

**NOTICE OF MEETING
SPECIAL MEETING AGENDA**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. June 6, 2016 Regular Meeting Minutes **Page 3**

6. VISITORS/PRESENTATIONS

7. REPORTS (5 minute each)

- A. Marine Trades Association Report
B. Chamber Director Report
C. Pioneer Avenue Task Force Report
D. Staff Report **Page 9**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Comprehensive Plan Update Economic Vitality Chapter **Page 11**
B. Action Plan Goals on Marketing and Promoting Complementary Medicine **Page 21**

10. NEW BUSINESS

- A. 2017-2022 Capital Improvement Plan Review **Page 25**

11. INFORMATIONAL ITEMS

- A. Commissioner Attendance at City Council Meetings **Page 109**

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COUNCILMEMBER (*If one is assigned*)

15. COMMENTS OF THE CHAIR

16. COMMENTS OF THE COMMISSION

17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, AUGUST 9, 2016 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 16-04 a Special Meeting of the Economic Development Advisory Commission was called to order by Chair Marks at 6:00 p.m. on June 7, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONER GUSTAFSON, MARKS, PETERSON, RICHARDSON, SANSOM

ADVISORY: COUNCILMEMBER SMITH

STAFF: SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

GUSTAFSON/SANSOM 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 of May 10, 2016

SANSOM/GUSTAFSON MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

REPORTS

A. Marine Trades Association Report

There was no report from the Marine Trades Association

B. Chamber Director Report

There was no report from the Chamber Director

C. Pioneer Avenue Task Force Report

Asia Freeman, Pioneer Avenue Task Force member, introduced Katy Perry, the visiting artist who is a muralist and an expert in facilitating public projects related to murals. She came up through the Artist in Residence program through Bunnell. They are working in a cross sector partnership with the City, private businesses, and other non-profits to enliven Pioneer Avenue. The goal is to establish an identity for Pioneer as a place people might like to linger and shop. Ms. Perry created a proposal around a mural project.

Katy Perry introduced herself and explained she is a teaching muralist. She studied math and engineering as an undergrad and grew up in a small community where a majority of residents lived below poverty level. She stumbled on the power of public art and started implementing programming locally in her hometown. In 2010 she wrote a research proposal to bring funding in to open a co-op gallery in Binghamton NY on the main street, similar to Pioneer Avenue. She was one of three store fronts in an abandoned downtown, where now there isn't an empty storefront left. From that, she has traveled around the country to work in mid and small size cities to do similar work. In her program she offers workshops, including presentations to administrators as well as artists to learn to organize projects, communicate, what it means to be part of the global phenomenon of public art, and how to paint murals. Through community conversations they came up with peonies as a graphic as something the community can celebrate. Through the process Pioneer Avenue came forward as an area for a face lift. From her perspective a successful program happens when you concentrate it on one street and let it blossom naturally. She has presented to a number of economic development commission and councils, she served as a Commissioner in the state of New York for several terms and serving now as Mayoral Advisor for Public Art Acquisitions. She wants to spread the joy of art and help towns that are faced with resource depletions or scarcity. Ms. Perry said she sees positives of the program being that Homer has an amazing art community and she encourages continuing to celebrate it. She has gone into cities where it has been not as warmly embraced, and if you can do a successful project, which can be done here, it's a huge positive. The only negative she sees is more opportunity after this is done. All the energy created with this project can die out, so it's important to ride that creativity, energy, and enthusiasm.

Ms. Freeman said the first mural is done and it's at the car wash on Pioneer Avenue. It was done by four artists and took about 75 man hours. They hope to finish 5 more; the next is the wall at the corner of Pioneer and Heath Street, then K-Bay Coffee, Skiff Chicks, the Art Shop Gallery, and Ulmers. She gave a brief overview of the peony farms in the area, noting they bloom here when they aren't in bloom in other major growing areas and encouraged considering a Peony Festival toward the fall.

In response to questions Ms. Freeman explained the growing season and addressed city sign regulation of murals being allowed on businesses provided they don't specifically promote the product of the business.

D. Staff Report

Special Projects and Communication Coordinator Carroll reported that Dotti Harness is working in the City Manager's office half time and half time in Planning. Ms. Carroll said she feels like she has been working on along the lines of what Homer provides for people. One task has been the Coast Guard, with their new cutters, is looking at where to locate them in Alaska. The city was asked to produce some information that describes Homer and why Coast Guard Families would want to locate here. It was a fun project to work on and between all of the relocation packets and what not, we have a lot of material to work from.

There was discussion of the challenges particularly that right now we don't have the capability of mooring the new ships because of the size. Special Projects and Communication Coordinator Carroll noted that one of the Capital Improvement Plan priorities to work on a dock facility and security to accommodate the vessels. She said the Coast Guard is collecting information from Homer, Seward, and Cordova.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Action Plan Goal 1 - Attract/encourage business as a significant component of the city's economic mix

Chair Marks summarized their worksession discussion. She and Commissioners Gustafson and Samson will work to come up with some more specific information for the media marketing plan and also marketing Homer as a wellness destination to address at the next meeting. The intent will be to have a recommendation to vote on in August and for Councilmember Smith to take to council.

Discussion ensued and the following points were addressed:

- An economic cost and benefit of creating a media marketing plan would be an effective tool to share with council
 - Ms. Carroll said it will take a fair amount of research.
 - Commissioner Gustafson said there is a lot to a plan as they are typically pretty big projects where you would have someone in the media industry contracted to create a plan.
- The concept of a marketing video is a good one, but to be effective in the approach it has to get people's attention. It can't be done without a great deal of thought.
- The goal is to have the Council include funding in the budget to create this video.
- The Harbor/Marine Trades video was made for a specific media outlet, so it raises the question of what media outlet we would be looking for
- It would be helpful to look at what other cities have done to help narrow down the creative scope
- Each person bring a few ideas of what Homer's strengths and weaknesses are to the next meeting
- In preparing the tailored message recognizing and acknowledging challenges that will face anyone who wants to move here will need to be considered, the message will have to overshadow the challenges
- This seems like something that is in the Chamber's wheelhouse, maybe this is something we partner on with them
- The video seems like it's a tactic in a bigger picture of recruiting people; it should be a bigger message and a bigger way to talk to people who are interested in Homer

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JUNE 7, 2016

- Maybe it's a better suggestion and use of time and money to recommend adding \$10,000 more into the Chamber's budget for the purpose of create this video
 - First get something going with the Chamber to promote not just coming to homer for more than a week but to stay even longer
 - Then we get back to thinking about the bigger plan
- If the best bang for the buck is to justify to council why we need to progress beyond pushing for the tourists and harbor; we need to push for the other kinds of businesses and provide more funding to the Chamber that has started some of this, to continue to do a good job of it
- Currently the Chamber focuses heavily on tourism and doesn't have manpower to do more, maybe the council can look at redefining and focusing in the role of the chamber

Chair Marks commented that using the information the group will be gathering is worthwhile to lay out and put into a report to review next meeting. They can start to build the message to council that this is important, and then move on from there. The Commission agreed this seems like a reasonable task to look at at the next meeting.

NEW BUSINESS

- A. Elect a Vice Chair

Chair Marks opened the floor to nominations for Vice Chair.

GUSTAFSON/PETERSON NOMINATED COMMISSIONER SANSOM

Commissioner Sansom accepted the nomination.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried

- B. Comprehensive Plan Update Economic Vitality Chapter

Chair Marks noted they discussed this at the worksession with Deputy City Planner Engebretsen and will bring comments and recommendations to the next meeting.

- C. Scheduling Worksessions

Chair Marks confirmed with the Commission that if they need to hold worksessions in the future that meeting the hour before the regular meeting works better than trying to poll everyone for avialalbielty.

INFORMATIONAL ITEMS

- A. City Manager's Report May 23, 2016
B. Commissioner Attendance at City Council Meetings

Chair Marks agreed to attend the June 13th City Council meeting.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen briefly reviewed the Open Meetings requirement for advisory-only bodies that a gathering of more than three members that is pre-arranged to talk about something they are advising on is not allowed. She encouraged them to remember this as they talk about sections of the action plan. She also said she would include a copy of the marine trades' video RFP in the next packet so the Commission can get an idea of the RFP process.

Special Projects and Communication Coordinator Carroll advised the Commission that a draft of the Borough's CEDS document is available for review on their website.

COMMENTS OF THE COUNCILMEMBER

Councilmember Smith thanked the Commissioners for their time and effort. He appreciates what's been discussed tonight and while he may not always agree with Chair Marks, he too has a great interest in seeing the City flourish and develop economically in a way that's sustainable and promotes the kind of life we want to live here. He thinks it's a difficult task, it has been for a long time, and it's something they'll have to chip away at. He thinks we need to be on the same page with the Chamber and how to succeed with what both entities are trying to achieve. What we are talking about in Chapter 8 of the Comp Plan, the Chamber should be talking about. The duplication of labor is one of the cardinal sins of business because it's inefficient. As a Councilmember he is very interested in seeing the development of other Chambers and how they are tackling the needs of their communities. If we need to look at expanded funding for the Chamber then it's something that needs to be put on the table. Compelling cases will need to be made to Council because there are some councilmembers that would rather give them no money. He's interested to see how this project develops.

COMMENTS OF THE CHAIR

Chair Marks appreciates his comments. She is thick skinned and if believes if you don't speak up and get involved, you won't progress. She appreciates everyone's comments and ideas. She agrees that for too long people say "Oh everyone knows about Homer", not really though. When the Alaska Magazine had a poll and the top 10 voted destinations in Alaska it did not include Homer. She thanked Commissioner Sansom for stepping up as Vice Chair. She is sorry that Commissioner Stanislaw resigned, he has been with the group for a while, but understands his decision. She encouraged everyone to recruit for two new members.

COMMENTS OF THE COMMISSION

Commissioner Peterson commented that she was recently in Mexico and observed that a lot of the businesses use trip advisor to promote their business. It might be an interesting way to promote business in Homer.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JUNE 7, 2016

Commissioner Gustafson commented it's good to have a couple meetings under his belt and he's starting to learn the ropes. Commissioner Richardson made a good point earlier about or overall plan and one thing he wonders about is what exactly do we do as a commission and our defined role. Finding where all these pieces fit with the City and Chamber, it's a learning curve so he appreciates everyone's patience as we work through it.

Commissioner Richardson and Sansom had no comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:41 p.m. The next regular meeting is scheduled for Tuesday, July 12, 2016 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

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Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: July 12, 2016
SUBJECT: Staff Report to EDC

CITY OF HOMER COMPREHENSIVE PLAN

Last month Julie Engebretsen presented the draft Economic Vitality Chapter 8 from the Comprehensive Plan, asking that the Commission review the draft and be prepared to share comments and ideas with Planning at the next EDC meeting. At that time the Implementation Table was incomplete. A copy of the current working draft is included in the packet for your review; hopefully you have had time to read and think about Chapter 8 in the past month. If not, please take some time with it and the draft Implementation Plan.

Julie is currently on leave, so Rick Abboud, Planning Director, will be attending the July 12 EDC meeting to gather the Commission's comments. Specifically, Planning would like to hear if there are missing ideas or things you'd like to ask the public during public meetings.

CITY OF HOMER CIP PLANNING PROCESS

July must be the month for EDC input on City of Homer plans. I have been preparing the draft Capital Improvement Plan over the past month plus. I will be introducing the draft CIP and public input process to the EDC this month, with a request for the EDC to review the Plan and provide feedback and Legislative Request priorities at the August meeting. (See separate CIP memo in packet).

I will be travelling from August 1-19th, and unable to attend the August EDC meeting. I will arrange with Melissa and your capable Chair to solicit and document your feedback to incorporate in the CIP upon my return.

Economic Vitality

WORKING COLUMN

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
1-1 A Support Chamber's Buy Local campaign and source city purchases locally when price competitive				x	Administration
1-1 B Continue the local bidders preference in city procurement policies				x	City Council
1-2 Support local retail and service businesses					
1-3 Support local production of items usually imported in to the community, such as food, fabrication, manufacturing services and specialized services					greater homer?
1-4 Plan for economic Development by partnering with organizations such as the Chamber or Commerce. Retain an active board role with the chamber, and involvement with KPEDD and other similar organizations.				x	Administration
1-5A Review the CEDS Plan					EDC
1-5B Create an action plan from the CEDS plan	x				Administration, EDC
2-A-1 Review zoning regulations to ensure new businesses and development are not unduly restricted					HAPC
2-A-2 Continue to invest in community infrastructure and transportation systems (see also chapter 6)				x	City Council, Administration
2-A-3 " Promote and enable small-scale employers who may have different land use and infrastructure needs than one or two-person sole proprietorships."					

Implementation item that needs a direct strategy, or some ideas for implementation

other than buy local, what are some methods the city can use? Ask EDC?

~zoning, purchasing, shipping, energy costs....anything else?

team w EDC?

~zoning for land use? PUD for infrastructure requirements - arterial access - or other? Example might be how does bay weld or nomar differ than home mfg operations?

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-A-4 4. Encourage science, information infrastructure, and technology-based business development that will help position Homer as a leader in responding to global challenges, including affordable health care and environmental sustainability.					
2-A-5 Consider incentives for local business growth or relocations. This could be part of a broader business expansion and retention program in partnership with another organization, such as the Chamber of Commerce and economic development agencies.					EDC
2-A-6 When cost saving and efficiency measures are reviewed, consider outsourcing government services.				x	Administration
2-A-7A Identify successful regional economic development projects (phrasing?)					EDC
2-A-7B Examine and replicate appropriate regional successes.					EDC/City Council
2-B-1 When local state or federal jobs are being considered for elimination or relocation, lobby to retain them				x	City Council, Administration
2-B-2 Actively work with the Coast Guard to support the retention and expansion of facilities in Homer.					City Council, Administration
2-B-3 Support the continued presence and expansion of government vessels in Homer, by supporting...					

Implementation item that needs a direct strategy, or some ideas for implementation

~support private or non profit sector development/expansion of high speed broadband within Homer

I'm thinking over the years the city administration or P&H has worked to meet w CG reps etc, much more so than we do with private sector development, ie fred meyer, safeway, or small scale businesses (like people who want a lease)

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-C-1					Implementation item that needs a direct strategy, or some ideas for implementation Support the continuation and expansion of certificate, and two- and four-year degree programs offered through the KBC such as marine biology, art, construction, welding, allied health and marine technology.
2-C-2 Support private development of student housing that will expand KBC					letters of support and resos?
2-C-3 When requested by KBC, pass resolutions in support of or write letters in support of the establishment of a "Study in Homer" program for students enrolled at the Anchorage campus.				City Council, Administration	
2-C-4					Support discussions about new collaborative educational programs that capitalize on Homer's assets, including marine biology, coastal ecosystem management, outdoor leadership studies and medical care.
2-C-5					Encourage the development of vocational and technical training opportunities, including welding, construction, and industrial technology, through the university and/or other private or nonprofit institutions.
2-C-6					Encourage partnerships between major local and regional employers and education providers to train workers.

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
2-C-7					
3-A-1 Continue participating on Chamber of Commerce Board				x	Administration
3-A-2. Periodically review land use regulations to ensure that new business activities fit within the zoning code.				x	HAPC or just planning?
3-B-1 Make ice available year round for fish processing	x				Port
3-B-2					
3-B-3 Continue efforts to expand the Deep Water dock	x				Administration, Port, City Council
3-B-4 Continue East Boat Harbor expansion studies					Administration, Port, City Council
3-C-1 Review zoning for opportunities that accommodates art studio, art education activities, and residential living. <i>See also chapter 4.</i>	x				Planning, HAPC
3-C-2 (might not need this as it's a duplicate of other chapters?) 2. Investigate options for creating a new, multi-purpose cultural, performing arts and community center in Homer's town center. See the Town Center Plan and Park Art Recreation and Culture Needs Assessment.			x		
3-D-1 Support the efforts of KBC programs allow health care workers to earn, maintain and upgrade their credentials.					

Implementation item that needs a direct strategy, or some ideas for implementation

Continue to partner and work to support efforts of the Kenai Peninsula School District.

Support and encourage commercial fishing.

reso's and letters? Big picture is to support/foster an education skilled workforce

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
4-2 (is this more spit plan oriented? as in reserve a spot on the spit for staging?) Support staging areas for large development projects.					
4-3 Support community efforts to remediate brownfield locations via letters and resolutions of support, and technical assistance for grant applications					Administration, City Council, other departments as appropriate
4-4 Lobby utilities to provide lower cost electrical power to residential and industrial users					
4-5 Promote renewable energy development locally and regionally.					
4-6 6. Encourage business activities that provide support services to the energy, mining, oil and gas industries.					
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

Implementation item that needs a direct strategy, or some ideas for implementation

Encourage bioremediation, reclamation, decontamination, pollution control solutions at the local level.

see also energy plan? To me this speaks to our city relationship w HEA

see also energy plan?

could go a few ways here....support

construction compaines having offices in homer thorough land use ie adequate GC lands.

EDC? PW? HAPC? P&R? We don't really have a city support mecahnism here.

Soldtona made a downtown improvement plan, that included wayfinding. Effort was spearheaded by econ dev + planning dept...we have somewhat of an institutional disconnect in Homer for stuff like this.

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
5-B-1 Encourage the continuation of private sector shuttle service between downtown and Spit areas.				x	Implementation item that needs a direct strategy, or some ideas for implementation
5-B-2.2. Design and build a wayfinding system that includes the Spit, Pioneer Ave and Old Town.		x			system seems to work well as is. not really a P&R function, not really a PW function, thoughts? EDC? Kind of goes w pioneer beautification. Is this a transportation activity/HAPC?
5-B-3.3. Consider constructing ADA accessible sidewalk improvements, and installing benches and trashcans at central shuttle stops, such as the corner of Bunnell and Main.	x				Again, kind of a streetscape conversation. Maybe not PW? Council is about funding but who is doing the planning/outreach? This also supports the shuttle service
5-C-1 Adequately fund maintenance (operations and repairs) to public facilities that serve a high volume of visitors, including restrooms, parks and public facilities such as the library.					City Council, Administration, Public Works
5-C-2 When constructing new amenities, emphasize (prioritize?) projects that benefit both residents and visitors (e.g., trails).					When constructing new amenities, emphasize projects that benefit both residents and visitors (e.g., trails).
5-C-3 Support eco-tourism concepts and passive or quiet low impact recreation activities in marketing information				x	Promote environmentally friendly tourism or "eco-tourism." Activities such as tidal pool exploration, bird watching, wildlife viewing, and educational activities, are examples of passive or quiet recreation with minimal impact to local residents.

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
5-C-4 When opportunities arise, work with private sector partners to support private sector establishment of conference and convention capabilities.					Implementation item that needs a direct strategy, or some ideas for implementation
5-C-5					Take advantage of opportunities to collaborate with or support private sector establishment of conference and convention capabilities. Ensure that adequate basic infrastructure, such as water, sewer, and transportation capacity is available to meet peak demands of increasing summer tourism activity, as well as “shoulder season” activities.
5-C-6 Enact taxation policies and fee structures that result in revenues from tourism that cover the city's costs in providing services to tourists.	x			x	Ensure that fiscal mechanisms are in place so that tourist spending covers the costs that tourism generates in the community (e.g., demand for water, sewer, public restrooms parking and other public services and facilities). City Council...how are depts tasked w analysing some of these costs, and then recommending fee changes?

Project	Timeframe				Primary Duty
	Near Term	Mid Term	Longer Term	Ongoing	
Implementation item that needs a direct strategy, or some ideas for implementation					
5-C-7 ...Future/new/expanded amenities to serve tourists should have minimal ongoing cost for Homer residents? I'm trying to find something to say about ongoing operations/maintenance costs.					5-C-7 City efforts to guide the growth of tourism shall aim to maximize the benefits of tourism and to minimize the costs imposed on the people of Homer.
5-C-8. Support shoulder season activities and festivals as a way to expand the local economy. Budget for extended seasonal maintenance of park and public facilities.					Public Works, City Council
5-C-9 Identify target visitor markets, including Alaska residents, out-of-state independent travelers, and small group package tour travelers					Chamber of Commerce, KPTMC
5-C-9A Collaborate with Chamber of Commerce, KPB, Kenai Peninsula Tourism Marketing Council (KBTMC), and other organizations to actively promote Homer.					Administration, EDC
5-C-9B Maintain and enhance Homer's reputation as a welcoming and exciting destination by accommodating and encouraging events such as the Shorebird Festival and Kachemak Bay Writers' Conference, and sporting tournaments.					
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 in of support these projects.				x	City Council, Administration
6-2A 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

Project	Timeframe				Primary Duty	Implementation item that needs a direct strategy, or some ideas for implementation
	Near Term	Mid Term	Longer Term	Ongoing		
6-2B Maintain land use regulations that support cradle to grave housing options for special populations				x	HAPC	we support assisted living pretty well in our code, we updated this part in 07?

**HOMER ECONOMIC DEVELOPMENT COMMISSION
2016-2017 Action Plan**

MISSION: As Chapter 8 of the Homer Comprehensive Plan, the Homer Comprehensive Economic Development Strategy and the City of Homer EDC Advisory Commission bylaws state in detail, our Mission is to advise the City Manager and City Council on the overall economic development planning for the city and promote interest in economic development and identify specific projects to accomplish this.

