

NOTICE OF MEETING
REGULAR MEETING AGENDA

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE 6:00 P.M.**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS REGARDING MATTERS ON THE AGENDA** *(3 Minute Time Limit)*
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for March 12, 2019 **Page 3**
- 6. VISITORS/PRESENTATIONS** *(10 Minute Time Limit)*
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS** *(5 Minute Time Limit)*
 - A. Homer Marine Trades Association Report
 - B. Chamber Director Report
 - C. Pioneer Avenue Task Force Report
 - D. Staff Report – Jennifer Carroll, Special Projects & Communications Coordinator **Page 11**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. EDC Bylaw Amendments **Page 13**
 - i. DRAFT EDC Bylaw Amendments **Page 15**
 - B. Sign Ordinance Review **Page 21**
 - i. Letter from Commissioner Richardson Re: Sign Code
- 10. NEW BUSINESS**
 - A. EDC Elections **Page 27**
 - B. EDC Strategic Plan/Goals **Page 29**
 - i. DRAFT 2019 EDC Strategic Plan/Goals **Page 31**
 - ii. 2018 Homer Comprehensive Plan: Chapter 7 Economic Vitality **Page 35**
 - iii. Business Retention & Expansion Survey Report: EDC Proposed Action Items **Page 47**
 - iv. 2011 Comprehensive Economic Development Strategy: Implementation Plan **Page 49**
- 11. INFORMATIONAL MATERIALS**
 - A. Letter to HHA Re: EDC’s Recommendation dated March 14, 2019 **Page 57**
 - B. Letter & Certificate of Recognition for Commissioners Gustafson & Brown **Page 59**
 - C. City Manager’s Report for March 11, 2019 **Page 63**
 - D. City Manager’s Report for March 26, 2019 **Page 91**
 - E. Commissioner Attendance at 2019 City Council Meetings **Page 105**
- 12. COMMENTS OF THE AUDIENCE** *(3 Minute Time Limit)*
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER** *(if present)*
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, MAY 14, 2019 at 6:00 p.m.** in the City Hall Cowles Council Chambers located at City Hall, 491 E. Pioneer Avenue, Homer, Alaska.

Session 19-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Acting Chair Charles Evans at 6:05 p.m. on March 12, 2019 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS BROWN, AREVALO, RICHARDSON, EVANS, JOHNSON

ABSENT: COMMISSIONERS MARKS & GUSTAFSON (excused)

STAFF: SPECIAL PROJECTS AND COMMUNICATION COORDINATOR CARROLL
DEPUTY CITY CLERK TUSSEY

APPROVAL OF AGENDA

Acting Chair Evans requested a motion to approve the agenda.

AREVALO/JOHNSON MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes for February 12, 2019

Acting Chair Evans requested a motion to approve the regular meeting minutes for February 12, 2019.

AREVALO/BROWN MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Travis Brown, Planning Tech – Overview of Sign Ordinance

Travis Brown introduced himself and gave an overview of the City's sign ordinance and fielded the following questions:

- Are there reasons that show the current code is working or not working? – It is working in Planning’s opinion; there will never be a perfect code, but majority of business owners coming in have plans that can be approved and staff works with them to get it approved if there’s issues.
- What are the rules for sandwich boards? – Sandwich board signs were allowed in the 2012 rewrite to one per lot, 16 sq. ft. in size.
- How much signage is allowed to businesses in a shared building? – Overall signage on the building is still regulated by the size of the building, regardless of the number of tenants, but they are allowed more free-standing sign space.
- Are there many buildings in town that have more than four tenants where this issue impacts them? – Planning’s feedback from businesses show that it’s mainly the landlord leaving it up to the tenant to apply for their sign permits, which requires Planning to do a site check, and the process works out for the most part. Only two buildings in town have multiple tenants and have an issue with not having enough sign square footage for their businesses.
- What does Planning hear businesses complain about? – Complaints from general public to their office are mainly that they don’t like the flashing light signs. From businesses, biggest complaint is not allowing to have enough off-site signage for businesses that are not located directly on street frontage.
- Is there limits on the content of the sign? – No, codes are content neutral.
- Are signs limited to what the business provides? – Yes, business cannot advertise for off-site services; there is separate code pertaining to realtor and political signs.
- Murals with the business name in it: what’s interpreted as art vs sign? – Depends; art is excluded from sign regulation, but any part of a sign cannot exceed the height regulation whether it’s the art portion or the commercial message. Planning reviews each case: if the art is considered the background of the message then it counts as signage; if the art is separate from the commercial message then it does not count. Art that depicts services/products sold at the site is considered signage.
- Open signs: do they count as signage? – Technically they do count towards the square footage; big painted window advertisements count, but a tiny flip sign that you can’t see til you walk up doesn’t count.
- Lighting on signs: what’s allowed/not allowed? – Fluorescent light boxes allowed in business districts only; no sign ordinance regulations on brightness. Current code has limitations on scrolling/moving signs.
- What was the issue with the inflatable wacky tube guy? – Anything that can be deformed in the wind (banners, balloons, flags, etc.) not allowed unless they’re affixed to a hard surface.
- Is it a requirement that Dan Coe have to paint all the signs in the town? – No, but he has done many of them.

Mr. Brown invited the commissioners to direct further questions to Ms. Carroll to pass onto him, and that he can always attend another meeting in the future.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Homer Marine Trades Association Report
 - i. HMTA Meeting Minutes for February 2, 2019
- B. Chamber Director Report

- C. Pioneer Avenue Task Force Report
- D. Staff Report – Jennifer Carroll, Special Projects & Communications Coordinator
 - i. Memo to City Council Re: Developing a Wayfinding-Streetscape Plan
 - ii. Wayfinding-Streetscape Plan Presentation to City Council

Special Projects and Communications Coordinator Carroll provided her staff report. She touched on the Open Meetings Act training that was held earlier in the day with the City Attorney and shared that the Wayfinding-Streetscape Plan was presented to City Council.

Acting Chair Evans asked what City Council is doing with EDC's recommendation on the Wayfinding-Streetscape Plan being folded into a multimodal transportation plan. Ms. Carroll said it is being included as a section into a request for proposal that will hire a consultant to conduct the work. Acting Chair Evans thanked Ms. Carroll and Commissioners Marks and Johnson who did the presentation.

PUBLIC HEARINGS

PENDING BUSINESS

- A. EDC Bylaw Amendments
 - i. DRAFT EDC Bylaw Amendments

Acting Chair Evans initiated discussion on the proposed amendments. Deputy City Clerk Tussey and Special Projects and Communications Coordinator Carroll provided answers on the following topics:

- What the purpose of the CEDS (Comprehensive Economic Development Strategy) is, and the EDC's responsibility in evaluating and maintaining it per City Code.
- Verbiage related to how the commission communicates to the Mayor and City Council.
- Definition of what an excused absence is, and who states if an absence is excused or not.
- History of the commission including the Pledge of Allegiance in their meetings.
- Verbiage related to what constitutes a quorum, and how it pertains to members participating telephonically.
- Clarifying when committees report to the Commission.
- When and how commissioners can amend the agenda after the agenda deadline.
- Whether to make additional amendments or not to sections pertaining to the regular meeting months, the Pledge of Allegiance, and when to hold annual elections.
- If the commission was interested in designating certain months to review topics such as the budget, goals, or policies, specifically a strategic plan.

BROWN/AREVALO MOVED TO CHANGE ELECTIONS FOR CHAIR AND VICE CHAIR FROM NOVEMBER TO APRIL.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

EVANS/RICHARDSON MOVED TO LEAVE THE PLEDGE OF ALLEGIANCE IN THE BYLAWS.

Acting Chair Evans shared his thoughts on why the commission should continue opening their meetings with the Pledge of Allegiance.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Councilmember Smith noted a need to revise Article VIII, Section 2, to ensure consistent verbiage related to “participating” telephonically versus “appearing” telephonically.

There was further discussion on the regular meeting schedule and if there was a need to amend holding a regular meeting every month, or if it could remain as-is and the commission could cancel an unnecessary meeting at that time.

Acting Chair Evans asked for a motion to hold a second reading at the next meeting.

AREVALO/EVANS MOVED TO HOLD A SECOND READING OF THE DRAFT BYLAWS AT THE NEXT REGULAR MEETING.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Proposed Orientation Packet for New EDC Members

Acting Chair Evans and deferred to Deputy City Clerk Tussey and Special Projects and Communications Coordinator Carroll who reviewed the memo in the packet and what staff is proposing. Councilmember Smith inquired if information pertaining to the Open Meeting Act (OMA) will be included in the orientation materials; Ms. Tussey confirmed that it would be. She further explained how the City Attorney wanted to include an OMA info page that is specific to each commission/board. Mr. Smith provided some insight on the OMA and the training that had just taken place earlier that day.

Ms. Tussey and Ms. Carroll collected feedback from the commission on the suggested material, determining what type of information is relevant to a new commissioner.

EVANS/BROWN MOVED TO APPROVE THE CONTENT OF THE ORIENTATION PACKET AND DIRECT STAFF TO COMPLETE THE PACKET, AND THEN SHARE IT WITH THE EDC AS AN INFORMATIONAL ITEM AT A LATER MEETING.

Commissioner Arevalo shared her thoughts on strategic plans and the need for having one. There was discussion on what that would entail and Ms. Carroll recommended they have EDC strategic Plan/Goals on the next agenda. Councilmember Smith suggested that their strategic plan should really correlate with what's in the City's Comprehensive Plan.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Sign Ordinance Review

Acting Chair Evans noted the agenda item and opened the floor for discussion. Commissioner Johnson shared his appreciation for the visitor, and further commented on Ms. Carroll's memo and Mr. Brown's presentation on what the purpose is for the sign ordinance. Ms. Carroll explained how the main goal of the code is to give the public some control over the streetscape environment, balanced with the need for businesses to advertise their services. Discussion ensued on overall goals of sign code, finding balance, how it doesn't make businesses adhere to a specific design, and signage code issues such as concerns on the 55,000 sq. ft. buildings issue.

Deputy City Clerk Tussey suggested some next-step options for the commission, either to formulate recommendations more, direct staff to write a memo to the Planning Commission, schedule a joint worksession with Planning Commission, or just have this topic on the next agenda for further discussion. The commission discussed the options, what the next steps would be, and the need to talk to businesses and have them attend the meetings to have their additional input on possible issues.

EVANS/BROWN MOVED TO HAVE SIGN ORDINANCE REVIEW ON THE APRIL AGENDA.

Commissioner Johnson clarified with Ms. Carroll how Sign Ordinance pertains to their work on the Wayfinding-Streetscape plan.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

C. Follow-up on Homer Hockey Association Request for Financial Support

Acting Chair Evans opened the floor for discussion. Commissioner Johnson shared his thoughts on how Commissioner Marks' comments at the last meeting would be sufficient action.

JOHNSON/BROWN MOVED TO SUPPORT ACTIONS MADE AT THE LAST MEETING WAS A SUFFICIENT RESPONSE.

Councilmember Smith shared his comments on pro-recreation in the community and his issues with supporting the budget item. Discussion ensued on:

- The pros and cons of supporting foundations;
- How to respond to HHA, the motion on the table, and if another recommendation is needed;
- What should be included in the letter to HHA if they amend the original motion;

- Mutual agreement that EDC recommends HHA submit an application to Homer Foundation;
- A letter of support for HHA's grant could still be an option if they submit an application to the Homer Foundation.

JOHNSON MOVED TO AMEND MAIN MOTION TO ADD DIRECTING STAFF TO WRITE A LETTER TO HHA PROVIDING FEEDBACK AND RECOMMENDATION ON WHAT THEY SHOULD DO.

Failed for lack of second.

Discussion continued on points reiterated earlier and detailed out what type of verbiage/points to make with Ms. Carroll to include in a letter to HHA.

VOTE (main motion): YES: AREVALO, EVANS, BROWN, JOHNSON, RICHARDSON

Motion carried.

AREVALO/BROWN MOVED DIRECTING STAFF TO WRITE A LETTER TO HHA AND INCLUDE THANKING THEM FOR THEIR PRESENTATIONS; ACKNOWLEDGE THEIR ECONOMIC CONTRIBUTION TO THE COMMUNITY DURING THE SHOULDER/WINTER SEASON; ENCOURAGE THEM TO APPLY TO THE CITY OF HOMER FUND AT THE HOMER FOUNDATION; AND RECOMMEND THAT AFTER THEY FINALIZE A MORE SPECIFIC FINANCIAL REQUEST TO THE HOMER FOUNDATION, THAT THEY SHARE IT WITH THE EDC WHO MAY BE AMENABLE TO WRITING A LETTER OF SUPPORT TO THE HOMER FOUNDATION.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

- A. City Manager's Report for February 11, 2019
- B. City Manager's Report for February 25, 2019
- C. Commissioner Attendance at 2019 City Council Meetings

Acting Chair Evans noted the informational items in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Special Projects and Communication Coordinator Carroll reminded the commission of the Tsunami Awareness Week events coming up, where they can find additional information on it, and of a collaborated fun run event with the Kachemak Bay Running Club on March 30th.

Deputy City Clerk Tussey had no comments.

COMMENTS OF THE COUNCILMEMBER

Councilmember Smith thanked the EDC for their efforts and applauded the commission for leaving the Pledge of Allegiance in their bylaws.

COMMENTS OF THE CHAIR

Acting Chair Evans quipped about the length of meeting correlating with him being chair.

COMMENTS OF THE COMMISSION

Commissioner Arevalo commented on the Alaska Food Festival and Conference she had attended recently, and noted the importance of the food system/farming studies that came from it and how they're relevant to Homer.

There were no comments from Commissioners Brown, Richardson, and Johnson.

ADJOURN

There being no further business to come before the Commission, Acting Chair Evans adjourned the meeting at 9:00 p.m. The next regular meeting is scheduled for Tuesday, April 9, 2019 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____



City of Homer

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Administration

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Homer, Alaska 99603

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Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: April 3, 2019
SUBJECT: Staff Report to EDC

Wayfinding-Streetscape Presentation to Homer Planning Advisory Commission I believe the EDC will be presenting the Wayfinding-Streetscape plan proposal to the Homer Advisory Planning Commission at their April 17th meeting. The presentation will give background on Wayfinding-Streetscape planning as Council has asked the Planning Commission and Planning staff to give due consideration to (among other items) multi-modal connectivity throughout Homer and beyond and wayfinding and streetscape in the Homer Transportation Plan update.

The HAPC meeting is at 6:30 pm in Cowles Chambers. Commissioner Marks will be there. I want to confirm any other Commissioners who will join her for the presentation. Their meeting is at 6:30 pm in Cowles Chambers. Commissioner Marks will be there. I want to confirm any other Commissioners who will join her for the presentation.

Presenters, please let me know in advance if you need any further assistance with the presentation.

Sign Ordinance In this packet, you will see a recommendation from Commissioner Richardson regarding signage for small businesses located in multi-use office buildings that the Commission will take up under the Sign Ordinance agenda item. Please read it prior to them meeting and be prepared to discuss.

Strategic Plan During the discussion last month about EDC Orientation packet contents, the question of a strategic plan came up and it is included as a new business item for the April 9th meeting. Substantial direction for an EDC plan exists in officially adopted City of Homer plans and in your bylaws. Commissioner Tussey has provided these materials in your packet. Using these as the basis for an EDC plan should greatly assist the process.

A Look at the Economy on the Kenai Peninsula The Peninsula Clarion published an insert about trends in the Kenai Peninsula economy in the April 4th edition of the Homer News. It includes features on tourism, the marijuana industry, small business and the salmon forecast. Check it out.

Personal Leave I will be out of the office on personal leave from April 15-April 23rd, 2019.



Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: APRIL 3, 2019
SUBJECT: EDC BYLAW AMENDMENTS

At the March 12, 2019 regular meeting, the Economic Development Advisory Commission reviewed bylaw amendments, made additional changes, and passed a motion to hold a second reading/review of the proposed amendments at their next meeting.

Provided is a more refined draft of the bylaw amendments for the commission to review and either approve/submit them to City Council for final approval, or make further changes. The amendments I made since the last meeting include:

- Under Article IV, Section 1 and 2, revised the election month to April instead of November.
- For Article V, Section 2, not including or designating certain months to review specific topics, such as a strategic plan, until the commission has had time to create such documents for annual review.
- Under Article V, Section 4, kept Pledge of Allegiance.
- Revised Article VI, Section 2. To state “All committees shall make a progress report to the Commission at each **of the Commission’s regular meetings.**” To add clarification.
- Revising Article VIII, Section 2, to ensure consistent verbiage related to “participating” telephonically versus “appearing”.
- Revised Article VIII, Section 1.b to state “There must be a quorum of **four** members physically present...” to add clarification.

I will go over all the changes line-by-line with the commission at the meeting and answer any questions you may have.

RECOMMENDATION

Review the second draft of the Economic Development Advisory Commission Bylaws, bring any questions you may have to the meeting, and make any additional amendments by way of motion.

If the revised draft is acceptable to the commission, make a motion to approve the amended Economic Development Advisory Commission Bylaws, and recommend to City Council to approve the amended bylaws by way of Resolution.

**CITY OF HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION
BYLAWS**

ARTICLE I - NAME AND AUTHORIZATION

This organization shall be called the Economic Development Advisory Commission, established via Ordinance 93-15(S)(A) and Resolution 06-20, **existing by virtue of the provisions of Chapter 2.76 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code.** The following bylaws were adopted on **April 22, 2019** and shall be in effect and govern the procedures of the Economic Development Advisory Commission.

ARTICLE II – PURPOSE

Section 1. Act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer.

Section 2. Oversee responsibility of the City of Homer Comprehensive Economic Development Strategy (adopted by City Council April 26, 1993; formerly known as the Overall Economic Development Plan):

- a. Revisions, amendments and extensions of the Comprehensive Economic Development Strategy (CEDS) which may be adopted by the City Council after consideration and report by the Commission.
- b. Provide continued review and evaluation of the CEDS.
- c. Supervise and monitor the implementation of the CEDS.

Section 3. Collect and analyze data relevant to economic development to evaluate existing community resources.

Section 4. Formulate and develop the overall long range economic development goals of the residents of the City of Homer through public hearing process.

Section 5. Identify specific alternatives or projects to accomplish the City's objectives and recommend priorities.

Section 6. Review recommendations of the Homer Advisory Planning Commission to encourage a business-friendly environment in Homer.

Section 7. Promote public interest in overall economic development.

Section 8. Make inquiries regarding matters related to economic development.

Section 9. Collaborate with other City of Homer advisory bodies, the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and Kenai Peninsula Tourism Marketing Council in activities of mutual interest.

