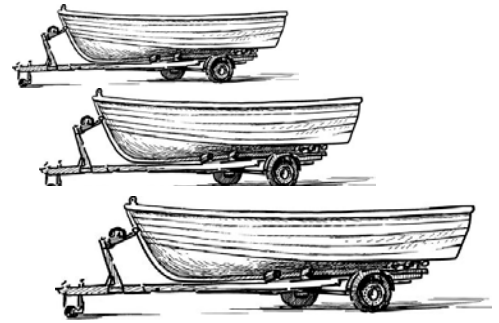


City Council
March 29, 2016
Tuesday



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

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

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March/April

- Tuesday 29th:** **CITY COUNCIL**
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
- Thursday 31st:** **AMERICANS WITH DISABILITIES ACT COMPLIANCE COMMITTEE**
Meeting 4:00 p.m.
- Tuesday 5th:** **LIBRARY ADVISORY BOARD**
Regular Meeting 5:30 p.m.
- Wednesday 6th:** **PUBLIC SAFETY BUILDING REVIEW COMMITTEE**
Meeting 5:30 p.m.
- Monday 11th:** **CITY COUNCIL**
Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

- City Council 2nd and 4th Mondays 6:00 p.m.**
Library Advisory Board 1st Tuesday with the exception of January, April, August and November 5:30 p.m.
Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.
Parks and Recreation Advisory Commission 3rd Thursday with the exception of July, December and January 5:30 p.m.
Planning Commission 1st and 3rd Wednesday 6:30 p.m.
Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May-August 6:00 p.m.)
Cannabis Advisory Commission 4th Thursday 5:30 p.m.
Public Arts Committee Quarterly 2nd Thursday 5:00 p.m.
Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BETH WYTHER, MAYOR - 16
BRYAN ZAK, COUNCILMEMBER - 16
DAVID LEWIS, COUNCILMEMBER - 17
GUS VAN DYKE, COUNCILMEMBER - 16
CATRIONA REYNOLDS, COUNCILMEMBER - 17
DONNA ADERHOLD, COUNCILMEMBER - 18
HEATH SMITH, COUNCILMEMBER - 18

City Manager, Katie Koester
City Attorney, Thomas F. Klinkner

<http://cityofhomer-ak.gov/cityclerk> for home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106

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



WORKSESSION
4:00 P.M. TUESDAY
MARCH 29, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. STRATEGIC DOING – REVIEW OF PROCESS** Page 7
COMPREHENSIVE PLAN UPDATE

Memorandum 16-057 from City Planner as backup. Page 73
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 4:50 P.M.**
Next Regular Meeting is Monday, April 11, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

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Office of the City Manager

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Memo

TO: Honorable Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: January 20, 2015
SUBJECT: Strategic Doing Intro to New Members

Strategic Doing was born from a desire to cultivate a thoughtful and strategic approach to prioritizing and implementing the many City of Homer Plans. Council met in an all-day work session with staff from the University of Alaska to categorize and prioritize the implementation table of the Comprehensive Plan, the closest thing the City has to a synthesis of all plans (and many plans are adopted as sub-plans of the Comprehensive Plan). From the all-day worksession, and some in-depth follow up prioritization exercises, the attached 'to-do' list was created. Council also established regular Strategic Doing worksessions where staff reports to Council on these priorities. These worksessions are an important opportunity staff would not normally have to keep Council in the loop on projects and priorities, receive important feedback, and involve the public.

Strategic Doing in a Nutshell

Our economy is undergoing fundamental shifts. The integration of global markets, coupled with the explosion of the Internet in the late 1990's, created a "perfect storm" of deep economic change. To thrive in this environment, regional economies need balanced strategies that encourage new conversations, open networks, and collaborative investments that share risks and returns. Yet, the old approaches to strategy -- strategic planning -- do not work very well in moving us forward. The reason is simple. Strategic planning was designed to guide hierarchical organizations. It does not work in loosely connected networks where no one can tell anyone what to do.

Strategic Doing is an alternative.-- Strategic Doing enables networks of people to collaborate on complex projects. By following a discipline of guided conversations, a loose assembly of people can quickly generate a strategic action plan to keep their collaborations focused and on track. Strategic Doing involves answering four simple (but not easy) questions.

What could we do?-- In networks, opportunities emerge when we connect our assets. Strategic Doing begins with careful listening, so we can identify the assets in our network. We explore how we could "link and leverage" these assets in new and different ways. As we conduct these conversations, new opportunities emerge.



What should we do?-- We cannot pursue every opportunity. We need to start our collaborations by focusing on one. Deciding on what we should do involves defining a clear outcome with concrete characteristics that we can measure. In this way, we can agree on what success looks like. We forge agreement on what we should do.

What will we do?-- Translating ideas into actions involves defining a project with clear milestones to mark our path forward. In a network, execution is a shared responsibility. By making our commitments transparent, our network becomes resilient. We know quickly how we can adjust our actions when we run into obstacles.

What's your 30/30?-- Strategy is an ongoing challenge, a set of experiments that never ends. It is a continuous process of "learning by doing". Only by committing to this continuous learning and adjustment can we figure out what works. Transformation takes place when we grow our successful experiments.

Chapter 10 Implementation: *status update*

Key: ~~Strike Through~~ = accomplished

Blue Text & Italics = Status Update

Land Use. *See Chapter 4 for details.*

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Improved Zoning				
<ul style="list-style-type: none"> Develop new zoning code to implement new categories. <i>Ongoing and have made good progress. Started with Mixed Use, Town Center, and Residential Office Districts.</i> 			x	City, Planning Department and Commission
<ul style="list-style-type: none"> Work with the Comprehensive Plan Land Use Recommendation map on an area by area basis to determine the feasibility and acceptability of rezoning. <i>Ongoing and have made good progress.</i> 			x	City, Planning Department and Commission
Improved Standards and Regulations				
<ul style="list-style-type: none"> Create a new City subdivision code. 	x			City, Planning Department and Commission, Public Works
<ul style="list-style-type: none"> Evaluate and consider shifting platting authority from Borough to City of Homer. <i>Reviewing Borough subdivision ordinance, high technical hurdles.</i> 			x	City Council, Administration, Planning Department and Commission, Public Works and Kenai Peninsula Borough
<ul style="list-style-type: none"> Adopt new development standards for development in environmentally sensitive areas. Includes road construction practices. <i>Steep slope standards developed, CIP project submitted for storm water plan.</i> 	x			City Planning Department and Commission, Public Works, Transportation Advisory Committee
<ul style="list-style-type: none"> Create new development standards for higher density residential development. <i>Ongoing. For example, secondary residential dwelling use has been opened up.</i> 		x		City, Planning Department and Commission
<ul style="list-style-type: none"> Adopt building codes. 		x		City Council, with future Building Inspector
Green Infrastructure				
<ul style="list-style-type: none"> Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D. 	x			City, Planning Department and Commission,
<ul style="list-style-type: none"> Develop new standards to address issues related to shore stabilization and ocean front development. <i>Shore stabilization standards developed.</i> 		x		City Planning Department and Commission,
<ul style="list-style-type: none"> Adopt guidelines for sustainable development such as energy efficiency, use of recycled materials, and low impact landscaping in city buildings. <i>Ongoing. No official policy.</i> 	x			City Administration, Council

Pattern of Development				
<ul style="list-style-type: none"> Work with Borough to prepare mutually acceptable development standards. 		x		City, with Kenai Peninsula Borough
<ul style="list-style-type: none"> Establish more specific criteria, process, schedule and objectives for possible future annexations. 		x		City Council, Administration, Public Works, Finance, Planning
<ul style="list-style-type: none"> Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas. 	x			City Planning Department and Commission, Borough

Transportation. *See Chapter 5 for details.*

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Establish a Road Corridor Preservation Program and adopt appropriate ordinances (e.g., road standards, cost sharing mechanisms).	x			City, Public Works, Planning Department, Planning Commission,
Update the 1986 Master Streets and Roads Plan and the 2005 Transportation Plan. Implement the Transportation Plan. <i>Implementation of Transportation Plan is ongoing (for example, CIP project for east west connector, etc). Plan should be updated in 2015.</i>		x		City, Public Works, Planning Department, Planning Commission, Transportation Advisory Committee

Parking

<ul style="list-style-type: none"> Construct strategically located parking lots in or near downtown. <i>Designated RV parking areas at HERC and Chamber.</i> 		x		City, Administration, downtown businesses
<ul style="list-style-type: none"> Improve/increase on-street parking. 		x		City, Planning Department and Commission, Public Works
<ul style="list-style-type: none"> Allow for shared parking and in-lieu fees for downtown businesses. <i>Partially complete: parking code has been updated and shared parking is easier to do. No work on in-lieu fee parking.</i> 		x		City, Planning Department and Commission,

Trails/Non-motorized Transportation

<ul style="list-style-type: none"> Develop bike/pedestrian friendly roadway design standards. 	x			City Public Works, Transportation Advisory Committee
<ul style="list-style-type: none"> Implement the policy recommendations of the Non-Motorized Transportation Plan, e.g. an acceptance policy for trail easements. <i>Ongoing. Trails design manual in place. New trails have been built (Spit trail, for example).</i> 	x			City Public Works, Administration
<ul style="list-style-type: none"> Build the recommended trail connections in the Non-Motorized Transportation Plan. <i>Ongoing.</i> 	x	x	x	City Council, Public Works, Parks and Recreation Commission, Transportation Advisory Committee, Planning, nonprofits, developers

Public Services & Facilities. See Chapter 6 for details.

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Fire & Emergency Services				
<ul style="list-style-type: none"> Construct new building and training facility. <i>Preliminary design underway for new joint public safety building.</i> 		x		City Administration, Council, Fire Department
<ul style="list-style-type: none"> Develop satellite facility on Skyline Drive. Completion date October 2014. 	x			City Administration, Fire Department
<ul style="list-style-type: none"> Hire Fire Marshal/Code Examiner. 	x			City, Council
<ul style="list-style-type: none"> Increase volunteer core to 50 people. 		x		City, Fire Dept, volunteers
<ul style="list-style-type: none"> Increase marine fire/emergency response capabilities. Refurbished marine fire carts is a top 5 CIP priority. 		x		City, Port & Harbor merchants & patrons
<ul style="list-style-type: none"> Increase training opportunities. Ongoing. 		x		City, Fire Department
<ul style="list-style-type: none"> Update Emergency Operations & Hazard Plans. <i>EOP updated in 2013. Hazard Plan updated 2010, due for update in 2015.</i> 			x	City, Fire Department
Police Department				
<ul style="list-style-type: none"> Hire dedicated Homer Spit Officer for summer months. <i>When all officer positions are filled, one officer is assigned to the Spit during the summer.</i> 	x			City, Council, Police Department, Port and Harbor
<ul style="list-style-type: none"> Address retention and recruitment issues, and retain a competitive compensation package. Ongoing. 	x			City, Police Department, Council
<ul style="list-style-type: none"> Implement a reasonable vehicle replacement plan. <i>Have replaced 1 since 2010, 4 more need replacement.</i> 		x		City Council, Administration, Public Works
<ul style="list-style-type: none"> Construct new building. <i>Preliminary design underway for new joint public safety building.</i> 		x		City Council, Administration
Water & Sewer				
<ul style="list-style-type: none"> Institute a community water conservation program and provide incentives. <i>New water rates promote conservation. Ample water supply for near future.</i> 	x			City, Public Works, Finance, Council
<ul style="list-style-type: none"> Implement the Water Sewer Master Plan. <i>Ongoing. New water treatment plant, other capital projects in the works.</i> 	x	x	x	City, Public Works, Finance, Council
<ul style="list-style-type: none"> Construct water and sewer lines to developed properties as demand warrants. <i>Ongoing. Master Plan is used to plat easements in new developments. Lines are constructed as requested through LIDs and HAWSP (latest example, K-Drive phase 2).</i> 			x	City Public Works, Council
<ul style="list-style-type: none"> Develop a new water source. <i>Long term CIP priority.</i> 			x	City, Administration, Public Works
<ul style="list-style-type: none"> Repair and rehabilitate sewer mains to reduce infiltration. <i>Sliplined 1800LF in central business district.</i> 	x			City, Public Works

<ul style="list-style-type: none"> Enact a sewer inflow reduction program. <i>Some money is budgeted for smoke testing but more education, code revisions and enforcement is needed.</i> 	x			City, Public Works
Port & Harbor				
<ul style="list-style-type: none"> Complete the Port and Harbor projects listed in Homer's current CIP, including: <ul style="list-style-type: none"> Create an East Boat Harbor Address general harbor maintenance and erosion control <i>Have a draft dredge management plan with Corps. Will be able to cross off the list soon.</i> Complete Homer Spit trail and harbor pathways Improve restrooms along the spit trail. <i>Ongoing. 2 have been improved, others are on the CIP.</i> Build new Port and Harbormaster facility. Completion date March 2015. 	x	x	x	City, Council, Administration, Port and Harbor, ACOE, AKDOT
<ul style="list-style-type: none"> Address parking/develop spit shuttle <i>Have made improvements to parking through enforcement. Parking expansion project is on CIP. Homer Trolley offers seasonal shuttle.</i> 	x			See land use City, Council, Administration, Port and Harbor
<ul style="list-style-type: none"> Monitor erosion of Spit <i>Ongoing. DOT installed rip rap along Spirt Road summer 2014. Harbor entrance erosion control complete in 2014.</i> 	x			City, ACOE, AKDOT, KBRR, KPB Coastal Management District
Solid Waste				
<ul style="list-style-type: none"> Institute measures to improve recycling among City departments. <i>About half of City facilities have office recycling.</i> 	x			City Administration
<ul style="list-style-type: none"> Work with the Borough on developing future strategies for waste disposal. Landfill has been converted to transfer site for domestic trash. 	x			City Administration, Borough
Library				
<ul style="list-style-type: none"> Increase staff to respond to increased demand. <i>2014 increased .3 position and 1 seasonal employee. Current staff levels are able to respond to customers at the front desk. Additional 1.5 staff are needed behind the scenes to manage technology services, implement programming, and catalog and process books and materials.</i> 		x		City Council, Administration
Administration				
<ul style="list-style-type: none"> Build a new City Hall and Plaza. City Hall expansion and remodel complete. 		x		City Council, Administration

Senior Services				
<ul style="list-style-type: none"> Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities. <i>Newer facilities are built ADA accessible. Library has additional ADA resources. No retrofitting has occurred at existing facilities.</i> 	x			City Administration, Public Works, Planning Department and Commission
<ul style="list-style-type: none"> Encourage or create incentives for private businesses to provide or improve accessibility for seniors. 		x		City, business community
Youth Services				
<ul style="list-style-type: none"> Provide a range of activities and programs to benefit youth. <i>Continued work by Community Recreation, Library and Parks. Adequate staffing and facilities are limiting factors for the City. The needs assessment will identify community wide barriers and opportunities for non-city organizations and businesses. REC room provides youth services (non-profit).</i> 		x		City, Parks and Recreation/Community Schools, nonprofits
Education				
<ul style="list-style-type: none"> Continue to partner and work to support efforts of the Kenai Peninsula Borough School District. 			x	City, KPB
Storm Water				
<ul style="list-style-type: none"> Develop storm water design criteria for large parcel development. <i>Storm water plan submitted as CIP project.</i> 	x			City, Public Works
<ul style="list-style-type: none"> Adopt area-wide storm water management standards. <i>Storm water plan submitted as CIP project.</i> 		x		City, Public Works
<ul style="list-style-type: none"> Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions. <i>Ongoing. City uses environmental information for all developments and plats that are reviewed by the Planning Commission.</i> 	x			City, Public Works, Planning
Community Capacity				
<ul style="list-style-type: none"> Continue to work with residents and businesses to better understand community priorities, and to the extent possible, find resources to meet these needs. <i>Ongoing.</i> 	x			City, All departments
<ul style="list-style-type: none"> Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer. <i>Ongoing. Collaboration with various area non-profits.</i> 	x			City, Community
<ul style="list-style-type: none"> Increase the net revenues coming into the city, through managing costs and expanding the community's tax base. <i>Ongoing. Slight upward trend in revenue from 2010.</i> 	x			City Council, Administration, Community
<ul style="list-style-type: none"> Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours. <i>Ongoing. HERC building is used by community.</i> 	x			City

Parks, Recreation, & Culture. *See Chapter 7 for details.*

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Increase staffing at Parks & Recreation and determine if a merger with Community Schools would be appropriate. <i>A partial merger has taken place and P&R seasonal staffing has increased.</i>		x		City, City Council
Conduct parks inventory and needs assessment ; establish a park dedication ordinance. <i>A needs assessment is underway. No work accomplished on a park dedication ordinance.</i>		x		City, nonprofits, Public Works, Planning and Parks and Recreation Departments and Commissions
Establish, implement park landscaping standards. No progress.	x			City, Parks and Recreation
Build a city greenhouse to support the Homer beautification program. <i>Currently use the HS greenhouse, but demand for that facility by school district is growing and will push out City eventually.</i>			x	City, Administration, Parks and Recreation
	x			City, Parks and Recreation
Develop a community recreation facility.			x	City, nonprofits
Establish park endowment fund.		x		City, City Council, Friends groups, non-profits
Develop public restrooms in downtown.	x			City, Administration
Investigate multipurpose arts and cultural facility. <i>The needs assessment is assessing the need for a facility. Homer Council on the Arts is also assessing need.</i>		x		City Administration, nonprofits
Create a Parks and Recreation Master Plan. Still needed. <i>The results of the needs assessment is a piece of this future plan.</i>	x			City, Public Works, Parks and Recreation Department and Commission, Planning
Update the Beach Policy. <i>Ongoing, as requested by the public and P&R Commission.</i>		x		City, Parks and Recreation Commission, Police Department

Economic Vitality. See Chapter 8 for details.

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Improve technology infrastructure.		x		City, businesses
Work with the University, KBC to develop education and vocation programs for Homer residents. <i>University is conducting a space needs assessment.</i>		x		City, Economic Development Commission, University, Students
Research and implement strategies to provide for a range of housing options.		x		City, developers
Accommodate and promote arts and culture events. <i>Ongoing.</i>	x			City, Public Arts Committee, nonprofits
<i>Tourism</i>				
<ul style="list-style-type: none"> Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas. <i>Homer Trolley serves as seasonal shuttle. Spit parking has been improved through enforcement.</i> 	x			City/private
<ul style="list-style-type: none"> Prepare a Tourism Management Plan. 		x		City, Chamber
<i>Natural Resources</i>				
<ul style="list-style-type: none"> Expand the Deep Water Dock. <i>Feasibility study will be underway 2014.</i> 			x	City Council, Port and Harbor Commission and Department
<ul style="list-style-type: none"> Support commercial fishing and fish processing. <i>Ongoing. For example, recently installed new power pedestals at System 5. Spit zoning has been updated and better accommodates these uses. Lease policy has been updated.</i> 	x	x	x	City, Council, Lease Committee, Port and Harbor and Economic Development Commissions
Support staging areas for large development projects. <i>Ongoing. Allow for short and long-term leases at '30 acres' by Deep Water Dock.</i>		x		City, Council, Lease Committee, Economic Development Commission
Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development. <i>Increased collaboration with Chamber (designated seats for City of Chamber board and Chamber on EDC).</i>		x		City, Council, Economic Development Commission, Chamber
Review and update the Comprehensive Economic Development Strategy as needed. <i>CEDS plan was updated in (2011).</i>		x		City, all departments, Council

Energy Plan. *See Chapter 9 for details*

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Create an energy plan.		x		City - Administration
Implement the Climate Action Plan, employee Sustainability Guidebook , and strategies to grow and maintain the Sustainably Fund. <i>Implementation of Climate Action Plan ongoing. Sustainability fund functional.</i>	x			City – Administration, City Council
Improve energy efficiency and conservation in City facilities. <i>Ongoing. Converting City facilities to natural gas, interior and exterior lighting upgrades, new motors at water treatment plant, tracking energy costs at City facilities.</i>	x			City - Administration
Create a solid waste and recycling plan for City operations, and update procurement policies to reduce “upstream” waste and pollution.	x			City – Administration, Finance
Partner with public, private and non-profit organizations to implement a plan to reduce, reuse and recycle solid waste.		x		City Administration, borough, public and private organizations

Portfolio Model of Civic Innovation

Ed Morrison created the Portfolio Model of Civic Innovation after many years of working directly with communities to spur economic development initiatives. He introduces the map with the following:

The basic idea behind this strategy map is that a competitive economy is built on a portfolio of investments. We need

- 1) **Brainpower with 21st Century skills**, because brainpower is the core competitive asset that drives most markets;
- 2) **Innovation and entrepreneurship networks** to convert brainpower into wealth;
- 3) **Quality, connected places**, because both smart people and innovative companies are mobile; they will only be attracted to quality, connected places;
- 4) **New narratives** to guide people and resources toward new opportunities; and
- 5) **Collaborative skills** that can be learned through **Strategic Doing**.

Using this map as a starting point can guide the development an effective strategy for a neighborhood, community or region.

The City of Homer can utilize this map to begin the prioritization process of the existing City plans with emphasis on the Comprehensive Plan.



Portfolio Model of Civic Innovation

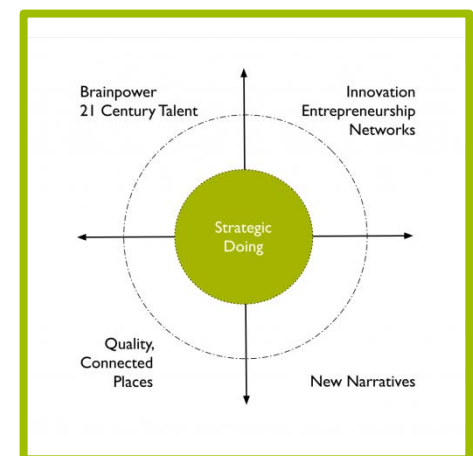
Brainpower/21st Century Talent includes plans and focus areas which contribute to attracting and retaining business and community members who will lead and guide the community through the rapid and diverse changes that effect Homer as our economy, culture and technology continue to shift and develop. *“Brainpower is the core competitive asset that drives most markets.”*

Community Partners: University, Education, Senior Center, Borough School District, MAPP, Marine Trades Association, Islands and Oceans, F&G, Ak Marine Highway, USCG, Native Organizations (CIRI, English Bay, Seldovia)
Comprehensive Plan Focus Areas:

- Public Services and Facilities
 - Project Areas: Fire & Emergency Services, Police Department, Water & Sewer, Port & Harbor, Solid Waste, Library, Administration, Senior Services, Youth Services, Education, Storm Water, Community Capacity
- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects, marine trades, fishing industry, e-City Award (Google)
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, & recycle solid waste, dock incubator, natural gas, energy self-sufficiency

CEDS Focus Areas:

- Local Government Policies & Services
 - Goal: Local government will provide quality basic services and infrastructure needed to support and encourage private sector economic activity for the benefit of current and future generations.
- A Skilled, Educated Workforce
 - Goal: Ensure quality life-long learning opportunities in Homer
- The Bigger World
 - Goal: Help create a community that is resilient to adverse economic impacts related to such things as global financial crises, climate change, and escalating fossil fuel prices.
- Education
 - Goal: Enhance the economic development in Homer through the education sector.



Portfolio Model of Civic Innovation

Innovation/Entrepreneurship Networks includes plans that address the need to support local business and industry and foster potential for increased innovation. *“Innovation and entrepreneurship networks convert brainpower into wealth.”*

Comprehensive Plan Focus Areas:

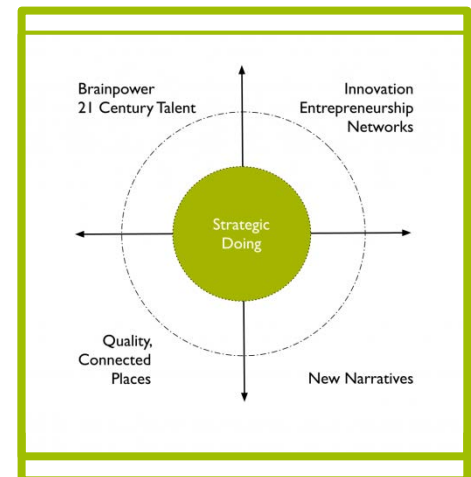
- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, public restrooms in downtown, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy, contracted instructors (local hire)
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.
- Library as “Business incubator”
- Airport—underutilized asset
- Fiber hub for state of AK
- Harbor vessel haulout
- Public health—mental health, hospital, clinics, KBC nurses training
- Underutilized ferry service (Seldovia Bay Ferry)
- Scientific research (Kachemak Bay Research Reserve, UAF, UAA, NOAA)

CEDS Focus Areas:

- Technical and Financial Assistance for Business Owners
 - Goal: Improve chances of success for local entrepreneurs seeking to start or expand a business
- Commercial Fishing and Mariculture
 - Goal: Protect and enhance commercial fishing and mariculture as a key element in Homer’s basic (export) economy.
- General Marine Trades/Port & Harbor Development
 - Goal: Promote growth and vitality of the marine trades as an economic cluster in Homer.
- Tourism/Visitor Industry

Portfolio Model of Civic Innovation

- Goal: Increase the net benefits that tourism brings to Homer. (Note: Objectives listed in CEDS are taken from the Homer Comprehensive Plan Economic Vitality Chapter.)
- Arts and the Creative Class
 - Goal: Continue to attract artists and other members of the creative class to Homer and maximize economic benefit to the community.
- Three Broad Sectors: Construction & Manufacturing, Retail, Services
 - Goal: Increase the contribution these sectors make to Homer's overall economic health.
- High Tech/Internet Businesses
 - Goal: Support the growth of the high tech sector in Homer, including Internet-based businesses.
- Transportation and Warehousing
 - Goal: Increase the role of transportation and warehousing in Homer's economy.
- Agriculture
 - Goal: Support expansion of local agricultural enterprises in the Homer area.
- An Organizational Structure for Economic Development
 - Goal: Greatly increase the chances that other goals in this plan will be accomplished by providing funding and staffing for an economic development office.



Portfolio Model of Civic Innovation

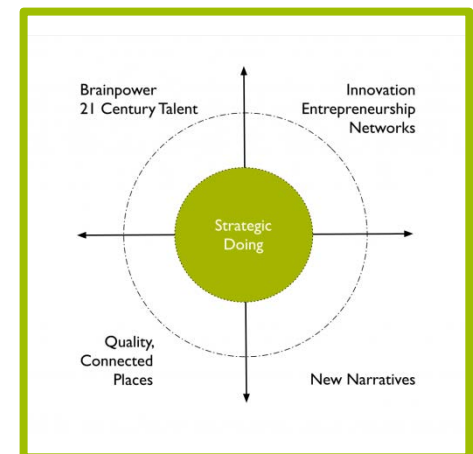
Quality, Connected Places includes the focus areas that center on community beautification and various other projects, which create an atmosphere in which today's innovators, and tomorrow's leaders will want to spend their time and energies. *“Both smart people and innovative companies are mobile; they will only be attracted to quality, connected places.”*

Comprehensive Plan Focus Areas:

- Land Use
 - Project Areas: Improved Zoning, Green Infrastructure, Pattern of Development
- Transportation
 - Project Areas: Parking, Trails/Non-Motorized Transportation, non-categorized misc. projects
- Public Services and Facilities
 - Project Areas: Fire & Emergency Services, Police Department, Water & Sewer, Port & Harbor, Solid Waste, Library, Administration, Senior Services, Youth Services, Education, Storm Water, Community Capacity
- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, public restrooms in downtown, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, and recycle solid waste
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.
- Safe community, safe living environment

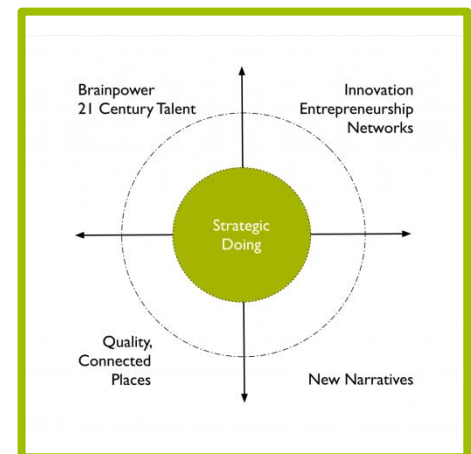
CEDS Focus Areas:

- Quality-of-Life Factors



Portfolio Model of Civic Innovation

- Goals include enhancing/protecting Homer's visual impact, arts and culture scene, educational opportunities, ease of transportation including walking and biking, recreation and fitness opportunities, health services, festivals and special events, and vitality of the downtown district.
- Affordable Housing:
 - Goal: Assess options to meet current and future needs for affordable housing
- Health, Wellness, and Recreation
 - Goal: Enhance the economic benefits to Homer from health, wellness, and recreation programs and providers.
- Retirees and Second-Home Residents
 - Goal: Maximize the benefits of retirees and second-home residents to the local economy.
- Government
 - Goal: Without advocating unnecessary growth of government, maximize the contributions of government (especially borough, state, and federal) as an economic sector in Homer.
- Downtown Vitalization
 - Goal: Enhance downtown Homer as a magnet for business development, a destination for residents and visitors, and a recognized asset contributing to Homer's quality of life.



Portfolio Model of Civic Innovation

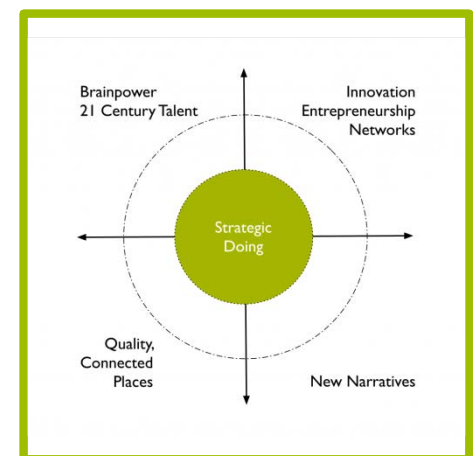
New Narratives includes those projects and plans which focus on new opportunities for Homer. How does Homer portray itself to its residents and outsiders through these new narratives? *“New narratives guide people and resources toward new opportunities.”*

Comprehensive Plan Focus areas:

- Land Use
 - Project Areas: Improved Zoning, Green Infrastructure, Pattern of Development
- Transportation
 - Project Areas: Parking, Trails/Non-Motorized Transportation, non-categorized misc. projects
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects, communications/connectivity, marine trades
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, and recycle solid waste, energy and resource self-sufficiency, looking locally
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.
- Balancing community safety with openness/welcoming

CEDS Focus areas:

- The Bigger World
 - Goal: Help create a community that is resilient to adverse economic impacts related to such things as global financial crises, climate change, and escalating fossil fuel prices.
- Affordable Housing:
 - Goal: Assess options to met current and future needs for affordable housing
- A Skilled, Educated Workforce
 - Goal: Ensure quality life-long learning opportunities in Homer
- An Organizational Structure for Economic Development



Portfolio Model of Civic Innovation

- Goal: Greatly increase the chances that other goals in this plan will be accomplished by providing funding and staffing for an economic development office.
- Downtown Vitalization
 - Goal: Enhance downtown Homer as a magnet for business development, a destination for residents and visitors, and a recognized asset contributing to Homer's quality of life.



City of Homer, Alaska
Strategic Implementation Planning
Prioritization & Strategy Implementation Recommendations
January 7, 2015

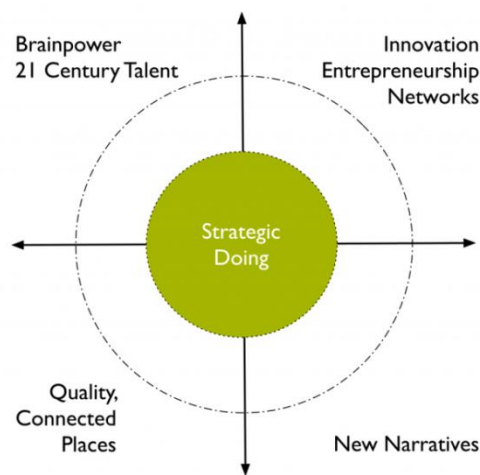
A. STRATEGIC IMPLEMENTATION PLANNING SESSION BACKGROUND

On October 25, 2014, the City of Homer engaged in a strategic implementation planning session with the goal of prioritizing projects and focus areas laid out in the City of Homer Comprehensive Plan (last updated June 23, 2010). During this seven hour session, the University of Alaska Center for Economic Development provided training to City Council members and City department heads on the strategy creation and implementation process known as Strategic Doing™. Through this training, work session attendees learned how to utilize Strategic Doing as a framework to reach continued prioritization goals and begin the project implementation process.

B. PORTFOLIO MODEL OF CIVIC INNOVATION – SEE APPENDIX 1

During the work session, attendees learned the way in which a well-rounded, prosperous community focuses on four quadrants in the Portfolio Model of Civic Innovation (see Figure 1). Developed by Ed Morrison, Strategic Doing utilizes the Portfolio Model of Civic Innovation to categorize community goals and initiatives. The various focus areas of both the Comprehensive Plan and the CEDS were mapped into the quadrants to exemplify how the City of Homer should strive to develop and prioritize projects or focus areas across community sectors. By paying close attention to projects in each quadrant, Council members can find a starting point for balanced prioritization efforts.

Figure 1) Portfolio Model of Civic Innovation



Each quadrant of the portfolio model of civic innovation contributes to creating a thriving community. **Brainpower/21st Century Talent** includes plans and focus areas which contribute to attracting and retaining business and community members who will lead and guide the community through the rapid and diverse changes that effect Homer as our economy, culture and technology continue to shift and develop. The **Innovation/Entrepreneurship Networks** quadrant houses plans which address the need to support local businesses and foster potential for increased innovation. In a rapidly-changing world, those who do not innovate do not lead, and those who do not adapt disappear. In order to attract and retain innovators and 21st century talent, deliberate attention must be put into creating a community in which these individuals will want to live. The **Quality, Connected Places** quadrant includes the focus areas that center on community beautification and various other projects, which create an atmosphere in which today’s innovators, and tomorrow’s leaders will want to spend their time and energies. Finally, the **New Narratives** quadrant addresses those projects and plans which focus on new opportunities for Homer. How does Homer portray itself to its residents and outsiders through these new narratives? What people say when they talk about Homer matters, and diverse City plans and projects can contribute to and shape that conversation.

See Appendix 1 for mapping of City of Homer Comprehensive Plan and CEDS focus areas into the four quadrants.

C. NUMERICAL PRIORITIZATION EXERCISE – SEE APPENDIX 2

Because it’s impossible to effectively focus on and fully fund all project opportunities simultaneously when prioritizing City endeavors, the Council must create a clear and narrowed focus for City projects. Strategic Doing focuses on narrowing the conversation beyond what the City *could* do and into the realm of what the City *should* and *will* do. The numerical prioritization exercise moves the conversation in the direction of action, narrowing the priorities list from all the project possibilities laid out in the Comprehensive Plan towards what the City should (and is capable of) tackling first.

To identify low-hanging fruit and lay out a ranked course of action, the City Council participated in a Numerical Prioritization Exercise. During this exercise, focus areas as identified in the City of Homer Comprehensive Plan, Chapter 10 Plan Implementation section were positioned on a graph dividing the focus areas into four quadrants based on the relative and approximated difficulty and impact levels of each area. The quadrants: *High Impact | Low Difficulty*, *High Impact | High Difficulty*, *Low Impact | Low Difficulty*, and *Low Impact | High Difficulty*, provided a starting place for project mapping. Though all projects outlined in the Comprehensive Plan bear importance, limitations of staff capacity and funding generally create the impossibility of actively and simultaneously pursuing each project in each focus area with a maximum level of funding and earnest.

It’s important to note that the prioritization process did not address an “inherent value or worthiness” of any of the departments. The ease/impact rating of each focus area was given based on the specific projects listed in the Comprehensive Plan and was assessed at the focus area level solely on the criteria of impact and difficulty. Project prioritization within each focus area was assessed using more detailed ranking criteria and can be found in Appendix 2.

A summary of focus area rankings can be found in Figure 2, with individual project rankings below the figure. The project list with extended descriptions, project updates, and specific group ranking is included in Appendix 2.

Figure 2) Numerical Prioritization Exercise Ease/Impact Ranking

High Impact	High Impact Low Difficulty <i>Focus Area (Impact, Difficulty)</i>	High Impact High Difficulty <i>Focus Area (Impact, Difficulty)</i>
	19 – Education (9, 1) 19 – Economic Vitality – Natural Resources (10, 2) 18 – Energy Plan (9, 2) 15 – Parking (7, 3) 13 – Trails/Non-motorized Transportation (9, 7) 13 – Senior Services (8, 6) 1	12 – Community Capacity (9, 8) 12 – Youth Services (9, 8) 11 – Port and Harbor (10, 10) 11 – Fire and Emergency Services (10, 10) 11 – Police Department (10, 10) 9 – Storm Water (5, 7) 9 – Parks, Recreation, & Culture (7, 9) 2
Low Impact	Low Impact Low Difficulty <i>Focus Area (Impact, Difficulty)</i>	Low Impact High Difficulty <i>Focus Area (Impact, Difficulty)</i>
	16 – Transportation – Misc. (8, 3) 15 – Improved Zoning (7, 3) 14 – Economic Vitality – Tourism (6, 3) 13 – Economic Vitality – Misc. (9, 7) 11 – Improved Standards and Regulations (7, 7) 3	14 – Solid Waste (5, 2) 13 – Library (8, 6) 12 – Water and Sewer (9, 8) 11 – Green Infrastructure (7, 7) 7 – Pattern of Development (4, 8) 4
	Low Difficulty	High Difficulty

Key:

- Difficulty rated on a scale of 1-10, 1 predicting relative ease in accomplishment, and 10 predicting extreme difficulty in accomplishment.
- Impact rated on a scale of 1-10, 1 predicting a relatively low impact in accomplishment, and 10 predicting an extremely high impact in accomplishment.
- The number preceding the focus area reflects its overall ease/impact score (scale of 1-20). Scores are relative internally to each quadrant. Total ease/impact score was calculated by inverting the number which represents the level of difficulty and adding it to the impact score.
- Begin prioritization efforts in the *High Impact | Low Difficulty* quadrant and follow the number sequence 1-4 across the quadrants.

When approaching the list below, begin at the top and work towards the bottom. Focus areas and the individual projects within each of those focus areas are ranked against one another. Prioritize those projects which scored higher during the numerical ranking. The numerical prioritization exercise ranked each focus area and project to provide an initial starting point for project

implementation. Even though the “low-hanging fruit” is found in the *High Impact | Low Difficulty* quadrant, highly ranked projects in the other three quadrants, if time-sensitive, should not be ignored.

High Impact | Low Difficulty

19 – Education

- **50** – Continue to partner and work to support efforts of the Kenai Peninsula Borough School District.

19 – Economic Vitality – Natural Resources

- **42** – Support staging areas for large development projects.
- **42** – Support commercial fishing and fish processing.
- **41** – Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development.

18 – Energy Plan

- **42** – Improve energy efficiency and conservation in City facilities.
- **38** – Create a solid waste and recycling plan for City facilities.
- **37** – Implement the Climate Action Plan.
- **37** – Create an Energy Plan
- **34** – Partner with public, private and non-profit organizations to implement a plan to reduce, reuse and recycle solid waste.

15 – Parking

- **38** – Allow for shared parking and in-lieu fees for downtown businesses.
- **29** – Construct strategically located parking lots in or near downtown.
- **23** – Improve/increase on-street parking

13 – Trails/Non-motorized Transportation

- **44** – Develop bike/pedestrian friendly roadway design standards
- **43** – Implement the policy recommendations of the Non-Motorized Transportation Plan, e.g. an acceptance policy for trail easements.
- **39** – Build the recommended trail connections in the Non-Motorized Transportation Plan.

13 – Senior Services

- **37** – Encourage or create incentives for private businesses to provide or improve accessibility for seniors.
- **37** – Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities.

High Impact | High Difficulty

12 – Community Capacity

- **39** – Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer
- **37** – Continue to work with residents and business to better understand community priorities, and to the extent possible, find resources to meet these needs.

- **35** – Increase the net revenues coming into the city, through managing costs and expanding the community’s tax base.
- **28** – Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.

12 – Youth Services

- **31** – Provide a range of activities and programs to benefit youth.

11 – Port and Harbor

- **40** – Address general harbor maintenance and erosion control.
- **36** – Complete the Port and Harbor projects listed in Homer’s current CIP.
- **34** – Expand the Deep Water Dock.
- **30** – Create an East Boat Harbor.
- **30** – Improve restrooms along the spit trail.

11 – Fire and Emergency Services

- **38** - Increase marine fire/emergency response capabilities.
- **37** – Increase training opportunities.
- **36** – Update Hazard Plans.
- **34** – Construct new building and training facility.
- **34** – Increase volunteer core to 50 people.
- **24** – Hire Fire Marshal/Code Examiner.

11 – Police Department

- **35** – Implement a reasonable vehicle replacement plan.
- **35** – Construct a new building.
- **31** – Address retention and recruitment issues, and retain a competitive compensation package.
- **27** – Hire dedicated Homer Spit Officer for summer months.

9 – Storm Water

- **36** – Develop storm water design criteria for large parcel development.
- **36** – Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions.
- **34** – Adopt area-wide storm water management standards.

9 – Parks, Recreation, & Culture

- **35** – Create a Parks and Recreation Master Plan.
- **35** – Update the Beach Policy.

Low Impact | Low Difficulty

16 – Transportation – Misc.

- **34** – Update the 1986 Master Streets and Roads Plan and the 2005 Transportation Plan. Implement the Transportation Plan.
- **31** – Establish a Road Corridor Preservation Program and adopt appropriate ordinances (e.g. road standards, cost sharing mechanism).

15 – Improved Zoning

- **38** – Develop new zoning code to implement new categories.

- **37** – Work with the Comprehensive Plan Land Use Recommendation map on an area by area basis to determine the feasibility and acceptability of rezoning.

14 – Economic Vitality – Tourism

- **32** – Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas.
- **29** – Prepare a Tourism Management Plan.

13 – Economic Vitality – Misc.

- **36** – Accommodate and promote arts and culture events.
- **36** – Work with the University, KBC to develop education and vocation programs for Homer residents.
- **33** – Research and implement strategies to provide for a range of housing options.
- **31** – Improve technology infrastructure.

11 – Improved Standards and Regulations

- **35** – Adopt new development standards for development in environmentally sensitive areas. Includes road construction practices.
- **34** – Create new development standards for higher density residential development.
- **28** – Evaluate and consider shifting platting authority from Borough to City of Homer.
- **28** – Adopt building codes.

Low Impact | High Difficulty

14 – Solid Waste

- **40** – Institute measures to improve recycling among City departments.

13 – Library

- **27** – Increase staff to respond to increased demand.

12 – Water and Sewer

- **36** – Construct water and sewer lines to developed properties as demand warrants.
- **35** – Implement the Water Sewer Master Plan.
- **32** – Repair and rehabilitate sewer mains to reduce infiltration.
- **32** – Enact a sewer inflow reduction program.
- **24** – Develop a new water source.

11 – Green Infrastructure

- **35** – Adopt guidelines for sustainable development such as energy efficiency, use of recycled materials, and low impact landscaping in city buildings.
- **33** – Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D.

7 – Pattern of Development

- **36** – Work with Borough to prepare mutually acceptable development standards.
- **32** – Establish more specific criteria, process, schedule and objectives for possible future annexations.
- **31** – Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas.