VISION: Economic well-being for all residents is an integral part of quality of life. Strategic planning to support that means attracting business growth, job creation and retention, income and tax base growth. By doing this, beneficial government services continue such as excellent schools, low crime and well-maintained parks and facilities for recreation and also non- profits continue their various services. Economic well-being, good government services and proactive non- profits means that the welfare and quality of life of all residents are served.

GOAL: Attract/encourage business as a significant component of the city’s economic mix

Short Term Objective: Establish a media marketing plan that would allow Homer to compete for and focus on businesses to consider us as a good place to settle and grow.

Action Plan:

Task	Completion Date	By Who
Develop Evidence of Why This is a Good Idea		
Economic cost/benefit		
Examples/studies from other towns?		
How Can it Work with other COH promotions (Pioneer/Marine Trades?)		
Discuss with Council Members initial idea; sponsor resolution?		
Frame Media Message to Promote		
Establish an understanding of Homer’s strengths and weaknesses		
Decide if want to focus media message on certain business sectors		
Identify components wanted in the media		
Research and set priorities of what media to use		
Options for producing and distributing media and budget numbers		
Present City Council budget request for production costs	August 2016	

Lead: Karin Marks

Working Committee:

GOAL: Proactively and strategically plan for Homer’s economic development concerns and initiatives

Short Term Objective A: Support efforts of the City of Homer to update Comprehensive Planning document and annual Capital Improvement Plan.

Task	Completion Date	By Who
Review Comprehensive Plan Chapter 8: Economic Vitality	May 2016	
Comp Plan Chapter 8 Comment/Updates Request	June 7 meeting Planning Dept. Report to Commission	
Worksession on updates to Comp Plan Chapter 8?	June TBD	
Recommend Approval of Comp Plan Chapter 8 Updates	July 12 meeting	
Review City of Homer Capital Improvement Plan (CIP)	June 2016	
Advise City Manager on top Legislative Priorities for fy2018	July 12 meeting	

Lead: **Working Committee:**

Long Term Objective B: Update Homer’s Comprehensive Economic Development Strategy

Task	Completion Date	By Who
Review current CEDS in relation to new Economic Development Chapter for Comprehensive Plan Update		
Review Kenai Peninsula Borough CEDS when issued		
Strategize about how to accomplish CEDS update		

Lead: **Working Committee:**



Memorandum

TO: City of Homer Boards and Commissions
FROM: Jenny Carroll, Special Projects & Communications Coordinator
THROUGH: Katie Koester, City Manager
DATE: June 20, 2016
SUBJECT: City of Homer 2017-2022 Capital Improvement Plan

The purpose of this memo is to provide information on the 2017-2022 City of Homer Capital Improvement Plan (CIP) and solicit input and recommendations from most of the City's advisory bodies. The CIP is a six-year document describing capital projects which have been determined to be community priorities.

Each year, the City of Homer updates its CIP. The update process involves circulating a draft CIP to City Departments for project updates and soliciting new project proposals from the Departments and the public. The update is then presented to City advisory commissions to collect input on and recommendations for City of Homer capital priorities.

Recommendations are then compiled and forwarded to City Council for consideration and public hearing before finalizing the CIP list, selecting projects for Homer's Legislative Request and final CIP adoption.

The Legislative Request represents the City's top five priority projects that will be the focus of efforts to obtain state and/or federal funding in the coming year. Typically, the City would advocate for at least partial funding of these projects to be included in the State's capital budget. While this year's State capital budget was not funded due to Alaska's fiscal situation, setting community priorities still merits our attention. It helps focus attention on community needs and communicates community priorities to other potential funding sources.

To assist your Commission in the CIP review process, I have also included the following materials:

- 1) A draft 2017-2022 CIP. While some of the narratives for Legislative Priority Projects and Mid-Range Projects have been improved, significant project description updates/changes and new staff recommendations are highlighted in red comments for your convenience.
- 2) Everything You Always Wanted to Know About the City of Homer Capital Improvement Plan; and
- 3) A list of newly proposed projects for the CIP. (These projects were proposed by department heads, area non-profits and/or Commissions.)

Please take the time to make the following recommendations:

- 1) Two projects the Commission would like to see on the Legislative Request (either from the draft CIP, including the Legislative Request from last year, or the proposed new projects);
- 2) Any new projects the Commission would like to propose; and/or
- 3) Feedback on any of the projects whether it be a simple project update to communicate to staff or a change in project scope to recommend to Council.

Please note that while City Council approved allocation of General Funds for the Fire Station Upgrade project, staff included the Fire Station Upgrade as a proposed new project. Grant funds may be available to cover some portions of the project. Inclusion in the CIP would aid in that process.

Thank you for your time and participation in this important planning process. I look forward to hearing back from you and incorporating your recommendations.

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CITY OF HOMER CAPITAL IMPROVEMENT PLAN

Q: What is a CIP?

A: CIP stands for Capital Improvement Plan. It is a multi-year document that lays out community priorities for capital projects, including (for each one) a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For City of Homer projects, additional information is provided on the timeline for completion.

NOTE: A Capital Improvement Plan is not a funding request. From the City's standpoint, it is a plan. From the standpoint of a non-profit organization, it is a mechanism to raise awareness of a needed project and increase chances of funding from various sources. Nominating a project for inclusion in the CIP should not be thought of as a request for City funding.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of at least two years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the City of Homer CIP are City projects, but some are community projects spearheaded by a non-profit organization (e.g., Pratt Museum) or state or federal agency (e.g., Alaska DOT). City of Homer CIP projects must have an estimated cost of at least \$50,000. Those from non-profit organizations must have an estimated cost of at least \$25,000.

Q: Newspaper articles often refer to the CIP as a "wish list." Is that accurate? If so, what's the point of writing up a "wish list"?

A: That's not entirely accurate. The CIP is presented in sections –City projects on the legislative priority list, mid-range projects (projects that *may* be undertaken in the next six years) and long-range projects. This allows the CIP to be somewhat of a forward thinking "wish list" and an actual plan, at least for City projects.

There are several reasons to maintain a CIP even when it seems like little progress is being made in accomplishing projects, and even in years like this when there is little to no State Capital Appropriation's budget. or 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically a project must be included in the CIP to be eligible for a state legislative appropriation.

Q: What is the process for developing the Capital Improvement Plan?

A: CIP development is a multi-step process that starts around May of each year and ends in November.

Step 1 is to develop the schedule. The schedule must be approved by the City Council.

Step 2 is to publicize the CIP process and invite project nominations from community organizations.

Step 3 is to send a copy of the current CIP to all the City department heads and the City Manager and ask for recommendations for new projects, projects that should be deleted, or changes to existing projects.

Step 4 is to make sure that all the City advisory bodies have a chance to weigh in. They are encouraged to name their “top 5” projects, and that information is passed on to the City Council. They can also suggest new projects, changes to existing projects, or any other recommendations related to the CIP.

During this time, I will start working on a new draft CIP, to be constantly updated throughout the process. NOTE: The document is a DRAFT until it is approved by the City Council. Proposed new projects are kept separate until they are approved by Council.

The City Council typically holds a work session to discuss the CIP and also a public hearing at a regular City Council meeting. Members of the public are encouraged to attend and testify. The City Council will view the CIP as a whole and will also work to identify legislative priorities (a subset of the CIP) for special attention during the coming year.

Step 5 is to finalize the CIP as per City Council approval, and make 30 bound copies. These should be ready to distribute before the end of November. The CIP is also put on the City website.

Q: Are the “legislative priorities” the same as the CIP?

A: No, they are a subset of the CIP. The full CIP might contain 50 projects. All of them have been approved by the City Council and can be considered community priorities. However, the City Council also develops a “short list” of projects on which the City will focus particular attention during the upcoming legislative session. (The goal is to get at least partial funding for a project included in the state capital budget.) The “short list” and the “legislative priorities list” are the same thing.

The state budget process begins with a proposed budget submitted by the Governor in December. The legislature takes the Governor’s budget and works it over starting in mid-January. The House and Senate must both agree on a budget before it is finally passed in mid-April. (NOTE: The “operating budget” is different than the “capital budget.”)

In the past, the City’s “short list” may have had 10-15 projects on it. Last year, the list numbered five. They were the Public Safety Building, East Boat Harbor, Harbor Sheet Pile Loading Dock, Fire Department Equipment Upgrades and Storm Water Master Plan. Given the State of Alaska’s current budget shortfalls, the City will likely reduce the number of projects on the “short list.”

An attempt is made to include some less expensive projects along with big expensive ones. Most if not all of the projects on the short list will be City of Homer projects (e.g., for roads, harbor improvements, water and sewer upgrades, etc.) Project descriptions are put in special “packets” tailored specifically to legislators and state commissioners. Typically, the Mayor and one or two City Council members will make one or more trips to Juneau to advocate for funding for these projects. Other groups (e.g., hospital, college, non-profit representatives) also lobby for their favorite CIP projects.

Q: Does the City seek federal funding for CIP projects also?

A: Yes. All three members of the Alaska congressional delegation require local governments and other groups to submit funding requests in February of each year. Typically the City of Homer will select 3-6 projects for which we seek federal funding. In recent years, the City has received partial funding for Deep Water Dock expansion and for the proposed East Boat Harbor. With the moratorium on federal “earmarks” in early 2011, chances of receiving federal funding for a project have diminished substantially.

The City can (and does) apply for grants to fund capital projects, but those funders almost always require the City to cover some of the costs with local funds.

Q: What advice do you have for a community member who wants to see a particular project included in the CIP?

A: • Keep in mind that if a proposal comes from one of the following, it is automatically forwarded to the City Council for consideration: 1) A City department head, 2) a City advisory body, 3) the Mayor or individual City Council member, 4) a non-profit organization or state/federal government agency. If you can sell your idea to one or more of those, and that person or group gives it to me, I will draft a project description to take to the City Council. NOTE: Ask for a Project Nomination Form to use for this purpose.

- Take advantage of opportunities to express support for one or more projects anytime the CIP is on a Council meeting agenda. If you testify earlier in the process, Council members will have more time to consider what you say before making their final decisions. The CIP will be on the Council agenda at least three times: For introduction, public hearing, and final vote. Check with the Clerk’s Office regarding the dates. You can also communicate with City Council members individually.

Further advice: If you are seeking funding for your project through the state legislature, talk to our local state representative (currently Paul Seaton) about that process.

Q: Once a project is approved for inclusion in the CIP, what can I do to make sure it doesn’t just languish there?

A: • Keep your eyes on the prize. If you are with a community group or advisory body, develop a long-range plan and base your CIP request on that plan. Limit your request to one or two items and then keep your attention and energies focused on that goal.

- Be realistic in your expectations. Many projects require multiple sources of funding over a period of years. Project success starts with a vision, then a well-developed funding plan followed by focused implementation of that plan.



FY17 CIP DRAFT

City of Homer Capital Improvement Plan 2017-2022



To be updated

The Sesok and Surfbird in the Uplands

Infrastructure for a haulout to facilitate boat work on large vessels is on the 2017-2022 City of Homer CIP.

City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
907-235-8121



City of Homer

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To be updated

September 14, 2014

To The Honorable Mayor and Homer City Council:

This document presents the City of Homer 2016 through 2021 Capital Improvement Plan. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Priority Level 1 (highest), 2, or 3. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the City of Homer's 2016-2021 CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

It is the City of Homer's intent to update the CIP annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Katie Koester
City Manager

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INTRODUCTION PAGES - DRAFT



Funded Projects from 2016-2021 CIP List

Updated with funded project information.

The City of Homer is pleased to note that full funding for the following projects have been identified or procured:

- East to West Transportation Corridor- Waddell Way corridor construction is complete.
- Water Storage/Distribution Improvements - Phase 1 is complete.
- Homer Intersection Improvements - Pioneer Avenue and Main Street is complete.
- Sterling Highway Erosion Response MP 150-157 is complete.
- Homer Senior Citizens, Inc. - Natural Gas Conversion
- Bridge Creek Watershed Acquisition - purchased 40-acre tax foreclosure parcel in the Bridge Creek Watershed Protection District.

INTRODUCTION PAGES - DRAFT



Introduction: The Capital Improvement Program

A capital improvement plan (CIP) is a long-term guide for capital project expenditures. The CIP includes a list of capital projects a community envisions for the future, and a plan that integrates timing of expenditures with the City's annual budget. The program identifies ways a project will benefit the community, indicates the priorities assigned to different projects, and presents a target construction schedule.

A carefully prepared capital improvement plan has many uses. It can assist a community to:

- Anticipate community needs in advance, before needs become critical.
- Rank capital improvement needs in order to ensure the most important projects are given consideration for funding before less critical projects.
- Plan for maintenance and operating costs so expenses are budgeted in advance to help avoid projects that the community cannot afford.
- Provide a written description and justification for projects submitted for state funding so the legislature, governor and appropriate agencies have the information necessary to make decisions about funding capital projects.
- Provide the basis for capital projects as part of the annual budget.

A capital improvement project is one that warrants special attention in the municipal budget. Normally, public funds are not expended if the project is not listed in the CIP. A capital expenditure should be a major, nonrecurring budget item that results in a fixed asset with an anticipated life of at least two years. Projects eligible for inclusion in the City of Homer CIP have a lower cost limit of \$50,000 for City projects and \$25,000 for those proposed by non-profit organizations. Projects proposed by non-profit organizations and other non-City groups may be included in the CIP with City Council approval, but such inclusion does not indicate that the City intends to provide funding for the project.

The municipality's capital improvement plan is prepared in accordance with a planning schedule, usually adopted by City Council at the onset of the CIP process. A copy of the City of Homer CIP schedule appears in the appendix of this document.

The number of years over which capital projects are scheduled is called the capital programming period. The City of Homer's capital programming period coincides with the State's, which is a six year period. The CIP is updated annually, due to some of the projects being funded and completed within the year.

A capital improvement plan is not complete without public input. The public should be involved throughout the CIP process, including the nomination and adoption stages of the process. The City of Homer solicits input from City advisory bodies, advertises for public input during the CIP public hearing, and invites the public to participate throughout the entire process.

The City's capital improvement program integrates the City's annual budget with planning for larger projects that meet community goals. Though the CIP is a product of the City Council, the administration provides important technical support and ideas with suggestions from the public incorporated through the entire process.

Determining project priorities: City of Homer CIP projects are assigned a priority level of 1, 2, or 3, with 1 being the highest priority. To determine priority, the Council considers such questions as:

- Will the project correct a problem that poses a clear danger to human health and safety?
- Will the project significantly enhance City revenues or prevent significant financial loss?
- Is the project widely supported within the community?
- Has the project already been partially funded?
- Is it likely that the project will be funded only if it is identified as being of highest priority?
- Has the project been in the CIP for a long time?
- Is the project specifically recommended in other City of Homer long-range plans?
- Is the project strongly supported by one or more City advisory bodies?

Once the overall CIP list is finalized, the City Council names a subset of projects that will be the focus of efforts to obtain state and/or federal funding in the coming year. The overall CIP and the legislative priority list are approved by resolution.

Integration of the CIP with Comprehensive Plan Goals

Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

Land Use: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Transportation: Address future transportation needs while considering land use, economics and aesthetics, while increasing community connectivity for vehicles, pedestrians and cyclists.

Public Service & Facilities: Provide public services and facilities that meet current needs while planning for the future. Develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Parks, Recreation & Culture: Encourage a wide range of health-promoting recreation services and facilities, provide ready access to open space, parks, and recreation, and take pride in supporting the arts.

Economic Vitality: Promote strength and continued growth of Homer's economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Preserve quality of life while supporting the creation of more year-round living wage jobs.

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.

Homer Spit: Manage the land and other resources of the Spit to accommodate its natural processes, while allowing fishing, tourism, other marine-related development, and open space/recreational uses.

Town Center: Create a community focal point to provide for business development, instill a greater sense of pride in the downtown area, enhance mobility for all forms of transportation, and contribute to a higher quality of life.

FY17 CIP DRAFT

City of Homer State Legislative Request FY2018 Capital Budget



The Homer Harbor is a major economic power for the City of Homer. The addition of the Harbor Sheet Pile Loading Dock will grow our capacity to service barges, landing craft and fishing vessels in various capacities, stimulating economies and creating additional jobs.

**City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
907-235-8121**



Legislative Request FY2018

To be updated after review process

**City of Homer FY2018 State Legislative Priorities list
approved by the Homer City Council
via Resolution 16-???**

- 1. Public Safety Building - \$1,267,000**
- 2. East Boat Harbor - \$9,232,200**
- 3. Harbor Sheet Pile Loading Dock- \$955,000**
- 4. Fire Department Equipment Upgrades -\$1,012,500**
- 5. Storm Water Master Plan - \$306,000**

FY17 CIP DRAFT



1. Public Safety Building, Phase 1

Updated. New Police Station Phase 1; new Fire Station Phase 2.

Existing Fire Station upgrade included under proposed projects

FY17 CIP DRAFT

Project Description & Benefit: Homer’s Police and Fire Department services are vital to the safety and health of our community. Adequate and safe working environments show respect for the public servants who provide these services, and at the same time, reduce vulnerability to emergencies and risk. A new public safety facility is needed to address safety and operational deficiencies in Homer’s aging public safety facilities. Phase I of this facility will construct a new Police Station at the corner of the Sterling Highway and Pioneer Avenue (the site of the former Homer Junior High and current HERC building) and will address the following high risk design inadequacies and operational deficiencies in the current Police Station:

- no separation or protection between staff work areas and prisoner through traffic - prisoners have to pass by dispatch staff coming and going; the public service counter window is not secure either;
- a common air handling system which exposes personnel to airborne pathogen risks;
- lack of crisis cell for special needs prisoners, or a proper juvenile holding area;
- escape attempt issues due to building layout;
- lack of storage area for police evidence, equipment, and vehicles;
- lack of space for expanding and poor conditions for supporting modern electronic and communication systems causing premature equipment failure;
- flooding and water damage during heavy rains.
- Fully renovating the current Police Station so it complies with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, site limits at its present location would not allow the Police Station facility to expand to accommodate current police duties and storage needs, much less allowing for growth as the community grows.

Plans & Progress: A Public Safety Building Review Committee formed in 2013 to oversee design and construction of a joint Public Safety Building which would have served both the Homer Police Department and the Fire Department. The City Council hired a design firm and general contractor/construction management team to see the project through construction. However, cost projections for the co-located Public Safety building led City Council to propose phasing the project in, starting first with construction of a new Homer Police Station and later proceeding with the addition of a new Fire Station. (It was determined that renovations to the current Fire Station should allow it to operate another ten years; \$80,000 of 2016’s Public Safety Building design funds were re-directed toward designing Fire Station upgrades). The Public Safety Building site and architectural design ensures ability to eventually incorporate a new, co-located Fire Station and realize operational cost efficiencies.

City Council passed Ordinance 16-30(S-2)A authorizing the City to issue general obligation bonds of \$12,000,000 to finance the acquisition and construction of the new Police Station, Phase I of the Public Safety Building project. The bond question (and a 1% seasonal increase in sales tax to pay the debt service) will go before voters for a decision at the 2016 regular city election in October.

Total Project Cost: \$32,148,000

2014-2016 Design: \$1,874,000

2014 (to 16% Design, funding secured): \$300,000

2015 (to 35% Design): \$275,000

2016 (to 100% Design): \$1,219,000

2016 (Site Preparation): \$2,251,000

2016-2017 (Construction): \$23,431,000

2017 (Contingency/Inspection/Admin): \$4,592,00

FY2017 State Request for Design: \$1,267,000

(City of Homer 35% Match: \$655,000)

Plans & Progress updated.

2016 Design cost and construction cost information not updated. Preliminary concept design work will be complete by fall. This information will be updated upon approval of new concept design.

Photo of Police Station concept design to be added.



2. Homer Large Vessel Harbor

Updated according to new concept design. Name changed from East Boat Harbor to be more descriptive. Schedule detail is eliminated due to size of project.

FY17 CIP DRAFT

Project Description & Benefit: This project will construct a new harbor ranging in size from 11 to 15 acres. It would enhance harbor capabilities by:

- Accommodating large commercial vessels (fishing vessels, workboats, landing craft, tugs, barges, etc.) outside the small boat harbor. Currently, large vessels are moored at System 4 and System 5 transient floats. Due to shortage of moorage space at the floats, large vessels are rafted two and three abreast constricting passage lanes, creating traffic congestion and overstressing the floats;
- Enabling Homer to accommodate and moor an additional 40 to 60 large commercial vessels that potentially would use Homer Harbor as a home port, but which have in the past been turned away due to lack of space;
- Providing moorage that meets the US Coast Guard's long-term mooring needs. Currently, the USCGC *Hickory* moors at the Pioneer Dock which provides inadequate protection from northeasterly storm surges and an inadequate security zone. The large vessel harbor will be built to provide protected and secure moorage suitable to accommodate the USCG's new line of 154-foot Sentinal-class fast response cutters which will be replacing the 1980's era Island-class 110-foot patrol boats.