~~Section 10. Any recommendation the Commission may have regarding economic development is to be directed to the City Council through the City Manager. Recommendations of the Commission concerning policy issues may be sent directly to the Council upon request of the Commission. Any~~

report or recommendation made in response to a specific request from the City Council shall be made directly to the Council, unless otherwise directed by the Council.

ARTICLE III - MEMBERS

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits **and shall be registered voters in the Kenai Peninsula Borough or the City of Homer.** Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms **to expire on April 1st of designated years.**

Section 2. One City Council member and one Homer area high school Student Representative may be appointed by the Mayor, subject to confirmation by the City Council, as consulting, non-voting members.

Section 3. The Mayor, City Manager, City Planner, and/or the Director of the Homer Chamber of Commerce and a representative from the Homer Marine Trades Association may serve as non-voting, consulting members of the Commission.

Section 4. A commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed:

- Fails to qualify to take office within 30 days after their appointment;
- Resigns and the resignation is accepted;
- Is physically or mentally unable to perform the duties of their office;
- Misses ~~three (3)~~ **two (2)** consecutive regular meetings unless excused;
- Is convicted of a felony.

Section 5. **Honorary members of the Commission may be appointed by the Mayor, subject to confirmation by the City Council. Honorary members may participate in the deliberations of the Commission, but may not vote nor shall they be counted in determining the quorum of Commissioners.**

ARTICLE IV - OFFICERS

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular ~~November~~ **April** meeting of the Commission.

Section 2. Officers shall serve a term of one year from the ~~November~~ **April** meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. **If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.**

ARTICLE V - MEETINGS

Section 1. Regular meetings shall be open to the public and held on the second Tuesday of each month at 6:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 3 ~~2~~. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting.
Allowances will be made for holidays.

~~Section 3. After the agenda deadline, the commission may, through majority vote, add or remove agenda items at the beginning of a meeting during "Approval of the Agenda." Added items shall be for discussion purposes only; no action may be taken.~~

Section 4 ~~3~~. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

NAME OF BODY	DATE OF MEETING
PHYSICAL LOCATION OF MEETING	DAY OF WEEK AND TIME OF MEETING
HOMER, ALASKA	MEETING ROOM

NOTICE OF MEETING
REGULAR MEETING AGENDA

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA
6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments.) No action may be taken at this time.
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS (Chair set time limit not to exceed 5 minutes.)
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PLAT CONSIDERATION (Planning Commission only)
10. PENDING BUSINESS or COMMISSION BUSINESS
11. NEW BUSINESS or COMMISSION BUSINESS
12. INFORMATIONAL MATERIALS (NO ACTION MAY BE TAKEN ON THESE MATTERS, THEY MAY BE DISCUSSED ONLY).
13. COMMENTS OF THE AUDIENCE (3 MINUTE TIME LIMIT)
14. COMMENTS OF THE CITY STAFF (not required) (Staff report may be at this time in the agenda.)
15. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
16. COMMENTS OF THE CHAIR (May be combined with COMMENTS OF THE COMMISSION/BOARD since the Chair is a member of the Commission/Board.)
17. COMMENTS OF THE COMMISSION
18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR _____ note any worksessions, special meetings, committee meetings etc. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (Sometimes the meeting is scheduled for the Conference Room)

Contact info for the department constructing the agenda. Example: City Clerk's Office, clerk@ci.homer.ak.us, 235-3130.

Section ~~5~~ **4. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chair's discretion or by a majority vote of the members in attendance.**

Section ~~6~~ **5.** Special Meetings **and** Worksessions, ~~and Public Forums~~ may be called by the **Special Projects and Communications Coordinator**, Chair, or a majority of the Commission. Worksessions ~~and Public Forums~~ do not require a quorum, however, no action may be taken at a worksession ~~or forum~~; items on the agenda are for discussion only. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section ~~7~~ **6.** A quorum for the transaction of business at any meeting shall consist of four members. **For purposes of determining the existence of a quorum, honorary members shall not be counted.**

Section ~~8~~ **7.** Four affirmative votes are required to approve any action before the Commission and shall constitute the meaning of “majority vote”. **The Chairperson may vote upon, and may move or second a proposal before the Commission.**

Section ~~9~~ **8.** Recorded minutes shall be made available by the City Clerk's Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section ~~10~~ **9.** The Commission shall abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer City Code, as well as Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer City Code.

~~Section 11. Abstentions: All Commission members present shall vote unless the Commission, for special reasons, permits a member to abstain. A motion to excuse a member from voting shall be made prior to the call for the question to be voted upon. A member of the Commission requesting to be excused from voting may make a brief, oral statement of the reasons for the request and the question of granting permission to abstain shall be taken without further debate. A member may not be permitted to abstain except upon the unanimous consensus of members present. A member may not explain a vote, may not discuss the question while the roll call vote is being taken and may not change his/her vote thereafter.~~

~~Section 12. Consensus: The Commission may, from time to time, express its opinion or preference concerning a subject brought before it for consideration. Said statement, representing the will of the body and meeting of the minds of the members, may be given by the presiding officer as the consensus of the body as to that subject without taking a motion and roll call vote.~~

~~Section 13. Notice to Reconsider: A member of the Commission who voted on the prevailing side on any issue may provide notice of reconsideration within 48 hours from the time the original action was taken. The Chair or Vice Chair shall notify staff of the reconsideration.~~

~~Section 14. Conflict of Interest: A member of the Commission shall disqualify himself/herself from participating in any official action in which he/she has a substantial financial interest per HCC 1.12. The member shall disclose any financial interest in the topic before debating or voting. The member cannot participate in the debate or vote on the matter, unless the Commission determines the financial interest is not substantial. Following the Chair's announcement of the agenda item, the Commissioner should state that he/she has a conflict of interest. Once stated, the member should distance himself/herself from all motions. The Commission must move and vote on whether or not there is a conflict of interest. At this time a motion shall be made by another Commissioner restating the disclosed conflict. Once the motion is on the floor, the Commissioner can disclose his/her financial interest in the matter and the Commission may discuss the conflict of interest. A vote will then be taken. An affirmative vote excuses the Commissioner and he/she takes a seat in the audience or remains nearby. Upon completion of the agenda item, the Commissioner will be called back to join the meeting.~~

ARTICLE VI - COMMITTEES

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of the Commission's regular meetings.

ARTICLE VII - BYLAW AMENDMENTS

~~Section 1. The Bylaws may be amended at any meeting of the Commission with five affirmative votes~~ **by a majority plus one of the members**, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting.

Section 2. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

ARTICLE VIII - TELECONFERENCING

Section 1. Teleconference meetings:

- a) **The preferred procedure for a Commission meeting is that all members be physically present at the designated time and location for the meeting. However, physical presence may be waived and a member may participate in a meeting by Teleconference. This allowance is limited to two (2) meetings per year.**
- b) **There must be a quorum of four members physically present in addition to the telephonic member.**
- c) **A Commissioner participating by teleconference shall be deemed to be present at the meeting for all purposes.**
- d) **In the event the Chair participates telephonically, the Vice-Chair shall run the meeting.**

Section 2. Teleconference procedures:

- e) **A Commissioner who cannot be physically present for a regularly scheduled meeting shall notify the Clerk at least five days prior to the scheduled meeting time of their intent to participate telephonically.**
- f) **The Clerk shall notify the other Commissioners of the Commissioner's intent to participate by teleconference three days prior to the scheduled meeting time.**
- g) **The means used to facilitate a teleconference meeting must enable each Commissioner participate telephonically to clearly hear, and be heard by, all other Commissioners, and members of the public.**
- h) **The Clerk shall note in the attendance record all Commissioners participating telephonically.**

R I C H A R D S O N D M D , I N C
4 1 2 E P i o n e e r A v e . S u i t e # 2
H o m e r A l a s k a 9 9 6 0 3

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APRIL 3RD, 2019

Dear EDC Commissioners,

I have drafted the following proposal and report regarding signage for small businesses located in multi-use office buildings after researching the existing Homer Sign Code and interviewing small business owners and reviewing a BRE survey questionnaire response.

Proposal:

I propose that the EDC consider a motion to draft a letter to the City Planning Commission regarding deficiencies in the existing sign code specifically addressing larger multi-use buildings and offer proposed solutions to amend the existing code for deliberation and action.

Background:

In response to comments provided in the Business Retention and Expansion survey, the EDC is looking into possible deficiencies in the City's sign ordinance as it relates to the signage needs of large, commercial buildings with multiple businesses as tenants. The City Planning Office presented a condensed synopsis of the sign code at the March 2019 EDC meeting.

Homer has a robust sign code ordinance last updated in 2012, which provides a mathematical system to regulate signage in the community so that sign square footage is equitably allotted across commercial buildings. The intent of the ordinance is to preserve the aesthetics of the town while maintaining fairness regarding advertising by sign. The current maximum signage for a building is 150 square feet based on a building with road frontage of 750 square feet [a building 12 feet tall by 62 ½ feet long].

My opinion of the Existing Sign Code upon Investigation and Interviews:

- The existing code provides adequate signage to:
 - the majority of Homer Businesses
 - buildings with one or two business under one roof
 - multi-building properties or cabin type business where one property contains multiple free standing units not connected by a single roof or foundation.

My opinion of Deficits of the Existing Sign Code upon investigation and interview:

- The Existing code
 - focuses on recognizing and regulating buildings, not businesses
 - focuses interaction with building owners rather than business owners

- provides no provision to increase signage for buildings that are multilevel or are constructed as two or more business deep from the store front.
- does not address buildings that have the possibility to house a large number of tenants.
- creates a barrier to businesses located in larger multi-tenant buildings

Examples of Building with individual businesses In Homer that may have inadequate signage for the number of business that are in the building:

- Point of View Mall [Lake Street Mall]
- Old Blue and Bank Building [Lake Street and East End Road]
- Hillas Building [Mall on Pioneer Ave uphill beside movie theatre]
- Bypass Mall [Across from Termination of Pioneer] Adjacent to O’Riley
- Alderfer Building on Lake Street on Float Plane Pond.
- Kachemak Mall on Pioneer and Lake.

Proposed Content of a Letter to City Planning Commission

- Keep the body of the existing sign code since it is effective for most businesses and is enforceable.
- Any solution still allows the City Planning department to manage and approve any additional signage.
- The proposed solutions that amend the code will only provide additional signage once a building is in compliance the established sign code
- Any Amendment will be limited to the following building types:
 - four or more businesses are under one roof
 - at least 3 businesses under 1 roof that operate for 11 or more calendar months/ year
 - the term business may not be confused with residential apartments.
 - buildings that house the businesses are traditional permanent structures constructed on foundations and do not float, are not mounted on pilings of fresh or salt water and have a continuous roof
- The proposed solution that amends the code contains a Mathematical System that works with the existing code for uniformly assigning increased square foot of signage.

Recommend Amendment for Recalculating allotted Signage above 150 Square Feet

- Initial Calculation of Signage Maintained for all buildings.
- The Building owner must comply with the current Code and use up existing signage prior to applying to Additional signage.
- Three Methods for Calculating Additional Signage should be followed and are listed below.

Method 1- Calculation by Secondary and Tertiary Entrances on Public Right of Way

- Buildings that have more than one entrance for clients, where the entrance is accessed by a separate public right of way that is bordered by a maintained road.

The following criteria will be:

- A separate sign permit by the city must be issued in addition to the original permit

- Secondary and tertiary entrances must be commonly used by clients and must access the interior of the building and conversely the entrance must access a parking lot, sidewalk or road. These entrances are approved at the sole direction of the planning department. Alleys, stair ways to upper levels , Emergency Exits likely do not apply.
- Additional Square footage is applied to existing city allotment chart by $\frac{1}{2}$ [half the amount allotted on the chart]
- For example a building with 200 x 12 feet [greater than 750] of wall frontage on a main road are allotted 150 square feet of sign space. With two other public accesses of secondary and tertiary frontage measuring 80 feet by 20 feet [greater than 750] on the east side of the building and 80 feet by 20 feet [greater than 750] on the west side of the building.
 - 2400 square feet = 150 square feet original signage
 - East side 1600 square feet = secondary allotment 150 sq feet/2 = 75 square feet
 - West side 1600 square feet = tertiary allotment 150 sq feet/2 = 75 square feet
- Total of 300 square feet of signage approved.

Method 2 – Split Level Buildings and Buildings Two or More Businesses Deep

- Buildings that have more than one entrance for clients, where the building is split level or two or more businesses deep.
 - In a building that has one frontage, which is the only frontage that has access to a public street, and is split level or is more than one business in depth – the owner may apply for additional signage if Method 1 above does not provide additional signage.
 - Additional Square footage is applied to existing city allotment chart by $\frac{1}{2}$ [half the amount allotted on the chart]
 - If the building is split level, then the largest of the two levels will be applied to the original allotment and smaller level will be assigned additional sign square footage based on a calculation of the surface area of the smaller level divided by two.
 - Such as if 150 square foot would be allotted for the largest level then 75 square feet is added to the original allotment for a total of 225 square feet of signage.
 - If the building is more than one business deep, and at least two business are not represented by the frontage calculation then $\frac{1}{2}$ of the original frontage calculation will be applied to the original frontage allotment. Therefore if the original frontage gained the building 150 square feet of signage – 75 square feet would be added for a total of 225 square feet.

Method 3 Guaranteed Signage

Individual Business Owners May Apply for guaranteed Signage

The following conditions must be met:

- The building owner must have applied through the city for a typical signage permit
- The business owner must file a permit to request Guaranteed Signage
- The above building must have utilized all available signage, thus leaving the business owner without signage –

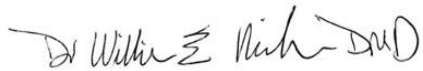
- The city representative will review the existing signage for the building and assure that no other business is utilizing a sign 25% or more larger than the average sign size of other business
- The above Method 1 and Method 2 for additional coverage must have been met or applied for
- The Business does not have other permanent signage in place for the business.

After the above has been addressed and no resolution can be found by the City's Planning Department for providing a sign for a business, the planner may grant the business Guaranteed Sign Status.

- The business may install a sign for the duration of the time the building holds a valid permit for signage and the business operates at that location
- The Sign permitted is specific: The Business may install a permanent sign that measures up to 16 square feet [approximate 2x8 feet] that is mounted flat on the building as close as reasonable possible to the entrance of the business.
- The business must remove this sign if they are able to place another permanent sign in the future. For example if they place a permanent sign of a solid base free standing kiosk in the parking lot – the guaranteed sign has to come down.

I hope the above information is useful in starting our discussion on enhancing the city sign code requirements.

Sincerely

A handwritten signature in black ink, appearing to read "Dr. William E. Richardson DMD". The signature is fluid and cursive, with the initials "DMD" clearly visible at the end.

Dr. William E Richardson DMD.

Time Sheet - Total Project Time – 7 + hours

March/April 2019

3/20 – 15 min - Phone call to Jenny Carroll regarding rules regulation of EDC committee review of public comments and appropriate means of addressing public concern.

3/21 – 15 min – Phone call to Travis Brown Planning Homer Planning Technician regarding current sign code and pamphlet “Homer Signs Simplified”

3/25 – 20 min – Phone call with Dotti Harness – Previous Homer Planning Technician

3/26 – 20 min – Phone call with Dotti Harness – Previous Homer Planning Technician

3/26 – 15 min – Visit Local Business Kachemack Center

3/27 – 15 min – Phone call with Rick Abboud City Planner

3/27 – 60 min – Visit Local Businesses Kachemack Center and Lake Street Mall

3/28 – 30 min – Visit Local Businesses Bypass Mall

3/28 – 60 min – Draft Proposal Regarding Addendum to Existing Sign Code

4/1 – 5 min – Phone call to Jenny Carroll re review of proposal prior to inclusion in EDC packet

4/1 – 60 min – Finalize Draft Addendum to Existing Sign Code.

4/2 – 5 min – Visit Local Business at Hillas Building

4/2 – 10 min – Phone call with local business regarding their signage needs in a shopping plaza

4/2 – 30 min – In person meeting with Jenny Carroll regarding presentation of findings to be included in EDC packet

4/2 – 60 min – Revise Presentation to EDC Committee.

4/3 – 30 min – Final Revision Presentation.



City of Homer

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Office of the City Clerk

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Homer, Alaska 99603

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(f) 907-235-3143

Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: APRIL 3, 2019
SUBJECT: EDC ELECTIONS & VICE CHAIR VACANCY

With Commissioner Gustafson's vacancy, the Vice Chair position is empty. If the commission chooses to, they may opt to elect a new Vice Chair at their April 9, 2019 regular meeting.

The commission is in the process of bylaw amendments, which would change the Chair/Vice Chair elections to April instead of November, but the new bylaws will not take effect until City Council has formally approved them (tentatively planned for their April 22nd meeting).

While we could hold the election for Vice Chair at the April meeting, staff recommends that the commission holds their formal elections for Chair and Vice Chair at their May 14th regular meeting, after the new bylaws have been approved and to get the new election process on cycle.

RECOMMENDATION

Postpone EDC elections for Vice Chair; ask staff to have elections for EDC Chair and Vice Chair on the May 14, 2019 regular meeting agenda.



Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: APRIL 3, 2019
SUBJECT: EDC STRATEGIC PLAN/GOALS

At the March 12, 2019 meeting, the concept came up of the commission having a strategic plan/list of goals and to have it at the April meeting for discussion.

Staff recognizes the various ways a strategic plan can be written; the main purpose of having one is to establish the direction of an organization. Yet in the EDC's case, many documents detailing out the actions needed to achieve these goals already exist and do not need to be re-created. Additionally, the EDC is an advisory commission to the City, not a company or stand-alone organization. For the purpose of aiding the direction of this commission, staff recommends utilizing already adopted plans/policies to create a simple, concise document (a 2-3 page list) that breaks down the EDC's goals into ongoing, short-term, and long-term groups. This document would be decided on/reviewed annually by the commission and maintained/provided by the City Clerk's Office (similar to how other commissions/boards' strategic plans/goals are handled).

The existing documents staff recommends pulling from include:

- Economic Development Advisory Commission Bylaws – Article II: Purpose
- Business Retention & Expansion (BR&E) Survey Report – EDC Proposed Action Items
- 2018 Comprehensive Plan – Chapter 7: Economic Vitality
- 2011 Comprehensive Economic Development Strategy – Implementation Plan

RECOMMENDATION

Review the attached plans/policies and sample draft for the EDC's Strategic Plan; be prepared to make change suggestions. Any action for approval must be made by way of motion.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2019 STRATEGIC PLAN/GOALS

The purpose of this list is to have one concise location for all of EDC's goals, organized out in a general timeline, to aid the commission in keeping on-task and familiar with their duties and goals.