D. PRIORITIZED PROJECT IMPLEMENTATION RECOMMENDATIONS – SEE APPENDICES 3 AND 4

During the prioritization work session, Council members focused on prioritizing focus areas and projects as laid out by the City of Homer Comprehensive Plan. This exercise served as the first stage of prioritization efforts and laid the groundwork to continue plan prioritization and project implementation. To move forward with implementation, several key steps need to be addressed.

PRIORITIZE HOMER SPIT COMPREHENSIVE PLAN

Included in this report is a Council member-prioritized ranking of all projects and focus areas included in the Chapter 10 Plan Implementation of the Comprehensive Plan. Not included in this report is a ranking of identified projects and focus areas in the Homer Spit Comprehensive Plan, which is adopted under the City of Homer Comprehensive Plan. In order to thoroughly address the needs and projects laid out in the Homer Spit Comprehensive Plan, Council members should devote time to the effort of prioritizing remaining project areas following the same ranking criteria as was utilized during the first stage of the prioritization process. See Appendix 3 for ranking criteria template.

BUILD A CORE TEAM

The Strategic Doing framework revolves around an ever-constant cycle of strategy creation and implementation (see Figure 3 below). The Strategic Doing Cycle is most typically engineered by a small group of committed individuals who are dedicated to working towards effective and meaningful outcomes through building trust, collaboration, and opportunity-oriented conversations. To meet the objectives of the City of Homer as laid out by this prioritization process, there are two avenues to build this “core team”.

The core team could simply be the City Council, with the responsibilities of continuing this process carried on by Council members during regularly-scheduled work sessions. The second option is to appoint a City-sanctioned task force or commission comprised of various Council members who wish to more actively participate, as well as City staff (department heads as preferred engagers), and community members as deemed appropriate by Council. In this scenario, Council members would work in conjunction with the sanctioned core team and continue to be responsible for ongoing prioritization of projects. However, the collaborative implementation and complementary alignment of existing projects and ideas for new projects or spin-off projects would be the responsibility of the commission or task force. This type of group setup is particularly helpful when addressing economic development opportunities and discovering new opportunities, more so than exclusively implementing existing plans.

Whichever model is selected for the core team, that model does not have to remain the exclusive constant. If the Council decides that they would like to comprise the core team at the start of this prioritization implementation process, but later establish a commission to carry on new and continued efforts, that change is at the Council’s discretion. However, as a standard, core teams increase in effectiveness over longer periods of time. Regardless of the path chosen, 12 months should be viewed as a minimum commitment for team members to follow their selected avenue of operation.

Figure 3) The Strategic Doing Cycle

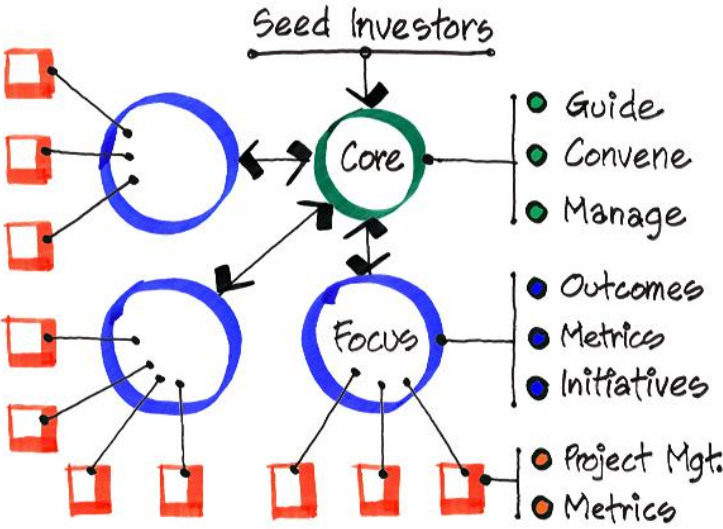


MANAGE FOCUS AREAS VIA WORK GROUPS

While the core team is responsible for the oversight and guidance of the prioritization plan and overarching goals, focus area workgroups should be devised to begin progress across multiple focus areas simultaneously (see Figure 4 below). As it is the responsibility of City staff to carry out Council’s direction, City staff would primarily comprise these focus area groups. As the core team (City Council) provides direction to the City Manager on which projects ought to be prioritized throughout the City, the City Manager can in turn deliver that message to City staff, who can utilize the Strategic Doing framework to help stay on track and accomplish goals within their departments and focus areas. To frame this process, the **Strategic Doing Master Pack** should be utilized within both the core team and the focus area workgroups (see Appendix 4).

Focus areas should be devised based on overlap of prioritized projects and can include participation by members of one City department or multiple departments. For example, if “public safety” were a focus area, it could include projects that involve the police department, fire department, the port and harbor, and ADA compliance or senior accessibility. If “quality, connected places” were a focus area, it might include projects that involve the library, Parks, Recreation, & Culture, tourism, infrastructure, etc. Focus areas should be broad enough that they encompass multiple projects, but narrow enough that all projects included in a focus area share an ultimate goal that can be reached via individual outcomes. No more than approximately 5 focus areas should be active at any given time unless there is adequate support behind each of them and within the core team.

Figure 4) Managing a Network with Strategic Doing



Strategic Doing © 2014 - Purdue Center for Regional Development

ACTION PLANS AND PILOT PROJECTS

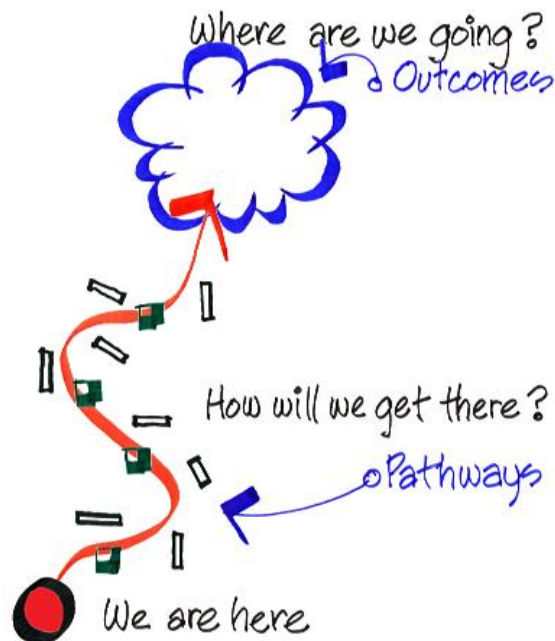
Each department or focus area should work through the Strategic Doing Master Pack based on the prioritizations laid out by the Council to devise work plans and action steps for moving projects forward. Timelines within Master Pack initiatives should be limited to short-term, accomplishable timeframes, typically no more than 30 days when getting started. Especially when launching pilot projects, action items should be of a scale that allows them to be completed in as little as one week. The purpose of pilot projects is to immediately invigorate and create forward motion to advance strategies. If timelines are extended too far, pilot projects could lose their effectiveness and the immediate energy that they provide to a project.

Strategic Doing and the Strategic Doing Master Pack help groups to narrow conversations and ensure that all players involved in a project are on the same page. To this end, the Strategic Doing Master Pack provides a framework for groups to hone in on specific projects that seek specific, measurable outcomes. Group members outline outcome characteristics, select milestones, and devise pathways along a timeline reaching towards that outcome (see Figure 5).

Because the Council has laid the foundation through project prioritization, focus area work groups can take the prioritized projects handed down to them and work through the Strategic Doing Master Pack to devise pathways towards accomplishing these projects. The pathways devised through the Master Pack are most helpful when the project involves players and participation across departments or community sectors. It’s possible that not all projects will require the Master Pack framework to be accomplished in a timely and effective manner. However, the vaguer the project outline, the more players involved, the longer the timeline, and essentially the more difficult the project, the more critical the Master Pack framework becomes to maintain alignment throughout the project stages.

Strategy is complex, but the Strategic Doing Master Pack creates a simple framework through which groups can effectively accomplish their chosen strategic goals and objectives in a meaningful way.

Figure 5) Identifying Outcomes and Pathways



AGILE STRATEGY

Strategic Doing focuses on creating an agile strategy and implementation process. The heart of this agility rests in the constant identification, communication, and reassessment of where the implementation process currently is, and where it's headed over the next 30 or so days. This agility depends on a cycle of spreading out to work on projects followed by coming back together to regroup on a regular and predetermined basis. This process is known in Strategic Doing as the "30/30" and is the fourth stage of the Strategic Doing Cycle (see Figure 6 below). Simply put, the 30/30 is when a focus area work group or the core team regroups to assess what they've accomplished over the past 30 days. They then use those accomplishments and the information they've gathered to determine what they plan to do over the next 30 days.

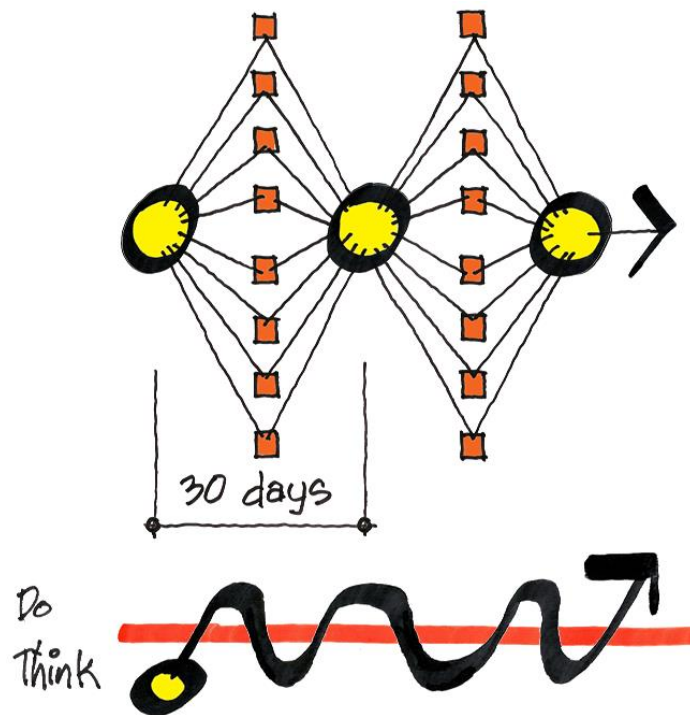
As this 30/30 process carries on and the Strategic Doing Cycle is continuously implemented, groups will see tangible and meaningful progress towards reaching outcomes and achieving goals.

As outcomes are reached and new plans are put into place, it's important to update any documents that coincide with strategic efforts. Strategic Doing Master Packs should be updated following each 30/30 meeting. The Comprehensive Plan should be updated annually to reflect changes to projects and to reflect this agile approach.

Aligning with the progress made by focus area work groups in project implementation, it's critical for the core team to also observe the 30/30 practice and ensure that the overarching implementation and prioritization strategy remains current and up to date. The core team should receive updates from each focus area work group at least every 60 days, if not monthly. The core team should in turn address and re-assess progress made in focus areas every 60 to 90 days and make adjustments to strategy as deemed appropriate.

When moving forward, keep in mind that the project list that was prioritized during the work session on October 25, 2014, only reflects those projects currently outlined in the Comprehensive Plan. As the implementation process gets underway, it's very likely that new projects or adjustments to current projects will come up. Agile strategy is dependent on not ignoring new information or adjustments that need to be made, but rather addressing those changes directly and preparing to move in different directions when the circumstances dictate.

Figure 6) Planning and Implementation Cycle of Strategic Doing



Strategic Doing © 2012 - Purdue Center for Regional Development

CONTINUED SUPPORT

As projects are implemented and strategy progresses, additional outside support may be a beneficial addition to the City's prioritization implementation strategy. Every community is unique and has different needs when addressing strategy implementation. The University of Alaska Center for Economic Development has successfully partnered with organizations and communities across Alaska to assist in the effective implementation of the Strategic Doing process. From providing additional team trainings to facilitating and guiding monthly meetings, Center staff can continue to be involved throughout this process in a wide range of capacities.

As the City of Homer assesses and moves forward with strategies and project areas, the University of Alaska Center for Economic Development is committed to assisting the City across the progressing stages of this process. As the need arises, the Center looks forward to a continued partnership with the City of Homer through this initiative.

Appendices

Appendix 1: Portfolio Model of Civic Innovation Mapping

Appendix 2: Numerical Prioritization Exercise: City of Homer Comprehensive Plan

Appendix 3: Numerical Prioritization Exercise Template

Appendix 4: Strategic Doing Master Pack

Portfolio Model of Civic Innovation

Ed Morrison created the Portfolio Model of Civic Innovation after many years of working directly with communities to spur economic development initiatives. He introduces the map with the following:

The basic idea behind this strategy map is that a competitive economy is built on a portfolio of investments. We need

- 1) **Brainpower with 21st Century skills**, because brainpower is the core competitive asset that drives most markets;
- 2) **Innovation and entrepreneurship networks** to convert brainpower into wealth;
- 3) **Quality, connected places**, because both smart people and innovative companies are mobile; they will only be attracted to quality, connected places;
- 4) **New narratives** to guide people and resources toward new opportunities; and
- 5) **Collaborative skills** that can be learned through **Strategic Doing**.

Using this map as a starting point can guide the development an effective strategy for a neighborhood, community or region.

The City of Homer can utilize this map to begin the prioritization process of the existing City plans with emphasis on the Comprehensive Plan.



Portfolio Model of Civic Innovation

Brainpower/21st Century Talent includes plans and focus areas which contribute to attracting and retaining business and community members who will lead and guide the community through the rapid and diverse changes that effect Homer as our economy, culture and technology continue to shift and develop. *“Brainpower is the core competitive asset that drives most markets.”*

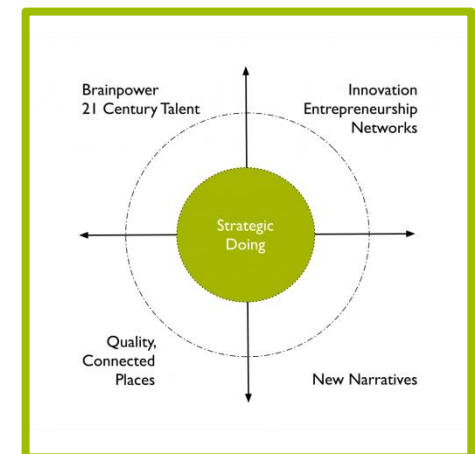
Community Partners: University, Senior Center, Borough School District, MAPP, Marine Trades Association, Islands and Oceans, Fish and Game, Alaska Marine Highway, US Coast Guard, Native Organizations (CIRI, English Bay, Seldovia), etc.

Comprehensive Plan Focus Areas:

- Public Services and Facilities
 - Project Areas: Fire & Emergency Services, Police Department, Water & Sewer, Port & Harbor, Solid Waste, Library, Administration, Senior Services, Youth Services, Education, Storm Water, Community Capacity
- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects, marine trades, fishing industry, e-City Award (Google)
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, & recycle solid waste, dock incubator, natural gas, energy self-sufficiency

CEDS Focus Areas:

- Local Government Policies & Services
 - Goal: Local government will provide quality basic services and infrastructure needed to support and encourage private sector economic activity for the benefit of current and future generations.
- A Skilled, Educated Workforce
 - Goal: Ensure quality life-long learning opportunities in Homer
- The Bigger World
 - Goal: Help create a community that is resilient to adverse economic impacts related to such things as global financial crises, climate change, and escalating fossil fuel prices.
- Education
 - Goal: Enhance the economic development in Homer through the education sector.



Portfolio Model of Civic Innovation

Innovation/Entrepreneurship Networks includes plans that address the need to support local business and industry and foster potential for increased innovation. *“Innovation and entrepreneurship networks convert brainpower into wealth.”*

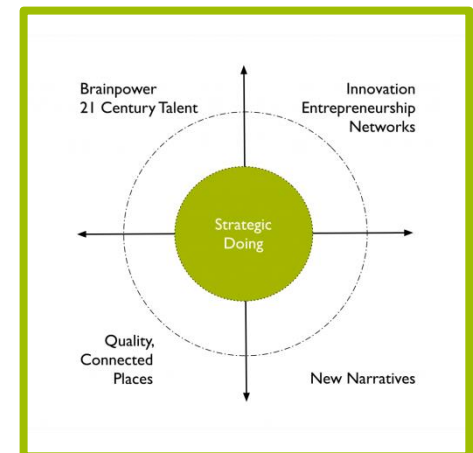
Comprehensive Plan Focus Areas:

- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, public restrooms in downtown, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy, contracted instructors (local hire)
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.

CEDS Focus Areas:

- Technical and Financial Assistance for Business Owners
 - Goal: Improve chances of success for local entrepreneurs seeking to start or expand a business
- Commercial Fishing and Mariculture
 - Goal: Protect and enhance commercial fishing and mariculture as a key element in Homer’s basic (export) economy.
- General Marine Trades/Port & Harbor Development
 - Goal: Promote growth and vitality of the marine trades as an economic cluster in Homer.
- Tourism/Visitor Industry
 - Goal: Increase the net benefits that tourism brings to Homer. (Note: Objectives listed in CEDS are taken from the Homer Comprehensive Plan Economic Vitality Chapter.)
- Arts and the Creative Class
 - Goal: Continue to attract artists and other members of the creative class to Homer and maximize economic benefit to the community.
- Three Broad Sectors: Construction & Manufacturing, Retail, Services
 - Goal: Increase the contribution these sectors make to Homer’s overall economic health.
- High Tech/Internet Businesses
 - Goal: Support the growth of the high tech sector in Homer, including Internet-based businesses.

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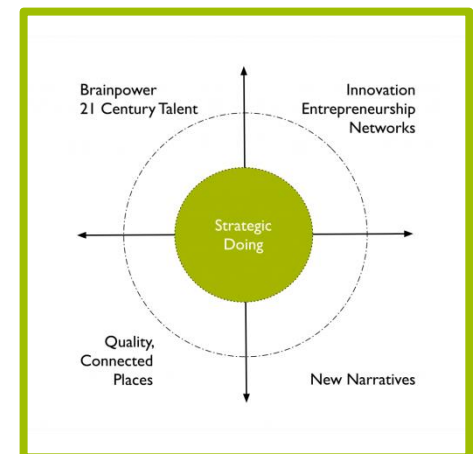


Portfolio Model of Civic Innovation

- Transportation and Warehousing
 - Goal: Increase the role of transportation and warehousing in Homer’s economy.
- Agriculture
 - Goal: Support expansion of local agricultural enterprises in the Homer area.
- An Organizational Structure for Economic Development
 - Goal: Greatly increase the chances that other goals in this plan will be accomplished by providing funding and staffing for an economic development office.

Additional Community Opportunities:

- Library as “Business incubator”
- Airport—underutilized asset
- Fiber hub for state of AK
- Harbor vessel haul out
- Public health—mental health, hospital, clinics, KBC nurses training
- Underutilized ferry service (Seldovia Bay Ferry)
- Scientific research (Kachemak Bay Research Reserve, UAF, UAA, NOAA)



Portfolio Model of Civic Innovation

Quality, Connected Places includes the focus areas that center on community beautification and various other projects, which create an atmosphere in which today’s innovators, and tomorrow’s leaders will want to spend their time and energies. *“Both smart people and innovative companies are mobile; they will only be attracted to quality, connected places.”*

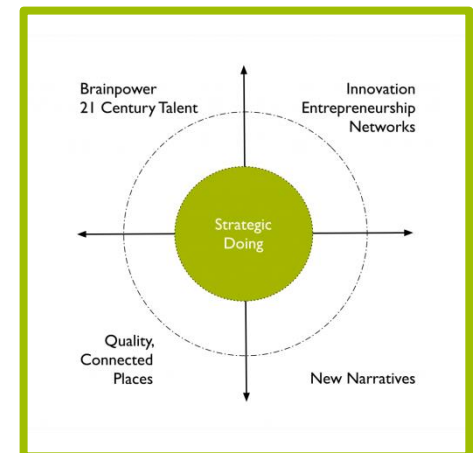
Comprehensive Plan Focus Areas:

- Land Use
 - Project Areas: Improved Zoning, Green Infrastructure, Pattern of Development
- Transportation
 - Project Areas: Parking, Trails/Non-Motorized Transportation, non-categorized misc. projects
- Public Services and Facilities
 - Project Areas: Fire & Emergency Services, Police Department, Water & Sewer, Port & Harbor, Solid Waste, Library, Administration, Senior Services, Youth Services, Education, Storm Water, Community Capacity
- Parks, Recreation & Culture
 - Projects (no defined categories): Increase staffing, landscaping standards, build city greenhouse, improve access, develop recreation facility, establish park endowment fund, public restrooms in downtown, multipurpose arts and cultural facility, create Parks and Rec Master Plan, update Beach Policy
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, and recycle solid waste
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.

CEDS Focus Areas:

- Quality-of-Life Factors
 - Goals include enhancing/protecting Homer’s visual impact, arts and culture scene, educational opportunities, ease of transportation including walking and biking, recreation and fitness opportunities, health services, festivals and special events, and vitality of the downtown district.
- Affordable Housing:
 - Goal: Assess options to met current and future needs for affordable housing

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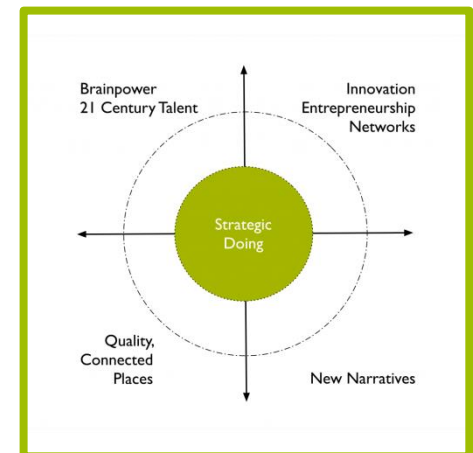


Portfolio Model of Civic Innovation

- Health, Wellness, and Recreation
 - Goal: Enhance the economic benefits to Homer from health, wellness, and recreation programs and providers.
- Retirees and Second-Home Residents
 - Goal: Maximize the benefits of retirees and second-home residents to the local economy.
- Government
 - Goal: Without advocating unnecessary growth of government, maximize the contributions of government (especially borough, state, and federal) as an economic sector in Homer.
- Downtown Vitalization
 - Goal: Enhance downtown Homer as a magnet for business development, a destination for residents and visitors, and a recognized asset contributing to Homer's quality of life.

Additional contributing factors:

- Safe community, safe living environment



Portfolio Model of Civic Innovation

New Narratives includes those projects and plans which focus on new opportunities for Homer. How does Homer portray itself to its residents and outsiders through these new narratives? *“New narratives guide people and resources toward new opportunities.”*

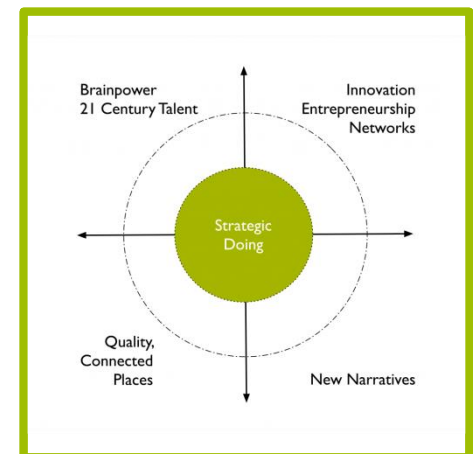
Comprehensive Plan Focus areas:

- Land Use
 - Project Areas: Improved Zoning, Green Infrastructure, Pattern of Development
- Transportation
 - Project Areas: Parking, Trails/Non-Motorized Transportation, non-categorized misc. projects
- Economic Vitality
 - Project Areas: Tourism, Natural Resources, non-categorized misc. projects, communications/connectivity, marine trades
- Energy Plan
 - Projects (no defined categories): Create energy plan, implement existing plans and guidebooks, improve efficiency and conservation, create solid waste and recycling plan, partner with public, private, and nonprofit organizations to reduce, reuse, and recycle solid waste, energy and resource self-sufficiency, looking locally
- Homer Spit
 - Goal: Wise land management of the Spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses.

CEDS Focus Areas:

- The Bigger World
 - Goal: Help create a community that is resilient to adverse economic impacts related to such things as global financial crises, climate change, and escalating fossil fuel prices.
- Affordable Housing:
 - Goal: Assess options to met current and future needs for affordable housing
- A Skilled, Educated Workforce
 - Goal: Ensure quality life-long learning opportunities in Homer
- An Organizational Structure for Economic Development
 - Goal: Greatly increase the chances that other goals in this plan will be accomplished by providing funding and staffing for an economic development office.

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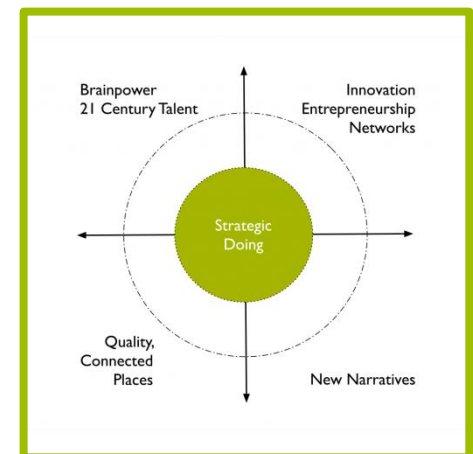


Portfolio Model of Civic Innovation

- Downtown Vitalization
 - Goal: Enhance downtown Homer as a magnet for business development, a destination for residents and visitors, and a recognized asset contributing to Homer's quality of life.

Additional Considerations:

- Balancing community safety with openness/welcoming environment



Numerical Prioritization Exercise: City of Homer Comprehensive Plan

Scoring Criteria	Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
HIGH IMPACT LOW DIFFICULTY						
Education(level of impact: 9, level of difficulty: 1)						
Continue to partner and work to support efforts of the Kenai Peninsula Borough School District. <i>Pg. 6-15, 6-16</i>	10	10	10	10	10	50
Natural Resources:(level of impact: 10, level of difficulty: 2)						
Support staging areas for large development projects. <i>Ongoing. Allow for short and long-term leases at '30 acres' by Deep Water Dock. Pg. 8-6</i>	7	8	9	10	8	42
Support commercial fishing and fish processing. <i>Ongoing. For example, recently installed new power pedestals at System 5. Spit zoning has been updated and better accommodates these uses. Lease policy has been updated. Pg. 8-6</i>	7	9	8	10	8	42
Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development. <i>Increased collaboration with Chamber (designated seats for City of Chamber board and Chamber on EDC). Pg.8-3</i>	9	6	9	9	8	41

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | LOW DIFFICULTY CONT.

Energy Plan (level of impact: 9, level of difficulty: 2)

Improve energy efficiency and conservation in City facilities. <i>Ongoing. Converting City facilities to natural gas, interior and exterior lighting upgrades, new motors at water treatment plant, tracking energy costs at City facilities. Pg. 9-4</i>	7	9	8	10	8	42
Create a solid waste and recycling plan for City operations, and update procurement policies to reduce “upstream” waste and pollution. <i>Pg. 9-4</i>	6	6	8	9	9	38
Implement the Climate Action Plan, and strategies to grow and maintain the Sustainably Fund. <i>Implementation of Climate Action Plan ongoing. Pg. 9-4</i>	7	7	6	10	7	37
Create an energy plan. <i>Pg. 9-3</i>	5	7	9	9	7	37
Partner with public, private and non-profit organizations to implement a plan to reduce, reuse and recycle solid waste. <i>Pg. 9-4</i>	8	3	7	7	9	34

Parking (level of impact: 7, level of difficulty: 3)

Allow for shared parking and in-lieu fees for downtown businesses. <i>Partially complete: parking code has been updated and shared parking is easier to do. No work on in-lieu fee parking. Pg. 5-11</i>	8	8	5	8	9	38
Construct strategically located parking lots in or near downtown. <i>Designated RV parking areas at HERC and Chamber. Pg. 5-11</i>	3	8	6	7	5	29
Improve/increase on-street parking. <i>Pg. 5-11</i>	1	5	9	5	3	23

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | LOW DIFFICULTY CONT.

Trails/Non-Motorized Transportation (level of impact: 9, level of difficulty: 7)

Develop bike/pedestrian friendly roadway design standards. <i>Pg. 5-10</i>	8	9	9	10	8	44
Implement the policy recommendations of the Non-Motorized Transportation Plan, e.g. an acceptance policy for trail easements. <i>Ongoing. Trails design manual in place. New trails have been built (Spit trail, for example). Pg. 5-13</i>	7	9	9	9	9	43
Build the recommended trail connections in the Non-Motorized Transportation Plan. <i>Ongoing. Pg. 5-14</i>	6	8	9	9	7	39

Senior Services (level of impact: 8, level of difficulty: 6)

Encourage or create incentives for private businesses to provide or improve accessibility for seniors. <i>Pg. 6-14, 6-15</i>	5	6	9	9	8	37
Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities. <i>Newer facilities are built ADA accessible. Library has additional ADA resources. No retrofitting has occurred at existing facilities. Pg. 6-14, 6-15</i>	8	8	8	7	6	37

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | HIGH DIFFICULTY

Community Capacity (level of impact: 9, level of difficulty: 8)

Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer. <i>Ongoing. Collaboration with various area non-profits. Pg. 6-16</i>	8	7	8	8	8	39
Continue to work with residents and businesses to better understand community priorities, and to the extent possible, find resources to meet these needs. <i>Ongoing. Pg. 6-16</i>	6	7	8	8	8	37
Increase the net revenues coming into the city, through managing costs and expanding the community's tax base. <i>Ongoing. Slight upward trend in revenue from 2010. Pg. 6-17</i>	5	7	8	8	7	35
Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours. <i>Ongoing. HERC building is used by community. Pg. 6-17</i>	3	5	6	8	6	28

Youth Services (level of impact: 9, level of difficulty: 8)

Provide a range of activities and programs to benefit youth. <i>Continued work by Community Recreation, Library and Parks. Adequate staffing and facilities are limiting factors for the City. The needs assessment will identify community wide barriers and opportunities for non-city organizations and businesses. REC room provides youth services (non-profit). Pg. 6-15</i>	4	5	7	8	7	31
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Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | HIGH DIFFICULTY CONT.

Port & Harbor DWD & E. Boat Harbor (level of impact: 10, level of difficulty: 10)

Address general harbor maintenance and erosion control <i>Have a draft dredge management plan with Corps. Will be able to cross off the list soon. Pg. 6-8, 6-9</i>	7	8	8	9	8	40
Complete the Port and Harbor projects listed in Homer's current CIP <i>Pg. 6-9</i>	5	7	8	9	7	36
Expand the Deep Water Dock. <i>Feasibility study will be underway 2014. Pg. 8-6</i>	4	6	7	9	8	34
Create an East Boat Harbor <i>Pg. 6-8</i>	3	5	7	9	6	30
Improve restrooms along the spit trail. <i>Ongoing. 2 have been improved, others are on the CIP. Pg. 6-9</i>	4	6	6	7	7	30

Fire & Emergency Services (level of impact: 10, level of difficulty: 10)

Increase marine fire/emergency response capabilities. Refurbished marine fire carts is a top 5 CIP priority. <i>Pg. 6-3</i>	5	8	8	9	8	38
Increase training opportunities. <i>Ongoing. Pg. 6-3</i>	7	7	7	8	8	37
Update Hazard Plans. <i>Hazard Plan updated 2010, due for update in 2015. Pg. 6-3</i>	7	7	7	8	7	36
Construct new building and training facility. <i>Preliminary design underway for new joint public safety building. Pg. 6-3</i>	5	6	8	8	7	34
Increase volunteer core to 50 people. <i>Pg. 6-3</i>	5	6	7	8	8	34
Hire Fire Marshal/Code Examiner. <i>Pg. 6-3</i>	3	3	6	6	6	24

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | HIGH DIFFICULTY CONT.

Police Department (level of impact: 10, level of difficulty: 10)

Implement a reasonable vehicle replacement plan. <i>Have replaced 1 since 2010, 4 more need replacement. Pg. 6-4</i>	5	8	7	7	8	35
Construct new building. <i>Preliminary design underway for new joint public safety building. Pg.6-5</i>	4	7	8	8	8	35
Address retention and recruitment issues, and retain a competitive compensation package. <i>Ongoing. Pg. 6-4</i>	4	6	7	8	6	31
Hire dedicated Homer Spit Officer for summer months. <i>When all officer positions are filled, one officer is assigned to the Spit during the summer. Pg. 6-4</i>	5	4	5	7	6	27

Storm Water (level of impact: 5, level of difficulty 7)

Develop storm water design criteria for large parcel development. <i>Storm water plan submitted as CIP project. Pg. 6-9, 6-10</i>	6	7	7	8	8	36
Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions. <i>Ongoing. City uses environmental information for all developments and plats that are reviewed by the Planning Commission. Pg. 6-10</i>	6	7	8	7	8	36
Adopt area-wide storm water management standards. <i>Storm water plan submitted as CIP project. Pg. 6-9, 6-10</i>	5	6	8	7	8	34

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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HIGH IMPACT | HIGH DIFFICULTY CONT.

Parks, Recreation, & Culture (level of impact: 7, level of difficulty: 9)

Create a Parks and Recreation Master Plan. Still needed. <i>The results of the needs assessment is a piece of this future plan. Pg.7-5</i>	6	5	8	8	8	35
Update the Beach Policy. <i>Ongoing, as requested by the public and P&R Commission. Pg. 7-8, 7-9</i>	6	7	6	8	8	35
Increase staffing at Parks & Recreation and determine if a merger with Community Schools would be appropriate. <i>A partial merger has taken place and P&R seasonal staffing has increased. Pg. 7-4</i>	5	6	7	7	7	32
Conduct parks inventory and needs assessment; establish a park dedication ordinance. <i>A needs assessment is underway. No work accomplished on a park dedication ordinance. Pg. 7-7</i>	5	6	7	7	8	33
Develop a community recreation facility. <i>Pg. 7-7</i>	3	4	8	8	8	31
Establish, implement park landscaping standards. <i>No progress. Pg. 7-7</i>	4	5	6	6	7	28
Investigate multipurpose arts and cultural facility. <i>The needs assessment is assessing the need for a facility. Homer Council on the Arts is also assessing need. Pg. 7-9</i>	3	4	6	7	8	28
Build a city greenhouse to support the Homer beautification program. <i>Currently use the HS greenhouse, but demand for that facility by school district is growing and will push out City eventually. Pg. 7-6, 7-7</i>	3	6	5	6	7	27
Establish park endowment fund. <i>Pg. 7-5</i>	3	4	6	6	6	25

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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LOW IMPACT | LOW DIFFICULTY

Transportation (level of impact: 8, level of difficulty: 3)

Update the 1986 Master Streets and Roads Plan and the 2005 Transportation Plan. Implement the Transportation Plan. <i>Implementation of Transportation Plan is ongoing (for example, CIP project for east west connector, etc). Plan should be updated in 2015. Pg. 5-2, 5-3, 5-4</i>	5	6	7	8	8	34
Establish a Road Corridor Preservation Program and adopt appropriate ordinances (e.g., road standards, cost sharing mechanisms). Pg. 5-8, 5-9	4	5	7	7	8	31

Improved Zoning (level of impact: 7, level of difficulty: 3)

Develop new zoning code to implement new categories. <i>Ongoing and have made good progress. Started with Mixed Use, Town Center, and Residential Office Districts. Pg. 4-9</i>	8	7	8	7	8	38
Work with the Comprehensive Plan Land Use Recommendation map on an area by area basis to determine the feasibility and acceptability of rezoning. <i>Ongoing and have made good progress. Pg.4-9, 4-10</i>	7	7	7	8	8	37

Tourism (level of impact: 7, level of difficulty: 6)

Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas. <i>Homer Trolley serves as seasonal shuttle. Spit parking has been improved through enforcement. Pg.8-8</i>	5	5	7	7	8	32
Prepare a Tourism Management Plan. Pg. 8-10	4	4	7	7	7	29

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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LOW IMPACT | LOW DIFFICULTY CONT.

Economic Vitality (level of impact: 9, level of difficulty 7)

Accommodate and promote arts and culture events. <i>Ongoing.</i> <i>Pg. 8-5</i>	6	7	7	7	9	36
Work with the University, KBC to develop education and vocation programs for Homer residents. <i>University is conducting a space needs assessment.</i> <i>Pg. 8-6</i>	6	6	8	8	8	36
Research and implement strategies to provide for a range of housing options. <i>Pg. 8-10</i>	5	5	7	8	8	33
Improve technology infrastructure. <i>Pg. 8-5</i>	4	5	7	7	8	31

Improved Standards and Regulations (level of impact: 7, level of difficulty: 7)

Adopt new development standards for development in environmentally sensitive areas. Includes road construction practices. <i>Steep slope standards developed, CIP project submitted for storm water plan.</i> <i>Pg. 4-12</i>	5	7	7	8	8	35
Create new development standards for higher density residential development. <i>Ongoing. For example, secondary residential dwelling use has been opened up.</i> <i>Pg. 4-18,4-19</i>	6	7	6	7	8	34
Evaluate and consider shifting platting authority from Borough to City of Homer. <i>Reviewing Borough subdivision ordinance, high technical hurdles.</i> <i>Pg. 4-15</i>	5	6	6	5	6	28
Adopt building codes. <i>Pg. 4-10</i>	5	4	6	6	7	28

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria	Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
LOW IMPACT HIGH DIFFICULTY						
Solid Waste (level of impact: 5, level of difficulty: 2)						
Institute measures to improve recycling among City departments. <i>About half of City facilities have office recycling. Pg.6-12, 6-13</i>	8	8	8	8	8	40
Library (level of impact: 8, level of difficulty: 6)						
Increase staff to respond to increased demand. <i>2014 increased .3 position and 1 seasonal employee. Current staff levels are able to respond to customers at the front desk. Additional 1.5 staff are needed behind the scenes to manage technology services, implement programming, and catalog and process books and materials. Pg. 6-11</i>	4	3	6	7	7	27
Water & Sewer (level of impact: 9, level of difficulty: 8)						
Construct water and sewer lines to developed properties as demand warrants. <i>Ongoing. Master Plan is used to plat easements in new developments. Lines are constructed as requested through LIDs and HAWSP (latest example, K-Drive phase 2). Pg. 6-5, 6-6, 6-7</i>	5	7	7	9	8	36
Implement the Water Sewer Master Plan. <i>Ongoing. New water treatment plant, other capital projects in the works. Pg. 6-5, 6-6, 6-7</i>	5	7	7	9	7	35
Repair and rehabilitate sewer mains to reduce infiltration. <i>Sliplined 1800LF in central business district. Pg. 6-6, 6-7</i>	4	6	7	8	7	32
Enact a sewer inflow reduction program. <i>Some money is budgeted for smoke testing but more education, code revisions and enforcement is needed. Pg. 6-6</i>	5	5	7	8	7	32

Prioritization Strategy Implementation Recommendations - Appendix 2

Scoring Criteria

1 = Strongly Disagree 10 = Strongly Agree

Project has existing or easily accessible funding	Project has adequate existing or easily accessible staffing	Project is a first phase or foundation for additional projects	Project aligns with Homer's major needs and goals	Project can be easily adapted as future needs change and arise	TOTAL
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LOW IMPACT | HIGH DIFFICULTY CONT.

Water & Sewer Cont. (level of impact: 9, level of difficulty: 8)

Develop a new water source. <i>Long term CIP priority. Pg. 6-5</i>	3	5	5	6	5	24
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Green Infrastructure (level of impact: 7, level of difficulty: 7)

Adopt guidelines for sustainable development such as energy efficiency, use of recycled materials, and low impact landscaping in city buildings. <i>Ongoing. No official policy. Pg.4-14</i>	8	6	6	7	8	35
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Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D. <i>Pg.4-12, 4-13</i>	6	6	7	7	7	33
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Pattern of Development (level of impact: 4, level of difficulty: 8)

Work with Borough to prepare mutually acceptable development standards. <i>Pg. 4-20</i>	7	6	8	7	8	36
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Establish more specific criteria, process, schedule and objectives for possible future annexations. <i>Pg. 4-21</i>	5	6	8	6	7	32
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Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas. <i>Pg. 4-22</i>	5	5	7	7	7	31
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Numerical Prioritization Exercise

Focus Area: _____

Project: _____

Scoring Criteria: 1 = Strongly disagree 10 = Strongly agree

- This project has existing or easily accessible funding _____
- This project has adequate existing or easily accessible staffing _____
- This project is a first phase or foundation for additional projects _____
- This project aligns with Homer's major needs and goals _____
- This project can be easily adapted as future needs change and arise _____

Numerical Priority Total (5-50): _____
(5 as Lowest Priority – 50 as Highest Priority)

General Priority Level: Low Medium High



Strategic Doing Pack

EVENT NAME: _____

DATE: _____

Our Framing Question:

Our Knowledge Keeper Name and e-mail: _____

Our Table Guide name and e-mail: _____



Table of Contents

Section	Explanation	Page
Group Assets	Identify assets we are willing to share	Page 2
What Could we do together?	Brainstorm how we might connect our assets	Page 3
What Could we do together?	Connect assets and define 1-3 new opportunities	Page 4
What Should we do together?	Select 1 opportunity & define a successful outcome	Page 5
What Will we do together?	Define a Pathway project and action plan to get us to our outcome	Page 6
What Will we do together?	Map our successful Outcome, a Pathway Project and key next steps	Page 7
What's our 30/30?	Define a process moving forward	Page 8
Participant List	Separate sheet – to be attached after completed	Page 9

Strategic Doing Question 1: What **could** we do together?

Connect the assets you shared to create new opportunities.

Brainstorming and Notes

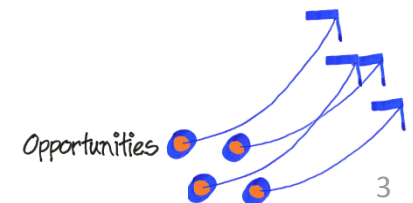
Quickly jot down connections that spring up from the discussion. Ask questions like ‘what would that look like’ or ‘what if we.....!’

Example of an opportunity connecting these assets:

Bill K – connected to young professionals; Jane S – skill of conducting surveys; Susan D. – social networking skills; ;Bob S – understanding City government

“We could use Jane’s and Bob’s knowledge and skills to create an online survey of ideas for connecting young adults to government . We can use Bill’s connection to young professionals to know who to survey and Susan’s social networking skills to survey online and thru venues such as Facebook and Twitter.”

Use the next page to narrow your ideas to 3 opportunities 61



Strategic Doing Question 1: What **could** we do together?

Describe up to 3 opportunities

Narrow your ideas from the brainstorming phase to 3 the top choices that connect the assets

How could you describe this opportunity in one or two phrases?

Example: Start an initiative to introduce young people to city government

Opportunity 1:

Opportunity 2:

Opportunity 3:

Use the next page to convert one opportunity to an outcome

Strategic Doing Question 2: What *should* we do together?

