\$29.11	Harbor Maintenance I

Ice Plant/ Fish Dock Supervisor

Supervises the operation and maintenance of the fish dock, cold storage and ice production facility. Supervises Fish Dock Operators. Extensive experience of at least five years in maintaining refrigeration systems preferred, flake ice machines, ice conveying systems or similar type equipment with at least one year management of an ice or related facility desirable. High school diploma or GED required, with college or vocational courses appropriate to the position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$28.60	\$44.39	

Ice Plant Operator II

Responsible for maintenance and operation of ice production plant, cold storage facility and related dock systems. Three years' experience in maintaining refrigeration systems, flake ice machines, ice conveying systems or similar equipment required. One year vocational/technical school in refrigeration or equivalent experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	

Ice Plant Operator I

Responsible for maintenance and operation of ice production plant, cold storage facility and related dock systems. Working knowledge of maintaining refrigeration systems, flake ice machines, ice conveying systems or similar equipment desired. One year vocational/technical school in refrigeration or equivalent experience desired.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	

Port Maintenance Supervisor

Supervises the maintenance, repair and improvements to the Port and Harbor facilities. Supervises port maintenance technicians. At least four years' experience in a similar supervisory role working in a multifaceted governmental or private organization. Extensive knowledge of work associated with the operations and maintenance of Port and Harbors is required. Five years' experience with hydraulic pumps, motors, cylinders and valve systems.

	Starting Salary	Ending Salary	Comments
City of Homer	\$28.60	\$44.39	

Port Maintenance Technician II

Performs the maintenance, repair and improvements to the Port & Harbor facilities. Minimum five years' experience with hand and power tools required. Extensive experience in at least two of the following areas, and working knowledge of the others: hydraulic systems (motors, cylinders valves, etc.), electrical and mechanical troubleshooting, metal fabrication (welding, cutting, brazing, etc.), small/large engine repair. Must have advanced electrical, plumbing, carpentry experience and capable of performing heavy manual labor.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.15	\$35.95	
City of Kodiak	\$23.35	\$32.19	

Port Maintenance Technician I

Performs the maintenance, repair and improvements to the Port & Harbor facilities. Minimum three years' experience with hand and power tools required. Working knowledge of: hydraulic systems (motors, cylinders valves, etc.), electrical and mechanical troubleshooting, metal fabrication (welding, cutting, brazing, etc.), small/large engine repair. Must have basic electrical, plumbing, carpentry experience and be capable of performing heavy manual labor.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.31	\$33.05	

Port Administrative Supervisor

Responsible for oversight and supervision of administrative staff. Responsible for accounting and billing preparation of all vessels utilizing the harbor or port facilities and receipt of fees. Assists the Port and Harbor Director with Port and Harbor contracts and administration of leases. Acts as Port Commission Liason, attends meetings and assists with agenda. Five years office experience in duties requiring public contact.

	Starting Salary	Ending Salary	Comments
City of Homer	\$25.90	\$40.23	
City of Kodiak	\$26.50	\$36.54	
City of Seward	\$21.32	\$30.87	

Administrative Secretary

Responsible for secretarial duties for the Port and Harbor Department. Maintains all department files including correspondence and office equipment files. Three years clerical work experience in a public setting required. Working knowledge of accounting procedures desired.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.31	\$33.05	
City of Kodiak	\$21.75	\$29.99	Administrative Specialist
City of Seward	\$21.32	\$30.87	Executive Assistant

Administrative Assistant

First point of contact for over-the-counter transactions and phone calls. Assists with maintaining paper Moorage Agreements and digital client records in harbor database. Acts as purchasing agent for the Port and Harbor and provides budget reports to department heads. Maintains records of daily electric usage and conducts monthly electric billing.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.31	\$33.05	
City of Kodiak	\$21.75	\$29.99	Administrative Specialist
City of Seward	\$21.32	\$30.87	Executive Assistant

