



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Supplemental Packet

To: Economic Development Advisory Commission

From: Rachel Tussey, CMC, Deputy City Clerk

Meeting Date: 11 Apr 2023

Regular Meeting

9. PENDING BUSINESS

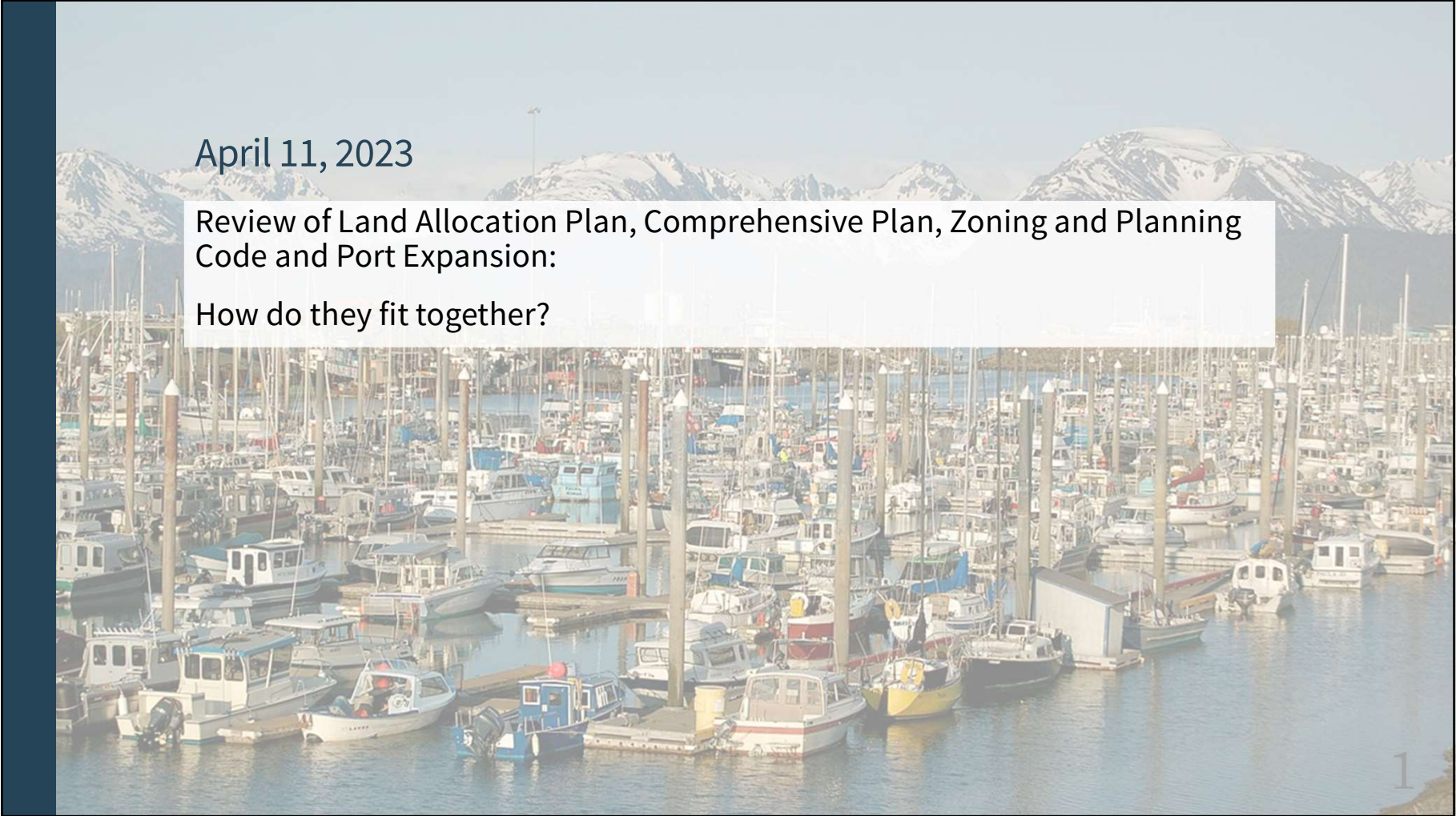
9.D. Land Allocation Plan, Part 2 & Large City Projects Update
Presentation Slides