Select **ONE** opportunity & define success

Pick one of your opportunities and covert it to an outcome by defining measurable success

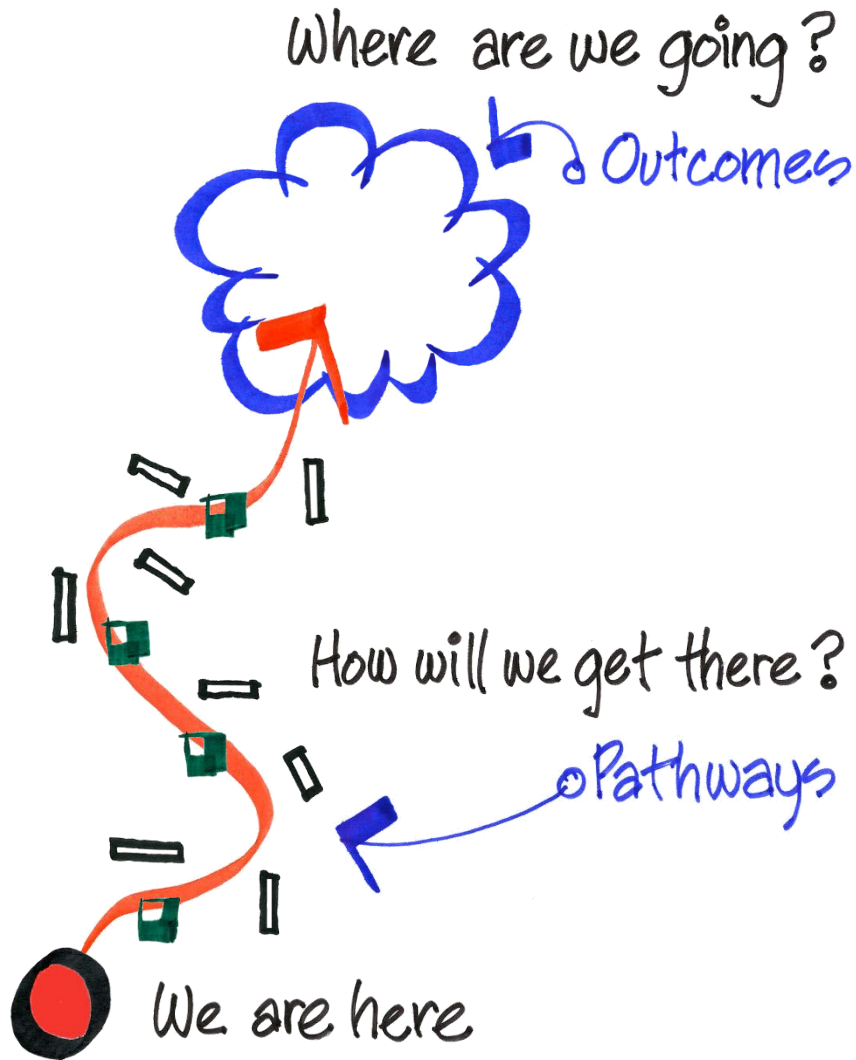
Example: Our Opportunity: Connecting our assets could lead us to an open innovation “hack” for Government 2.0

Our Outcome: An engaged community of at least 20 volunteers who produce new prototypes for government services and launch at least one redesigned service by 2015.

Success characteristic 1: Engaged city government volunteers	Metric: Number of volunteers
Success characteristic 2: Young adults enrolled in the introduction course	Metric: Number of young adults participating
Success characteristic 3: At least one service project with the groups within a year	Metric: One service project launched
Our Outcome:	How will you know if you’re successful? <i>Hint: If you cannot figure out how to measure, the initiative is too vague to be useful.</i>
Characteristic 1:	Measurement:
Characteristic 2:	Measurement:
Characteristic 3:	Measurement:

Use the next page to design a pathway to your outcome

Map your outcome and project



Our Outcome.— (Where we are going):

Our Outcome or Success metrics.— (How we know we have arrived):

- 1.
- 2.
- 3.

Our Pathfinder Project.— (How we will get there):

Milestones along our way.— (To make sure we are not lost):

Our Key Action Steps to get started.— (What we will start doing by next week):

- 1.
- 2.
- 3.
- 4.

Strategic Doing Question 4: What's our **30/30**?

Maintaining alignments and connections is a dynamic process requiring continuous (but not constant) attention.

What's been done in the last 30 days? What needs to happen in the next 30 ? Small amounts of time (1-2 hours per month) can be devoted to revising our strategy. The point is to come back together share what we have learned, realign ourselves, and figure out our next steps for the next 30 days.

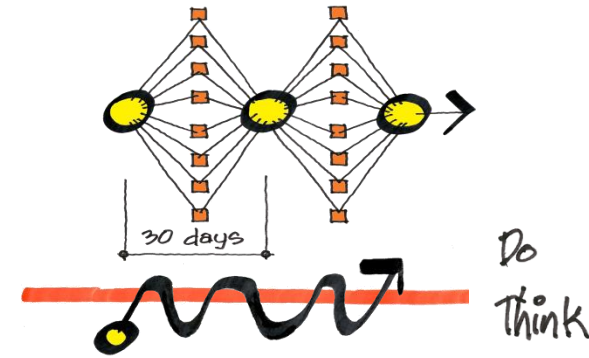
Follow-up Meeting (Sample)

Date	Dec 1
Time	2:00PM
Place	Conference call: Susan will arrange

Follow-up Meeting

Date	
Time	
Place	

Moving Forward



Internet Details

How will you use the Internet to stay connected?

We'll use e-mail for now. Might focus on a group blog. Bill will explore.

Internet Details

How will you use the Internet to stay connected?

Strategic Doing Pack

The first step in a Strategic Doing workshop involves capturing the names and contact information of all the people around the table. Please pass around this sheet of the Master Pack, so that everyone can sign their name. Give this to the Table Guide or Knowledge Keeper and attach to the Master Strategic Doing Pack.

Name	Organization	E-mail

Materials developed by the Purdue Center for Regional Development - Please contact Peggy Hosea at PCRD for more information: phosea@purdue.edu. For more information on Strategic Doing in Alaska, please contact Melissa Houston: mahouston@uaa.alaska.edu | 907-786-5423

Prioritized List of Comprehensive Plan Implementation Table Goals/Strategies 5.11.15 Packet

Yellow highlights: Tasks Council has chosen for staff to focus on

Green highlights: Tasks that are underway that could be incorporated into strategic doing

High Impact | Low Difficulty

19 – Education

- **50** – Continue to partner and work to support efforts of the Kenai Peninsula Borough School District.

19 – Economic Vitality – Natural Resources

- **42** – Support staging areas for large development projects.
- **42** – Support commercial fishing and fish processing.
- **41** – Partner with and support the efforts of other organizations, such as the Chamber of Commerce, to plan for economic development.

18 – Energy Plan

- **42** – Improve energy efficiency and conservation in City facilities.
- **38** – Create a solid waste and recycling plan for City facilities.
- **37** – Implement the Climate Action Plan.
- **37** – Create an Energy Plan
- **34** – Partner with public, private and non-profit organizations to implement a plan to reduce, reuse and recycle solid waste.

15 – Parking

- **38** – Allow for shared parking and in-lieu fees for downtown businesses.
- **29** – Construct strategically located parking lots in or near downtown.
- **23** – Improve/increase on-street parking

13 – Trails/Non-motorized Transportation

- **44** – Develop bike/pedestrian friendly roadway design standards
- **43** – Implement the policy recommendations of the Non-Motorized Transportation Plan, e.g. an acceptance policy for trail easements.
- **39** – Build the recommended trail connections in the Non-Motorized Transportation Plan.

13 – Senior Services

- **37** – Encourage or create incentives for private businesses to provide or improve accessibility for seniors.
- **37** – Improve accessibility for senior citizens. Require all public facilities be accessible for seniors and individuals with disabilities.

High Impact | High Difficulty

12 – Community Capacity

- **39** – Continue to work with citizen groups and nonprofit organizations which play a large role in providing desired services in Homer
- **37** – Continue to work with residents and business to better understand community priorities, and to the extent possible, find resources to meet these needs.

- 35 – Increase the net revenues coming into the city, through managing costs and expanding the community’s tax base.
- 28 – Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.

12 – Youth Services

- 31 – Provide a range of activities and programs to benefit youth.

11 – Port and Harbor

- 40 – Address general harbor maintenance and erosion control.
- 36 – Complete the Port and Harbor projects listed in Homer’s current CIP.
- 34 – Expand the Deep Water Dock.
- 30 – Create an East Boat Harbor.
- 30 – Improve restrooms along the spit trail.

11 – Fire and Emergency Services

- 38 - Increase marine fire/emergency response capabilities.
- 37 – Increase training opportunities.
- 36 – Update Hazard Plans.
- 34 – Construct new building and training facility.
- 34 – Increase volunteer core to 50 people.
- 24 – Hire Fire Marshal/Code Examiner.

11 – Police Department

- 35 – Implement a reasonable vehicle replacement plan.
- 35 – Construct a new building.
- 31 – Address retention and recruitment issues, and retain a competitive compensation package.
- 27 – Hire dedicated Homer Spit Officer for summer months.

9 – Storm Water

- 36 – Develop storm water design criteria for large parcel development.
- 36 – Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions.
- 34 – Adopt area-wide storm water management standards.

9 – Parks, Recreation, & Culture

- 35 – Create a Parks and Recreation Master Plan.
- 35 – Update the Beach Policy.

Low Impact | Low Difficulty

16 – Transportation – Misc.

- 34 – Update the 1986 Master Streets and Roads Plan and the 2005 Transportation Plan. Implement the Transportation Plan.
- 31 – Establish a Road Corridor Preservation Program and adopt appropriate ordinances (e.g. road standards, cost sharing mechanism).

15 – Improved Zoning

- 38 – Develop new zoning code to implement new categories.

- 37 – Work with the Comprehensive Plan Land Use Recommendation map on an areaby area basis to determine the feasibility and acceptability of rezoning.
- 14 – Economic Vitality – Tourism**
- 32 – Provide adequate parking for Spit attractions and/or efficient shuttle service between downtown and Spit areas.
 - 29 – Prepare a Tourism Management Plan.
- 13 – Economic Vitality – Misc.**
- 36 – Accommodate and promote arts and culture events.
 - 36 – Work with the University, KBC to develop education and vocation programs for Homer residents.
 - 33 – Research and implement strategies to provide for a range of housing options.
 - 31 – Improve technology infrastructure.
- 11 – Improved Standards and Regulations**
- 35 – Adopt new development standards for development in environmentally sensitive areas. Includes road construction practices.
 - 34 – Create new development standards for higher density residential development.
 - 28 – Evaluate and consider shifting platting authority from Borough to City of Homer.
 - 28 – Adopt building codes.

Low Impact | High Difficulty

14 – Solid Waste

- 40 – Institute measures to improve recycling among City departments.

13 – Library

- 27 – Increase staff to respond to increased demand.

12 – Water and Sewer

- 36 – Construct water and sewer lines to developed properties as demand warrants.
- 35 – Implement the Water Sewer Master Plan.
- 32 – Repair and rehabilitate sewer mains to reduce infiltration.
- 32 – Enact a sewer inflow reduction program.
- 24 – Develop a new water source.

11 – Green Infrastructure

- 35 – Adopt guidelines for sustainable development such as energy efficiency, use of recycled materials, and low impact landscaping in city buildings.
- 33 – Evaluate incentives to promote development that uses the green infrastructure ideas presented in Appendix D.

7 – Pattern of Development

- 36 – Work with Borough to prepare mutually acceptable development standards.
- 32 – Establish more specific criteria, process, schedule and objectives for possible future annexations.
- 31 – Amend city code to recognize the transfer of development rights to preserve environmentally sensitive or recreational areas.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Memorandum 16-057

TO: MAYOR WYTHER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABOUD, CITY PLANNER
DATE: March 21, 2016
SUBJECT: STRATEGIC DOING – COMPREHENSIVE PLAN UPDATE

Introduction

At the beginning of the year, the Planning Office started the process of updating our comprehensive plan. It has been just over 5 years old since adoption of our comprehensive plan (a process that took nearly 3 years to complete). We expect the update process to take at least a year or more to complete in house.

Process

Currently, city staff is providing updates and comments on the parts of the plan where they have working knowledge. This information is then refined and reformatted as appropriate and then it is reviewed by the appropriate committee or commission. Public comment will be solicited once the committees and commission have revised their respective chapters. We anticipate public meetings in the fall. Once all the public comment is addressed and public hearings are held by the Planning Commission, the plan will be forwarded to the City Council. Upon approval, it will be forwarded to the Borough for final adoption.

Current status of the plan

We feel that much of the low hanging fruit has been picked. The city has accomplished a great deal since the plan was adopted. A lot of items have been completed or are being addressed as ongoing activities. It is now time to take a hard look at what has not been accomplished and why.

The plan was written in a vastly different economic time. The population forecast called for an increasing population and the State of Alaska was awash in oil revenue, so much so that every man woman and child was given a \$2000 'bonus' by then Governor Palin. Since then, the city has struggled to demonstrate a population gain in Homer and the state government budget is in dire straits. City revenues have not kept pace with ongoing expenses. We believe that the plan has to be reconsidered with our new reality in which we find ourselves.

Several formatting issues will be addressed in the update. The chapters of the plan were written by different people and not uniformly edited. We hope to make the chapters similar in style and much more user friendly. The implementation tables will be numbered and correspond as direct actions derived from the implementation strategies. This should make using and reporting on the plan much easier. We will also do our best to eliminate overlapping policy between the chapters, for instance, if it is a transportation issue, the related policies should be found there.

We have found several themes that present themselves. Generally, the plan deals with things we can do as an organization and the ways in which we want to influence and work with others outside of the city. We are organizing the chapters accordingly while matching our expectations. The city may only be able to be an example and show support for actions outside of the city organization. It is also apparent that many of the wishes we have as a community call for increased resources. If it is not realistic, we may need to search for new avenues to reach our goals and/or adjust our goals accordingly.

Accomplishments

So far, we have sent out memos to the various departments seeking comment. With Planning Commission input, we have revised Chapter 2, Background and Demographic Information; Chapter 5, Transportation; and Chapter 9, Energy Plan. We are working on other chapters that require input from other committees and commissions prior to public and Planning Commission review.

How might this affect Strategic Doing?

After the plan is adopted it will be necessary to revisit the matrix that council is currently using. I am using the notated version of the implementation table created for Strategic Doing as a tool for the first internal review and update of the plan. A more comprehensive and pointed implementation table that clearly reflects the goals and implementation strategies is being created. This should improve our Strategic Doing effort. Reporting on progress will be much easier to follow, as a lot of guesswork deciding on what tasks are necessary to complete should be eliminated from the plan.



MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. **Ordinance 14-18(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Tower Requirements; to Define and Establish Standards for Any Towers. Zak. Introduction April 28, 2014, Referred to Planning Commission, Public Hearing and Second Reading April 11, 2016. Page 309

Ordinance 14-18(A)(S), An Ordinance of the Homer City Council Amending Homer City Code 21.03.040, Definitions Used in Zoning Code, Homer City Code 21.05.030, Measuring Heights, and Homer City Code 21.70.010, Zoning Permit Required; Repealing Homer City Code Chapter 21.58, Small Wind Energy Systems; and Enacting Homer City Code Chapter 21.58, Towers and Related Structures. Planning. Page 313
Memorandum 16-054 from City Planner as backup. Page 323
4. **CONSENT AGENDA**
5. **REGULAR MEETING AGENDA**
6. **COMMENTS OF THE AUDIENCE**
7. **ADJOURNMENT NO LATER THAN 5:50 P.M.**

Next Regular Meeting is Monday, April 11, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

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



REGULAR MEETING
6:00 P.M. TUESDAY
MARCH 29, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

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

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

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

- A. Homer City Council unapproved Special and Regular meeting minutes of March 14, 2016. City Clerk. Recommend adoption. Pages 93/95

- B. **Memorandum 16-052**, from Mayor Wythe, Re: Appointment of Timothy Clark to the Cannabis Advisory Commission, Appointment of Mark Massion to the Library Advisory Board and Reappointments of Erin Hollowell and Michele Miller to the Public Arts Committee. Page 115
- C. **Ordinance 16-13**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal. Lewis. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 125
- Memorandum 16-053 from City Clerk as backup. Page 129
- D. **Ordinance 16-14**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District. Planning. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 131
- Memorandum 16-055 from City Planner as backup. Page 137
- E. **Ordinance 16-15**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements. City Manager/Port and Harbor Director. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 149
- Memorandum 16-056 from Port and Harbor Director as backup. Page 153
- F. **Ordinance 16-16**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design. Mayor. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 155

- G. **Ordinance 16-17**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 01, 03, 10, 21, 24, 25, 30, 36, of Kachemak Drive, and Authorizing Their Sale. City Manager. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 163
- H. **Resolution 16-030**, A Resolution of the City Council of Homer, Alaska, Noting the Insufficiency of the Petition for Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Special Assessment District. City Clerk. Recommend adoption. Page 203
- I. **Resolution 16-031**, A Resolution of the Homer City Council Concerning the Harbor Enterprises, DBA Petro 49, (Formerly Petro Marine Services) Lease for Lot 8-E-1 Homer Spit #6 and to Enter Into a New 20-Year Term Lease With the City, and Authorizing the City Manager to Execute the Appropriate Documents. City Council. Recommend adoption. Page 215
- J. **Resolution 16-034**, A Resolution of the City Council of Homer, Alaska, Requesting the United States Attorney General to Issue a Final Order That Removes Marijuana From Schedule I of Controlled Substances Under the Federal Controlled Substances Act of 1970. Lewis. Recommend adoption. Page 217

6. VISITORS

- A. Robert Archibald, Prince William Sound Regional Citizens Advisory Council, 10 minutes. Page 221

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Recognition – Dave Anderson, General Manager of KBBI Page 235
- B. Mayor's Proclamation - Day of National Service, April 5, 2016 Page 237
- C. Borough Report
- D. Commissions/Board Reports:
1. Library Advisory Board
 2. Homer Advisory Planning Commission
 - a. Minutes of March 2, 2016 Page 239

3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission
6. Cannabis Advisory Commission

8. PUBLIC HEARING(S)

- A. **Ordinance 16-08**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.08.030, Parking or Camping Prohibited-Enforcement, Regarding Winter Camping. Aderhold. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016. Page 249

Memorandum 16-050 from City Manager as backup. Page 253

- B. **Ordinance 16-09**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Page 255

Memorandum 16-042 from Port and Harbor Director as backup. Page 259

- C. **Ordinance 16-10**, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016. Page 261

Memorandum 16-043 from Public Works Superintendent as backup. Page 265

- D. **Ordinance 16-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule, and Enacting Homer City Code 10.04.085 Use of Load and Launch Ramp, to Regulate the

Use of the Load and Launch Ramp in the Small Boat Harbor. City Manager. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Page 271

- E. **Ordinance 16-12(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Page 277

Memorandum 16-049 from Public Works Director as backup.

Page 281

9. ORDINANCE(S)

10. CITY MANAGER'S REPORT

- A. City Manager's Report Page 289

- B. Bid Report Page 299

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

- A. Public Arts Committee

- B. Employee Committee Report

- C. Public Safety Building Review Committee

13. PENDING BUSINESS

- A. **Ordinance 14-18(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Tower Requirements; to Define and Establish Standards for Any Towers. Zak. Introduction April 28, 2014, Referred to Planning Commission, Public Hearing and Second Reading April 11, 2016. Page 309

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Page 313

Memorandum 16-054 from City Planner as backup.

Page 323

14. NEW BUSINESS

15. RESOLUTIONS

A. **Resolution 16-032**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Include Long Term Boat Trailer Parking. City Manager/Port and Harbor Director. Recommend: Public Hearing April 11, 2016.

Page 331

Memorandum 16-056 from Port and Harbor Director as backup.

Page 153

B. **Resolution 16-033**, A Resolution of the City Council of Homer, Alaska Amending the Port of Homer Terminal Tariff No. 600 to Include Long Term Boat Trailer Parking Fees. City Manager/Port and Harbor Director. Recommend: Public Hearing April 11, 2016.

Page 341

Memorandum 16-056 from Port and Harbor Director as backup.

Page 153

C. **Resolution 16-035**, A Resolution of the City Council of Homer, Alaska, Approving Necessary Improvements and Upgrades to the Existing Fire Station, Separating the Fire Station From the New Public Safety Building Project, and Authorizing the Public Safety Building Review Committee to Continue Work on the Fire Station Improvement Project. Mayor.

Page 345

D. **Resolution 16-036**, A Resolution of the Homer City Council Supporting a Community Gymnasium in the Town Center Area and Committing Up to \$650,000 as a Matching Grant to Facilitate the Construction of the Facility as a Collaborative Community Project. Mayor.

Page 351

16. COMMENTS OF THE AUDIENCE

17. COMMENTS OF THE CITY ATTORNEY

18. COMMENTS OF THE CITY CLERK

19. COMMENTS OF THE CITY MANAGER

20. COMMENTS OF THE MAYOR

21. COMMENTS OF THE CITY COUNCIL

22. ADJOURNMENT

Next Regular Meeting is Monday, April 11, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 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.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 16-05 a Special Meeting of the Homer City Council was called to order on March 14, 2016 at 4:20 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, LEWIS, REYNOLDS, VAN DYKE, ZAK

ABSENT: SMITH (excused)

STAFF: CITY MANAGER KOESTER
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER
FINANCE DIRECTOR LI
POLICE CHIEF ROBL

Councilmember Smith has requested excusal.

Mayor Wythe ruled Councilmember's absence as excused. There was no objection from the Council.

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

Mayor Wythe called for a motion for the approval of the agenda.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Memorandum 16-044, from City Clerk, Re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit and Attorney/Client Privilege (AML-JIA Insurance Claims Experience).

Mayor Wythe called for a motion for the approval of the recommendations of Memorandum 16-044 to meet in Executive Session to discuss AML-JIA insurance claims experience.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/REYNOLDS - MOVED TO ADJOURN INTO EXECUTIVE SESSION.

There was no discussion.

VOTE: YES. LEWIS, ADERHOLD, REYNOLDS, ZAK, VAN DYKE

Motion carried.

Council adjourned to Executive Session at 4:22 p.m. and reconvened at 4:52 p.m.

Mayor Pro Tempore Lewis stated reviewed the specifics of our loss claims since 1999.

COMMENTS OF THE AUDIENCE

There were no comments of the audience.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 4:53 p.m. The next Regular Meeting is Tuesday, March 29, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, March 21, 2016 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____

Session 16-06 a Regular Meeting of the Homer City Council was called to order on March 14, 2016 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, LEWIS, REYNOLDS, SMITH (telephonic – partial meeting), VAN DYKE, ZAK

STAFF: CITY MANAGER KOESTER
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER
CITY PLANNER ABBOUD
FINANCE DIRECTOR LI
POLICE CHIEF ROBL

Councilmember Smith has requested telephonic participation.

Mayor Wythe called for a motion to allow Councilmember Smith to participate by telephone.

VAN DYKE/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Council met for a Worksession from 4:00 p.m. to 4:20 p.m. to hear from Kevin Smith, Alaska Municipal League/Joint Insurance Agency. From 4:20 p.m. to 4:52 p.m. Council held a Special Meeting and approved Memorandum 16-044 to meet in Executive Session to discuss AML-JIA Insurance Claims Experience. From 5:03 p.m. to 5:21 p.m. Council met as a Committee of the Whole to discuss Ordinance 16-04(A)(S-2)(A) and Consent and Regular Meeting Agenda items.

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

AGENDA APPROVAL

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

The following changes were made: **RECONSIDERATION/PENDING BUSINESS - Ordinance 16-04(A)(S-3)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.18, Central Business District; Homer City Code 21.24, General Commercial 1; Homer City Code 21.26, General Commercial 2; Homer City Code 21.27, East End Mixed Use; to Identify

the Zoning Districts Permitting Marijuana Facilities; and Adopting Homer City Code Chapter 21.62, Marijuana Facilities, Regarding General Land Use Requirements for Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities; to be Effective Only Upon Certification of a Majority Vote Rejecting the Proposition to Prohibit Marijuana Establishments in the City at the Special Election to be Held in the City on April 19, 2016. Mayor.

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

LEWIS/ZAK - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Roberta Highland, city resident, commented on Ordinance 16-04(A)(S-2)(A). She agrees with no marijuana activities in rural residential. We need to see how it goes first because there are a lot of questions and not enough information.

RECONSIDERATION

- A. **Ordinance 16-04(A)(S-2)(A)**, An Ordinance of the City Council of Homer, Alaska, Amending **Homer City Code 21.12, Rural Residential**; Homer City Code 21.18, Central Business District; Homer City Code 21.24, General Commercial 1; Homer City Code 21.26, General Commercial 2; Homer City Code 21.27, East End Mixed Use; Homer City Code 21.40 to Identify the Zoning Districts Permitting Marijuana Facilities and Adopting Chapter 21.62 Entitled "Marijuana Facilities" Regarding General Land Use Requirements for Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities **to be Effective Only Upon Certification of a Majority Vote Rejecting 16-07 the Proposition to Prohibit Marijuana Establishments in the City at the General Election to be Held in the City on October 4, 2016. a Special Election to be Held in the City on April 19, 2016.** Mayor.

Memorandums 16-016 and 16-032 from City Clerk as backup.

Memorandums 16-017 and 16-023 from City Planner as backup.

Memorandum 16-036 from Police Chief as backup.

Memorandum 16-037 from Police Chief and Fire Chief as backup.

Memorandums 16-040 and 16-046 from Deputy City Clerk as backup.

Mayor Wythe called for a motion for the reconsideration of Ordinance 16-04(A)(S-2)(A).

LEWIS/ZAK - SO MOVED.

There was confusion at the last meeting when making amendments, therefore the Council must redo the ordinance.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CONSENT AGENDA

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

- A. Homer City Council unapproved Regular meeting minutes of February 22, 2016. City Clerk. Recommend adoption.
- B. **Memorandum 16-041**, from Mayor Wythe, Re: Reappointment of Marcia Kuszmaul to the Library Advisory Board and Appointments of Patrick Brown, Rick Malley, Linda Munns, Tess Dally, and Councilmember Donna Aderhold to the Americans With Disabilities Act Compliance Committee.
- C. **Ordinance 16-08**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.08.030, Parking or Camping Prohibited-Enforcement, Regarding Winter Camping. Aderhold. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-050 from City Manager as backup.

- D. **Ordinance 16-09**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-042 from Port and Harbor Director as backup.

- E. **Ordinance 16-10**, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-043 from Public Works Superintendent as backup.

- F. **Ordinance 16-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule, and Enacting Homer City Code 10.04.085 Use of Load and Launch Ramp, to Regulate the Use of the Load and Launch Ramp in the Small Boat Harbor. City Manager. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

- G. **Ordinance 16-12**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Public Works Director. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-049 from Public Works Director as backup.

Moved to Ordinances, Item A. Lewis.

- H. **Resolution 16-025**, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Continuation of Welding Courses and the Vocational-Technical Program at Homer High School. Lewis. Recommend adoption.
- I. **Resolution 16-026**, A Resolution of the Homer City Council Awarding the Contract for the Ambulance Replacement to the Firm of Rocky Mountain Ambulance Sales and Service of Paragonah, Utah, in the Amount of \$167,000.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Fire Chief. Recommend adoption.

Memorandum 16-045 from Fire Chief as backup.

- J. **Resolution 16-027**, A Resolution of the Homer City Council Awarding the Contract for Waddell Way Road and Water Main Improvements 2016 Project to the Firm of East Road Services, Inc. of Homer, Alaska, in the Amount of \$925,570.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption.

Memorandum 16-048 from Public Works Director as backup.

- K. **Resolution 16-028**, A Resolution of the City Council of Homer, Alaska, Respectfully Requesting the Alaska Legislature Consider Less Severe Cuts to the Alaska Public Broadcasting Commission in the FY17 Budget. Reynolds. Recommend adoption.
- L. **Resolution 16-029**, A Resolution of the City Council of Homer, Alaska, Amending the Beach Policy for Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited to Add an Exception to the Southern End of the Vacated Easement Formally Known as Shirlene Circle and the Area West of Bishop's Beach Park Access Between the South End of Mariner Park Beach to the East End of the Seawall From October 31 Through March 1 Solely for the Purpose of Gathering Sand and Coal. Reynolds. Recommend adoption.

Memorandum 16-047 from City Clerk as backup.

Moved to Resolutions, Item B. Lewis.

Item G, Ordinance 16-12 was moved to Ordinances, Item A. Lewis.

Item L, Resolution 16-029 was moved to Resolutions, Item B. Lewis.

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

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report
- B. Commissions/Board Reports:
 - 1. Library Advisory Board

Library Advisory Board Member Terry Smith reported the library had 2,000 more items checked out and 1,000 more persons visiting in February than in February of the previous year. A Rasmuson grant of \$23,000 was approved that will help offset budget costs. A letter was sent to the Tribune to encourage parents to bring their kids to the library. Posters are displayed at the library to recruit new LAB members. The Senate Committee is considering cuts to OWL; this will severely hurt rural libraries and cut the video conferencing capability. The LAB is working to update the library mission statement. The Celebration of Lifelong Learning will be held at the library on April 9th. It will include food, music, a trivia contest, and a silent auction.

- 2. Homer Advisory Planning Commission
 - a. Minutes of March 2, 2016

Planning Commissioner Tom Bos reported the commission is discussing FEMA and the State Hazard Mitigation Program. They reviewed the code language in rural residential pertaining to detached dwelling units and have no changes. The commission is currently working on the Comprehensive Plan, starting on transportation this week.

- 3. Economic Development Advisory Commission
- 4. Parks and Recreation Advisory Commission

Parks and Recreation Advisory Commissioner Louise Ashmun is happy to see beach policy revisions to provide vehicle restrictions. The two biggest areas of discussion were cars and dogs. Signs will soon go up in partnership with Fish and Wildlife. Dogs could be addressed on the signs too. The commission is revising the Strategic Plan and has crossed off many things completed on the plan. They are taking results from the PARC Needs Assessment to make short and long term plans for the community. Those plans include protecting parks and green spaces, deferred maintenance, and the lack of our ability to take care of the spaces. As things deteriorate it encourages more vandalism and fewer people use the facilities. The commission wants to develop a stronger community culture for the care of our public spaces and promote cleaning up after ourselves. The current budget does not allow the City to provide all the services.

5. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Bob Hartley reported the commission has been reviewing a new rate system for leases. They have two to three options to choose from and after discussions will bring something to the Council. They are considering ways of paying for facilities that have a large number of people. It has created lively testimony and they find it's difficult to please everybody. It takes a lot of back and forth to reach an accommodation for everyone to be moderately happy. The new drilling rig at the Deep Water Dock will be there until the end of May and then go out to begin drilling operations. It is hoped we will receive economic benefits much like the last rig at the harbor.

6. Cannabis Advisory Commission

Councilmember Lewis reported the commission has postponed all future meetings until after the vote, if there is one on April 19th.

PUBLIC HEARING(S)

- A. **Ordinance 16-07(A)**, An Ordinance of the Homer City Council Submitting to the Qualified Voters of the City the Question Whether Marijuana Establishments Shall Be Prohibited in the City at ~~the Regular Election to Be Held in the City on October 4, 2016,~~ **a Special Election to Be Held in the City on April 19, 2016** and Prohibiting Marijuana Establishments in the City Until Certification of the Result of the Election on That Question. Mayor. Introduction February 22, 2016, Public Hearing and Second Reading March 14, 2016.

Mayor Wythe opened the public hearing.

Roberta Highland, city resident, asked the audience to be respectful and considerate. She does not support an all-out ban. It may be good to put it out for a vote. She would like to do more research on limiting licenses.

Lindianne Sarno, Homer resident, told Council the opt-out provision of the Alaska cannabis initiative says the Council is responsible for making the choice to opt-out or not. Local

government is to discern the will of the people, not impose their personal or political opinions. The electorate has shown their preference and it is incumbent of the Council to uphold it; they can't justify going against the will of the vote. The Council has acted cowardly and it is unconstitutional. She cited the Alaska Constitution and the need for the Council to listen to the people's will.

Marianne Snowden, Homer resident, supports personal, recreational, medical, and ongoing research for cannabis. She supports a commercial growth and sales, but opposes an election. Personal beliefs for lack of knowledge will choke the overall will of the citizens. Cannabis is not a cult. It will provide new business opportunities.

Carrie Harris, city resident, told Council the voters voted for this. She asked Council if they had the integrity to follow the will of the people who took the time to vote. She did not vote for this, but believes in the democratic process for the Council to follow the will of the people.

Tim Clark, city resident, supports going through with legalization because we can control it better with the regulations. Banning it hasn't worked; we have a black market and are losing tax. It is a major investment to open a business and people will do it right to keep it regulated and safe. He is afraid that putting it to a vote people may vote it down because they want to grow it in a black market.

August Weber, Homer resident, commented by using marijuana and hemp we can revolutionize the consumer world by realizing the many uses of marijuana. Many of the people are showing a positive outlook on this opportunity and that they can work in a respectful and civilized manner.

Jeremiah Emmerson, Homer resident, commented on the potential for tax revenues and the medical benefits. A lot of people are disengaged; they say their vote doesn't count. People have gotten very frustrated. Prohibition is over and we should do another approach. If Council moves forward on the opt-out, people could disengage from the political process.

Kimberly Hemphill, Homer resident, voted for it, but has no interest in marijuana. She is frustrated the people voted and will now have to vote again. Council has let their personal opinions come into play when they are supposed to represent the people.

Dave Harris, Homer resident, doesn't want a vote. People will prohibit it and it will be countered with another vote. Save time and drop it tonight.

Megan Reeves, Homer resident, told Council marijuana is not Homer's dirty secret. Instead of debating something harmless we should be using the revenue to open a treatment facility. People out there have real drug and alcohol problems; this is a waste of time. We need to keep meth, heroin, and alcohol out of kids' hands.

Marc Landwehr, Ninilchik resident, wants the Council to make logical decisions. They have heard good input from the public. In the demographics of our generation all the young children that come behind us will overturn these ordinances. He hopes this is not writing in the sand that the tide will wash away.

Mayor Wythe called for a recess at 6:53 p.m. and reconvened the meeting at 7:00 p.m.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 16-07(A) by reading of title only for second and final reading.

ZAK/VAN DYKE – SO MOVED.

Councilmember Lewis opposes the ordinance. If this passes we will spend \$6,000 on a special election. No matter what happens there will be legal sales, growing, testing, and manufacturing in the Homer area. It may not be in the Homer proper so we will then lose any revenue from it. Economics will work out the number of businesses. We don't see a big flux of people coming in to set up businesses as it will be expensive to do so. There is a lot of much ado about nothing. He will vote no.

Councilmember Aderhold will vote no. The community wants us to make a decision. The voters have already spoken. There is a petition in the works to bring it to a vote and she fully supports those individuals that want to bring it to a vote. That is their privilege as members of the community and it is their responsibility to bring it to vote instead of the Council's.

Councilmember Reynolds will vote no due to some of the reasons Councilmembers Lewis and Aderhold have stated.

Councilmember Zak is not sure what the voters voted on, but he thinks they didn't vote to approve marijuana retail sales in Homer. He is glad to see there may be additional methods to bring it back before the voters and that is the fairest way to go.

Mayor Wythe read the statement for local control that allows a local government to prohibit marijuana cultivation, product manufacturing, testing, and retail marijuana stores through enactment of an ordinance or voter initiative. It does not prohibit the Council from taking a vote.

Mayor Wythe commented for 12 years she has never voted in opposition to the vote of the people on a ballot. On this matter she stands on the other side of the river from where you stand. The 47% that voted against it have the right to be represented. It is her personal option. This is the solution that she came up with instead of taking away the option at all.

There is a petition that will flow out this week if this vote fails. It will be a much more delayed process, but it will come before the voters.

Councilmember Van Dyke commented on the 53%/47% vote. If that vote were amongst this council that proposition would have failed. It would not have had the four-person vote here. The opt-out clause is one of the situations. There were over 109 votes that separated the issue. He's had over that amount of people say they like personal use, but don't like the commercial part as it doesn't need to infiltrate the town. He is pushing to bring it to the people for a vote. If the pros win the vote for commercial he is all for it. He believes personal and medicinal use should be okay. He is just split on what to do with the commercial part. He will vote to let the people tell us what they want.

Councilmember Lewis has met with a lot of people who know it is here whether you like it or not. The legitimate cannabis business is not going to invest that kind of money and go rogue. They want to run a good business within the limits of the law. It is much ado about nothing, except that we want money. When we ask people for money in the fall for a public safety building, why should we be taking other money if we don't want this money?

Councilmember Reynolds commented there are people who don't want to break the law when buying marijuana. They want a more measured and dose-able product so they know what they are buying and can treat themselves.

VOTE: YES. VAN DYKE

VOTE: NO. LEWIS, ADERHOLD, REYNOLDS, ZAK

Motion failed.

ORDINANCE(S)

- A. **Ordinance 16-12**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Public Works Director. Recommended dates: Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Mayor Wythe called for a motion for the adoption of Ordinance 16-12 for introduction and first reading by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

LEWIS/REYNOLDS – MOVED TO AMEND LINE 30 TO STRIKE THE WORD “CONSTRUCTION” AND ADD THE WORD “DESIGN.”

The funds will only cover the design of the storm drain, not the construction.

Councilmember Van Dyke questioned why there should be any design. He would like to put it out to bid and let the bidders decide how to do it.

Councilmember Aderhold answered you have to tell the bidders what they are bidding on. There is a lot more that the engineer needs to determine how the project can be done.

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

Motion carried.

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

Motion carried.

CITY MANAGER’S REPORT

A. City Manager’s Report

Time to think about replacing COH radio system: \$\$\$

The City of Homer radio system is aging and will have to be replaced by 2022 to be in full compliance with FCC regulations. Chief Robl has an excellent memo attached that details why the system needs replacement, what replacement entails and cost estimates. The bottom line is it is going to cost a lot of money to replace the system: repeaters, dispatch consoles and hand held radios system wide. Chief Robl’s estimate is between \$1.3 - \$1.6 million. The City will need to begin replacement as early as 2018, which means at a minimum the next budget will need to include funding for phase 1 of this multi-year project. Current Police Reserves are just over \$100,000.

Letter of support for Carrie Creek

The State Office of Historical Preservation has requested the Mayor’s input on the naming of a small, previously unnamed creek in the Homer area “Carrie Creek.” The name is to commemorate the daughter of one of the property owners whose land the creek flows through. Unless there is an objection, I will submit a letter of support on behalf of the Mayor and Council before the March 30 deadline. See the attached letter and nomination packet for more information.

Homer Foundation December 31, 2015 Quarterly Report

The Homer Foundation has submitted the attached report for the quarter ending December 31, 2015. According to Executive Director Steward, Homer Foundation investments have suffered a long downward spiral. However, the trend slowed in December and January, and in the month of February investments are starting to rebound and the Fund is showing strong gains.

Invasive Bird Trapping at Ben Walters Park

Fish and Game has been given permission to live trap starlings at Ben Walters Park. The starling is an invasive species that takes over other bird nests and threatens to endanger natural bird habitat. The lower 48 has many problems with this bird, however it has just arrived on the peninsula and the department would like to make sure the species does not take hold. A 6'x8'x6' trap will be placed next to the trees of the park behind the restroom. It will be placed to minimize disruption of park use and maximize the potential for catching starlings.

The trap is constructed from wood and chicken wire. It is well signed and checked at least once daily. The plan is to bait it with bird seed/dog food and water and keep at least one live starling in it at all times. A live bird helps to attract other individuals. If for some reason Fish and Game is not able to check the trap, it would be closed but left in place. Fish and Game will have the trap in place until the end of May. If all the starlings are not caught, they would like to put the trap out again in November.

Moving Beluga Slough

You may have noticed heavy equipment on Bishop's Beach on Wednesday the 9th near the outlet of Beluga Slough. Property owners who live near the outlet have received a permit from the Corps to move Beluga Slough. The Slough has been relocated back to the west to eliminate erosion of lots in the Ocean Drive Loop neighborhood many times over the years.

US Fish and Wildlife has given the landowners the authority to access the site. The cost of relocating the outlet has been paid for by the property owners.

The permitting agencies require that the City monitor work on the beach as part of their proposed permit conditions. Public Works has met with Fish and Wildlife on site and monitored the project.

What is Next for Beach Policy

The Port and Harbor has large anchors that they received from the Coast Guard that Public Works will place above high tide along the east side of Bishop's Beach to restrict access. The barrier will have a means for emergency response vehicles to get through. The anchors are a great solution for a physical barrier: they have a maritime look, are very sturdy and difficult to move and save money that would otherwise be spent purchasing boulders. Public Works will work on the challenge of moving such heavy items and hopes to have the anchors staged in the next few weeks (see attached picture).

The second part of implementing the beach policy changes Council passed will be signage. Fish and Wildlife has agreed to take the lead on signage and has budgeted \$5,000 for signage at Bishop's Beach. The next step is to get together with Fish and Wildlife and discuss budget and design for not only Bishop's Beach but also Mariner Park, understanding the importance that the signage be uniform and friendly. The Council will likely have to pass a budget ordinance to fund signage at Mariner Park; however, I will have a better handle on what that looks like once we meet with Fish and Wildlife.

Chill, It's a Drill

On Wednesday, March 30 between 10:15 AM and 10:45 AM tsunami sirens may sound, and TV and radio audiences may see or hear a message that a tsunami warning has been issued impacting Alaska. This is a test to make sure that the tsunami warning system works from one end to the other. So tell your friends and family:

- It's not a real emergency
- Do not evacuate your home
- Do not call 911

In short, on March 30, Chill, it's a Drill!

City Manager Koester highlighted the memorandum from Chief Robl regarding the replacement of the radio system. We need to start funding replacement of the \$1.3M to \$1.6M system and putting reserves away now. FCC regulations allow the radio system to be replaced in phases.

Fish and Wildlife is not a fan of the anchors Port and Harbor has to use as a physical barrier east of Beluga Slough. Fish and Wildlife is willing to purchase boulders instead. We will work with them to keep the fiscal portion neutral for the City; there will be labor costs involved. Immediate signage is needed for enforcement and we will work on long term educational signage.

City Manager Koester received Council's authorization to write a letter to the legislative delegation about the City's Capital Improvement Plan. If there is a capital budget it will be a very small one, but we have projects on the CIP that are small dollar items. Council's top priority remains the public safety building.

B. Bid Report

CITY ATTORNEY REPORT

A. City Attorney Report – February 2016

City Attorney Klinkner reported Frank Griswold has appealed two matters to the Alaska Supreme Court. Those include a public records request and a zoning matter.

COMMITTEE REPORT

- A. Public Arts Committee
- B. Employee Committee Report
- C. Public Safety Building Review Committee

Public Safety Building Review Committee Chair Ken Castner reported Council will see a resolution at the March 29th council meeting to move forward with scoping and entering into a construction budget for the fire station. The existing GC/CM contract team will get into the design expediently. On the police department the committee is rethinking how space needs may be handled, and achieve a building for \$11M to \$12M. If 6,500 sq. ft. of the east end of the HERC building can be utilized for non-essential space, it will save money. We could capture useable space at \$150 per sq. ft. versus \$600 per sq. ft. We need to spend a little money on doing a feasibility assessment on reusing the HERC building. Spending \$15,000 on the feasibility assessment has the possibility of keeping the project whole to accomplish a 30-year design. The police lived in a 800 sq. ft. building many years ago and are now outgrowing the current building. A new building will be good for a long time. It is the committee's hope it will be a project the community will get behind. We need to have a great place for these people to work.

PENDING BUSINESS

- A. ***If Reconsidered - Ordinance 16-04(A)(S-2)(A)***, An Ordinance of the City Council of Homer, Alaska, Amending **Homer City Code 21.12, Rural Residential**; Homer City Code 21.18, Central Business District; Homer City Code 21.24, General Commercial 1; Homer City Code 21.26, General Commercial 2; Homer City Code 21.27, East End Mixed Use; Homer City Code 21.40 to Identify the Zoning Districts Permitting Marijuana Facilities and Adopting Chapter 21.62 Entitled "Marijuana Facilities" Regarding General Land Use Requirements for Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities **to be Effective Only Upon Certification of a Majority Vote Rejecting 16-07 the Proposition to Prohibit Marijuana Establishments in the City at the General Election to be Held in the City on October 4, 2016. a Special Election to be Held in the City on April 19, 2016.** Mayor.