BENEFITS SURVEY

Major Medical Benefits

	Deductible Individual	Deductible Family	Out of Pocket Individual	Out of Pocket Family
City of Homer	\$1500	\$4500	\$4000	\$12,000
City of Cordova Reimbursed \$1,000 EE \$1,500 max	\$1500	\$4500	\$4000	\$12,000
City of Kenai HRA Reimburses Medical Deductible Expenses after \$500 Employee Deductible met; \$1650 Family	\$2,000	\$4000	\$4000	\$8000
City of Palmer	\$1000	\$2000	\$4500	\$9000
City of Seward	\$500	\$1500	\$2,250	\$6,750
City of Soldotna Deductible 2000/4000 city reimburses employee up to 1800/3200 as it is used	\$2000	\$4000	\$3000	\$6000
City of Wasilla	\$300	\$600	\$2,300	\$4,600
Kenai Peninsula Borough – HDHP w/ HSA or HRA	\$2000	\$4000	\$5000	\$8500

Prescription Drug Benefits

	Co-Pay Generic 30-day	Co-Pay Brand 30-day	Mail Order Co-Pay Generic 90-day	Mail Order Co-Pay Brand 90-day
City of Homer	\$20	\$40	\$50	\$100
City of Cordova	\$10	\$20	\$20	\$40
City of Kenai				
City of Palmer	\$15	\$30	\$37.50	\$75
City of Seward	\$20	\$40	\$50	\$100
City of Soldotna	\$10	\$20/\$35	\$20	\$40/\$60
City of Wasilla	\$10	\$25	\$20	\$40
Kenai Peninsula Borough	\$5	30%	Same	Same

Dental Benefits

	Individual Deductible	Family Deductible	% Paid Diagnostic-Preventative Basic Services Major Services	Lifetime Orthodontia	Annual Plan Maximum
City of Homer	\$0	\$0	100%, 80%, 50%	\$1000	\$2000
City of Cordova	\$0	\$0	100%, 80%, 50%	\$1000	\$2000
City of Kenai	\$50	\$150	100%, 80%, 50%		\$2000
City of Palmer	\$50	\$150	100%, 80%, 50%	\$1500	\$2000
City of Seward	\$0	\$2,000/ person	100%, 80%, 50%	\$1000	
City of Soldotna	\$50		100%, 80%, 50%	\$1750	\$1500
City of Wasilla			80%	\$2500	\$3000
Kenai Peninsula Borough	\$75	\$250	100%, 100%, 50%	none	\$2500

Vision Benefits (in-network)

	Exam	Lenses	Frames	Contacts
City of Homer	100%	Employee pays \$25 materials copay, then covered in full	100% to \$130	In lieu of glasses; 15% discount – up to \$130
City of Cordova	100%	Employee pays \$25 copay for Doctor Visit	\$500 max benefit paid for lenses, glasses, contacts etc.	
City of Kenai HRA Reimburses Vision up to \$150 Employee; \$300 Family	100% Once per calendar year	Covered in full up to \$170	Covered in full up to \$90	See Lenses
City of Palmer	90%	\$350 max combined w/ Wxam and hardware	←	\$170
City of Seward	\$25 Copay	Flat \$150 per calendar yr	\$150	\$150
City of Soldotna	100%	80% of max amt. Two per year	80% of max amt. One set every 2 years	80% up to max amt. depending on the CPT code
City of Wasilla	100%	Employee pays \$20, then covered in full	Employee pays \$20, then covered in full	Employee pays \$60, then covered up to \$145.
Kenai Peninsula Borough	80%	80%, one per calendar year	80% up to \$150, every two years	In lieu of glasses, 1 years supply contacts - 80%

Monthly Insurance Rates-EMPLOYEE SHARE (medical, dental, & vision)