Homer's Port and Harbor is centrally located in the Gulf of Alaska and is the gateway port to Cook Inlet, and the port of refuge for large vessels transiting Cook Inlet. The large vessel harbor will provide a regional facility to serve and support marine industry needs, and provide a place of refuge for Gulf of Alaska, Cook Inlet, and Kennedy Entrance marine traffic in event of severe weather or machinery malfunctions.

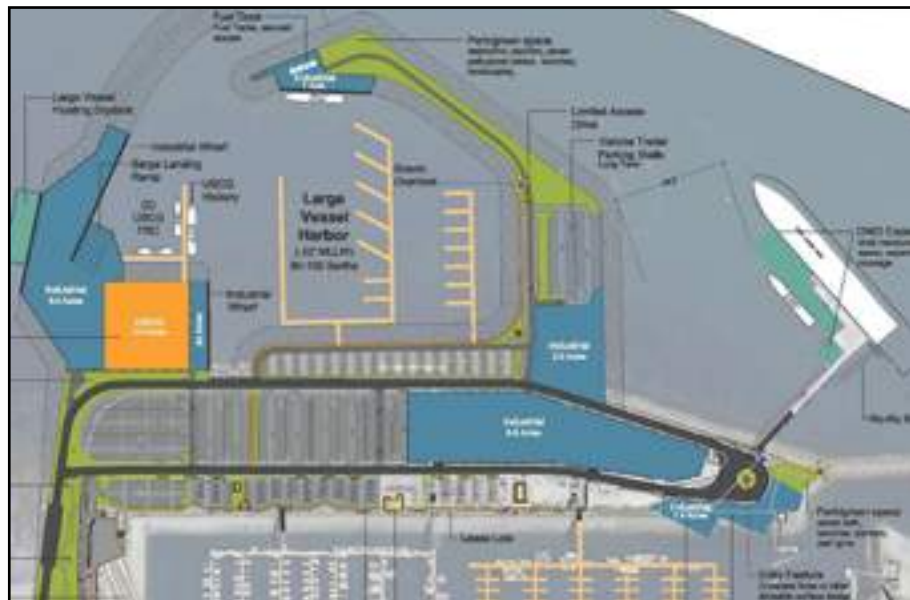
The proposed new harbor basin will be dredged to minus 22 feet Mean Lower Low Water (MLLW) to meet USCGC *Hickory's* draft requirements and accommodate large commercial vessels so they will not touch bottom on the lowest tides of the year (minus 5.6 feet). The new basin will provide the security zone and private moorings for the U.S. Coast Guard vessels at one side and will accommodate the large, deep draft commercial vessels on the other side.

Plans & Progress: The Army Corps of Engineers completed a reconnaissance study in 2004 that indicated Federal interest in having a new harbor in Homer; at that time, though, subsequent analysis found that the cost/benefit ratio was too low for the Corps to recommend the project. Since initiating conceptual design work for the Port & Harbor's Deep Water Dock/Cruise Ship Expansion project, however, customer interviews indicate that the need for industrial moorage has only increased since the reconnaissance study was conducted. The City of Homer has requested a technical report from the Corps and established a study team to complete a concept design for the purpose of building support for the large vessel harbor and seeking funding sources.

Total Project Cost: \$115,725,000
Design and Permitting: \$10,258,000
Breakwater Construction and Dredging: \$90,275,000
Inner Harbor Improvements: \$23,700,000

FY2017 State Request: \$9,232,200

(City of Homer 10% Match: \$1,025,800)



This large vessel harbor design adds a new basin with its own entrance adjacent to the existing Small Boat Harbor. It provides secure, larger-sized moorage compatible with the USCG's new line of fast response cutters .



3. Harbor Sheet Pile Loading Dock

Staff recommendation: per Bryan and Carey, wrap project up at 35%, redirect remaining project funds & remove from CIP.

FY17 CIP DRAFT

Project Description & Benefit: This project will construct a sheet pile loading pier between the existing barge ramp and the fuel dock on the east side of the Small Boat Harbor. It is estimated that the dock will be 225 feet long and dredged to -17 feet. This dock would be used to transfer heavy loads by crane onto barges and landing crafts. During peak fishing time it can be used for delivering fish when the Fish Dock is at capacity. It would also serve as mooring for large shallow-draft vessels that are now mooring on the System 5 float. The project will stimulate the shipping and freight sectors of the local economy, creating jobs and providing revenues for Port & Harbor operations. A sheet pile loading dock is a cost effective way to increase docking facilities available at the Homer Port and Harbor.

Plans and Progress: This project was first identified as a need when the State of Alaska transferred ownership of the harbor to the City of Homer in 1999. Material from dredging of the harbor will be used to back fill the dock, saving the project the cost of fill. The Alaska State Legislature awarded \$350,000 in FY2015 which funds 100% of design and just shy of 20% of construction. Design for the sheet pile loading dock is currently underway.

Total Project Cost: \$1,450,000

2015 (Design Funding Secured): \$145,000

2016 (Construction): \$1,100,000

Funding Secured: \$205,000

FY2017 State Request: \$955,000

(City of Homer 15% Match: \$145,000)

Was P&H Commission # 1 priority last year.
Received \$350,00 in FY15 State Capital Budget.
Completed 35% engineering design work at a cost of \$109, 009.

The engineer' 35% construction cost estimate came in at \$5 million, significantly above initial projection. Cost to construct is one of the main reasons staff recommends stopping work on this project in this location. Another reason has to do with our continued work on the large vessel harbor project and our long term goals of moving all the coastal freight business into the new facility and out of the small boat harbor. The Large Vessel Harbor's concept design includes a commercial grade cargo loading ramp and dock; design work completed thus far for the sheet pile dock will be employed in that aspect of the Large Vessel Harbor project.

Given the Sheet Pile Loading Dock's high cost relative to the small coastal freight business the Sheet Pile Dock would serve and the dock's comparatively small moorage capacity, it is more strategic to invest capital in the Barge Mooring Facility which will pay off more quickly through increased harbor mooring revenues. The Barge Mooring Facility will allow 150' class landing craft that currently overwinter on System 5 to move to the Barge Mooring Facility, freeing up System 5 for other vessels (tenders, etc.) that are turned away due to lack of space--potentially doubling harbor moorage revenues. Additional demand for barge mooring is reported for barges from Western Alaska. Historically, in Homer, when harbor space is added or freed up, it fills up with new customers.

The barge mooring facility would also support (as well as serve as a draw to) the large vessel repair facility proposed as an upland improvement to the area directly above the Barge Mooring Facility.

P&H asks to wrap the Sheet Pile Loading Dock project up at the 35% design phase and redirect remaining project money to finish Phase 1 of the Barge Mooring Facility at the Pier One Theatre beach.



Sheet Pile Bulkhead Location





4. Fire Department Fleet Management

FY17 CIP DRAFT

Project Description & Benefit: The Homer Volunteer Fire Department is in need of a number of vehicle upgrades to be able to safely and efficiently protect the lives and property of Homer residents.

Quint (Ladder Truck): Adding an aerial truck to HVFD’s fleet will greatly enhance the City of Homer’s firefighting capability. Over time, as Homer’s population has grown, so has the size and complexity of its buildings. West Homer Elementary School, the Islands and Ocean Visitor Center, Kevin Bell Ice Arena, and South Peninsula Hospital Expansion are examples of large footprint, two story plus buildings where fighting fire from the ground or from ground ladders (the tallest of HVFD’s is only 35’) is no longer safe or practical. These locations require the use of elevated hose streams to fight fire effectively. Currently, HVFD is only able to provide elevated hose streams from ground ladders, which severely limits the application of water and endangers the lives of firefighters. Aerial apparatus allow for application of water to the interior of a building without placing firefighters in immediate danger. They also allow for the rescue of people trapped in upper stories or on rooftops by fire or other incidents that impede the use of interior stairways. In addition to increasing firefighting capability to protect large public buildings, an aerial truck will potentially lower insurance rates for the community.

Brush/Wildland Firefighting Truck: The Department’s existing brush truck is a Ford F-350 that was converted to a brush unit in-house in 1990 by adding a manufactured tank, portable pump and a home-built tool storage compartment. The existing truck is severely deficient due to age-related wear and lack of capacity to handle the weight of fire fighting equipment. A new Ford F-450/550 4x4 with wildland pump unit, tank, and tool compartments will provide critical and reliable service. In addition to fighting wildfires, the truck provides fire protection to areas inaccessible with traditional large fire apparatus due to poor road conditions during winter and break-up.

Harbor Fire Cart Replacement: Fire Cart Replacement: The Homer Port & Harbor is outfitted with seven motorized fire carts uniquely capable of responding to vessel fires located on the harbor’s float system. These full-response fire apparatus are custom-made mini mobile fire engines capable of delivering AFFF foam to two attack lines at the same time. Because of Alaska’s special conditions (harsh weather, extreme tides and the size of vessels) there are no pre-made, off-the-shelf fire apparatus that fully meets Homer’s Port & Harbor response needs. On multiple occasions they have saved vessels and prevented the costly spread of fire in the small boat harbor. Unfortunately, the fire carts are over 20 years old. Many are failing due to the harsh marine environment and age, despite regular monthly and annual maintenance. This project would purchase the components necessary to refurbish and upgrade the seven fire carts, extending their functional life another twenty years.

Plans and Progress: Port & Harbor maintenance personnel constructed a prototype for a refurbished model two years ago. It passed operational tests conducted by the Homer Volunteer Fire Department and is currently in use at the Port & Harbor. Port and Harbor maintenance personnel will refurbish seven motorized fire cart apparatus utilizing both newly acquired components and old components that can be salvaged from the existing fire carts.

- Total Project Cost:** \$1,355,000
- Quint Ladder Truck: \$1,000,000
- Brush/Wildland Firefighting Truck: \$150,000
- Harbor Fire Cart Replacement: \$205,000

State Request FY2017: \$1,219,500
(City of Homer 10% Match: \$135,500)



A ladder truck like the one shown here will increase firefighting capability, firefighter safety and potentially reduce insurance rates for homeowners.



5. Storm Water Master Plan

FY17 CIP DRAFT

Project Description & Benefit: The City of Homer has an outdated storm water master plan. The current plan was prepared in the 1980's, projecting only basin runoff flows. The existing storm drainage system is expanding and a comprehensive storm water plan is needed to more effectively plan and construct storm water infrastructure, including sedimentation/detention facilities, snow storage and water quality improvements.

A new master plan will outline how the City can:

- Identify current and future storm runoff flows from individual drainage basins within the community.
- Identify infrastructure needed to effectively collect, transmit, treat, and discharge surface water runoff to Kachemak Bay.
- Provide a staged approach to constructing needed infrastructure to serve an expanding/developing community
- Establish pipe sizing, detention basin volumes, and cost estimates.
- Mitigate storm water runoff through the use of a wide variety of gray and green infrastructure practices and technologies that improve the quality and reduce the quantity of runoff discharging directly to receiving waters.
- Develop public education programs targeting specific stream degradation from storm water runoff.
- Provide storm water management systems and practices including collection, storage, conveyance and treatment structures that are components of a comprehensive plan to preserve or restore natural/stable in-stream hydrology.
- Identify projects that incorporate green infrastructure to manage, treat or reduce storm water discharges and urban non-point source runoff to the critical wildlife habitat of Kachemak Bay.

Total Project Cost: \$340,000

State Request FY2017: \$306,000

(City of Homer 10% Match: \$34,000)



A master plan is needed to address storm water management issues.



Mid-Range Projects

Part 2: Mid-Range Projects

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Local Roads

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- **Heath Street - Pioneer to Anderson11**
- **Land Acquisition for New Roads12**

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East to West Transportation Corridor

Updated to show Waddell Way portion completed.

FY 2017 - DRAFT Document

Project Description & Benefit: Currently the only way for drivers to get through town is via Pioneer Avenue or the Sterling Highway. Extending Bartlett Street, acquiring and upgrading Waddell Way and putting a road through Town Center provides an alternate east - west route for traffic, easing congestion and allowing drivers to more quickly and efficiently get to their desired destination. This project fulfills a major objective of the City of Homer's 2005 Transportation Plan.

Building a road through Town Center, 30 acres of undeveloped land in the heart of Homer is the first step in opening up this prime real estate. The Homer Comprehensive Plan, Town Center Development Plan and Comprehensive Economic Development Strategy all call for careful development of Town Center. The roads will be built to urban road standards and include such amenities as sidewalks, storm drains, and street lighting. Development on newly opened lots will help grow Homer's downtown business sector.

Plans & Progress: The City has purchased a lot for the Bartlett Street extension. The first leg of the east to west transportation corridor, Waddell Way, was completed in 2016. The City dedicates a percentage of sales tax to the Homer Area Roads and Trails (HART) fund for road improvement projects and has pledged over \$2.1 million from the fund as a match for this project.

Total Project Cost: \$7,659,000
2018 (Land Acquisition): \$1,250,000
2019 (Design): \$543,000
2020 (Construction): \$5,866,000
2017 (Inspection & Contingency): \$1,086,000

State Request FY2019: \$5,312,500
(City of Homer 25% Match: \$2,346,400)

Priority Level: 1



Map showing proposed extension of Bartlett Street and proposed east-west street through Town Center.



Heath Street Extension: Pioneer to Anderson

FY 2017 - DRAFT Document

Project Description & Benefit: This project provides for the design and construction of a road connection from East End Road to Anderson Street. The project will address concerns raised by Alaska Department of Transportation and Public Facilities (ADOT&PF) regarding the Heath Street/Pioneer and Lake Street/Pioneer intersections and will provide access from East End Road past Homer High School to a developing residential area north of the high school. The City of Homer will work with ADOT&PF engineers to determine the best route (extension of Heath Street vs. extension of Lake Street) to provide safer and more effective circulation, improve emergency access to and from the high school, provide for pedestrian access from the high school to a hillside trail system, and reduce congestion at existing intersections.

Plans & Progress: The improvement is recommended in the 2005 Homer Area Transportation Plan and would implement recommendations of the 2005 Homer Intersections Planning Study (ADOT&PF). The City of Homer has committed to funding 50% of the project with Homer Area Roads and Trails (HART) funds.

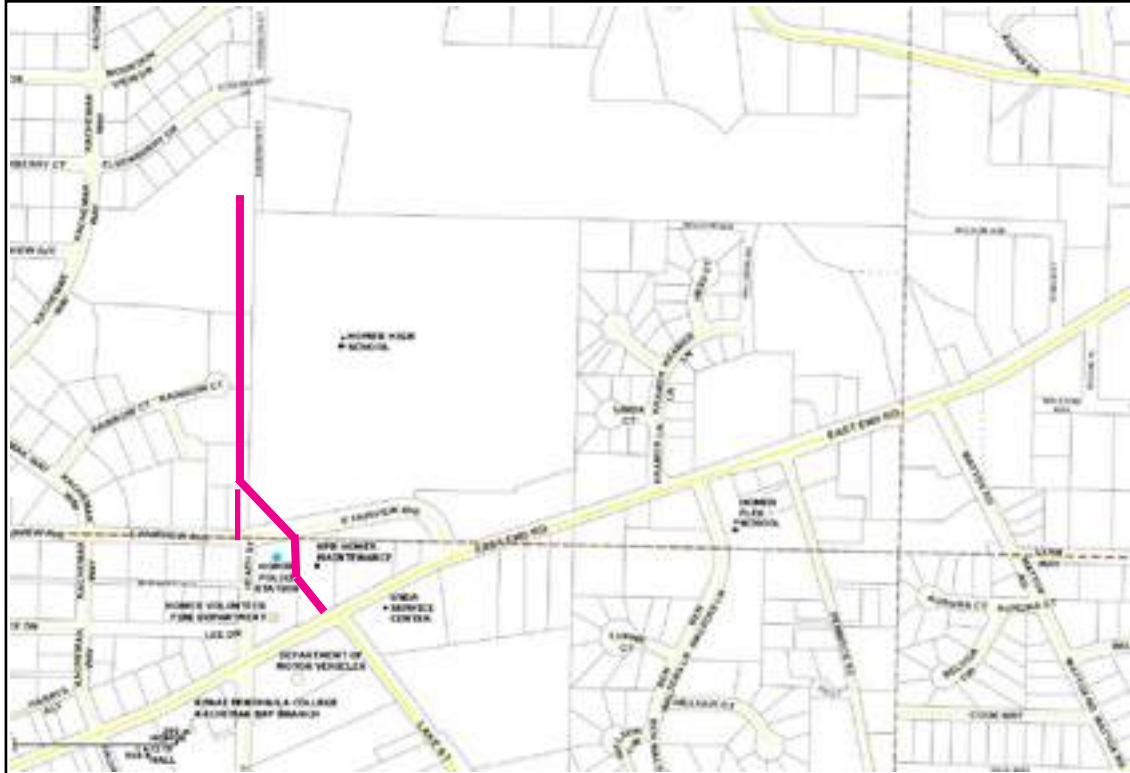
Total Project Cost: \$4,500,000

Schedule:

2018 (Design): \$500,000

2020 (Construction): \$4,000,000

Priority Level: 3



Connecting East End Road to Anderson Street improves emergency access to and from the high school and reduces congestion at existing intersections.



Land Acquisition for New Roads

FY 2017 - DRAFT Document

Project Description & Benefit: This project will help meet current and future transportation needs by acquiring specific land parcels and rights of way to extend three local roads. It will improve traffic flow in Homer by providing alternate connections between different sectors of town.

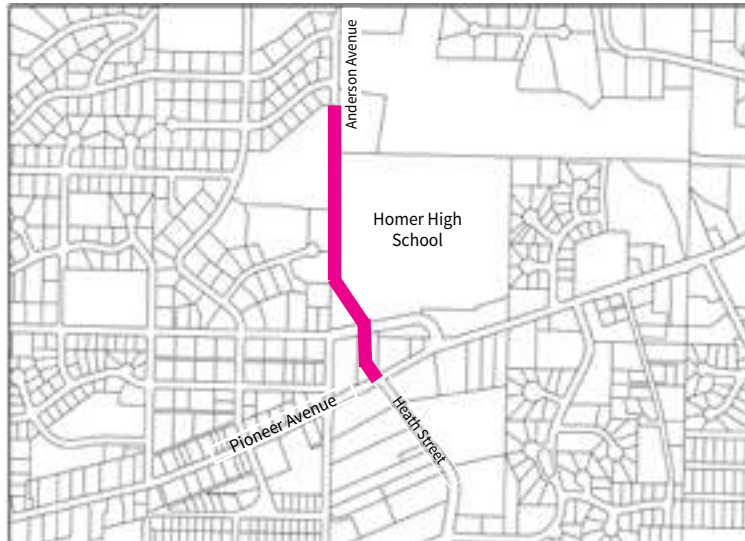
- **Lake/Heath Street to Anderson Avenue**
- **Poopdeck Street extension north to Pioneer Avenue**
- **Early Spring Street extension north to East End Road**

Plans & Progress: All three road projects are recommended in the 2005 Homer Area Transportation Plan.

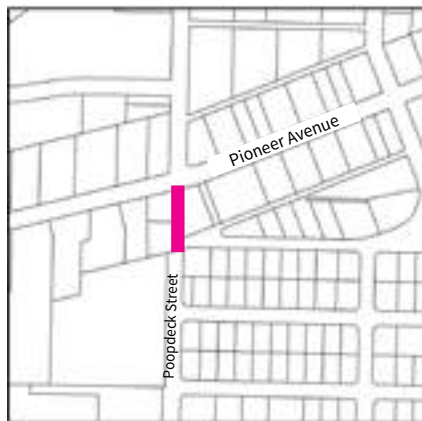
Total Project Cost: \$2,200,000

Schedule: 2017-2019

Priority Level: 1



Heath Street to Anderson Avenue.



Poopdeck Street to Pioneer Avenue.



Early Spring Street to East End Road.



Parks and Recreation

Updated. Removed Rogers Loop Trailhead Land Acquisiton.
Listed in this P&R Table of Contents last year, but no project
description included.

- **Multi-Use Community Center14**
- **Ben Walters Park Improvements, Phase 215**
- **Jack Gist Park Improvements, Phase 216**
- **Karen Hornaday Park Improvements, Phase 2.....17**
- **Mariner Park Restroom18**
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- **Homer Spit Trailhead Restroom21**

FY 2017 - DRAFT Document



Multi- Use Community Center

FY 2017 - DRAFT Document

Project Description & Benefit: This project would be the first phase in designing and constructing a Multi-Use Community Center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. Years of growing numbers of requests to Parks and Recreation for access to indoor facilities highlights the need for this project. The 2015 City of Homer Parks, Art, Recreation and Culture (PARC) Needs Assessment validated this perceived need. Incorporating an extensive public input process, the PARC Needs Assessment reflects the community’s high priority on community access to public recreational and educational spaces and identifies a community center as a significant future investment for the community.