GOALS *(this section reserved for EDC's prioritized/timeline goals)*

As you read the attached BR&E, Homer Comp Plan, and CEDS, please prioritize the goals outlined in them based on the four sections listed below. Some goals may be duplicative so do not feel obligated to organize each one if overlapping goals can be condensed into one.

- Ongoing Goals
- Short Term Goals – Less Than 6 Months or by End of 2019
- Midterm Goals – 1 to 3 Years (2019 – 2022)
- Long Term Goals – 5 Years or More (2024+)

Document 1: 2018 Homer Comprehensive Plan: Chapter 7 Economic Vitality – The Comp Plan has six summarized goals, each with implementation strategies and additional objectives. The table at the end of the chapter breaks down these projects by a timeframe and whose primary duty it is to take action on them. The following goals have been marked as the EDC's responsibility:

1. Goal 1 – Encourage Economic Development

- 1-5. Review the Community Economic Development Strategy (CEDS) Plan *(Mid Term)*
- 1-6. Create an action plan from the CEDS plan *(Near Term)*
- 1-7. Stay abreast of the requirements of information *(Ongoing)*

2. Goal 2 – Encourage Year-round Jobs

- 2-A3. Identify business needs through business retention program participation *(Ongoing)*
- 2-A4. Stay abreast of the needs of technology-based business and review the ability of the city to support *(Ongoing)*
- 2-A5. Partner with KPEDD to identify options for incentives to encourage local business growth *(Near Term & Ongoing)*
- 2-A6. Work with KPEDD to identify regional successes *(Near Term & Ongoing)*
- 2-C4. Connect sources of information that contribute to identifying local job training needs *(Ongoing)*

Document 2: Business Retention & Expansion Survey Report: EDC Proposed Action Items – At the bottom of the BR&E Program Overview is a list of actions the EDC proposes to work on, some of these have already been accomplished while others may need to be prioritized into a more specific timeline.

1. Local business concerns the EDC proposes to work on in short-term:

- Clarify specific City regulatory barriers in the areas of zoning options and the permit process, sign ordinance (particularly in regard to several businesses co-located in one building) and lease policy and procedure -- while keeping safety, town appearance and quality of life elements in the balance;

- Explore public-private partnership to create a master plan for a more vibrant, connected central commercial district with attention to appearance, trail connections, way-finding, arts, wi-fi zone, etc.
 - Support efforts to develop large vessel haul-out;
 - Share survey results with other organizations/government units engaged more directly in the issues as a catalyst for solutions;
 - Educate ourselves and others about the actual scope of City government reach in the various challenges brought out by the survey and connect individual business owners with information about the organizations and resources available for to address concerns and for business assistance.
2. Longer-term issues that cut across many businesses and require various stakeholder involvement in both strategy development and implementation:
- Explore City participation in coordinated public-private initiatives to recruit workforce;
 - Support large vessel harbor development with attention to competitive rates and multi-use Spit management.

Document 3: 2011 Comprehensive Economic Development Strategy: Implementation Plan – The strategies listed in the CEDS are implemented collaboratively by local government and community organizations/businesses. The goal listed that EDC should focus on is:

THREE BROAD SECTORS: CONSTRUCTION & MANUFACTURING, RETAIL, SERVICES

Goal: Increase the contribution these sectors make to Homer’s overall economic health

- A. Encourage enterprises that will provide jobs and other economic benefits without serious negative side effects; and
- B. Encourage value-added manufacturing to maximize local resources and provide products for export.

Although this item is marked EDC’s responsibility, the continued review/evaluation of the CEDS and supervising/monitoring its implementation **in its entirety** is the duty of the EDC per the commission’s bylaws and HCC 2.76.040

OVERALL GOALS/DUTIES & RESPONSIBILITIES (*this section is from the EDC Bylaws/HCC*)

- Act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer.
- Oversee responsibility of the City of Homer Comprehensive Economic Development Strategy (adopted by City Council April 26, 1993; formerly known as the Overall Economic Development Plan):
 - a. Revisions, amendments and extensions of the Comprehensive Economic Development Strategy (CEDS) which may be adopted by the City Council after consideration and report by the Commission.
 - b. Provide continued review and evaluation of the CEDS.
 - c. Supervise and monitor the implementation of the CEDS.
- Collect and analyze data relevant to economic development to evaluate existing community resources.
- Formulate and develop the overall long range economic development goals of the residents of the City of Homer through public hearing process.
- Identify specific alternatives or projects to accomplish the City's objectives and recommend priorities.

- Review recommendations of the Homer Advisory Planning Commission to encourage a business-friendly environment in Homer.
- Promote public interest in overall economic development.
- Make inquiries regarding matters related to economic development.
- Collaborate with other City of Homer advisory bodies, the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and Kenai Peninsula Tourism Marketing Council in activities of mutual interest.

DUTIES OF COMMISSION/STAFF

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Jenny Carroll)

- Aid the Chair in setting the agenda
- Compile packet material from commissioners, write backup memos, and submit to Clerk
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk's Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).

CHAPTER 7 ECONOMIC VITALITY

Vision Statement: Homer’s economic industries remain strong and show continued growth.

Overview

This chapter presents goals and objectives related to economic development. While the private and non-profit sectors, along with state and federal spending, ultimately drives much of the economic activity, local government plays an important role in stimulating and guiding growth through its land use and infrastructure policies and projects.

The 1989 comprehensive plan stated:

Though it is generally recognized that fishing has been the backbone of the Homer economy for the past forty years, diversification of the Homer economy has taken place, especially in the last few years. Tourism, commercial and government services, retail trade, and a retirement population have been added in [the 1980s]...

These trends have continued and perhaps accelerated in the years since the 1989 plan. Additionally, as state and federal funding has changed, local and regional governments are bearing increased costs in providing services. Private sector economic health and growth are required to build the tax base if residents want to maintain existing government services and facilities.

Most of the economic development actions presented here are tied to topics addressed in other chapters. For example, recommendations regarding commercial development are included in Chapter 4 – Land Use. As a result, much of the value of this chapter is for those readers who are focused on economic issues and want to see a compilation of plan policies regarding economic development together in a single chapter. In 2011, the city adopted the Community Economic Development Strategy (CEDS). The CEDS document is a broad document covering many sectors of Homer’s economy.

Homer’s quality of life is a principal economic asset. Maintaining and improving the quality of life in Homer is crucial to keeping existing business and attracting new business and professional activity. Quality of life is challenging to define because it involves many dimensions of a community to which people place varying degrees of importance. The elements of quality of life that are particularly valuable to economic development are those that make the community especially attractive to residents, visitors, and small businesses. While there is room for further improvement, Homer currently possesses many such elements.

Homer’s Quality of Life Elements

- A strikingly beautiful natural setting
- A diverse, engaged, involved community, and rich civic life
- Diverse culture and leisure activities, including ready access to parks and a wide range of year-round outdoor recreation
- Eclectic neighborhoods such as Old Town and Pioneer Ave.
- Access to education and lifelong learning
- A feeling of safety and freedom from crime
- A clean, healthy, natural environment
- An active arts community, tradition of skill and interest in performing and visual arts
- Multiple transportation and access options, a developing trail system, and road access to Anchorage
- Access to commercial and recreational activities in and around Kachemak Bay
- High quality, comprehensive healthcare service

Summary of Goals

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

GOAL 3: Identify and promote industries that show a capacity for growth.

GOAL 4: Support renewable and non-renewable energy services.

GOAL 5: Strengthen Homer as a tourism destination.

GOAL 6: Support community efforts to establish affordable housing.

Goals and Objectives for Economic Vitality

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

Homer residents would like to foster economic development in its many existing sectors. Education, sustainable tourism, health care, construction, commercial fishing and marine industries, arts, and culture are the industries that Homer has been built upon. These industries are viable and stable today and offer good prospects for growth. The remainder of this chapter looks in more detail at steps to strengthen Homer's economy, and to do so in a manner that provides economic opportunity while sustaining Homer's unique character and high quality of life.

Implementation Strategies

- Support local businesses with internal and external policies.
- Partner with organizations that have interests in the success of local merchants and products.
- Review and update city economic plans.



GOAL 2: Encourage the retention and creation of more year-round, higher wage jobs.

Homer residents desire more year round, living wage jobs. This in turn will help support small businesses, and the tax base.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer.

While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies

- Consider zoning regulations that support new business opportunities while minimizing negative impacts.
- Evaluate opportunities to create and support public and private infrastructure.
- Encourage science, information infrastructure, and technology-based business development.
- Evaluate regional or other successes for opportunity within Homer.

Objective B: Encourage retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer.

Government jobs are an important part of the local and regional economy. Government employment, whether research, visitor or education related, comprises 17.5% of local jobs. (American Community Survey 2014). Some government employment is found in every community, such as local, borough and state jobs related to day-to-day activities (airports, roads, schools, etc.). In addition, Homer has many residents who are employed through state agencies such as state parks, the court system, public health, the university, including the Kachemak Bay Research Reserve, and federal agencies such as the U.S. Fish and Wildlife Service and the Alaska Maritime National Wildlife Refuge, which are headquartered in Homer. The Coast Guard also has a presence in the community. The City of Homer is also known as an important base for marine research and education activities.

Implementation Strategies

- Work to retain existing state and federal jobs.
- Promote Homer as a place to expand and attract government operations



Homer: Not just the Halibut Capital of the World

Objective C: Support efforts to increase the scale and scope of the education industry to support a skilled workforce.

Education is important to Homer's economic vitality for two reasons. First, it provides residents with the ability to acquire the skills and knowledge ("human capital") needed to succeed in the global economy, and find a local job. To the extent people can acquire these skills and knowledge without leaving home, they can earn higher incomes, create new businesses and jobs for others, keep their education expenditures circulating in the local economy, and provide the skilled workers needed for existing local jobs. Education is also an exportable product if people come to Homer to learn.

University of Alaska provides essential post-secondary and vocational education to Homer residents. The economic impact is broad and significant. Additional educational programs are provided by several nonprofit organizations operating in Homer and across Kachemak Bay. The marine environment and spectacular setting of Homer and Kachemak Bay are significant assets that could lead to growth of the education industry. The implementation strategies below apply not only to Kenai Peninsula College (KPC), but also to any other interested educational institution.

Implementation Strategies

- Support development of programs that prepare individuals through workforce development
- Support opportunities for partnerships and collaborative educational programs

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Recognize emerging industries.

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

Implementation Strategies

- Interact with those involved in introducing new industries and services to Homer

Objective B: Promote the marine trades including mariculture and shipping industries.

Homer's harbor and associated marine trade and services activities are an important component of the local and regional economy. Marine related activities could be expanded to increase the number of living wage, skilled jobs in the community. Local seafood processing, boat building, and fabrication services offer a chance for a local product to reach the local, state and national markets. Homer's public and private port facilities also serve as a staging area for freight destined to more remote parts of the coast.

Implementation Strategies

- Work to identify and support infrastructure for marine related industries

Objective C: Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry.

Recreation and the arts are key components of the Homer economy and support the tourism industry and Homer's quality of life. Actions to promote the arts include those listed below. Some of these objectives are best carried out by the City, while others are best undertaken by local arts groups and tourism marketing organizations with City cooperation and encouragement.

Implementation Strategies

- Consider and review zoning for opportunities that support the arts industry
- Support sustainable recreational facilities and opportunities (*see Objective E of Chapter 6, Public Services and Facilities*)

Objective D: Support the health care and wellness industries.

Health care and wellness are a growing sector of Homer's economy. This is partially driven by an aging population, but also by resident's desire for improved health. Over the past decade, South Peninsula Hospital has completed a major expansion, several new dental clinics have been constructed, and the Seldovia Village Tribe constructed both a medical clinic and a wellness center. Specialized medical services such as surgeries, sleep studies, oncology and VA care are also available. As the health care industry continues to change, Homer can expect to see growth in the types of medical services available, and more jobs in this field.

Implementation Strategies

- Support allied programs and businesses that strengthen Homer's local health care opportunities

GOAL 4: Support regional renewable and non-renewable energy exploration and production.

Homer citizens support researching and pursuing renewable energy projects. Outside of the city, oil and gas exploration continues. Supporting the exploration, extraction, and renewable energy industries does not necessarily have to compromise Homer's scenery or quality of life. There are many opportunities to benefit from the construction, research, and extraction activities, whether through direct employment, or by providing services such as worker housing, catering, fuel, payroll, and transportation to local and non-local contractors who work on site (*also, see Chapter 8, Energy Plan*).

Implementation Strategies

- Consider Homer's ability to provide support services

GOAL 5: Strengthen Homer as a tourism, business travel, education and recreation event destination.

Homer is already one of Alaska's premier tourist destinations and appears to be enjoying continuing growth in visitation and expenditures. A trend is also emerging to hold professional conferences and educational events in the community in addition to the many athletic, cultural and recreation opportunities. City actions can have a significant impact on the economic importance of the visitor economy by promoting longer stays, increased expenditures per person, and more repeat visitation.

Equally important, City government plays a crucial role in guiding the growth of tourism to maximize its benefits and to minimize the costs imposed on the people of Homer.

Objective A: Invest in local infrastructure, parks, and civic improvements that will serve locals well as visitors by promoting longer stays, increased expenditures per person, and more repeat visitation as a form of economic development.

One economic development strategy is to find ways to encourage visitors to stay in the community longer during their visit, or to visit again in the future. The Farmer’s Market in downtown Anchorage is an example; visitors to the market also visit other downtown businesses. Even staying an hour or two longer in the community may result in visitors eating more meals in local restaurants or spending more money shopping. The City benefits through increased sales tax revenue. To keep Homer an attractive destination requires that the City and private business work in partnership to provide the basic services that visitors and locals expect. These improvements and public expenditures should also benefit local taxpayers.

Effort should be made in the future to have more tourists visit downtown Homer to support year round businesses. Seasonally, the Spit will continue to be a huge draw, but investment in tourist amenities should be equally focused on downtown Homer.

Implementation Strategies

- Maintain a welcoming environment that serves the needs of visitors

Objective B: Support efforts to improve community attractions, including land and water trails, and access to marine activities and the marine environment. Improve links between attractions.

Homer can be considered to have three main tourism destination areas: The downtown and Old Town area, the Spit, and the area across Kachemak Bay. While each of these areas currently attracts numerous visitors, it is likely that more tourists could be accommodated and more spending could be encouraged if the unique attributes of each area were further developed and if better connections were made among the three areas. Ideally, the enhancements that attract more tourists equally benefit local residents as well, resulting in an increase to business activity, tax receipts, and quality of life.

Implementation Strategies

- Improve the ability and convenience of travelers to travel throughout Homer

Objective C: Increase the net benefits that tourism brings to Homer.

Homer’s distinctive character and attractions create substantial economic benefits to the community in terms of jobs, business opportunities, and tax revenues. Tourism also helps the community host a greater number and diversity of businesses and services than what local spending alone can support. While tourism creates a wide array of benefits, it can also be disruptive to local life. For example, tourism may exacerbate traffic congestion, transform commercial areas from local to visitor-serving, cause crowding at recreation destinations enjoyed by residents, and potentially adversely affect fish, wildlife, and other elements of the natural environment. Community members have expressed a desire to encourage tourism activities that do not require extensive changes to the existing environment, but rather help to conserve Homer’s natural setting and improve the area.

As a result of this mix of positive and potential negative impacts, Homer should pursue a guided tourism growth policy. The community will promote tourism growth, but do so in a manner that helps sustain the qualities of the community that attract residents and visitors.

Implementation Strategies

- Promote tourist amenities that provide benefits beyond the tourist season
- Review the cost to maintain tourist amenities and minimize the amount of local subsidy
- Promote tourist activities that have the least negative impact to locals
- Promote Homer as a tourist destination

GOAL 6: Support community efforts to establish affordable housing.

Many residents expressed the view that economic development depends, at least in part, on a balance between income and the cost of living. Strategies to promote a diverse range of housing options are discussed in *Chapter 4, Land Use*. This goal is included as a component of economic vitality to explicitly reflect the connection between housing opportunities and the economic well-being of Homer.

City government has few tools to address the issue of affordable housing. The direct role of the City of Homer is limited by the fact the City is not a housing authority, and city taxation and development fees are relatively low. In recent years, the Economic Development Commission (EDC) has studied Homer's tax policies. The EDC found that the tax credits for housing that the city could institute do not significantly affect the cost of housing. The market demand is for homes that are more expensive, and the high cost of real estate and land development results in very few new 'affordable' housing units. However, the city can support the efforts of other groups in building new affordable housing units, which will free up units on the private rental market.