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11. INFORMATIONAL MATERIALS

11.B. City Manager's Reports
CM April 10, 2023 Report

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April 11, 2023

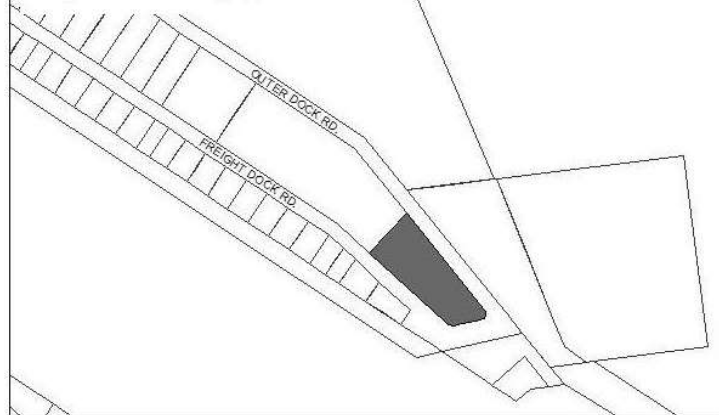
Review of Land Allocation Plan, Comprehensive Plan, Zoning and Planning Code and Port Expansion:
How do they fit together?

Land Allocation Plan

- Reviewed Annually; Council determines which lands are available for lease.
- Also used to reserve lands for other uses- Like Spit Parking!
- Concept: How can city land ownership support the port expansion?

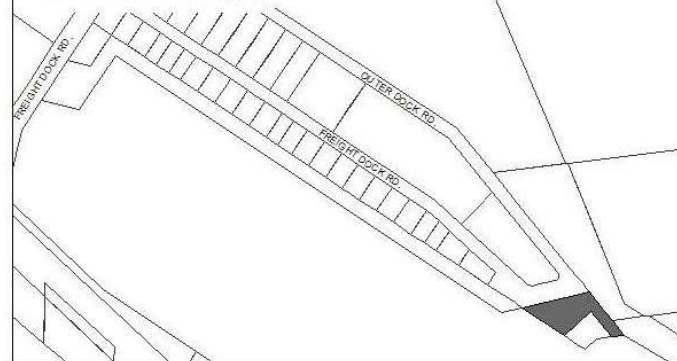
*Assigned staff: Julie Engebretsen,
Economic Development Manager*

Deep water dock staging



Designated Use: Deep water dock staging	
Acquisition History:	
Area: 2.08 acres	Parcel Number: 18103232
2019 Assessed Value: \$206,200	
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer	
Notes: Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	

Lot 8-D-1 Truck staging



Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2019 Assessed Value: \$467,900	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity. 2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	

How to be involved?

- Plan is reviewed annually; make comments and pass motions! PHC usually reviews the plan at two meetings.
- Council has a joint meeting with Port and Harbor And Economic Development Advisory Commissions (April 24)
- Council passes a resolution, adopting the plan and any changes annually.
- *Can also ask for topics or issues to be researched*

Comprehensive Plan

- Establishes high level vision, goals, and objectives for the future development of the City
- Works jointly with the Zoning Code
- The Comprehensive Plan underwent a technical update in 2018, last full update in 2008. The Homer Spit Plan is a component of the Comprehensive Plan (2011)

*Assigned staff: Ryan Foster,
Special Projects Coordinator*

*Other team members:
Rick Abboud, AICP, City Planner
Bella Vaz, Associate Planner*