Memorandums 16-016 and 16-032 from City Clerk as backup.
Memorandums 16-017 and 16-023 from City Planner as backup.
Memorandum 16-036 from Police Chief as backup.

Memorandum 16-037 from Police Chief and Fire Chief as backup.
Memorandums 16-040 and 16-046 from Deputy City Clerk as backup.

Mayor Wythe called for a motion to substitute Ordinance 16-04(A)(S-2)(A) for Ordinance 16-04(A).

ZAK/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: NO. ADERHOLD, REYNOLDS, LEWIS, ZAK, VAN DYKE

Motion failed.

New Substitute:

Ordinance 16-04(A)(S-3), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.18, Central Business District; Homer City Code 21.24, General Commercial 1; Homer City Code 21.26, General Commercial 2; Homer City Code 21.27, East End Mixed Use; to Identify the Zoning Districts Permitting Marijuana Facilities; and Adopting Homer City Code Chapter 21.62, Marijuana Facilities, Regarding General Land Use Requirements for Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities; to be Effective Only Upon Certification of a Majority Vote Rejecting the Proposition to Prohibit Marijuana Establishments in the City at the Special Election to be Held in the City on April 19, 2016. Mayor.

Mayor Wythe called for a motion to substitute Ordinance 16-04(A)(S-3) for Ordinance 16-04(A).

REYNOLDS/ZAK - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/LEWIS - MOVED TO AMEND TO REMOVE THE SPECIAL ELECTION LANGUAGE PER ATTORNEY'S RECOMMENDATION: TITLE LINE 15, STRIKE EVERYTHING AFTER WORDS "RETAIL FACILITIES." FIRST WHEREAS LINE 23, STRIKE EVERYTHING AFTER "STORE SELLING MARIJUANA." ON SECOND TO LAST PAGE LINE 395, STRIKE ALL OF SECTION 6 AND ON LINE 399 RENUMBER SECTION 7 AS 6.

There was no discussion.

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

Motion carried.

Mayor Wythe called for a motion for the adoption of Ordinance 16-04(A)(S-3) as amended for second and final reading by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

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

Motion carried.

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 16-024**, A Resolution of the City Council of Homer, Alaska, Calling for a Special Election to be Held in the City on April 19, 2016, for the Purpose of Submitting to the Qualified Voters of the City a Proposition asking the Question Whether Marijuana Establishments Shall be Prohibited in the City. Mayor.

Mayor Wythe called for a motion for the adoption of Resolution 16-024 by reading of title only.

ZAK/VAN DYKE – SO MOVED.

There was no discussion.

VOTE: NO. REYNOLDS, ADERHOLD, VAN DYKE, ZAK, LEWIS

Motion carried.

- B. **Resolution 16-029**, A Resolution of the City Council of Homer, Alaska, Amending the Beach Policy for Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited to Add an Exception to the Southern End of the Vacated Easement Formally Known as Shirlene Circle and the Area West of Bishop's Beach Park Access Between the South End of Mariner Park Beach to the East End of the Seawall From October 31 Through March 1 Solely for the Purpose of Gathering Sand and Coal. Reynolds. Recommend adoption.

Memorandum 16-047 from City Clerk as backup.

Mayor Wythe called for a motion for the adoption of Resolution 16-029 by reading of title only.

REYNOLDS/LEWIS – SO MOVED.

Dates for vehicle access are to be amended to October 1 through March 31.

LEWIS/REYNOLDS - MOVED TO POSTPONE TO APRIL 11TH TO BRING BACK THE ORDINANCE ON THE BEACH POLICY TO HAVE CORRECTED DATES FROM MARCH 1ST THROUGH OCTOBER 31ST (FOR VEHICLE ACCESS).

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Megan Reeves, Homer resident, commented it shows a tremendous amount of cheek to have a special election before 4/20.

Jeremiah Emmerson, thanked Council for reinstating his faith in the democratic political process. He is looking forward to working to develop better guidelines for the industry and excited to go back to the Planning Commission and other meetings to talk about this more.

Carrie Harris, Homer resident, thanked Council for following the will of the voters. She hopes Council encourages the supporters of the prohibition initiative. The more people we get involved in politics the faster we crush that culture of thought that our votes don't count.

Tim Clark, Homer resident, thanked Council for doing a great job. We can now move on to the next step.

Ken Castner, city resident, commented marijuana is not the biggest issue; it is heroin. It will destroy the town quicker than anything you can imagine. He's hopeful through churches, social structures, and government we can work to address this together.

Mark Landwehr, Ninilchik resident, said spending \$13M will stimulate the new justice center. It sounds extravagant to a town that doesn't even like BB guns. It is risky to spend this money at this time and is not an effective use of the City's money.

August Weber, Homer resident, reflected on the things we have accomplished as a whole town that has saved a lot of money. The Karen Hornaday playground is an example. We are looking at putting money in a jail facility at the same time we are talking about legalizing marijuana. He suggested community support for many of the projects to save money for other projects.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner congratulated Council on a very productive evening.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Wythe commented the public safety building was needed long before the legalization of marijuana and it has nothing to do with it. The police department's highest exposure is for liability. They are responsible for prisoners' safety and to provide a habitable place for employees so diseases are not communicated. A new facility is a substantial need for the community as the current facility floods several times a year. There is also a strong need for a public detox facility. The State is looking at this as well. The first line of defense for detox patients is the hospital instead of the jail. People go to the hospital and end up in jail. She gets it that legal marijuana is what the voters want, but it won't make it safe and keep it away from children. Legalized alcohol and cigarettes did not keep it out of the hands of our youth. She would like to lose the illusion that people can create a safety net. People must live in a secure and quiet environment if they haven't seen the drug problem in Homer. The drug free zone at the high school is known as the free drugs zone. When we can socially agree that drugs are not okay we may have a chance to do something different about drugs.

COMMENTS OF THE CITY COUNCIL

Councilmembers Lewis said thank you.

Councilmember Aderhold commented on the recent events in and around Homer with more coming up. At each of these events our local businesses donate time and merchandise. They make it happen. As to volunteerism in Homer, they completely rock; the community wouldn't be what it is without them. There are some things that need to be engineered and designed to be built. Volunteers can't do everything; we need to recognize where to use volunteers and where to use professionals.

Councilmember Van Dyke commented the City Council was elected by the people to represent all the people, all 100%. As a group of six, there are many hard decisions. When we make decisions we make them based on what we feel is the best for the entire community. When someone mentions we are not doing our jobs it is a big slap in the face and makes the job harder for us to do. We are just six regular people and do the best job we can. He thanked everyone for coming out. We listen and try to make the best decision we can.

Councilmember Zak has been paying attention to what is happening in Juneau. The state budget is facing us all. He gave in here and there tonight to make progress. Perhaps there is revenue that will come to the City. Some funds could be used to create a treatment facility. It hurt to have to go along with allowing retail and commercial growing, but the referendum could put it before the voters. He asked the public to pay attention to what the legislators are doing in Juneau and give them your input. There have to be additional income sources, some senators have good suggestions, but they need input. Have a great Winter King Salmon Tournament weekend; hope for beautiful weather.

Councilmember Reynolds thanked everyone who spoke and the volunteers on commissions and boards who are doing vital work. It is a great way to get involved. The EDC and LAB have openings. She has been on her bike a lot; with the increased light in the evenings a lot of people are out. She was traveling on the bypass on a beautiful evening, but there was a thick fog of dust. The State and City will sweep as soon as they can. Over the weekend there was a huge wrestling competition, a ski marathon, and the fat bike festival, each bringing lots of people to town. She thanked everyone for helping and advertised the Winter King Salmon Tournament next weekend.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:04 p.m. The next Regular Meeting is Tuesday, March 29, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, March 21, 2016 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.

JO JOHNSON, MMC, CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 16-052

TO: HOMER CITY COUNCIL

FROM: MARY E. WYTHE, MAYOR

DATE: MARCH 22, 2016

SUBJECT: APPOINTMENT OF TIMOTHY CLARK TO THE CANNABIS ADVISORY COMMISSION, APPOINTMENT OF MARK MASSION TO THE LIBRARY ADVISORY BOARD, AND REAPPOINTMENTS OF ERIN HOLLOWELL AND MICHELE MILLER TO THE PUBLIC ARTS COMMITTEE.

Timothy Clark is appointed to the Cannabis Advisory Commission to fill the seat of outgoing member Chad Jones with a term to expire May 1, 2017.

Mark Massion is appointed to the Library Advisory Board to fill the seat of outgoing member Patrick Brown with a term to expire April 1, 2017.

Erin Hollowell and Michele Miller are reappointed to the Public Arts Committee with terms to expire April 28, 2019.

RECOMMENDATION:

Confirm the appointment of Timothy Clark to the Cannabis Advisory Commission, the appointment of Mark Massion to the Library Advisory Board, and reappointments of Erin Hollowell and Michele Miller to the Public Arts Committee.

Fiscal Note: N/A



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

12-30-15
 CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

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

Name: Timothy Clark Date: 12-30-15
 Physical Address: 4142 Mattox Rd lot #1 Homer AK 99603
 Mailing Address: 4142 Mattox Rd Lot #1 Homer AK 99603
 Phone Number: 907-299-3664 Cell #: _____ Work #: _____
 Email Address: ~~ttclark@homerak.com~~ tclarkak907@hotmail.com

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

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
OTHER - PLEASE DESIGNATE	
<input checked="" type="checkbox"/> Cannabis Advisory Commission	

I have been a resident of the city for 7 yrs 8 mos. I have been a resident of the area for ~~3~~ yrs 7 mos.

I am presently employed at Self employed taxi driver for Kosdas Taxi

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

I've been a member of Kachemak Cannabis Coalition for over a year. I've been to several borough and city meetings for Cannabis.

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

No

Why are you interested in serving on the indicated commission, committee, board or task force?

I want to be the voice for the people of my generation for Cannabis

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Kachemak Cannabis Coalition

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? No

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

 Commercial Recreational

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

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



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD & TASK FORCE
 APPLICATION FORM

CITY CLERKS OFFICE
 CITY OF HOMER
 491 E. PIONEER AVENUE
 HOMER, ALASKA 99603
 PHONE 907-235-3130
 FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE

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

Name Mark Massion Date March 19, 2016
 Physical Address 328 Lee Dr. City Homer
 Mailing Address 328 Lee Dr. Zip Code 99603
 Phone 3994850 Work # N/A Cell # ---
 Email Address markmassion@yahoo.com

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

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 7:00 P.M. WORKSESSIONS AT 5:30 P.M.
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input checked="" type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 6:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	3RD THURSDAY OF THE MONTH AT 11:00 A.M. WORKSESSIONS AT 10:00 A.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY AT 3:00 P.M.
<input type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

OFF AND ON FOR 38 years.

I have been a resident of the City for mos. yrs I have been a resident of the area for mos. yrs.

I am presently employed as: Retired

List any special training, education or background you have which is related to your choice of commission, committee, board, or task force:

ALASKAN PUBLIC EDUCATION : 17 years as teacher and administrator
4 years overseas as admin. in International school

Have you ever served on a similar commission, committee, board or task force? yes

If so, when & where: Seldovia planning & zoning / Seldovia city council /
Kenai P. Borough Planning and Zoning Com.

When are you available for meetings? Weekly Monthly Bi-Monthly

I am interested in serving on the above because:

I am very impressed with the Homer City Library. The design, grounds, and staff are superb. I would like to make sure it stays this way which might be difficult in our present economy. I believe I can make clear, lucid decisions that will help keep the library moving forward!

Yes No If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence? If yes, briefly describe the development:

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis?

If yes, is you use primarily: Commercial Recreational Both

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

When you have completed the form please review all the information and then click on the submit or print button.

Print Form

Submit by Email

From: [Renee Krause](#)
To: [Jo Johnson](#)
Subject: FW: Reappointment request to PAC
Date: Tuesday, March 22, 2016 8:59:15 AM
Importance: High

See below

From: Erin Hollowell [mailto:erin@blepsias.net]
Sent: Tuesday, March 22, 2016 8:58 AM
To: Renee Krause
Subject: Re: Reappointment request to PAC
Importance: High

To Whom It May Concern:

I am writing to request a reappointment to the Public Arts Committee.

Thank you for your consideration,
Erin Coughlin Hollowell

--

Attention is love, what we must give
children, mothers, fathers, pets,
our friends, the news, the woes of others.
What we want to change we curse and then
pick up a tool. Bless whatever you can
with eyes and hands and tongue. If you
can't bless it, get ready to make it new.

- Marge Piercy, from *What Are Big Girls Made of?* an excerpt from "The art of blessing the day"

On Mar 22, 2016, at 8:55 AM, Renee Krause <RKrause@ci.homer.ak.us> wrote:

Erin can you submit an email requesting reappointment to the Public Arts Committee.

Your term expires April 1st and we need this on the agenda next week.

Thanks

Sincerely,

Renee Krause
Deputy City Clerk I
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
Ph. 907-235-8121 ext 2224
Fax 907-235-3143

rkrause@ci.homer.ak.us

*All Correspondence sent from this email address can possibly be available for public inspection.
Please note some correspondence is confidential in nature and if you have received this in error please
contact the sender as soon as possible so we can correct the contact information we have on file.*

“The Secret of Change is to Focus All of Your Energy Not on Fighting the Old, But
Building the New” - Socrates

Renee Krause

From: Michele Miller <michelechristinemiller@gmail.com>
Sent: Friday, March 18, 2016 11:53 AM
To: Renee Krause
Subject: Reappointment to New Commission

Dear Renee,

This email is a request to be reappointed to the combined Parks and Rec Commission and Public Arts Committee.

Thank you,

Michele

Michele Miller
(907) 227-6207

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-13

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal.

Sponsor: Lewis

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum 16-053 from City Clerk as backup

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

Lewis

3
4 **ORDINANCE 16-13**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 7.16.020 OPERATING, STOPPING
8 OR PARKING OF MOTOR VEHICLES IN BEACH AREAS
9 PROHIBITED; EXCEPTIONS, TO EXTEND FROM OCTOBER 1 TO
10 MARCH 31 THE PERIOD DURING WHICH A PERSON MAY
11 OPERATE, STOP AND PARK A MOTOR VEHICLE BETWEEN THE
12 SOUTH END OF MARINER PARK BEACH AND THE EAST END OF
13 THE SEAWALL SOLELY FOR THE PURPOSE OF GATHERING SAND
14 AND COAL.

15
16 THE CITY OF HOMER ORDAINS:

17
18 Section 1. Homer City Code 7.16.020, Operating, stopping or parking of motor vehicles
19 in beach areas prohibited; Exceptions, is amended to read as follows:

20
21 7.16.020 Operating, stopping or parking of motor vehicles in beach areas prohibited;
22 Exceptions.

23 a. Except as provided in subsections b through d of this section, no person may
24 operate, stop or park a motor vehicle within or upon any beach area.

25 b. A person may operate, stop or park a motor vehicle within and upon the beach area
26 east of a line extending south from the southern end of a line extending south from the
27 southern end of the vacated easement formally known as Shirlene Circle, and within and
28 upon the beach area west of Bishops Beach Park Access.

29 c. A person may operate, stop or park a motor vehicle within and upon the beach area
30 between the south end of Mariner Park beach to the east end of the seawall from October **1**
31 ~~31~~ through March **31** ~~1~~ solely for the purpose of gathering sand and coal.

32 d. An owner of property immediately adjacent to a beach area may operate, stop and
33 park a motor vehicle within or upon a beach area as is reasonably necessary to maintain the
34 owner's property, in accordance with the terms of a permit issued for that purpose by the
35 chief of police.

36 e. Nothing in this section permits a person to operate, stop or park a motor vehicle
37 within or upon privately owned property in a beach area without the permission of the
38 property owner.

39
40 Section 2. This Ordinance is of a permanent and general character and shall be
41 included in the City Code.

42
43 **[Bold and underlined added. Deleted language stricken through.]**

44 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
45 _____, 2016.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

52
53 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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AYES:

NOES:

ABSTAIN:

ABSENT:

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69

First Reading:

Public Hearing:

Second Reading:

Effective Date:

70
71

72 Reviewed and approved as to form:

73
74
75

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

76
77
78

Date:_____

Date:_____



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 16-053

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: JO JOHNSON, MMC, CITY CLERK
DATE: MARCH 22, 2016
SUBJECT: INTENT OF ORDINANCE 16-13 TO AMEND THE DATES THAT VEHICLES ARE PERMITTED ON MARINER PARK BEACH.

At the March 14th council meeting it was discovered that Ordinance 16-05(S-2)(A-2) adopted on February 22, 2016 contained the wrong dates for permitted vehicle use on Mariner Park beach.

Council intended for the dates of permitted vehicle use upon the beach area between the south end of Mariner Park beach to the east end of the seawall to be October 1 through March 31 to collect coal and sand.

Ordinance 16-13 corrects the dates for permitted vehicle use on Mariner Park beach.

Recommendation:

Adopt Ordinance 16-13 to amend the dates for permitted vehicle use on Mariner Park beach.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-14

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District.

Sponsor: Planning

1. Council Regular Meeting March 29, 2016 Introduction

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

3 Planning

4 **ORDINANCE 16-14**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND
8 STRUCTURES; REGARDING THE PERMISSION OF DETACHED
9 DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

10
11 THE CITY OF HOMER ORDAINS:

12
13 Section 1. Homer City Code 21.12.020, Permitted Uses and Structures, is amended to
14 read as follows:

15
16 21.12.020 Permitted uses and structures. The following uses are permitted outright in the
17 Rural Residential District:

- 18
19 a. Single-family dwelling;
20 b. Duplex dwelling;
21 c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
22 d. Public parks and playgrounds;
23 e. Rooming house, bed and breakfast and hostel;
24 f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
25 g. Agricultural activities, including general farming, truck farming, livestock farming,
26 nurseries, and greenhouses; provided, that:
27 1. Other than normal household pets, no poultry or livestock may be housed
28 and no fenced runs may be located within 100 feet of any residence other than the
29 dwelling on the same lot;
30 2. No retail or wholesale business sales office is maintained on the premises;
31 h. Private stables;
32 i. Private floatplane tie-down as an accessory use incidental to residential use;
33 j. Storage of personal commercial fishing gear in a safe and orderly manner and
34 separated by at least five feet from any property line as an accessory use incidental to
35 residential use;
36 k. As an accessory use incidental to residential use, the private outdoor storage of
37 noncommercial equipment, including noncommercial trucks, boats, and not more than one
38 recreational vehicle in a safe and orderly manner and separated by at least five feet from any
39 property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;
40 l. Other customary accessory uses incidental to any of the permitted uses listed in the
41 RR district; provided, that no separate permit shall be issued for the construction of any
42 detached accessory building prior to that of the main building;

- 43 m. Temporary (seasonal) roadside stands for the sale of produce grown on the
- 44 premises;
- 45 n. Mobile homes, subject to the requirements of HCC 21.54.100;
- 46 o. Day care homes; provided, however, that outdoor play areas must be fenced;
- 47 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
- 48 q. Open space, but not including outdoor recreational facilities described in HCC
- 49 21.12.030;
- 50 r. As an accessory use, one small wind energy system per lot having a rated capacity
- 51 not exceeding 10 kilowatts;
- 52 s. One detached dwelling unit, excluding mobile homes, as an accessory building to a
- 53 principal single family dwelling on a lot **subject to the requirements of HCC**
- 54 **21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;
- 55 ~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a~~
- 56 ~~principal single family dwelling on a lot that is over one acre and not serviced by City water~~
- 57 ~~and sewer services.~~

58
59 Section 2. This Ordinance is of a permanent and general character and shall be
60 included in the City Code.

61
62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
63 _____ 2016.

64
65 CITY OF HOMER

66
67
68 _____
69 BETH WYTHE, MAYOR

70
71 ATTEST:

72
73
74 _____
75 JO JOHNSON, CMC, CITY CLERK

76
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78 YES:

79 NO:

80 ABSTAIN:

81 ABSENT:

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83
84

[**Bold and underlined added.** Deleted language stricken through.]

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

89
90

91 Reviewed and approved as to form:

92
93

94 _____
95 Katie Koester, City Manager

Thomas F. Klinkner, City Attorney

96
97 Date: _____

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 16-055

TO: MAYOR WYTHER AND HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER

FROM: RICK ABOUD, CITY PLANNER

DATE: March 21, 2016

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND STRUCTURES; REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

Introduction

When this was the subject of City Council in 2014, a floor amendment was made and was not reviewed by the Planning Office or the City Attorney. The language adopted was not optimal and could lead to some confusion regarding dimensional requirements already found in code.

Originally, the Planning Commission proposed that an accessory dwelling unit on lots served by city water and sewer in the Rural Residential District forgo the CUP process and be permitted through the Planning Office. A motion was passed at the City Council to extend this opportunity to those not on the city system. This motion included a reference regarding lots over one acre. HCC 21.12.040 already stipulates the minimum square footage required for all uses and structures in the Rural Residential District. All dwellings are required to follow these regulations.

After consulting with the City Attorney, I presented a 'housekeeping' ordinance to the Planning Commission for review. This ordinance simplifies the language and provides a reference to the existing City Code that determines dimensional requirements according to the type of water and wastewater service available on a Rural Residential lot. It proposes no change in policy; it simply aligns existing requirements to the concept of allowing an additional dwelling on a lot not served by city water and sewer services.

Recommendation:

The Homer Advisory Planning Commission recommends that the Homer City Council adopt this draft Ordinance.

Attachments

Draft Ordinance

A. Staff Report PL 16-14, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion about FEMA and the State Hazard Mitigation Grant Program.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing. There was no public present and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PO 16-15 AND THE DRAFT ORDINANCE AMENDING HCC 21.12.020 PERMITTED USES AND STRUCTURES REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT, AND FORWARD IT TO COUNCIL FOR PUBLIC HEARING AND ADOPTION.

There was brief discussion that this is a very clean simple way to make things clearer for the zoning.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

A. Staff Report PL 16-16 Comprehensive Plan Update. Background Information and Energy Chapters

City Planner Abboud reviewed the staff report.

The group discussed:

1. Updating the vision statement to clarify that as a city we can be a model for energy conservation and wise use of the resources, and that we will support renewable energy development.
2. Formatting issues and fonts.



City of Homer

www.cityofhomer-ak.gov

Planning
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Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report PL 16-15

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: March 2, 2016
SUBJECT: Ordinance amending 21.12.020, accessory dwelling units in the Rural Residential District

Introduction

At the February 17, 2016 HAPC meeting, the HAPC reviewed the attached draft ordinance. This code amendment simplifies the Rural Residential code by clarifying that one additional dwelling unit (assessor to a principle single family dwelling) may be proposed regardless of the size of a lot, when it continues to be subject to the existing dimensional requirements that apply to the district, per HCC 21.12.040. The dimensional requirements are dependent on type of on-site water and wastewater service.

The City Attorney's draft ordinance does not change land use rights. The full ordinance is attached; the specific code change is below.

Analysis

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;

~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services.~~

Staff Recommendation: Hold a public hearing and make recommendations to City Council. If any substantial changes are made, the ordinance may need an additional public hearing.

Attachments

1. Draft Ordinance 16-xx
2. Memo 16-02

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**CITY OF HOMER
HOMER, ALASKA**

ORDINANCE 16-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND
STRUCTURES; REGARDING THE PERMISSION OF DETACHED
DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.12.020, Permitted Uses and Structures, is amended to read as follows:

21.12.020 Permitted uses and structures. The following uses are permitted outright in the Rural Residential District:

- a. Single-family dwelling;
- b. Duplex dwelling;
- c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
- d. Public parks and playgrounds;
- e. Rooming house, bed and breakfast and hostel;
- f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
- g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that:
 1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot;
 2. No retail or wholesale business sales office is maintained on the premises;
- h. Private stables;
- i. Private floatplane tie-down as an accessory use incidental to residential use;

[Bold and underlined added. Deleted language stricken through.]

45 j. Storage of personal commercial fishing gear in a safe and orderly manner and separated
46 by at least five feet from any property line as an accessory use incidental to residential use;
47

48 k. As an accessory use incidental to residential use, the private outdoor storage of
49 noncommercial equipment, including noncommercial trucks, boats, and not more than one
50 recreational vehicle in a safe and orderly manner and separated by at least five feet from any
51 property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;
52

53 l. Other customary accessory uses incidental to any of the permitted uses listed in the RR
54 district; provided, that no separate permit shall be issued for the construction of any detached
55 accessory building prior to that of the main building;
56

57 m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;
58

59 n. Mobile homes, subject to the requirements of HCC 21.54.100;
60

61 o. Day care homes; provided, however, that outdoor play areas must be fenced;
62

63 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
64

65 q. Open space, but not including outdoor recreational facilities described in HCC
66 21.12.030;
67

68 r. As an accessory use, one small wind energy system per lot having a rated capacity not
69 exceeding 10 kilowatts;
70

71 s. One detached dwelling unit, excluding mobile homes, as an accessory building to a
72 principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040**
73 ~~serviced by City water and sewer services in compliance with HCC Title 14;~~
74

75 ~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a~~
76 ~~principal single family dwelling on a lot that is over one acre and not serviced by City water and~~
77 ~~sewer services.~~

78
79 Section 2. This Ordinance is of a permanent and general character and shall be included
80 in the City Code.
81

82
83 [continued on next page]
84

85
86 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
87 _____ 2016.
88

[Bold and underlined added. Deleted language stricken through.]

CITY OF HOMER

BETH WYTHER, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Katie Koester, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

[Bold and underlined added. Deleted language stricken through.]



City of Homer

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Planning

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Memorandum PL 16-02

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
DATE: March 2, 2016
SUBJECT: Draft Ordinance 16-XX Amending HCC 21.12.020 to allow an accessory dwelling unit in the Rural Residential District

This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.040.

This particular amendment proposes no regulatory changes to the code. It simplifies code by clearly indicating the prevailing regulations in relation to dimensional requirements.

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Comprehensive Plan Chapter 4, Goal 3 Object A states: "Create a clear, coordinated regulatory framework that guides development." One of the implementation strategies states: "Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review."

Staff response: This amendment is found to further a specific goal and objective. It has not been found to be inconsistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Staff response: This code amendment will be reasonable to implement and enforce as it does not alter any implementation or enforcement concerns.

c. Will promote the present and future public health, safety and welfare.

Staff response: The standards for a private well and septic system are still required for more than one dwelling unit that is not connected to City Water and Sewer. Public health, safety, and welfare continue to be promoted.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

21.95.010 Initiating a code amendment.

Staff response: The City Planner initiated the code amendment at the February 17, 2016 meeting per 21.95.010(d).

21.95.030 Restriction on repeating failed amendment proposals.

Staff response: This section of code is found to be not applicable.

Presentations

Reports

A. Staff Report PL 16-11, City Planner's Report

City Planner Abboud reviewed the status of the marijuana ordinances that are scheduled before City Council at their next meeting. He updated the Commission about what was addressed at the last City Council public hearing including rural residential, buffers, and commercial activity on the spit.

There was brief discussion about Hickerson Cemetery, but City Planner Abboud said he didn't have a report yet from the neighborhood meeting.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

Plat Consideration

Pending Business

New Business

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

There was brief discussion about dimensional requirements regulating septic requirements, whether a lot must be served by city sewer and when a septic is allowed.

Commissioner Bos expressed his concern about a second dwelling being built and using an existing septic tank.

VENUTI/HIGHLAND MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING 21.12.020 TO SIMPLIFY CODE LANGUAGE IN THE RURAL RESIDENTIAL DISTRICT REGARDING DETACHED DWELLINGS

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 16-13 Comprehensive Plan Update

Session 16-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on February 17, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BRADLEY, ERICKSON

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BOS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Approval of Minutes of February 3, 2016 Regular Meeting Minutes
- B. Decision and Findings for CUP 16-01 at 3902 Shelford Street for a Birthing Center

Chair Stead called for a motion to approve the consent agenda.

HIGHLAND/STROOZAS SO MOVED.

Commissioner Venuti clarified the borough pc is the regulatory authority not regulatory commission.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.



City of Homer

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Staff Report PL 16-12

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 17, 2016
SUBJECT: Ordinance amending 21.12.020, accessory dwelling units in the Rural Residential District

Introduction

In 2014, the Planning Commission forwarded an ordinance to the City Council that would allow a detached dwelling unit as a permitted use, accessory to a primary dwelling unit. One goal was to reduce the number of conditional use permits and the complexity of the process for property owners when they were adding one small dwelling unit, like a garage apartment or rental cabin. More than two dwelling units typically still require a CUP.

The Commission's recommendation was to allow this second home only in areas with city water and sewer. When the ordinance went to Council, this was amended to allow an accessory dwelling unit on lots larger than an acre, regardless of city utilities. The code language that was finally adopted is longer than and not as clear as it could be. All development of an accessory dwelling unit is dependent on lot size (21.12.050 dimensional requirements). Staff requested the City Attorney draft an ordinance to simplify this section of code. There is no change in land use rights or the ability to have a single accessory dwelling unit as a permitted use. The full ordinance is attached; the specific code change is below.

Analysis

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;

~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services.~~

Staff Recommendation: Forward the ordinance to public hearing.

Attachments

1. Draft Ordinance 16-xx

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-15

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements.

Sponsor: City Manager/Port and Harbor Director

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum 16-056 from Port and Harbor Director as backup

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

3 City Manager/
4 Port and Harbor Director

5 **ORDINANCE 16-15**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2016 OPERATING BUDGET BY
9 APPROPRIATING FUNDS IN THE AMOUNT OF \$9,000 FROM PORT
10 AND HARBOR RESERVES FOR HOMER SPIT PARKING SIGNAGE
11 AND LONG-TERM BOAT TRAILER PARKING ENFORCEMENT
12 IMPROVEMENTS.

13
14 WHEREAS, The Port and Harbor Advisory Commission and Harbor Staff have been
15 discussing Spit parking and focusing on the more chronic enforcement issues, which are the
16 over-parked (more than seven days) vehicles and boat trailers; and

17
18 WHEREAS, Staff has evaluated the existing signage in the parking areas and
19 determined that additional roadside signage is needed to help notify harbor users of the
20 parking rules, ensuring the seven-day free time parking rules are clearly defined; and

21
22 WHEREAS, Staff also determined that it has become necessary to be able to impound
23 vehicles and/or trailers in-place, and will also need to purchase enforcement wheel boots for
24 this purpose; and

25
26 WHEREAS, At their regular meeting on January 27, 2016, the Port and Harbor Advisory
27 Commission stated no objection to the proposed 2016 efforts/implementation plan.

28
29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

30
31 Section 1. The Homer City Council hereby amends the FY 2016 Operating Budget by
32 appropriating \$9,000 from Port and Harbor Reserves for Homer Spit parking signage and
33 long-term boat trailer parking enforcement improvements.

34
35 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
601-5638	Long-Term Trailer Parking Enforcement	\$9,000



City of Homer

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Memorandum 16-056

TO: MAYOR BETH WYTHER & HOMER CITY COUNCIL
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: MARCH 22, 2016
SUBJECT: NEW LONG-TERM BOAT TRAILER PARKING PLAN, IMPLEMENTATION, & FEES

Background

The Port and Harbor Advisory Commission and Harbor Staff have been discussing Spit parking and focusing on the more chronic enforcement issues, which are the over-parked (more than seven days) vehicles and boat trailers.

At their regular meeting on January 27, 2016, the Port and Harbor Advisory Commission stated no objection to the proposed 2016 efforts. Harbormaster Hawkins explained his recommendation for trailer parking for this year:

- Step up efforts to have better signage and enforcement of current code.
- Implement a long term boat trailer-only parking plan and fee structure for the Spit with a monthly rate in a designated area.
- Purchase wheel boots to impound vehicles or trailers in place.

Staff has worked to amend the Port and Harbor Tariff to further define our goals, with respect to existing parking rules, and to implement a long term parking fee program for boat trailers on the Spit. The Tariff also needed to be amended to give definition as to what must happen after a vehicle or trailer is parked for seven continuous days on the Spit; they must be removed from the facility for 24 hours before being eligible for additional days of free parking.

Current tariff rules state that a \$25.00 fine can be issued for each day a vehicle is in violation of posted parking rules, and it was agreed that staff would STEP UP efforts to enforce this rule. Staff has evaluated the existing signage in the parking areas and determined that additional roadside signage is needed to help notify harbor users of the parking rules, ensuring the seven-day free time parking rules are clearly defined. Staff also determined that it has become necessary to be able to impound vehicles and/or boat trailers in-place, and will also need to purchase enforcement wheel boots for this purpose.

Recommendation

Approve Ordinance 16-15 amending the FY 2016 Operating Budget by appropriating \$9,000 from Port and Harbor Reserves for Homer Spit parking signage and long term boat trailer parking enforcement improvements; Resolution 16-033 amending the Port of Homer Terminal Tariff No. 600 to include long term boat trailer parking fees; and Resolution 16-032 amending the City of Homer Fee Schedule to include long term boat trailer parking fees.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-16

An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design.

Sponsor: Mayor

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Ordinance 15-18(S-2) as backup

**CITY OF HOMER
HOMER, ALASKA**

Mayor

ORDINANCE 16-16

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE TRANSFER OF \$80,000 FROM THE PUBLIC
SAFETY BUILDING PROJECT TO THE FIRE STATION
IMPROVEMENT PROJECT TO FUND DESIGN.

WHEREAS, City Council adopted Ordinance 15-18(S-2) on July 27, 2015 authorizing \$355,000 be allocated to the new Public Safety Building Project to bring it to 35% design; and

WHEREAS, The current financial forecast makes it cost prohibitive to build both the Fire and Police Stations within the Public Safety Building; and

WHEREAS, Council has determined the Fire Department can maintain operations in the existing facility with improvements and upgrades to the building that will extend the useful life of the building for ten years or more; and

WHEREAS, As a separate and new project the Fire Station Improvement Project will follow the City of Homer Procurement Policy, including an open bid process; and

WHEREAS, Council authorizes utilizing a portion of the funds authorized for design of the Public Safety Building to design of the Fire Station improvements and upgrades.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby authorizes the transfer of \$80,000 from the Public Safety Building Project to the Fire Station Improvement Project to fund design as follows:

Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$80,000

38 Transfer To:

39 <u>Account</u>	<u>Description</u>	<u>Amount</u>
40 156-0378	Fire Station Improvement Project	\$80,000

41

42 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
43 not be codified.

44

45 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
46 2016.

47

48 CITY OF HOMER

49

50

51 _____
MARY E. WYTHE, MAYOR

52 ATTEST:

53

54 _____

55 JO JOHNSON, MMC, CITY CLERK

56

57 YES:

58 NO:

59 ABSTAIN:

60 ABSENT:

61

62 First Reading:

63 Public Hearing:

64 Second Reading:

65 Effective Date:

66

67 Review and approved as to form:

68

69 _____

70 Mary K. Koester, City Manager

71

Thomas F. Klinkner, City Attorney

72 Date: _____

Date: _____

73

74 Fiscal Note: Fiscal information included in body of Ordinance.

36 WHEREAS, The Homer City Council adopted Ordinance 15-16 removing State Revenue
37 Sharing from the City of Homer Operating budget with the intention of using those funds for
38 one-time purchases; and

39
40 WHEREAS, The State Revenue Sharing for State fiscal year 2016 is \$320,000; and

41
42 WHEREAS, It is appropriate and in the City’s interest to dedicate 2016 State Revenue
43 Sharing in order to move this project forward.

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

46
47 Section 1. The City of Homer hereby amends the FY 2015 Capital Budget by
48 appropriating 2016 State Revenue Sharing from the General Fund Fund Balance for 35%
49 design of the new public safety building.

50
51 Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0100	General Fund Fund Balance	\$355,000

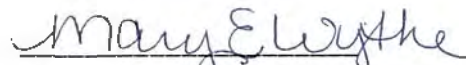
54 Transfer To:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$355,000


57
58 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
59 not be codified.

60
61 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of July, 2015.

62
63 CITY OF HOMER

64
65 
66 MARY E. WYTHE, MAYOR

67 ATTEST:

68
69 
70 JO JOHNSON, MMC, CITY CLERK

73 YES: 5
74 NO: 1
75 ABSTAIN: 0
76 ABSENT: 0

77
78
79 First Reading: 5/26/15
80 Public Hearing: 6/29/15
81 Second Reading: 7/27/15
82 Effective Date: 7/28/15

83
84
85 Review and approved as to form:

86 Mary K. Koester
87
88 Mary K. Koester, City Manager

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

89
90 Date: 7-31-15

Date: 8-4-15

91
92 Fiscal Note: Fiscal information included in body of Ordinance.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-17

An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 01, 03, 10, 21, 24, 25, 30, 36, of Kachemak Drive, and Authorizing Their Sale.

Sponsor: City Manager

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum from Deputy City Planner dated December 29, 2015, Re: Harry Feyer Lot 1
 - b. Maps and Kenai Peninsula Borough Assessment Information
 - c. Resolution 11-037(A)
 - d. Ordinance 15-28(A)
 - e. Resolution 15-030(A)

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

3 City Manager

4 **ORDINANCE 16-17**

5
6 AN ORDINANCE OF THE HOMER CITY COUNCIL DETERMINING
7 THAT A PUBLIC PURPOSE DOES NOT EXIST FOR LOTS 01, 03, 10,
8 21, 24, 25, 30, 36, OF KACHEMAK DRIVE, AND AUTHORIZING
9 THEIR SALE.

10
11 WHEREAS, The following property located in the City was conveyed to the City of
12 Homer ("City") by Clerk's Deed recorded in the Homer Recording District:

13
14 Lot 1, Harry Feyer Subdivision, June, 20, 1997, in Book 265 at Page 547.
15 Lot 3, Kachemak Drive, September, 15, 1975, in Book 83 at Page 223.
16 Lots 10, 21, 24, 25, 36, Seward Meridian Govt., August, 24, 2011, Doc# 2011-002528-0.
17 Lot 30, Kachemak Drive, January, 10, 2011, Doc# 2011-000073-0.

18
19 WHEREAS, Lots 03, 30, Kachemak Drive, according to the Master Title Plat, Homer
20 Recording District, Third Judicial District, State of Alaska; and

21
22 WHEREAS, Lot 01, Harry Feyer Subdivision, according to Plat HM 0004712, Homer
23 Recording District, Third Judicial District, State of Alaska; and

24
25 WHEREAS, Lots 10, 21, 24, 25, 36, Seward Meridian Govt., according to the Master Title
26 Plat, Homer Recording District, Third Judicial District, State of Alaska; and

27
28 WHEREAS, The Council has determined that public purpose does not now exist for the
29 Property and designated the Property for sale in Resolution 11-037(A), adopted April 11, 2011;
30 the City accepted Lot 30 for sale; and

31
32 WHEREAS, The Council has determined that public purpose does not now exist for the
33 Property and designated the Property for sale in Resolution 15-030(A), adopted April 27, 2015;
34 the City accepted Lots 01, 03, 10, 21, 24, 25, 36 for sale.

35
36 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

37
38 Section 1. Pursuant to AS 29.45.460(b) and Homer City Code 18.06.042, the City hereby
39 determines that a public purpose does not exist for the following property:

40
41 Lots 03, 30, Kachemak Drive, according to the Master Title Plat, Homer
42 Recording District, Third Judicial District, State of Alaska.

43 Lot 01, Harry Feyer Subdivision, according to Plat HM 0004712, Homer
44 Recording District, Third Judicial District, State of Alaska.

45
46 Lots 10, 21, 24, 25, 30, 36, Seward Meridian Govt., according to Master Title Plat,
47 Homer Recording District, Third Judicial District, State of Alaska.

48
49 Section 2. The City Manager is authorized to offer the Property for sale in accordance
50 with Chapter 18.12 of the Homer City Code.

51
52 Section 3. That Harry Feyer Lot 1 under HCC 18.22.040 is authorized for sale for less
53 than fair market value, in consideration of its development constraints and large water and
54 sewer assessments. If the property does not sell in a reasonable period of time, 1 year or less,
55 take the property off the market and work with adjacent property owners, at their expense, to
56 replat the land so it is in private ownership.

57
58 Section 4. All lots will be for bid. If the property does not sell in a reasonable period of
59 time, take the property off the market and conduct sole source negotiations.

60
61 Section 5. This Ordinance is not permanent in nature, and shall not be codified.

62
63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____,
64 2016.

65
66 CITY OF HOMER

67
68 _____
69 MARY E. WYTHE, MAYOR

70 ATTEST:

71
72 _____
73 JO JOHNSON, MMC, CITY CLERK

74
75
76
77 YES:

78 NO:

79 ABSTAIN:

80 ABSENT:

81

82

83 First Reading:

84 Public Hearing:

85 Second Reading:

86 Effective Date:

87

88

89 Review and approved as to form:

90

91 _____

92 Mary K. Koester, City Manager

93

94 Date: _____

95

96 Fiscal Note: Revenues unknown at this time.

97

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Memorandum

TO: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 29, 2015
SUBJECT: Harry Feyer Lot 1

Council designated this land for sale in the 2015 Land Allocation Plan. Since then, Planning and Public Works have discussed how to resolve the issues with development of this property so that it may reasonably be sold.

Recommendations:

1. Under HCC 18.12.040, authorize the sale of this lot at less than fair market value, in consideration of its development constraints and large water and sewer assessments.
2. If the property does not sell in a reasonable period of time, say 1 year or less, take the property off the market and work with adjacent property owners, at their expense, to replat the land so its all in private ownership.

18.12.040 Disposal for fair market value.

The sale price for a disposal of real property shall not be less than fair market value unless the Council finds in the ordinance authorizing the transaction that a lower price would be in the best interest of the City.

Acquisition: Tax Foreclosure via KPB, 1997 Ordinance 97-06(S)

2015 KPB taxable value: \$30,900

2015 foregone property tax revenue City: \$139.05, Hospital: \$71.07, KPB: \$139.05

Assessments: City of Homer paid the natural gas assessment in full.

Water: \$17,642.22

Sewer: \$16,498.58

Total: \$34,140.80

Land Use constraints: This lot has easements on the west and south sides. Its possible a land owner could vacate portions of the easements to create more buildable area on the lot, but the solutions are not straightforward and will cost the land owner time, effort and fees to find out if this approach is feasible. These easements are used by adjacent property owners to gain driveway and utility access to Kachemak Drive.