Implementation Strategies

- Consider support mechanisms for special population

Economic Vitality Implementation Table

Table 10. Chapter 7, Economic Vitality Implementation Table

Project	Timeframe			Ongoing	Primary Duty
	Near Term	Mid Term	Longer Term		
Goal 1 - Encourage Economic Development					
1-1 Support Chamber's Buy Local campaign and source city purchases locally when price competitive.				x	Administration
1-2 Continue the local bidders preference in city procurement policies.				x	City Council
1-3 Review and make zoning recommendations that promote local agriculture and other locally sourced products.	x			x	HAPC
1-4 Plan for economic development by partnering with organizations such as the Chamber of Commerce. Retain an active board role with the chamber, and involvement with Kenai Peninsula Economic Development District, Inc. (KPEDD), Homer Marine Trades, non-profits and other similar organizations.				x	Administration
1-5 Review the Community Economic Development Strategy (CEDS) Plan.		x			EDC
1-6 Create an action plan from the CEDS plan.	x				Administration, EDC
1-7 Stay abreast of the requirements of information technology infrastructure.				x	HAPC, EDC
Goal 2 - Encourage Year-round Jobs					
2-A-1 Review zoning regulations to ensure new businesses and development are not unduly restricted.				x	HAPC
2-A-2 Continue to invest in community infrastructure and transportation systems (see Chapter 5, Transportation).				x	City Council, Administration
2-A-3 Identify business needs through business retention program participation.				x	EDC
2-A-4 Stay abreast of the needs of technology-based business and review the ability of the city to support.				x	EDC
2-A-5 Partner with KPEDD to identify options for incentives to encourage local business growth.	x			x	EDC, Administration
2-A-6 Work with KPEDD to identify regional successes.	x			x	EDC, Administration
2-B-1 When local state or federal jobs are being considered for elimination or relocation, lobby to retain them.				x	City Council, Administration

Project	Timeframe			Ongoing	Primary Duty
	Near Term	Mid Term	Longer Term		
2-B-2 Actively work with the Coast Guard to support the retention and expansion of facilities in Homer.	x			x	City Council, Administration
2-B-3 Work with state and federal authorities to promote the expansion of their activities in Homer.				x	City Council, Administration
2-C-1 Keep abreast of KPC program offerings and consider resolutions of support.				x	City Council
2-C-2 Review zoning requirements in regard to student housing opportunities.		x			HAPC
2-C-3 Support collaborative educational programs.				x	City Council
2-C-4 Connect sources of information that contribute to identifying local job training needs.				x	EDC, Administration
Goal 3 – Promote Growing Industries					
3-A-1 Periodically review land use regulation effects upon new business opportunities.				x	HAPC, Planning
3-B-1 Make ice available year round for fish processing, when demand dictates.		x			Port
3-B-2 Continue to evaluate demands and plan to address ways to support the fishing industry.				x	Port and Harbor Commission
3-B-3 Continue efforts to expand the Deep Water Dock and other Harbor infrastructure.	x			x	Administration, Port, City Council
3-B-4 Continue East Boat Harbor expansion studies.				x	Administration, Port, City Council
3-C-1 Review zoning for opportunities that accommodates art studio, art education activities, and residential living (<i>also, see chapter 4, Land Use</i>).	x				Planning, HAPC
3-C-2 Investigate options for creating a new, multi-purpose cultural, performing arts and community center in Homer’s town center (<i>see the Town Center Plan and Park Art Recreation and Culture Needs Assessment</i>).			x		Administration
3-D-1 Lobby for support of Kenai Peninsula College (KPC) programs supporting the local healthcare industries.				x	City Council
3-D-2 Consider shared marketing opportunities to also include Homer as a healthcare destination.				x	Administration, Chamber of Commerce

Project	Timeframe			Ongoing	Primary Duty
	Near Term	Mid Term	Longer Term		
Goal 4 – Support Energy Exploration and Production					
4-1 Maintain and/or expand industrial zones.				x	Planning Commission
4-2 Support community efforts to remediate brownfield locations via letters and resolutions of support and technical assistance for grant applications.				x	Administration, City Council, other departments as appropriate
4-3 Continue to review zoning options for provisions of renewable energy systems in the City.				x	Planning Commission
4-4 Promote renewable energy development regionally with resolutions of support.				x	City Council
4-5 Review how land use policies may be used to support energy, mining, oil, and gas support services.				x	Planning Commission
Goal 5 – Strengthen Homer as a Destination					
5-A-1 Support and fund beautification efforts on Pioneer Avenue through budget appropriations, CIP, cost sharing and grant applications.				x	City Council, Administration
5-A-2 Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Spit, RV dump stations, adequate trash collection, park maintenance, etc.).				x	City Council, Administration, Public Works
5-B-1 Review opportunities to improve shuttle stops (also, see 5-B-3).				x	Public Works, City Council
5-B-2 Design and build a wayfinding system that includes the Spit, Pioneer Ave., and Old Town, consider a local partnership.		x			City of Homer, Chamber of Commerce, community partner
5-B-3 Consider constructing ADA accessible sidewalk improvements and installing benches and trashcans at central shuttle stops, such as the corner of Bunnell and Main.	x				Public Works, City Council
5-C-1 Adequately fund maintenance of public facilities.				x	City Council, Administration, Public Works
5-C-2 When planning new amenities, evaluate projects benefits for both residents and visitors (e.g., trails).				x	City Council, Administration, Public Works
5-C-3 Support eco-tourism concepts and passive or quiet low-impact recreation activities in marketing information.				x	City partnership with Chamber of Commerce

Project	Timeframe			Ongoing	Primary Duty
	Near Term	Mid Term	Longer Term		
5-C-4 When opportunities arise, work with private sector partners to support private sector establishment of conference and convention capabilities.				x	Administration
5-C-5 Review infrastructure capacity for the ability to meet current and future demands.				x	Public works
5-C-6 Recommend and support taxation policies and fee structures that result in revenues from tourism that cover the city's costs in providing services to tourists.	x			x	City Council and City Departments
5-C-7 Support shoulder season activities that are not seasonally dependent as a way to expand the local economy.				x	Public Works, Administration, City Council
5-C-8 Identify, promote and expand, and target visitor markets, including Alaska residents, out-of-state independent travelers, and small group package tour travelers.				x	Chamber of Commerce, KPTMC
5-C-9 Accommodate and encourage events such as the Shorebird Festival and Kachemak Bay Writers' Conference, professional and educational conferences, and sporting tournaments.				x	Administration, City Council, and community partners
Goal 6 – Support Efforts to Establish Affordable Housing					
6-1 Support the efforts of other organizations to provide housing for target populations such as seniors, low income and special needs residents. Write letters or pass resolutions of support.				x	City Council, Administration
6-2 Support senior housing that allows seniors to age within the community, such as assisted living and long term care. Write letters or pass resolutions in of support for grant applications to expand housing.				x	City Council, Administration
6-3 Maintain land use regulations that support cradle to grave housing options for special populations.				x	HAPC



Business Retention & Expansion Survey Report

January 16, 2018
City of Homer Economic Development Commission

PROGRAM OVERVIEW

The City of Homer’s Economic Development Commission (EDC) conducted its first Business Retention & Expansion (BR&E) survey in 2017 with four primary goals:

- Develop and encourage communication with local businesses;
- Obtain business owners’ perspectives and ideas on Homer’s business environment;
- Identify business needs and concerns that may be addressed by the City;
- Develop strategies and actions that will continue to support small business retention and expansion.

The EDC’s BR&E initiative was motivated by the fact that local business’ commitment to community and the jobs they create are critical components of a strong economy. Working with existing businesses is also an effective way to foster economic growth. Studies show that up to 76% of job growth and local economic investment comes from existing businesses, especially in rural areas.

METHODOLOGY

The EDC developed the BR&E survey in the spring of 2017 after a review of online resources and with guidance from the Kenai Peninsula Economic Development District who had recently conducted a State-initiated BRE survey within the Kenai Peninsula Borough.

The EDC launched its 54-question survey on July 1, 2017 using an online Google Form survey platform. The survey period ended October 13, 2017. Paper copies of the survey were also available; the responses from paper surveys were entered manually into the Google survey form by EDC staff. A copy of the complete BR&E survey is provided in Appendix 1.

To promote the survey and gather broad business representation, postcard advertisements went out to 1,680 area business license and commercial fishing permit holders.

Notices with a QR code link were displayed at City of Homer reception areas (City Clerks, City Hall Main Desk, Port & Harbor Office and Public Library) and on the City of Homer Website.



EDC Commissioners personally reached out to area businesses, distributed fliers to local businesses and bulletin boards and outreached to Rotary Clubs, the Homer Chamber of Commerce, Farm Bureau, Farmers Market, Board of Realtors, the Homer Marine Trades Association, National Pacific Fisherman’s Association, the Health & Wellness Coalition and Bed and Breakfast Association. The BR&E effort was also featured in the Homer News and Tribune, and on KBBI and the Radio Realty radio program.

112 BR&E surveys were completed. Twenty-two respondents (21%) requested a follow-up interview. While the response rate (at 7%) is too small a sample size to draw comprehensive conclusions about the local business environment, the information provides good input to start building our local understanding, serves as an indicator of some business concerns and a basis for directions the EDC can pursue.

MOST MENTIONED IDEAS TO IMPROVE BUSINESS CLIMATE/QUALITY OF LIFE IN HOMER:

10X	Walkable town with greenspace	•pedestrian-accessible town with trail connected business districts
7X	Town Appearance	•kept-up appearance, cleanliness and storefronts
7X	Environmental Efforts	•protect land and water resources; develop alternative energy

MOST MENTIONED IDEAS TO MAKE IT EASIER TO EXPAND OR KEEP BUSINESS IN HOMER:

10X	Less or Stable Taxes	•tax burden topped a longer list of costs of doing business that impact area businesses
10X	Good Labor Pool	•access to a good labor supply was mentioned as frequently as tax rates
7X	Pro-Business City Policies	•City take into account the implications of ordinances and permitting procedures for business

MOST MENTIONED SUGGESTIONS FOR CITY OF HOMER INFRASTRUCTURE & SERVICES:

7X	Keep boat/marine business in Homer	•affordable harbor; large vessel harbor & haul out; fish processing incentives
7X	Improve or Control Gov't Regulation	•better sign ordinance, building codes for safety and appearance; consistent enforcement
7X	Road quality & transportation infrastructure	•more paved roads, intersection sight lines, strategic crosswalks; paved Spit parking

EDC Proposed Action Items

Local business concerns the EDC proposes to work on in short-term:

- ✓ Clarify specific City regulatory barriers in the areas of zoning options and the permit process, sign ordinance (particularly in regard to several businesses co-located in one building) and lease policy and procedure -- while keeping safety, town appearance and quality of life elements in the balance;
- ✓ Explore public-private partnership to create a master plan for a more vibrant, connected central commercial district with attention to appearance, trail connections, way-finding, arts, wi-fi zone, etc.
- ✓ Support efforts to develop large vessel haul-out;
- ✓ Share survey results with other organizations/government units engaged more directly in the issues as a catalyst for solutions;
- ✓ Educate ourselves and others about the actual scope of City government reach in the various challenges brought out by the survey and connect individual business owners with information about the organizations and resources available for to address concerns and for business assistance.

Longer-term issues that cut across many businesses and require various stakeholder involvement in both strategy development and implementation:

- ✓ Explore City participation in coordinated public-private initiatives to recruit workforce;
- ✓ Support large vessel harbor development with attention to competitive rates and multi-use Spit management.

IMPLEMENTATION PLAN

Successful implementation of the CEDS will depend on a collaboration of local government with members of Homer’s business and non-profit communities. Many activities will be ongoing in nature. Others will set the stage for additional progress.

STRATEGY	RESPONSIBILITIES
“BIGGER PICTURE” FACTORS	
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: Utilize land use policies and other regulations to serve the overall public interest without unduly restricting development.	Planning Dept., Port & Harbor Dept., Public Works Dept.
1. Process permit and lease applications more efficiently/quickly.	
2. Project “How can we help you?” attitude in permitting process.	
3. Review policies and practices at least every 5 years.	
B. Provide high-quality public services and infrastructure.	
1. Maximize outside investment in City infrastructure to reduce burden on local taxpayers.	City Manager’s Office, Public Works Dept., Port & Harbor Dept.
2. Make maintenance of infrastructure a priority.	City Council
3. Support “quality of life” through City services and infrastructure.	City Council
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.	City Council and all departments, in collaboration with other community groups.
AFFORDABLE HOUSING	
Goal: Assess options to meet current and future needs for affordable housing.	
A. Form task force to assess current housing supply, identify needs and barriers, evaluate options, and make recommendations.	City Council/Kenai Peninsula Housing Initiatives
A SKILLED, EDUCATED WORKFORCE	
Goal: Ensure quality life-long learning opportunities in Homer.	
A. Support quality public school programs.	City Council
1. Advocate for vocational/technical programs and basic skills classes as well as college-preparatory curricula.	
2. Support efforts to provide students with hands-on learning experiences.	
B. Support growth of UAA-KPC-Kachemak Bay Campus.	City Council
1. Support efforts to market Homer as a place to go to college.	

2. Support KBC goals aimed at expanding the campus with new buildings and facilities.	
3. Support the development of student housing.	
4. Support the development of new college programs to meet existing needs and likely areas of future job growth.	
C. Advocate for new vocational/technical training programs and centers in or near Homer.	City Council
1. Support Homer as the location for a Maritime Academy.	
2. Support vocational/technical programs offered at the college, high school, Alaska Vocational/Technical Center, and private companies or non-profit organizations	
D. Provide and protect the quality-of-life attributes known to attract skilled workers.	City Council and all departments in collaboration with other community groups
TECHNICAL AND FINANCIAL ASSISTANCE FOR BUSINESS OWNERS	
Goal: Improve chances of success for local entrepreneurs seeking to start or expand a business.	
A. Continue to support the Small Business Development Center housed at the Chamber of Commerce.	City Council
B. Support development of a new program aimed at helping entrepreneurs identify and secure needed capital.	Chamber of Commerce, City of Homer Economic Development Coordinator ²⁸
C. Support development of a program to provide mentoring and other networking opportunities for local entrepreneurs.	Chamber of Commerce, Economic Development Coordinator
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.	
A. Appoint a Local Food Commission to recommend and facilitate policies and programs designed to increase local agricultural production and consumption.	City Council
B. Continue to support development of renewable energy sources to help reduce dependence on fossil fuels.	City Council
C. Continue to work to bring natural gas to Homer.	City Council
D. Support Smart Growth principals such as mixed-use development, transportation options, and affordable housing.	City Council, Planning Commission, Planning Department
E. In development decisions, take into account possible future impacts of global greenhouse gas emissions such as sea level rise and ocean acidification, as well as potential positive effects such as longer, warmer growing seasons.	City Council, City departments
F. Support continued management of Alaska fisheries based on principles of sustainability.	City Council

²⁸ Economic Development Coordinator refers to a new position. See recommendations for “An Organizational Structure for Economic Development.”

G. Support programs which help local business owners and homeowners improve energy efficiency in their buildings and facilities.	City Council
ECONOMIC SECTORS	
COMMERCIAL FISHING AND MARICULTURE	
Goal: Protect and enhance commercial fishing and mariculture as a key element in Homer’s basic (export) economy.	
A. Support state/federal regulatory measures that help ensure sustainable fisheries.	City Council
1. Keep abreast of information related to fisheries health.	
2. Support regulatory proposals aimed at maintaining healthy populations and sustainable harvest levels.	
B. Provide and maintain infrastructure at the Port of Homer needed to support and grow the local fishing industry.	City Council, City Manager, Port & Harbor Director
1. Seek ways to either redefine “fish processing” at the state level or meet the current definition at the local level to help capture more of the fisheries taxes collected by the Alaska Dept. of Revenue.	
2. Continue to seek funding for expansion of the small boat harbor to make room for more commercial fishing vessels.	
C. Encourage development of the local seafood industry beyond traditional products and markets.	City of Homer Economic Development Coordinator, Small Business Development Center, Kenai Peninsula Economic Development District
D. Market Homer as a center for commercial fishing and quality seafood products.	Chamber of Commerce, industry groups, City Council
1. Develop and promote local product identification.	
2. Publicize the advantages of doing fisheries-related business in Homer.	
GENERAL MARINE TRADES/PORT & HARBOR DEVELOPMENT	
Goal: Promote growth and vitality of the marine trades as an economic cluster in Homer.	
A. Utilize City lease policies to help ensure that property needed for marine businesses is available on the Homer Spit at reasonable terms.	City Council, City Manager, Lease Committee
B. Continue to seek funding for capital projects that will benefit the marine trades, such as Deep Water Dock expansion and expansion of the Small Boat Harbor.	City Council, Special Projects Coordinator, Port & Harbor Director
C. Promote Homer as the site for an Alaska Maritime Academy.	City Council
D. Encourage new businesses that will fill unmet needs within the marine trades cluster.	Economic Development Coordinator, Chamber of Commerce
E. Address parking problems on the Spit	City Council
F. Encourage overslope development through public/private partnership whereby the City of Homer will invest in the necessary platforms and pilings to support further development.	City Council

TOURISM/VISITOR INDUSTRY	
<p>Goal: Increase the net benefits that tourism brings to Homer. <i>Note: The following objectives (A, B, and C) are taken from the Homer Comprehensive Plan, Economic Vitality Chapter. For more information including proposed strategies, see the Homer Comprehensive Plan, Chapter 8.</i></p>	
A. Invest in local infrastructure, parks, and civic improvements that will serve locals as well as visitors.	City Council
B. Support efforts to improve community attractions, including access to attractions and links between them.	City Council, Parks and Recreation Division, partner organizations such as Pratt Museum
C. Increase the net benefits that tourism brings to Homer. <i>The following strategy is one of those listed in the Homer Comprehensive Plan for achieving this objective: "Continue to explore the establishment of conference and convention capabilities in existing and/or new facilities."</i>	City Council, City Manager
1. (EDC recommendation): Pursue enactment of a modest local bed tax to support a conference center and other economic development activities.	
ARTS AND THE CREATIVE CLASS	
<p>Goal: Continue to attract artists and other members of the creative class to Homer and maximize economic benefit to the community.</p>	
A. Work to enhance and protect the quality of life factors that make Homer attractive to artists and other creative people.	City Council
B. Support public art above and beyond the existing 1% for Arts ordinance.	City Council and all departments, in collaboration with other community groups and businesses
1. Commission public art for existing parks, buildings, streets/sidewalks, and other facilities.	
2. Provide spaces, permanent and temporary, for art installations and music/performance art events.	
C. Publicly recognize the value of art in our lives and in our community.	City Council, Chamber of Commerce, other organizations
D. Support arts education in the public schools and elsewhere.	Kenai Peninsula Borough School District, City of Homer
E. Partner with local arts organizations and businesses to promote art in the community.	City Council, Chamber of Commerce
HEALTH, WELLNESS, AND RECREATION	
<p>Goal: Enhance the economic benefits to Homer from health, wellness, and recreation programs and providers.</p>	
A. Support efforts to provide modern technology in the health care sector; e.g., at South Peninsula Hospital.	South Peninsula Hospital, City Council
B. Support local job training programs in the health care field.	City Council, UAA-KPC-Kachemak Bay Campus

C. Seek to attract medical specialists in areas where there is unmet need.	Medical community, social service agencies
D. Support growth of services to meet the needs of senior citizens.	Homer Senior Citizens, other social service agencies, City Council
E. Support necessary steps to comply with federal health care reform mandates at the local level.	South Peninsula Hospital, other health providers, City Council
F. Publicize Homer’s many health care and wellness options through a directory of local health and wellness services.	Chamber of Commerce, Economic Development Coordinator
G. Expand and improve the City of Homer’s Parks and Recreation Program.	City Council, Parks and Recreation Commission, Community Recreation Coordinator
1. Complete a community recreation needs assessment.	
2. Investigate successful models from other towns.	
3. Develop a community parks and recreation master plan that describes program elements, staffing needs, and potential funding sources.	
4. Seek funding from multiple sources for the Parks and Recreation Program.	
EDUCATION	
Goal: Enhance economic development in Homer through the education sector.	
A. Support early childhood education programs in Homer.	City Council
B. Support adequate funding for Kenai Peninsula School District operations in Homer, with an expansion of vocational-technical education.	City Council
C. Support goals of the Kachemak Bay Campus of UAA-KPC including expansion of the campus and provision of student housing.	City Council
D. Support expansion of educational programs to take advantage of emerging economic opportunities and/or to capitalize on Homer’s existing strengths and assets, such as interest in sustainability, proximity to ocean resources, and arts/culture.	City Council, local college, local arts organizations and other non-profits
THREE BROAD SECTORS: CONSTRUCTION & MANUFACTURING, RETAIL, SERVICES	
Goal: Increase the contribution these sectors make to Homer’s overall economic health.	
A. Encourage enterprises that will provide jobs and other economic benefits without serious negative side effects.	City Council, Economic Development Commission, Economic Development Coordinator, Chamber of Commerce
B. Encourage value-added manufacturing to maximize local resources and provide products for export.	City Council, Economic Development Commission, Economic Development Coordinator, Chamber of Commerce
C. Convey a “How can we help you?” attitude to assist prospective business owners and those seeking to expand existing businesses.	City Council, Planning Commission, Planning Department
1. Utilize zoning to ensure adequate land for different needs and publicize available land zoned for different purposes.	