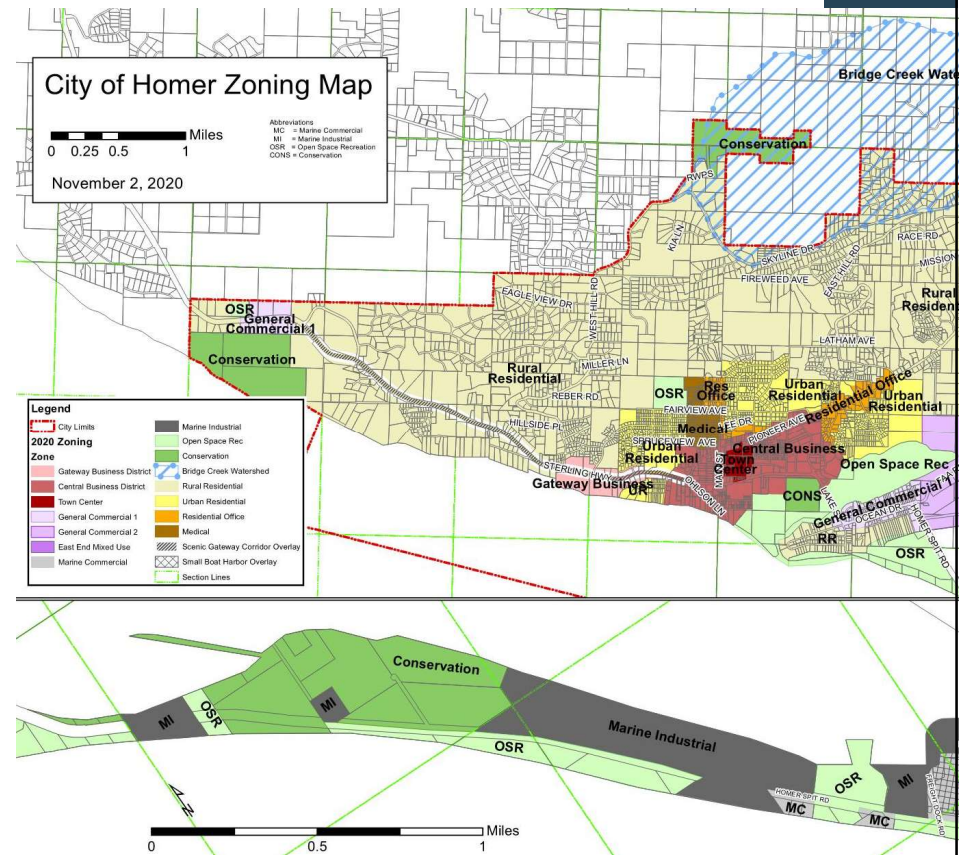


HOMER COMPREHENSIVE PLAN 2018

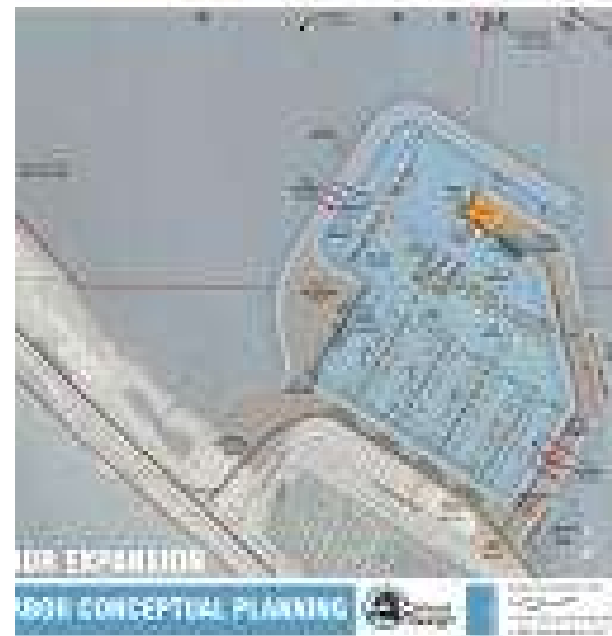
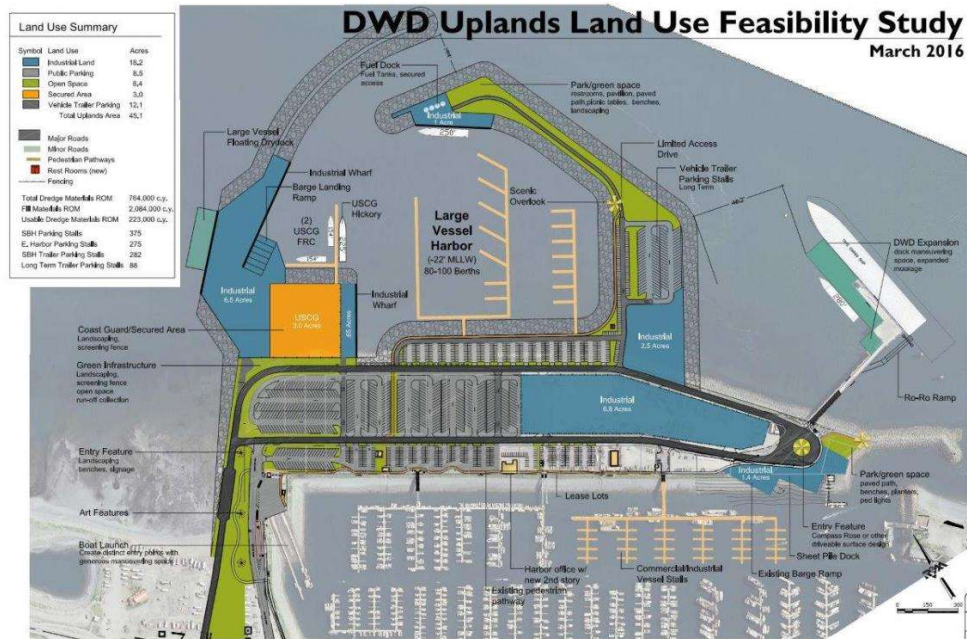