	Name of Insurance	Employee Only	Employee + Spouse	Employee + Child(ren)	Family
City of Homer	Premera Employee share 10-11%	\$111 10%	\$221 11%	\$199 11%	\$310 11%
City of Cordova	Self-insured	\$153.38	\$339.99	\$246.68	\$431.57
City of Kenai	Premera	\$173	\$314	\$345	\$473
City of Palmer	Premera	\$0	\$196.90	\$172.98	\$377.22
City of Seward	Premera	\$0	\$0	\$0	\$0
City of Soldotna	Aetna	\$104.58	\$485.16	\$400.62	\$676.50
City of Wasilla	Blue Cross Blue Shield	\$0	\$0	\$0	\$0
Kenai Peninsula Borough – HDHP w/ HRA or HSA	Self-insured; Premera TPA	\$95/mo	\$190/mo	Employee cost+ \$25 per child or (6 or more children \$150 total/mo)	Add Employee + spouse + children

Monthly Insurance Rates-EMPLOYER SHARE (health, vision and dental)

	Name of Insurance	Employee Only	Employee + Spouse	Employee+ Child(ren)	Family
City of Homer	Premera	\$991.10	\$2290.19	\$1883.75	\$3185.07
City of Cordova	Self-insured	Did not provide	Did not provide	Did not provide	Did not provide
City of Kenai	Premera	\$1,158.59	\$2,099.93	\$2,312.22	\$3,642.03
City of Palmer	Premera	Did not provide	Did not provide	Did not provide	Did not provide
City of Seward	Premera	\$1324.68	\$3028.26	\$2507.65	\$4211.18
City of Soldotna	Aetna	\$941.33	\$1940.63	\$1602.50	\$2706.06
City of Wasilla	Per CBA/Yearly Cost				
Kenai Peninsula Borough – HDHP w/ HRA or HSA	Self-insured; Premera TPA	\$2650	\$2650	\$2650	\$2650

Employer Provided Life Insurance

	Amount of Coverage	Accidental Death	Spouse Coverage	Dependent Coverage
City of Homer	Annual Salary - Maximum \$100,000	Yes	Supplemental	Supplemental
City of Cordova	\$10,000	Yes	Yes	Yes
City of Kenai	1.5 Annual Salary – maximum of \$100,000	Yes	Yes	Yes
City of Palmer	\$20,000	No	\$1000	\$1000
City of Seward	\$20,000	Yes	Supplemental	Supplemental
City of Soldotna	Regular F/T \$7000 Police up to \$67,000	Yes	No	No
City of Wasilla	\$50,000	\$50,000	\$2,000	\$2,000
Kenai Peninsula Borough	Annual Salary	Yes	\$2000	\$2000

Annual Leave Benefit – Days per Year (8 hour days)

	1 Yr	2 Yr	3 Yr	4 Yr	5 Yr	6 Yr	7 Yr	8 Yr	9 Yr	10 Yr	15 + Yr
City of Homer	18	21	24	24	24	27	27	27	27	30	35
City of Cordova (Exempt)	12	18	24	24	24	30	30	30	30	30	30
City of Cordova (Union)	12	16	16	16	16	22	22	22	22	22	26 12+yr
City of Kenai	24	24	27	27	27	30	30	30	30	30	33
City of Palmer	23	23	29	29	32	32	32	32	32	38	38
City of Seward	20	20	25	25	25	25	30	30	30	30	30
City of Soldotna	22.5	22.5	25.5	25.5	28.5	28.5	28.5	28.5	28.5	34.5	34.5
City of Wasilla	18	18	24	24	24	24	24	30	30	30	30
Kenai Peninsula Borough	21	21	25	25	25	30	30	30	30	30	35

Holidays, Sick Leave and Additional Leave Benefits

	# Holidays (Days)	Sick Leave	Additional Leave (Bereavement, Jury, Military)
City of Homer	11 + Employee's Birthday	40 hrs per year, not to exceed 80 in sick bank	Yes
City of Cordova (Exempt)	13 Includes Employee's Birthday	15	Yes
City of Cordova (Union)	13	12	Yes
City of Kenai	12	Combined with leave	Yes
City of Palmer	11	Combined with leave	Yes
City of Seward	12	Combined with leave	Yes
City of Soldotna	11	Combined with leave	Yes
City of Wasilla	11	Combined with Leave	Yes
Kenai Peninsula Borough	12-13	Combined with leave	Yes