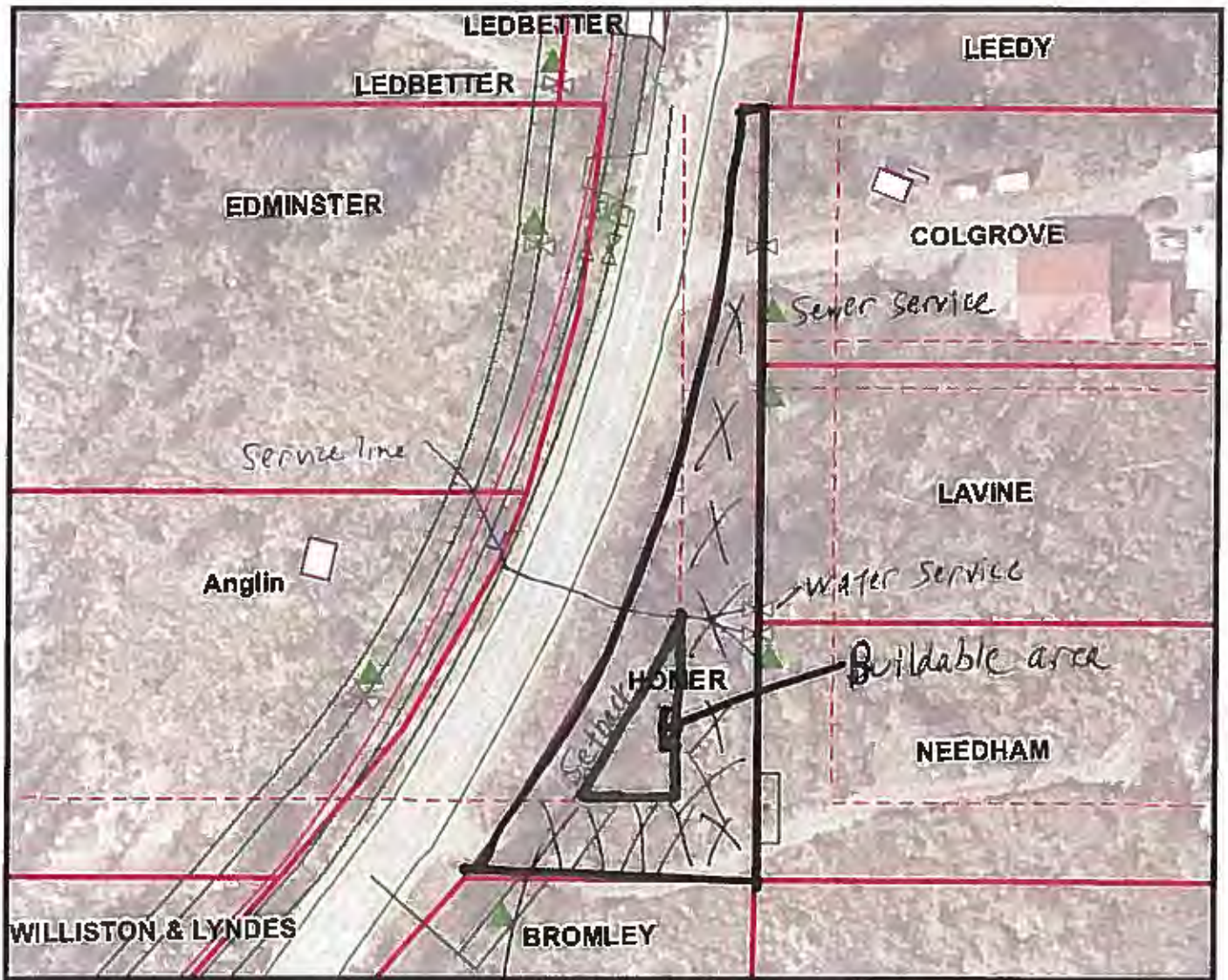
Utilities: City Code does not allow for service lines to cross private property boundaries ("so called spaghetti lines"). There several spaghetti lines across this property, and may further impinge on the buildable area of the lot. Additionally, when a parcel is part of a water or sewer Special Assessment District, the utilities are stubbed to the property. This lot does not have stub outs, despite being in the assessment district. The City would be obligated to provide water and sewer services if requested.

There are two possible solutions. Utilities could be extended across Kachemak Drive (at significant cost to the City), or, use the services that were stubbed to the adjacent property. During project construction, utilities were stubbed to the Needham property, but Council passed resolution 11-071, stating that the Needham parcel was not adjacent to Kachemak Drive, would not receive services, and the lot was removed from the assessment district. So, the existing services could be appropriated for the Harry Feyer Lot.

Recommendations:

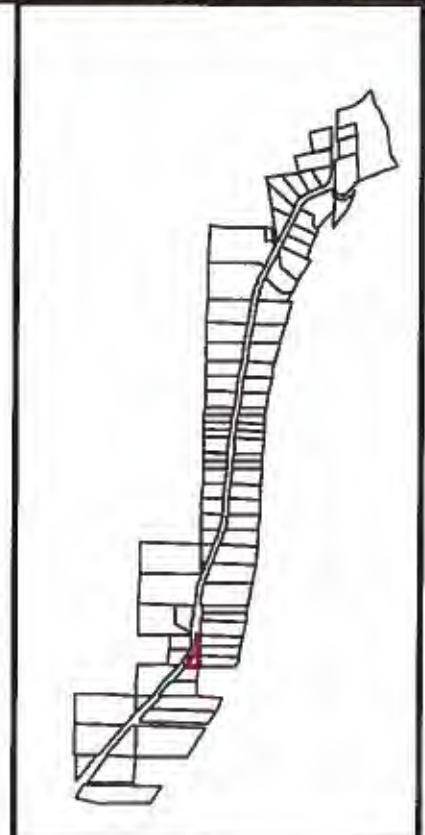
1. Council authorizes selling the property for less than tax assessed value via an ordinance per 18.12.040. Additional housekeeping items:
 - A. City grants a utility easement across the property for the existing water and sewer services (to Lavine property only; Colgrave utilities are all within an easement).
 - B. Staff resolves the water and sewer service issues for Harry Feyer Lot 1 by utilizing the Needham lot service stub outs.
 - **Pros:** No action required by any other property owner, City is free to sell. City gains \$139.05 in annual property tax revenue. Water and Sewer assessments may be paid in the future.
 - **Cons:** Lot may not sell because it will be difficult to develop. Reduced or no revenue from the transfer of land to private ownership.
2. Work with adjacent land owners to replat the adjacent properties so they all have frontage on Kachemak Drive and utilities lines do not cross property boundaries. The Needham lot would have a deferred assessment and begin making payments when utilities are hooked up in the future. Cost of replatting (and easement vacations if desired) would be borne by the adjacent property owners. (Rough cost \$5,000-\$7,000).
 - **Pros:** Cleanest way to divest the City's interest, and solve utility service issues. Water and Sewer assessments may be paid in the future.
 - **Cons:** Requires participation of all three property owners. Can be a lengthy process. May or may not result in any gain in taxable revenue for the City. No revenue to the City from the transfer of land to private ownership.
3. Do nothing.

Attachment: 8/23/2011 Map of property



HOMER
17911005
LOT 1
City of Homer

X Easement area



8/23/2011



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

FORM 1011 (1/2004)

General Information

HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99603-7624

Property ID 17911005
Address
Document / Book Page 265 / 547
Acreage 0.3900

Owners

Property ID	Display Name	Address
17911005	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description

T 6S R 13W SEC 14 Seward Meridian HM 0004712 HARRY FEYER SUB LOT 1

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$30,900	\$0	\$30,900
2015	Main Roll Certification	\$30,900	\$0	\$30,900
2014	Main Roll Certification	\$30,900	\$0	\$30,900
2013	Main Roll Certification	\$30,900	\$0	\$30,900
2012	Main Roll Certification	\$30,900	\$0	\$30,900
2011	Main Roll Certification	\$23,800	\$0	\$23,800
2010	Main Roll Certification	\$23,800	\$0	\$23,800
2009	Main Roll Certification	\$23,800	\$0	\$23,800
2008	Main Roll Certification	\$22,600	\$0	\$22,600
2007	Main Roll Certification	\$17,400	\$0	\$17,400
2006	Main Roll Certification	\$17,400	\$0	\$17,400
2005	Main Roll Certification	\$15,800	\$0	\$15,800
2004	Main Roll Certification	\$5,300	\$0	\$5,300
2003	Main Roll Certification	\$5,300	\$0	\$5,300
2002	Main Roll Certification	\$5,300	\$0	\$5,300
2001	Main Roll Certification	\$5,300	\$0	\$5,300

Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Rural S	0.3900	0.00	0.00	\$30,900

**General Assessment Information
City of Homer, Alaska**



10/23/2015

Parcel ID..... 179-110-05
 Account No..... 104.911005
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name..... CITY OF HOMER
 Location..... 179-110-05
 Owner Mailing Address..... 491 E PIONEER AVE
 HOMER AK 99803

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00

**General Assessment Information
City of Homer, Alaska**



10/23/2015

Parcel ID 179-110-05
 Account No 105.911005
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name..... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-110-05
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

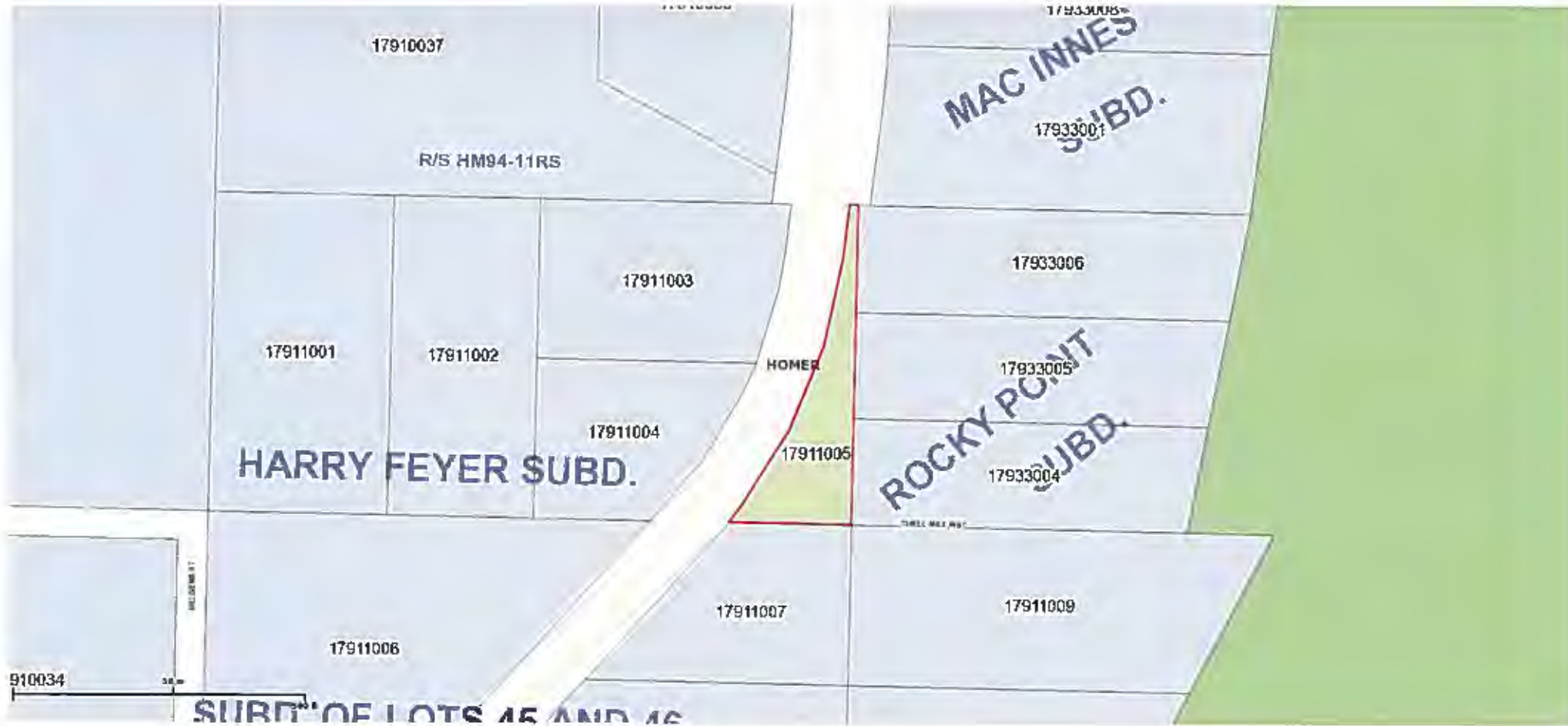
***** Delinquent Period Installment Information *****

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

**** Current Period Installment Information ****

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... (None)
 Last Payment Amount..... 0.00



Parcel ID# 17911005, Acreage: 0.39, Assessed Value: \$30,900
 Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.52, Total Assessment: \$34,140.80



DISCLAIMER: This data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Rural Piedmont Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy reference.



Tue Mar 8 2016 11:19:01 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

1/11/2016 10:03 AM

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17915003 Address Document / Book Page Acreage 0.2400
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Owners

Property ID	Display Name	Address
17915003	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOV'T LOT 3 LYING SOUTHEAST ERLY OF KACHEMAK BAY DRIVE

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$22,600	\$0	\$22,600
2015	Main Roll Certification	\$22,600	\$0	\$22,600
2014	Main Roll Certification	\$22,600	\$0	\$22,600
2013	Main Roll Certification	\$22,600	\$0	\$22,600
2012	Main Roll Certification	\$22,600	\$0	\$22,600
2011	Main Roll Certification	\$18,200	\$0	\$18,200
2010	Main Roll Certification	\$18,200	\$0	\$18,200
2009	Main Roll Certification	\$18,200	\$0	\$18,200
2008	Main Roll Certification	\$17,300	\$0	\$17,300
2007	Main Roll Certification	\$13,300	\$0	\$13,300
2006	Main Roll Certification	\$13,300	\$0	\$13,300
2005	Main Roll Certification	\$12,100	\$0	\$12,100
2004	Main Roll Certification	\$11,600	\$0	\$11,600
2003	Main Roll Certification	\$11,600	\$0	\$11,600
2002	Main Roll Certification	\$11,600	\$0	\$11,600
2001	Main Roll Certification	\$11,600	\$0	\$11,600

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Rural S	0.2400	0.00	0.00	\$22,600



Parcel #: 17915003, Acreage: 0.24, Assessed Value: \$22,600



DISCLAIMER: The data displayed herein is derived from a highly accurate map for surveying and should only be used for general reference purposes. Total Absolute Error/ft. accuracy is 1/10000. No warranty is made for the accuracy of any data displayed herein. Higher quality drawings should be consulted for property verification.



Tue Mar 8 2016 11:21:46 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

FILE NUMBER: 141001

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID	17908009
	Address	
	Document / Book Page	20110025280
	Acreage	2.5000

Owners

Property ID	Display Name	Address
17908009	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 10

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

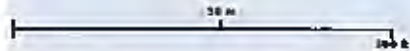
Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700

SURVEY

B-74)

19



17908001

17908002

17908003

17908009

17908010

17908011

17908015

17908016

17908017

Parcel #: 17908009, Acreage: 2.50, Assessed Value: \$21,700



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Parcel boundaries shown do not constitute an official survey or any other legal description. Original source documents should be consulted for accurate information.



Tue Mar 8 2016 10:57:51 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

March 21, 2016 10:09 AM

General Information

HOMER CITY DF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17908015 Address Document / Book Page 20110025280 Acraage 2.5000
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Owners

Property ID	Display Name	Address
17908015	HOMER CITY DF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 21

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$2,100	\$23,800
2014	Main Roll Certification	\$21,700	\$2,100	\$23,800
2013	Main Roll Certification	\$21,700	\$2,100	\$23,800
2012	Main Roll Certification	\$21,700	\$2,100	\$23,800
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908015, Acreage: 2.50, Assessed Value: \$21,700



Tue Mar 8 2016 11:03:24 AM

KPB Parcel Viewer

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Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

March 2016

General Information

HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99603-7624

Property ID 17908025
Address
Document / Book Page 20110025280
Acres 2.5000

Owners

Property ID	Display Name	Address
17908025	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description

T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 24

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Assd Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908025, Acreage: 2.50, Assessed Value: \$21,700



Tue Mar 8 2016 11:05:05 AM

KPB Parcel Viewer

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Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

10/19/2016 1:41 PM

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID	17908026
	Address	
	Document / Book Page	20110025280
	Acreage	2.5000

Owners

Property ID	Display Name	Address
17908026	HOMER CITY OF	491 E PIONEER AVE

Legal Description

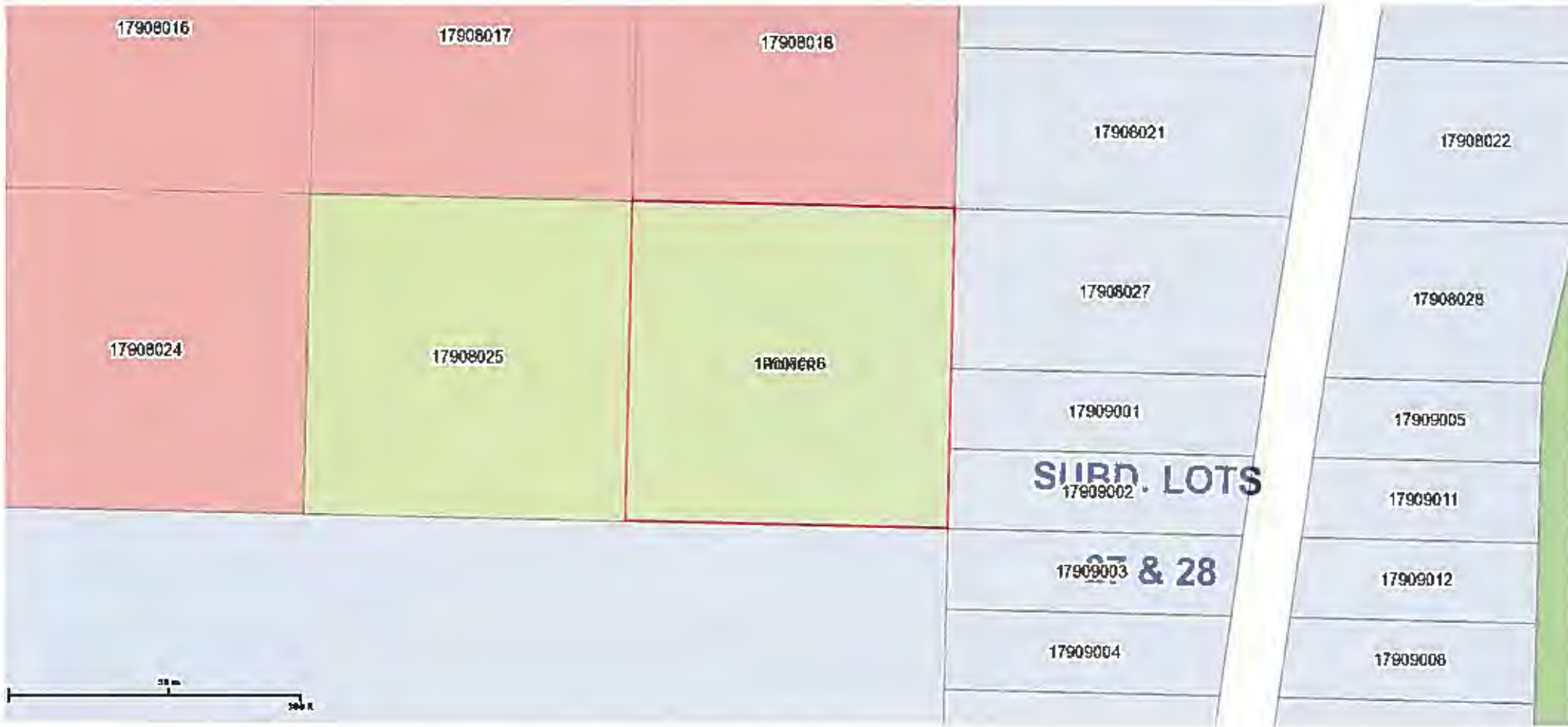
Description
T 6S R 12W SEC 14 Seward Meridian HM GOVT LOT 25

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial G/forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908026, Acreage: 2.5, Assessed Value: \$21,700



Tue Mar 8 2016 11:09:30 AM

KPB Parcel Viewer

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Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

PROPERTY ID: 17908050

General Information

HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99803-7624

Property ID 17908050
Address 4757 KACHEMAK DR.
Document / Book Page 20110000730
Acreage 0.4900

Owners

Property ID	Display Name	Address
17908050	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description

T 6S R 13W SEC 14 Seward Meridian 1/4 51/2 OF GOVT LOT 30 LYING WEST OF KACHEMAK DR.

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$15,000	\$0	\$15,000
2015	Main Roll Certification	\$15,000	\$0	\$15,000
2014	Main Roll Certification	\$15,000	\$0	\$15,000
2013	Main Roll Certification	\$15,000	\$0	\$15,000
2012	Main Roll Certification	\$15,000	\$0	\$15,000
2011	Main Roll Certification	\$2,300	\$0	\$2,300
2010	Main Roll Certification	\$2,300	\$0	\$2,300
2009	Main Roll Certification	\$2,300	\$0	\$2,300
2008	Main Roll Certification	\$2,200	\$0	\$2,200
2007	Main Roll Certification	\$1,700	\$0	\$1,700
2006	Main Roll Certification	\$1,700	\$0	\$1,700
2005	Main Roll Certification	\$1,500	\$0	\$1,500
2004	Main Roll Certification	\$3,600	\$0	\$3,600
2003	Main Roll Certification	\$3,600	\$0	\$3,600
2002	Main Roll Certification	\$5,000	\$0	\$5,000
2001	Main Roll Certification	\$5,000	\$0	\$5,000

Land Details

Primary Use	Land Type	Acreas	Eff Frontage	Eff Depth	Ass Value
	Rural J	0.4900	0.00	0.00	\$15,000

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-080-50
 Account No 104.908050
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-080-50
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date.....[None]
 Last Payment Amount.....0.00

**General Assessment Information
City of Homer, Alaska**



10/23/2015

Parcel ID 179-080-50
 Account No 105.808050
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name.... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-080-50
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

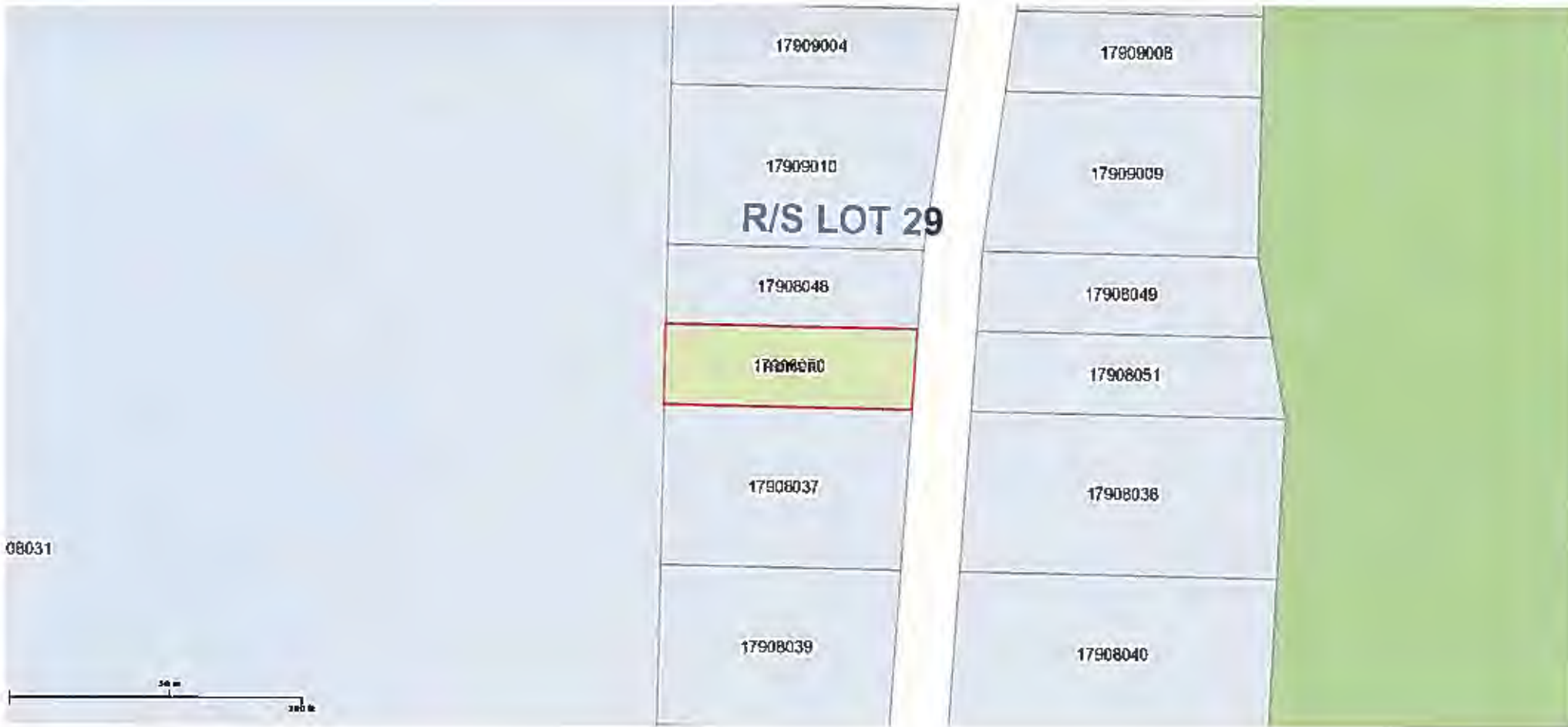
*** Delinquent Period Installment Information ***

Delinquent Principal Amount..... 0.00
 Delinquent Interest Amount..... 0.00
 Delinquent Late Fee Amount..... 0.00
 Delinquent Admin Fee Amount..... 0.00
 Total Delinquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00



Parcel #: 17908050, Acreage: 0.49, Assessed Value: \$15,000
 Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.58, Total Assessments: \$34,140.80



DISCLAIMER: The data displayed herein is neither a legally recorded deed nor survey and should only be used for general reference purposes. Actual boundaries (if any) are shown on the ground as to the accuracy of any data displayed herein. Other similar statements should be obtained for accuracy verification.



Tue Mar 8 2016 11:10:57 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

99669 011 00000

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID	17910001
	Address	
	Document / Book Page	20110025260
	Acres	5.0000

Owners

Property ID	Display Name	Address
17910001	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 36

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$38,100	\$0	\$38,100
2015	Main Roll Certification	\$38,100	\$0	\$38,100
2014	Main Roll Certification	\$38,100	\$0	\$38,100
2013	Main Roll Certification	\$38,100	\$0	\$38,100
2012	Main Roll Certification	\$38,100	\$0	\$38,100
2011	Main Roll Certification	\$72,300	\$0	\$72,300
2010	Main Roll Certification	\$72,300	\$0	\$72,300
2009	Main Roll Certification	\$72,300	\$0	\$72,300
2008	Main Roll Certification	\$68,600	\$0	\$68,600
2007	Main Roll Certification	\$52,800	\$0	\$52,800
2006	Main Roll Certification	\$52,800	\$0	\$52,800
2005	Main Roll Certification	\$48,000	\$0	\$48,000
2004	Main Roll Certification	\$14,000	\$0	\$14,000
2003	Main Roll Certification	\$14,000	\$0	\$14,000
2002	Main Roll Certification	\$14,000	\$0	\$14,000
2001	Main Roll Certification	\$14,000	\$0	\$14,000

Land Details

Primary Use	Land Type	Acres	EFT Frontage	EFT Depth	Assd Value
	Rural J	5.0000	0.00	0.00	\$38,100

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-100-01
 Account No 104.910001
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-100-01
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... (None)
 Last Payment Amount..... 0.00

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-100-01
 Account No 105.810001
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name..... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-100-01
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

*** Delinquent Period Installment Information ***

Delinquent Principal Amount..... 0.00
 Delinquent Interest Amount..... 0.00
 Delinquent Late Fee Amount..... 0.00
 Delinquent Admin Fee Amount..... 0.00
 Total Delinquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00



Parcel #: 17910001, Acreage: 5.0, Assessed Value: \$38,100
 Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.52, Total Assessments: \$34,140.80



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kernal Properties disclaims all liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



Tue Mar 8 2016 11:15:24 AM

KPB Parcel Viewer

Resolution 11-037(A) Approving the 2011 Land Allocation Plan

Resolution ID: 11-037(A)
Resolution Status: Adopted
Resolution Effective Date: Mon Apr 11th, 2011
Resolution Summary:
A Resolution of the City Council Approving the City of Homer 2011 Land Allocation Plan. Mayor/City Council.

CITY OF HOMER
HOMER, ALASKA

Mayor/City Council

RESOLUTION 11-037(A)

A RESOLUTION OF THE CITY COUNCIL APPROVING THE CITY OF HOMER 2011 LAND ALLOCATION PLAN.

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council, with members of the Port and Harbor and Parks and Recreation Advisory Commissions present, discussed the Land Allocation Plan during a Joint Worksession on March 29, 2011; and

WHEREAS, The recommendations via Memorandums 11-040, 11-041, 11-042, 11-043, 11-052, and 11-053 from Planning, the Lease Committee, Planning Commission, Parks and Recreation Advisory Commission, and Library Advisory Board were considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2011 Land Allocation Plan is hereby approved with the following notation changes:

1. Develop a plan which will consider designation of a 10,000 sq. ft. portion of Tract 1-A, page B-6, to make the land available for Request for Proposals. (KPB Parcel #181-031-17)
2. NW of Karen Hornaday Park, 10 acres, page C-7, retain for a future park. (KPB Parcel #175-040-03)
3. Retain Kachemak Drive Government Lot 36 and Harry Feyer Subdivision Lot 1 and Scenic Bay Lot A for future Kachemak Drive Trail and rest areas. (KPB Parcel #179-100-01, 179-110-05, and 179-350-20)
4. Offer for sale to the general public the land referred to as "Old Library Land" page D-3 in the Land Allocation Plan, and if it is not sold then to designate as a conservation buffer. (KPB Parcel #175-144-16)
5. Sell lot along Kachemak Drive – South ¼ of Government Lot 30 Lying West of Kachemak Drive. (KPB Parcel #179-080-50)

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Resolution Files  [Resolution 11-037\(A\)](#)

Source URL (retrieved on 2015-11-04 14:43):

<http://www.cityofhomer-ak.gov/resolution/resolution-11-037a-approving-2011-land-allocation-plan>

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 15-28(A)

AN ORDINANCE OF THE HOMER CITY COUNCIL REPEALING AND REENACTING HOMER CITY CODE CHAPTER 18.12, MUNICIPAL PROPERTY SALES, REGARDING THE METHODS AND PROCEDURE FOR DISPOSING OF INTERESTS IN REAL PROPERTY OWNED BY THE CITY.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 18.12, Municipal Property Sales, is repealed and reenacted to read as follows:

Chapter 18.12
DISPOSAL OF REAL PROPERTY

Sections:

- 18.12.010 Powers.
- 18.12.020 Real property disposal procedure.
- 18.12.030 Appraisal.
- 18.12.040 Disposal for fair market value.
- 18.12.050 Exempted disposals of real property.
- 18.12.060 Easements, rights-of-way and other public areas.
- 18.12.070 Proceeds of sale of foreclosed properties.

18.12.010 Powers.

The city has the power to sell, donate, exchange or make other dispositions of real property or interests in real property, subject to the requirements in this chapter.

18.12.020 Real property disposal procedure.

a. A proposal to dispose of real property owned by the city may be initiated by the city manager or the council, or in response to a request received from any person.

b. The disposal of real property shall be authorized by ordinance. The ordinance shall include a finding that the property is no longer required for a public use, and shall include such terms and conditions of the disposal as the council shall determine. For property that the city acquired through foreclosure, the ordinance shall include the information and be adopted under the procedure required by HCC 18.06.042.

c. Notice of any proposed disposal of real property shall be posted on the city's website for at least two consecutive weeks before the ordinance authorizing the transaction

42 is considered by the city council in final reading, in addition to any other notice required by
43 the Alaska Statutes.

44 d. Real property shall be sold at public auction or by an invitation for competitive
45 sealed bids or proposals, except when the council finds it is advantageous to the city to sell
46 real property by another method, including without limitation lotteries, over-the-counter
47 sales or sole source negotiations.

48 e. The city manager shall conduct and close the disposal in accordance with the terms
49 of the authorizing ordinance, including executing all necessary documents. The city manager
50 may execute a deed for real property sold by the city only upon receipt of full payment, or a
51 satisfactory financing agreement, and compliance with all terms and conditions of the
52 conveyance. Conveyance shall be quitclaim deed.

53
54 18.12.030 Appraisal.
55 Before disposing of any real property whose most recent assessment by the Kenai
56 Peninsula Borough is greater than fifty thousand dollars, the city shall obtain an appraisal of
57 the fair market value of the property from a competent independent appraiser, performed
58 not more than twelve months before the date of the disposal; provided that no appraisal is
59 required in any of the following situations:

- 60 a. The property is being sold at public auction, by competitive sealed bid, or some
61 other form of competitive bid or proposal process open to the public;
62 b. The property is being conveyed in a transaction authorized by HCC 18.12.050;
63 c. The council has authorized the disposal of the property for less than fair market
64 value in accordance with HCC 18.12.040; or
65 d. The council has determined that the fair market value of the property can be
66 reasonably determined through other means.

67
68 18.12.040 Disposal for fair market value.
69 The sale price for a disposal of real property shall not be less than fair market value
70 unless the council finds in the ordinance authorizing the transaction that a lower price would
71 be in the best interest of the city.

72
73 18.12.050 Exempted disposals of real property.
74 The city may dispose of real property without complying with the provisions of HCC
75 18.12.020 (c) and (d), and 18.12.040, to any of the following:

- 76 a. The United States, the State of Alaska, a political subdivision of the State, or an
77 agency of any of these entities.
78 b. A public utility for use in providing a public utility service.
79 c. An organization that the United States Internal Revenue Service recognizes as an
80 organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, to be used
81 solely for the organization's exempt purpose.
82 d. The owner or owners of contiguous property, of a parcel that contains an area less
83 than the minimum required for improvement under applicable zoning or that cannot

84 reasonably be improved without violating setback or yard requirements because of its shape
85 or topography.

86

87 18.12.060 Easements, rights-of-way and other public areas.

88 a. The city may reserve from any conveyance of real property any easement or right-
89 of-way that the council finds to be required for existing or future public purposes. The effect
90 of any such reservation shall be considered in determining the fair market value of the
91 property.

92 b. The vacation of streets, alleys or other public areas, and the disposition of title to
93 the vacated area, is governed by Chapter 20.70 of the Kenai Peninsula Borough Code of
94 Ordinances.

95

96 18.12.070 Proceeds of sale of foreclosed properties.

97 a. Subject to subsection (b) of this section, the proceeds of a sale of foreclosed real
98 property shall be applied first to the cost of collection with the remainder divided between
99 the Kenai Peninsula Borough and the City in proportion to the respective municipal taxes and
100 assessments against the property at the time of foreclosure.

101 b. The former record owner is entitled to the proceeds of a sale of foreclosed real
102 property that has been held by the City for less than 10 years after the close of the
103 redemption period and never designated to be retained for a public purpose pursuant to HCC
104 18.06.042, in excess of the sum of the following:

- 105 1. The amount of unpaid taxes and assessments.
- 106 2. The amount equal to taxes and assessments that would have been levied after
107 foreclosure if the property had continued in private ownership.
- 108 3. Penalty, interest, and costs to the Kenai Peninsula Borough and City of foreclosing
109 and selling the property.
- 110 4. Costs to the Borough and City of maintaining and managing the property that
111 exceed amounts received by the Borough and City for use of the property.

112 c. If the former record owner is entitled to a portion of the proceeds of sale under
113 subsection (b) of this section, the City shall provide the former record owner with written
114 notice of the amount of the excess and the manner in which to submit a claim therefor. The
115 notice is sufficient if mailed to the former record owner at the owner's last address of record.
116 The City shall remit the excess to the former record owner on presentation of a proper claim,
117 provided that a claim that is not filed until after six months from the date of sale is forever
118 barred.

119

120 Section 2. This Ordinance is of a permanent and general character and shall be
121 included in the City Code.

122

123 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10th day of August, 2015.

124

125

CITY OF HOMER

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Mary E. Wythe
MARY E. WYTHE, MAYOR

ATTEST:

J. Johnson
JO JOHNSON, MMC, CITY CLERK

AYES: 6
NOES: 2
ABSTAIN: 2
ABSENT: 2

First Reading: 7/27/15
Public Hearing: 8/10/15
Second Reading: 8/10/15
Effective Date: 8/11/15

Reviewed and approved as to form:

Mary K. Koester
Mary K. Koester, City Manager

Date: 8-12-15

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

Date: 8-14-15

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 15-030(A)

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2015 LAND ALLOCATION PLAN.

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Worksession on April 27, 2015; and

WHEREAS, The Economic Development Advisory Commission, Parks and Recreation Advisory Commission, Port and Harbor Advisory Commission, and Advisory Planning Commission reviewed the draft Land Allocation Plan and provided their recommendations as outlined in Memorandum 15-055 by the Deputy City Planner; and

WHEREAS, Council had the following recommendations to amend the plan:

1. Homer Spit No. 5 Lot 11 - portion be available for long term cell tower lease
2. Homer Spit No. 2 Lot 12-A - remove from short term lease
3. Homer Spit Subdivision Amended, Lots 28 and 29 - retain for parking and restrooms, deleting reference to harbor master office
4. HM T06S R 13W S19 Portion Thereof S of Olsen Lane; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 5, 6, 7, 8; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 10-15 - designate as parks
5. C7 - Government Lots 10, 21, 24, 25 HM T06S R13W S14 will be advertised for sale
6. E19 - T 6S R 13W Sec 20 Seward Meridian HM 0840005 Lakeside Village Sub Amended Lot 2 Blk 4 staff to explore and bring a recommendation to replat to extend through to Lakeside Drive (act on Resolution 09-33)
7. E22 - That Portion of Govt Lot 3 Lying Southwesterly of Kachemak Drive, T6S R13W S23 list lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing
8. E23 - Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1 list lot for sale pending appraisal
9. E6 - HM0880015 T06S R14W S24 Lillian Walli Estate Sub Lot 60, 65, 66, 67, 70, 57, 58, 59 list all lots for sale

43 NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2015
44 Land Allocation Plan is hereby approved as presented.

45
46 PASSED AND ADOPTED by the Homer City Council this 27th day of April, 2015.

47
48 CITY OF HOMER

49
50
51 
52 MARY E. WYTHE, MAYOR

53 ATTEST:
54
55 
56 JO JOHNSON, MMC, CITY CLERK

57
58
59 Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 16-030

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, NOTING THE INSUFFICIENCY OF THE PETITION FOR KRAMER LANE, LINDA, SHIRLEY AND HEIDI COURT ROAD RECONSTRUCTION AND PAVING SPECIAL ASSESSMENT DISTRICT.

WHEREAS, The petition was circulated from January 20, 2016 to March 21, 2016; and

WHEREAS, Signatures from property owners in favor of the road improvements petition equals 14.74% of the property value; and

WHEREAS, Pursuant to Homer City Code 17.04.040(a)(2) the sufficiency of the petition requires signatures of the record owners of not less than one half in value of the real property in the proposed improvement district.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, notes the insufficiency of the petition for Kramer Lane, Linda, Shirley and Heidi Court Road Reconstruction and Paving Improvements.

BE IT FURTHER RESOLVED this does not preclude further petitioning by property owners for road improvements for a modified area or any other type of improvement by initiating a new petition.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

January 20, 2016

Dear Property Owner:

A request for road improvements was made for your neighborhood. The request was made by Mike Yourkowski on November 30, 2015.

A Special Assessment District may be initiated with petition signatures of the record owners of one half or more in value of the real property in the proposed district. We have compiled a list of the property owners within the boundaries of the Linda, Shirley, and Heidi Court Road improvement district, including your parcel(s).

If you support the road reconstruction and paving improvements and wish for the City to determine a cost estimate of the project you will need to sign and return the Property Owner Petition. By signing you are indicating that you may favor the road improvements and wish to hear more about the project, including costs. The Property Owner Petition must be returned to the City Clerk by **March 21, 2016**.

If you are not interested in starting the road reconstruction and paving improvements you do not need to sign the Property Owner Petition. Your lack of response indicates that you are not in favor of the Special Assessment District.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

We will determine the amount of interested property owners by the number of signatures that are returned. You will be notified of the results once the petition deadline has passed.

Please call with questions you may have about the Special Assessment District. We would be happy to assist you.