Title 21 Zoning & Planning Code

- The regulatory framework that implements the vision, goals, and objectives established in the Comprehensive Plan
- Defines the processes, establishes zoning districts, and associated development standards for land use development in the City
- Last major overhaul of Spit zoning regulations was 2013. Prior to that, few updates since adoption in 1982.

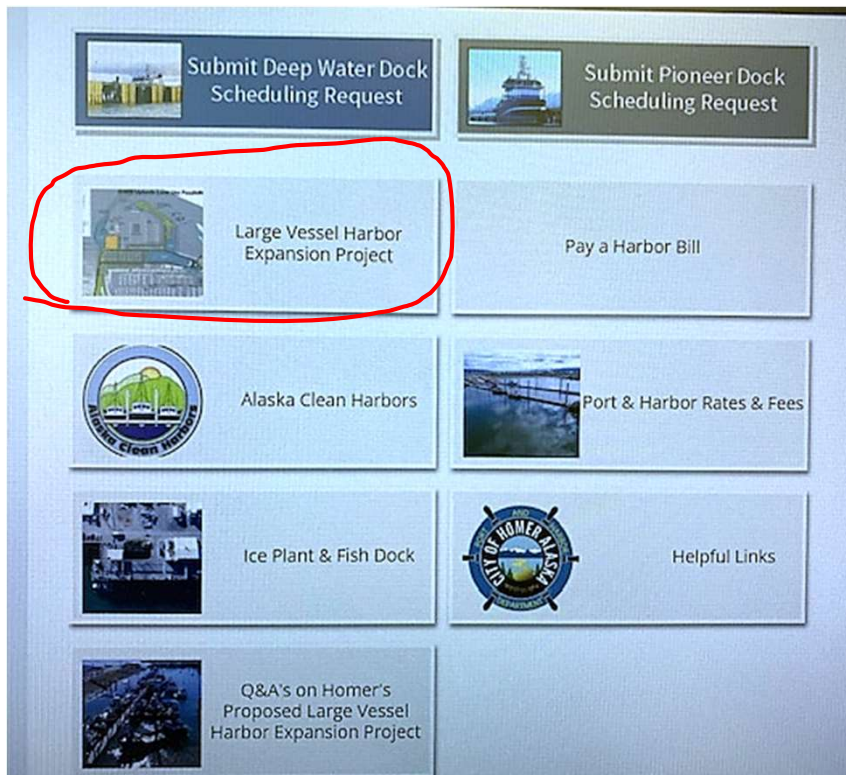


Refreshed Port Expansion Plans - prep for ACOE General Investigation



How Can the Public Stay Informed?

<https://www.cityofhomer-ak.gov/port>



Sign up for Updates on the Port web page!

homerharborexansion.com



*Consultant: Ronnie McPherson
HDR*

Port Business Plan



- Anticipated May presentation to Commission
- Reviewing operational plans, looking for efficiencies and revenue generation

*Assigned staff: David Parker,
Special Projects Coordinator*

Stay Tuned!