Additional Benefits

	Part-time/ Seasonal Benefits	On-Call pay per Hr.	Shift Differential; Swing/Graveyard	Temporary Assignment Pay
City of Homer	Yes, P/T pro-rated	\$3.00 hr 2-hr minimum call-out	2% swing / 4% grave	Yes, if 5 or more days
City of Cordova	No	\$5/hr Police & \$2/hr W&S	4%	Occasionally
City of Kenai	No	2 hr minimum call-out	2% swing / 4% grave	Yes
City of Palmer	Yes	No	3%	After 14 days
City of Seward	None	1 hour at OT rate per day/period	3% swing/ 6% grave	Yes
City of Soldotna	Yes, PT pro-rated	\$4.25 hr.	7%	Yes, 5%
City of Wasilla	Yes, P/T pro-rated	2 hr minimum call-out / dependent on CBA	dependent on CBA	Yes, dependent on CBA
Kenai Peninsula Borough	Yes PT pro-rated	2 hr minimum call-out	3.75% swing/ 7.5% grave	Yes

Personnel Policies

	How many salary steps on wage scale	How often are increases given	Additional salary increases for employee at the end of wage scale
City of Homer	15	Merit based	No
City of Cordova	12 Exempt, 8 Union	Merit based - Exempt Step schedule - Union	No
City of Kenai	9	A-F annually Every two years after	After 2 years at last step 2% longevity bonus annually
City of Palmer	9	Annually	Longevity 3.5% every two years (Steps A-D)
City of Seward	Range – no steps	Merit based	No
City of Soldotna	12	Annually	Longevity pay 2% lump sum annually once hit the top step in range.
City of Wasilla	13 non-union; others dependent on union	Annually	No
Kenai Peninsula Borough	12	Step 1-3 Annual Step 3-12 Biennial	Professional licensing; \$750 lump sum once employee reaches step 12, every two years of service (maximum of three lump sum payments)

COLA's

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
City of Homer	0	0	0	0	2%	0	0	1.5%	.5%	.5%	3%	1%	7%
City of Cordova	2%	2%	3%	2.25%	3.1%	3%	1.5%	1.5%	0%	2%	2%	2%	0
City of Kenai	1.1%	1.1%	.9%	3.6%	2%	3.5%	0	0	.8%	.2%	2%	.22%	4.35%
City of Palmer	0	0	0	0	0	3%	0	0	0	0	0	0	0
City of Seward	0	1.2	1.8%	2.5%	3%	3%	0	0	2.1%	0	0	0	0
City of Soldotna	3.5%	1.8% / 2.5%	1.8%	2%	2.2%	3.1%/2.5%	1.6%	.5%/1.5%	.4%/.5%	3%	0/1.4%	1.4%/.5%	4.9%
City of Wasilla	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Kenai Peninsula Borough	3.0%	2%	4.6%	2.5%	3.5%	2.5%	1%	0.5%	0.5%	.5%	2.0%	2.0%	1.5%



COMMUNITY CONVERSATION: Housing Solutions in the Greater Homer Area

SATURDAY MARCH 25, 2023

9:00 AM TO 12:30 PM

Christian Community Church, 3838 Bartlett Street, Homer, AK

Doors open at 9 AM - Meeting begins at 9:30 AM

9:30-12:30 PM AGENDA

- Homer Housing Survey Results
- Workshop: What are our priorities?
- Workshop: Solutions and Next Steps!

For more information email:
hannah@gsquared.solutions

**SCAN HERE FOR
MORE INFO:**



SUPPORTED BY:





February 23, 2023

Homer City Council
491 East Pioneer
Homer, AK 99603

Dear Council Members,

The Center for Alaskan Coastal Studies (CACS) would like to thank the City of Homer for continuing to support local nonprofits in the community through the City of Homer Grants Program administered through the Homer Foundation. We are especially thankful for the \$2,733 in operational support we received in 2022 through this program.