Sincerely,

Jo Johnson
City Clerk

Enc. Property Owner Petition
Map of proposed project

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR KRAMER LANE, LINDA, SHIRLEY, AND HEIDI COURT**

Mike Yourkowski of 3059 Kachemak Drive, Homer, Alaska, filed a request for road reconstruction and paving improvements. Request Date: November 30, 2015

District Name: Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Improvements Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Kramer Lane, Linda, Shirley, and Heidi Court within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. **Deadline for this petition is March 21, 2016.** For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	SELDOVIA VILLAGE TRIBE PO BOX L SELDOVIA AK 99663-0250	T 6S R 13W SEC 20 Seward Meridian HM 2010064 A A MATTOX SUB 1958 SELDOVIA VIL LAGE TRIBE ADDN NO2 LOT 10B 17705156	\$4,166,300
	SUOMELA WALTER M PO BOX 3092 HOMER AK 99603-3092	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 1 17705146 T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 2 17705145 T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 3 17705144 T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 4 17705143	\$240,300 \$40,900 \$228,900 \$41,700

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR KRAMER LANE, LINDA, SHIRLEY, AND HEIDI COURT**

Mike Yourkowski of 3059 Kachemak Drive, Homer, Alaska, filed a request for road reconstruction and paving improvements. Request Date: November 30, 2015

District Name: Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Improvements Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Kramer Lane, Linda, Shirley, and Heidi Court within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. **Deadline for this petition is March 21, 2016.** For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	SUOMELA WALTER M continued	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 5 17705142	\$40,900
	PARKER JEANNE M 866 LINDA CT HOMER AK 99603-7222	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 6 17705141	\$236,100
	WEGLINSKI ALFRED J & JUDY 4259 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 7 17705140	\$38,600
		T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 10 17705137	\$247,200
	TURNER MARK L H 879 LINDA CT HOMER AK 99603-7222	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 8 17705139	\$199,100

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR KRAMER LANE, LINDA, SHIRLEY, AND HEIDI COURT**

Mike Yourkowski of 3059 Kachemak Drive, Homer, Alaska, filed a request for road reconstruction and paving improvements. Request Date: November 30, 2015

District Name: Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Improvements Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Kramer Lane, Linda, Shirley, and Heidi Court within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. **Deadline for this petition is March 21, 2016.** For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	PAWUK MATTHEW W & STEPHANIE J PO BOX 1561 PETERSBURG AK 99833-1561	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 9 17705138	\$223,200
	WADE WINNIFRED G PO BOX 1848 HOMER AK 99603-1848	T 6S R 13W SEC 17 Seward Meridian HM 0850125 A A MATTOX SUB 1958 ADDN UNIT 2 REPLAT OF LOT 11 LOT 11B 17705148	\$134,600
	MISSIG DBA T M I BUILDERS THEODORE 10265 GOODNEWS CIR ANCHORAGE AK 99515-2333	T 6S R 13W SEC 17 Seward Meridian HM 0850125 A A MATTOX SUB 1958 ADDN UNIT 2 REPLAT OF LOT 11 LOT 11A 17705147	\$134,100
	LUCK KELLY N LUCK STACY R 4267 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 12 17705135	\$208,900
	HUGHES JEAN PO BOX 2514 HOMER AK 99603-2514	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 13 17705134	\$159,900

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR KRAMER LANE, LINDA, SHIRLEY, AND HEIDI COURT**

Mike Yourkowski of 3059 Kachemak Drive, Homer, Alaska, filed a request for road reconstruction and paving improvements. Request Date: November 30, 2015

District Name: Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Improvements Requested: Water Sewer Road Reconstruction Paving

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IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	APLIN MARIANNE 4290 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN LOT 14 17705133	\$221,300
	JIMERSON MICHAEL R 4292 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 15 17705132	\$321,500
	DOLMA JAMES & BRENDA 4276 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 LOT 16 17705131	\$224,800
	SEAMAN KARL C 4266 SHIRLEY CT HOMER AK 99603-7227	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 17 17705130	\$127,700
	JRP INVESTMENT TRUST PO BOX 1183 HOMER AK 99603-1183	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 18 17705129	\$244,900

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR KRAMER LANE, LINDA, SHIRLEY, AND HEIDI COURT**

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	LURUS JOSEPH J 4285 HEIDI CT HOMER AK 99603-7234	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 19 17705128	\$219,700
	NOLLAR BRIAN DAVID & JANE LOUISE PO BOX 3107 HOMER AK 99603-3107	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 20 17705127	\$169,700
	MONTEZ JACINTO III 4309 HEIDI CT HOMER AK 99603-7234	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 21 17705126	\$280,400
	MALONE ROBERT J 4315 HEIDI CT HOMER AK 99603-7234	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 22 17705125	\$232,100
	MCCLAIN JOHN J PO BOX 270 HOMER AK 99603-0270	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 23 17705124	\$273,100

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	PATTON ROBERT D & PEGGI L 4510 HEIDI CT HOMER AK 99603-7243	T 6S R 13W SEC 17 Seward Meridian HM 0990064 A A MATTOX PEGGIS ADDN LOT 24-A 17705152	\$239,600
	KEINTZ JORDIN M 4400 HEIDI CT HOMER AK 99603-7243	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 26 17705121	\$248,000
	DEAN LARAMEE MACBEAN RICHARD PO BOX 1955 HOMER AK 99603-1955	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 27 17705120	\$150,500
	HUFF ALFRED W Jr PO BOX 1222 HOMER AK 99603-1222	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 29 17705119	\$146,000
	VAIT LEO K & WOLD-VAIT N K PO BOX 1532 HOMER AK 99603-1532	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 28 17705118	\$223,100

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	THOMAS GARY R PO BOX 2486 HOMER AK 99603-2486	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 30 17705117	\$227,300
	REESE NATHAN ANDREW DEFORREST FANYA BLEU PO BOX 190651 KODIAK AK 99619-0651	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 31 17705116	\$183,400
	THONING LUCAS D PO BOX 6454 HALIBUT COVE AK 99603-6454	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 32 17705115	\$146,100
	TEAMWORKS LLC 40625 HANCOCK DR HOMER AK 99603-9552	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 33 17705114	\$37,800
	MITCHELL ERNEST D & CANDACE D PO BOX 15276 FRITZ CREEK AK 99603-6276	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 34 17705113	\$277,900

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	NEWELL GREGORY T & KAREN L PO BOX 2566 HOMER AK 99603-2566	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 35 17705112	\$39,400
	YOURKOWSKI MICHAEL 3059 KACHEMAK DR HOMER AK 99603-8121	T 6S R 13W SEC 17 Seward Meridian HM 0840008 A A MATTOX SUB 1958 ADDN UNIT 2 AMENDED LOT 36 17705111	\$236,200
	COBLE GEOFF PO BOX 1637 HOMER AK 99603-1637	T 6S R 13W SEC 17 Seward Meridian HM 2002069 A A MATTOX SUB HOMER PROFESSIONA L BUILDING ADDN LOT 37A 17705153	\$223,900

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

City Council

3
4 **RESOLUTION 16-031**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL CONCERNING THE
7 HARBOR ENTERPRISES, DBA PETRO 49, (FORMERLY PETRO
8 MARINE SERVICES) LEASE FOR LOT 8-E-1 HOMER SPIT #6 AND TO
9 ENTER INTO A NEW 20-YEAR TERM LEASE WITH THE CITY, AND
10 AUTHORIZING THE CITY MANAGER TO EXECUTE THE
11 APPROPRIATE DOCUMENTS.
12

13 WHEREAS, Harbor Enterprises dba Petro 49 (formerly Petro Marine Services) is
14 currently in a long-term lease with the City for a Fuel Float and tank farm on Lot 8-E-1 Homer
15 Spit #6 on the Homer Spit that expires December 1, 2018; and
16

17 WHEREAS, Harbor Enterprises, dba Petro 49, desires to enter into a new full term lease
18 for this property with the City for the purpose of continuing to provide fuel float services to
19 the Homer fleet; and
20

21 WHEREAS, Both the Lease Committee and the Port and Harbor Advisory Commission
22 reviewed this proposal and recommend that this property be advertised in a RFP at the term
23 of the lease for the purposes of providing fuel service to the Homer harbor fleet; and
24

25 WHEREAS, Both the Lease Committee and the Port and Harbor Advisory Commission
26 cited that it was in the community's best interest to seek competitive proposals from
27 companies seeking to provide vessel fueling services to both the vessels in the harbor and
28 also to bring this capability out to our Deep Water Dock facility. The Commission and
29 Committee also reasoned that if the City moves ahead with extending a new standard lease
30 for the Coal Point fuel float to Harbor Leasing that it would be in the community's best
31 interest to seek a competitive fuel source for Lot 8-E-1; and
32

33 WHEREAS, The Homer City Council reviewed the recommendations in Resolution 16-
34 013 at their regular meeting on February 22, 2016 and concluded that it was in the City's best
35 interest to not advertise the property in the RFP process; and
36

37 WHEREAS, The City Council approves issuing a new, 20 year-term lease with two 5-
38 year options to renew for the Fuel Float and tank farm on Lot 8-E-1 Homer Spit #6, for the
39 express purpose of continuing to provide fuel float services to the Homer Small Boat Harbor.

40
41 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves that
42 the City of Homer enter into a new, 20 year-term lease with two 5-year options to renew, with
43 Harbor Enterprises, dba Petro 49, (formerly Petro Marine Services) and authorizes the City
44 Manager to execute the appropriate documents.

45
46 PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

47
48 CITY OF HOMER

49
50
51 _____
52 MARY E. WYTHE, MAYOR

53
54 ATTEST:

55
56
57 _____
58 JO JOHNSON, MMC, CITY CLERK

59
60 Fiscal Note: Current leases are \$11,475.00 annually, plus wharfage on petroleum products.
61 Amount is based on the appraised value of land and adjusted annually to keep pace with the
62 Consumer Price Index.

**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 16-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, REQUESTING THE UNITED STATES ATTORNEY GENERAL TO ISSUE A FINAL ORDER THAT REMOVES MARIJUANA FROM SCHEDULE I OF CONTROLLED SUBSTANCES UNDER THE FEDERAL CONTROLLED SUBSTANCES ACT OF 1970.

WHEREAS, Marijuana is now legal in the State of Alaska, Colorado, Washington, Oregon, the District of Columbia, and Guam; and

WHEREAS, Seventeen additional states have pending legislation to legalize or decriminalize marijuana before them in 2016; and

WHEREAS, This legislation creates opportunities for a new category of businesses to be created who are unable to function under such standard operating procedures for businesses such as opening bank accounts, taking advantage of business related tax incentives and services; and

WHEREAS, Removing marijuana as a Schedule I controlled substance is in the interest of efficient use of Public Safety resources, the health and safety of our citizenry and marijuana business employees that may be exposed to increased violent crimes due to operating a high volume cash based business; and

WHEREAS, The current system for classifying illegal drugs, the Federal Controlled Substances Act of 1970, is outdated and does not recognize the information presented on the beneficial uses of marijuana; and

WHEREAS, The updated evidence from science and health professionals does not support continuing to classify Marijuana as a Schedule I drug.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby requests that the United States Attorney General issue a final order to remove Marijuana from Schedule I of Controlled Substances under the Federal Controlled Substances Act of 1970.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

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CITY OF HOMER

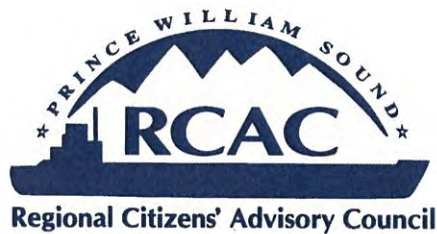
MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal information: N/A

VISITORS



Prince William Sound Regional Citizens' Advisory Council Recent Initiatives

The Council carries out its monitoring and advisory roles under the Oil Pollution Act of 1990 (OPA90) in many ways to help prevent a future major oil spill in Prince William Sound, Alaska. The following initiatives indicate actions taken by the Council, the Legislative Affairs Committee, and five technical advisory committees. The Council's efforts involve working with industry, government regulators, and the public.

1. Monitor Spill Response Drills - The Council monitors oil spill drills and exercises in order to make recommendations that will lead to improved prevention and response readiness. The Council participates on drill planning teams with industry and regulators to help design and pre-plan drill scenarios. The Council also evaluates several drills and exercises each year.

2. Marine Firefighting Symposium - The Council hosted its eighth Marine Firefighting Symposium for Land-Based Firefighters in Valdez, Alaska in May of 2015. This three-day conference is an industry recognized effort to provide the best available marine firefighting information and practices to shore-based firefighters. The symposium improves preparedness for a shipboard fire in Alaskan waters.

3. Alyeska Pipeline Service Company/Ship Escort Response Vessel System (SERVS) Fishing Vessel Program - Fishing vessel responders are the backbone of the oil spill response system in the *Exxon Valdez* oil spill (EVOS) region. Fishing vessels were critical during the *Exxon Valdez* spill in protecting sensitive areas and recovering and cleaning up the oil. Almost all of Alyeska's current oil spill response tactics require fishing vessels. Every year, Alyeska trains the crew for hundreds of fishing vessels in Kodiak, Homer, Seward, Whittier, Cordova, and Valdez. Vessel owners directly contract with Alyeska for oil spill response. The Council monitors the program to ensure that there are enough vessels and trained crews ready and available to respond effectively.

4. Weather in Prince William Sound - During 2015, the Council worked with the University of Alaska Anchorage to develop a mesoscale weather model for Prince William Sound. We supplemented ongoing projects to produce customized products for use by mariners and others transiting Prince William Sound. Accurate forecasts are critical when making decisions about oil transport, terminal work, port activities, spill planning, spill drills, and spill cleanup.

5. Improved Navigational Training for Prince William Sound - Adequate and safe navigation and bridge crew training are vital to ensuring safe shipment of oil in Prince William Sound. The Council has been working with Alaska's Institute of Technology (AVTEC) to upgrade the Prince William Sound navigational database used in their Kongsberg bridge simulator. AVTEC trains shipping and response vessel crews that operate in Prince William Sound.

6. Analysis of Air Emissions from Tanker Ships - In 2012 and again in 2015, the International Maritime Organization began requiring large ships operating in the North American Emissions

Control Area to reduce their emissions of sulfur dioxide and particulate matter by using either cleaner fuel or emissions control technologies such as scrubbers.

As tankers in the Sound are using cleaner fuel, the Council sponsored a study to understand how much less air pollution would be emitted in the local air shed as a result. An analysis revealed significant reductions in sulfur dioxide and particulate matter. By using cleaner fuel, sulfur dioxide emissions from the tankers will be reduced by 426 tons and particulate matter by 33 tons annually. That represents reductions of 96% and 80% respectively.

7. Combating Invasive Species - The Council continues to support citizen-based monitoring efforts, particularly for the European green crab and invasive tunicates. The monitoring program has evolved into a mostly self-sustaining local system since the Council initiated it in 2000. Communities now run their own operations through local science centers in Homer and Seward. The Council works with individuals in smaller communities to participate in the program. The Council has also been monitoring new regulations on ballast water management and preventative measure requirements implemented by the U.S. Coast Guard.

8. Review of Valdez Marine Terminal Oil Spill Contingency Plan - As mandated by OPA90, the Council reviews and comments on changes to the Valdez Marine Terminal Oil Discharge Prevention and Contingency Plan. Current concerns include integrity of the crude oil storage tanks, inspection of facility oil piping, secondary containment liner integrity, and the response training program. The Council participates in a workgroup consisting of industry, regulators, and stakeholders, which meets on a quarterly basis to discuss conditions of approval and improvements to the plan.

9. Review of Prince William Sound Tanker Oil Spill Contingency Plan - Also as part of our OPA90 mandate, the Council monitors, reviews, and comments on changes to the Prince William Sound Tanker Oil Discharge Prevention and Contingency Plan. This plan, which describes oil spill prevention and response activities common to tank vessel operators in Prince William Sound, is jointly administered by six shipping companies that transit the Sound. In cooperation with the shippers, the Council advocates for continuous improvement to the plan.

10. Geographic Response Strategies (GRS) - GRSs are oil spill response plans tailored to protect specific, pre-identified, environmentally-sensitive areas, or areas of high value such as hatcheries. The Council funded much of the past GRS development in the *Exxon Valdez* oil spill region. In March 2015, the Council partnered with the Cook Inlet Regional Citizens' Advisory Council, the Alaska Department of Environmental Conservation, the U.S. Coast Guard, and the Environmental Protection Agency (EPA) to host a GRS workshop to discuss the current status of the GRS program, discuss current issues, and develop a way forward for improvements.

11. Toxicity of Oil - The Council conducts research to understand and address the gaps in knowledge regarding chronic toxic effects of oil, dispersed oil, and in-situ burn residue in the cold waters of the Council's region. Recently, the Council partnered with the National Oceanic and Atmospheric Administration's (NOAA) National Marine Fishery Service Laboratories to study the effects of crude oil exposure on embryos of pink salmon and Pacific herring. The study showed that low-level exposure causes cardiac hypertrophy (malformed hearts) and reduced aerobic performance. The peer review version of the paper was published in *nature.com*, an online peer-reviewed journal, under *Scientific Reports* in August 2015.

During 2015, the Council also worked with scientists at the National Auke Bay Lab in Juneau to answer the question: "Are shrimp caught in Port Valdez contaminated by Alaska North Slope crude

oil?” While the report concludes hydrocarbons accumulate to the greatest degree in shrimp eggs, the overall takeaway message from the study is that hydrocarbon concentrations in shrimp muscle do not pose a human health risk. Researchers suggested further study to determine whether hydrocarbon levels detected in eggs have an effect on the shrimp’s development.

12. Toxicity of Dispersants - For many years, the Council has studied the effectiveness and toxicity of oil spill dispersants in the cold waters of our region. In 2014, the Council was invited by the Coastal Response Research Center (CRRC) to participate in the Organizing Committee for the State of the Science for Dispersants in Arctic Waters Initiative, along with the State of Alaska, the U.S. Coast Guard, the Oil Spill Recovery Institute, and others. The initiative was funded by NOAA and the EPA. This effort led to a “State of Science for Dispersant Use in Arctic Waters” workshop held January 5-8, 2015 in Seattle.

In 2015, the Council completed a study on the effects of chemical dispersants in Alaskan whales. The research by Dr. John Wise of the University of Southern Maine sought to determine the toxicity of Alaskan oil, dispersants, and chemically dispersed oil in whales. Investigators found that dispersants are cytotoxic (toxic to cells) and genotoxic (can change genes) to sperm whales but not genotoxic to humpback cells. In addition, they found that oil induced genotoxic effects in whale cells and adding dispersants increased the toxicity of oil.

13. Community Spill Response Workshops - The Council has been hosting “Incident Command System for Regional Stakeholders” workshops across the region. These workshops help local stakeholders understand the response process so they can better represent their communities during an oil spill. Workshops were held in Homer, Whittier, and Seward in 2014. During 2015, workshops continued at the Alaska Forum on the Environment and in the communities of Cordova and Kodiak. In 2016, workshops will be held in Valdez, Chenega Bay, and Tatitlek.

14. Youth Involvement and Internships - The Council helps fund educational opportunities and internships for students from our region on topics related to our mission. In 2015, youth involvement projects included science camps in remote Kodiak villages, remotely operated vehicle oil spill response design competitions, expeditions in Prince William Sound for youth and teachers, invasive species monitoring in Homer, and oral history projects about the *Exxon Valdez* oil spill. High school and college interns are helping the Council study current and historical properties of Alaska North Slope crude oil, monitor for aquatic invasive species, and educate students about oil spill science in our communities.

15. Oil Surrogates - The Council is currently sponsoring an effort to identify a substance that can be used during drills to mimic oil floating on the water. A surrogate would add realism for responders by providing a visual target, help keep responders engaged, and perhaps offer a way to test sensitive area protection strategies, booming strategies, or actual equipment such as remote surveillance options. Representatives from the oil industry, oil spill removal organizations, regulatory agencies, and Council staff are participating in the effort.

16. Regional Environmental Monitoring - In 1993, the council established a Long-Term Environmental Monitoring Program, called LTEMP in response to OPA90 and Alyeska contract mandates. The program assesses the status of hydrocarbon levels in Port Valdez, the Sound, and the Gulf of Alaska as well as long-term trends and any new developments that could have an effect on those levels.

Depending on the year in the sampling plan, samples are collected at two to ten intertidal sites in Prince William Sound and the Gulf of Alaska. Mussel tissues and sediments from the sites are analyzed in a laboratory to determine whether hydrocarbons are accumulating and, if so, their source. The result is the largest chronological data set ever compiled for hydrocarbons in Prince William Sound. Most recently, the Council accepted the five-year report *Long Term Environmental Monitoring, Results and Interpretations from Sampling, 2008 to 2013* summarizing data and trends for the past five years at its September 2015 meeting.

17. Escort Tugboat Best Available Technology (BAT) - Escort tugs are designed to provide emergency steering and braking of ships while underway. Technology subjects of interest to the Council entail towing stability, escort stability, towing equipment and safety equipment. Improvements are constantly being made in these technological areas. Working with the firm of Robert Allan Ltd., the Council has conducted a number of studies related to tugboat BAT and has recommended a number of improvements that can be made. Among these are the installation of render-recover winches; adoption of unified vessel standards; and conducting full scale, dynamic testing of escort tugs.

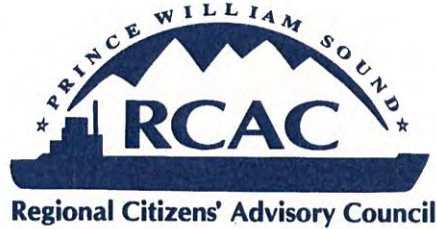
For further information contact:

Alan Sorum - Maritime Operations Project Manager
alan.sorum@pwsrccac.org (907) 834-5020

Prince William Sound Regional Citizens' Advisory Council

"Citizens promoting environmental safe operation of the Alyeska terminal and associated tankers."

In Valdez: P.O. Box 3089/130 S. Meals Suite 202, Valdez Alaska 99686 (907) 834-5000 or 877-478-7221
In Anchorage: 3709 Spenard Road Suite 100, Anchorage Alaska 99503 (907) 277-7222 or 800-478-7221
<http://www.pwsrccac.org/>



Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) **Legislative Briefing and Discussion Topics**

The Prince William Sound Regional Citizens' Advisory Council is an independent non-profit corporation guided by its mission: *Citizens promoting environmentally safe operation of the Alyeska terminal and associated tankers.*

Alaska Governmental Issues

A. Representative Paul Seaton House Bill 38 Aquatic Invasive Species.

Representative Paul Seaton's proposed HB 38 provides the Alaska Department of Fish and Game (ADF&G) with the statutory authority and necessary funds to swiftly address outbreaks of aquatic invasive species. It also requires ADF&G to work with the Alaska Departments of Environmental Conservation (ADEC) and Natural Resources (DNR) to develop a rapid response plan to address the introduction of aquatic invasive species.

Additionally HB 38 gives ADF&G the authority to use chemical, biological, mechanical, or physical methods to deal with control of an incipient aquatic invasive species. It allows the expedited review of plans for dealing with invasive species, and prioritizes eradication of an invasive species over other management issues being addressed in a specific area.

Since animal species not commonly found in a local ecosystem can often out-compete native species and lack natural predators, an accidentally introduced species can cause great damage. Those harmed by invasives would be the commercial fishing industry, mariculture businesses, recreational fishing and subsistence food sources. Passage of HB 38 gives ADF&G the ability to rapidly combat these threats.

B. Alaska Department of Environmental Conservation (ADEC) Division of Spill Prevention and Response (SPAR) staffing concerns.

With the current condition of the Alaska's statewide budget and attempts by state agencies to reduce costs, the Council is concerned with maintaining adequate staffing at the SPAR Division of ADEC. Alaska House Bill 158, passed in 2015, adds a .0095 cent-per-gallon surcharge on refined fuel to ADEC's Oil and Hazardous Substance Release Prevention and Response Fund (Response Fund). Based on this outside funding source, SPAR should enjoy more autonomy to conduct their regulatory functions at the highest service level possible.

Protection of Alaska's fragile environment depends on SPAR being adequately staffed with qualified personnel. Funds must remain available for staff to participate in events like planning sessions, oil spill exercises, and public meetings across the state. It should also be noted that with employee turnover and the addition of new staff, it takes time to train the workforce in this very technical work.

Recently, ADEC underwent an organizational restructuring that was aimed at making the agency more efficient and better able to respond to environmental incidents. It is important to know that the agency has not filled the positions it deemed necessary in the organizational review to accomplish its mission, even with additional support available from the Response Fund.

The oil industry enjoys a license to operate within Alaska based on the public perception that they are willing to adequately protect the environment, ensuring its use for generations to come. Recently, there have been many comments by industry and regulators that the rules and regulations aimed at them are too burdensome.

In an address made by Council President Amanda Bauer on this issue, she said: *"I am extremely concerned about the Sound and downstream communities. Prince William Sound plays a major role in North American standards for spill prevention and response. At a time when Alaska's Arctic will certainly be developed, I can't help but speculate what effect any reduction, be it the slightest, in prevention and response, may have on undeveloped areas. If we loosen our standards, make our regulations and statutes less burdensome, in a place that has suffered one of the worst oil spill disasters in North American history, why push for strict standards anywhere else?"*

C. Legislative initiative to reduce the cost of oil spill drills and exercises.

Alaska's Fiscal Year 2016 Operating Budget Bill (CCS HB 2001) and the 2015 House Bill 72 directs ADEC to develop a plan to reduce the cost of the oil spill response drills and exercises. In its 2015 Annual Report, SPAR reports that drills and exercises are being conducted on a frequent basis at great expense, however the report contains no data to support the contention that the frequency or cost of drills and exercises is too great.

The Council is clearly concerned with the Legislature's statement of intent and what defines a cost savings. Efforts to reduce funding available for drills and exercises should not proceed until the ADEC actually understands the actual cost of these important activities.

Imposing additional budgetary restrictions on SPAR risks a rollback on the environmental protections that have been put into place since the *Exxon Valdez* oil spill. The Council does not support any reduction in the drills and exercises held at the Valdez Marine Terminal or for the tankers that service the terminal operating in Prince William Sound. SPAR typically oversees one significant tanker drill, and two significant terminal drills per year. The agency's oversight of these activities is funded by the Response Fund and their participation does not burden the state's general budget.

The Council is concerned whether SPAR can maintain its ability to ensure preparedness with fewer drills and fewer field personnel. Our history with the *Exxon Valdez* oil spill shows what can happen when diminished effort is made in oversight and preparedness.

The question is what constitutes a burden to industry? An oil spill contingency plan is a contract between oil industry and the people of Alaska. Oil spill drills and exercises demonstrate the oil

industry's ability to perform the tasks detailed within their contingency plans. Ultimately, the burden of a significant oil spill will fall on the citizens of Alaska. The environment of Prince William Sound has already been taxed and weakened by an oil spill. An additional spill, with its associated cleanup, environmental, and socioeconomic costs, would be an even heavier burden.

D. Federal legislation allowing foreign flagged crude oil tankers into the Trans-Alaska Pipeline System (TAPS) trade and opening export of Alaska crude oil.

Recent changes in federal legislation for the export of Alaska crude and use of foreign flagged tankers in the Sound raises a number of questions on how ADEC will be able to handle this change. This is especially concerning in light of reduced staffing within SPAR. Our owner and shipping companies could “spot” charter foreign flagged tankers to transport their crude oil. Foreign flagged vessels can be operated at significant savings compared to a U.S. flagged tanker, so it could be attractive to hire one of these carriers.

Contingency plan amendments for a spot charter would fall under 18 AAC 75.415(c)¹ or what is termed a “415 amendment.” These types of amendments do not require a public review or comment period. An application for a spot charter must be submitted only five days before the vessel operates in state waters.

The Council has the following concerns:

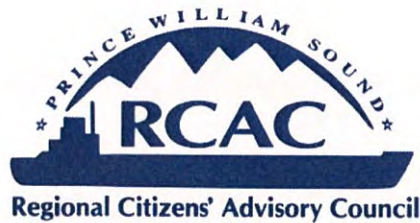
- Five days does not provide adequate time to adequately review a 415 amendment application.
- Based on the state budget crisis and limited staffing, it may be even harder for ADEC to respond to these types of applications. ADEC needs more resources and people, not less, to inspect a vessel being chartered, preferably before it takes on cargo.
- Escort tug and spot charter tanker crews will need additional training. Tanker crews will not be familiar with the Sound and its escort tug system. If a chartered tanker differs in size to what typically transits Prince William Sound, tug crews may need training to escort them.

For further information contact:

Alan Sorum – Maritime Operations Project Manager
alan.sorum@pwsrca.org 907.843.5020

In Valdez: P.O. Box 3089/130 S. Meals Suite 202, Valdez Alaska 99686 (907) 834-5000 or 877-478-7221
In Anchorage: 3709 Spenard Road Suite 100, Anchorage Alaska 99503 (907) 277-7222 or 800-478-7221

¹ **18 AAC 75.415 (c)** An application for approval of a plan amendment to allow the addition of a vessel to operate under an approved oil discharge prevention and contingency plan must include the information required by 18 AAC [75.425\(e\)](#) (1)(H) and 18 AAC [75.425\(e\)](#) (3)(A)(iii), (v), (vi), (viii), and (x). A plan amendment for the addition of a vessel must be submitted at least five days before the vessel operates in state waters. The department will review the application and issue a written decision within five days after receiving a proposed plan amendment under this subsection if the department determines that the addition of a vessel will not diminish the plan holder's ability to respond to an oil discharge. A plan amendment under this subsection that might diminish the plan holder's ability to respond to an oil discharge will be reviewed under 18 AAC [75.455](#).



Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) Legislative Briefing and Discussion Topics

The Prince William Sound Regional Citizens' Advisory Council is an independent non-profit corporation guided by its mission: *Citizens promoting environmentally safe operation of the Alyeska terminal and associated tankers.*

Federal Government Issues

A. Legislation allowing foreign flagged crude oil tankers into the Trans-Alaska Pipeline System (TAPS) trade and opening export of Alaska crude oil.

Recently, Congress passed legislation permitting foreign flagged crude oil tankers into the Trans-Alaska Pipeline System (TAPS) trade and allowing Alaska's oil to be exported out of the United States. Historically, owners of TAPS have transported crude oil through their own U.S.-based shipping companies with oil tankers pre-approved by regulators for the TAPS trade. These recent changes by Congress could prompt a visit by an oil tanker that has not previously operated in Prince William Sound, the site of the 1989 *Exxon Valdez* oil spill. These oil tankers are most likely to be foreign flagged carriers, but could be U.S. flagged tankers that have not been previously approved for TAPS service.

Current federal requirements for oil tankers continue to apply to all oil tankers that trade in Prince William Sound. Among these requirements are those for use of the dual escort tugboat system, double hull tankers, licensed marine pilots, and the vessel traffic system.

The U.S. Coast Guard (USCG or Coast Guard) maintains port state control of any foreign flagged vessel that enters U.S. waters. The Coast Guard has the power to board, and detain any vessel that does not comply with the law. Issues with these new oil tankers could include oil pollution prevention, introduction of aquatic invasive species, and marine safety.

In light of the above, Congress and the Administration must help us protect Alaskan waters by tasking the Coast Guard with exercising *extra vigilance* of foreign flagged vessels that intend to trade in Prince William Sound.

Recommendation: PWSRCAC recommends that such extra vigilance be made part of the operations of the USCG. An example would be ensuring an emergency steering drill has been conducted aboard which includes testing primary and secondary steering gear, checking communications equipment, inspecting emergency generators, and testing main propulsion machinery ahead and astern prior to a vessel entering U.S. waters.

B. Delays in issuing type approvals for ballast water management systems used for control of invasive species.

Three different statutory authorities have established standards for controlling the spread of aquatic invasive species through ballast water. Standards promulgated by the U.N.'s International Maritime Organization (IMO), the U.S. Coast Guard, and the U.S. Environmental Protection Agency are not harmonized, causing confusion and resulting in delays that could allow invasive species to damage Alaska's environment.

The Coast Guard standard for most U.S. waters requires ballast water management systems to remove all but less than ten organisms per milliliter. The Coast Guard's Final Rule for ballast water regulation defines a ballast water management system as "any system which processes ballast water to kill, render harmless, or remove organisms." The Coast Guard requires ballast water management systems to be evaluated based on the system's ability to kill certain organisms, which may be an artificially high interpretation of the intended discharge standard.

These inconsistencies have limited the Coast Guard's ability to approve ballast water management systems for use. Because none of the currently proposed types of systems have been accepted, progress has been halted in actively preventing introduction of invasive species into our marine waters. Recent legislation that could allow foreign flagged oil tankers to operate in Prince William Sound adds to concerns about potentially invasive organisms in ballast water.

Recommendation: PWSRCAC recommends that the Coast Guard expeditiously complete pending type approvals of ballast water management systems, so that operators can move forward with their installation and operation, before non-native aquatic species can take hold in Alaskan waters.

C. Alaska Department of Environmental Conservation (ADEC) Division of Spill Prevention and Response (SPAR) staffing concerns.

Although it is primarily a state issue, the Council is concerned over potential weakening of state oversight in the oil transportation industry because of declining oil revenues. An accident involving oil transportation would be a financial burden not only to industry, but to both state and federal governments. Prevention should be the prime goal, as cleaning up a spill is substantially more expensive than any effort taken to prevent it.

Due to the current budget shortfalls in the State of Alaska, the Council is concerned that adequate regulatory staff are available to provide necessary oversight to prevent and respond to oil spills. Any lapse in oversight on a state level could also have consequences on a federal level.

The Council is urging federal regulatory agencies closely monitor the State of Alaska's efforts as the state deals with significant budgetary challenges. The recent changes in Federal legislation for the export of Alaska crude and use of foreign flagged tankers in the Sound raises a number of questions on how ADEC will be able to handle this change.

Recommendation: The Council recommends that federal regulatory agencies factor into their work how the state's fiscal crisis might adversely impact oversight of oil transportation and thereby be better prepared to help address oversight and monitoring gaps if they emerge.

D. Internal Piping Regulations at the Valdez Marine Terminal.

Alyeska Pipeline Service Company (APSC) is currently undertaking two substantial projects to internally inspect a majority of the aboveground and buried crude oil piping at the Valdez Marine Terminal. These internal inspection analyses will greatly enhance APSC's ability to accurately identify sections of piping needing more frequent monitoring, inspection, mitigation, or repair to reduce the risk of an oil spill at the terminal.

This inspection work is not being driven by any regulatory mandate thereby making the inspections susceptible to postponement or cancelation. The Council fully supports APSC undertaking these projects on their own volition as a prudent step to maintain the integrity of the terminal's crude oil piping system. However, we believe that such inspections should be *required* through regulation because inspections offer the most comprehensive and accurate method to evaluate the condition of this crude oil piping.

While not currently considered applicable for the majority of crude oil piping at the terminal, the Pipeline and Hazardous Materials Safety Administration (PHMSA) regulations, outlined in 49 CFR Part 195, offer the most up-to-date, comprehensive, and effective set of piping maintenance requirements. The PHMSA regulations are incorporated by reference into the Grant Right-of-Way administered by the Bureau of Land Management (BLM). Since APSC is modifying its terminal piping system to move forward with internal inspections, it now seems prudent for the BLM to determine the applicability of and enforce the stipulations of 49 CFR Part 195 using the authority of the Grant Right-of-Way.

Recommendation: Encourage the Bureau of Land Management to exercise its authority under the Grant Right-of-Way to apply the piping maintenance practice requirements of 49 CFR Part 195 to inspections of all crude piping found at the Valdez Marine Terminal.

E. Supporting the Oil Spill Liability Trust Fund.

Following the 1989 *Exxon Valdez* oil spill, Congress enacted the Oil Pollution Act of 1990 (OPA 90) and also authorized the use of the Oil Spill Liability Trust Fund (OSLTF) established in 1986. Although established in 1986, the OSLTF's authorization to use money or collect revenue necessary for maintenance of the OSLTF was not achieved until passage of OPA 90. OPA 90 also consolidated compensation and liability requirements of key prior federal oil pollution laws and related funds: the Federal Water Pollution Control Act, the Deepwater Port Act, the Trans-Alaska Pipeline System Authorization Act, and the Outer Continental Shelf Lands Act.

The OSLTF was established to provide funds that would be available to pay for oil removal and cleanup costs in coastal and inland navigable waters. This fund covers the initial cost of responding to an oil spill and allows immediate action to take place while the responsible party is identified.

The Government Accountability Office (GAO) completed a study in 2015 exploring the adequacy of the OSLTF to serve its intended purpose [GAO-15-682]. The current funding structure of the fund is primarily based on a per barrel tax levied on crude oil that expires in 2017. The GAO found that the OSLTF cannot be maintained (as currently structured) after 2017 because of this lack of funding and slow reimbursement from responsible parties.

In 2013, the Council passed a resolution (13-02) supporting amendments to the OSLTF that would improve oil spill prevention and response in Prince William Sound. Specifically, the Council recommended to:

- Increase the per-barrel fee on petroleum collected at the refinery contributed into the OSLTF;
- Require that all cargo and other commercial ships using U.S. ports contribute to the OSLTF;
- Clarify and facilitate use of the OSLTF for oil spill prevention measures; and
- Revise oil spill liability limitations in OPA 90 to ensure those using the waterways of the United States for commerce are the ones who are paying for cleanup of spills.

Recommendation: The Council recommends that Congress take steps to amend the OSLTF legislation as soon as possible to ensure continued funding of the OSLTF. Since only a minor percentage of claims against the fund are ever collected, elimination of the per-barrel tax puts the OSLTF at risk of depletion. It is our recommendation that this tax should be extended past 2017. Efforts should be increased to recover money expended by the OSLTF from responsible parties. The OSLTF is vital for a timely and adequate response to an oil spill.

In Valdez: P.O. Box 3089/130 S. Meals Suite 202, Valdez Alaska 99686 (907) 834-5000 or 877-478-7221
In Anchorage: 3709 Spenard Road Suite 100, Anchorage Alaska 99503 (907) 277-7222 or 800-478-7221

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S RECOGNITION

DAVE ANDERSON

WHEREAS, Dave Anderson retires on April 8, 2016, as General Manager of KBBI 890 AM, Homer's public radio station; and

WHEREAS, Dave was KBBI's general manager for 11 years, and in that role, his responsibilities also included serving as general manager for KDLL public radio in Kenai, Alaska; and

WHEREAS, Dave began work at KBBI as a volunteer DJ in 1981, and has served in nearly every staff position including director of music, operations, development, and volunteers; and

WHEREAS, Early on, he oversaw the acquisition of propane backup generators at the studio and transmitter sites to support KBBI's emergency response efforts, and has led the way in making continuous technical upgrades to improve service; and

WHEREAS, He has honored KBBI and Homer as a leader in Alaska's public media industry; and

WHEREAS, He is revered not only for his skills but also for his kindness, patience, and wonderful sense of humor.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby recognize

**DAVE ANDERSON FOR HIS 35 YEARS OF DEVOTED SERVICE TO
KBBI AND TO THE ENTIRE COMMUNITY.**

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska, to be affixed this 29th day of March, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**DAY OF NATIONAL SERVICE
APRIL 5, 2016**

WHEREAS, Service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, The nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, AmeriCorps and Senior Corps participants address the most pressing challenges facing our cities and counties, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, National service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 60,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, National service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS, National service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, National service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, The Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, City of Service, and mayors across the country to recognize the impact of service on the Mayors Day of Recognition for National Service on April 5, 2016.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim April 5, 2016, as National Service Recognition Day, and encourage residents to recognize the positive impact of national service in our city and thank those who serve; and to find ways to give back to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 29th day of March, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Session 16-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 2, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRADLEY, HIGHLAND, STEAD, VENUTI

ABSENT: BOS, ERICKSON, STROOZAS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Approval of Minutes of February 17, 2016 Regular Meeting Minutes

Chair Stead called for a motion to adopt the consent agenda.

HIGHLAND/BRADLEY SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Presentations

Reports

A. Staff Report PL 16-14, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion about FEMA and the State Hazard Mitigation Grant Program.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing. There was no public present and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PO 16-15 AND THE DRAFT ORDINANCE AMENDING HCC 21.12.020 PERMITTED USES AND STRUCTURES REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT, AND FORWARD IT TO COUNCIL FOR PUBLIC HEARING AND ADOPTION.

There was brief discussion that this is a very clean simple way to make things clearer for the zoning.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

A. Staff Report PL 16-16 Comprehensive Plan Update. Background Information and Energy Chapters

City Planner Abboud reviewed the staff report.

The group discussed:

1. Updating the vision statement to clarify that as a city we can be a model for energy conservation and wise use of the resources, and that we will support renewable energy development.
2. Formatting issues and fonts.

3. Staff removed a goal 5 dealing with fuels for transportation from chapter nine as its better addressed in the transportation chapter.
4. Goal 1 Objective C
 - a. It raises challenges relating to considering full direct and indirect costs of energy when performing economic analysis.
 - b. Beyond the common sense aspect it is unclear how far to delve into the full cost of getting a product; and when addressing project costs it hard to fathom how to work it into our process.
 - c. It raises questions like, how much do we pay for the full cost accounting, who will do it, who proofs it, and who is the arbitrator of the value of the full cost.
 - d. Consider removing 1.C.1 and change 1.C.2. to Use quantifiable external and indirect cost of energy.
 - e. It doesn't hurt to acknowledge there are some direct and indirect costs, and change wording to consider objective C. It allows us to think about this.
 - f. It is a difficult concept to grasp and the Planner has indicated this as a problem for the City to implement.
 - g. Keep looking at wording to incorporate this concept.
5. Goal 2
 - a. Took out references supporting the recycling strategy at the transfer station because it's already addressed.
 - b. Implementation table includes item 2-1 to assign city staff to create a solid waste and recycling plan for City operations.
 - c. The goal doesn't define what is considered scarce resources.
 - d. Share the city's sustainability guidebook with other entities.
 - e. If the city had an environmental staff person so many of these things would have been tied together by now and the savings could pay for that staff person.

The Commission and the City Planner reviewed Chapter 2 Background Information and suggested,

1. Numbering the summary.
2. Addressing climate change and ocean acidification.
3. Under the summary second bullet removing the word vibrant and leave it as "Homer has a diverse economy.."
4. May need to include marijuana.

New Business

Informational Materials

- A. City Manager's Report – February 22, 2016

Comments of the Audience

Comments of Staff

City Planner Abboud said they will continue to work on this. There are memos out and there will be different sections to work on. The Planning Convention will be in Phoenix the first week in April.

Comments of the Commission

Commissioner Highland commented that she finished re-reading the Climate Action plan and she's always amazed at how well it's written and how much work went in to it. It was written in 2007 and now in 2016 a lot of these things have come to pass that we haven't done anything about yet. Maybe one of these days we will.

Commissioner Bradley commented it's interesting to read through this and come across things she has seen in the museum archives. It's cool to see how some things have changed and others haven't. She will be absent at the next meeting.

Commissioner Venuti commented that his wife looked through his packet and commented that Rick does a lot of work. He noted how sometimes they take for granted all the work that goes into preparing for the meetings and thanked staff for the great job. He said the Borough Assembly took the marijuana regulating authority back from the planning commission since the planning commissioners are appointed and not elected. Since the Borough doesn't have zones and is so wide spread, they proposed to modify their local option zoning rules but it impacted property rights and fortunately was voted down. He recognized Kelly Cooper and her efforts on that. It will be interesting to see how this continues to evolve.

Chair Stead commented he thinks the city is burying its head in the sand a little bit along the lines of marijuana, so we've got to get out and vote.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:29 p.m. The next regular meeting is scheduled for March 16, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC HEARING(S)

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

Ordinances 16-08, 16-09, 16-10, 16-11 and 16-12(A)

A **public hearing** is scheduled for **Tuesday, March 29, 2016** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinances 16-08, 16-09, 16-10, 16-11, and 16-12(A) internet address:

<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 16-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.08.030, Parking or Camping Prohibited-Enforcement, Regarding Winter Camping. Aderhold.

Ordinance 16-09, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director.

Ordinance 16-10, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director.

Ordinance 16-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule, and Enacting Homer City Code 10.04.085 Use of Load and Launch Ramp, to Regulate the Use of the Load and Launch Ramp in the Small Boat Harbor. City Manager.

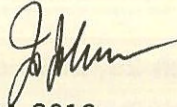
Ordinance 16-12(A), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Public Works Director.



All interested persons are welcome to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, MMC, City Clerk



Publish: Homer News: March 24, 2016

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for **Ordinance 16-08**, Amending Homer City Code 19.08.030, Parking or Camping Prohibited – Enforcement, Regarding Winter Camping; **Ordinance 16-09**, Amending the FY2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 from Port & Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement; **Ordinance 16-10**, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000; **Ordinance 16-11**, Amending Homer City Code 1.16.040 Disposition of Scheduled Offenses – Fine Schedule, and Enacting Homer City Code 10.04.085 Use of the Load and Launch Ramp, to Regulate the Use of the Load and Launch Ramp in the Small Boat Harbor; **Ordinance 16-12(A)**, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 from the Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project in the City was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Wednesday, March 16, 2016 and posted the same on City of Homer Website on Tuesday, March 15, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 16th day of March, 2016.



Renee Krause, CMC, Deputy City Clerk



ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-08

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.08.030, Parking or Camping Prohibited-Enforcement, Regarding Winter Camping.

Sponsor: Aderhold

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-050 from City Manager as backup
2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-050 from City Manager as backup

45 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____
46 _____, 2016.

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

54 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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61 AYES:

62 NOES:

63 ABSTAIN:

64 ABSENT:

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67 First Reading:

68 Public Hearing:

69 Second Reading:

70 Effective Date:

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73 Reviewed and approved as to form:

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75

76 _____
77 Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

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79

Date: _____

Date: _____



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 16-050

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 9, 2016
SUBJECT: Ordinance 16-08

Ordinance 16-08 closes a loop hole in City Code that allowed off-season camping at the Seafarer's Memorial parking lot when no other City campgrounds were open. The intent of allowing off-season camping at the time was to accommodate shoulder season visitors when our other campgrounds are closed. Unfortunately long term campers have been abusing this and occupying the parking area long term. The City has opened up the Pier One campground as an alternate location for off-season campers, and is charging fees. This has cleared out the Seafarer's Memorial parking lot. Ordinance 16-08 gets rid of Seafarer's Memorial as an alternate camping destination while allowing the City Manager to keep a campground open out of season, subject to all normal camping rules and fees.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-09

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work.

Sponsor: City Manager/Port and Harbor Director

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-042 from Port and Harbor Director as backup
2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-042 from Port and Harbor Director as backup

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

3 City Manager/
4 Port and Harbor Director

5 **ORDINANCE 16-09**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2016 OPERATING BUDGET BY
9 APPROPRIATING FUNDS IN THE AMOUNT OF \$39,300 FROM
10 PORT AND HARBOR RESERVES FOR THE CONSTRUCTION OF THE
11 SPORT FISHING TRAILER PARKING LOT DRAINAGE
12 IMPROVEMENT AND AUTHORIZING THE CITY MANAGER TO
13 EXECUTE ALL APPROPRIATE DOCUMENTS NECESSARY TO
14 COMPLETE THE WORK.