2. Improve the permitting process to clearly communicate requirements and reduce time and frustration for applicants.	
3. Publicize resources provided by other organizations that can assist local business owners.	
HIGH TECH/INTERNET BUSINESSES	
Goal: Support the growth of the high tech sector in Homer, including Internet-based businesses.	
A. Support technical upgrades that benefit individuals and businesses who utilize these services extensively; e.g., high speed broadband Internet, improved cell phone service, and wireless connectivity.	City Council, Economic Development Coordinator, Chamber of Commerce
B. Market Homer’s quality of life factors and suitability for high-tech/Internet-based operations.	City Council, Economic Development Coordinator, Chamber of Commerce
C. Support training opportunities for skill development in computer-related fields, including Internet-based commerce.	UAA-KPC-Kachemak Bay Campus, local high schools
TRANSPORTATION AND WAREHOUSING	
Goal: Increase the role of transportation and warehousing in Homer’s economy.	
A. Improve and expand Homer’s Port and Harbor facilities, including expansion of the Deep Water Dock and construction of the proposed East Boat Harbor.	City Council, City Manager, Port and Harbor Dept.
B. Utilize lease policies to simultaneously benefit the broader community and individual business owners.	City Council, City Manager, Lease Committee
C. Market Homer to attract new transportation-related businesses.	City Council, Chamber of Commerce
D. Improve and expand Homer’s overall transportation network in keeping with the goals of the Homer Comprehensive Plan, Transportation Plan, and Non-Motorized Transportation and Trail Plan.	City Council, Planning Commission, Planning Dept., Public Works Dept.
E. Support the development of a rail line connecting Homer to Anchorage.	City Council
AGRICULTURE	
Goal: Support expansion of local agricultural enterprises in the Homer area.	
A. Provide the Homer Farmers Market with a permanent location; e.g., in the proposed Town Center.	City Council
B. Advocate for a USDA-approved meat processing facility on the southern Kenai Peninsula.	City Council, Homer Farmers Market
C. Support construction of a community cold storage/freezer facility.	City Council, Homer Farmers Market
D. Support development of a “kitchen incubator” that provides food producers and processors in start-up and growth phases with access to technical assistance and shared facilities.	City Council, Homer Farmers Market
E. Build a new greenhouse for the City to use and encourage Homer High School to use existing greenhouses in a full year-long agriculture curriculum.	City Council, Kenai Peninsula Borough School District

F. Support efforts to encourage local food production, connect local farmers with markets, and publicize the benefits of “eating local.”	Homer Farmers Market, Sustainable Homer, City Council, Chamber of Commerce
G. Consider land use and/or tax incentives to take full advantage of the fact that the Homer bench is an extremely valuable agricultural microclimate.	City Council
H. Establish a program whereby City crews and equipment will assist in turning lawns into garden plots, at either no or low cost to property owners.	City Council, Public Works Dept.
I. Eliminate the City sales tax on locally grown non-prepared food.	City Council
J. Support changes in borough tax policy to classify greenhouses as “agricultural.”	City Council
K. Network and collaborate with University of Alaska-Fairbanks and Cooperative Extension Service personnel regarding research and funding opportunities.	Homer Farmers Market, City Council
L. Establish a Local Food Commission to further develop goals and strategies related to local agriculture/sustainability and facilitate achievement of the goals.	City Council
RETIREES AND SECOND-HOME RESIDENTS	
Goal: Maximize the benefits of retirees and second-home residents to the local economy.	
A. Focus on enhancing and marketing quality of life factors rather than offering financial incentives to attract retirees.	City Council
B. Support the growth of senior services in Homer, including health services.	Homer Senior Citizens, South Peninsula Hospital, and other health and social service agencies
C. Support efforts that result in vacation travel by seniors to Homer and seek to create a positive first impression for these visitors.	City Council, Chamber of Commerce
GOVERNMENT	
Goal: Without advocating unnecessary growth of government, maximize the contributions of government (especially borough, state, and federal) as an economic sector in Homer.	
A. Advocate for expansion of borough, state, federal, and tribal government offices and programs in Homer, as appropriate.	City Council
B. Seek to understand the needs of government agencies in Homer and work cooperatively to ensure those needs are met.	City Council
C. Respond to requests for letters and resolutions of support by government agencies, as appropriate.	City Council, City Manager
D. Take advantage of opportunities for networking and collaboration to help foster positive relationships with representatives of government agencies.	City Council, City departments

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.	
A. Complete master planning for the Town Center district.	City Council, possibly working with task force
1. Identify preferred routes and design for new roads, trails, sidewalks, parking areas, and community open space.	
2. Work with landowners to accomplish land trades or lot line adjustments as needed.	
3. Consider a public market as a primary anchor for Town Center development and include space for the market in the master plan. Work with Homer Farmers Market toward this goal.	
B. Emphasize connections to Pioneer Avenue, Main Street, and Old Town to help ensure that Town Center development benefits existing and future businesses in these areas.	City Council, Planning Department, Public Works Department
C. Take steps to make Pioneer Avenue more appealing as a commercial district. Support similar improvements on Main Street and Bunnell Street.	City Council, Planning Department, Chamber of Commerce
D. Seek funding from public and private sources to build the first roads, sidewalks, parking lots, and trails and provide utilities as outlined in the Town Center master plan.	City Council, City Manager, Special Projects Coordinator
E. Actively promote Town Center as a location for dense, attractive, mixed-use development.	City Council, Economic Development Coordinator, Chamber of Commerce
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.	
A. Seek permission from the Kenai Peninsula Borough and from voters to enact a modest local bed tax to provide a revenue stream to support economic development activities, possibly including construction and operation of a conference center.	City Council
B. Establish the economic development office as a City division (or initially, a single full-time position).	City Council
C. Establish the geographic reach of the new program as the greater Homer area, to include Homer, Diamond Ridge, Kachemak City, and Fritz Creek.	City Council



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue

Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

March 14, 2018

Homer Hockey Association Board of Directors
c/o Charlie Stewart and Charlene Flyum
3232 Homer Spit Road
Homer, AK 99603

Dear Board Members of Homer Hockey Association,

We are writing to thank you for reaching out to the Economic Development Advisory Commission to give a presentation about HHA's activities, the social and economic benefits of the Kevin Bell Arena, and your request for financial support from the City. Also, thank you for returning with more detailed information to further assist the Commission in deliberating HHA's proposal, which requested the EDC to ask City Council to provide funding to support your efforts.

The Commission appreciates the diligent work you have put into keeping the Kevin Bell Arena vital, and acknowledges that HHA's sports tournaments uniquely generate significant economic activity in the community, helping to extend the tourism season beyond the traditional summer months. Chair Karin Marks acknowledged Homer Hockey Association's economic contribution and merits to City Council during Commission Reports at the February 25, 2019 City Council Meeting, and the Commission further discussed your request at their March 12, 2019 meeting.

At this time, the EDC encourages you to apply for funds from the City of Homer Grants Program administered by the Homer Foundation. The program was set up by the City to provide general operating support to locally-based non-profits that provide essential and enriching services in the City of Homer. It is funded through an annual allocation from the City and is supplemented by annual earnings from the City of Homer and Kachemak City endowment funds. You can find the guidelines and application at www.homerfoundation.org. If you have questions, please contact Joy Steward, Executive Director at jsteward@homerfoundation.org.

The Commission wanted to share with you their encouragement, and some feedback on your presentation: it may be beneficial to your application to specify the amount of funding needed to lower tournament costs and track how those cost reductions impact the number of tournaments hosted per season -- and by extension the economic benefit to HAA and the community in general. Once you finalize your Homer Foundation financial request, or other requests (for instance, you had mentioned you were pursuing a capacity grant to hire staff), please share it with the EDC who may be amenable to writing a letter of support.

On behalf of the EDC, sincerely,

Jenny Carroll, EDC Staff



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

April 2, 2019

Anders Gustafson
P.O. Box 1245
Homer, AK 99603

Dear Anders,

Thank you for serving the City of Homer on the Economic Development Advisory Commission. Your contributions of time, energy and sincere concern for responsible development are much appreciated.

You served as an Economic Development Commissioner from April 11, 2016 to April 1, 2019. During that time the Economic Development Advisory Commission brought prosperity to the community through the changes you assisted in working for.

Once again, thank you for your dedication!

Ken Castner, Mayor

cc: Economic Development Advisory Commission

City of Homer
Homer, Alaska
Mayor's Certificate of Recognition

Greetings
Be It Known That

Anders Gustafson

is hereby recognized for his service on the
"Economic Development Advisory Commission"

as

"Commissioner"

April 11, 2016 to April 1, 2019

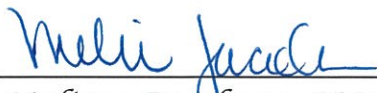
Recognition of your dedication to the cause of good government, your
contributions to your community and your willingness to serve your
fellow man.

In Witness whereof I hereunto set my hand this 2nd day of April, 2019.



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





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

April 2, 2019

Deborah Brown
210 Island View Court
Homer, AK 99603

Dear Deborah,

Thank you for serving the City of Homer on the Economic Development Advisory Commission. Your contributions of time, energy and sincere concern for responsible development are much appreciated.

You served as an Economic Development Commissioner from October 30, 2017 to April 1, 2019. During that time the Economic Development Advisory Commission brought prosperity to the community through the changes you assisted in working for.

Once again, thank you for your dedication!

Ken Castner, Mayor

cc: Economic Development Advisory Commission

City of Homer
Homer, Alaska
Mayor's Certificate of Recognition

Greetings
Be It Known That

Deborah Brown

is hereby recognized for her service on the
"Economic Development Advisory Commission"


as

"Commissioner"

October 30, 2017 to April 1, 2019

Recognition of your dedication to the cause of good government, your
contributions to your community and your willingness to serve your
fellow man.

In Witness whereof I hereunto set my hand this 2nd day of April, 2019.



Ken Castner, Mayor

Attest:


Melissa Jacobsen, MMC, City Clerk



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 6, 2019
SUBJECT: March 11 City Manager Report

Hilcorp Exploration in the Inlet

This summer you may notice a rather large ship stationed in the Inlet. Beginning in May, Hilcorp will be conducting exploration via contractor Polarcus, a marine seismic exploration company, approximately 30 miles west of the Homer Spit. The attached map and white paper has additional information. Though the Polarcus may dock for a few days in Homer, it will spend most of its time in the Inlet and will be working with local providers to shuttle goods and people.

ROW Clearing

Since 2016, Public Works has made a conscious effort to be more proactive about clearing rights-of-way (ROW) since years of “vegetation creep” allowed alders and large spruce branches to impede the ROW. The goal of this effort was to have the ROW proactively surveyed and cleared when staff had the dedicated time to do so versus staff responding reactively to a ROW that unexpectedly impeded regular maintenance or posed a safety hazard. Being proactive with ROW maintenance is efficient and cost effective since work can be done when the crews have time and the conditions are ideal versus on an emergency basis. It also extends the life of the road and facilitates access to utilities in need of repair. Nevertheless, ROW clearing can be one of the things you as councilmembers hear about the most from your constituents as the impacts are close to home. There is no question the right of way has to be cleared-- the City has not only a right but an obligation to keep the right of way clear and well maintained, however I wanted to have a conversation with the Council about the best way to manage our resources while adequately maintaining City streets. Equally important is to be consistent with how we approach properties so Public Works knows the Council and City Administration has their back. I am hoping to spend some time getting Council feedback and ideas during the Committee of the Whole meeting.

Summary of Neighborhood Seawall Meeting

On February 28th, Public Works Director Meyer and Councilmembers' Smith and Aderhold joined me in hosting a discussion on the Seawall while listening to comments and suggestions made by the public. There were seven community members present, two of which joined telephonically. I am currently drafting a list of suggestions made at the meeting, which will be submitted to all the homeowners residing in the Ocean Drive Loop Service Area (ODLSA), a neighboring property owner interested in paying into the Seawall's maintenance fund, and to Coastal Engineer Ronny McPherson. Mr. McPherson's Anchorage-based firm HDR is typically hired by the Department of Transportation for its Homer-based projects, including coastal erosion issues. Mr. McPherson will then provide the City with a quote that reflects how much his firm's

coastal engineering analysis will cost; the analysis will take into consideration the suggestions we submit. I will then come before Council on March 26th to request authority to spend funds from the Seawall Revenue Accounts (City account 156-0369 and ODLA residents' mill rate deposits account 808-0375) to cover a coastal engineering analysis for the Seawall that addresses preventative measures and future next steps to extend the life of the wall. The majority of the community members were in favor of using the Seawall maintenance funds to cover this analysis. As of the end of 2018, the remaining fund balance for Seawall maintenance is around \$90,000.

Northern Enterprises Boat Yard Inc. Lease Postponed

In my last City Manager's report, I shared with Council that staff would come before Council on March 11th with a Northern Enterprises Boat Yard Inc. lease proposal for sixty square feet of City tidelands. This topic has been tentatively postponed to the March 26th City Council meeting but may be additionally delayed due to the applicants' needs.

Library Director Busy Applying for Grants

Library Director Dixon has applied for a Tier 1 Rasmuson grant request with two parts: "collection enhancement" for books, DVDs, and Great Courses in CD and DVD formats (\$9,550); and funding for construction of a locking storage case to house a collection of historical and rare Alaskan books (\$3,000).

The Collection Enhancement portion is to purchase new books in several targeted sections, including health and medicine; STEM/Maker topics for older teens and adults; art books with quality photos; updated travel guides; replacements for classics in poor condition; updated children's book series on countries of the world; and bilingual/world languages books for children. Media purchases will include Great Courses; adding and replacing popular DVD classics; and DVDs on drug education and prevention.

The locking, glass-front cabinet will allow us to move a collection of historical and rare Alaskan books out of the director's office and into the main library, where patrons may utilize them in the library under controlled conditions. The collection contains items from the libraries of Toby Tyler, ???, and other local residents to the library over the years. These books are too valuable, or difficult to replace, or fragile to circulate in the regular collection. This grant request was submitted at the beginning of the month. The Rasmuson Foundation takes three to six months to decide on acceptance of the proposal.

The Library has applied for the Rasmuson grant a couple of times in the recent past. However, there are grants that we apply for and receive every year. These include the Federal e-rate grant that covers 70% of bandwidth costs at the Library (\$9,000) and a \$7,000 State Public Library Assistance Grant for books.

City Manager Out of the Office but Not Off Work

I will be out of the office the week of March 18th attending the International City Manager Association West Coast Regional Conference. I am looking forward to the opportunity to be reenergized and inspired by from my West Coast colleagues. Please feel to contact me while I am away – I will be engaged with packet prep and other City business and should be 100% available by phone and email.

SCBA Funding Request to Legislature

The Kenai Peninsula Borough has submitted a request to the Legislature for the replacement of self-contained breathing apparatus (SCBA) for Peninsula fire departments. This is in addition to the joint application to the Assistance to Fire Fighters Grant Program the City of Homer is participating in for the same equipment (Resolution 18-080). The Homer Volunteer Fire Department SCBA will be expiring in less

than one year and we will have to find general fund dollars to replace the equipment if one of these grants is not successful. The City appreciates the Borough taking the lead for Peninsula departments; working together we have a stronger voice and it ensures the interoperability of our equipment when we need to engage in mutual aid. Though it is unlikely there will be much of a capital budget this year, this project hits all the marks of life safety, regional benefit, and is a high need item. The City should advocate for it with the Legislature if the opportunity becomes available.

Update on 1% for the Art for Fire Hall

Resolution 18-081 awarded a contract to Jeffery Dean of Creative Fire Studio for a steel engraving to mount on the Fire Hall. In the resolution, the Art Selection Committee directed the artist to work with members of the Homer Volunteer Fire Department and members of the selection committee on final design and placement. After much back and forth, the artist and Department settled on the attached design to be placed in Pocket Park by the Fire Hall. This piece, complete with a bench and landscaping, will bring attention to this lovely little space. See attached proposal for details. The City appreciates the patience and professionalism of the artist as we have worked to get the perfect piece to enhance our Fire Hall property.

Tsunami Awareness Activities at the End of March – Plan to Participate!

Special Projects Coordinator Jenny Carroll has been working with the Fire Department, community volunteer Wayne Aderhold and various community partners to help make citizens aware of Homer's tsunami safe zone. They've planned a variety of Tsunami Awareness events for the last week of March, which coincides with Alaska's Tsunami Awareness Week. Activities include Facebook posts throughout the week promoting new emergency information materials on the City's website; KBBI's Coffee Table call in show at 10 am, Wednesday March 27th and a call in to Radio Realty, Thursday, March 28th; and a feature story in the Homer News.

To culminate the week, on Saturday, March 30th, the City and Kachemak Bay Running Club will be co-sponsoring the "Tsunami Blue Line Fun Run/Walk" event. The 2.66-mile round trip course follows Homer's tsunami safe zone, a 50' blue line through Homer from the Homer Elks Lodge around Ben Walters and back. The attached white paper and flyer have more information. Please plan on participating in any way you can!

Enc:

- White paper and map from Hilcorp
- Ordinance 16-51; back up memo 16-164 and City website page "Why Are You Cutting Down the Trees in Front of my Property"
- January 14th City of Homer letter to DOT Commissioner RE: Drainage Issues in Baycrest Subdivision and DOT response dated February 25th
- CAPSIS request for SCBA
- Art Proposal for City of Homer – HVFD Pocket Park
- “Tsunami Blue Line Fun Run/Walk” flyer and white paper



Hilcorp Alaska

Post Office Box 244027, Anchorage, AK 99524-4027
3800 Centerpoint Drive, Suite 1400, Anchorage, AK 99503
Phone: 907/777-8300 Fax: 907/777.-8301

Dear Neighbor,

Later this year, Hilcorp Alaska, LLC (Hilcorp) plans to conduct seismic surveys in the lower Cook Inlet area to gather geologic data. The proposed grid displayed on the enclosed map shows the area we will be collecting the data from a seismic vessel. Hilcorp has hired Polarcus to perform this work. Polarcus is a pioneer in the marine seismic exploration industry, with a proven track record of responsibly operating without harm to the environment. To learn more about Polarcus, their dedication to the environment, and past projects, you can reference their website at Polarcus.com.