City of Homer grant funds are used primarily to support free and reduced priced afterschool and community programs and our CoastWalk program. CoastWalk is conducted every fall and contributes to coastal monitoring and marine debris data collection. In 2022 we had 44 individual volunteers and over 350 students and groups involved in CoastWalk. An additional 180 people engaged in presentations about marine debris and its impact on healthy ocean ecosystems. This program, started in 1984, is an important stewardship activity for the Homer community. In partnership with the City of Homer our High School and KPC/KBC Semester by the Bay Interns continued to monitor 3 recycling stations at key public venues (Karen Hornaday Park, Bishop's Beach, and Mariner Park) throughout the year. In 2022 we collected and sorted 839 lbs of recyclable materials.

Operational funds are very difficult to raise, yet so vital to the functions and sustainability of an organization. Most grantors want to fund projects and programs, but the "cogs in the wheel" are what keeps everything moving forward. The generosity of the city through this grant program, the community and local businesses is also helpful in securing these important unrestricted funds. We thank you for understanding the importance of this for nonprofits and applaud your dedication to making these operational funds available.

Community partnerships are very important to CACS and our programs. We seek out opportunities to collaborate and enjoy partnerships with the Pier One Theatre, Homer Farmer's Market, local schools, HoWL, Project Grad, USFW/Islands and Ocean Visitor Center staff, KBNERR, the REC Room, and many others.

Thanks for your continuing support of all non-profits in Homer who are collectively contributing to the important work being done to promote a healthy ecosystem, and an engaged and connected community.

Sincerely,

Elizabeth Trowbridge
Executive Director



AGENDA ITEM REPORT

Appropriation Reduction related to Ordinance 23-11 and Veto of Resolution 23-017 in accordance with HCC 2.08.070 Mayor's veto. Mayor.

Item Type: Action Memorandum
Prepared For: City Council
Meeting Date: 13 Mar 2023
From: Melissa Jacobsen, MMC, City Clerk

In accordance with Homer City Code 02.08.070 Mayor Castner has reduced of an appropriation related to Ordinance 23-11, An Ordinance appropriating \$650,000 to update the Comprehensive Plan and Title 21 Zoning and Planning. He has reduced the appropriation to \$250,000.

Mayor Castner has also vetoed Resolution 23-017 awarding a contract to Agnew::Beck for their services to update the Comprehensive Plan and Title 21 Zoning and Planning.

A veto may be overridden by vote of two-thirds of the authorized membership of the City Council within 21 days following exercise of the veto, or at the next regular meeting, whichever is later. The City Council shall first consider a veto override at the first regular or special Council meeting, not including worksessions, that occurs following the veto, but the City Council may postpone taking action from time to time until the expiration of the time for override specified in the preceding sentence

Attachments:

Reduction of appropriation and vetoed resolution signed by Mayor Castner and Memorandums from Mayor Castner Re: Reduction of and Appropriation (Ordinance 23-11) and Veto of Resolution 23-017.
HCC 2.08.070 Mayor's veto

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 23-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING AN AMOUNT NOT TO EXCEED ~~\$650,000~~ FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE OF DEVELOPING A NEW COMPREHENSIVE PLAN AND A COMPLETE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE FOR THE CITY OF HOMER.

REDUCED TO
\$250,000
K. Caston

WHEREAS, An update of the Comprehensive Plan and modernization of the Zoning Code was identified as a Council priority during the 2022 Visioning work session held in March 2022 at the Pratt Museum; and

WHEREAS, The Comprehensive Plan establishes, at a high level, a vision, goals, and objectives for the future development of the City and underwent a technical update in 2018; and

WHEREAS, The City's Title 21 Zoning and Planning Code defines the processes, establishes zoning districts, and associated development standards for land use development in the City and is the regulatory framework that implements the vision, goals, and objectives established in the Comprehensive Plan; and

WHEREAS, The City's Title 21 Zoning and Planning Code was established in the 1980's; and

WHEREAS, In 2008 the Planning Commission drafted a substantial re-write of Title 21 that was adopted by Council in Ordinance 08-29; and