The community center is currently broadly envisioned as a comprehensive multi-generational facility that offers something for people of all ages. Public input identified a general-purpose gymnasium and a multi-purpose space for safe walking/running, dance, martial arts, performing arts, community events and dedicated space for youth as priority features. In addition to social, health and quality of life benefits, a multi-use center provides considerable opportunity for positive economic impact to the community. Direct impacts include new revenues from admission and rental fees generated by hosting regional or statewide conferences, weddings and/or other private rentals. Participants and spectators visiting Homer for these events will also indirectly benefit the community through their use of restaurants, retail shops, lodging, transportation and other hospitality industry services. This facility would draw additional year round programs and events to Homer, contribute to the local economy by attracting additional visitors and businesses, and would be an incentive for families to relocate to Homer.

The PARC Needs Assessment included a statistically valid survey question asking the community’s interest for constructing and funding an \$18 million facility. 30% of respondents agreed with the statement that this facility is a priority in the next five years; an additional 27% placed it as a priority in the next five to ten years. The success of this project requires sound capital and ongoing operations funding.

Plans & Progress: The first step is to complete a reconnaissance or a preliminary research of the size and type of facility, develop conceptual floor plans and site plans, estimate total construction cost and ongoing operational funding mechanisms.

Total Project Cost: \$500,000

Priority Level: 2

Schedule: 2018



The City of Unalaska’s Community Center is the hub of community activities. Centrally located, the Community Center is widely used by both residents and visitors. It has everything from a cardio and weight room to music and art areas.



Ben Walters Park Improvements, Phase 2

FY 2017 - DRAFT Document

Project Description & Benefit: Ben Walters Park comprises 2.5 acres on the shore of Beluga Lake, near the intersection of Lake Street and the Sterling Highway. With its central location, proximity to McDonalds restaurant, and access to the lake for winter and summer recreation, it is one of Homer’s most frequently visited parks. Phase 2 will enlarge the parking area and renovate the picnic shelter that has become worn with heavy use over the years.

Plans & Progress: Phase 1 of the park improvement project, replacing the dock, was completed in 2009. Since then the Kachemak Bay Rotary Club has adopted the park under the City of Homer’s Adopt-a-Park Program. They have made improvements such as painting the restrooms, installing a bench, resetting the posts and tending flower beds in the summer months.

Total Project Cost: \$250,000

Schedule: 2017

Priority Level: 2



Improvements are needed at Ben Walters Park including enlarging the parking lot and renovating the shelter.



Jack Gist Park Improvements, Phase 2

FY 2017 - DRAFT Document

Project Description & Benefit: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel has been developed primarily for softball fields. It also features a disc golf course.

The proposed project will complete Phase 2 by improving drainage around the upper ball field, constructing a concession stand/equipment storage building adjacent to the softball fields, and developing an irrigation system utilizing a stream on the property in conjunction with a cistern. Phase 3 will provide potable water (water main extension), construct a plumbed restroom, and acquire land for soccer fields.

Plans & Progress: Phase 1 of this project was completed in 2011 after a five year period of incremental improvements. In 2005-2006, a road was constructed to Jack Gist Park from East End Road, a 70-space gravel parking area was created, and three softball fields were constructed including fencing, dugouts, and backstops. In 2008, bleachers were installed at all three softball fields. In 2009, three infields were resurfaced. In 2010, with volunteer help, topsoil was spread and seeded on two of the three fields and the parking area was improved and expanded. 2011 saw improvements to the third ball field: drainage improvements on the outside perimeter (right and left field lines), imported material to improve the infield and topsoil and seeding to improve the outfield.

Total Project Cost: \$160,000

Drainage: \$50,000

Concession Stand and Equipment Storage: \$75,000

Irrigation System: \$35,000

Schedule: 2015

Priority Level: 2



One of the new softball fields at Jack Gist Park



Karen Hornaday Park Improvements, Phase 2

Project Description & Benefit: Homer's popular Karen Hornaday Park encompasses baseball fields, a day use/ picnic area, a playground, a campground, and a creek on almost 40 acres. It is also used to host community events such as the Highland Games and KBBI's Concert on the Lawn. The Karen Hornaday Park Master Plan, updated and approved in 2009, sets forth goals and objectives to be accomplished over a 10-year period.

Phase 2 consists of parking lot improvements, moving the road, a trail along Woodard Creek, and a restroom. The road to access the park runs between the park and the parking lot, causing kids to have to cross in front of traffic to get to the park's attractions. The master plan proposes moving the road to the east and placing the improved gravel parking lots in between the road and the park. Woodard creek is one of the jewels of Karen Hornaday Park but gets little attention because there is no convenient way to access it. A trail along the creek would allow people to enjoy the city's only creek. One of the most common complaints of the park is the old restroom with crumbling cement and a leaking roof. A new restroom is in great demand from the parents, children and picnickers that frequent the park.

Plans & Progress: The Alaska Legislature appropriated \$250,000 for park improvements in FY 2011. This money together with City funds and fundraising by HoPP, an independent group organized to make playground improvements, helped complete Phase 1 (drainage improvements, ballfield improvements, new playground, new day use area and northern parking lot improvements). The City received a Land and Water Conservation Fund (LWCF) grant for campground improvements and the development of a new day use area between the two ball fields which was completed in 2014. The City spent \$25,000 on preliminary engineering for moving the road, one of the goals of Phase 2.



Karen Hornaday Park was a construction site for one week during the Summer of 2012 when the community came together to build a state of the art playground.



Mariner Park Restroom

**Staff recommendation per Julie & Carey: remove project from CIP
Too costly in wetlands; not feasible as currently conceived.**

FY 2017 - DRAFT Document

Project Description & Benefit: As one of Homer’s most popular recreation areas, Mariner Park attracts campers, beach walkers, kiteflyers, Spit Trail users, birders, people with dogs, and others who come to enjoy the views and open-air recreation opportunities. This project will accomplish the most pressing need at Mariner Park: the construction of a plumbed restroom to better meet the needs of campers and beach walkers during the busy summer months.

Plans & Progress: Mariner Park is in a flood plain and any structure built there will require unique design to address flooding issues.

Total Project Cost: \$330,000

Schedule: 2016

Priority Level: 2



The portable restrooms at Mariner Park campground get heavy use during the summer season.



Baycrest Overlook Gateway Project

FY 2017 - DRAFT Document

Project Description & Benefit: When you drive to Homer on the Sterling Highway, it is hard to resist pulling over at the Baycrest Hill Overlook, even if you have been there before. The overlook (constructed in the 1990’s by visionaries at Alaska Department of Transportation and Public Facilities during a Sterling Highway reconstruction) has become the primary entrance to Homer. The first experience of that Baycrest view is cited by many residents as the primary reason for deciding to settle in Homer.

Baycrest Overlook is one of the major sites in Homer’s Gateway Project, which entails enhancing visitor and resident experiences at the entrances to Homer. The other gateways are the Homer Airport and the Homer Port. Goals for improving the overlook gateway include welcoming residents and visitors in a comfortable setting without detracting from the view, instilling stewardship and inspiring visitors to learn about the diversity of Kachemak Bay and other potential experiences awaiting those just arriving in Homer or returning home.

Gateway improvements include overlook parking lot paving, landscaping, benches and picnic tables to enhance the visitor experience and comfort. Updated interpretive signage will tell the story of Homer and the surrounding communities and highlight the phenomenal natural resources of Kachemak Bay. Improvements to the overlook will welcome everyone, orient visitors to the natural landscape and community and help encourage commerce. Benches and picnic tables allow travelers a comfortable place to linger, rest and enjoy the spectacular setting.

Plans & Progress: The first Gateway Project began in 2009 when a collaborative effort (involving the City of Homer, Alaska State Parks, National Park Service, Kachemak Research Reserve and U.S. Fish and Wildlife Service) created a beautiful diorama in Homer’s airport terminal highlighting the wealth of public and private lands available to everyone who comes to Kachemak Bay.

This group plus the Alaska Department of Fish and Game, Alaska Department of Transportation, Pratt Museum, Homer Chamber of Commerce, Kachemak Bay Conservation Society and Homer Garden Club are working on the Baycrest Overlook Gateway Project. The State and the City of Homer spent \$6,000 in 2013 to produce the Baycrest Overlook Interpretive Plan. The Plan included public comment meetings, design, development and locations for welcome and interpretive signage; it was officially adopted by Homer City Council in 2013. In 2016, Homer’s Chamber of Commerce will be placing a welcome informational kiosk featuring brochures of Chamber-member businesses.

The project will consist of three phases:

Interpretive signage, benches and picnic areas

Enhanced landscaping

New restrooms and paving upgrades.

Total Project Cost: \$262,000

2013 (Preliminary Design): \$6,000

2017 (Construction): \$256,000

 Signage/Benches: \$50,000

 Landscaping: \$25,000;

 Restrooms and Paving: \$181,000

Priority Level: 3



Baycrest Overlook is very often the first stop and introduction to Homer for many visitors. Interpretive signs need revamping to address the local area. The most prominent interpretive feature informs visitors about an obscure historic gold exploration expedition gone wrong on the Kenai Peninsula.



Bayview Park Restoration

FY 2017 - DRAFT Document

Project Description & Benefit: Bayview Park is a small, relatively quiet fenced neighborhood park at the top of Main Street. The goal of this project is to improve the accessibility and safety of the Park and its playground elements with a focus on making the park more user-friendly to young children (infant-toddler-preschool age) and for children and parents/caregivers with disabilities or mobility issues.

Over the last five years, thanks to a dedicated group of volunteers comprising the Playspaces Work Group of Homer’s Early Childhood Coalition, some improvements (adding additional play features such as an embankment slide, log steps, an alder fort and boulders) have been started at the park. Homer’s Early Childhood Coalition continues to adopt this little park and works to complete elements included in the Park’s Master Plan. In 2014, they completed an ADA accessible pathway and made temporary repairs to the perimeter fence. They are currently working to replace the fence, add new play equipment and extend accessible pathway to all play features.

- **Summer 2017:** Replace existing white picket fence with a wood frame-chain link fence to improve the stability and durability of the fence (current fence is in constant need of repair). Parents and caregivers appreciate having a fence as it provides a level of safety for young children around the busy roads and ditches surrounding the park.
- **Summer 2018-19:** Upgrade ground cover to playground standards, replace jungle gym, add additional swing port, and extend ADA trail to new elements as needed. The goal is to provide new playground elements that are designed for younger/toddler age and to have some accessible for children with disabilities.

Plans & Progress: In 2011 Homer Early Childhood Coalition raised money and funded a new slide and boulders that were installed by the City of Homer. Several parents built and installed stepping logs and 2 small “bridges”. In 2013 Homer Early Childhood Coalition coordinated with Corvus Design to meet with local families and children for project ideas and create a master plan with cost estimates. \$5,347.76 was raised to pay for design costs and install new play elements. ADA parking and access trail improvements were completed in 2014 utilizing in-kind donations of equipment and labor and additional \$5,118 in fundraising dollars.

Homer Early Childhood Coalition Playspaces Work Group have developed a fundraising plan to raise additional funds through grant writing, community donations and in-kind donations of supplies, equipment, and labor. The group meets regularly to discuss design plans and fundraising.

Total Project Cost: \$189,974

Priority Level: 2



Though charming, the white picket fence that surrounds Bayview Park is in need of constant repair. A more practical chain length fence is needed to keep young children out of roads and ditches.



Homer Spit Trailhead Restroom

Project Description & Benefit: The parking lot at the intersection of the Ocean Drive bike path and Homer Spit Trail gets heavy use year round. The Spit trail is a popular spot for biking, running, walking, and roller blading. Parents bring their young children to ride bikes because the trail is relatively flat and has few dangerous intersections. A restroom would be heavily used by recreators and commuters using both trails.

Total Project Cost: \$295,000

Priority Level: 3



The parking lot at the Spit trail head full of cars on a sunny day.

FY 2017 - DRAFT Document



Port and Harbor

FY 2017 - DRAFT Document

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Deep Water/Cruise Ship Dock Expansion, Phase 1

Updated plans & progress; updated design graphic.

FY 2017 - DRAFT Document

Project Description & Benefit: Upgrades to the Deep Water/Cruise Ship Dock are necessary to provide a facility that can accommodate multiple industry groups and provide the greatest economic benefit to the area. A feasibility study of expanding and strengthening the dock (with later phases including a terminal building and other upland improvements) is nearing completion. Expansion increases the Port & Harbor’s capability to support regional resource development initiatives with moorage and a staging area for freight service to the Lake and Peninsula Borough (via the Williamsport-Pile Bay Road) and to potential future Cook Inlet region resource development projects. There is current demand for modifications to the existing dock to accommodate long-term moorage of large resource development vessels such as timber, mining and oil and gas barges, and as designed, the dock will be able to handle icebreakers, of particular importance given Alaska’s strategic arctic location.

The facility will boost cargo capability. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, the Aleutians, and Bristol Bay. Handling containerized freight delivery to the Kenai Peninsula would reduce the cost of delivering materials and supplies to much of the Peninsula. The dock expansion will also enhance cruise ship-based tourism in Homer by providing moorage at the dock for two ships (a cruise ship and a smaller ship) at the same time, reducing scheduling conflicts.

Finally, improvements to the dock will fulfill a contingency planning requirement under Homeland Security provisions. The Port of Anchorage, through which 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula passes, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, Homer’s port would become even more important as an unloading, staging, and trans-shipping port.

Plans & Progress: In 2005 the City of Homer spent \$550,000 for cathodic protection of the existing dock and conceptual design of an expanded dock. \$2 million in federal transportation earmark funds were appropriated in FY 2006 to prepare preliminary design and conduct further economic analysis. The Alaska Legislature appropriated an additional \$1 million for FY 2011. The Homer City Council has authorized the sale of \$2 million in bonds to help fund the construction of this project. Currently the City is working with R&M consulting to complete design and feasibility. To date the team completed an extensive conditions survey of the existing infrastructure, bottom condition survey, soils core drilling, and a very detailed tide/current profile for the dock. A nearly completed feasibility study of dock improvement/uplands land use options helped identify the best option for expansion to improve freight and cargo handling capabilities. The team also completed some uplands improvements that benefit cargo movement and storage on land close to the deep water dock: paving outer dock truck bypass road, removing the old wooden fence around the concrete storage yard and replacing it with a chain link fence, stormwater runoff handling, lighting and security cameras.

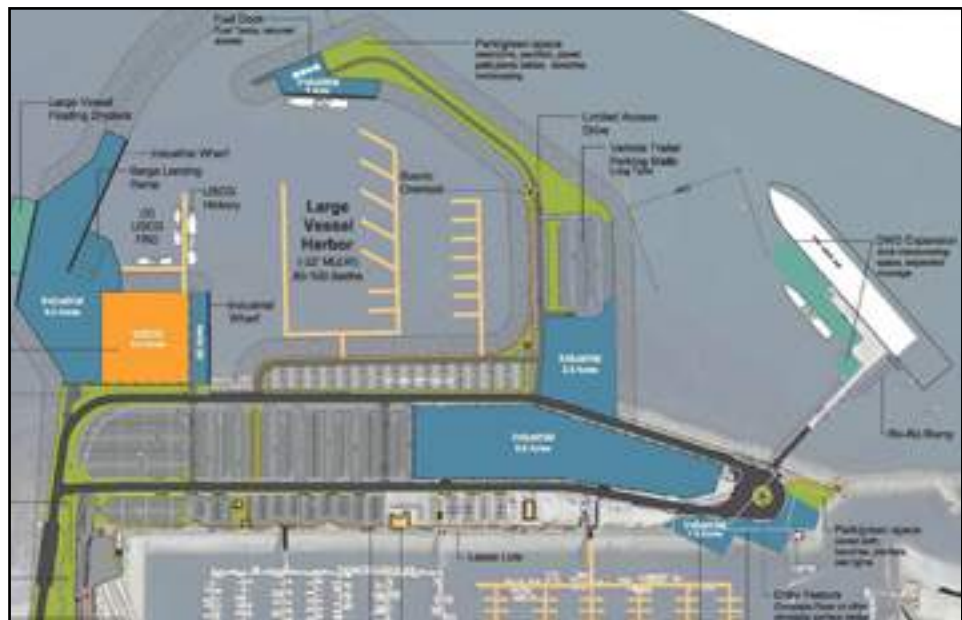
Total Project Cost: \$35,000,000

Feasibility: \$1,250,000
(Completed September 2016)

Design: \$1,750,000

Construction: \$32,000,000

Priority: 1



Deep Water Dock Expansion (white dock on right of diagram) proposed design.



Barge Mooring Facility, Phase I

FY 2017 - DRAFT Document

Project Description & Benefit: Constructing a barge mooring facility will meet the growing freight needs of existing Homer businesses and attract additional large vessel business. The mooring facility, proposed along the beachfront of Lot TR 1A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) could accommodate up to four, 70' x 250' barges located side-by-side. The barges would be moored in the tidal zone, with the bow end pulled tight to the beach. The barges would typically be moored at high tide with the intent that a portion of the barge would be 'dry' as the tide recedes.

Phase I of the mooring facility will include dead-man anchors along the beach, dolphins (constructed of driven piles) extending out into the water perpendicular to the beach, and mooring points (bouys or dolphins) astern of the barges. The facility would also feature a ramp that would enable barges to be hauled out onto dry ground above the high tide line to facilitate maintenance and minor repairs. The ramp would be set at a slope of 5 degrees. A dead-man anchoring system would be provided to allow the barge operators to winch the barge up and down the ramp. Phase II will install electrical pedestals delivering 440v electrical power to each mooring location.

This proposed improvement will increase the Port & Harbor's moorage capacity by providing secure moorings for vessels that cannot currently be accommodated within the harbor's basin due to lack of space. The Port and Harbor report demand for this mooring facility; creating winter storage supplies a valuable service to our marine industry and creates the opportunity for additional harbor moorage revenue by being able to move landing craft off the harbor's float system. It would also support (as well as serve as a draw) to the large vessel repair facility proposed as an upland improvement to the area directly above the Barge Mooring Facility.

Plans & Progress: The Barge Mooring Facility is being developed in two phases. Phase I will include the haul out ramp and barge mooring stations. Phase II will include electrical service pedestals for each station. Phase I Design/Engineering/Permitting/Geotechnical for Phase I is currently underway. Staff are working with Nelson Engineering to complete design work for the facility.

Total Project Cost: \$1,958,976

Schedule:

2016-2017 : Phase 1 - Design/Engineering/Permitting/Geotechnical: \$108,976

2017: Phase I Construction: \$1,250,000

2018: Phase II - Construction: \$600,000

Priority Level: 2



Concept design for Barge Mooring Facility



Homer Spit Dredged Material Beneficial Use Project

Staff recommendation: per Bryan & Carey remove this project from CIP.

Project Description & Benefit: The Army Corps of Engineers' best management practices for dredging operations on the Homer Spit includes beneficial uses of dredged materials. The Corps will utilize material dredged from the entrance of the Small Boat Harbor and the Pioneer Dock berth to replenish eroded material along the beaches. Beach replenishment points are proposed on the west side of the Spit at Mariner Park and on the east side of the Spit just north of the Fishing Lagoon.

This project proposes further beneficial uses: creating additional parking on the Spit and build up projects of existing properties. Dredged material would be used to create a parking pad between the boardwalks across from Ramp 3 and to improve the Mariner Park parking lot. The additional parking will be a welcome improvement as it is often hard to find parking during peak summer months on the Spit. Armor rock will be installed across from Ramp 3 to protect against erosion.

Dredged material will be placed on the beaches as part of the Army Corps of Engineers' dredging/disposal operations. Hauling costs to Mariner Park will be supplemented by Harbor Funds and the City of Homer will spread, cap and place riprap along the beach where fill is placed near or in the tidal zone. A Corps permit will be needed to accomplish this work.

Total Project Cost: \$688,000

Schedule:

2017: Design and Inspection: \$50,000

2018: Spread available material in upland parking pad areas: \$10,000

2018-2019: \$628,000

(Compact material: 20,000; Instal riprap: \$350,000; Gravel cap: \$95,000; Paving: \$100,000 Contingency \$63,000)

Priority Level: 2

Using dredged material to expand Spit parking is a stand alone project (p. 30); beach replenishment does not need to be a CIP project.



The Homer Spit has been shaped over the years by nature as well as human intervention. (2008 NOAA photo)

FY 2017 - DRAFT Document



Ice Plant Upgrade

Updated. Moved old compressor replacement to Phase II.

Backup refrigeration unit proposed as Phase I upgrade.

FY 2017 - DRAFT Document

Project Description & Benefit: The ice plant at the Fish Dock is a critical component of the overall Port and Harbor enterprise, providing more than 3,500 tons of flake ice each year to preserve the quality of more than 20 million pounds of salmon, halibut, sablefish, and pacific cod landed at the Port of Homer. Having been built in 1983, the ice plant compressors do not operate as efficiently as new state-of-the-art high efficiency refrigeration compressors. The long-term upgrade for the Ice Plant is to replace six of the seven old compressors within the ice plant with new, more highly efficient ones. This would increase the plant's efficiency and reduce operating costs.

Presently, though, the facility's refrigeration components are running smoothly and are not in need of a costly major overhaul. A smaller, more feasible Phase I upgrade consists of adding a refrigeration unit back by the cold storage room so that the Ice Plant can remain operational year round. This would help the fisherman and also keep some revenue coming in during the winter shut down.