We plan for the seismic survey activity to commence in early May 2019. The complete survey is expected to take approximately 6-8 weeks. The total duration of the survey may vary due to weather and other local conditions, but our goal is to complete the survey as safely and efficiently as possible with minimal disturbance to the area.

Polarcus plans to dock in Homer and will be in the proposed area navigating the seismic vessel. Two additional guide vessels will be locally contracted to ensure the safety of all project personnel, nearby vessels and area wildlife. The exact path and direction of the vessel is weather dependent.

Hilcorp has applied for the required permits to conduct this work from:

- Bureau of Ocean Energy Management (BOEM)
- United States Fish & Wildlife Service (USFWS)
- National Marine Fisheries Service (NMFS)

Hilcorp recognizes the importance and sensitivities of the Cook Inlet region and our obligation to execute our work in a responsible manner.

Our team will be doing all it can to minimize any potential disturbances.

Fairweather Science, LLC, an Anchorage-based consulting firm will manage the marine mammal monitoring program during the seismic survey, as required by the Federal law. Protected Species Observers (PSOs) will be placed on project vessels to collect information on marine mammals in the area and work with the vessel crews to initiate shutdown activities when marine mammals are observed within specified distances to our activity. The Polarcus seismic crews will also be fully trained on Cook Inlet species and permit requirements to ensure an environmentally sustainable operation. It is important to note:

- Seismic activities will not start unless no marine mammal has been sighted for a minimum of 30 minutes within established work zones.
- Seismic activities will be shut down and will not start again if a marine mammal has been sighted within an established risk zone.

Hilcorp has also contracted JCS Consulting, a firm based out of Soldotna, to coordinate stakeholder engagement and outreach.

To convey any concerns you may have about this project, activity or to request a community meeting with Hilcorp and/or Polarcus specialists, please reach out to Jill Schaefer at ak3dinfo@hilcorp.com or 907-841-8185.

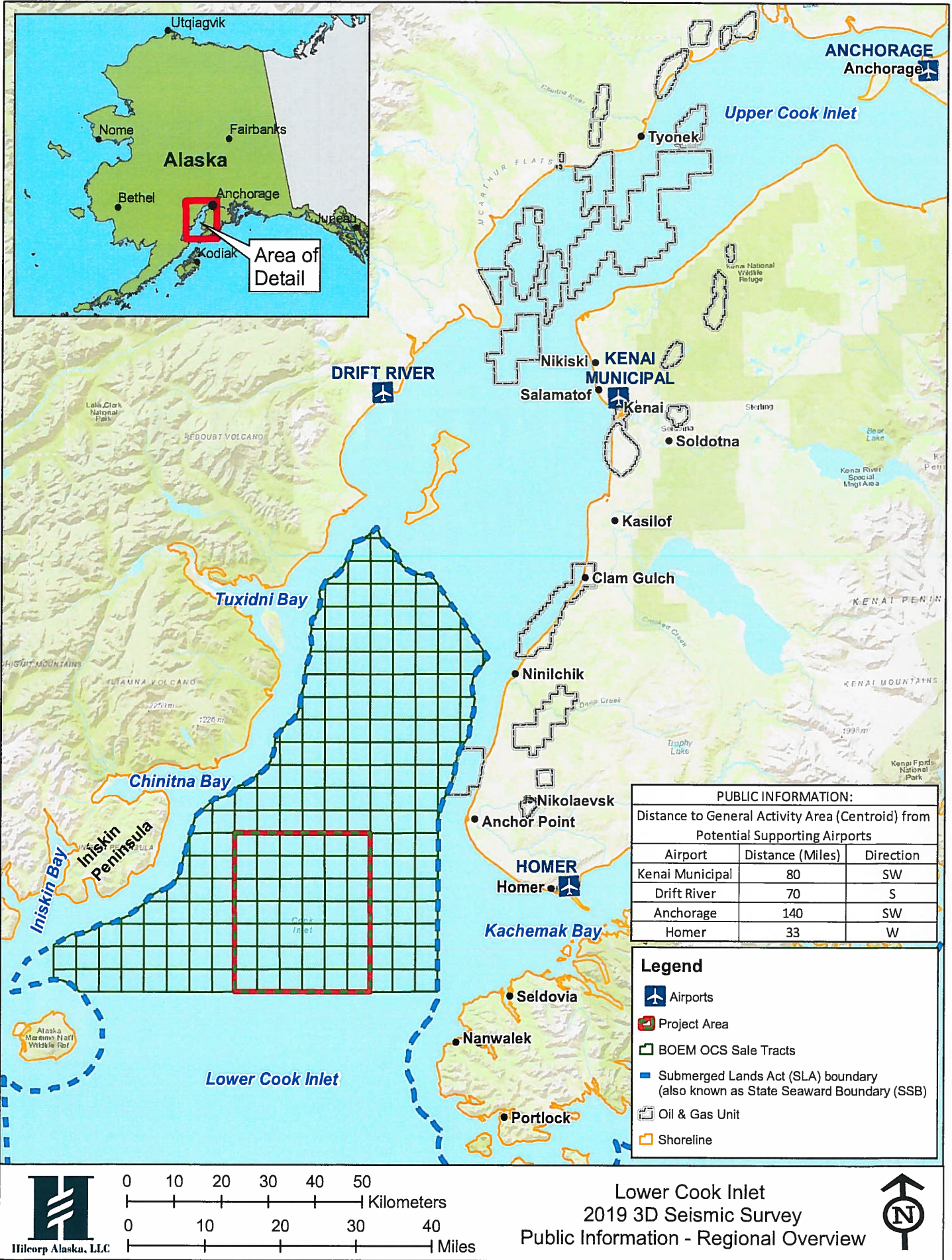
At Hilcorp we strive to improve each and every day in all aspects of our business – safety, environmental protection and production. We are excited to work with our Kenai Peninsula neighbors on this project.

For additional information about Hilcorp, our team members or other activity in the area, please contact me directly.

Sincerely,

Lori Nelson

Lori Nelson
Manager, External Affairs
Hilcorp Alaska, LLC
lnelson@hilcorp.com



Polarcus Naila

14 streamer 3D/4D seismic vessel

Overview

Delivered in 2010 Polarcus Naila is an ultra-modern 14 streamer 3D/4D seismic vessel. Built to the ULSTEIN SX124 design and incorporating the innovative ULSTEIN X-BOW® hull, this vessel combines the latest developments in maritime systems with the most advanced seismic technology commercially available. The vessel is also amongst the most environmentally sound seismic vessels in the market with diesel-electric propulsion, high specification catalytic convertors, double hull, and advanced bilge water cleaning system. This vessel complies with the stringent DNV CLEAN DESIGN notation.

Vessel

• Design	ULSTEIN SX124
• Builder	Drydocks World Dubai LLC
• Date Built	2010
• Flag	Bahamas
• Classification	DNV 1A1, SPS, BWM-T,TMON, SF, E0, DYNPOS-AUTR, CLEAN DESIGN, COMF-V (3), ICE-C, NAUT-AW,HELDK
• Helideck	Sikorsky S-61N / S-92
• Length Overall	91.0m
• Beam	19.0m
• Max Draft	7.5m
• Gross Tonnage	6667t
• Propulsion	Diesel Electric
• Maximum Speed	15.0 knots
• Bollard Pull	155t
• Fuel Capacity	1,540 m3 gas-oil
• Main Engines	6 x Wartsila 9L20, MCR rating 1800kW at 1000rpm
• Main Propulsion	2 x Berg CPP at 3700kW
• Bow Thrusters	1 x Brunvoll tunnel thruster at 1200kW 1 x Brunvoll retractable azimuth thruster at 850kW
• Stern Thruster	2 x 400kw
• DP System	Kongsberg K-Pos DP-21 - DPII
• Berths	60, including 23 single cabins

Navigation & Positioning

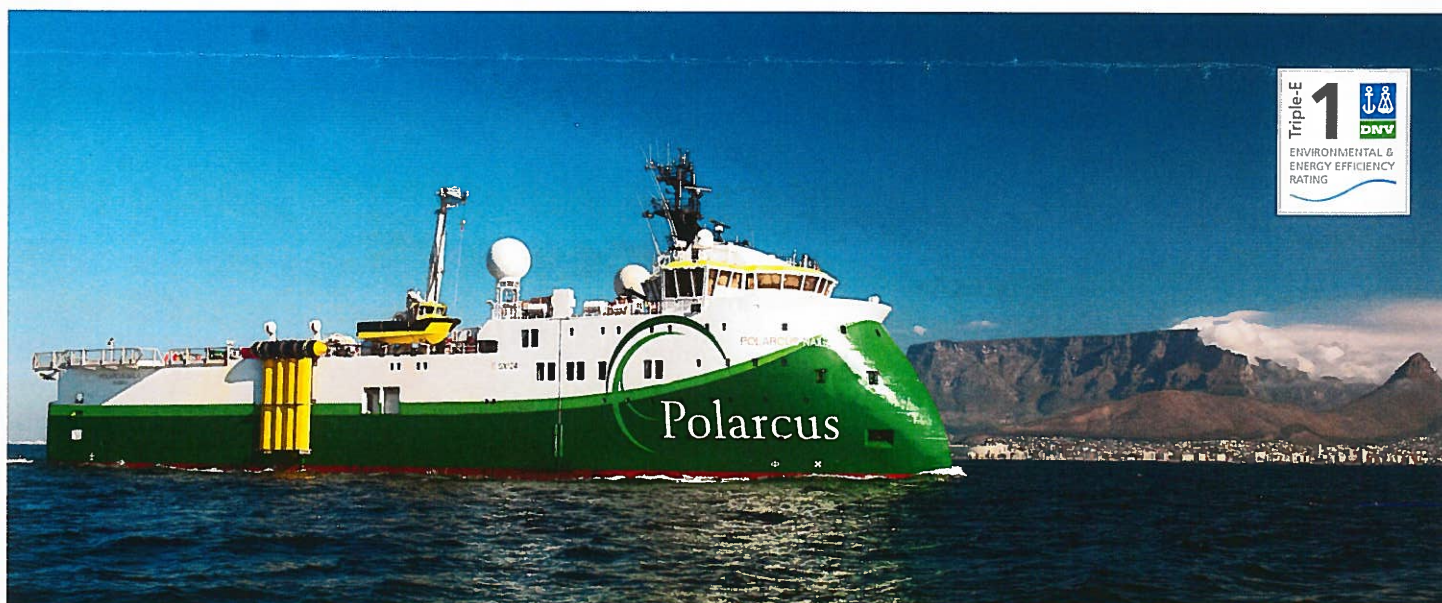
• Radar plants	S-band ARPA radar X-band ARPA radar
• Navigation	ECDIS chart system, DGPS

Communications

• Primary	GMDSS A4
• Secondary	Inmarsat F Fleet-77
• Communication	VSAT

Seismic Systems

• Seismic Source	Bolt Technology 1500-LL/1900-LLXT dual sources
• Marine Compressor	3 x LMF Compressors
• Streamers	14
• Streamer Type	Sercel Sentinel solid streamers
• Acquisition System	Sercel Seal Marine Data Acquisition System
• Navigation System	ION Orca
• Streamer Positioning	SERCEL Nautilus® 2D steering system
• Source Controller	Seamap GunLink 4000 fully distributed digital gun controller



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

City Manager

3
4 **ORDINANCE 16-51**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ENACTING HCC CHAPTER 11.36, VEGETATION IN RIGHTS-OF-
8 WAY, PROVIDING FOR THE REMOVAL OF VEGETATION THAT
9 INTERFERES WITH THE REASONABLE PUBLIC USE OF A RIGHT-
10 OF-WAY.

11
12 THE CITY OF HOMER ORDAINS:

13
14 Section 1. Homer City Code Chapter 11.36, Vegetation in Rights-of-Way, is enacted to
15 read as follows:

16
17 Chapter 11.36
18 VEGETATION IN RIGHTS-OF-WAY

19 Sections:

20 11.36.010 Vegetation in rights-of-way.

21 11.36.020 Removal of vegetation in rights-of-way.

22
23 11.36.010 Vegetation in rights-of-way.

24 All or any part of a tree, shrub or other vegetation that is located in, over or under a
25 public right-of-way in the city is subject to removal by the city as necessary for the reasonable
26 public use of the right-of-way, including without limitation removal as authorized in HCC
27 11.36.020, regardless of whether:

28 a. The vegetation existed in, over or under the right-of-way before the granting,
29 dedication or improvement of the right-of-way;

30 b. The vegetation was planted in the right-of-way by another person, including
31 without limitation an owner of property adjacent to the right-of-way; or

32 c. The vegetation originated on property adjacent to the right-of-way, to the extent
33 that limbs, branches or roots of the vegetation extend into, over or under the right-of-way.

34
35 11.36.020 Removal of vegetation in rights-of-way.

36 The city manager may cause the removal of all or any part of a tree, shrub of other
37 vegetation that is located on, over or under a public right-of-way if the city manager finds that
38 the vegetation:

39 a. Obstructs or interferes with the use of the right-of-way by vehicular or pedestrian
40 traffic;

41 b. Obscures visibility to or from the right-of-way or otherwise constitutes a safety
42 hazard;

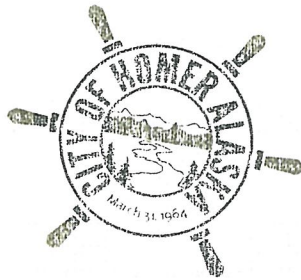
43 c. Interferes with the maintenance of the right-of-way, including without limitation
44 paving, grading, cleaning and snow removal;

45 d. Has the potential if not removed to damage pavement or other improvements in
46 the right-of-way;

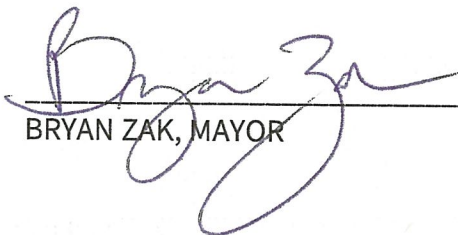
47 e. Has the potential if not removed to damage or interfere with the operation of
48 overhead or underground public utility facilities in the right-of-way.
49

50 Section 2. This ordinance is of a permanent and general character and shall be
51 included in the City code.
52

53 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of October, 2016.
54



CITY OF HOMER


BRYAN ZAK, MAYOR

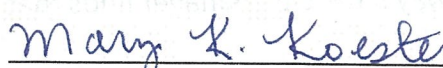
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60 ATTEST:

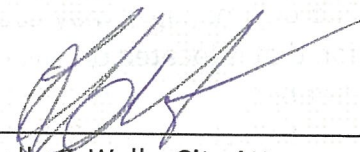

JO JOHNSON, MMC, CITY CLERK

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62
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67
68 AYES: 6
69 NOES: 0
70 ABSTAIN: 0
71 ABSENT: 0
72

73
74 First Reading: 10/10/16
75 Public Reading: 10/24/16
76 Second Reading: 10/24/16
77 Effective Date: 10/25/16
78

79 Reviewed and approved as to form:

80
81
82 
83 Mary K. Koester, City Manager


Holly C. Wells, City Attorney

84
85 Date: 10.24.16

Date: 11.7.16



Memorandum 16-164 Vegetation in Road Right-of-Ways

Memorandum ID:

16-164

Memorandum Status:

Backup

Related Meetings

City Council Regular Meeting - Mon 10/10/16

City Council Regular Meeting - Mon 10/24/16

Related Ordinances/Resolutions

Ordinance 16-51 Enacting HCC Chapter 11.36, Vegetation in Rights-of-Way, Providing for the Removal of Vegetation

Details

Memorandum 16-164

To: Katie Koester, City Manager

From: Dan Gardner, PW Superintendent

Date: September 23, 2016

Subject: Vegetation in Road Right-of-Ways

The city is charged with clearing vegetation within the right-of-way (ROW) in order to deal with sight distance issues, maintain drainages, and to prevent damage to equipment. Over the years, ROW creep has occurred where branches from large spruce and alders have reached into the ROW. This can create problems where snow laden branches fall to a point where snow removal equipment cannot operate without the cab being slapped by the branches. This is a safety matter and also a matter of protecting equipment. Some of the ROW creep prevents periodic ditching efforts to maintain drainages due to alders growing into the drainage ditch and backslope areas.

As many of the alders have grown over the years to significant heights, it is becoming increasingly more hazardous to attempt to “trim” the sides of the alders vertically as the heights often reach higher than our equipment can reach. And, it’s not the safest operation to be trimming vertically at those heights with the brush cutter.

It is our intention to begin the task of manually cutting vegetation to the limits of the ROW to reclaim the ROW and then attempt to keep the vegetation mowed to ground elevation with the brush cutter. This will take years to accomplish as time permits. The proposed vegetation ordinance is intended to put existing standards and law into a city ordinance. As we work through areas where clearing will take place, reasonable efforts will be made to notify property owners of any trimming that will take place of branches on trees that are located on private property where branches are encroaching into the ROW. No work will take place on private property unless approval is obtained from the property owner.

[Return to Top](#)



City of Homer (907) 235-8121
491 E. Pioneer Avenue Homer, AK 99603

Select Language | ▼

Why Are You Cutting Down the Trees in Front of my Property?

We understand that to some property owners, trees and vegetation growing in the right-of-way act as a visual buffer to their property. It is especially difficult to see trees removed when the aphides and beetles have killed so many healthy trees in our town.

Public Work, over the last few years, has dedicated a portion of our summer to improving drainage along roads by re-establishing road side ditches. This work extends the life of roads, improves their level of service, and reduces long term maintenance costs. To complete ditch maintenance, vegetation along the road side is impacted.

Road side ditches play an important role in collecting surface water from adjacent property and draining the road subgrade. Poor drainage contributes to saturated road gravel/subgrades which (especially during breakup) causes roads to become impassable. Good drainage reduces the severity and the length of time gravel roads suffer during thawing and wet conditions. Paved roads will deteriorate more quickly if underlying subgrade and gravel are allowed to become saturated.

Unfortunately, trees in the right-of-way can and do block sight distances, interfere with snow plowing and storage. They also interfere with the maintenance and operation of drainage improvements, gas mains, telephone and power lines, and cable facilities. Street right-of way is intended to serve the public and provide access, drainage, and a corridor for aboveground and underground utilities. In most cases, trees in the right-of-way conflict with these public needs.