WHEREAS, A comprehensive update to Title 21 Zoning and Planning Code is necessary to modernize the code, improve efficiency and user friendliness, and align with and implement the vision of the Comprehensive Plan; and

WHEREAS, On September 27, 2022 a Memorandum was provided to the City Council where City staff proposed a two-phase project, starting with a new Comprehensive Plan and ending with a complete update of the Title 21 Zoning and Planning Code; and

41 WHEREAS, The Request for Qualifications developing a new Comprehensive Plan and a
42 complete update of the Title 21 Zoning and Planning Code closed on December 9, 2022; and
43

44 WHEREAS, The Request for Proposals developing a new Comprehensive Plan and a
45 complete update of the Title 21 Zoning and Planning Code closed on January 20, 2023; and
46

47 WHEREAS, A resolution providing a recommendation on selecting a consultant firm and
48 awarding a contract will be provided at the February 27, 2023 Council Meeting; and
49

50 WHEREAS, A new Comprehensive Plan will guide the future development of the City
51 over the next 20 years and address the unique planning challenges of the community, such as
52 limited developable land, a strong demand for housing, and consideration of our unique
53 geographical and topographical conditions; and
54

55 WHEREAS, An updated Title 21 Zoning and Planning Code will allow the City to realize
56 the vision and goals defined in the Comprehensive Plan with updated processes and
57 development standards, with greater efficiency, clarity, and user friendliness built into the
58 code; and
59

60 WHEREAS, Upon project completion, the City of Homer Planning Commission will
61 consider a resolution providing their recommendation for adoption of a new Comprehensive
62 Plan and a complete update of the Title 21 Zoning and Planning Code; and
63

64 WHEREAS, Upon project completion, the City Council will consider an ordinance for
65 adoption of a new Comprehensive Plan and a complete update of the Title 21 Zoning and
66 Planning Code; and
67

68 WHEREAS, The City of Homer supports developing a new Comprehensive Plan and a
69 complete update of the Title 21 Zoning and Planning Code proposal.
70

71 NOW THEREFORE, THE CITY OF HOMER ORDAINS:
72

73 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by
74 appropriating no more than ~~\$650,000~~ to secure the services of a professional consultant to
75 facilitate the development of a new Comprehensive Plan and a complete update of the Title 21
76 Zoning and Planning Code through a competitive bidding process as follows:
77

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156	Comprehensive Plan & Title 21 Updates	\$650,000

REDUCED to
\$ 250,000
K. Carter

82 Section 2. This budget amendment ordinance is temporary in nature and shall not be
83 codified.

84

85 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of February, 2023.

86

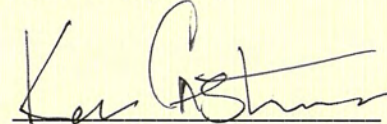
87

CITY OF HOMER

88

89

90



91

KEN CASTNER, MAYOR

92

93 ATTEST:

94

95

96

97 _____
RACHEL TUSSEY, CMC, ACTING CITY CLERK

98

99 YES:

100 NO:

101 ABSTAIN:

102 ABSENT:

103

104 First Reading:

105 Public Hearing:

106 Second Reading:

107 Effective Date:



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

TO: The Homer City Council

THROUGH: Melissa Jacobsen, City Clerk

FROM: Ken Castner, Mayor

DATE: March 9, 2023

SUBJECT: Reduction of an Appropriation (Ordinance 23-11)

Under the authority granted to me by AS 29.20.270 and HCC 02.08.070, I am reducing the amount authorized for the expenditures identified in Ordinance 23-11 from \$650,000.00 to \$250,000.00.

This reduction is targeted at the section of the Ordinance authorizing an expenditure for “A New Comprehensive Plan”. The remainder is appropriated for code revisions, which can be done in compliance with the current comprehensive plan.

I’m fairly certain that the Commissions and the City Council would have liked to have discussed the parameters, milestones, priorities and sequencing of the various elements found in this expenditure. I know that there are some sections of the City’s Comprehensive Plan that need attention in the near term, but the current plan is only 5 years old and a complete rewrite does not seem warranted at this time.