Total Project Cost: \$5??,000 **Cost will be updated when estimate is in for backup refrigeration unit.**

Schedule:

2017: Purchase/install new back-up refrigeration unit: \$??,000

2020: Purchase new/replace old compressors: \$500,000

Priority: 1



Four of the Ice Plant's aging compressors are shown here.



System 4 Vessel Mooring Float System

Project Description & Benefit: System 4 is made up mostly of floats that were relocated from the original harbor construction in 1964. In the 2002 Transfer of Responsibility Agreement (TORA) project, System 4 was completed by moving the old floats into place. Within two years it was filled to maximum capacity. System 4 floats are over 20 years beyond their engineered life expectancy and are showing their age. This project can be done in phases.

Plans & Progress: Phase 1 floats HH, JJ, and headwalk float AA between those floats were replaced in fall of 2014. Power and water was extended from ramp 7 to JJ and HH as part of the same project. A new landing float was installed for Ramp 7 in the Spring of 2014. Phase 2 floats CC, DD, EE ,GG will be replaced next.

Total Project Cost: \$5,600,000

Schedule:

2016 Design: \$600,000

2017-2020 Construction: \$5,000,000

Priority Level: 2

JC: revise photos;
add detail from
floats CC, DD, EE
and/or GG.



FY 2017 - DRAFT Document



Truck Loading Facility Upgrades at Fish Dock

FY 2017 - DRAFT Document

Project Description & Benefit: Approximately 22 million pounds of fish are landed at the Homer Fish Dock each year and loaded onto trucks. The resulting truck, fork lift, and human traffic creates considerable congestion as fish buyers jockey for space to set up portable loading ramps. Lack of adequate drainage in the area creates further problems as the vehicles must maneuver in soft and often muddy conditions.

This project will construct a loading dock to facilitate the loading of fish onto trucks. In addition, it will provide for paving of Lot 12-B and other improvements to address the drainage problems that impact the area.

Total Project Cost: \$300,000

Schedule: 2018

Priority: 1



Currently at the Fish Dock, fish buyers have to contend with a muddy lot and lack of a loading dock to facilitate the transfer of fish to trucks.



Ramp 8 Restroom

Updated to indicate outhouse has been removed from location .

Project Description & Benefit: Ramp 8 serves System 5, the large vessel mooring system. Previously, restroom facilities for Ramp 8 consisted of an outhouse capable of occupying only two people at a time. This outdated restroom brought many complaints to the Harbormaster's office. Sanitary restroom facilities are expected in modern, competitive harbors along with potable water and adequate shore power. The Ramp 8 outhouse was removed in 2015. A new public restroom in this location is needed to serve the crew members of large vessels when they come to port.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location.

Total Project Cost: \$295,000

Schedule: 2017

Priority Level: 3



Ramp 8 sees heavy use from crews of large vessels moored in System 5. Since this outhouse was removed in 2015, crews walk 1.5 blocks to use the nearest restroom facility.

FY 2017 - DRAFT Document



Seafarers Memorial Parking Expansion

FY 2017 - DRAFT Document

Project Description & Benefit: This project would use materials from dredging the harbor to build up a parking lot between Seafarers Memorial and the east end of the nearby boardwalk complex. The additional parking will be a welcome improvement as it is often hard to find parking during peak summer months on this section of the Spit. The project has the added benefit of replenishing the beaches on the east side of the Spit and protecting infrastructure from erosion. The material will be placed on the beaches as part of the Army Corps of Engineers' dredging/disposal operations. Funding is needed to supplement hauling costs, compact material, cap with gravel and pave the lot. A Corps permit will be needed to accomplish this work.

Plans & Progress: The City has appropriated \$15,000 for the Homer Area Roads and Trails (HART) fund for preliminary engineering design and permitting. 95% of engineering design work was completed in 2015. The dredged materials are scheduled to be placed in the lot in 2017. A phased approach to construction will be used.

Total Project Cost: \$635,000

Schedule:

2016: Design and Permitting at 95% complete: \$8,000

2017: Dredged Material Placement by Corps: In kind

2018: Install Drainage,riprap protection, paving/stripping and all parking lot delineation: \$627,000

Priority Level: 1



This project would fill in, level and pave the grassy area pictured above between the Seafarer's Memorial and the nearby boardwalk.



Boat House Pavilion and Plaza on the Homer Spit

Updated. Further updates will be made if design/fundraising changes

FY 2017 - DRAFT Document

Project Description & Benefit: The Homer Spit is one of our community’s greatest treasures. It serves as an economic hub for maritime and retail activities, provides unsurpassed recreational opportunities, contains important habitat for fish and wildlife, and serves as a gateway to countless visitors. Recent improvements to the Spit, including an expanded trail, new docks, public art, and new restrooms, have added tangibly to the quality of life and the visitor experience in Homer. The completion of a new Harbormaster’s Office provided a unique opportunity to build off the excitement and momentum of recent Homer Spit improvements to redevelop the vacant old Harbormaster Office site and surrounding land.

The old Harbormaster’s Office sat near the top of Harbor Ramps 1-3, an area of the Spit that teems with pedestrians, vehicles, retail shops, restaurants, commercial fishing activities, charter boat and tour operations, and constant visitors to the public restrooms. This project will redevelop the site to increase pedestrian safety, calm traffic, improve dilapidated restrooms and add a new resource to the Spit: a public pavilion—called the “Boat House.” The Boat House, a maritime pavilion, would be a community gathering space, destination for visitors, and attractive reference point on the Spit. It would be a resource for boat owners, harbor users, charter boat operations, cruise ship passengers, Spit trail users, and anyone else on the Spit. The Boat House would provide a needed public space to get out of the weather, be a staging area for people and gear, offer a scenic view of the Harbor, and be a striking monument to Homer’s rich maritime traditions and ways of life.

This project aligns with two important goals laid out in the 2011 Spit Comprehensive Plan. Initially, it addresses the need for a gathering space, “attractive shelter,” and “central plaza.” Additionally, the project facilitates the plan’s long term goal of over slope development around the Harbor. An attractive pavilion and plaza will help catalyze development of additional retail facilities on the Spit, particularly through over slope development around the busiest area of the Harbor. By keeping people longer on the Spit, it would boost economic activity. The City of Homer, as owner of Lot 28 has agreed to own, operate and maintain the Boat House Pavilion upon approval of all aspects of the project from design and planning to permitting, site development and construction. Ongoing costs would be kept at a minimum through careful design, highly durable building materials, and low maintenance landscaping.

Plans & Progress: This project will be carried out in phases. Phase I involves design, fundraising, Boat House Pavilion and pedestrian plaza construction. Phase II is landscaping and remodel of existing restrooms. Phase III is overslope development. A volunteer Boat House Committee comprised of a maritime business owner, former co-coordinators of the Homer Playground Project (HoPP), and others have spearheaded design, public outreach and fundraising. To date the Boat House Committee has produced preliminary site and building designs (through pro bono services provided by architectural and design firms Corvus and ECI respectively), secured \$135,000 in cash donations, \$67,00 in-kind donations for Phase I and a fiscal agent, the Homer Foundation. The City of Homer has requested \$25,000 in construction funds from the Rasmuson Foundation through its Tier 1 grant program.

Project Cost: \$277,000

Priority Level: 2

Schedule: Phase I: 2016-17



Preliminary design proposal for The Boat House Pavilion. Situated on the northwest corner of the parking lot between Ramp 2 and the Salty Dawg on the Spit, the Pavilion features a 20’ x 45’ Boat House, a covered, maritime-themed public gathering space.



Public Safety

- **South Peninsula Fire Arms Training Facility.....33**

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South Peninsula Fire Arms Training Facility

Staff recommends removing this project, per Chief Robl, Carey.

Project Description & Benefit: This project will construct a multi-agency training facility for law enforcement on the lower Kenai Peninsula. Beneficiaries will include the Homer Police Department, local units of the Alaska State Troopers, Alaska State Parks, and various federal law enforcement agencies. Properly managed, the facility could also be used by local gun clubs and sporting groups. The facility, which will include a modern indoor shooting range, will provide a proper and safe environment for firearms training. It will enable local law enforcement personnel to conduct training at any time of day, year-round, regardless of weather.

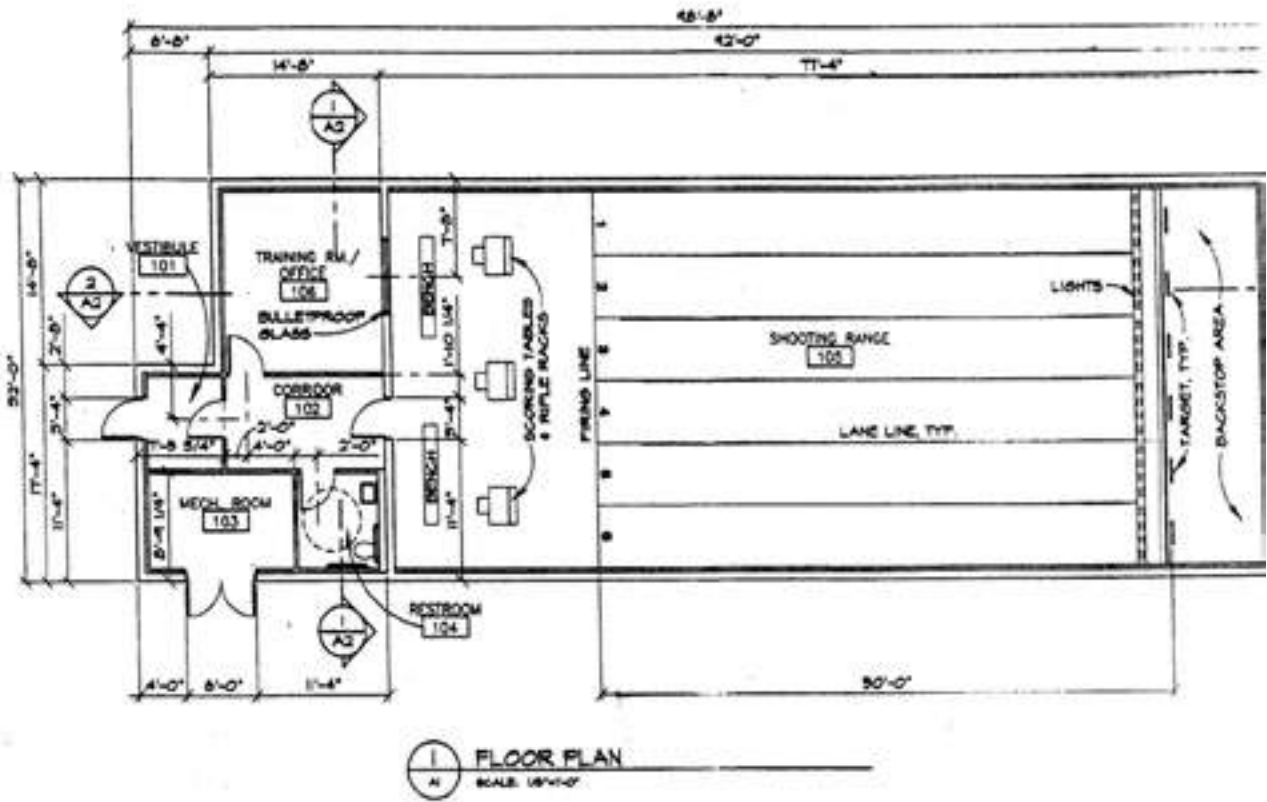
Total Project Cost: \$1,500,000

Schedule: 2017

Priority Level: 2

Firearms training facility is incorporated into new Public Safety building design.

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Public Works Projects

- **Water Storage/Distribution Improvements35**

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Water Storage/Distribution Improvements, Phase 2

Updated to indicate completion of Phase 1.

FY 2017 - DRAFT Document

Project Description & Benefit: This project will design and construct improvements that will increase water storage capabilities, improve water system distribution, drinking water quality/public health, and treatment plant and water transmission effectiveness. Improvements are designed to be completed in multiple phases as community need dictates.

- **Phase 1:** Installation of 4,500 linear feet of water main extension on Kachemak Drive and 2,600 linear feet of distribution main across Shellfish Avenue, connecting isolated sections of town with a new pressure reducing vault (PRV) was funded and will be completed in 2016.
- **Phase 2:** Installation of an underground water storage tank and 2,000 linear feet of water main between the new tank and the water system.
- **Phase 3:** Replacement of 3 PRVs on the East Trunk and installation of micro turbines generating power to the grid, abandonment of an existing functionally obsolete steel water tank and replacement of adjacent PRV station, and slip-lining of old cast iron water main on the Homer Spit.

Plans & Progress: The need for this project has been documented in the Homer Water & Sewer Master Plan (2006). The design has been completed through a \$884,000 Special Appropriation Project grant the City received from the Environmental Protection Agency. The Department of Environmental Conservation recommended funding phase 1 through the Municipal Matching Grant program which is reflected in The States FY16 capital budget approved by the Governor.

Total Project Cost: \$9,828,934

2014 (Design, Completed): \$900,000

2016 Phase 1 Construction (Funded, Completed): \$2,828,934

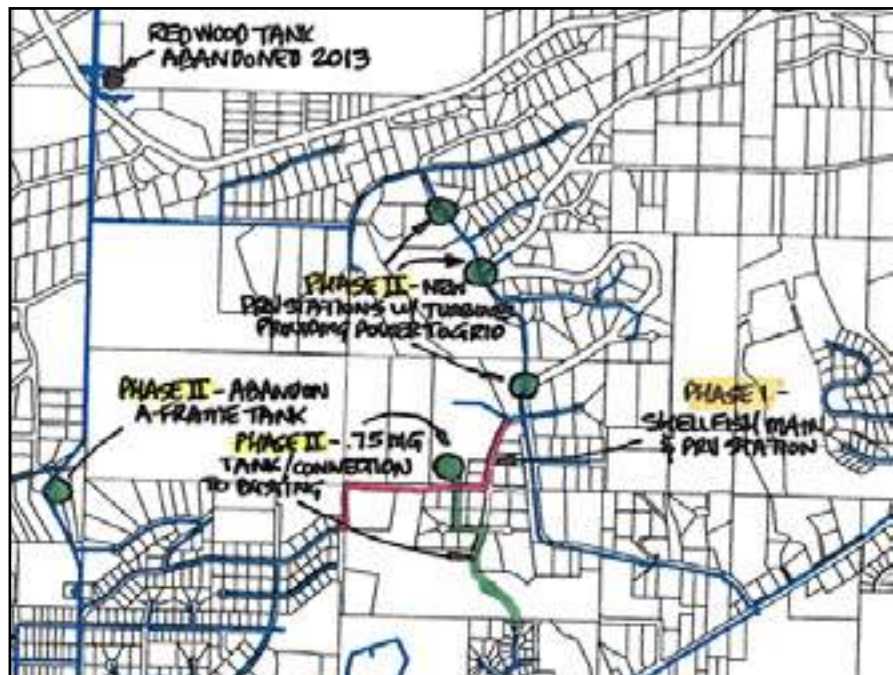
2019 Phase 2 Construction: \$3,900,000

2020 Phase 3 Construction: \$2,200,000

FY2016 State Request for Phase 1: \$1,980,254

(City of Homer 30% Match: \$848,680)

Priority Level: 1



Phase 1, Shellfish Subdivision Main and PRV Station (indicated by red line) was completed in 2016. Phase 2 (green line) consists of installing an underground water storage tank and 2,000 linear feet of water main to increase water storage and distribution capabilities.



State Projects

The City of Homer supports the following state projects which, if completed, will bring significant benefits to Homer residents.

Transportation projects within City limits:

- **Homer Intersection Improvements.....37**
- **Kachemak Drive Rehabilitation/Pathway.....38**
- **Main Street Reconstruction/Intersection39**

Transportation projects outside City limits:

- ***Sterling Highway Realignment MP 150-157***
AK DOT&PF completed erosion control project MP 150-157. Moved to completed projects list.
- **Sterling Highway Reconstruction,
Anchor Point to Baycrest Hill40**

Non-transportation projects:

- **Alaska Maritime Academy.....41**

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Homer Intersection Improvements

Updated to indicate completion of Pioneer Ave/Main Street 4-way stop.

Project Description & Benefit: This project implements recommendations of the 2005 Homer Intersections Planning Study commissioned by the Alaska Department of Transportation and Public Facilities. The study analyzed the needs of twelve intersections according to traffic forecasts, intersection safety records, pedestrian concerns and intersection options. The benefit of the improvements will be to enhance traffic safety and quality of driving and pedestrian experiences for residents and visitors, particularly as the community continues to grow.

The study noted that for intersections identified as needing control measures, either roundabouts or traffic signals will function well; however, the Alaska Department of Transportation and Public Facilities supports the development of modern roundabouts at these locations “because of the good operational performance of roundabouts, superior safety performance, and reduced maintenance.”

Problem intersections and recommended improvements are as follows:

Sterling Highway and Pioneer Ave. - Roundabout or traffic signal;

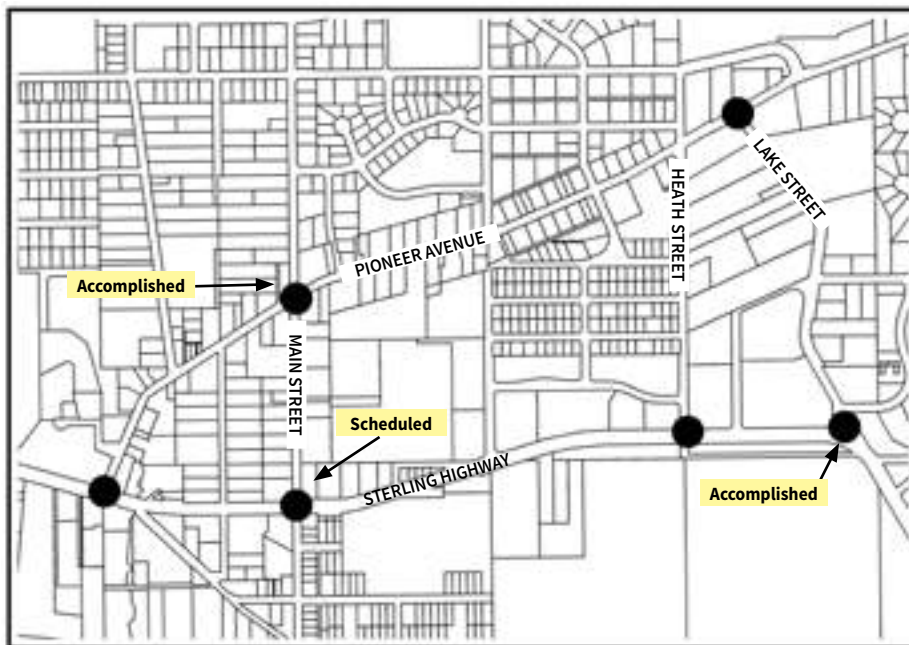
Sterling Highway and Main Street - Roundabout or traffic signal;

Sterling Highway and Heath Street - Roundabout or traffic signal;

Pioneer Avenue and Main Street - Roundabout or traffic signal;

Pioneer Ave. and Lake Street/East End Road - Roundabout or traffic signal.

Plans & Progress: State of Alaska DOT/PF obtained \$2.8 million to make safety improvements to Main Street Intersections. Traffic control at the Pioneer Avenue and Main Street intersection was accomplished in 2016 by installing a four-way stop and flashing overhead beacon. State of Alaska DOT/PF will be moving forward in 2017 to complete improvements at the Main Street intersection by installing a traffic signal at the Main Street and Sterling Highway intersection.



Alaska DOT/PF has recommended roundabouts or traffic signals at six central Homer intersections, to be accomplished as soon as possible. A traffic signal was installed at the Lake Street/Sterling intersection in 2005 and a four way stop at the Main Street/Pioneer Avenue intersection was installed in 2016.

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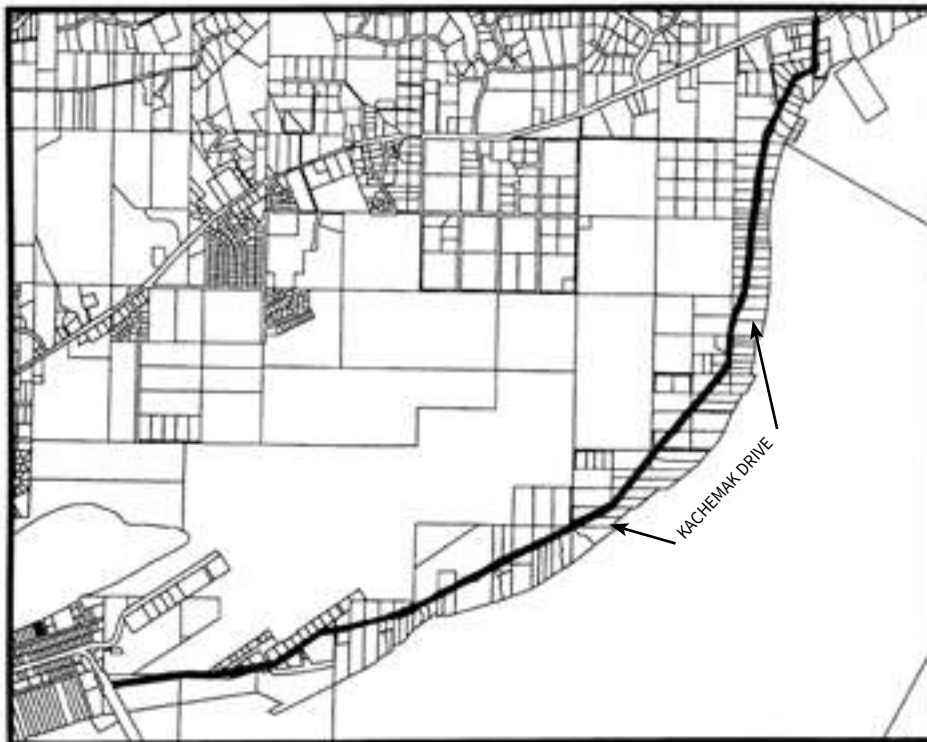
Kachemak Drive Rehabilitation/Pathway

FY 2017 - DRAFT Document

Project Description & Benefit: Kachemak Drive connects Homer Harbor with Homer’s industrial boat yards, serves drivers as a connector from the Homer Spit to East End Road, has a residential community, and serves as an alternate route to the airport. Truck, boat trailer, residential and commuter traffic are often heavy, with an approximate daily traffic of 1,500 vehicles. The road needs rehabilitation including raising the embankment, resurfacing, widening the road, and drainage improvements.