15
16 WHEREAS, The sport fishing trailer parking lot currently water ponds over much of the
17 area making it difficult for lot users to use the area effectively; and

18
19 WHEREAS, Grant funds have become available to provide the materials needed to
20 install a pipe storm drain system serving the parking lot (see Memorandum 16-042), if City
21 funds to install the improvements can be appropriated; and

22
23 WHEREAS, The Port and Harbor Advisory Commission is in support of this project.

24
25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

26
27 Section 1. The Homer City Council hereby amends the FY 2016 Operating Budget by
28 appropriating \$39,300 from Port and Harbor Reserves for the construction of the sport fishing
29 trailer parking lot drainage improvements.

30
31 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
415-0001	Drainage Improvements Sport Fishing Trailer Parking Lot	\$39,300

32
33
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35 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
456-0380	Drainage Improvements	\$39,300

Sport Fishing Trailer Parking Lot

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 16-042

To: Katie Koester, City Manager
From: Bryan Hawkins, Harbormaster
Date: February 24, 2016
Subject: **Expenditure Authorization**
Sport Fishing Trailer Parking Lot Drainage Improvements

The City is due a credit from the Contractor completing the Homer Small Boat Harbor Launch Ramp Renovations project. The grant agency, Alaska Fish and Game, has required that the credit be applied to a project that will benefit sport fisherman near the Launch Ramp project. Improving drainage in the sport fishing trailer parking area (see attached map) has been determined to be the project best suited to receive these funds.

The topography in the parking area is flat; currently water ponds over much of the area making it difficult for lot users to use the area effectively. The Port and Harbor Advisory Commission is in support of this project.

The project, as originally conceived, consisted of the Contractor providing the materials and the City providing for installation. After the design (prepared by Public Works) was complete, it appears that the Contractor's credit will fund a portion of the installation.

Project costs are summarized below:

Contractor supplied Materials	\$ 47,120
Contractor Cash Contribution	<u>\$ 11,880</u>
Total Contractor Contribution	\$ 58,000
City Share of Installation Costs	\$ 39,300
Final Grading (by Public Works)	\$ 15,000
Total Project Costs	\$112,300

Recommendation:

City Council pass an ordinance amending the FY 2016 Operating Budget by appropriating funds in the amount of \$39,300 from the Port and Harbor Reserves to complete the construction of the Sport Fishing Trailer Parking Lot Drainage Improvement project and

authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note - 456-0380

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-10

An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000.

Sponsor: City Manager/Public Works Director

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-043 w/named streets, construction costs, and maps from Public Works Superintendent as backup

2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-043 w/named streets, construction costs, and maps from Public Works Superintendent as backup

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 16-10**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE 2016 OPERATING BUDGET TO ALLOW FOR THE
9 COMPLETION OF THE 2016 STREETS REPAVING PROJECT
10 UTILIZING HOMER ACCELERATED ROADS AND TRAILS (HART)
11 FUNDS IN AN AMOUNT NOT TO EXCEED \$638,000.
12

13 WHEREAS, Periodically, Public Works coordinates the repaving of roads where the
14 pavement has reached its useful life (20-30 years old), including grinding of existing pavement
15 and resurfacing; and
16

17 WHEREAS, Public Works has successfully completed similar projects in 2006, 2009, and
18 2012 utilizing HART funds; and
19

20 WHEREAS, Public Works has inspected pavement conditions on all City maintained
21 roads and recommends that nine road sections be resurfaced (see Memorandum 16-043) and
22 estimated the cost of each.
23

24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
25

26 Section 1. The FY 2016 Operating Budget is hereby amended by appropriating an
27 amount not to exceed \$638,000 from the Homer Accelerated Roads and Trails (HART) Fund
28 for completing the 2016 Street Repaving Project.
29

30 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
160-766	HART	\$638,000

31
32
33

34 Section 2. This budget amendment ordinance is not permanent in nature, and shall
35 not be codified.
36

37 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____
38 _____, 2016.
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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Dan Gardner, PW Superintendent
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170

Fax: (907)235-3145

EMAIL : dgardner@ci.homer.ak.us

Memorandum 16-043

To: Katie Koester, City Manager
From: Dan Gardner, Superintendent
Thru: Carey Meyer, PW Director
Date: February 16, 2016
Subject: PROPOSED STREETS REPAVING PROGRAM - 2016

Discussion

In 2006, 2009, and 2012, the Public Works Department successfully completed three much needed repaving projects which encompassed 13 streets totaling 4.52 miles. The majority of these streets were originally paved in 1983/84 era.

We are again proposing a 2016 Repaving Project which will include another 9 streets, seven of which were originally paved between 1983/93 and two streets that were originally paved in 1999.

Project Costs Estimates

Streets Repaving: \$578,788 (includes design, admin and construction costs)

Attached please find two spreadsheets with detailed project costs estimates.

Recommendation

1. Expend an amount “not to exceed” \$638,000.00 this fiscal year from the H.A.R.T. fund for the design & construction to include grinding of existing asphalt and repave the streets as identified on the attached spreadsheets. This amount has a 10 percent contingency to the attached estimate.

Fiscal Note

Currently the HART Fund contains approximately 7 million dollars as of end of year 2015.

It is recommended that as any discussion takes place where ending or modifying the HART program takes place, that the continual funding of asphalt replacement is part of that discussion. If this program is ever dissolved, a depreciation fund should be firmly established to replace failing asphalt as operations budgets have not been able to support the needed paving projects.

Enc: Recommended streets to repave
Estimated construction costs
Maps

**City of Homer - Public Works Department
2016 Roads Repaving Program**

Year Paved	From	To	Asphalt Condition	Roadway Length Linear Feet	Pavement Width Feet	Total Sq Yds	Priority 1 Group "A"
1989	Main St.	Beluga Place	poor	700	24	1,687	
1999	E. Bunnell	Parking Lot	poor	600	24	1,600	
1983/84	Mark White Ave.	Aspen Lane	poor	730	24	1,947	
1983/84	Rochelle Rd.	Early Spring St	poor	360	24	960	
1989	Fairview Ave.	Soundview Ave.	poor	650	24	1,733	
1983	East End Road	End of Road	poor	1,320	24	3,520	
1993	Clover Lane	Cul-de-Sac	poor	305	24	913	
1993	Clover Lane	Cul-de-Sac	poor	210	24	580	
1993	Bayview Ave.	North end of road.	poor	850	24	2,287	
				5,725	Total	15,257	

2016

City of Homer - Public Works Department
2016 Roads Repaving Program

Construction Cost

Construction Costs (grind 4" depth, regrade, adjust utilities & repave @ 2" new asphalt)

Regrade - Repave

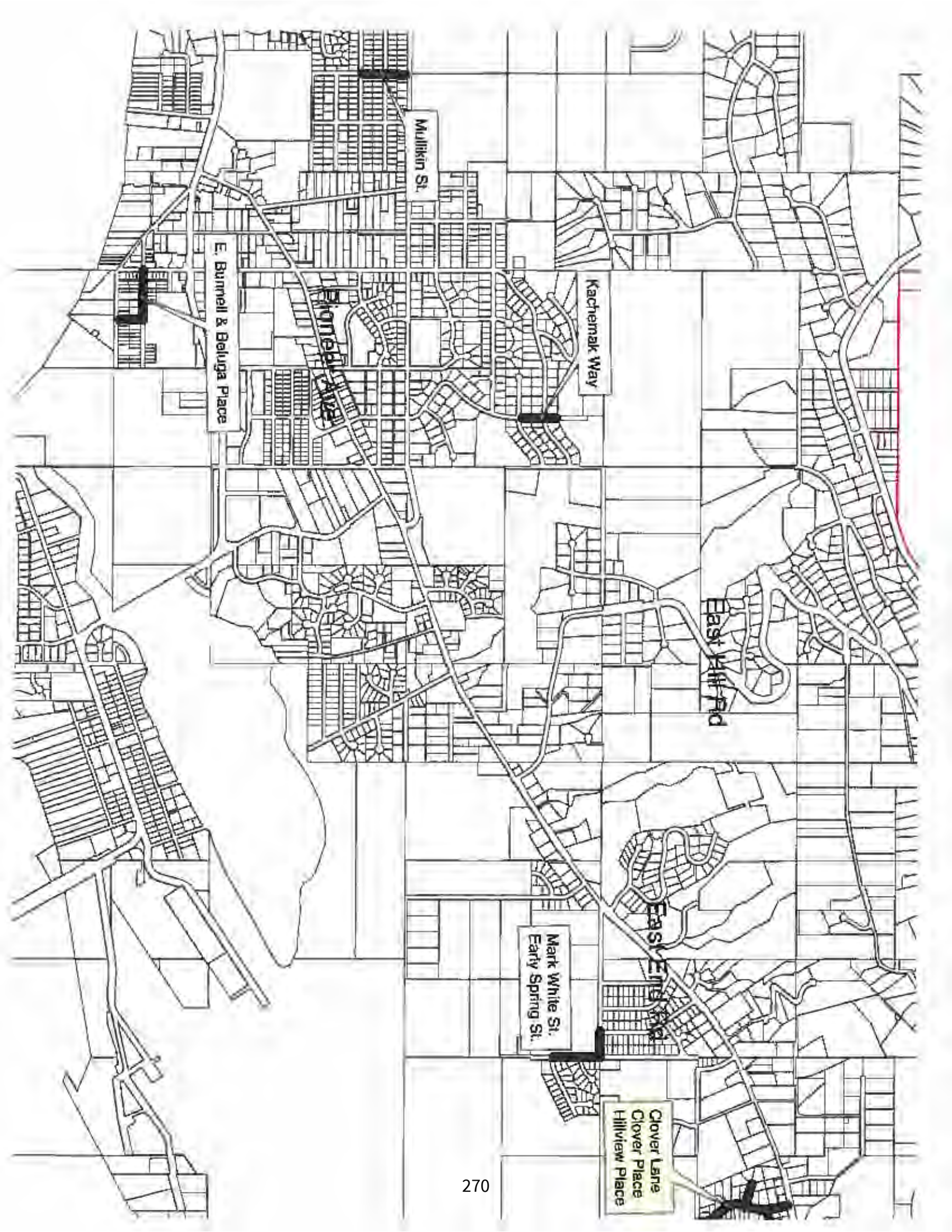
Total Sq Yds	Grind @ \$5.25/sy	Regrade @ \$0.50 / sy	Level Course @ \$50 / ton	2" AC Repaves @ \$17.50/sy	(14 SSMH's) Adjust SS/SDMH \$500 ea	(12 GV's) Adjust Valve Box \$500 ea	Striping @ 1.25M	Mcbe @ 20% Const
1,867	\$ 9,800.00	\$ 833.33	\$ 2,000.00	\$ 32,666.67	\$ 2,000.00	\$ 1,000.00	\$	\$ 9,830.00
1,600	\$ 8,400.00	\$ 900.00	\$ 2,000.00	\$ 28,000.00	\$	\$	\$	\$ 9,752.00
1,947	\$ 10,220.00	\$ 973.33	\$ 2,000.00	\$ 34,066.67	\$ 500.00	\$ 1,000.00	\$ 3,781.25	\$ 5,164.00
960	\$ 5,040.00	\$ 480.00	\$ 2,000.00	\$ 16,800.00	\$ 1,000.00	\$ 500.00	\$ 3,375.00	\$ 9,060.00
1,733	\$ 9,100.00	\$ 866.67	\$ 2,500.00	\$ 30,333.33	\$ 500.00	\$ 2,000.00	\$ 3,312.50	\$ 17,268.00
3,520	\$ 18,480.00	\$ 1,760.00	\$ 2,500.00	\$ 61,600.00	\$ 1,500.00	\$ 500.00	\$	\$ 4,182.00
813	\$ 4,270.00	\$ 406.67	\$ 1,000.00	\$ 14,233.33	\$ 500.00	\$ 500.00	\$	\$
560	\$ 2,940.00	\$ 260.00	\$ 1,000.00	\$ 9,800.00	\$ 500.00	\$	\$	\$
2,267	\$ 11,900.00	\$ 1,133.33	\$ 3,000.00	\$ 39,866.67	\$ 1,000.00	\$ 1,500.00	\$ 10,468.75	\$ 66,746.00
Totals	\$ 80,150.00	\$ 7,633.33	\$ 18,000.00	\$ 267,166.67	\$ 7,500.00	\$ 7,000.00	\$	\$

Total Construction
10% Contingency
Grand Total Construction

Estimated Total Project Costs (construction, design & admin overhead)

Construction Costs	\$ 457,539.23
Design/Inspect @ 10%	\$ 45,753.92
Admin @ 15%	\$ 75,493.97
Total Pave/Repave Project	\$ 578,787.12





Mullikin St.

E. Bunnell & Deluga Place

Stonehill Ct

Kachemak Way

East Hill Rd

East Eng Rd

Mark White St.
Early Spring St.

Clover Lane
Clover Place
Hillview Place

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-11

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule, and Enacting Homer City Code 10.04.085 Use of Load and Launch Ramp, to Regulate the Use of the Load and Launch Ramp in the Small Boat Harbor.

Sponsor: City Manager

1. Council Regular Meeting March 14, 2016 Introduction
2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading

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

3 City Manager

4 **ORDINANCE 16-11**

5 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
6 AMENDING HOMER CITY CODE 1.16.040, DISPOSITION OF
7 SCHEDULED OFFENSES—FINE SCHEDULE, AND ENACTING
8 HOMER CITY CODE 10.04.085 USE OF LOAD AND LAUNCH RAMP,
9 TO REGULATE THE USE OF THE LOAD AND LAUNCH RAMP IN THE
10 SMALL BOAT HARBOR.
11

12
13 WHEREAS, The City recently reconstructed and upgraded the load and launch ramp in
14 the Homer Small Boat Harbor; and

15
16 WHEREAS, Beginning on April 1 through October 15, individuals using the load and
17 launch ramp in the Homer Small Boat Harbor must pay a daily fee or obtain a seasonal permit
18 in accordance with the fee schedule found in the harbor tariff, which is payable at a booth
19 with an attendant or an unmanned kiosk at the load and launch ramp; and

20
21 WHEREAS, It is in the best interest of the City and Small Boat Harbor users to provide
22 a penalty for failing to pay the fee for the use of the load and launch ramp.

23
24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

25
26 Section 1. Subsection (c) of Homer City Code 1.16.040, Disposition of scheduled
27 offenses—fine schedule, is amended by adding new lines to read as follows:
28

Code Section	Description of Offense	Fine
10.04.085(b)	Failure to pay fee for use of load and launch ramp- First Offense	\$100
10.04.085(b)	Failure to pay fee for use of load and launch ramp- Second Offense	\$200
10.04.085(b)	Failure to pay fee for use of load and launch ramp- Third and Subsequent Offenses	\$300

29
30 Section 2. Homer City Code 10.04.085, Use of Load and Launch Ramp, is enacted to

31 read as follows:

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10.04.085 Use of Load and Launch Ramp

(a) Terms and conditions for use of the Small Boat Harbor load and launch ramp are provided in the Homer port and harbor tariff as amended from time to time.

(b) No person who is obligated to pay a fee for using the Small Boat Harbor load and launch ramp may use the Small Boat Harbor load and launch ramp without first paying the fee prescribed for its use.

(c) A person who is obligated to pay a fee for using the Small Boat Harbor load and launch ramp must make the ticket verifying payment available upon request, or display the seasonal permit on the port side of the permit holder's vessel.

Section 3. This ordinance shall take effect upon its adoption by the Homer City Council.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

73 Reviewed and approved as to form.

74

75 _____

76 Mary K. Koester, City Manager

77

78 Date: _____

79

80

81 Fiscal Note: N/A

82

Thomas Klinkner, City Attorney

Date: _____

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-12

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work.

Sponsor: City Manager/ Public Works Director

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-049 from Public Works Director as backup
 - b. Map

2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Ordinance 16-12(A) as amended by Council
 - b. Memorandum 16-049 from Public Works Director as backup
 - c. Map

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Public Works Director

5 ORDINANCE 16-12(A)

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2016 OPERATING BUDGET BY APPROPRIATING
9 FUNDS IN THE AMOUNT OF \$89,000 FROM HOMER ACCELERATED
10 ROADS AND TRAILS FUND FOR THE DESIGN OF THE STORM DRAIN
11 REHABILITATION PROJECT AND AUTHORIZING THE CITY MANAGER
12 TO EXECUTE ALL APPROPRIATE DOCUMENTS NECESSARY TO
13 COMPLETE THE WORK.
14

15 WHEREAS, This winter, storm drain piping in Bunnell Avenue and Main Street failed
16 creating “sinkholes” that undermined pavement and threatened the safety of the motoring
17 public; and

18 WHEREAS, Upon investigation, it has become clear that much of the City’s storm drain
19 system installed in the 1980’s has deteriorated to the point that replacement is necessary (see
20 Memorandum 16-049); and

21
22 WHEREAS, Public Works believes that the most cost effective method of repairing
23 these storm drains is to slip-line them (similar to what was done on the sanitary sewer system
24 a few years ago).

25
26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
27

28 Section 1. The Homer City Council hereby amends the FY 2016 Operating Budget by
29 appropriating \$89,000 from the Homer Accelerated Road and Trails Program (HART) for
30 the ~~construction~~ **design** of the storm drain rehabilitation improvements.
31

32 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
160-0766	Storm Drainage Improvements	\$89,000



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum 16-049

To: Katie Koester, City Manager
From: Carey Meyer, Public Works Director
Date: March 9, 2016
Subject: **Expenditure Authorization
Storm Drain Slip Lining Design**

This winter, storm drain piping in Bunnell Avenue and Main Street failed creating “sinkholes” that undermined pavement and threatened the safety of the motoring public. Upon investigation, it has become clear that much of the City’s storm drain system installed in the 1980’s has deteriorated to the point that replacement is necessary. See attached map showing the location of the subject storm drain system.

Public Works believes that the most cost effective method of repairing these storm drains is to slip-line them (similar to what was done on the sanitary sewer system a few years ago). This method of replacement can be accomplished without removal of surface improvements, has minimum impacts to the traveling public, and has proven to be the most cost effective way of replacing underground piping. Public Works proposes to utilize the same engineering firm that completed the previous slip-lining improvements in Homer – Stephl Engineering of Anchorage, Alaska, and will request permission to issue a sole-source contract. Public Works proposes to utilize HART funds to compete design and construction efforts.

Project design costs are summarized below:

Site Visit and Inspection of existing storm drains	\$ 14,500
Prepare preliminary design and cost estimate	\$ 24,500
Prepare final plans and bid documents	\$ 41,000
Contingency (10%)	<u>\$ 9,000</u>
Total Project Design Costs	\$ 89,000

Once construction costs have been determined, Public Works will request City Council appropriation of construction funds.

Recommendation:

City Council pass an ordinance amending the FY 2016 Operating Budget by appropriating funds in the amount of \$89,000 from the Homer Accelerated Roads and Trails (HART) Program to complete

the design of the Homer Storm Drain Rehabilitation Project and Authorizing the City Manager to execute all appropriate documents. (Fiscal Note - 456-0380)



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ADOT

1982

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1985

ADOT 1985

2000

Hwy

2002

Public Works

1985

283

Two Sisters

ORDINANCE(S)

CITY MANAGER'S REPORT



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

City Manager's Report

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 23, 2016
SUBJECT: City Manager's Report – March 29, 2016

Changing the dates of the camping season

Due to unseasonably warm weather and many events around town last weekend, I opened by notice (attached) camping on the Homer spit 2 weeks in advance of the regular season (April 1 - October 30). This brings up the question of whether or not we should permanently open our camping season early. Opening the season early does put a strain on parks staff as they need to begin collecting fees early and enforcing the 14 day rule. Parks does not hire seasonal staff until mid-April and Parks Coordinator Angie Otteson is the lone staff tasked with parks until then. Nevertheless, Angie believes she can handle a March 15 date and that the demand warrants it. The City made \$156,000 in campground fees last year, which should increase this year with an increase in the fee passed by Council in December. Though you have an Ordinance before you tonight that addresses campgrounds, I believe it would be cleaner and easier for the public to follow in a separate ordinance.

Welcome a new face at the HVFD

After over 30 years of service to the City and Homer Volunteer Fire Department, Elaine Grabowski is retiring. Elaine has been an anchor at the Fire Department and has seen it grow and transform. She keeps the department in top shape, in line, and cares for the employees and volunteers. In addition to that, she is a fire fighter and EMT and always ready to lend a hand. Please give Elaine a congratulations and thank you when you see her. Luckily we are not losing Elaine entirely; she plans on taking the summer off and returning as a volunteer.

Jaclyn Arndt was hired to fill the vacated Department Services Coordinator position. Jaclyn was born and raised in Homer. After graduating from the KPBSD Connection Homeschool Program, she moved to Milwaukee, WI for three years to attend school at UW-Milwaukee. In 2012 Jaclyn returned home and began pursuing her interest in Emergency Medical Services, getting her State of Alaska certifications as an EMT-1, FF-1, and FF-2 while volunteering at the Homer Volunteer Fire Department. Please welcome Jaclyn to the City of Homer team.

SAFR Grant for staff at HVFD

As you recall from the budget conversations last year, the Fire Department is in dire need of additional staff. They have had a vacant Assistant Chief position for years and staff is strained to the max from picking up all the additional duties of the Assistant Chief as the demands for

services at the department have continued to grow. Combined with a need for succession planning and continuity in leadership when the Chief is unavailable, the department makes a very good argument for the position and I am committed to working diligently on finding a solution to bring to the Council. One bright spot is a grant opportunity to fund the position through FEMA that has come to our attention. The grant does not require the City to commit to funding the position after the grant funds expire, however, given the need for the position and the importance of Fire/EMS, I would plan on asking Council for this authorization when the time comes. The City has applied for the SAFR grant and we should know by early June if we are successful.

Audit update

This year the Finance Department hired an audit prep service to help the department prepare for the audit. The consultants spend 3 days working with Finance. With the turnover in the department (the three most senior staff), John and I felt that the extra professional help would be necessary to avoid spending even more of the auditor's time. The consultants' work isn't limited to audit preparation. It will make our Finance Department more efficient with respect of identifying and refining the current processes and effective in terms of improving transparency within the Finance Department and the interactions with other departments.

The City's Auditors will be here conducting the audit fieldwork from 3/21 through 4/1. The completion of the final audit report (Comprehensive Annual Financial Report – CAFR) is expected by the end of June, which is about a month later than normal. This is due to the impact of the new reporting requirements on unfunded pension liability.

KPEDD CEDS planning meeting

Councilmember Zak and I attended an all-day Comprehensive Economic Development Strategy (CEDS) planning session for Kenai Peninsula Economic Development District, the Peninsula's ARDOR, on March 15. We learned a lot of good information about the economic climate on the peninsula and demographic trends. This group is responsible for promoting economic development on the entire Kenai Peninsula. I am proud to report that three Homer representatives were at the meeting to make sure that Southern Peninsula priorities were considered when setting the goals and strategies of the organization; in addition to Councilmember Zak and myself, Julie Woodworth of FNBA was there.

Drug use in Homer

A number of Councilmembers have brought to me their deep concern with the growing drug problem, particularly heroin, in Homer. Although the City does not have great resources at this time, it is a problem that needs to be acknowledged. I am not sure what the City's role is. A work session is scheduled for April 11th to spend some time brainstorming how the City can give attention to this problem. It is not an easy solution – especially with the lack of funding – but acknowledging the problem and shedding some light on it may be the first step. I have a list of community members I will reach out to individually, but please let me know if you have suggestions for invitees or recommendations on how to structure the conversation.

Enc:

Notice of opening Mariner Park Campground
Carrie Creek letter of support from Mayor Wythe
Letter to State Legislative Delegation on smaller capital projects



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

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(f) 907-235-3148

NOTICE

March 16, 2016

Due to unseasonably warm weather and community events in March that bring visitors to town, effective March 16, 2016, I am opening Mariner Park Campground for camping. This is in addition to camp spaces 1 to 16 of the Fishing Hole Campground next to Pier One Theater on the Homer Spit that were opened in January. Pursuant to HCC 19.08.020, regular camping season will commence for all City campgrounds on April 1st. However, according to Homer City Code 19.08.030d, they can be opened at any other time by order of the city manager.

Katie Koester
City Manager



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

March 17, 2016

Re: 3050-3 Carrie Creek

Joan M. Antonson, Deputy State Historic Preservation Officer
Alaska Department of Natural Resources
Division of Parks, Office of History & Archaeology
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565

Dear Ms. Antonson,

I am writing my endorsement for the official naming of a Homer area creek originating in an unnamed pond near Skyline Drive and running northward before its confluence with Twitter Creek. I am happy to support this effort on behalf of the petitioners' wish to commemorate the memory of their daughter who grew up playing near this creek.

I understand that the only other land owner along the creek favors the petitioners' naming request; I also understand that the creek is not currently officially named. Registering the name "Carrie Creek" will be a great source of comfort and pride for Carrie's parents.

Sincerely,

Mary E. Wythe, Mayor



City of Homer

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Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

March 17, 2016

Senator Gary Stevens
State Capitol
Juneau, AK 99801
Delivered electronically

RE: City of Homer Legislative Capital Priorities

Senator Stevens,

As you are aware, the top capital priority for the City of Homer is a new public safety building. We are pleased to report that progress has been made including deciding on a phased approach with the police station and rehabilitation of the existing fire station as phase 1. In addition to the Public Safety Building, I want to highlight a couple of small items in the City of Homer's top 5 request that could be purchased quickly and have a great impact on life safety in Homer.

Harbor Fire Cart Replacement: \$205,000

The Harbor is in need of 9 new fire carts to replace the current carts that are over 20 years old and failing due to the harsh marine environment. These carts are stored at each ramp and act as mini mobile fire engines capable of fighting boat fires with foam and seawater. There is no readymade cart that can handle Alaska's unique circumstances. The grant would be used to purchase parts that will be assembled by Port Maintenance using salvaged materials from the current fire carts. Staff has built a successful prototype, but needs 9 more for full coverage in the Homer Harbor.

Brush/Wildland Firefighting Truck: \$150,000

The existing brush truck is a 1990 converted Ford F-350 that is incapable of handling the weight of all the necessary firefighting equipment. A new higher horsepower and four-wheel drive truck outfitted for fighting remote fires will increase the Homer Volunteer Fire Department's ability to provide reliable service. In addition to wildfires, this truck is necessary to access many homes in Homer located down roads that are too rough for an engine.

Thank you for taking the time to learn about some of the smaller, yet no less critical, needs the City of Homer has. Please feel free to contact me if you have any questions.

Sincerely,

Katie Koester, City Manager



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: MARCH 23, 2016
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS REAL ESTATE BROKER SERVICES SALE OF REAL PROPERTY OWNED BY THE CITY OF HOMER

The City of Homer, Alaska is hereby advertising for sealed proposals from real estate brokers/firms to sell real property located within the city limits of Homer. It is the intent of this Request for Proposals (RFP) to have the successful broker/firm, enter into a Professional Services Contract with the City of Homer to supply real estate services. Responses to the City's request for sealed proposals will be received at the Office of the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, until 2:00 p.m. on April 14, 2016. Proposals shall be opened and received by the City Manager. Proposals received after the time specified or proposals received from proposers not listed on the Plan Holders List will be considered non-responsive and shall not be considered. All proposers must submit a City of Homer Plan Holders Registration Form to be on the Plan Holder's List and to be considered responsive. Plan Holder Registration form and Proposal Documents are available online at: <http://www.cityofhomer-ak.gov/rfps>

SHELLFISH/SOUTH SLOPE WATER MAIN EXTENSION AND SHELLFISH AVENUE PRV PROJECT 2016

Sealed bids for the construction of the Shellfish/South Slope Water Main Extension and Shellfish Avenue PRV Project 2016 project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m. Thursday, April 21, 2016**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>
A Pre-Bid Conference will be held at **1:30 p.m., Monday, April 4, 2016** in the City Hall Second Floor Conference Room (491 E Pioneer Avenue) to answer bidder's questions.

PRISONER MEALS - HOMER JAIL

Sealed bids for **Prisoner Meals at the Homer Jail** will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m., Thursday, April 21, 2016** at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan Holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

CITY ATTORNEY REPORT

COMMITTEE REPORTS

PENDING BUSINESS

ORDINANCE REFERENCE SHEET
2014 ORDINANCE
ORDINANCE 14-18

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Communications Tower Requirements; to Define and Establish Standards for Communications Towers.

Sponsor: Zak

1. City Council Regular Meeting April 28, 2014 Introduction and Referred to Planning Commission

2. City Council Regular Meeting March 29, 2016 Returned from Planning Commission
 - a. Substitute Ordinance 14-18(A)(S) from Planning Commission
 - b. Memorandum 16-054 from City Planner as backup

- 43 3. Tower foundation blueprints or drawings.
44 4. Evidence of compliance with, or exemption from, Federal Aviation Administration
45 requirements.
46 b. Dimensional Requirements.
47 1. A ~~communications~~ tower may be installed only on a lot having an area not less than
48 one acre.
49 2. The distance from a ~~communications~~ tower to the closest property line may not be
50 less than 1.1 times its total height.
51 3. All guy wires, cables and other accessory support structures for a ~~communications~~
52 tower must be on the same lot as the ~~communications~~ tower, but may be located within
53 required setback areas, and shall be properly jacketed to comply with visibility safety
54 standards.
55 c. Tower standards.
56 1. A ~~communications~~ Any tower shall not interfere with television, microwave,
57 navigational or radio reception.
58 2. The lowest part of a climbing apparatus that provides access to equipment on a
59 ~~communications~~ tower shall be at least 12 feet above the ground, and the tower shall have no
60 handholds or footholds below the climbing apparatus.
61 3. No artificial lighting shall be mounted on a ~~communications~~ any tower, and a
62 ~~communications~~ any tower shall not be illuminated with artificial lighting, except when
63 required by the Federal Aviation Administration.
64 d. Signs. No sign, flag or pennant may be attached to a ~~communications~~ any tower
65 except for the following:
66 1. A sign identifying the owner or operator of the ~~communications~~ tower.
67 2. Signs warning of dangers associated with the ~~communications~~ tower.
68 e. The City may abate as a nuisance under HCC 21.90.070 a ~~communications~~ any tower
69 that is not operational for a period of at least 12 consecutive months.
70

71 Section 5. This Ordinance is of a permanent and general character and shall be
72 included in the City Code.

73
74 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of
75 _____, 2014.

76
77 CITY OF HOMER

78
79 _____
80 MARY E. WYTHE, MAYOR
81

82 ATTEST:

83

84

85

86 _____
JO JOHNSON, MMC, CITY CLERK

87

88

89 AYES:

90 NOES:

91 ABSTAIN:

92 ABSENT:

93

94

95 First Reading:

96 Public Reading:

97 Second Reading:

98 Effective Date:

99

100

101 Reviewed and approved as to form:

102

103

104

105 _____
Walt Wrede, City Manager

106

107 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

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

3 Planning Commission

4 **ORDINANCE 14-18(A)(S)**

5 AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
6 HOMER CITY CODE 21.03.040, DEFINITIONS USED IN ZONING
7 CODE, HOMER CITY CODE 21.05.030, MEASURING HEIGHTS, AND
8 HOMER CITY CODE 21.70.010, ZONING PERMIT REQUIRED;
9 REPEALING HOMER CITY CODE CHAPTER 21.58, SMALL WIND
10 ENERGY SYSTEMS; AND ENACTING HOMER CITY CODE CHAPTER
11 21.58, TOWERS AND RELATED STRUCTURES.
12

13 THE CITY OF HOMER ORDAINS:
14

15 Section 1. Homer City Code Chapter 21.03.040, Definitions used in zoning code, is
16 amended by adding the following definitions:
17

18
19 “Collocation” means the placement or installation of wireless communications
20 equipment on an existing wireless communications support structure or in an existing
21 equipment compound.
22

23 “Equipment compound” means the area occupied by a wireless communications
24 support structure and within which wireless communications equipment is located.
25

26 “Tower, amateur radio” means a fixed vertical structure used exclusively to support an
27 antenna used by an amateur radio operator licensed by the Federal Communications
28 Commission, plus its accompanying base plates, anchors, guy cables and hardware.
29

30 “Tower, communications” means a fixed vertical structure built for the primary
31 purpose of supporting wireless communications equipment, plus its accompanying base
32 plates, anchors, guy cables and hardware.
33

34 “Wireless communications equipment” means the set of equipment and network
35 components used in the provision of wireless communications services, including without
36 limitation antennas, transmitters, receivers, base stations, equipment shelters, cabinets,
37 emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding
38 any wireless communications support structure.
39

40 “Wireless communications services” means transmitting and receiving information by
41 electromagnetic radiation, by an operator (other than an amateur radio operator) licensed by
42 the Federal Communications Commission.

[Bold and underlined added] Deleted language stricken through.]

43 “Wireless communications support structure” means a structure that is designed to
44 support, or is capable of supporting, wireless communications equipment, including a
45 communications tower, utility pole, or building.
46

47 Section 2. Subsection (b) of HCC 21.05.030 is amended to read as follows:
48

49 b. When measuring height of a building, the following are excluded from the
50 measurement:

51 **1. Steeples** ~~steeple~~s, spires, belfries, cupolas and domes if not used for human
52 occupancy, chimneys, ventilators, weather vanes, skylights, water tanks, bulkheads,
53 monuments, flagpoles, wind energy systems, television and radio antennas, other
54 similar features, and necessary mechanical appurtenances usually carried above roof
55 level.

56 **2. Wireless communications equipment that does not extend more than 10**
57 **feet above the height of the building.**
58

59 Section 3. Subsection (d) of Homer City Code 21.05.030 is amended to read as follows:
60

61 d. When determining the height of a nonbuilding structure, such as a sign, ~~or~~ fence,
62 **amateur radio tower, communications tower or wireless communications support**
63 **structure**, the height shall be calculated as the distance from the base of the structure at
64 normal grade to the top of the highest part of the structure, **excluding lightning rods**. For
65 this calculation, normal grade shall be construed to be the lower of (1) existing grade prior to
66 construction or (2) the newly established grade after construction, exclusive of any fill, berm,
67 mound, or excavation made for the purpose of locating or supporting the structure. In cases
68 in which the normal grade cannot reasonably be determined, structure height shall be
69 calculated on the assumption that the elevation of the normal grade at the base of the
70 structure is equal to the elevation of the nearest point of the crown of a public street or the
71 grade of the land at the principal entrance to the main building on the lot, whichever is lower.
72

73 Section 4. Homer City Code Chapter 21.58, Small Wind Energy Systems, is repealed.
74

75 Section 5. Homer City Code Chapter 21.58, Towers and Related Structures, is enacted
76 to read as follows:
77

78 CHAPTER 21.58

79 TOWERS AND RELATED STRUCTURES

80 Article I. Communications Towers and Wireless Communications Equipment

81 21.58.010 Purpose.

82 **[Bold and underlined added.** Deleted language stricken through.]

85 The purpose of this article is to provide standards and procedures for communications
86 towers and for wireless communications equipment.

87
88 21.58.020 Exemption from regulation.

89 a. Each of the following communications towers is a permitted principal or accessory
90 use or structure in each zoning district and is exempt from the provisions of this article:

91 1. A communications tower that is placed temporarily to support wireless
92 communications equipment that is provided in response to a state of emergency
93 declared by a federal, state, or local government authority and is removed within 12
94 months after the termination of the state of emergency.

95 2. A communications tower that is placed temporarily to support wireless
96 communications equipment that is provided for media coverage of a special event,
97 and that is placed no more than 30 days before the special event and removed no
98 more than 15 days after the end of the special event.

99 3. A communications tower with a height not exceeding 35 feet.

100 4. An amateur radio tower, to the extent that it is exempt from regulation under
101 AS 29.35.141.

102 b. The collocation, removal, replacement or installation of wireless communications
103 equipment is a permitted principal or accessory use or structure in each zoning district and is
104 not subject to approval under this title if it meets all of the following requirements:

105 1. The collocation, removal or replacement is in an existing wireless
106 communications support structure or existing equipment compound that is in
107 compliance with the requirements of this title in effect at the time of its construction
108 and with the terms and conditions of any previous final approval under this title.

109 2. The collocation, removal or replacement will not do any of the following:

110 A. Increase the overall height of the wireless communications support
111 structure by more than 20 feet or 10% of its original height, whichever is
112 greater.

113 B. Increase the width of the wireless communications support structure
114 by more than the minimum necessary to permit the collocation, removal or
115 replacement.

116 3. The collocation, removal or replacement complies with the terms and
117 conditions of any previous final approval of the wireless communications support
118 structure or equipment compound under this title.

119 4. The installation is on an existing building that is in compliance with the
120 requirements of this title and with the terms and conditions of any previous final
121 approval under this title, and the wireless communications equipment does not
122 extend more than 10 feet above the height of the building.

123
124 21.58.030 Permission for communications towers.

125 a. Except as provided in subsection (b) of this section, a communications tower is
126 permitted as a principal or accessory use or structure in each zoning district.

[Bold and underlined added. Deleted language stricken through.]

127 b. A communications tower that exceeds the following maximum height for the zoning
128 district in which the communications tower is located is permitted only when authorized by
129 conditional use permit issued in accordance with Chapter 21.71.

130

131	<u>District</u>	<u>Maximum Height (feet)</u>
132	CBD	60
133	TC	60
134	GBD	60
135	GC1	120
136	RO	85
137	UR	60
138	RR	85
139	CONS	60
140	GC2	120
141	EEMU	120
142	MI	120
143	MC	120
144	OSR	60
145	BCWPD	120

146

147 21.58.040 Application requirements. An application for a zoning permit or conditional
148 use permit for a communications tower that is subject to regulation under this article shall
149 include the following information, in addition to information required by other provisions of
150 this title:

151 a. A level two site plan that shows the location of the communications tower.

152 b. A written narrative explaining why placing wireless communications equipment at
153 the proposed location is necessary to the applicant's wireless communications services
154 coverage, including confirmation that there is no available site for collocation of the wireless
155 communications equipment within a radius of 1,000 feet from the proposed location in
156 consideration of the proposed technology, why an existing structure may not be used, an
157 evaluation of alternate communications tower locations that the applicant considered, and
158 an explanation why the proposed location is the best alternative.

159 c. A demonstration that the height of the communications tower is the minimum
160 required for the effective operation of the wireless communications equipment plus the
161 present and future collocations that it supports.

162 d. A map showing the locations of the applicant's existing communications towers
163 that serve customers in the city and of all current and currently proposed communications
164 towers that the applicant intends to construct to serve customers in the city.

165 e. A detailed list of major components of the wireless communications equipment that
166 the communications tower will support, and accessory structures such as equipment
167 cabinets and generators.

[Bold and underlined added. Deleted language stricken through.]

168 f. An analysis of the potential visual impacts of the communications tower at distances
169 of 500 feet and 1,500 feet from the proposed location, through the use of photo simulations of
170 the communications tower and the wireless communications equipment that it will support.
171 The analysis shall include, to the extent practicable, the visual impact along two lines
172 extending from the shore of Kachemak Bay through the communications tower site that are
173 separated by an angle of at least 90 degrees, and show the relationship of the
174 communications tower to structures, trees, topography, and other intervening visual barriers.
175 The analysis will include recommendations to mitigate adverse visual impacts of the
176 communications tower on other properties.

177 g. A certificate from an engineer licensed in Alaska that the communications tower,
178 and all antennas and other wireless communications equipment located on it, meet industry
179 standards for their construction, including ANSI Z39-9 or most recent version.

180 h. Evidence that all wireless communications equipment supported by the
181 communications tower meets applicable Federal Communications Commission
182 requirements.

183 i. A determination of no hazard to air navigation for the communications tower issued
184 by the Federal Aviation Administration.

185 j. For a conditional use permit, minutes of each public meeting held under Section
186 21.58.060(a), and copies of all public comments received under Section 21.58.060(b)(5).

187
188 21.58.050 Communications tower standards.

189 a. The distance from a communications tower to the closest property line of a lot that
190 contains a dwelling unit, dormitory, hotel, motel, bar, restaurant, school, day care facility,
191 church, retail establishment or place of public assembly may not be less than 1.1 times its
192 total height.

193 b. The height of the communications tower shall not be greater than the minimum
194 height required for the effective operation of the wireless communications equipment and
195 collocations that it will support upon its initial construction.

196 c. The communications tower and any related equipment compound are painted or
197 coated in a color that blends with the surrounding environment, except to the extent that
198 obstruction marking is required by the Federal Aviation Administration, and the fence or wall
199 that surrounds the equipment compound at the base of the communications tower,
200 combined with any landscaping adjacent to its exterior, shall obscure the equipment
201 compound to view from its exterior.

202 d. All guy wires, cables and other accessory support structures for a communications
203 tower shall be on the same lot as the tower, but may be located within required setback
204 areas, and shall be properly jacketed to ensure visibility in accordance with applicable safety
205 standards.

206 e. The equipment compound for a communications tower shall conform to the
207 minimum setback requirements of the zoning district in which it is located.

208 f. Not less than two off-street parking spaces conforming to the requirements of this
209 title shall be provided on the lot where a communications tower is located for use in the

210 operation and maintenance of the communications tower and the wireless communications
211 equipment that it supports.

212 g. The equipment compound at the base of a communications tower shall be
213 surrounded by a fence or wall not less than six feet in height with a secured gate. The lowest
214 part of a climbing apparatus that provides access to equipment on a communications tower
215 shall be at least 12 feet above the ground, and the tower shall have no handholds or
216 footholds below the climbing apparatus.

217 h. Except for switch type lighting, no artificial lighting shall be mounted on a
218 communications tower, and a communications tower shall not be illuminated with artificial
219 lighting, except when required by the Federal Aviation Administration.

220 i. Signs. No sign, flag or pennant may be attached to a communications tower except
221 that the following shall be posted in a location that is visible from the ground outside the
222 equipment compound:

223 1. A sign identifying the party responsible for the operation and maintenance of
224 the communications tower, with a 24-hour emergency contact telephone number.

225 2. Any antenna structure registration number required by the Federal
226 Communications Commission.

227 3. Warnings of dangers associated with the communications tower or
228 equipment that is located on the communications tower.

229

230 21.58.060 Public notification of communications tower application.

231 a. The applicant for a conditional use permit for a communications tower shall hold at
232 least one meeting informing the public of the application that conforms to the following
233 requirements.

234 1. The meeting shall be held at city hall, or at a public facility that is nearer to
235 the location of the proposed communications tower and capable of seating a minimum of 20
236 people.

237 2. The meeting shall be held on a day that is not a city holiday at least 15 days
238 before the applicant submits its application to the city.

239 3. The meeting shall be scheduled to last a minimum of two hours and shall not
240 start before 5:00 p.m. or after 7:00 p.m.

241 b. The applicant shall notify each record owner of property within 1200 feet of the
242 parcel that is the site of the proposed communications tower by first class mail at least 15
243 days before the meeting of the following:

244 1. The legal description, street address and a map of the vicinity, of the parcel
245 that is the site of the proposed communications tower;

246 2. A description of the proposed communications tower, including its height,
247 design, and lighting, the proposed access to the site and the services proposed to be
248 provided by the tower;

249 3. The date, time, and location of the meeting;

250 4. A contact name, telephone number, and address of the applicant; and

Deleted language stricken through.