The EDC will have a role in these topics. Think about how much the Commission as a whole would like to be involved, or as individuals, reporting back to the group.



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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: April 5, 2023
SUBJECT: City Manager's Report for April 10, 2023 Council Meeting

Army Corps General Investigation Contract Has Been Signed

At our last meeting, Council adopted Resolution 23-026 authorizing the City Manager to negotiate and execute the appropriate documents to officially enter into an agreement with the US Army Corps of Engineers for the Homer Harbor Expansion's general investigation. Colonel Delarosa, who has been a regular visitor to Homer during his tour in Alaska, visited the harbormaster's office later that same week to sign the contract for the Army Corps. After many years of working towards this point, we are very excited to actually start the study with the Army Corps and see where the process takes us.

Tsunami Operations Workshop

Chief Kirko and I attended a two and a half day Tsunami Operations Workshop in Kodiak. The event was sponsored by a National Tsunami Hazard Mitigation Program grant and all costs incurred by the Chief and I were covered by a Federal grant to the State of Alaska. The workshop included lectures and tabletop exercises with representatives from the Alaska Department of Homeland Security & Emergency Management, the Alaska Division of Geological & Geophysical Surveys, the University of Alaska Geophysical Institute, the NOAA National Tsunami Warning Center, the National Weather Service, American Red Cross of Alaska, and US Coast Guard Sector Anchorage. It was a lot of information to digest, but I appreciated having an opportunity to focus on tsunami response and mitigation topics with a wide cross section of Alaska communities from "big" cities like Homer down to smaller cities like Achiook.

Update on State and Federal Grants

At the last meeting there was a request for an update regarding grant applications. We didn't have enough time to turn that interest into a work session, but we have been able to produce a matrix that gives an easy to digest overview of the various programs in motion and how we are interfacing with them. The matrix also includes State of Alaska CAPSIS requests and community directed spending (CDS – the federal earmark replacement). Projects associated with CDS requests were built to fit existing City interests into the programs available for CDS per Senator Murkowski's and Representative Peltola's offices.

Lt. Browning to Present to Alaska House Judiciary Committee

At the request of Representative Vance, Lieutenant Ryan Browning will be giving his Parenting in the Digital Age presentation to the House Judiciary Committee on April 10th. His presentation is a very candid and honest look at what social media is doing to our kids. Out of 1870 Alaskan high school aged teens, 48% of the girls

reported serious depression, 33% reported having had serious thoughts of suicide and 27% had an actual plan to kill themselves. Lt. Browning put this presentation together after investigating a sexting case with an 18 year old and much younger girls, then had a teen suicide call a few weeks after that. It's for parents to talk to their kids and WHY that is so important. Lt. Browning talks a lot about bullying, and what Instagram is doing to our youth. Some things parents need to look for when there's an issue creeping up in their kid and more than anything – it's an eye opening view for parents into what their kids are experiencing online.

Community Jails Funding

Last year Homer, along with other local governments that are home to community jails, lobbied the State Legislature for increased funding for the community jails program. Those efforts were successful and resulted in an increase for all jails. Since that time, the State has not been paying at the correct rate for FY23 and the Department of Corrections (DOC) has identified and is correcting this issue. We expect the DOC to issue a payment of \$134,904 to make up for the underpayments.

Collaborative Housing Event a Success

On Saturday, March 25, Special Projects Coordinator Ryan Foster and City Planner Rick Abboud, along with a wide coalition of community groups hosted the Greater Homer Housing Conversation at the Christian Community Church. Approximately 100 attendees gathered to discuss housing challenges and working solutions to help bring about more housing options in the community. A report on the findings of the event will be available in April and members of the organizing coalition anticipate providing a presentation on the report to the City Council. Additional information can be found at <https://ddaalaska.com/homer-housing-solutions/>.