Bicyclists, pedestrians and occasional moms with strollers use Kachemak Drive to connect to the Spit, Ocean Drive, and East End Road bike paths. Kachemak Drive has narrow to non-existent shoulders, forcing cyclists to the left of the fog line. Motorists typically slow down behind bicyclists, wait until there is no oncoming traffic, then pass by crossing the center line. This procedure is dangerous to motorists and cyclists, especially on the hill leading up from the base of the Spit to the airport, where visibility is low. Bicycle traffic has increased in the past couple of years due to the advent of wide-tire winter bicycles and Homer’s increasing popularity as a bicycle friendly town. Construction of a separated pathway along East End Road will increase recreational and commuter bicycle and pedestrian traffic on Kachemak Drive and will improve driver, bicycle, and pedestrian safety. Because of the significant right-of-way acquisition involved, this project will likely take several years to complete.

Plans & Progress: The Kachemak Drive Path Committee has worked with the City of Homer Advisory Parks and Recreation Commission and Transportation Advisory Committee to explore potential alternatives. The City performed preliminary engineering in 2012 on a portion of the trail and found significant grade and easement challenges to the project.



Project location for Kachemak Drive pathway.



Main Street Reconstruction

FY 2017 - DRAFT Document

Project Description & Benefit: This project will provide curb and gutter, sidewalks, storm drainage, and paving for Main Street from Pioneer Avenue to Bunnell Street.

Homer’s Main Street is a primary north-south corridor running from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop’s Beach). In the process, it connects Homer’s primary downtown street, Pioneer Avenue, with the Sterling Highway and provides the most direct access to the Old Town district. It also provides the western border to Homer’s undeveloped Town Center district.

Despite its proximity to the hospital, businesses and residential neighborhoods, Main Street has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will enhance the quality of life for residents and visitors alike and provide economic benefits to local businesses and the community as a whole.

Plans & Progress: Main Street is a City street from Pioneer Avenue northward, and a State street from Pioneer Avenue south. The Homer Non-Motorized Transportation and Trail Plan, adopted by the City Council in 2004, calls for construction of sidewalks on both sides of Main Street to provide a safe means for pedestrians to travel between Old Town and Pioneer Avenue, and stresses that this should be regarded as a “near term improvement” to be accomplished in the next two years. The Homer City Council passed Resolution 06-70 in June 2006 requesting that Alaska Department of Transportation and Public Facilities (DOT/PF) “rebuild and upgrade Main Street from Pioneer Avenue to Bunnell Avenue as soon as possible in exchange for the City assuming ultimate ownership, maintenance, and operations responsibility.”

State of Alaska DOT/PF has obtained \$2.8 million to make safety improvements to Main Street Intersections. In 2016, they installed a four-way stop and flashing overhead beacon at the Pioneer and Main Street intersection. They will be moving ahead with the preferred alternative of installing a traffic signal at the Sterling Highway and Main Street intersection (2017). However, much work remains to be done to improve and reconstruct of the entire section of Main Street from Pioneer Avenue to Bunnell Street.



A mother pushes a stroller along Main Street between the Sterling Highway and Bunnell Street, while another pedestrian walks on the other side of the road.



Sterling Highway Reconstruction Anchor Point to Baycrest Hill

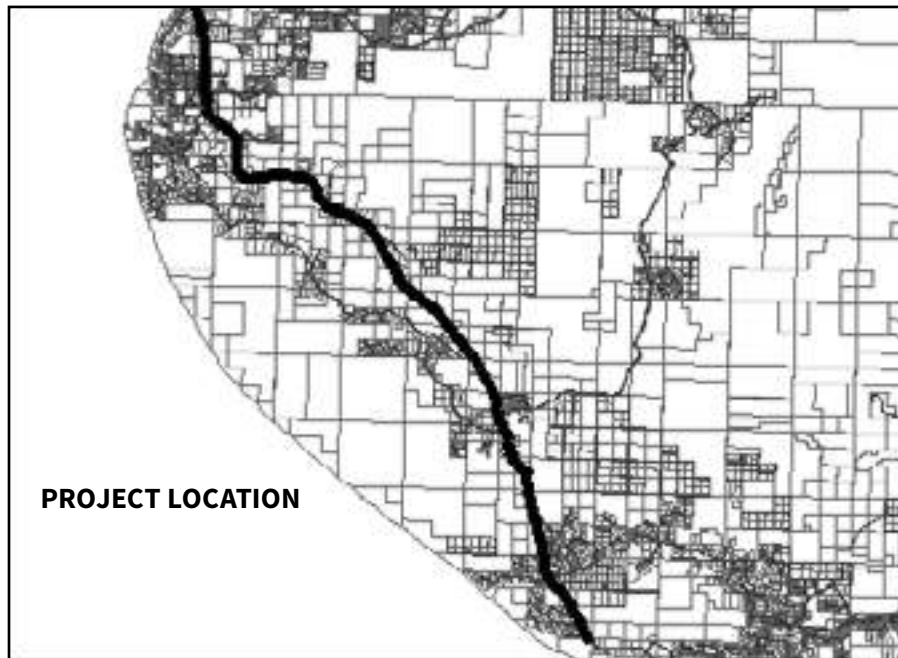
FY 2017 - DRAFT Document

Project Description & Benefit: This project will reconstruct 12 miles of the Sterling Highway between Anchor Point (MP 157) and the top of Baycrest Hill in Homer (MP 169) to address severe safety issues resulting from curves, hills and blind spots on the existing road. The project has been identified as a high priority of the Kenai Peninsula Borough.

Many major side road intersections, gravel hauling operations, and school bus stops contribute to dangerous conditions on the 12-mile section of highway, which has been the scene of several serious accidents, many with fatalities, over the past several years. Continued population growth has led to more subdivisions with intersecting roads and more traffic on the highway, exacerbating the problem. School buses must stop in some locations with blind corners and hills.

The project calls for construction of an improved two-lane highway paralleling the alignment of the existing highway. The reconstructed highway will be designed to allow two additional lanes to be added at a future date.

Plans & Progress: The Sterling Highway MP 157-169 Rehabilitation project is included in the 2012-2015 Alaska Statewide Transportation Improvement Program (STIP). Two and a half million dollars was included in the FY2013 capital budget for design and right of way phases of this project. Total costs are expected to exceed \$36 million; consequently, the project may be constructed in phases. Preliminary engineering and environmental assessment services began in the summer of 2014, with design, permitting and right-of-way acquisition scheduled to begin in 2016.





Alaska Maritime Academy

Staff recommendation per Bryan, Julie & Carey remove this project from CIP.

Project Description & Benefit: This project will establish an accredited maritime academy providing quality post-secondary education primarily focused on marine related programs for developing career-oriented skills relating to engineering, ship operations, marine science, maritime management, and small vessel design and operation. The academy would provide both classroom and hands-on training, taking advantage of Homer's existing marine trades industry cluster and opportunities for time onboard vessels in port and at sea.

The Federal Maritime Administration provides training vessels and other support to state maritime academies. Currently there are six academies in the U.S.; none in Alaska. Alaska Statute Sec. 44.99.006 specifies that the Governor may enter into an agreement with the Federal Maritime Administration to provide for an Alaska Maritime Academy.

Plans And Progress: The Homer City Council approved Resolution 10-22(A) requesting that Alaska's Governor select Homer as the site of an Alaska Maritime Academy and specifying that a citizens task force be established to facilitate the effort to develop a maritime academy here. A maritime academy is also included as a potential economic development opportunity in the City of Homer Comprehensive Economic Development Strategy.



Maritime academies utilize both classroom and hands-on training. The training ship for the Great Lakes Maritime Academy in Traverse City, Michigan is shown in the background of this photo.

Two west coast maritime academies already exist: WA and CA. Not sure there's enough demand for another. If so, it would be a Federal project sponsored through UAA system; Homer would compete with Juneau and Seward (with a technical school infrastructure already in place) to be host location. Fiscal environment makes this project highly unlikely. Homer already addressing maritime trades much more feasibly through continuing education program through KPC.

FY 2017 - DRAFT Document



Projects Submitted by Other Organizations

The City of Homer supports the following projects for which local non-profit organizations are seeking funding and recognizes them as being of significant value to the Homer community:

- **Haven House:**
Safety/Security Improvements43
- **Homer Council on the Arts:**
Re-configuration and Facility Upgrade.....44
- **Homer Hockey Association:**
Kevin Bell Ice Arena Acquisition.....45
- **Homer Senior Citizens Inc.:**
Alzheimer’s Unit46
- ~~Homer Senior Citizens Inc. Natural Gas Conversion~~
Natural Gas Conversion completed and moved to completed projects list.
- **Kachemak Shellfish Growers Association:**
Kachemak Shellfish Hatchery47
- **Pratt Museum:**
New Facility and Site Redesign.....48
- **South Peninsula Hospital:**
~~Site Evaluation & Planning for Hillside Reinforcement~~49
SPH requests removing this project in favor of two higher priority projects included in Proposed Project packet.

FY 2017 - DRAFT Document



Haven House Safety/Security Improvements

Project Description & Benefit: Haven House provides protection through emergency shelter and program services to adults and children who are victims of domestic violence, sexual assault and child abuse. Domestic violence and sexual assault offenders are among the most dangerous type of violent offender and such shelters warrant a high degree of security systems, equipment, and technology. Haven House is requesting \$25,000 to improve the security of the facility through upgrading existing surveillance equipment, adding additional, much-needed surveillance equipment, upgrading existing security system, improving communications between all offices in the building, as well as instant communication to law enforcement, and improving equipment that contributes to security, such as doors, windows, locking systems, and fence. According to feedback collected on surveys from Haven House shelter employees and clients, as well as security challenges we have faced in the past, there is a need to provide improvements to our security systems currently in place. This will protect Haven House clients, staff, and community members and provide a much-needed public safety function for the entire southern Kenai Peninsula communities.

Plans & Progress: In July of 2014 Haven House completed Phase 1 of security improvements, the addition of a secured arctic entry, which provided a layer of security at our main entrance. The first part of Phase 2, completed winter 2015, included adding the security doors to the arctic entry. Additionally, funds from the Rasmuson Foundation and the State of Alaska will help complete the remaining Phase 2 items which includes security cameras and surveillance systems, replacing aging windows, and fortifying the existing yard fence, but only at one specific location. We estimate completion of Phase 2 some time in fall of 2016. Haven House is seeking further funding for a Phase 3 to completely secure our yard and property perimeter to ensure staff and client safety and confidentiality.

Total Project Cost: \$25,000

Schedule: 2017-2018



FY 2017 - DRAFT Document



Homer Council on the Arts Facility Upgrade & Reconfiguration

Updated plans & progress and added Phase 2 placement of a yurt.

FY 2017 - DRAFT Document

Project Description & Benefit: Guided by the conviction that the arts are for everyone, Homer Council on the Arts (HCOA) provides opportunities for all people in our community to experience and participate in the arts. HCOA provides arts education, arts advocacy, creative opportunities and a place for Homer’s residents, regardless of income, to participate in and experience the arts.

Recognizing the limits of HCOA’s 56-year old, former office space facility, HCOA has taken steps to determine how the building can better serve the needs of Homer’s art community and better support HCOA’s mission. These steps included a comprehensive energy audit in 2012 and participation in the Foraker Group Pre-Development Program. Combined, these two planning processes assessed HCOA’s and the community’s programmatic needs (as determined in Homer’s Parks, Art, Recreation and Culture (PARC) Needs Assessment) and created feasible, appropriately scaled remodel options to accommodate those needs through building improvements.

The following phased facility upgrade plan was chosen to make HCOA’s facility more efficient and affordable to operate, fill a documented community need for affordable community program, dance, and medium-sized performance space, and improve the overall accessibility, flexibility, longevity and aesthetics of the existing building.

Plans & Progress: HCOA recently refinanced its mortgage to initiate Phase One Energy Efficiency and Maintenance Improvements. To date, HCOA has converted the main building to natural gas, repaired and replaced windows and doors, and improved lighting efficiency in the gallery space. HCOA has gathered interested community and board members, and others to serve on a Facility Improvement Committee. Continuing plans are as follows:

- Replace the roof and paint the existing building, completing Phase One of the plan in Fall/Winter 2016;
- Secure funding from individuals, foundations, and government agencies to complete Phase Two of the project: construct a yurt on back of the property to provide community dance and performance art space. 2016-2017;
- Begin fundraising, complete plans and construct Phase Three: interior reconfiguration and renovation of the existing facility. 2017-2018.

Total Project Cost: \$500,000



HCOA’s site plan showing location of yurt which will provide community dance and small performance art space.



Homer Hockey Association Kevin Bell Ice Arena Acquisition

FY 2017 - DRAFT Document

Project Description & Benefit: The Kevin Bell Arena was constructed in 2005, with initial funding from grants associated with the Kenai Peninsula hosting the 2006 Arctic Winter Games combined with a loan from English Bay Corporation/Homer Spit Properties. Since opening its doors, the Homer Hockey Association (HHA) has operated the rink within a yearly budget of \$300,000, which covered both operating and capital acquisition expenses. In September 2015, though, HHA had to begin paying the principal on its loan which increased the monthly payments significantly. In order to purchase the building and the land, HHA needs to obtain \$2.74 million dollars.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. Homer Hockey Association is accomplishing this mission. One of the few non-profit, volunteer-run ice rinks in the U.S., HHA has done an outstanding job accomplishing its mission. Volunteers contribute an estimated 14,000 volunteer hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, hockey for adults and children, broomball, and a curling program. The Kevin Bell Arena hosts up to 800 users a week during the winter. These efforts earned HHA the 2012 Alaska Recreation & Parks Association Outstanding Organization award.

The Kevin Bell Ice Arena hosts many tournaments and events that bring commerce to the City of Homer, especially important during the winter when tourism is low. In the 2015-16 season, HHA hosted seven separate adult and youth tournaments with a combined total of 150 games. These tournaments and jamborees brought over 1,160 out-of-town players to Homer, accompanied by family and fans that contributed an estimated \$646,187 to the local economy through lodging, transportation, dining and merchandise purchases. It is estimated that half came from the Pee Wee "C" State Tournament where the Homer team were champions.

Plans & Progress: HHA ran a grass roots campaign in the 2014-15 season to educate and solicit ideas to secure the future of the Kevin Bell Arena. During this endeavor, we have gotten resolutions from the City of Homer and the Kenai Peninsula Borough and circulated a petition to solicit support and inform Kenai Peninsula residents as well as ice sports supporters everywhere of our situation.

HHA conducted TILT Don't Let the Rink Sink, a crowdfunding campaign in January 2015 which raised \$25,000 to help pay for the increase in principal payments for 2016. HHA also received a one-time line item of \$14,000 from the City of Homer to go toward the principal of the loan.

HHA continues to rely on revenue from fundraising, grants, and sponsorships to meet its budget. This past season, HHA sponsored a dessert auction, golf tournament, garage sale, Ash Cup silent auction, a Skate-a-Thon, and concessions, earning a total of \$18,241. An annual raffle (mandatory for all HHA members) earned \$26,407 for the 2015-16 season. Grants and sponsorships totaled \$46,694.

Homer Hockey Association has been in contact with state and federal legislators about the rink's financial situation and has requested help in identifying possible funding sources.

Total Project Cost: \$2,740,000

Schedule: 2017-2018



Homer's Pee Wee Tier II State Champions. Last year, the Kevin Bell Arena hosted seven ice sports tournaments, bringing over 1,160 out-of-town players to Homer.



Homer Senior Citizens Inc. Alzheimer's Unit

FY 2017 - DRAFT Document

Project Description & Benefit: Seniors are the fastest growing population for the State of Alaska. Homer is projected as the second city in the State which will see the most significant growth in this demographic. Homer Senior Citizens (HSC) operates a 40 bed assisted living facility. We have sent four seniors from our community due to Alzheimer’s disease in the past four years. Losing one senior a year is unacceptable as it tears away the fabric of our community. All of the seniors have families remaining in the Homer community.

In order to maintain the health of a senior, a full continuum of care is required. Maintaining physical, mental and social capacity supports the dignity of our most vulnerable adults. An Alzheimer’s Unit has been a strategic priority for the HSC’s Board of Directors to keep our seniors home in the community.

The Alzheimer’s Unit will include fifteen beds and 24/7 nursing care. Additionally, it will include a memory care unit to help maintain residents’ existing cognitive capacity. Specific features of the facility (therapy pool and activities room) will be open to all seniors 55 years of age and older. The activities room will be Phase 2 of the project and will incorporate low-impact exercise equipment to maintain seniors’ physical capacity. This also opens up the possibility to contract with South Peninsula Hospital for use of the therapy pool for other age groups, benefiting the entire population of Homer.

Operating funds will be secured from “fees for service;” room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once Phase 2 has been completed) and fees for contracted use of therapy equipment and the pool. Projected five year profit will be approximately \$1,508,600. This does not include contractual arrangements with third party vendors.

Plans & Progress: Currently HSC staff is completing the State of Alaska Certificate of Need. Design work continues; HSC has met with HydroWorx to incorporate the Therapy Pool with the Alzheimer’s Unit.

HSC is in the initial stages of fundraising for the Alzheimer’s Unit. Three foundations that fund this type of project have been identified. One of the priorities for scoring in these grant programs is City of Homer support through Capital Improvement Plan designation. HSC will be holding many fundraising events to secure the match for foundation grants. Fundraising activities include hosting “Backing out of Time” Alzheimer’s documentary at the Homer Theatre and a Wine/Beer Tasting event at the Beluga Lake Lodge in September of 2016. HSC also recently held a matching campaign which secured \$40,000 in seed money for the Alzheimer’s Unit.

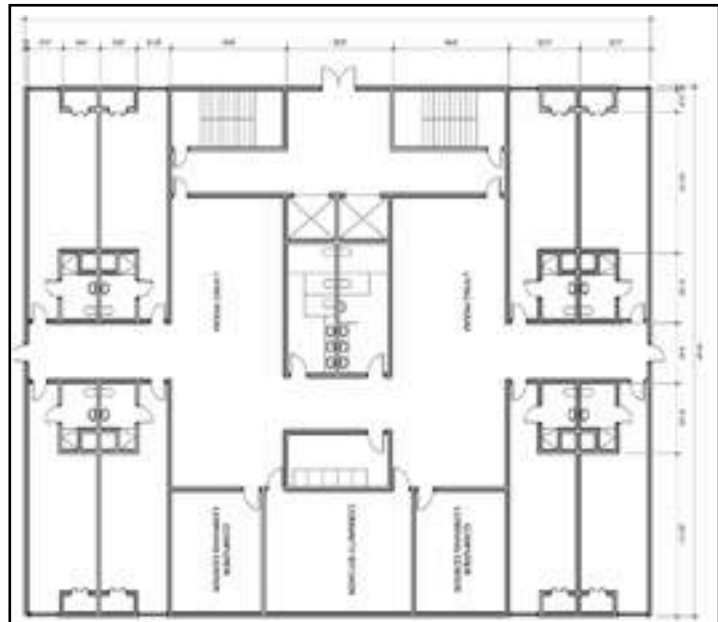
Total Project Cost: \$3,000,000

Funding Received to date: \$40,735.50

Schedule: 2017



Example of a HydroWorx Therapy Pool Room .





Kachemak Shellfish Growers Association Kachemak Shellfish Hatchery

Contact made, but no update provided.

FY 2017 - DRAFT Document

Project Description and Benefit: For over twenty years Kachemak Shellfish Mariculture Association (KSMA), a 501-c5 organization, has worked to fulfill its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its partnership with the Kachemak Shellfish Growers Cooperative (KSGC), a co-op formed to market and distribute mussels and oysters, there are 14 farms in the Bay and a sorting, marketing and shipping facility on the Homer Spit supplying shellfish and mariculture related goods to local restaurants, residents and tourists while shipping oysters all over Alaska and the nation.