In summary, the work described above is completed for the following reasons:

- Maintain and improve drainage
- Provide for snow storage and the ability to “wing back” snow during heavy accumulations
- Maintain sight distances at driveways and intersection
- Allow for utility companies, including power, telephone, gas and cable TV facilities, to efficiently operate and maintain their facilities
- Clear overhanging/protruding vegetation that interferes with the heavy maintenance equipment and emergency vehicle response

It is probable that the lack of attention in the past to maintaining street right-of-way in the manner described above has contributed to the severity of the work some of the clearing being accomplished now. We hope that the community can understand and support our ongoing efforts to maintain street right-of-way for the benefit of the many users of our public rights-of-way.

When significant clearing is anticipated, Public Works makes every effort to contact adjacent property owners about the work in their neighborhood and explain why the work is necessary. In this situation, we knock on doors and leave door hangers. At the property owner’s request, downed trees can be salvaged for firewood. All work is completed within street right-of-way. Surveyors are employed to locate property lines to make sure we are not excavating or clearing vegetation on private property.



City of Homer

www.cityofhomer-ak.gov

Homer City Council

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

Commissioner John MacKinnon
Alaska Department of Transportation and Public Facilities
3132 Channel Dr #300
Juneau, AK 99801-7898

January 14, 2019

RE: Drainage concerns in Baycrest Subdivision, Homer, Alaska

Dear Commissioner MacKinnon,

Congratulations on your appointment as Commissioner of the Alaska Department of Transportation and Public Facilities. Your experience building and maintaining the infrastructure of Alaska will be most valuable in this pivotal position.

The City of Homer would like to bring to your attention what may seem like a small concern given the breadth of your responsibilities, but one that has the potential to be devastating. Properties in Baycrest subdivision in Homer, Alaska experience unusually high levels of soil saturation, runoff and erosion. This has caused lasting damage in at least 3 homes off of Judy Rebecca Court. The slope instability in this neighborhood threatens these homes and their occupants. Contributing significantly to the water saturation is an ADOT beehive that collects water from the Sterling Highway and discharges it unrestricted onto the properties below rather than into a natural drainage pattern.

In January of 2018 the City of Homer passed Resolution 18-008 requesting the Alaska Department of Transportation and Public Facilities work to fix Sterling Highway Drainage that is Adversely Effecting Baycrest Subdivision. As a follow up, City of Homer Councilmembers met with Deputy Commissioner Holland in Juneau in February of 2018. ADOT has sent hydrologists twice to the area, but there has been no meaningful follow up to solve the problem. As a simple solution, the City has proposed ADOT divert the water coming from the beehive into a neighboring natural draining a short distance away.

The City of Homer understands that slope instability in the Baycrest subdivision is likely due to a number of factors. To that end, the City is vigilant about maintaining ditches and culverts on the City roads in the subdivision. The Planning Commission is exploring a Natural Hazards Overlay District in the area and is working with the Alaska Division of Geological and Geophysical Surveys on LIDAR mapping to assess landslide risk. The City asks that ADOT do its part and address the runoff from the Sterling Highway that is exacerbating the slope stability issues in Baycrest subdivision.

Thank you in advance for your time and attention.

Sincerely,

Ken Castner, Mayor
Oh Behalf of Homer City Council

Cc: Representative Sarah Vance
Senator Gary Stevens

Enc:
Map of Baycrest Subdivision showing beehive
Estimate for culvert diverting beehive drainage
Resolution 18-008



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

CENTRAL REGION
Office of the Regional Director

Address: 4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main: 907.269-0770
Fax: 907.248.1573
dot.alaska.gov

February 25, 2019

The Honorable Ken Castner
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

Dear Mayor Castner:

Thank you for your recent letter to the Alaska Department of Transportation & Public Facilities (DOT&PF) and a copy of Resolution 18-008. Commissioner MacKinnon asked that I address your concerns. As you know, we have spent a number of years and staff time considering and investigating the drainage at MP 170.5 (Baycrest Hill), Sterling Highway. Most recently, our staff met with representatives from the City of Homer in February 2018 and our regional hydrologist conducted a site visit in July 2018. We have been very clear in all of our communications, that the drainage in this area is following the natural drain pattern, is not exacerbating the existing soil conditions, and we have no plans to alter the current drain location, size or pattern.

The issue focuses on a 24" culvert that conveys water from the uphill side of the Sterling Highway to the downhill side. The Sterling Highway was constructed in the 1950s and at that time a 24" culvert was installed. Our regional hydrologist has reviewed aerial photos of this area from the 1950's to current conditions. He has also reviewed "As-Builts" of the road during this time period (1950's-today). The photos and "As Builts" clearly show that the 24" culvert that currently exists at this location has been replaced a number of times but is the exact same size and is in the exact same location as it was in the original 1950's construction. In addition, the water which this culvert conveys from one side of the road to the other follows the natural drainage pattern as is evident from the 1950's aerial photo. The Baycrest Subdivision was constructed sometime in the 1970's—long after the road and culvert were constructed.

According to the representatives from the City of Homer, the subdivision in question was not built to City of Homer standards, sufficient drainage was not installed to convey water across the steep unstable hillside and subsequent construction activities and lack of erosion protection measures have made the situation worse.

We have seen no engineering analysis that would suggest that moving the location of the culvert in question would improve the issues this subdivision is currently faced with. In addition, rerouting the water from its current location, to a new location, would almost certainly result in claims that we had altered the natural

"Keep Alaska Moving through service and infrastructure."

drainage patterns (which would be correct) and we would then be held responsible for any and all erosion in the area downhill.

There does appear to be consensus that many factors have contributed to the issues that this subdivision is faced with. The first and foremost is that the soils in this area are mostly silty and are by their nature unstable. When vegetation is removed these soils quickly become unstable especially on a steep hillside. In addition, sufficient drainage structures were not installed when the streets and homes were originally constructed. Our regional geologist also believes that the water issues on the lower portion of this subdivision (far below our road) are caused by groundwater that is naturally coming to the surface due to the geology of this area.

While we do not believe that we have any responsibility to resolve these issues we have agreed to provide contact information for DCED grants-which may be available for a project like this. We sent that information last year to the Homer City Manager. We also agreed that our regional hydrologist and our regional geologist could provide opinions on options available to the City of Homer if requested.

Thank you again for your thoughtful letter and for forwarding the City Council of Homer's resolution.

Sincerely,



Dave Kemp, P.E., PMP
Regional Director

cc: John MacKinnon, Commissioner



Kenai Peninsula Borough

Year 2019 State Capital Improvement Projects

SUPPORTING KENAI PENINSULA FIRE CHIEFS ASSOCIATION

Funding Recipient:	Kenai Peninsula Borough		
Project Name:	Areawide SCBA Replacement Project	Project Priority Ranking:	1

Detailed Project Description and Justification:

On behalf of the municipal and volunteer fire departments, the borough respectfully requests \$1,999,200 to replace 294 SCBA units that are no longer serviceable or able to be upgraded. This grant will supplement the high cost to have total interoperability among all municipal and volunteer fire departments with standardized SCBA inventories and compliance with NFPA / OSHA mandates. The borough will purchase and distribute the SCBA to all participating departments through memorandum of agreements to non-borough entities. The goal of this project is to lower the risk of inhalation hazards, hardening the safety and wellbeing of our firefighters with properly outfitted, reliable SCBA. Additionally, purchasing SCBA units (consisting of a face mask, pack and two cylinders) will resolve the issue with the departments' current inventories of 4500 PSI air cylinders that are past their serviceable life and can no longer be legally hydro-tested.

In 2013 the Alaska Fire Chiefs Association received a legislative appropriation for fire stations across Alaska to repair and upgrade SCBA models to the 2007 NFPA standards. However, the last useful upgrade was to the 2013 standard, which many stations have not met the 2013 standard due to costs. These aged SCBA continue to have problems with maintenance and serviceability that can no longer be addressed. Maintaining the mixed inventory of unserviceable cylinders, different versions of universal rescue connections (URC) or rapid intervention couplings (RIC), varying URC/RIC hose, pack frames and escape rope positions is not cost effective or safe for our firefighters. We should not issue cobbled packs to firefighters with the potential to expose them to chemical or biological hazards and expect them to have confidence in the issued PPE.

Aside from the municipalities of Homer, Kenai, Seward and Soldotna, our rural fire response zones do not have building plan requirements or construction codes, and fire code restrictions are nonexistent for single dwelling homes. Fire suppression is compounded by unpredictable construction techniques - where residents build houses with dilapidated materials, heat with fuel oil or propane tanks and stage fuels containers in/outside of structures. Our firefighters respond to structure fires with no knowledge of what they will be exposed to while encountering taxing conditions that are capable of pushing the limits of their abilities. In closing, the standardization will achieve interoperability and enhance firefighter safety. By using standardized SCBA, firefighters will be more confident and proficient in their personal protective equipment, which in turn will support their capabilities to perform at a high-functioning response level for our civilians that need protection of life and property. Upon award notification, these funds will purchase the 2018 editions of NFPA 1981 "Standard on Open-Circuit SCBA for Emergency Services" and NFPA 1982 "Standard on Personal Alert Safety Systems"; both standards provide for significant safety changes.

The 2017 borough population is 58,024; the fiscal savings to our residents by the State supplementing this project is approximately \$35 per resident (\$1,999,200 ÷ 58,024). The total project cost of \$1,999,200 is a small investment versus losing a firefighter. (FEMA 2009 Benefit Cost Analysis calculates the value of \$1.74 million per statistical human life.)

Funding Requested:	\$1,999,200	Election District:	Senate:	O, P
Total Project Cost:	\$1,999,200		House:	29, 30, 31 & 32
Local Match (if any):	\$ See budget narrative			

CONTACT INFORMATION

Name, Title:	Brenda Ahlberg, Community & Fiscal Projects Mgr	Phone:	907 714-2153
Address:	144 N. Binkley Street	Fax:	907 714-2377
City, State Zip:	Soldotna, AK 99669	Email:	bahlberg@kpb.us

Funding Plan:		
Total Project Cost:	\$	1,999,200
Funding Secured:	\$	0
Funding Requested:	\$	1,999,200
Pending Requests	\$	0
Project Deficit:	\$	1,999,200

This should be the most accurate estimate of how much this project will cost.

How much of the project costs are in hand, secured, guaranteed, appropriated, etc. You may include in-kind contributions and volunteer labor. Do not include hypothetical funds.

How much is being requested from this year's capital budget.

Amount requested from other sources not yet received.

Additional funding needed to complete the project.

Please list Secured Funding Sources and Amounts:

The estimated cost per unit is \$6,800, and each department will provide any overrun costs for additional packs due to the high shipping costs in Alaska. See 2018 SCBA inventory list and individual department's financial contribution (NOTE THE TOTAL INVENTORY DIFFERS FROM THE REQUEST AT 294 VS. 301).

If this project is funded this year, will you be requesting state funding again? Yes: No:

Please describe the project time-line and when the expenditures will occur:

Has this project gone through a public review process at the local level? Yes: No:
 Yes: No:

If a community or service area meeting was conducted, how was it advertised? When and where was it held? Who attended? Peninsula Chiefs have met three times throughout 2018 to evaluate different vendor options and training to the SCBA. The borough will work to negotiate with the chosen vendor to receive some credit for the existing SCBA and training to the new SCBA units will be done by departments. We will continue to use in-house technicians, ensuring that they are certified instructors that will perform training and maintenance to the new units.

NEED MORE INPUT HERE...

Who will own the project or facility? Kenai Peninsula Borough will own the equipment during the grant performance period and enter into memorandum of agreements with non-borough entities prior to distributing SCBA packs. Owner transfers will be issued with DCCED approval.

Entity responsible for providing ongoing operation and maintenance of this project? Each department will be responsible for operation and maintenance as well as training to equipment.

How will operations and maintenance be funded after the project is complete? Each department will have the funds in their annual operating budgets.

- Please select a project type** (chosed only one):
- Planning and Research
 - Maintenance and Repairs
 - Remodel, Reconstruction and Upgrades
 - New Construction and Land Acquisition
 - Equipment and Materials
 - Information System and Technology
 - Other:



Art and Innovation from the Creative Fires...

Fine art and functional sculpture in clay, wood, bronze, stone, steel and more.

Art Proposal for City of Homer - HVFD Pocket Park

2/18/1019

City of Homer
Attn. City Clerk's Office
491 E. Pioneer Avenue
Homer, Alaska 99603

Hello Robert, Renee and Art Committee,



Here is a new design for the Homer Vollunteer Fire Department Pocket Park. The working title is 'Nor'Easter'.

The picture will be engraved on brass. Similar to my steel engravings, the different areas in the design will be ground and textured to suggest the form, movement and character of the subject. There may be subtle patination as well to create the desired effect.

'Nor'Easter' will be approximately 80" high x 72" wide x 1.75" deep. The 14 gauge brass sheet will be mounted on a cedar back board that also serves to frame the design.

It will be supported with a stand made from red cedar timbers. The 4" x 10" timber posts can anchored to the ground with steel post brackets secured in concrete.

I made the original sketch last year after spending a few days at a clients house on the coast in Massachusetts during a winter storm.

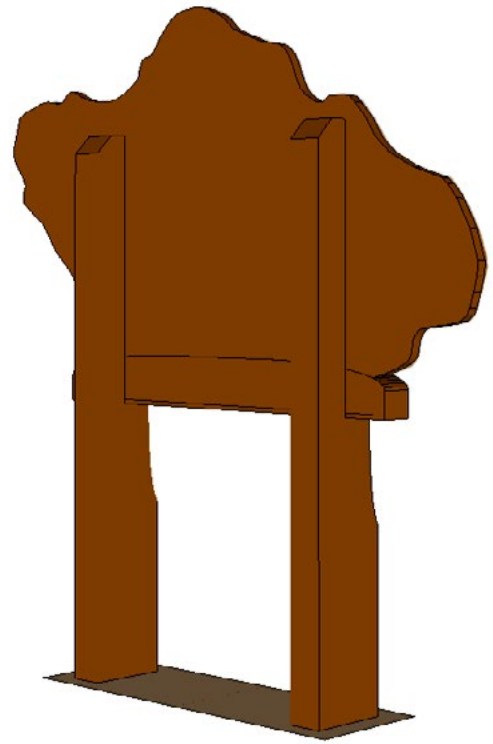
As with many of my designs, it is intended to be part of a small limited edition. The piece for the park will be the first and numbered 1/7. Additional pieces in the edition might be made in a variety of sizes and materials with each being an original and unique in it's own right.

I envision this standing just behind the benches at the front of the park so as to be visible from the street and attract more use of the park. I'm also open to suggestions for other locations.

Warm Regards,
Jeff

Nor'Easter • Engraved brass on Red Cedar. Approximately 80" high x 72" wide.





KBay Running Club & City of Homer present

TSUNAMI BLUE LINE FUN RUN/WALK

SHOULD I
STAY



OR

SHOULD I
GO?

**RUN THE BLUE LINE
SO YOU WILL KNOW**

March 30 10 AM

Start: Homer Elks Lodge

2.66 mile course follows Homer's tsunami safe zone

**Free! Register at Homer Elks Lodge at 9 am. Wear Blue!
Pass all blue line stations and be entered for prize drawings.**

More info: City of Homer (907) 435-3101

Tsunami Awareness Activities at the End of March – Plan to Participate!

When the next tsunami evacuation siren sounds, do you know, should you stay or should you go?

Special Projects Coordinator Jenny Carroll has been working with the Fire Department, community volunteer Wayne Aderhold and various community partners to help make citizens aware of Homer's tsunami safe zone.

They've planned a variety of Tsunami Awareness events for the last week of March, which coincides with Alaska's Tsunami Awareness Week. Activities include Facebook posts throughout the week promoting new emergency information materials on the City's website; KBBI's Coffee Table call in show at 10 am, Wednesday March 27th, the Chris Story Radio Show at ??, Thursday, March 28th and a feature story in the Homer News.

To culminate the week, on Saturday, March 30th the City and Kachemak Bay Running Club will be co-sponsoring a The Tsunami Blue Line Fun Run/Walk event. The 2.66-mile round trip course follows Homer's tsunami safe zone, or 50' blue line through Homer from the Homer Elks Lodge around Ben Walters and back. Wells Fargo Bank is offering to host a refreshments table for the runners at their blue line crossing.

Don't be intimidated by the word **run**. The fun run/walk is free and open to all abilities. Registration begins at 9 am at the Homer Elks Lodge. The run/walk event starts at 10 am.

In addition, from 10 am to 2 pm, volunteers will host Blue Line Stations at various places where the blue line crosses our roads. These will be set up from 10 am to 2 pm to educate the public about Homer's tsunami safe zone. I believe we are working on some prize drawings to congratulate participants who check in at all the Blue Line Crossing stations.

Thanks to many community organizations, businesses and individual volunteers for joining us in this awareness effort. It is a fun way to highlight the Blue Line! Plan to participate. You might be surprised where it actually is!

Want to help with this fun event? Volunteers are greatly appreciated.

--Let Jenny know if you can help advertise the event. She can provide you with a poster or other information as needed.

--Please let Jenny Carroll know if you would be willing to volunteer at one of the stations. Commitment would be from 10 am – 2 pm.

--Participate in the community fun run/walk. The more people that participate the more we'll bring attention to the blue line. Remember to wear all blue!

You can reach Jenny at jcarroll@ci.homer.ak.us or 435-3101.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 20, 2019
SUBJECT: March 26 City Manager Report

Old Library Lot

In May of 2016 the City of Homer contracted with Homer Real Estate to market a number of lots, including what we refer to as “the Old Library Lot,” located at 3713 Main Street (see attached map). Last fall Council heard from Angie Newby of Homer Real Estate regarding this lot and due to lack of interest Council decided to pull it from the market. A dated appraisal from Derry and Associated appraised the land at \$225,000. However, the Greatland Street extension has made more commercial property available on the market and Ms. Newby believes the 3713 Main Street appraisal to be high. In addition, whoever develops this lot will have to invest \$50,000-\$60,000 in site development costs as a major hill needs to be excavated and several thousand cubic yards moved off the property.

There has been some renewed interest in the property. Under Homer City Code, a new appraisal is required unless Council decides on an alternate way to determine fair market value and/or there is a reason to exempt the lot from fair market value. If Council is interested in re-listing this lot, I can work with Ms. Newby on listing it. Under HCC a property needs to be advertised for a minimum of 2 weeks before Council can consider an offer. If Council is interested in listing the lot, Ms. Newby recommends reducing the asking price to \$187,500.

City Manager Meeting

On March 13th I attended a Peninsula City Managers meeting in Kenai hosted by Kenai Peninsula Economic Development District (KPEDD). These meetings occur quarterly and are great opportunities to talk through real world, close- to-home issues with colleagues. Assembly President Ogle joined us for lunch where I reaffirmed how appreciative Homer City Council members were to be included in a budget worksession last year. The cities and Boroughs are struggling through issues that we will need to work together on such as the implementation of the Wayfair decision and how funding shortfalls at the Borough could impact municipalities. The City of Kenai just went through the development of a Fund Balance policy and I was able to get some good suggestions from the Kenai City Manager as I work through developing recommendations for Council.