Climate Change Workshop to Feature Homer Speakers

On April 11-12, Special Projects Coordinator Ryan Foster will be attending and presenting at the People on the Move in a Changing Climate Workshop hosted by the Alaska Sea Grant. Funded by the National Science Foundation (NSF), People on the Move in a Changing Climate (PEMOCC) is a Sea Grant-led Research Coordination Network that fosters collaboration among diverse experts and stakeholders to address research needs related to climate-induced human mobility, its socioeconomic consequences, and its role in building resilience and adaptation to the impacts of climate change in US coastal and Great Lakes regions. Additional information can be found at Alaska Sea Grant: <https://alaskaseagrant.org/event/people-on-the-move-in-a-changing-climate/>.

Cybersecurity Training

Over the last 10 days, members of the IT team visited work sites across the City to conduct a review of basic cybersecurity tips with City employees. The goal was to refresh staff awareness of the importance of the following topics: General overview of cyber threats to municipal governments; Best practices for password hygiene, including how to create memorable and strong passwords and how to determine if your passwords have been hacked; How to scan attachments for malware; How to lock your screen to prevent access to unattended computers; Precautions to use with external media (USB drives, etc). In general, staff has demonstrated a strong understanding of the importance of the users' role in defending our information technology against cyber threats, as well as a putting to use previous training in specific techniques. We would like to extend this training to Council at a future date.

Pratt Improvements

Economic Development Manager Julie Engebretsen attended the Pratt Museum and Park charrette on Wednesday, March 29th. Landscape Architect Peter Briggs of Corvus Design is working with the Pratt as part of an Economic Development Administration grant to explore options to make ADA improvements to parts of

the trail system, to create an outdoor education and community gathering space, and to better connect the Pratt to Pioneer Ave and downtown Homer's walkable network. The charrette included a walk in the woods, and an opportunity to comment on storyboards. Corvus Design is the same firm that created the City's Wayfinding and Streetscape Plan. It's exciting to see collaboration between the Pratt and the City toward the common goal of a walkable, engaging downtown area.

Homer Little League MOU Update

Economic Development staff have been busy working with Homer Little League on an updated MOU for the ballfields at Hornaday Park. The draft MOU and a resolution will be presented at the next Council meeting for review and approval. Little League begins in early May, depending on when the fields are dry.

Thank You to Drawdown Volunteers

The "Drawdown Baggers" bagged another 30 sandbags on April 1st for a season total of 506 sand bags! Over the last few months, volunteers gathered at Public Works every Saturday at noon, for an hour of sand bagging. The bags are used by parks staff to spread sand by hand for winter trail maintenance where the toolcat can't navigate. Having pre-bagged sand saves a lot of time and effort for staff. Parks Planner Matt Steffy is also working with Homer Drawdown volunteers to plan summer trail projects that will increase the number of trails that can be maintained in the winter by machine, rather than by hand. The Small Works Trail Program will cover material expenses for the upgrades, with the help of hardy trail volunteers for construction. One of the trails planned for an upgrade is East Fairview Ave, from Kachemak Way to Heath Street. This trail is heavily used by high school students walking to school.

Attachment:

State and Federal Grant update to Council



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Administration

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Memorandum

TO: Mayor and City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
THROUGH: Rob Dumouchel, City Manager
DATE: April 4, 2023
SUBJECT: Update on Federal and State grant applications

This is an informational memo to provide an update on Federal and State grant applications submitted or in process in support of City of Homer projects.