Five years ago the industry identified an oyster seed shortage affecting the shellfish industry on the entire Pacific Coast. Local leaders developed a small proof of concept experiential oyster hatchery/setting facility at the KSGC building to address this issue. Over the past three years, on a thin budget, with the assistance of industry professionals, and with the support of the State of Alaska, the co-op raised over 7.5 million oyster seed. KSMA supports this highly technical hatchery and laboratory with two employees who oversee the 24-hour a day, five-month process culturing oysters and propagating algae (oyster food) in conjunction with their other duties. Please note that this should not be understated; others have invested more with lesser success. Some experts gave this experimental nursery only a 10% chance of success. However, thanks to the nutrient rich waters of Kachemak Bay and the dedication and expertise of staff the oysters thrived at the Homer Spit facility and into the upweller (a nursery for the young oysters) in Halibut Cove. With the commitment of KSMA's employees and the Bay's farmers this proof of concept is ready to mature to the next step—a fourth year of production and expanding the hatchery to a financially sustainable operation through the scale of production. By supplying oyster seed to shellfish farmers throughout the state of Alaska, it will reduce cost to farms and the impact of seed shortage.

Over the past three years KSMA produced 7.5 million seed and has purchased or developed much of the expertise and equipment necessary for the hatchery expansion including technician training, the expensive salt water well, and algae production. However a larger lab, and storm damage prevention are needed to mature the proof of concept to a production facility supporting the greater Bay and its residents. The Kachemak Mariculture building on the Spit needs professional engineering, design, and planning to transition its available space from an experimental, small hatchery to the next phase of a permanent hatchery enabling KSMA to commercially produce oyster seed.

The benefit of a thriving oyster farming industry in Homer is huge. Oyster production in Kachemak Bay is currently in its 22nd year. Oysters have become a sparkling year-round addition to the seafood options available to residents and tourists in Homer. Every cooler of oysters delivered to the dock represents approximately \$150 to the grower. By the time the end user receives those oysters, the economic ripple effect becomes approximately \$725. Oysters clearly benefit the community and economy.

A local hatchery and nursery can also provide a great learning lab for high school and university students, who currently have to travel to the hatchery in Seward for their studies. (The Seward hatchery hatches opilio crab; however the waters of Resurrection Bay are less conducive to oyster seed.) A course in mariculture could easily be developed in conjunction with aspects of oyster seed development, culturing and marketing.

Plans and Progress: The design and expansion of the shellfish hatchery is in process. Successful seed will be sold first to growers in Kachemak Bay. Excess seed will be sold to other farmers in the state who are eager for a reliable supplier.

KSMA's Hatchery consultant has many designs from hatcheries where he has assisted. Final design for the Homer Spit Facility would occur in conjunction with permitting.

Total Project Cost: \$400,000

Preconstruction: \$75,000

Funding Secured: \$50,000

Construction: \$325,000

Schedule: 2017



Microscopic view of two tiny oysters.



Pratt Museum New Facility and Site Redesign

FY 2017 - DRAFT Document

Project Description & Benefit: The national award-winning Pratt Museum preserves the stories of the Kachemak Bay region and provides a gathering place for people to learn and to be inspired by this region and its place in the world. The Pratt's exhibits, education programs, and collections seek to foster self-reflection and dialogue among the Museum's community and visitors. Each year, the Pratt serves up to 25,000 visitors, with more than 4,000 young and adult learners participating in its programs. The Pratt is consistently viewed as one of Alaska's most important cultural institutions and as a leader among small community museums across the country.

The Pratt Museum's existing 10,500 square foot building is more than 47 years old, and the building's galleries, public meeting, and education spaces do not meet the Museum's or the community's needs. The Pratt is working on a project to better serve this community and visitors long into the future, through the construction of a new facility and redesign of the Pratt's 10+ acres. Benefits of this project will include: 1) improved education programs and exhibits; 2) creation of a community learning space to promote education and community dialogue; 3) an expanded trail system; 4) the ability to serve larger visitor and school groups; 5) greater representation at the Museum of the region's diverse cultural groups; 6) the ability to properly care for growing collections, including community archives and stories; and 7) full disability accessibility.

Plans & Progress: Nearly a decade of thorough organizational evaluation, professional assessment, and community dialogue led the Pratt Museum Board of Directors and staff to the decision to embark on an ambitious capital project. A fundraising feasibility study was conducted in 2009 in tandem with the development of draft architectural and site concepts. Additionally, a McDowell Group economic impact analysis found that the Museum generates substantial economic activity in the region. The following critical steps have laid the groundwork for the successful completion of this project:

- The Pratt has gathered diverse community and stakeholder input through public meetings, surveys, and other means to guide the Planning and Design Phases;
- With leadership from the Patrons of the Pratt Society and generous individual donors, 10+ acres of urban green space have been acquired in the heart of Homer, which the Museum owns debt-free;
- Participation in the Rasmuson Foundation's prestigious "Pre-Development Program," provided the Pratt with more than \$70,000 of in-kind planning services to start the project;
- Phase II community input planning and research continues for Master Exhibit Plan permanent exhibit renovations to be installed in the new building;
- The Museum has secured \$3.4 million (36% of the project total) in cash, grants, and pledges with an additional third of the project budget identified from major funders who will contribute when later funding benchmarks have been reached;
- An upgrade and expansion of the trail system, the first part of the project, was completed in 2012, schematic designs are complete, the design development phase was completed in 2015, construction documents are underway in 2016, site development is planned for 2016-17 and construction dates for the new building are to be determined.

Total Project Cost: \$9,500,000
Preconstruction: \$1,000,000
Construction: \$8,500,000

\$3,400,000 raised to date
 (FY17 State Request: \$1,650,000)



Architectural rendering of the new Pratt Museum facility.

Schedule:

Planning: 2010

Design & Construction Documents: 2015-2016

Site Construction: 2016-2017



South Peninsula Hospital Site Evaluation & Planning for Hillside Reinforcement

South Peninsula Hospital requests this project be removed from CIP.

FY 2017 - DRAFT Document

Plans and Progress: South Peninsula Hospital sits on a very steep hillside, with all parking lots and outbuildings being terraced down from the main hospital building. Both the lot the hospital sits on and the lot behind it continue with a very steep elevation incline. The buffer is only 12 feet behind the building cut into the hillside before the terrain continues with the steep incline for as far as 300 yards. The remaining hillside has thick vegetation and is not utilized or developed in any way at this time.

The facility has had numerous additions and structural work completed in the last 10 years which may have impacted and affected the stability of the hillside. The hillside runs continuous from the entrance of parking the entire length of the building and beyond. No part of the main hospital building is out of the risk zone for damages from hillside erosion and sloughing.

A site evaluation is necessary to establish the current condition of the hillside, and make any recommendations to secure it from further erosion and sloughing. Such evaluation would include a survey, soils testing, geologic hazard assessment and mitigation report, landslide evaluation, earthquake assessment, and recommendations for options to minimize risk to the facility. The recommended options would include cost estimates.

Plans and Progress: The estimated cost of such a study, evaluation, and report is \$100,000. This could include work by the Army Corps of Engineers, and/or a private engineering firm.

Total Project Cost: \$100,000

Schedule: 2016

Two new proposed projects are higher priority.





Capital Improvement Long-Range Projects

FY 2017 - DRAFT Document

The following projects have been identified as long-range capital needs but have not been included in the Capital Improvement Plan because it is not anticipated that they will be undertaken within the six-year period covered by the CIP. As existing CIP projects are funded or as other circumstances change, projects in the long-range list may be moved to the six-year CIP.

Local Roads

Fairview Avenue – Main Street to East End Road: This project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to the Homer High School, and finally to East End Road, and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the high school. It would also allow for development of areas not currently serviced by municipal water and sewer.

This improvement is recommended by the 2005 Homer Area Transportation Plan. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

Cost: \$1.75 million **Priority Level 3**

Fairview Avenue – Main Street to West Hill Road: This project provides for the design and construction of Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. In conjunction with the Fairview to East End Road project, this project will benefit the entire community by providing an alternative to Pioneer Avenue for collector street access east/west across town, thereby reducing congestion on Pioneer Avenue and developing alternative access for emergency vehicle response. The need for the road extension has increased markedly with the development of three major residential subdivisions in the area.

This improvement is recommended in the 2005 Homer Area Transportation Plan.

Cost: \$3 million **Priority Level 3**

Parks And Recreation

Beach Access from Main: This project will provide residents and visitors with coastal viewing stations and access to the beach at the southern end of Main Street, utilizing City-owned land. The project will enhance connectivity in Homer's developing trails and park system, providing additional access so that beachgoers can walk onto the beach at one point and off at another, on a loop through Old Town, Town Center, etc. For those not physically able to walk all the way to the beach, platforms near the roads will provide nice views and benches on which to relax. Interpretive signage could provide information on Homer history, beach formation, and other topics.

The Main Street beach access point is envisioned to have a small parking area, a viewing platform with a bench, and stairs with landings.

Cost: \$250,000 **Priority Level 3**



Capital Improvement Long-Range Projects

FY 2017 - DRAFT Document

East Trunk/Beluga Lake Trail System: This project will create two connecting trails:

- The Beluga Lake Trail will partially encircle Beluga Lake with a raised platform trail that includes a wildlife observation site. The trail will connect neighborhoods and business districts on the north and south sides of the lake.
- The East Trunk Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake (connecting with the Beluga Lake Trail), and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around Beluga Lake. In addition, it will provide an important non-motorized transportation route.

The Beluga Lake Trail, a trail connection to Paul Banks Elementary School and East End Road are included in the 2004 City of Homer Non-Motorized Transportation and Trail Plan.

Cost: Beluga Lake Trail—\$1.5 M East Trunk Trail—\$2 M Priority Level 3

Horizon Loop Trail, Phase 1: The Homer Horizon Loop Trail is proposed as a four to five mile route that would run clockwise from Karen Hornaday Park up around the top of Woodard Creek Canyon, traverse the bluff eastward, and then drop down to Homer High School. The parking lots of Karen Hornaday Park and Homer High School would provide trailhead parking. Those wishing to complete the loop will easily be able to walk from the high school to Karen Hornaday Park or vice versa via Fairview Avenue. A later stage of trail development will connect the Horizon Loop Trail with the Homestead Trail at Bridge Creek Reservoir.

Cost: Staff Time Priority Level 3

Jack Gist Park Improvements, Phases 3: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel was developed primarily for softball fields. The long-term goal is to acquire adjacent properties that will provide space for soccer fields. Phase 3 development will construct a plumbed restroom at the park and develop soccer fields.

Cost: \$400,000 Priority Level 3

Karen Hornaday Park Improvements, Phase 3: Phase 3 park improvements will include building a concession stand, shed, landscaping, signage, and revegetating Woodard Creek.

Cost: \$860,000 Priority Level 2

Mariner Park Improvements: This project will provide significant improvements to Mariner Park as called for in the park’s master plan: Construct a bike trail from the “Lighthouse Village” to Mariner Park (\$325,000); Construct a pavilion, additional campsites, and interpretive kiosk (\$150,000); and improve the appearance of the park with landscaping (\$75,000).

Total: \$500,000 Priority Level 3

Public Restrooms – Homer Spit: With increased activity on the Homer Spit, the need for restroom facilities has also increased. The restroom at Ramp 2 is in poor condition and needs to be replaced.

Cost: \$295,000 Priority Level: 2



Capital Improvement Long-Range Projects

FY 2017 - DRAFT Document

PUBLIC PROJECTS

Homer Conference Center: Homer is a popular visitor destination and the visitor industry is a critical component of the local economy. However, millions more dollars might be spent in Homer if a meeting facility large enough to attract conferences with several hundred participants was available. Currently, Homer has no facility capable of providing meeting space for groups of more than 180 people.

Homer’s reputation as an arts community will help attract meetings and audiences if a facility exists to accommodate and showcase these events. The conference center, featuring banquet/ballroom space and flexible meeting space, will fill this need. If the facility is located in Homer’s developing Town Center, other area businesses would also benefit from the increased number of visitors attending meetings at the conference center.

A conference center will increase Homer’s ability to compete with other communities in that important niche of the visitor industry, and will also provide a venue for meetings and cultural events hosted by local organizations, such as the Kachemak Bay Writers Conference and Shorebird Festival events.

In partnership with the Homer Chamber of Commerce, the City of Homer commissioned a conference center feasibility study completed in summer 2005. The study predicts moderate demand from outside groups for a conference center in Homer. The Conference Center Feasibility Study Steering Committee made a formal recommendation that the City support efforts to encourage the construction of a conference center in Homer’s Town Center. In August 2005, the Homer City Council passed Resolution 05-86(A) which recommends further consideration and authorizes the City Manager to pursue ideas and discussions that will increase the likelihood of a conference center being built in Homer.

Cost: \$5 million Priority Level 3

Public Works Complex: The City of Homer Public Works complex on the Sterling Highway was constructed in phases from 1974-1986 (except for the recently completed large equipment storage shed). In 1980, Homer’s population was 2,209. Since that time, the population has grown more than 150%, with a corresponding increase in roads, water/sewer lines, and other construction activity that requires employee and equipment time. The existing facility is no longer adequate to meet these needs and the problem will become more acute with continued growth.

A new Public Works complex will include the following:

- Increased office space to provide adequate room for employee work areas, files, supplies, and equipment storage
- Adequate space for Parks Division and Engineering staff and equipment
- A waiting area for the public, contractors, etc.
- A conference room that doesn’t double as the employee break room
- A break room with adequate seating, storage, and locker space
- A laundry room
- A garage for the motor pool large enough to accommodate more than one or two projects at a time
- Improvements in ventilation throughout the facility and wiring for computer technology

Cost: Design—\$500,000 Construction—\$4,500,000 Priority Level 2

Homer Greenhouse: Homer’s growth in population and area, the importance of tourism to the local economy, and increased community requests for beautification illustrate the need for a new greenhouse capable of producing 100,000 plants annually. In addition to spring planting, the greenhouse can be used to grow hanging baskets for the Central Business District; poinsettias, etc. for the winter holiday season; and shrubs and trees for revegetation and park improvements. The greenhouse could also serve as a community resource for meetings, weddings, winter visits, etc.

Staff recommend removing this project; proposed locatin (HERC) may be redeveloped for Public Safety building.

Cost: \$400,000 Priority Level 3



Capital Improvement Long-Range Projects

FY 2017 - DRAFT Document

Public Market Design and Financing Plan: This project will facilitate implementation of a recommendation in the City’s Comprehensive Economic Development Strategy discussed in both the “Agriculture” and “Downtown Vitalization” sections. It is also consistent with the goals of the Homer Town Center Development Plan and the Climate Action Plan. Specifically, the project will provide a permanent, weather-protected venue for the Homer Farmers Market in Town Center. The project will kick off development in the Town Center district, providing immediate benefits to downtown Homer and serving as a catalyst for further development.

Staff recommend removing this project until further work on Town Center; farmer’s market currently established

Cost: \$60,000 Priority Level 3

UTILITIES

Spit Water Line – Phase 4: The existing Homer Spit water line is 40 years old and is constructed of 10-inch cast iron. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. Phase 4 of this project consists of slip lining approximately 1,500 linear feet of water main to the end of the Spit. Slip lining the Homer Spit waterline, versus replacing, will reduce cost while ensuring an uninterrupted water supply for public health, fire/life safety needs, and expanding economic activities on the Spit. The City received a grant for the EPA for design of the project which was completed in fall of 2014.

Cost: \$400,000 Priority Level 3

Bridge Creek Watershed Acquisition: Currently, the Bridge Creek watershed is the sole source of water for Homer. To protect the watershed from development that could threaten the water supply and to ensure the availability of land for possible future expansion of water treatment operations within the watershed, the City seeks to acquire additional acreage and/or utilize conservation easements to restrict development that is incompatible with clean water.

Cost: \$1,000,000 Priority Level 3

Alternative Water Source: Currently Homer’s sole water source is the Bridge Creek Reservoir. Population growth within the City, increased demands for city water from residents outside City limits, increasing numbers of tourists and summer residents, and climate change that has reduced surface water availability are all factors in the need for a new water source to augment the existing reservoir.

Cost: \$16,750,000 Priority Level 3

West Hill Water Transmission Main and Water Storage Tank: Currently, water from the Skyline treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community.

The addition of a third water transmission main has been identified in comprehensive water planning documents for over 20 years.

Cost: Design—\$500,000 Construction—\$4.5 M Priority Level 2



Capital Improvement Long-Range Projects

FY 2017 - DRAFT Document

STATE PROJECTS

Ocean Drive Reconstruction with Turn Lane: Ocean Drive, which is a segment of the Sterling Highway (a State road) connecting Lake Street with the Homer Spit Road, sees a great deal of traffic, particularly in the summer, and has become a source of concern for drivers, bicyclists, pedestrians, and tour bus operators. This project will improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians by creating a center turn lane, providing well-marked crosswalks, and constructing a separated bike path. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.

Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for cars and trucks to use the bicycle lane to get around vehicles which have stopped in the east-bound traffic lane in order to make a left turn. Some frustrated drivers swing around at fairly high speeds, presenting a significant risk to bicyclists and pedestrians who may be using the bike lane. In recent years, the Homer Farmers Market has become a popular attraction on the south side of Ocean Drive during the summer season, contributing to traffic congestion in the area. In addition, Homer is seeing more cruise ship activity which also translates into more traffic on Ocean Drive. All of these factors have led to increased risk of accidents.



Capital Improvement Appendices

- **CIP Development Schedule**
- **Resolution 16-XXX**
- **City of Homer Financing Assumptions**



Capital Improvement Appendices

**CITY OF HOMER
2017-2022 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2018 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council approval of schedule	April 25, 2016
Solicit new/revised project information from City Departments, local agencies and non-profits	April 26
Input for new draft requested by	May 27
Prepare and distribute draft CIP to City advisory groups for review and input:	Meeting dates:
Economic Development Commission	June 14, July 12
Parks and Recreation Commission	June 16
Port and Harbor Commission	June 22, July 27
Planning Commission	June 15, July 20
Cannabis Advisory Commission	June 23, July 28
Library Advisory Board	August 2
Administrative review and compilation	August 22- August 26
City Council worksession to review proposed projects	August 29
Introduction of Resolution on CIP/Legislative Request	September 12
Public Hearing on CIP/Legislative Request	September 26
Adoption of Resolution by City Council	October 10
Administration forwards requests for Governor's Budget	October 12
Administrative Compilation of CIP	Through end of October
Distribution of CIP and State Legislative Request	October 2016 & January 2017
Compilation/distribution of Federal Request	February 2017



Capital Improvement Appendices

Replace with current resolution.

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CITY OF HOMER
HOMER, ALASKA

Mayor/City Council

RESOLUTION 15-084(A)

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE
2016-2021 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING
CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR
2017.

WHEREAS, Duly published hearings were held on September 14 and October 12, 2015 in order to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, The Council received comments from all of the Commissions and held a Worksession on August 24, 2015; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2016-2021" is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY 2017 State Legislative Request:

1. Public Safety Building
2. East Boat Harbor
3. Harbor Sheet Pile Loading Dock
4. Fire Department Fleet Management
5. Storm Water Master Plan

BE IT FURTHER RESOLVED that projects for the FY 2017 Federal Legislative Request will be:

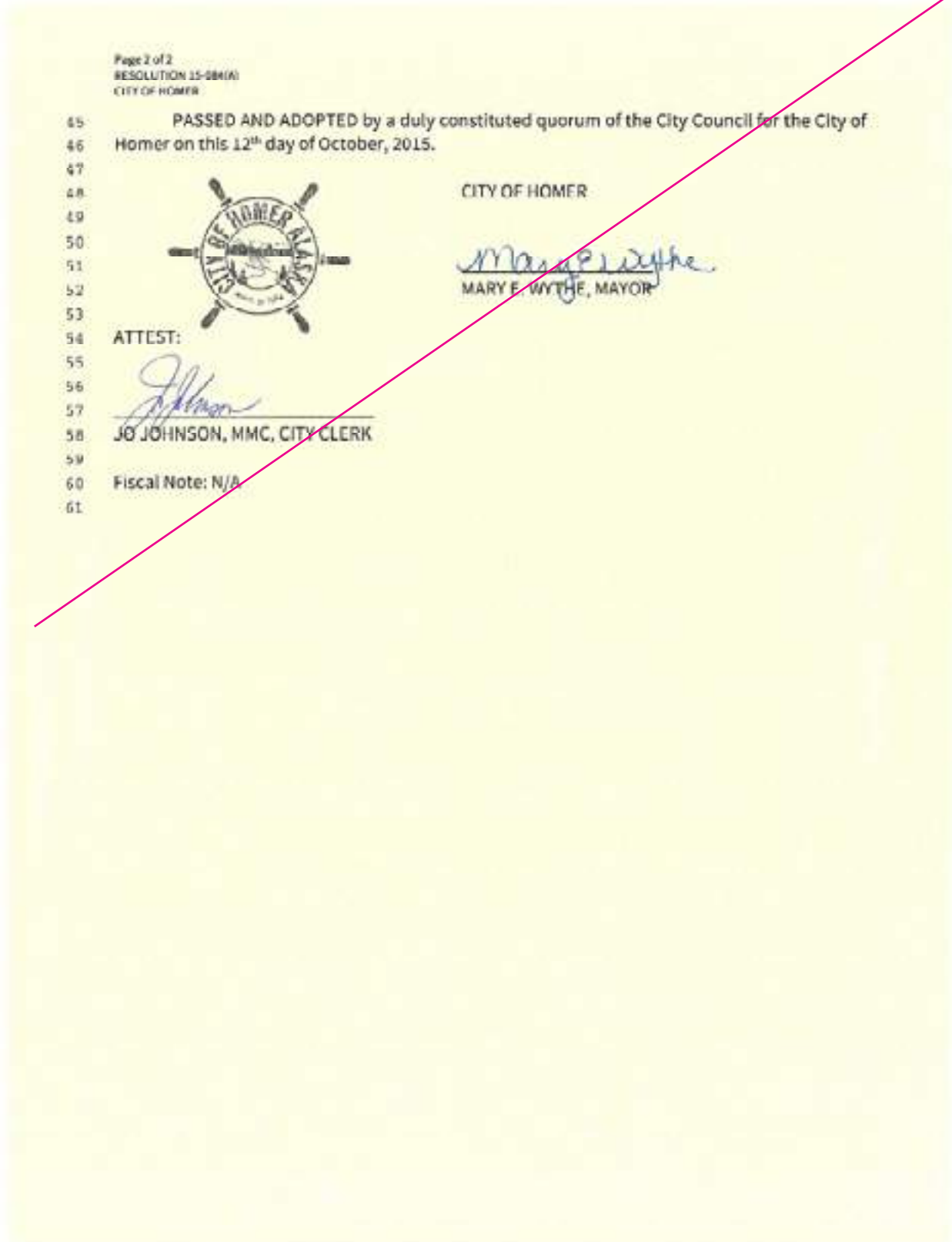
1. Public Safety Building
2. East Boat Harbor

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise the appropriate State and Federal representatives and personnel of the City's FY 2017 capital project priorities and take appropriate steps to provide necessary background information.



Capital Improvement Appendices

replace with current resolution.





Capital Improvement Appendices

City of Homer Financing Assumptions: Capital Improvement Program

Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- Federal grants or loans
- State grants or loans
- General obligation bonds
- Limited obligation bonds
- Revenue bonds
- Special assessment bonds
- Bank loans
- Pay as you go
- Private sector development agreements
- Property owner contributions
- Lease or lease–purchase agreements

The use of any of the financing mechanisms listed above must be based upon the financial capability of the City as well as the specific capital improvement project. In this regard, financing the CIP should take into consideration the following assumptions:

1. The six-mill property tax limitation precludes utilizing General Fund operating revenue to fund major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program.
5. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
6. The Accelerated Water and Sewer Program will require substantial property owner contributions through improvement districts/assessment funding, set currently at 75 percent.
7. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
8. The utilization of bonds will be determined on a project-by-project basis.
9. The lease and/or lease–purchase of capital improvements will be determined on a project-by-project basis.



Proposed New Projects Table of Contents

City of Homer Projects

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PROPOSED NEW PROJECT - DRAFT



City of Homer Radio Communication System Upgrades

Project Description & Benefit: The City's radio communication system is a complex, high-tech, multi-component communication infrastructure that serves the daily needs of the Homer Police, Fire, Port & Harbor and Public Works Departments and is critical for effective emergency response to natural disasters and man-made incidents. Communication system technology has changed tremendously during the last thirty years of the digital age. They are now completely digital, can carry encrypted data in addition to voice communications and must comply with FCC bandwidth requirements. Homer's entire system is aging and must be replaced soon to keep up with technological advances.

The Public Safety Radio System consists of central dispatch consoles, five repeaters (two each for fire and police and one for joint use, strategically located at two different sites and elevations), and several Motorola subscription handheld and mobile communication units. The system provides (1) full radio coverage across Homer and outlying communities despite geographically diverse terrain, (2) redundancy in the event a natural or manmade disaster renders one site inoperable, (3) interoperability with all local, borough and state agencies utilizing the ALMR system allowing easy communication with almost any Alaska-based unit during both everyday incidents and large multi-agency response events and (4) Moto-Bridge to electronically connect disparate radios to ensure quality communications with agencies who do not share a common channel with Homer.

However, Motorola will be ending anti-virus protection and software update support for the repeaters and dispatch consoles in 2018. As a result, ALMR will be replacing all of their repeaters and dispatch consoles in 2018. Homer's repeaters and dispatch consoles are identical equipment. If we do not upgrade when ALMR does, Homer will slowly begin to lose communication features before completely losing functionality within three to five years. Additionally, Motorola will cease part replacement support for these components and all the subscription communication devices starting in 2018. A critical parts failure in dispatch or in the repeaters could possibly shut Homer's public safety communication system down. Finally, Public Safety subscription units operate within a specifically licensed bandwidth. FCC is in the process of implementing another round of narrowing bandwidth requirements. The entire system will have to be upgraded to comply with new FCC regulations that will phase in starting in 2020, with full compliance required by 2022.

Port & Harbor and Public Works Radio Systems are of a simpler design -- they need only a basic level of interoperability to communicate with dispatch, police and fire and do not transmit data or need encryption. They will, however, have to meet the new FCC bandwidth requirements in 2022, so all of these radios will have to be replaced. Port & Harbor has one base radio, 7 mobile and 7 portable radios and may need to add a repeater to their system to improve system coverage. Public Works has one base unit, one repeater, 11 portable and 22 mobile radios and a Trimble UHF data radio system for infrastructure locates. Their need for portables is likely to increase as high as 18 to meet new safety requirements with confined space policy changes. It is unknown if the Trimble UHF system will be impacted by FCC's new narrow banding requirements.

Plans and Progress: Homer's Police Department applied for FY16 Homeland Security grants to begin public safety radio system replacement. The requests would help replace Public Safety dispatch consoles and repeaters. Regardless of grant application outcome, considerable city funds will be needed to replace the entire radio communication system by 2022.

Total Project Cost: \$1,100,000 - \$1,300,000

Public Safety repeaters and placement on new Spit communication tower: \$175,031

Public Safety dispatch consoles and associated equipment: \$296,000

Public Safety radios: \$558,987

Port & Harbor radios and possible repeater: \$40,000 - \$70,000

Public Works radios: \$100,000-\$120,000 system

Public Works data radio system: \$50,000-\$80,000

PROPOSED NEW PROJECT - DRAFT



Fire Department Rescue 1 Remount

Project Description & Benefit: Homer Volunteer Fire Department’s Rescue 1 vehicle is a 1999 Saulsbury Rescue Truck made up of a 20’ stainless steel rescue body mounted on a commercial Freightliner chassis. This apparatus carries a wide assortment of light and heavy equipment necessary for specialized rescue operations such as hydraulic cutters and spreaders (like the Jaws of Life), high and low pressure pressure air lift bags, confined space rescue equipment and an assortment of hand tools to aid in the extrication of entrapped victims. Additionally, the apparatus is equipped with a dual-agent firefighting package that can extinguish small fires in vehicles or prevent them from occurring during rescue operations.

Rescue 1 also carries two additional support systems critical to personnel safety and operations: a breathing air cascade system for on-scene filling of firefighters air bottles and operating air powered equipment and tools, and a 9,000 watt telescoping light tower used to provide scene lighting.

This project will replace Rescue 1’s aging and underpowered chassis with a new chassis with a larger motor, making it more capable of navigating the 7-9% road grades within our jurisdiction.

Total Project Cost: \$150,000

Priority Level:

Schedule: 2017

PROPOSED NEW PROJECT - DRAFT



Fire Station Improvements



Project Description & Benefit: Built nearly 40 years ago from a pre-existing garage structure, Homer’s Fire Station is in need of upgrades to address immediate health threats to our public servants, space constraints that limit response capabilities and maintenance issues necessary for continued building use and productivity for another 10 to 15 years.

The Fire Station does not have a ventilation system to protect staff and volunteer responders from vehicle exhaust which is known to contain potential carcinogens, carbon monoxide and other harmful gasses that contribute to respiratory illness. Currently emissions exposure is mitigated by opening windows and bay doors to passively dilute and remove fumes – an inefficient and costly method (especially in the winter) which still leaves personnel exposed. Installing a vehicle exhaust removal system is a critical upgrade.

Homer’s emergency call volume and variety has grown with the population. So has the Fire Department’s response capabilities. Unfortunately, the Fire Station has not kept pace over time creating cramped work areas, storage challenges and an insufficient number of bunkrooms (two) for volunteers during overnight duty. Raising the eastern roof line to mirror the building’s western roofline would expand the second floor by 1,000 square feet to accommodate additional bunk rooms, storage and office space.

Ongoing building maintenance is required to ensure safe, functional operations and preserve the value of the asset. The following corrective maintenance projects will help extend the Fire Station’s life and usefulness another 10 years:

- Replace all floor coverings. With the exception of one office space, flooring dates back to original 1980 construction. It is extremely worn and, in places, a tripping/slipping hazard.
- Repaint the station’s exterior and interior walls. This was last done in 1995. Bays additionally require specialized epoxy paint and resistant products to protect against damage from heavy equipment use.
- Replace slab flooring in Bays 2 and 3, including leveling sunken subsurface areas, strengthening it to sustain the heavier heavier weight of current apparatus without cracking, and replacing undersized floor drains which consistently clog and trap rot-producing moisture within the building.
- Improve drainage behind the Fire Station to direct water away from building. Proper drainage extends the life of the building and lowers long-term maintenance costs by preventing seasonal heaving and sinking which cracks the Bays’ floors and approach aprons and misaligns the Bays’ automatic garage door tracks. With drainage system in place, complete paving behind the building and fix apron pavement cracks and 3-4” heaves at the entrance to the Bays.
- Remodel the Fire Station’s kitchen. Emergency response here depends upon a vibrant and committed volunteer corps who routinely risk their lives in service to the community. The kitchen is the social center for volunteer responders, hosting up to 25 at eight community-building meals in conjunction with trainings and up to 15 during emergency events. The kitchen will also serve City employees in case of a major disaster (the Fire Station is the designated disaster destination for City personnel). Except for new appliances purchased in 1995, the kitchen has been untouched and is inefficient. Cabinets and drawers are falling apart, and the design is obsolete for what is essentially a small commercial kitchen.

Plans & Progress: A new Fire Station was originally proposed as part of a new, combined Public Safety Complex. However, a \$30 million cost estimate led to a scaled-back police-station-only design that reserves part of the adjacent HERC site for future co-location of a new fire hall. Upgrades were proposed to extend the existing Fire Hall’s functional life. City Council approved transfer of \$80,000 in design funds from the combined Public Safety Building project to the Fire Station Upgrade project, and approved \$1 million from general funds for construction. The architectural, engineer and construction management team working on the Public Safety Building will continue as General Manager-Contractor for the Fire Station upgrade project.

Total Project Cost: \$900,000

Schedule: 2017

Priority Level:

Need to update Total Project Cost based on new design

PROPOSED NEW PROJECT - DRAFT



Large Vessel Haulout Repair Facility

PROPOSED NEW PROJECT - DRAFT

Project Description & Benefit: The Large Vessel Haulout Repair Facility will consist of a haul out/launch ramp and improvements to the upland portion of Lot TR 1A (east of the Nick Dudiak Fishing Lagoon). The site has accommodated approximately six to eight vessels (depending on size) with ample workspace. Upland improvements including a large vessel wash down pad (which can also be used by recreational/sport boats), lighting, electrical pedestals and a drainage/water management system will facilitate local, efficient and environmentally sound vessel repairs.

Because of the lack of facilities, large vessels currently have to travel to perform repairs which could otherwise be completed here in Homer. The project is a response to requests from vessel owners/managers seeking safe moorage and uplands haulout area for large shallow draft vessels. Availability of a haul out/repair facility in Homer benefits the local fleet of larger vessels, the local marine trades businesses and the City of Homer. The Large Vessel Repair Facility will operate year round. Vessel owners may arrange with contractors for required services, or perform the work themselves.

Plans & Progress: A Large Vessel Haulout Task Force was formed in 2014. Initially, the Task Force analyzed two potential sites for the facility and determined that developing the repair facility on the uplands of lot TR-1-A is more feasible than developing it on the old chip pad. Project development is being carried out in three phases. Phase 1 included pre-development activities such as site selection and completion of management plans and policies. To date the Task Force has completed Best Management Practices, vessel owner use agreements, and vender use agreements for the Large Vessel Repair facility. Staff have completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A.

Phase 2 involves completing the design for the haul out ramp and upland support facilities such as the wash down pad and drainage/water management system according to the prevention plan (SWPPP) and electrical fixtures. Phase 3 is construction.

Total Project Cost: \$600,000

Schedule:

2016: Phase 1 - Pre-Development (completed as part of Barge Mooring Facility preliminary planning & design work)

2017: Phase 2 - Design/Engineering/Permitting: \$105,000

2019: Phase 3 - Construction: \$495,000



The Time Bandit hauled out in Spring of 2016 for repairs on Homer Spit Lot TR 1 A next to Pier One Theatre.



Kachemak Ski Club Ohlson Mt. Rope Tow Motor House Relocation

PROPOSED NEW PROJECT - DRAFT

Project Description & Benefit: This project will provide safety improvements to an historic public recreation treasure on the Kenai Peninsula--the Ohlson Mountain ski facility. Local fishermen and homesteaders originally founded KSC in 1948 (making it perhaps the oldest operational nonprofit in the Homer area) to get families out of the house during the slow winter months and meet school requirements for physical education. Since then, KSC has provided thousands of lower Kenai Peninsula youths, adults and families with affordable downhill skiing (and more recently snowboarding) opportunities every Sunday (weather permitting) through its 800 foot long rope tow. It is also used by school programs and offers ski and snow board lessons. In addition to the rope row, the facility includes samll lodge/warming hut and outhouse facilities. This historic facility promotes sports education and fitness in the community, and the all-volunteer, non-profit KSC has effiecntly utilized countless hours of volunteer labor and a variety of grants to maintain and imporve the area. Without this support the ski area would be unable to operate. The ski area is the only facility offering downhill skiing and snowboarding opportunities in Southcentral Alaska other than Alyeska resort in Girdwood and is proud of its 100% safety record.

The ski area has weathered decades of harsh weather conditions; in the past ten years most of the infrastructure has been refurbished and improved. However, the mounting structure and foundation of the Rope Tow's top station, which supports the engine, bullwheel and weight of the rope in motion is very old and after 52 years of service is showing some structural weaknesses. In conjunction with replacing the top station's foundation, an enormous safety and ergonomic improvment will be realized by reloating the top station southward. KSC has always struggled to keep the top of the towpath and rope tow unloading area smooth, safe and efficient dut to 1) the steep grade of the hill's apex in relation to the unload area and safety gate; 2) the steep angle of the rope at the apex and 3) a minimum distance between the unload area and the safety gate guarding skiers from entanglement in the bullwheel.

KSC proposes to solve all these problems in one operaton: building a new top station foundation 30 feet to the south, relocating the motor higher and further back, protecting the new foundation and motor with a 6' x 12' weatherproof hut and associated grade work. This project extends the life of this historic and well-used recreation area for the next 50 years, significantly improves user safety by more than doubling the existing time and distance an operator and potential victim have in averting an entanglement situation, and greatly improves the rope angle for rider comfort and safety.

Plans and Progress: Scope of work, project design and detailed cost estimates have been prepared. Commitment of fifty hours of volunteer labor from Board members (valued at \$10/hour) has been secured to help accomplish this maintenance and safety upgrade.

Total Project Cost: \$25,435
Foundation (materials, labor & equipment): \$9,160
Motor Relocation (tear down, inspection, cleaning and relocation): \$3,400
Motor Hut Construction (includes materials & volunteer labor): \$2,775
Extend Power Supply to New Location: \$6,000
Excavator and Grade Work: \$4,100

Schedule:
Planning & Design: 2016
Preconstruction completed by: July 2017
Construction completed by: Jan 2018



Ohlson Moutain Rope Tow's top station, which supports the engine, bullwheel and weight of the rope in motion, is in need of foundation repair.



Homer Medical Clinic Expansion

PROPOSED NEW PROJECT - DRAFT

Project Description and Benefit: The Kenai Peninsula Borough owns and provides for the operation of the South Peninsula Hospital. South Peninsula Hospital, Inc. (SPH Inc.) manages the operations of the facilities through a Sub Lease and Operating Agreement with the Borough and the City of Homer. The Hospital is run on a nonprofit basis in order to ensure the continued availability of medical services to the area. The Homer Medical Center falls under this umbrella, and is located near the hospital's main campus.

Homer Medical Center provides a central location for family practice, OB/GYN, midwifery and other primary care services. They have outgrown their current space, multiple physicians are sharing office space; storage is an ongoing problem as well as challenges with patient flow. With the limited number of exam rooms the facility is not able to function at the current level of demand, let alone the expected growth based on an aging population. This project is intended to improve patient as well as service provider satisfaction, while allowing the facility to function at a more optimum capacity, and will support the clinic's goal to become a certified Patient Centered Medical Home, which is the preferred model of primary care.

The existing Medical Center is a roughly 5,000 sq. ft. wood framed structure and while it is 30 years old, it has been maintained relatively well. Homer Medical Center is comprised of 27 nurses and clerical personnel, six physicians and two midlevel providers. Only two of the physicians are full time. There are four or five family practice providers on any given day using the main clinic. The clinic is open six days a week until 5pm, with extended hours on Tuesday and Thursday evenings. The current patient load is 65 to 70 patients per day.

Plans and Progress: The plan is to expand the facility east and south on the existing lot, adding a total of 5,700 square footage to accommodate additional exam rooms, waiting area and office space. In addition to expanded space, renovations and site improvements will also be done, such as expanded parking. The expansion and improvements will eliminate the need to rent the building across the street, currently rented for the purposes of the clinic's business office. Architectural schematics are nearly complete. Bond funding is being requested by the Borough by vote of the service area, but no change in the mil rate is expected.

Total Project Cost: The estimated cost of the proposed addition is \$2,800,000 - \$3,000,000. This includes final project design, project management and administrative costs.

Schedule: Fall 2016 - Summer 2017.



Homer Medical Clinic



South Peninsula Hospital Operating Room HVAC Replacement

Project Description & Benefit: The Kenai Peninsula Borough owns and provides for the operation of the South Peninsula Hospital. South Peninsula Hospital, Inc. (SPH Inc.) manages the operations of the facilities through a Sub Lease and Operating Agreement with the Borough and the City of Homer. The Hospital is run on a nonprofit basis in order to ensure the continued availability of medical services to the area.

The heating, ventilation and air conditioning (“HVAC”) units for South Peninsula Hospital’s operating rooms were installed in 1974. Currently, air handling unit AC-2 and the rooftop air cooled condensing unit associated with it are past their expected useful life and the entire system no longer provides sufficient control of room temperature and humidity levels required for hospital operating rooms under FGI Guidelines for Design and Construction of Hospitals and Outpatient Facilities. The existing HVAC system is also not well equipped to provide for proper operating room pressure control to meet FGI criteria.

Air conditioning alters the properties of air (temperature, humidity and sterile filtration) to more favorable conditions for keeping the hospital hygienic and to facilitate treatment of disease. Proper ventilation and filtration in the operating room are the most important means of reducing contamination and preserving the correct pressure relationships between functional areas. Maintaining the required level of relative humidity is essential to control the growth of microorganisms, prevent electrostatic discharge and is important to the shelf life of sterile supplies and maintenance of electro-medical devices. Temperatures also need to be adequately controlled given the heat produced by operating room lighting, equipment and staff.

Plans and Progress: Recommendation for long-term system replacement is to first provide new rooftop air handling unit(s) to serve the operating rooms and related spaces. Ultimately, a complete replacement of the HVAC systems serving the operating rooms is necessary for proper proper humidity and temperature control, air exchange rates, and room pressurization for the operating room environment. This system configuration will serve the entire surgery department and will be determined under a subsequent design phase. Modifications to HVAC systems serving the spaces adjacent and related to the operating rooms may also be warranted.

Total Project Cost: The estimated cost of the proposed project is \$1,800,000. This includes project management and administrative costs.

Schedule: 2017-2018



PROPOSED NEW PROJECT - DRAFT

2016 HOMER CITY COUNCIL MEETINGS
ECONOMIC DEVELOPMENT ADVISORY COMMISSION ATTENDANCE

There is a time on the City Council’s agenda for Commissions give a brief report on what the Commission is currently addressing, projects, events, etc. This agenda item comes fairly early in the agenda after public comments, visitors, and staff and Borough reports. If the Commissioners would like to take turns reporting to Council at one or both of their meetings, it is a good opportunity to keep them up to speed on what’s going on. The EDC is fortunate to have a Councilmember assigned as an advisory member who can relay information, but Commissioner face-time can be beneficial as well.

The remaining Meeting Dates for City Council for 2016 are:

- June 13, 27 _____
- July 25 _____
- August 8, 22 _____
- September 12, 26 _____
- October 10, 24 _____
- November 28 _____
- December 12 _____