Moreover, absent the guideposts of a comprehensive fiscal plan, off-cycle capital budget expenditures, where there is no emergency, should be met with firm resistance from the City Council. In this case, a new budget cycle begins in 4 months and this request can be measured against all the other capital requests.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 23-017

~~A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT WITH AGNEW BECK CONSULTING OF ANCHORAGE, ALASKA, FOR AN AMOUNT NOT TO EXCEED \$650,000 FOR THE PURPOSE OF DEVELOPING A NEW COMPREHENSIVE PLAN AND A COMPLETE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.~~

VETO BY
MAYOR
K. Castan

WHEREAS, At the October 10, 2022, City Council Meeting, staff provided a memorandum recommending a two-stage process, a Request for Qualifications and a Request for Proposals, for soliciting professional planning services to develop a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code; and

WHEREAS, The Request for Qualifications was advertised in the Homer News October 27, 2022 and November 3, 2022, and sent to two plans rooms in the state and three plans rooms out of state, and posted on the city website; and

WHEREAS, Qualifications were due by 4:30 p.m. Friday December 9, 2022 and four statements of qualifications were received by the City Clerk's Office; and

WHEREAS, A committee reviewed statements of qualifications on December 13, 2022, selecting three of the four firms for the second stage Request for Proposals process; and

WHEREAS, Proposals were due by 4:30 p.m. Friday January 20, 2023 and three proposals were received by the City Clerk's Office; and

WHEREAS, A committee reviewed proposals on February 1, 2023, selecting the firm of Agnew Beck Consulting of Anchorage, Alaska as the most responsive fitting the requirements of the City; and

WHEREAS, This award is not final until notice is received by Agnew Beck Consulting from the City of Homer.

~~NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby awards the contract for developing a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code to Agnew Beck of Anchorage, Alaska in an amount not to exceed \$650,000 and authorizes the City Manager to negotiate and execute the appropriate documents.~~

VETO BY MAYOR
K. Castan 108

45
46 PASSED AND ADOPTED by the Homer City Council this 27th day of February, 2023.

47
48 CITY OF HOMER

49
50
51 _____
52 KEN CASTNER, MAYOR

53 ATTEST:
54
55
56 _____
57 RACHEL TUSSEY, CMC, ACTING CITY CLERK

58
59 Fiscal note: Ordinance 23-11



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

TO: The Homer City Council

THROUGH: Melissa Jacobsen, City Clerk

FROM: Ken Castner, Mayor

DATE: March 9, 2023

SUBJECT: Veto of Resolution 23-17 (Award of a Contract for Services)

Under the authority granted to me by AS 29.20.270 and HCC 02.08.070, I am vetoing Resolution 23-17, which awards a contract in the amount of \$650,000 to Agnew Beck.

The appropriation supporting the contract award has been significantly reduced and the City Manager does not believe the contract amount can be reduced under the terms of the solicitation. The appropriation must precede the contract award.

2.08.070 Mayor's veto.

a. Except as provided in this section, the Mayor may veto an ordinance, resolution, motion, or other action of the City Council and may strike or reduce appropriation items.

b. A veto must be exercised before the next regular meeting of the City Council. A veto must be signed by the Mayor and be accompanied by a written explanation of the reasons for the veto. A veto that is not signed or that fails to include a written explanation of the reasons for the veto is ineffective. A veto may be overridden by vote of two-thirds of the authorized membership of the City Council within 21 days following exercise of the veto, or at the next regular meeting, whichever is later. The City Council shall first consider a veto override at the first regular or special Council meeting, not including worksessions, that occurs following the veto, but the City Council may postpone taking action from time to time until the expiration of the time for override specified in the preceding sentence.

c. The veto does not extend to:

1. Actions of the City Council sitting as the Board of Adjustment;
2. Adoption or repeal of a Manager plan of government;
3. The veto does not extend to an ordinance adopted under AS 04.11.501. [Ord. 96-01, 1996; Ord. 90-22, 1990. Code 1981 § 1.24.070].