Federal/State Grant Application Update

4/3/23

FY23

Project Supported	TPC	Grant Fund	Grant Funds Req	Match/Local Cost	Status	Notes
Slope Stability- Erosion Mitigation Program						
Kachemak Drive Peatland Water Quality Improvement (Kachemak Sponge)	\$4,388,791	NOAA Habitat Conservation KBNERSS led/City partner	\$ 1,188,275.00 (land acquisition)	\$ 418,000.00 (land acquisition)	Award pending	Awaiting notification/entering into sub-grant agreement. Grant is for peatland acquisition
		Congressionally Designated Spending Request #1 of 4	\$ 1,890,000.00 (water works)	\$ 892,516.00 (water works)	Submitted 3/17/2023	To Sen Murkowski & Representative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HART funds
		State of AK CAPSIS	\$ 2,744,994.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Slough Stormwater Treatment System	\$ 690,000.00	Alaska Clean Water Actions	\$ 153,307.00	\$ 107,182.00	Submitted 11/9/2022 Awarded 3/1/2023	Grant agreement Ord before City Council City costs in-kind + eligible for funds from ADEC Clean Water Revolving Loan Fund
		State of AK CAPSIS	\$ 502,604.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Transportation						
Transportation Planning	\$ 960,000.00	Safe Streets For All KPB Applic/City partner	\$ 960,000.00	\$ 23,000.00 (in-kind)	Award announced	Application approved Reso 22-063
Non-Motorized Trans Network (REACH Project)	\$ 1,500,000.00	Fed RAISE Planning Grant	\$ 1,500,000.00	\$ -	Submitted 2/28/2023 Awaiting decision	HDR application support Reso 22-087 approved Project support Reso 23-012 approved Start date July '23/End date June '25 RAISE Constr Grant possible Feb '25
Homer All-Ages & Abilities Pedestrian Pathway	\$ 3,900,000.00	State of AK Transportation Alternatives (TAP)	\$ 3,432,000.00	\$ 468,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	HAPP sections in PW's 5-year road plan Project support Reso 23-011 approved Award announce May '23; end date June '25
Main Street Rehab/ Sidewalk South	\$ 4,200,000.00	State of AK Community Transportation Program (CTP)	\$ 3,696,000.00	\$ 504,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	Main St in 7-10 year horizon in PW Road Plan Project support Reso 23-011 approved Award announce May '23; end date June '25 (\$500,000 set aside in HART for grant matching)
Homer Float Systems						
Float Systems 4 & 1 Replace		Fed Port Infrastructure Development Projects (PIDP)	\$ 32,800,000.00	\$ 8,200,000.00 (20% min match)	Application in progress Due date 4/28/2023	HDR application support Ord 23-12 approved Project support Reso to Council 4/24/2023 Could apply for PIDP '24 if '23 unsuccessful
		Municipal Harbor Grant	\$ 5,000,000.00	\$ 5,000,000.00	No action yet due in August 2023	If funded, leverages State match to lower City match
		Denali Commission Grant			Application not begun Due date 4/14/23	Can be used as non-Federal Match May not be competitive - \$1M max award
Building Code Development	\$ 587,500.00	State BRIC Sub-Grant (Building Resilient Infrastructure & Communities)	\$ 470,000.00	\$ 117,500.00 (covered by State of Alaska)	Submitted 12/21/2022 Awaiting decision	Council Approved application Reso 22-086 As a sub-applic State covers local match
Parks & Recreation						
Multi-Use Community Center	\$ 350,000.00	State of AK CAPSIS	\$ 350,000.00 (planning)	-	Submitted 2/14/2023 Awaiting decision	State capital funding very unlikely in the State's FY24 budget
Bayview Park Renovations	\$69,919 to \$79,919	State of AK Healthy & Equitable Community	\$ 70,000.00 (approximately)	Cost est. pending from PW director	Application in progress Due date 4/25/2023	Support Resolution on 4/10/23 CC agenda
Utilities - Infrastructure Resilience						
Drinking Water Resiliency (A-Frame Water Transmission & 250,000 gallon water tank)	\$ 2,852,253.00	Congressionally Designated Spending Request #2 of 4	\$ 1,931,090.00	\$ 921,163.00	Submitted 3/17/2023	To Sen Murkowski & Representative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
A-Frame Water Transmission	\$ 804,029.00	State of AK CAPSIS	\$ 643,274.00	\$ 160,818.00	Submitted 3/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Lift Station	\$ 2,937,353.00	Congressionally Designated Spending Request #3 of 4	\$ 2,000,000.00	\$ 937,353.00	Submitted 3/17/2023	To Sen Murkowski & Representative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
Spit Road Erosion Mitigation (USACE General Investigation)	\$ 3,000,000.00	Congressionally Designated Spending Request #4 of 4	\$ 1,500,000.00	-	Submitted 3/17/2023	To Sen Murkowski & Representative Peltola Match funds potential from State PROTECT grant (unknown)
Raw Water Transmission Main		FEMA Disaster Mitigation	\$ 1,988,650.00	-	Submitted 1/32/2020	Responding to FEMA requests for information