Mayor's meeting with Senator Sullivan

Friday, March 1st Mayor Castner hosted a roundtable with regional Mayors and staff at the request of Senator Sullivan. The Mayor gave a great summary of the meeting during his closing comments at the last meeting; however, I would like to take the opportunity to extend a thank you to Sen. Sullivan and to our

neighboring municipalities for making the time to come to Homer. It was a great opportunity to bring us together to discuss common issues. Thanks also to Mayor Castner who had to rearrange his travel plans to be able to host.

Biennial Budget?

Mayor Castner, Finance Director Walton and I have been discussing the idea of transitioning the City of Homer to a two year budget cycle. Many municipalities have a biennial budget, including Juneau and Seward. Under this budget cycle, an in-depth budget process (much like the annual process we go through annually) would occur every two years. However, a supplemental would be introduced in the in-between years to adjust for changing conditions in both revenue and expenditures (much like the mid-year adjustments now). I think this approach would provide greater stability and free up time for increased budget oversight and development of policy. From a timing perspective, it also gives a new Mayor a year to get their feet under them before being thrust into a full scale budget development process. Under current practice, most line items are formula driven based on historical spending/ revenue patterns. I believe it is the Mayor's objective to fine-tune those formulas so projections will be accurate, predictable and easy to explain. Initiating this transition will take a great deal of work from the Mayor, Finance Department and City Departments. It will also require changes to City Code. Because staff starts developing individual budgets as early as this summer, I would like to have a conversation with Council regarding your thoughts and opinions and be able to work through questions you may have before we march down a path that will be difficult to reverse in a short time frame.

Bond Update

At the last meeting Council passed Resolution 19-019(A), approving a bond sale not to exceed \$5,000,000. I want to emphasize that the City of Homer will only bond for the required amount that we need to reach the project budget of \$7.5m. What the actual bond amount will be will vary depending on a number of factors at the time of closing. Perhaps a more illustrative number than what the City bonds for is total available proceeds. This is the amount that will be wired to the City's account by the Bond Bank at time of closing (May 2) to be able to fund the remainder of the project plus closing costs. At this point, I anticipate the total available proceeds needed to be under \$4.78m. This takes into account the funds that council has already dedicated to the project and \$30,000 in closing costs. The bonds will be sold at a premium (investors will pay for the opportunity to earn an above-market interest rate), which means the stated principal amount of the City's bond will be less than this amount. Because approval for the bond will need to occur in a matter of hours after receiving final terms and conditions when the Bond Bank agrees to sell bonds to its underwriter, Resolution 19-019(A) gives broad authority to the City Manager to determine term and final bond amount. The Mayor, City Manager, Finance Director and City Clerk will all have to sign the approving documents – so there will be an excellent opportunity for review. Mayor Castner has committed to lending his expertise in this regard. We also have very experienced bond counsel working on this project, so I feel confident we are in good hands. I am happy to take any questions you have regarding the final closing process to bond counsel. The Bond Bank is scheduled to sell its bonds on April 16, and the City is on schedule to close on May 2.

Damage to HERC Roof

Recent storms have significantly damaged the roof at HERC 1 and I am concerned about the timeline for repairs to the roof.

In 2018, approximately 90 lineal feet of roofing material (about 3 feet wide) blew off. Public Works installed a torch-down rolled roofing product to make the repair. The second week of March, HERC lost about another 65 lineal feet of material, and adjacent material is delaminating. Public Works has ordered some more torch-down material (about \$1000 worth) to make the repairs as soon as conditions are dry enough. To quote Superintendent Gardner, “these repairs are simply like putting a coat of paint on a car that has blistered paint without first removing the loose paint. It will look fresh, but if you touch the blister, the old paint and the new paint will come off. There is nothing solid that we are attaching the new roof material to.”

Planning for the replacement of the existing roof needs to commence as soon as possible. Public Works will bring in Klauder and Associates to do an assessment of the roof and help us get a handle on the timeline for necessary repairs. The attached photos demonstrate the damage from 2018 and this month.

Project Closeout

The Finance Department is currently reconciling project balances citywide. Some projects have been left open in our “books”, even though no activity has taken place for several years. These projects are being closed and any under/over runs are being addressed by the funding source(s). In the coming months, we will be addressing fund balance policy. Along with that, we need to create a policy that provides guidance on how to properly address project closeouts going forward. A complete list of projects, their status, and a request for authority to transfer funds on projects with a balance over \$10,000 will be brought to Council at that time.

CIRCAC Annual Meeting April 5, 2019

Carla Stanley, Homer’s Representative on the Cook Inlet Regional Citizens Advisory Council, emailed Council that she’s unable to attend the CIRCAC Annual Meeting in person and suggested a Council Member might be interested in attending.

Enc:

Photo: March 1, 2019 Mayors Visit with Senator Sullivan

KPB Parcel Viewer Map of 3713 Main Street

Photos of HERC 1 Roof

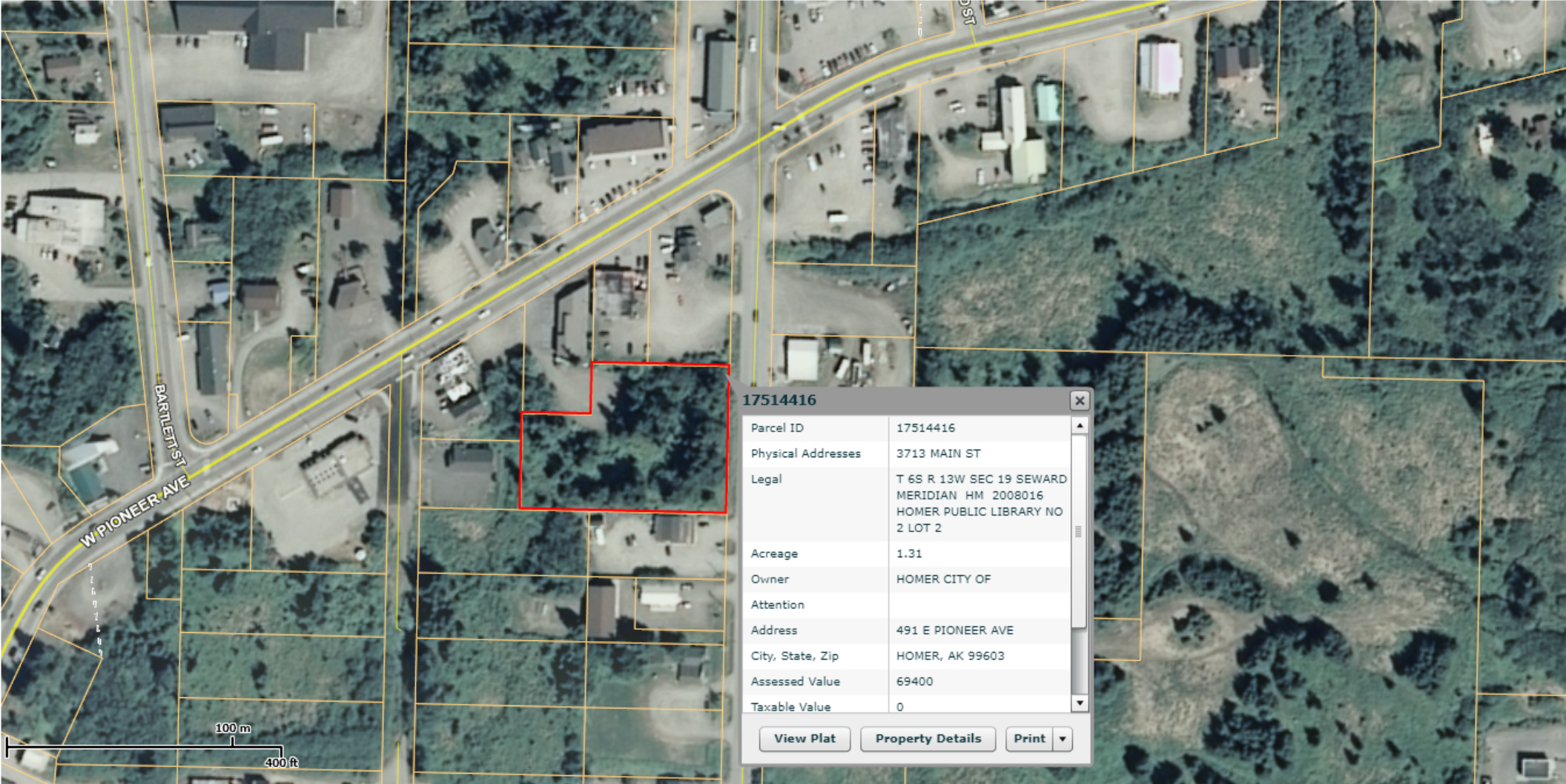
CIRCAC Annual Meeting Notice and Expert Panel for Cook Inlet Pipelines Information



March 8, 2019 Mayors Visit with Senator Sullivan

Left to right:

- City of Homer Port and Harbor Director/Harbormaster Bryan Hawkins
- City of Homer City Manager Katie Koester
- City of Homer Police Chief Mark Robl
- Kachemak City Mayor Bill Overway
- United States Senator for Alaska Dan Sullivan
- City of Homer Fire Chief Robert Purcell
- City of Seldovia City Manager Cassidi Cameron
- City of Homer Mayor Ken Castner
- City of Seldovia Mayor Dean Lent
- Senator Sullivan’s Regional Director, Elaina Spraker



17514416	
Parcel ID	17514416
Physical Addresses	3713 MAIN ST
Legal	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2
Acreage	1.31
Owner	HOMER CITY OF
Attention	
Address	491 E PIONEER AVE
City, State, Zip	HOMER, AK 99603
Assessed Value	69400
Taxable Value	0

[View Plat](#) [Property Details](#) [Print](#)



Wed Mar 20 2019 09:05:22 AM

KPB Parcel Viewer

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



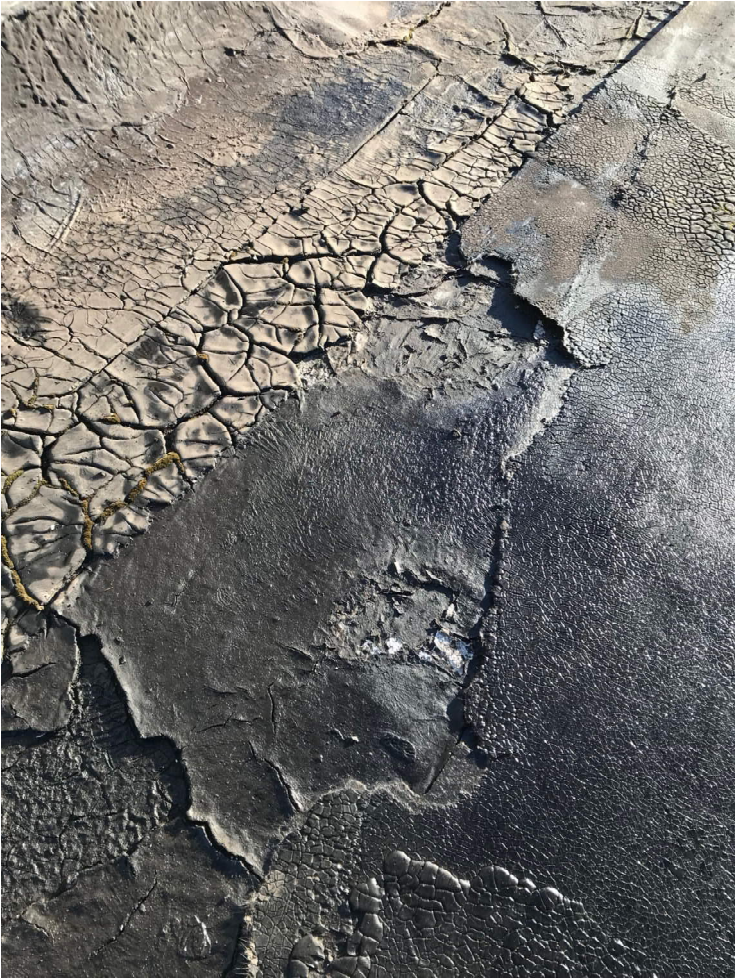
HERC 1 Roof Damage 2018



HERC 1 Roof Damage 2018



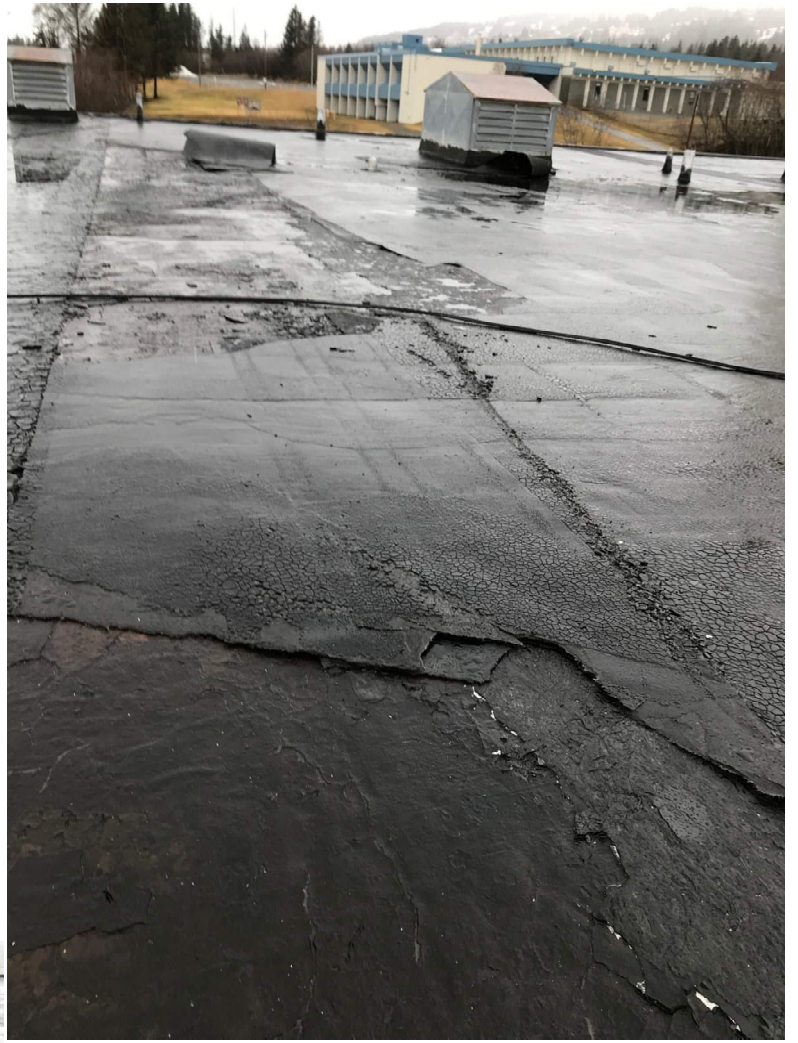
HERC 1 Roof Damage 2018



HERC 1 Roof Damage March 2019



HERC 1 Roof Damage March 2019





COOK INLET
REGIONAL CITIZENS
ADVISORY COUNCIL

HOME

WHO WE ARE

WHAT WE DO

You are here: [Home](#) / [Events](#) / Board of Directors Regular and Annual Meeting

BOARD OF DIRECTORS REGULAR AND ANNUAL MEETING

March 19, 2019 ·

WHEN: April 5, 2019 **all-day**

WHERE: Cook Inlet Aquaculture Building
Kalifornsky Beach Road
Kenai

CONTACT:  Jerry Rombach
 907-283-7222
 Email

 Calendar

From the Cook Inlet Regional Citizens Advisory Council website

<https://www.circac.org/expert-panel-established-for-cook-inlet-pipelines-project/>

EXPERT PANEL ESTABLISHED FOR COOK INLET PIPELINES PROJECT

March 15, 2019 · Filed Under: [Highlighted](#)

March 15, 2019—Kenai—Cook Inlet oil and gas pipelines are about to get a close look from a new expert panel charged with ensuring their integrity. Five experts have been selected by the Alaska Department of Environmental Conservation (ADEC) and the Cook Inlet Regional Citizens Advisory Council (CIRCAC) to provide recommendations on pipeline integrity and safety in Cook Inlet, where more than 350 miles of pipelines move oil, gas, and related products among both offshore platforms and onshore facilities.

Panel members Dr. Christopher Dash, James Howell, Andrew Kendrick, Christopher Myers, and Dr. Shirish Patil have more than 150 years of professional experience among them. The five combine local expertise with a broader international perspective, with backgrounds in pipeline operations, engineering, integrity management, corrosion control, and risk analysis.

"I'm very pleased with the depth and breadth of experience the panel brings to this effort," said Graham Wood, project manager for ADEC. Mike Munger, CIRCAC Executive Director, added, "We have been working towards this process for a long time and appreciate the willingness of the panel members to commit themselves to exploring options to enhance pipeline safety in Cook Inlet."

Myers has an intimate knowledge of Cook Inlet oil and gas operations, while Howell and Dash have worked on pipeline safety in other parts of Alaska. Kendrick has consulted on risk management and safety for pipeline projects throughout the country, and Patil spent 30+ years teaching and studying petroleum engineering at the University of Alaska Fairbanks prior to moving to a similar role in Saudi Arabia.

"I look forward to reviewing the technical information and learning whatever I can from the pipeline operators and other panel members," said Dr. Shirish Patil, Saudi Aramco Chair Professor of Petroleum Engineering at the King Fahd University of Petroleum and Minerals in Dhahran, Saudi Arabia. "This is an exciting opportunity to contribute to sustaining Cook Inlet's critical oil production infrastructure while also promoting safety and environmental protection."

The panel will begin reviewing background information in March and convene in May to start their work together.

Contact: Tim Robertson, NUKA Research, (907) 234-7821.

From the Cook Inlet Regional Citizens Advisory Council website

<https://www.circac.org/expert-panel-established-for-cook-inlet-pipelines-project/>

**2019 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council’s regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission’s opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2019 meeting dates for City Council is as follows:

January 14, 28	_____
February 11, 25	_____
March 11, 26*	_____
April 8, 22	_____
May 13, 28*	_____
June 10, 24	_____
July 22**	_____
August 12, 26	_____
September 9, 23	_____
October 14, 28	_____
November 25**	_____
December 9, 16****	_____

City Council’s Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

*Tuesday meeting due to Memorial Day/Seward’s Day.

** There will be no first regular meeting in July or November.

***Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

****Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting the third week of December will not be held.