251 5. A form on which to submit written comments, with a comment submittal
252 deadline and instructions.

253
254 21.58.070 Action on communications tower application.

255 a. The reviewing authority shall approve a communications tower only if the applicant
256 demonstrates that it meets the following criteria:

257 1. The communications tower conforms to the requirements in Section
258 21.58.050, and the other applicable standards in this title.

259 2. The coverage for the applicant's wireless communications services
260 customers that the communications tower will provide cannot be provided by
261 collocation on an existing wireless communications support structure.

262 3. Of the available alternate sites, the selected site provides necessary
263 coverage for the applicant's wireless communications services customers with the
264 least visual impact on other properties.

265 b. No action may be taken on a communications tower application on the basis of the
266 environmental effects of radio frequency emissions to the extent that the wireless
267 communications equipment that will be located on the tower complies with Federal
268 Communications Commission regulations concerning such emissions.

269 c. The reviewing authority shall act on a communications tower application within a
270 reasonable period of time after the application has been filed with the city taking into
271 account the nature and scope of the application, but within no more than 150 days after the
272 application is filed. The 150-day period excludes (i) any time that begins when the reviewing
273 authority gives written notice to the applicant within 30 days of receipt of the application that
274 the application is incomplete, clearly and specifically delineating all missing documents or
275 information, until the applicant makes a supplemental submission in response to the notice
276 of incompleteness; and (ii) any time that begins when the reviewing authority has given
277 written notice to the applicant within 10 days of receipt of such a supplemental submission
278 that the supplemental submission did not provide the information identified in the original
279 notice delineating missing information until the applicant makes another supplemental
280 submission.

281 d. An action denying a communications tower application shall be in writing and
282 supported by substantial evidence contained in a written record.

283
284 21.58.080 Communications tower removal requirements.

285 The owner and the lessee of the property that is the site of a communications tower
286 are jointly and severally responsible for its removal:

287 a. If corrective action is not taken within six months after notice that the City Engineer
288 has found the communications tower, or equipment on the communications tower, to be
289 unsafe or not in compliance with applicable law.

290 b. Within 90 days after all wireless communications equipment on a communications
291 tower has not been operational for a period of at least 12 consecutive months.

292
[Bold and underlined added. Deleted language stricken through.]

Article II. Small Wind Energy Systems

21.58.110 Purpose and application. The purpose of this article is to establish minimum health and safety standards for small wind energy systems. It applies to small wind energy systems in all districts where they are allowed as permitted or conditional uses.

21.58.120 Installation requirements.

a. The wind turbine of a small wind energy system may be mounted on a building or a wind energy system tower.

b. The surfaces of all small wind energy system components that are visible when the small wind energy system is in operation shall be painted a nonreflective, neutral color.

c. A zoning permit application for a small wind energy system shall include the following information:

1. A level one site plan that shows the location of the small wind energy system.

2. Specifications for the small wind energy system including manufacturer make and model, an illustration or picture of the turbine unit, maximum rated power output, blade diameter, total height, tower color and, if proposed, the location of ladders and/or climbing pegs.

3. Tower foundation blueprints or drawings.

4. Noise decibel data prepared by the wind turbine manufacturer or qualified engineer indicating noise decibel level at the property line nearest to the location of the small wind energy system.

5. Evidence of compliance with, or exemption from, Federal Aviation Administration requirements.

6. Evidence that the small wind energy system complies with current Underwriters Laboratories standards for local utility connections.

d. Dimensional Requirements.

1. The distance from a small wind energy system to the closest property line may not be less than 1.1 times its total height.

2. All guy wires, cables and other accessory support structures for a small wind energy system must be on the same lot as the small wind energy system, but may be located within required setback areas, and shall be properly jacketed to ensure visible safety standards.

21.58.130 Operation standards.

a. Electrical Standards.

1. A small wind energy system shall comply with the National Electric Code.

2. All electric transmission wires connected to a small wind energy system must be underground, or within the building on which the small wind energy system is mounted.

3. A small wind energy system shall not interfere with television, microwave, navigational or radio reception.

[Bold and underlined added. Deleted language stricken through.]

335 b. Noise and vibration from a small wind energy system shall not exceed the levels
336 permitted in HCC 21.59.010(b) and (c), except during short-term events such as utility outages
337 and severe wind storms.

338 c. Tower Safety.

339 1. The lowest part of a climbing apparatus that provides access to a wind
340 turbine shall be at least 12 feet above the ground, and the wind energy system tower
341 or building on which the wind turbine is mounted shall have no handholds or
342 footholds below the climbing apparatus.

343 2. The lowest point through which a wind turbine blade rotates must be at
344 least 20 feet above the ground.

345 d. Lighting. Except for switch type lighting, no artificial lighting shall be mounted on a
346 small wind energy system, and a small wind energy system shall not be illuminated with
347 artificial lighting, except when required by the Federal Aviation Administration and approved
348 by conditional use permit.

349 e. Signs. No sign, flag or pennant may be attached to a small wind energy system
350 except for the following:

351 1. A sign identifying the manufacturer or installer of the small wind energy
352 system.

353 2. Signs warning of dangers associated with the small wind energy system.

354 f. Removal. The owner and the lessee of the property that is the site of a small wind
355 energy system are jointly and severally responsible for its removal:

356 1. If corrective action is not taken within six months after notice that the City
357 Engineer has found the small wind energy system to be unsafe or not in compliance
358 with applicable law.

359 2. Within 90 days after the small wind energy system has not been operational
360 for a period of at least 12 consecutive months.

361 Section 6. Subsection (c) of Homer City Code 21.70.010 is amended to read as follows:

362 c. The following are exempt from the requirement to obtain a zoning permit, but not
363 from compliance with applicable requirements of the Homer Zoning Code, such as, but not
364 limited to, the development activity plan or stormwater protection plan:

365 1. Any change to an existing building that does not increase the height, or
366 exterior dimension of any floor, of the building, and any change to an existing
367 structure that does not increase the height, or footprint area, of the structure.

368 2. Erection or construction of a one-story detached accessory building used as
369 a tool and storage shed, playhouse, or other accessory use, provided the building area
370 does not exceed 200 square feet; and further provided, that there is already a main
371 building on the same lot.

372 **3. Erection or construction of a communications tower with a height not**
373 **exceeding 35 feet, or an amateur radio tower.**
374

[Bold and underlined added. Deleted language stricken through.]

- 376 **43.** Fences or walls used as fences, unless otherwise regulated by the Homer
- 377 City Code.
- 378 **54.** Removal of any building or structure.
- 379 **65.** Termination of any type of use.
- 380

381 Section 7. This Ordinance is of a permanent and general character and shall be
382 included in the City Code.

383
384 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of
385 _____, 2016 .

CITY OF HOMER

MARY E. WYTHE, MAYOR

391 ATTEST:

392
393
394 _____
395 JO JOHNSON, MMC, CITY CLERK
396

397
398
399 AYES:

400 NOES:

401 ABSTAIN:

402 ABSENT:

403
404
405 First Reading:

406 Public Hearing:

407 Second Reading:

408 Effective Date:

409
410 Reviewed and approved as to form:

411
412
413 _____
414 Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

415
416 Date: _____

Date: _____

[**Bold and underlined added.** Deleted language stricken through.]



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 16-054

TO: MAYOR WYTHER AND HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER

FROM: RICK ABOUD, CITY PLANNER

DATE: March 17, 2016

SUBJECT: DRAFT ORDINANCE AMENDING HOMER CITY CODE 21.03.040, DEFINITIONS USED IN ZONING CODE, HOMER CITY CODE 21.05.030, MEASURING HEIGHTS, AND HOMER CITY CODE 21.70.010, ZONING PERMIT REQUIRED; REPEALING HOMER CITY CODE CHAPTER 21.58, SMALL WIND ENERGY SYSTEMS; AND ENACTING HOMER CITY CODE CHAPTER 21.58, TOWERS AND RELATED STRUCTURES.

Introduction

After two-years of work we now have a draft tower ordinance to present to the City Council.

Current state of tower regulation.

Currently, a communication facility falls under *Public Utility Facility and Structures* in Homer City Code (HCC) by definition this includes *Telecommunications Tower or Antenna*, neither of which have any further definition. *Public Utility Facility and Structures* fall under general Conditional Use Permit (CUP) procedures. This is problematic for several reasons (besides the debate on what is considered “public”). With no definition of what constitutes a tower, staff is left to recommend permits and conditions as they see fit. This has meant that only very large towers or those that constitute the primary use of a lot were getting CUP’s. It also meant that issues unique to towers were identified by staff and commissions and not found in code. Some concerns might only be explored after public testimony. This could leave an applicant uncertain of what they might have to address in a meeting and could cause delays when a commission discovered they wished to address items which the applicant had not prepared.

Ordinance review

This ordinance provides definition of towers, information needed for application, and the standards for operation. In some instances towers will be exempt from regulation. For example, no additional permits will be necessary for equipment placed on a building up to ten feet above an existing roof line or for independent towers not exceeding 35 feet. Federal regulation guides opportunities for existing towers to expand. This ordinance sets maximum

heights within each district for which a Conditional Use Permit is not required. If an applicant wishes to exceed the maximum height, they must go through a public meeting process (similar to box stores) and submit a CUP. This is to help encourage towers in place and manner where they may be most appropriate. Below is a summary of the ordinance:

- Definitions unique to towers. **Lines 17-47.**
- Exemptions including equipment not more than 10ft. above and existing structure, amateur radio, lighting rods, temporary uses, and colocation/replacement as outlined. **Lines 58-124.**
- Tower heights by district. Towers at or under these heights in the respective districts would be permitted through the Planning Office. These are not subject to public notice and CUP requirements but still are subject to all other application requirements/standards unique to towers. **Lines 132-146.**
- Application requirements. This includes site plan requirements, an explanation of why the location is necessary, an explanation of why a colocation is not possible, proof that the tower is at minimum height necessary, a map of existing and proposed towers, a detailed list of components, an analysis of visual impacts, a certificate that the tower is designed to recognized industry standards, evidence that the tower meets FCC and FAA standards, and public hearing material when necessary. **Lines 148-186.** *This section is admittedly the most challenging for the planning office to review especially considering if a tower is the minimum height necessary. It will be up to the City Planner when or if to use outside review, as we do not have someone on city staff that is trained to definitively verify all of these conditions. The cost of outside review will may exceed the cost of the current commercial permit. Future consideration might be for an appropriate fee when outside consultation is required.
- Tower standards. General site standards are designed to address safety and visual concerns. This includes tower setbacks of 1.1 times its total height of the tower to the lot line that contains a dwelling or place of public assembly as listed. **Lines 189-228.** *This setback was debated at length by the Planning Commission. They hold that it is a paramount requirement to ensure safety of those dwelling or assembling near these structures. It also avoids what might be considered an encumbrance of the enjoyment of private property (used for the listed purposes) found within the 1.1 fall zone.
- Towers that need a CUP will require a neighborhood meeting prior to the CUP hearing. This is similar to the process for large retail. **Lines 230-252.**
- Review criteria for the application. This requires that the application needs to comply with the requirements of this code and provides the federally mandated timeline for acting upon an application. **Lines 255-281.**
- Removal requirements. This requires removal of a tower when it is abandoned or presenting a safety hazard. **Lines 284-290.**
- Article II. This is a housekeeping procedure that moves the current code related to Small Wind Energy Systems. No change in this code is proposed. **Lines 283-359.**
- Exemption from zoning permits for towers under 35ft. and amateur radio towers. **Lines 373-374.**

Recommendation:

The Homer Advisory Planning Commission recommends that the Homer City Council adopt this draft Ordinance.

Attachments

Draft Ordinance and backup material from Planning Commission.

NEW BUSINESS

RESOLUTIONS

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

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 16-032**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE CITY OF HOMER FEE SCHEDULE TO INCLUDE
9 LONG TERM BOAT TRAILER PARKING.

10
11 WHEREAS, The Port Director/Harbormaster established fees for long term boat trailer
12 parking to be included in the City of Homer Fee Schedule; and

13
14 WHEREAS, The Port and Harbor Advisory Commission discussed and unanimously
15 supported the fees recommended by the Port Director/Harbormaster.

16
17 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City of
18 Homer Fee Schedule to include Long Term Boat Trailer Parking Fees as follows:

19
20 **PORT AND HARBOR DEPARTMENT**

21 Harbor Office - 235-3160

22 Fish Dock - 235-3162

23
24
25 (The following fees have been set by legislative enactments to HCC 10, Ord. 95-18(A) and
26 Resolutions 14-114, 12-037(S), 12-023, 10-89, 06-52, 06-04, 05-123, 04-96, 03-154(S), 03-104,
27 03-88, 00-39, 99-118(A), 99-101, 99-78(S), 99-30(A), 95-69 (Port/Harbor Tariff No. 600),
28 Resolution 95-19, Resolution 01-84(S)(A), Resolution 02-81(A), Resolution 07-121, Resolution
29 08-123, Resolution 15-091)

30
31 All rates except load and launch ramp fees and parking fees for Ramps 1 - 4, which are
32 inclusive of sales tax, will have sales tax applied. The resulting figure will be rounded to the
33 nearest half dollar for billing purposes.

34
35 Administrative cost for changing boat in slip - \$25.00

36 A \$30.00 per year charge will be assessed for a listing on a permanent reserved stall
37 assignment.

38 Large quantity waste oil disposal (with Harbor Master approval) - \$3.25 gallon

43 PARKING FEES

44 Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial
45 Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be
46 established and enforced as per Homer city code 10.04.100.

47

48 Seasonal permits for day use parking (Ramps 1-4): \$250.00.

49

50 Long Term parking permits required for Vehicles 20' or less parked in excess of seven (7)
51 consecutive 24-hour days.

52

53 Long Term Parking annual permit (January 1st through December 31st): fee \$200.00.

54

55 Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer
56 Harbor: fee \$100.00.

57

58 Vehicles over 20' and trailers are not eligible for long term parking permits.

59

60 Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

61

62 Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a portion of
63 Lot 9 only.

64

65 Long term parking will be enforced year around.

66

67 Parking lot restrictions for long term parking, May 1 through October 1, as depicted on
68 attached map (Attachment A).

69

70 Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations
71 apply.

72

73 Fines, \$25.00 per calendar day, limited to \$250.00 fine per calendar year, with \$200.00 of the
74 fine credited towards the long term parking annual permit.

75

76 Annual Moorage fee - \$43.49 per lineal foot, plus \$50.00 administrative charge.

77 Reserved Stall - length of the float stall assigned, or overall length of vessel whichever is
78 greater, plus \$50.00 administrative charge.

79

80 Float Plane Fee - daily moorage rate of (2) 24' vessels shall be assessed on a daily basis for
81 float planes or a monthly rate equal to the monthly rate for (2) 24' vessels.

[Bold and underlined added. Deleted language stricken through.]

82 Dockage charges will be assessed based on lineal foot per calendar day or portion thereof as
 83 follows:

0' to 100'	\$338.00	451' to 475'	\$1,604.00	651' to 675'	\$3,917.00
101' to 200'	\$506.00	476' to 500'	\$1,762.00	676' to 700'	\$4,420.00
201' to 300'	\$788.00	501' to 525'	\$1,996.00	701' to 725'	\$5,119.00
301' to 350'	\$1,005.00	526' to 550'	\$2,154.00	726' to 750'	\$5,858.00
351' to 375'	\$1,098.00	551' to 575'	\$2,334.00	751' to 775'	\$6,644.00
376' to 400'	\$1,206.00	576' to 600'	\$2,582.00	776' to 800'	\$7,459.00
401' to 425'	\$1,337.00	601' to 625'	\$2,957.00		
426' to 450'	\$1,490.00	626' to 650'	\$3,443.00		

84
 85

86 A service charge of \$52 will be assessed to each vessel.

87

88 These charges are applicable to the “outer face” and “trestle berth” of Deep Water Dock and
 89 to all berthing locations on Pioneer Dock. The “inside berth” (berth No.2) of Deep Water Dock
 90 will have a 4-hour minimum dockage charge of 1/6 the daily rate, and a half day (up to 12
 91 hours) docking charge of ½ the daily rate, with no service charge applicable.

92

93 Wharfage:

94 Minimum wharfage on any shipment will be ten dollars (\$10). Except as otherwise specifically
 95 provided, rates are in dollars per short ton of 2,000 lbs. or per 40 cu. ft.

96

97 COMMODITY

WHARFAGE RATE

98 Freight N.O.S.

\$7.96

99 (Not Otherwise Specified)

100 Freight at barge ramp

\$5.14

101 Poles, logs, cants or cut

\$3.95/thousand board ft.

102 finished lumber per M.M.

[Bold and underlined added. Deleted language stricken through.]

103 (Note: Industry standard conversion formulas shall be used in converting pounds to board
104 feet measure.)

105
106 Logs that are unloaded at Port of Homer barge beaching site will be charged 50% of the
107 wharfage rate applicable to outbound (export) shipment. However if these cargoes are not
108 exported over Deep Water Dock with full payment of outbound wharfage within 60 days of
109 unloading at the barge beaching site, then the additional 50% of wharfage will be owed and
110 paid for inbound products.

111
112 Petroleum products \$0.84/barrel
113 (inbound and outbound) \$0.02 per gallon
114 Wood Chips (all grades) \$ as per contract

115
116 Seafood/fish product Setting a tariff of \$4.76 per ton of seafood/fish
117 product across the dock, regardless of species.

118
119 Livestock: Horses, mules, \$10.12 per head
120 cattle, hogs, sheep, goats,
121 all other livestock

122
123 Fowl: Any kind, crated \$10.12 per crate

124
125 Boats: Up to and including twenty (20) feet LOA \$15.66 each
126 Over twenty (20) feet LOA \$1.60 per lineal ft.
127 (Fishing boats, pleasure craft, skiffs, dinghies and other boats moved over the docks.)

128
129 Demurrage 0.09/sq. ft.

130
131 Uplands Storage:
132 Land for Gear Storage-
133 First come-first served basis; approved by Harbormaster; primarily for fishing related gear.

134 Open areas, fishing gear 0.12/ sq. ft.
135 Open areas, non-fishing gear 0.17/ sq. ft.

136 Boat Trailers-
137 Short term storage, up to 7 days - space available basis - no fee.
138 Long term storage, 8 days or more - ~~not available May 1 to Oct 1~~
139 Up to 30 feet _____ \$ 75.00/month Oct 1 to May 1
140 Over 30 feet _____ \$100.00/month Oct 1 to May 1

141 **\$7.00/per foot per month**
142 **Boats on trailers are not eligible for monthly parking permits.**

143
144 TIDAL GRIDS:
145 The City of Homer operates two tidal grids. The wooden grid is for vessels of less than 60 feet
146 in length. The steel grid is only for use by vessels of 60 feet or greater in length. Vessels that

[Bold and underlined added. Deleted language stricken through.]

147 remain on either grid after their scheduled tide may be assessed a 50% surcharge for each
148 unscheduled tide. Use of the steel grid shall be charged at the minimum rate applicable for a
149 60' boat if a boat of less length is allowed to use this grid.

150

151 The rate per foot per tide is \$1.05 for vessels 0' - 59'

152 The rate per foot per tide is \$2.55 for vessels 60' - 80'

153 The rate per foot per tide is \$3.25 for vessels 81' - 100'

154 The rate per foot per tide is \$3.82 for vessels 101' - 120'

155 The rate per foot per tide is \$4.24 for vessels 121' - 140'

156

157 WATER:

158 Potable water furnished to vessels at the Deep Water Dock and Main Dock:

159 Quantity charge - \$38.81 per one thousand gallons (minimum five thousand gallons).

160 Scheduled deliveries will have a minimum charge of one hundred and two (\$102.00) dollars
161 for combined connection and disconnection.

162 Unscheduled deliveries will have a minimum charge of one hundred thirty nine dollars and
163 thirty two cents (\$139.32) for combined connection and disconnection.

164

165 ELECTRICITY (per kilowatt):

166 Reserved stalls having a meter base at the berth shall be charged a meter availability fee.

167 The meter availability fee - \$23.95 per month

168 Connect/disconnect fee - \$28.80

169

170 Metered transient vessels will be charged a meter availability fee of \$28.80 per month with a
171 one month minimum charge to be applied for shorter connection periods.

172 Connect/Disconnect fee 28.80.

173

174 Unless other arrangements have been made in writing with the Harbormaster, transient
175 vessels shall be charged the following rates (where metered power is unavailable).

176

177 110 volt 220 volt 208 volt/3-phase

178

179 Daily (or part thereof) \$ 10.20 \$ 20.12 \$42.50

180

181 Monthly \$152.67 \$341.70 available meter only

182

183 * Vessels requiring conversion plugs may purchase them from the Harbormaster's office for a
184 nominal fee.

185

186 208 volt/3-phase electrical power is available at System 5 on a first come first served basis, for
187 vessels will be charged the following rates:

188 1. There will be an electrical usage charge per kilowatt hour as determined by the
189 local public utility:

[Bold and underlined added. Deleted language stricken through.]

190 2. Vessels will be charged a meter availability fee of \$28.80 per month with a one
191 month minimum charge to be applied for shorter connection periods.

192 3. There will be a \$28.80 connect/disconnect fee.

193

194 TOWING: Inside small boat harbor: Skiff with operator – 1/2 hour \$68.00, Skiff with operator -
195 1 hour \$102.00. Any additional personnel required will be charged at rate of \$102.00 per
196 hour each.

197

198 PUMPING VESSEL: \$40.79 per day or portion thereof for electrical pumps.

199 \$69.97 per hour or portion thereof for gas pumps.

200

201 LABOR/PERSONNEL:

202 All labor provided by City personnel shall be charged at \$102.00 per hour (1/2 hour minimum
203 at \$51.00). Work requiring callouts shall be charged at a minimum of two hours.

204

205 SPECIAL SERVICES:

206 Special services, including waste, bulk oil, or garbage disposal shall be billed at the City's
207 actual cost plus 125% of city costs for services arranged for by the City but provided by
208 others. Waste oil in quantities greater than 5 gallons, shall be charged a \$3.35 per gallon
209 handling and disposal fee.

210

211 REGULATED GARBAGE HANDLING FEE:

212 Contact the Homer Harbormaster office for a list of contractors certified to handle regulated
213 garbage at the Port of Homer. Fees will be negotiated between the contractor and vessel
214 managers.

215

216 SEARCH AND RESCUE FEES:

217 When the City utilizes city equipment and personnel to provide search and rescue assistance
218 to vessels outside of the Homer Port and Harbor, such as towing and rescue, the
219 Harbormaster will charge users of those services \$102.00 per hour for skiff and operator for
220 the first hour and for additional search and rescue assistance beyond one hour. Additional
221 personnel will be charged at the rate of \$102.00 per man per hour.

222

223 PUBLIC LAUNCH RAMPS:

224 Vessels shall be charged \$13.00 per day to launch from the public launch ramps from April 1
225 through October 15. (Reserved stall lessees exempt for the boat assigned to and registered to
226 the reserved stall only, not for other boats owned by the same individual.)

227

228 Vessel owners or operators may obtain a seasonal permit for \$130.00 entitling a specific
229 vessel and owner to launch from April 1 through October 15. (Reserved stall lessees exempt
230 for the boat assigned to and registered to the reserved stall only, not for other boats owned
231 by the same individual.)

232

Added language Deleted language ~~stricken through.~~

233 BEACHES AND BARGE RAMP:

234 The use of beaches and barge ramp under the City ownership or control for commercial barge
235 vessel repair, equipment loading or similar purposes, must be approved by the
236 Harbormaster. A beach use agreement will be filled out and signed by the user and
237 Harbormaster prior to use of the beach.

238
239 The Harbormaster shall charge a fee of \$1.50 per foot based on the overall length of the
240 vessel, for vessels landing or parking on the beaches under City ownership or control. This
241 same rate shall apply to vessels using the barge ramp.

242
243 Charges for extended beach or barge ramp use may be adjusted by the Harbormaster under
244 appropriate circumstances.

245
246 The user of any beach area or the barge ramp must repair any damage to the beach or ramp
247 and remove all debris. Failure to make such repairs and removal will result in repairs and
248 cleanup by the harbor staff. The costs incurred by the harbor staff will be fully charged to the
249 beach user. Labor rate for the harbor staff will be one hundred and two dollars (\$102.00) per
250 hour per person, plus appropriate equipment rental and material costs.

251
252 Sandblasting of vessel hull is not permitted on City beaches or barge ramp; water blasting
253 using pressures that result in removal of paint is also prohibited. No paint chips or other
254 paint materials are to be put into the water as a result of any maintenance done on the beach
255 or ramp.

256

257 FISH DOCK:

258 The Fish Dock is to be used primarily for the loading and unloading of fish, fish products and
259 fishing gear.

260 Cranes located onboard the vessel moored at Fish Dock may be utilized for loading/unloading
261 the vessel only with prior approval granted by the Harbor Officer on duty.

262
263 Every person using a crane on the Fish Dock shall first obtain a license from the City.

264 Blocking access to cranes - \$150.00/hr.

265 Unattended vessels - \$150.00/hr.

266
267 Failure to obtain prior approval for a use other than loading and unloading fish, fish products
268 or fishing gear will result in the imposition of a surcharge of thirty (\$30.00) dollars per hour in
269 addition to the regular fee.

270

271	ITEM	FEE
272	Annual access	\$52.00 per year
273	Card (private license)	(annual renewal fee)
274	Card replacement fee	\$15.00 per occurrence
275	Cold Storage	\$334.75/month

[Bold and underlined added. Deleted language stricken through.]

276	(Cold storage rate structure	\$309/per month for two (2) consecutive months
277	is for storage area of eight (8) feet	
278	by ten (10) feet	\$283.25/per month for three (3) consecutive
279		months
280		\$275.50/per month for nine (9) month season
281		
282		Minimum one month rental
283		Inspection \$50/per hour
284	Bait Storage Fee (4x4x4)	
285	Per Day	\$5.15
286	Per Week	\$25.75
287	Per Month	\$77.25
288		
289	Ice Plant Bin Storage	\$200/per month, minimum two (2) months
290	(Roofed over, open sided	
291	storage bins at west end of	
292	of ice plant building sixteen (16) feet	
293	by twelve (12) feet)	
294		
295	Fish Dock crane	\$90.64/per hour
296	Minimum charge per hour for crane	Fifteen minutes
297	Ice	\$130.90/per ton
298		
299	Seafood Wharfage/Fish product	Setting a tariff of \$4.76 per ton of
300		seafood/fish product across the docks.
301		Regardless of species bait in quantities greater
302		than one ton that is loaded onto a vessel at Fish
303		Dock, shall be charged seafood wharfage.
304		
305	Freight NOS, Nonfish Cargo	\$14.50/per ton for cargo going over the
306		Fish Dock.
307		
308	Fish Waste Disposal Fees/Fish Grinder	\$5.00/Tub
309		\$30.00/Tote
310		
311	Fishing gear is free from wharfage, except as otherwise provided under a lease agreement,	
312	contract or operating agreement with the City of Homer, ice brought onto Fish Dock to be	
313	loaded into totes or transferred to boats at the dock, shall be charged wharfage at the Freight	
314	NOS rate, unless this is ice that was purchased from the City Ice Plant.	
315		
316	Minimum per hour charge for the cranes and cold storage inspection will be one quarter hour	
317	(fifteen minutes). All additional charges will be in one-quarter hour (fifteen minutes)	
318	increments.	

Added language. Deleted language stricken through.

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MARINE REPAIR FACILITY:

User fees and vendor fees to be collected for use of the Homer Marine Repair Facility are as follows:

- (1) Upland Dry Dockage use Fee per Month: \$ 0.17 per square foot/ for vessels paying annual moorage in Homer harbor 0.20 per square foot for transient daily, monthly, semiannual moorage vessels
- (2) Administration Fee per month of Dry Dockage uplands usage: \$50.00
- (3) Beach Landing Fee per calendar day: \$1.50 per foot
- (4) Vendor Fee per calendar year: \$150.00
- (5) Harbor Labor Fee: \$102.00 per hour/\$51.00 minimum

PASSED AND ADOPTED by the Homer City Council this ____ day of _____, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Impact: To be determined.

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

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 16-033**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE PORT OF HOMER TERMINAL TARIFF NO. 600 TO
9 INCLUDE LONG TERM BOAT TRAILER PARKING FEES.

10
11 WHEREAS, The Port Director/Harbormaster established fees for long term boat trailer
12 parking fees to be included in the Port of Homer Terminal Tariff No. 600; and

13
14 WHEREAS, The Port and Harbor Advisory Commission discussed and unanimously
15 supported the fees recommended by the Port Director/Harbormaster.

16
17 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the Port of
18 Homer Terminal Tariff No. 600 to include Long Term Boat Trailer Parking Fees as follows:

19
20 RULE: 34.22 - UPLAND STORAGE (A)

21
22 EFF:

23
24 SUBSECTION 230

25 (a) AREA OF LAND AVAILABLE:

26 The City of Homer may make available a limited area of land for gear storage subject to the
27 following conditions:

28
29 (1) Space is made available on a first-come, first-served basis. All storage assignments
30 must be approved by the Harbormaster.

31
32 (2) This upland storage area is primarily for fishing related gear. No vehicle or boat trailers
33 may be place on the upland storage area without prior permission of the
34 Harbormaster.

35
36 (b) BOAT TRAILER STORAGE **PARKING**:

37
38 (1) Short term ~~storage~~ **parking** of boat trailers not to exceed 7 **consecutive 24 hour** days
39 will be provided on a space available basis. ~~Storage~~ **Parking** is allowed only in
40 designated areas where posted. **Short term boat trailer parking for less than 7 days**
41 **is free.**
42

43 **Vehicles, trailers, and boats must be removed from all Port and Harbor property**
44 **for a minimum of 24 consecutive hours in order to be eligible to resume FREE**
45 **short-term parking status.**

46
47 (2) ~~Long term storage of boat trailers (8 or more days) is not available during the summer~~
48 ~~season beginning May 1 and ending September 30. Long term storage of boat trailers~~
49 ~~other than during the summer season must be approved and assigned by the~~
50 ~~Harbormaster. Long term boat storage is available commercially off the Spit.~~

51 **TRAILER PARKING ONLY: Trailers carrying boats are ineligible for monthly**
52 **parking permits. Permits are available for purchase at the Port and Harbor Office.**
53 **Long term boat trailer parking is allowed only in designated areas where posted.**
54 **No long term parking (more than 7 consecutive 24 hour days) is available for**
55 **boats.**

56
57 (c) METHOD OF CALCULATIONS OF RATES:
58 Charges shall be based on type of storage required, vehicle, boat trailer, gear or equipment.

59
60 (d) STORAGE CHARGES:
61 No charge for storage should be generated for free time of 2 days or less. Storage time
62 beyond 7 days shall generate one month charge.

63
64 (e) RATES:
65 All general storage is on a month-to-month basis unless otherwise provided. Charges for
66 any particular lot shall begin at the receipt of the first unit of that particular lot in store and
67 shall continue and include the storage month during which the last unit of the particular lot
68 is removed from storage. Charges shall be made on the basis of square footage of units in
69 any particular lot in store during the storage month. All charges for storage are due on the
70 first day of a storage month.

71
72 A storage month shall extend from a date in one calendar month to, but not including, the
73 same date of the next and all succeeding calendar months. Less than one month's storage
74 will be charged for the full month. The Harbormaster may negotiate storage contracts for
75 six months or longer.

76 Fees for general storage are as follows:
77 Open Areas, fishing gear \$.12 per square foot
78 Open Areas, non-fishing gear .17 per square foot
79 Fenced Storage Yard .24 per square foot

80
81 ~~The fees for trailer parking area/long term storage Oct. 1 to May 1.~~ **Fees for long term boat**
82 **trailer parking are as follows:**

83 **\$7.00 per foot per month**
84 Up to 30 feet ————— \$75.00 per month
85 Over 30 feet up to 40 feet — \$100.00 per month

86

87 ~~There will be no storage of trailers of total length greater than 40 feet and no long term~~
88 ~~storage available from June 1 to Oct. 1.~~

89
90 Equipment and materials stored without proper registration and advance payment will be
91 charged according to storage fees above.

92
93 ~~(f) EMPTY CRADLES/TRAILERS:~~

94 ~~For the purpose of this Tariff, a vessel trailer or cradle shall be treated as a vessel of the~~
95 ~~length of the vessel normally occupying the cradle.~~

96

97 RULE: 34.32 – PARKING FEES

98

99 EFF:

100

101 Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial
102 Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will
103 be established and enforced as per Homer City Code 10.04.100.

104

105 (a) LONG TERM PARKING PERMITS

106

107 ~~Vehicles over 20' and trailers are not eligible for long term parking permits.~~

108

109 (1) Seasonal permits for day use parking (Ramps 1-4): \$250.00.

110

111 (2) Long Term parking permits required for vehicles 20' or less parked in excess of seven
112 consecutive 24-hour days.

113

114 (3) Long Term parking annual permit fee for vessel owners paying annual moorage in the
115 Homer Harbor: fee \$100.00.

116

117 (4) Long Term parking annual permit (January 1st through December 31st): fee \$200.00.

118

119 (5) Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

120

121 (6) Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a
122 portion of Lot 9 only.

123

124 **(7) Monthly long term boat trailer parking \$7.00 per foot per month. TRAILER**
125 **PARKING ONLY: Trailers carrying boats are ineligible for monthly parking**
126 **permits.**

127

128 (8) Long term parking will be enforced year around.

129

130 (9) Parking lot restrictions for long term parking, May 1 through October 1, as depicted on
131 harbor map (Resolution 11-036(A).
132

133 (10) Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for
134 violations apply. Fines, \$25.00 per calendar day, provided that the fine for overtime
135 parking in long term parking area will be limited to \$250.00 fine per calendar year,
136 with \$200.00 of the fine credited towards the **purchase of a** long term parking annual
137 permit.
138

139 **Vehicles, trailers, and boats must be removed from all Port and Harbor property for a**
140 **minimum of 24 consecutive hours in order to be eligible to resume FREE short-term**
141 **parking status.**
142

143 PASSED AND ADOPTED by the Homer City Council this ____ day of _____, 2015.
144

145 CITY OF HOMER
146

147
148 _____
149 MARY E. WYTHE, MAYOR
150

151
152 ATTEST:
153

154
155 _____
156 JO JOHNSON, MMC, CITY CLERK
157

158 Fiscal Impact: To be determined.
159

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

3 Mayor

4 **RESOLUTION 16-035**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 APPROVING NECESSARY IMPROVEMENTS AND UPGRADES TO
8 THE EXISTING FIRE STATION, SEPARATING THE FIRE STATION
9 FROM THE NEW PUBLIC SAFETY BUILDING PROJECT, AND
10 AUTHORIZING THE PUBLIC SAFETY BUILDING REVIEW
11 COMMITTEE TO CONTINUE WORK ON THE FIRE STATION
12 IMPROVEMENT PROJECT.

13
14 WHEREAS, The City Council has determined the cost of building a new Public Safety
15 Building to contain both the Police and Fire Stations is cost prohibitive at this time and has
16 opted for a phased approach to a new Public Safety Building; and

17
18 WHEREAS, With the adoption of Resolution 16-016(A) the City Council supports the
19 construction of a reduced size, public safety campus with police station only to take to the
20 voters at the October 4, 2016 municipal election; and

21
22 WHEREAS, City Council has determined the Fire Department can maintain operations
23 in the existing facility with improvements and upgrades to the building, which will extend the
24 useful life of the facility for up to ten years; and

25
26 WHEREAS, The improvements and upgrades needed to maintain operations include
27 interior and exterior painting, replacement of flooring and upgrades to the kitchen and
28 equipment bays, paving the rear parking lot, and expanding the upstairs floor space; and

29
30 WHEREAS, As a separate and new project the Fire Station Improvement Project will
31 follow the City of Homer Procurement Policy, including an open bid process; and

32
33 WHEREAS, The Public Safety Building Review Committee is authorized to continue
34 work on the Fire Station improvement project and see it through fruition.

35
36 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
37 approves the necessary improvements and upgrades to the existing Fire Station and
38 separating the Fire Station from the new Public Safety Building Project.

39
40 BE IT FURTHER RESOLVED that the City Council authorizes the Public Safety Building
41 Review Committee to prepare a scope of work and contract for the improvements to the
42 existing Fire Station.

43 PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

44

45

CITY OF HOMER

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MARY E. WYTHE, MAYOR

49

50 ATTEST:

51

52

53

JO JOHNSON, MMC, CITY CLERK

54

55

56 Fiscal information: N/A



Homer Fire Station Improvements

(Public Safety Building Committee's Option 3)

Project Description & Benefit: Built nearly forty years ago from a pre-existing garage/shop structure, Homer's Fire Station, while having served the community well, is in need of upgrades to address immediate health threats to our public servants, space constraints that limit response capabilities and maintenance issues necessary for continued building use and productivity for another 10 to 15 years.

The Fire Station does not have a ventilation system to protect staff and volunteer responders from vehicle exhaust which is known to contain potential carcinogens, carbon monoxide and other harmful gasses that contribute to respiratory illness. Currently to mitigate exposure to emissions when apparatus are moved in or out, bay doors and windows are left open to passively dilute and remove fumes – an inefficient and costly method (especially in the winter) which still leaves personnel exposed. Installing a vehicle exhaust removal system is a critical upgrade.

As Homer's population has grown, so have its emergency response needs – and the Fire Department's response capabilities. The Fire Station has not kept pace over time however, creating cramped work areas, storage challenges and an insufficient number of bedrooms (two) for volunteers to stay overnight during duty. Raising the roof line on the east end of building to mirror the building's western roofline would expand the Fire Station's second floor by 1,000 square feet to accommodate additional bunk rooms, storage and relocating a small exercise area to free up an office space it now occupies.

Ongoing maintenance is required to ensure safe, functional operations and preserve the value of the asset. The following corrective maintenance projects will help extend the Fire Station's life and usefulness another 10 years:

- Replace all floor coverings. With the exception of one office space, flooring dates back to original 1980 construction. It is extremely worn and, in places, a tripping/slipping hazard.
- Repaint the station's exterior and interior walls. This was last done in 1995. Bays additionally require specialized epoxy paint and resistant products to protect against damage from heavy equipment use.
- Replace slab flooring in Bays 2 and 3, including leveling sunken subsurface areas, strengthening it to sustain the heavier heavier weight of current apparatus without cracking, and replacing undersized floor drains which consistently clog and trap rot-producing moisture within the building.
- Improve drainage in the back of the Fire Station to direct water away from building. Proper drainage extends the life of the building and lowers long-term maintenance costs by preventing seasonal heaving and sinking which cracks the Bays' floors and approach aprons and misaligns the Bays' automatic garage door tracks. With drainage system in place, complete paving in back of building and fix paving irregularities in the approach apron which have created cracks and 3-4" lips at the entrance to the Bays.

Finally, a remodel of the Fire Station's kitchen is recommended. Emergency response here depends upon a vibrant and committed volunteer corps who routinely risk their lives in service to the community. The kitchen serves as the social center for our volunteer responders, hosting up to twenty-five responders at eight monthly community-building meals during the winter in conjunction with trainings and up to fifteen responders during emergency events. The kitchen would also serve City employees in the event of a major disaster as the Fire Station is the designated disaster destination for City personnel. With the exception of new appliance purchased in 1995 during a remodel, the kitchen has been untouched and is inefficient and worn out. Cabinets and drawers are falling apart, and the design is obsolete for what is essentially a small commercial kitchen.

Total Project Cost (Estimate only): \$900,000

Exhaust Ventilation System: \$40,000-\$75,000

Possible FY17 \$100,000 FEMA Assistance to Firefighters Grant)

2nd Floor Expansion: \$500,000

(Possible FY17 \$10,000 SAFER grant)

Flooring: \$50,000

Interior/Exterior Painting: \$75,000

Bays 2 & 3 Repairs: \$100,000

Site Drainage & Paving Completion: \$100,000

Kitchen Upgrades: \$35,000



Homer Fire Station

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

3 Mayor

4 **RESOLUTION 16-016(A)**
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN
7 SUPPORT OF THE HOMER PUBLIC SAFETY BUILDING AS
8 PRESENTED BY THE PUBLIC SAFETY BUILDING REVIEW
9 COMMITTEE.
10

11 WHEREAS, The Homer City Council appointed the Public Safety Building Review
12 Committee (PSBRC) on January 13, 2014 via Resolution 14-020 with the scope of work to
13 include:

- 14 • Review and rate GC/CM proposals and make a recommendation to the
15 Council;
- 16 • Review the proposed contract and provide input on the scope of work
17 and deliverables;
- 18 • Review work products and participate in regular briefing with the
19 contractor;
- 20 • Make recommendations and provide direction to staff and the
21 contractors as the project proceeds;
- 22 • Make recommendations to Council as to how to proceed as various
23 benchmarks are achieved; and
24

25 WHEREAS, The PSBRC has met regularly since that time working with the selected
26 GC/CM contract team; and
27

28 WHEREAS, The PSBRC has considered space needs, lot size requirements, and
29 estimated costs for various construction options; and
30

31 WHEREAS, The top three options for constructing the required public safety building
32 were presented to the Council for consideration at the January 11, 2016 worksession; and
33

34 WHEREAS, The immediate need for safe and hygienic facilities require action of the
35 City Council and the community if police and fire services are to continue being provided by
36 the City.
37

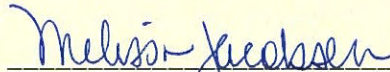
38 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, supports
39 continuing with the public outreach process required to bring a bonding request for Option 3,
40 the construction of a reduced size, public safety campus with police station only to the voters
41 of the City of Homer during the general election in October 2016 in the amount not to exceed
42 12 million dollars.
43

44 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 22nd day of February,
45 2016.

46 CITY OF HOMER

47
48 
49 MARY E. WYTHE, MAYOR
50

51
52 ATTEST:

53
54 
55 MELISSA JACOBSEN, CMC, CITY CLERK
56



Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 16-036

A RESOLUTION OF THE HOMER CITY COUNCIL SUPPORTING A COMMUNITY GYMNASIUM IN THE TOWN CENTER AREA AND COMMITTING UP TO \$650,000 AS A MATCHING GRANT TO FACILITATE THE CONSTRUCTION OF THE FACILITY AS A COLLABORATIVE COMMUNITY PROJECT.

WHEREAS, A large number of community members support the City maintaining a community gymnasium; and

WHEREAS, The current gymnasium being used for this purpose is housed in a facility that would require a substantial investment in restoration to meet current accessibility and fire code regulations; and

WHEREAS, The Council has authorized the Public Safety Building Review Committee (PSBRC) to proceed with preparations for the construction of a new police station; and

WHEREAS, The site selected as most preferable for a Public Safety Campus is the land currently housing the community gymnasium; and

WHEREAS, Investing an amount smaller than that required to rehabilitate the current facility will allow for the construction of a gymnasium and the office space required for the Building Maintenance Department which is also located on the selected property; and

WHEREAS, Relocating the community gymnasium to the property made available for such a purpose in the area identified as Town Center will provide a small first step towards establishing a desired greenbelt in that area.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council supports the review of options for such a project.

BE IT FURTHER RESOLVED that the Homer City Council supports the commitment of up to \$650,000 as a matching grant to facilitate the construction of the facility in a collaborative manner such as that used for the construction of the Karen Hornaday Park

39 playground. Funds are to be made available in a two (\$2) for one (\$1) match in order to reach
40 a goal of \$975,000.

41

42 PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2016.

43

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

49

50 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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56 Fiscal Note: Up to \$650,000 as a matching grant.

COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT