



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

AGENDA

Planning Commission Regular Meeting

Wednesday, May 17, 2023 at 6:30 PM

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

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>

Dial: 346-248-7799 or 669-900-6833;

(Toll Free) 888-788-0099 or 877-853-5247

1. CALL TO ORDER, 6:30 P.M.

2. AGENDA APPROVAL

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

4. RECONSIDERATION

5. CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion is necessary

5. A. PC Meeting Minutes

Unapproved Regular Meeting Minutes of May 3, 2023

Page 3

5. B. Decisions and findings CUP 23-05 4063 Pennock Street

Page 10

6. PRESENTATIONS / VISITORS

7. REPORTS

7. A. Staff Report 23-033, City Planner's Report

Page 15

8. PUBLIC HEARINGS

9. PLAT CONSIDERATION

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

- | | | |
|--------|--|----------------|
| 12. A. | City Manager's Report for May 8, 2023 | Page 18 |
| 12. B. | City of Homer Newsletter May 2023 | Page 29 |
| 12. C. | Resolution 23-0xx, A Resolution of the City Council of Homer, Alaska, Amending the Regular Meeting Schedule and Meeting Time for the Port & Harbor Advisory Commission and the Regular Meeting Schedule for the Planning Commission. City Clerk. | Page 41 |
| 12. D. | Homer Harbor Expansion Design Charrette Schedule | Page 43 |

13. COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

14. COMMENTS OF THE STAFF

15. COMMENTS OF THE COMMISSION

16. ADJOURNMENT

Next Regular Meeting is **Wednesday, June 7th, 2023 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

CALL TO ORDER

Session 23-09, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:32 p.m. on May 3, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession was canceled by the City Planner.

PRESENT: COMMISSIONERS VENUTI, SMITH, HIGHLAND, BARNWELL, CONLEY

ABSENT: COMMISSIONER STARK, CHIAPPONE (EXCUSED)

STAFF: CITY PLANNER ABBOD, DEPUTY CITY CLERK KRAUSE, INTERIM CITY PLANNER FOSTER

AGENDA APPROVAL

Chair Smith read the Supplemental Items: Preliminary Plats Item 9. A. Staff Report PC 23-032, Seal Rock Roost Preliminary Plat Public Comment Received.

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- 5. A. Unapproved Meeting Minutes
Regular Meeting Minutes for April 19, 2023

Chair Smith read the consent agenda into the record.

HIGHLAND/CONLEY MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS

- 7A. City Planner's Report - PC 23-030

Chair Smith introduced the topic by reading of the title and invited City Planner Abboud to provide his report.

City Planner Abboud provided a review of Staff Report PC 23-030. He provided additional details on the following:

- Draft Transportation Plan for Commission Review
- Ordinance regarding Preliminary Plat process

Commissioner Barnwell volunteered to make the report to City Council at the May 8, 2023 regular meeting.

City Planner Abboud and Interim City Planner Foster facilitated discussions on the following:

- Resolution 23-046
- New Public Works Campus in relation to the Land Allocation Plan
 - o Funding a Capital Project
- Transportation Plan draft

PUBLIC HEARING(S)

8. A. Staff Report 23-031, Conditional Use Permit (CUP) 23-05 per HCC 21.16.030 (g), more than one building containing a permitted principle use on a lot at 4063 Pennock Street.

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 23-031 for the Commission.

Commissioner Venuti declared a conflict of interest.

Chair Smith requested a motion and second.

HIGHLAND/CONLEY MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT.

There was a brief discussion on the nature of the conflict with Commissioner Venuti stated personal relationship and financial limits over the allowed amounts.

VOTE: YES. HIGHLAND, CONLEY, BARNWELL, SMITH.

Motion carried.

Commissioner Venuti stepped away from screen and muted his mic.

There was no applicant present.

Chair Smith opened the public hearing, inviting members of the public present to provide testimony on the project. There were no members of the public attending the meeting via Zoom.

Scott Adams, city resident, questioned the parking requirements for the project noting the other office building having 10 parking spots and adding an additional 10 parking spots would make that space really tight.

Chair Smith seeing no further public wishing to provide testimony, closed the Public Hearing and open the floor to rebuttal from the City Planner.

City Planner Abboud noted that it was required to have one parking spot for every 300 feet so the second building brings the space to 3000 square feet so 10 spaces in total would be required.

Chair Smith opened the floor to questions from the Commission.

City Planner Abboud facilitated discussion on the following:

- drainage problems in the area of the project

Chair Smith requested a motion and second seeing no further questions from the Commission.

HIGHLAND/CONLEY MOVED TO ADOPT STAFF REPORT 23-031 AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 23-05 TO CONSTRUCT A SECOND 1550 SQUARE FOOT GENERAL OFFICE BUILDING AT 4063 PENNOCK STREET WITH FINDINGS 1-10 AND CONDITIONS 1 AND 2 AS FOLLOWS:

1. OUTDOOR LIGHTING MUST BE DOWNLIT PER HCC 21.59.030 AND THE CDM
2. ANY DUMPSTER SHALL BE SCREENED ON THREE SIDES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION(S)

9. A. Staff Report PC 23-032, Seal Rock Roost Preliminary Plat

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud provided a review of Staff Report 23-032.

There was no applicant present.

Chair Smith opened the public comment period seeing no members of the public attending via Zoom and members present in Chambers not coming forward he closed the public comment period and opened the floor to questions from the Commission.

City Planner Abboud facilitated questions from the Commissioners on the following:

- drainage
- approach from Kachemak Bay
- Steep Slope

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 23-032 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO DIVIDE ONE LARGE LOT INTO THREE SMALLER LOTS WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION IF ANY. PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
2. THE SUBDIVIDER SHALL DEDICATE A 15 FOOT WIDE UTILITY EASEMENT IMMEDIATELY ADJACENT TO THE ENTIRE LENGTH OF THE BOUNDARY BETWEEN THE LOT AND THE EXISTING STREET RIGHT OF WAY.
3. GRANT A 40 FOOT DRAINAGE EASEMENT CENTERED ON THE CREEK. THIS LANGUAGE MAY NEED TO BE MODIFIED TO REFLECT THE APPROPRIATE EASEMENT ALONG THE WESTERN LOT LINE OR SIMILAR MAY BE AN ALTERNATIVE SOUTH OF THE EXISTING DOT EASEMENT.

A brief discussion ensued on the septic tank requirements.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

10. A. Planning Commission Meeting Schedule - Memorandum 23-029

Chair Smith introduced the item into the record by reading of the title and deferred to City Planner Abboud.

City Planner Abboud noted the memorandum prepared by Economic Development Manager Engebretsen and a summary overview of the discussion at the last meeting. He noted that having two meetings per month leaves little time for any other projects or thorough research on items as Staff spends 80% of the time preparing for a meeting, conducting a meeting, and then preparing for the next meeting.

Deputy City Clerk Krause stated that the Clerk's office supports the one meeting per month as this would allow additional time to produce the minutes and not be in a rush to gather additional packet materials as well.

Discussion ensued on reduction in the meeting schedule and amending the meeting time, concerns expressed regarding the following:

- The Planning Department being short staffed, need to fund for a larger department
- Multiple large projects that affect the growth of Homer such as the Harbor Expansion, Comprehensive Plan update
 - o Requested input from the Interim City Planner Foster on his perspective
- Ability to schedule special meetings as needed and required dependent on workload
- Intent of Council and Administration to reduce meetings
- Amending deadlines for submittals to allow appropriate time for review of applications if required.
- Ability to notice meetings in the appropriate timeframe

- Starting meetings at 5:30 p.m. would mean that worksessions would start at 4:30 p.m. and that was not favorable to all members of the Commission.
 - o Meetings need to be at set times that the public can rely on and schedule attendance around.
 - o Scheduling separate worksessions outside of the regular meetings
- Concerns regarding the workload on the Commission creating longer meetings
 - o Points made that currently there are times that meetings extend past the 9:30 p.m. deadline even with two meetings per month.
- Meeting less often would encourage efficiency and more thorough discussion and promote public participation citing the current notice requirements and process do not effectively allow much time for someone to respond fully and succinctly.
- Steps were taken to amend requirements to reduce the number of conditional use permits
- Other communities only have one meeting per month and example provided that a community of 300,000 only has one meeting per month
- Amending the allowable absences from current amount of six, if the meetings are reduced to 12 per year would be required.
 - o A resolution would be brought forward to amend the Bylaws and an ordinance to amend City Code.
- Try canceling the second meeting for a few months to see how it works out before officially changing
- Concerns expressed regarding dramatic growth in the city and the community having meetings versus the planning commission about guiding that growth and directing the discussion.
- Submittal deadlines and last minute submissions

HIGHLAND/BARNWELL MOVED TO REDUCE COMMISSION MEETINGS TO ONCE PER MONTH WITH THE ALLOWANCE THAT THE COMMISSION CAN SCHEDULE SPECIAL MEETINGS AT THEIR DISCRETION.

There was no further discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

12.A. City Manager's Report - CM Report for April 24, 2023

COMMENTS OF THE AUDIENCE

Scott Adams commented on the reduction of meetings stating his support for two meetings per month citing the requirement to schedule a special meeting to meet the needs of processing an application and that it does not provide the adequate ability for public participation. Mr. Adams stated that he understood, the city doesn't have enough money to hire people, but if you look at the budget and see where the money is coming from, you can see why they cannot afford to hire people for Parks & Rec. Mr. Adams then expressed his concerns for the recent Preliminary Plat for the Forest Trail Subdivision, the owner went full

bore on that area and now they have kind of covered it up and smoothed it out and the property is listed for sale, the whole 4.5 acres. He expressed his wishes that the Commission and Planning Department figure out what happened, but to allow someone to come in and clear out all the trees, move material around, can't even see where the creek is, and then to see the for sale sign when they are supposed to see development and houses is unacceptable to him. He would like to see that issue addressed, people should not be allowed to clear the property before everything gets permitted. Mr. Adams opined that the developer did not do his due diligence and realized it's going to cost more to develop the subdivision. He wished Rick well and being warmer he will probably get more golf in being down there.

COMMENTS OF THE STAFF

Interim City Planner Foster wished Mr. Abboud the best of luck in his new adventures and expressed it was a real pleasure working with him and appreciated the conversations that they have had on planning and special projects. He additionally stated that he looks forward to working with the Commission.

Deputy City Clerk Krause expressed that it was a good meeting. She announced that City Clerk Jacobsen will be clerking the next meeting as she will be at a training session.

City Planner Abboud expressed his enjoyment working for the City of Homer and the Commission, noting that it is really tough to move, he had imagined himself getting planted at the top of the hill, as Homer has become a home like no other.

COMMENTS OF THE COMMISSION

Commissioner Barnwell expressed his appreciation for City Planner Abboud's service, acknowledging that it is a tough job. He reminisced on his previous employment with the Municipality of Anchorage and how tough it is working in city government, but that Mr. Abboud has done a great job, thorough and very thoughtful on all the reports which he appreciated greatly. Commissioner Barnwell noted that he has family in South Carolina and there was a Barnwell County.

Commissioner Venuti welcomed Interim City Planner Foster and noted that it will be interesting working with this commission. He then provided his remembrance of South Carolina by time he spent on Paris Island in 1962. He wished Mr. Abboud the best of luck and hopes he has more fun than he did.

Commissioner Conley thanked Chair Smith for a great meeting and echoed others sentiments regarding City Planner Abboud's departure from the city. He appreciated the hard work and everything that Mr. Abboud has done for the community acknowledging that it was definitely a thankless job more often than not, but it doesn't go unnoticed and we really appreciate it. Mr. Conley hoped Mr. Abboud's path will bring him back to Homer eventually.

Commissioner Highland commented on the patience shown by City Planner Abboud and the many conversations they shared as she is someone who's always asking questions and Mr. Abboud has always been wonderful, getting her trained up and being available to provide the answers or direction to her questions. She wished him the best and cautioned him on getting a fried brain from all the heat. Ms. Highland expressed that it was still shocking to think of even after two weeks, but serendipity stepped in and it sounds like it was right for you, Mr. Abboud and at the right time too. We will miss you and try to be nice to Mr. Foster. She wished Mr. Abboud the best, to take care and good luck.

Chair Smith stated that he met City Planner Abboud through his own Conditional Use Permit application and recognized the quality of who he is at that time. He recalled meeting Mr. Abboud outside the office a few times and believed that Mr. Abboud stated that he would contact him if ever a vacancy came up which happened and that he largely joined the Commission due to his respect for Mr. Abboud. Mr. Smith expressed his appreciation for Mr. Abboud's patience over his learning curve and ignorance but the city was fortunate in that you, Mr. Abboud had the passion for the work that you do. Commissioner Smith acknowledged the considerate and careful development of the various lands within the city and the needed growth that had to happen. He then expressed that he was looking forward to working with Mr. Foster and it was good knowing he was stepping into the position and believed that the City and the Commission will be in good hands.

Chair Smith then presented Mr. Abboud with a handcrafted cutting board as a parting gift and thank you for his service to the Commission.

City Planner Abboud thanked the Commission for their well wishes and the thoughtful parting gift and that it was really great to have Commissioner Highland in attendance at the table for his last meeting.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:06 p.m. The next Regular Meeting is Wednesday, May 17, 2023 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

Renee Krause, MMC, Deputy City Clerk II

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

HOMER PLANNING COMMISSION

Approved CUP 2023-05 at the Meeting of May 3, 2023

RE: Conditional Use Permit (CUP) 2023-05

Address: 4063 Pennock Street

Legal Description: AA MATTOX 2020 ADDITION LOT 28-D

DECISION

Introduction

Jason Weissner, applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code (HCC) 21.16.03(g), for multiple commercial structures in the Residential Office (RO) District.

The applicant proposed to construct a second 1550 square foot general office building in the RO District.

A public hearing was held for the application before the Commission on May 3, 2023, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 32 property owners of 38 parcels within 300 feet of the proposal, as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the May 3, 2023, meeting of the Commission, five members were present. Commissioners Chiappone and Stark were absent. The Commission approved CUP 2023-05 unanimously with ten findings and two conditions.

Evidence Presented

City Planner, Rick Abboud reviewed the staff report. One member of the public inquired about the parking requirement. After discussion, it was then moved and approved with unanimous consent to approve CUP 23-05 with Findings 1 through 10 and Conditions 1 and 2.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determined that CUP 2023-05, to allow two commercial buildings on a lot in the RO District per 21.16.030(g) satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030 and 21.71.040.

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district.

Finding 1: The applicable code authorizes the proposed use and structure.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

Finding 2: The structure and use is compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Finding 3: Two 1550 square feet general office buildings are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Finding 5: Existing public, water, sewer, and public safety services are adequate to serve the proposal.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Finding 6: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character as described in the purpose statement of the district.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by City code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Finding 8: Gaining an approved CUP and subsequent zoning permit will provide for compliance with applicable regulations and conditions specified in Title 21.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Homer Comprehensive Plan.

j. The proposal will comply with all applicable provisions of the Community Design Manual.

Finding 10: The project is required to comply with the Outdoor Lighting requirements.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the Community Design Manual (CDM).

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls: Condition 2:** Any dumpster shall be screened on three sides.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.

8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.

9. Control of noise, vibration, odors or other similar nuisances: No specific conditions deemed necessary.

10. Limitation of time for certain activities: No specific conditions deemed necessary.

11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.

12. A limit on total duration of use: No specific conditions deemed necessary.

13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2023-05 is hereby approved, with Findings 1 through 10 and the following conditions.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Condition 2: Any dumpster shall be screened on three sides.

Date

Chair, Scott Smith

Date

Acting City Planner, Ryan Foster

NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code, Chapter 21.93.070, any person who has standing to appeal per HCC 21.93.050 and is aggrieved by this determination may appeal this decision to a Hearing Officer within fifteen (15) days of the date of distribution indicated below. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing, shall contain all the information required by Homer

City Code, Section 21.93.080, and shall be filed with the Homer City Clerk, 491 East Pioneer Avenue, Homer, Alaska 99603-7645.

CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2023. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date

Assistant Planner, Courtney Dodge

Jason Weisser
PO Box 2913
Homer, AK 99603

Michael Gatti, JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Rob Dumouchel, City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PI 23-033

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, Acting City Planner
DATE: May 17, 2023
SUBJECT: City Planner's Report

Staffing

Courtney Dodge has moved from the part-time position of Assistant Planner to the full-time Associate Planner position in the Planning Department. Courtney is already diligently training for her new position, and I look forward to working with her this summer to ensure the Planning Department continues providing its full services in a timely and thorough manner.

5.8.23 City Council

Resolution 23-049(A), A Resolution of the City Council of Homer, Alaska Strongly Encouraging in Person Attendance by Board and Commission Members at their Scheduled Meetings. Erickson. Recommend adoption.

Resolution 23-050, A Resolution of the City Council of Homer Alaska Directing the Homer Mayor and/or City Manager to Meet with the Kenai Peninsula Borough Mayor to be part of a Work Group to Develop Recommendations Regarding Potentially Merging Kachemak Emergency Services Area, Western Emergency Service Area, and Homer Volunteer Fire Department into a Single Service Area of the Kenai Peninsula Borough. Erickson/Hansen.

Commission Calendar Item

This month's Calendar item was to review the Transportation Plan. A draft of the new Transportation plan is currently out for staff review. I don't have an update for you yet, but I should have one shortly and will notify the Commission once I do. The Commission is required to review the document and make a recommendation to the City Council regarding adoption.

Notice of Appeal

A notice of appeal of the Planning Commission's Decision Approving CUP 23-04/23-01 has been received. The City Clerk's Office will be contacting the State Office of Administrative Hearings to assign a hearing officer to this matter and get the process going per HCC 21.93.

Commissioner Report to Council

5/22/23 _____

**PLANNING COMMISSION
2023 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	12/14/22 Public Hearing Items 12/16/22 Preliminary Plat Submittals 12/23/22 Regular Agenda Items	01/04/23		Monday, 01/09/23 6:00 p.m.	•
	12/28/22 Public Hearing Items 12/30/22 Prelim Plat Items 01/06/23 Regular Agenda Items	01/18/23		Monday 01/23/23 6:00 p.m.	•
FEBRUARY	01/11/23 Public Hearing Items 01/13/23 Prelim Plat Items 01/20/23 Regular Agenda Items	02/01/23	Highland	Monday 02/13/23 6:00 p.m.	<ul style="list-style-type: none"> • PC Training on Legislative vs Quasi-Judicial decisions • Developing and Writing Decisions & Findings
	01/25/23 Public Hearing Items 01/27/23 Prelim Plat items 02/03/23 Regular Agenda Items	02/15/23		Monday 02/27/23 6:00 p.m.	•
MARCH	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	03/01/23		Monday 03/13/23 6:00 p.m.	<ul style="list-style-type: none"> • AK APA Conference • Comp Plan & Title 21 Update, Grading Permit, Homer Housing Event Presentation/Discussion
	02/22/23 Public Hearing Items 02/24/23 Prelim Plat Items 03//23 Regular Agenda Items	03/15/23		Tuesday 03/28/23 6:00 p.m.	• Presentation on Old Town, Transportation Plan Updates and Timeline
APRIL	03/15/23 Public Hearing Items 03/17/23 Prelim Plat Items 03/24/23 Regular Agenda Items	04/05/23		Monday 04/10/23 6:00 p.m.	<ul style="list-style-type: none"> • HNMTTP Review • Comp Plan Review
	03/29/23 Public Hearing Items 03/31/23 Prelim Plat Items 04/07/23 Regular Agenda Items	04/19/23		Monday 04/24/23 6:00 p.m.	<ul style="list-style-type: none"> • Amend meeting Schedule to once per month • Amend Public Comment Submittal deadline
MAY	04/12/23 Public Hearing Items 04/14/23 Prelim Plat Items 04/21/23 Regular Agenda Items	05/03/23	Barnwell	Monday 05/08/23 6:00 p.m.	•
	04/26/23 Public Hearing Items 04/28/23 Prelim Plat Items 05/05/23 Regular Agenda Items	05/17/23		Monday 05/22/23 6:00 p.m.	•
JUNE	05/17/23 Public Hearing Items 05/19/23 Prelim Plat Items 05/26/23 Regular Agenda Items	06/07/23		Monday 06/12/23 6:00 p.m.	<ul style="list-style-type: none"> • Reappointment Applications will be sent out • Draft Transportation Plan - Tentative

JUNE	05/31/23 Public Hearing Items 06/02/23 Prelim Plat Items 06/09/23 Regular Agenda Items	06/21/23	Monday 06/26/23 6:00 p.m.	•	
JULY	06/28/23 Public Hearing Items 06/30/23 Prelim Plat Items 07/07/23 Regular Agenda Items	07/19/23	Monday 07/24/23 6:00 p.m.	•	Reappointment Application Due
AUGUST	07/12/23 Public Hearing Items 07/14/23 Prelim Plat Items 07/21/23 Regular Agenda Items	08/02/23	Monday 08/14/23 6:00 p.m.	•	Spit Comp Plan review
	07/26/23 Public Hearing Items 07/28/23 Prelim Plat Items 08/04/23 Regular Agenda Items	08/16/23	Monday 08/28/23 6:00 p.m.	•	Election of Officers Training - City Clerk's Office
SEPTEMBER	08/16/23 Public Hearing Items 08/18/23 Prelim Plat Items 08/25/23 Regular Agenda Items	09/06/23	Monday 09/11/23 6:00 p.m.	•	Capital Improvement Plan
	08/30/23 Public Hearing Items 09/01/23 Prelim Plat Items 09/08/23 Regular Agenda Items	09/20/23	Monday 09/25/23 6:00 p.m.	•	Economic Development Visitor
OCTOBER	09/13/23 Public Hearing Items 09/15/23 Prelim Plat Items 09/22/23 Regular Agenda Items	10/04/23	Monday 10/09/23 6:00 p.m.	•	Floodplain or other Hazard regulation Overview
	09/27/23 Public Hearing Items 09/29/23 Prelim Plat Items 10/06/23 Regular Agenda Items	10/16/23	Monday 10/23/23 6:00 p.m.	•	
NOVEMBER	10/11/23 Public Hearing Items 10/13/23 Prelim Plat Items 10/20/23 Regular Agenda Items	11/01/23	Monday 11/27/23 6:00 p.m.	•	Annual Meeting Schedule Approval
DECEMBER	11/15/23 Public Hearing Items 11/17/23 Prelim Plat Items 11/24/23 Regular Agenda Items	12/06/23	Monday 12/11/23 6:00 p.m.	•	Review Commission Bylaws, Policies and Procedures Town Center Plan Review

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: May 4, 2023
SUBJECT: City Manager's Report for May 8, 2023 Council Meeting

Homer to be Awarded Large Wastewater System of the Year!

The Alaska Water Waste Management Association (AWWMA) selected the City of Homer to be their large Wastewater System of the Year. The AWWMA, founded in 1960, advances the technology of Alaska's water and wastewater industry through outreach, training and grassroots activism supporting Alaska's water resources and public health. The award for large Wastewater system of the Year recognizes the performance of a waste water system serving 2,500 or more individuals. Members of the Public Works team will receive the award at the upcoming AWWMA conference held in Anchorage on May 10th.

Pioneer Avenue Banners

Local artist Lucas Elliot has been working with Corvus Design and the Economic Development Commission to design new Pioneer Avenue street banners. The final design is complete, and staff expects banners to be up by July 1st.





AML Meeting in August

The City of Homer is hosting this year's Alaska Municipal League summer conference. AML staff have already made one scouting trip to Homer, and will be making a second one in May to work with City staff on planning and logistics.

AMMA and AMLJIA Updates

In May I will be taking over as the president of the Alaska Municipal Management Association (AMMA).

On April 27th, I attended a meeting of the AMLJIA Board of Trustees. Market conditions are not favorable right now, but we'll see some protection from our existing three-year agreement. I am expecting that Homer will see a rate increase capped at approximately 10% over last year (which is what we budgeted for in my draft FY24/25 operating budget proposal).

Invasive Species Mitigation

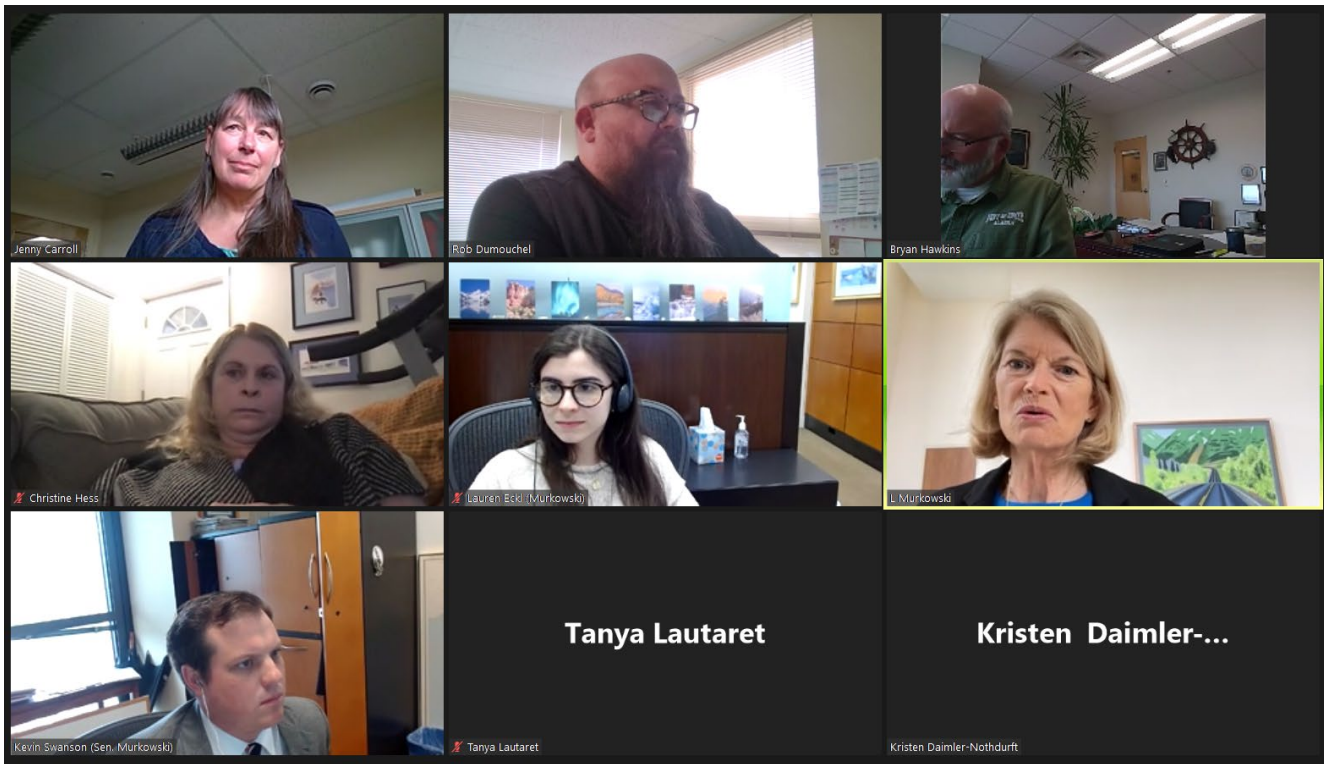
Update from Public Works Director Keiser:

The City is again partnering with the Homer Soil & Water Conservation District (HSWCD) to work with local gravel/sand vendors to get their pits recertified as "weed-free". This program is part of the City's Invasive Species Management Program. Trained HSWCD staff visit the pits, inspect them for the presence of invasive weeds, assist with mitigation, and help the pit owners understand how to keep their pits weed-free. To further promote best practices, City specifications require that gravel/sand used on public works projects be from certified weed-free sources. Three local pit owners are participating in the program.

On other fun and exciting news related to the City's partnership with the HSWCD – there will be a "chicken tractor" coming to town soon! The HSWCD received a grant to research whether a portable coop of hens is a viable means of controlling infestations of invasive weeds. The HSWCD will build and maintain the "chicken tractor" and Public Works will provide the control sites as well as some retired laying hens. We might even find out why the chicken crossed the road!

Check-In with Senator Murkowski's Office

Special Projects Coordinator Jenny Carroll, Port Director Hawkins, and I met with Senator Murkowski's office to discuss various Homer topics with a federal nexus. We covered a lot of ground with staff, and Senator Murkowski was able to join us later on in the meeting for a quick harbor expansion study update.



Harbor Matching Grant Program is Funded in Senate Budget Draft

The City of Homer does not have a project queued up this year for the State of Alaska's Harbor Matching Grant Program, however, we have been strong supporters of the program for many years. Mayor, Council, and staff have all lobbied for the program to be fully funded in this year's State budget at different points throughout the year. At this time, the program has found proposed funding from the Senate which is a great step forward. It still needs to make it to, and through, the Governor, but at least it's in a draft. There is a good chance Homer will be looking to use the program in the next cycle to support upcoming port projects.

Homer Represented at Alaska Trails Conference

In April, Parks & Trails Planner Matt Steffy traveled to the annual Alaska Trails Conference in Anchorage. He delivered a presentation on "Trails as Transportation: How to get things done together," and outlined the work being done in the City of Homer. This included showcasing the highly successful relationship with the Homer Drawdown organization, as well as an overview of some internal discussions for future developments. The session was very well attended with admiration expressed from other communities who have been trying to accomplish similar goals. The primary focus was community collaboration and cohesiveness. There was also a presentation by Cameale Johnson from the Homer Trails Alliance, as well as a discussion on mapping from Seldovia's Bretwood Higman (Hig) who regularly participates in Homer area trails projects.

Economic Development, Parks, and Port Transitions

A number of transitions were put in motion for this summer season with various tasks moving between departments and divisions to attempt to build more sustainable and successful public-facing programs for parks, campgrounds, and public restrooms. To that end, Parks, Economic Development, and Public Works

staff have been meeting to coordinate summer projects such as Hornaday Park repairs, NOMAR wall repainting, and other projects at various stages of completion. The Port is beginning to welcome its first campers, and long-time seasonal all-star Chad Felice has recently stepped in as the temporary Parks Maintenance Coordinator. If the position is approved in the budget, we will be recruiting for the full-time version of that position later this summer. Collaboration will continue as we figure out new ways to work together and with the community to take care of Homer's parks.

Harbor Monthly Check-In

In response to Resolution 23-37, staff has been working on developing the first report in response to that item. I am expecting it to show up in the supplemental packet on Monday.

Enclosures:

1. May Employee Anniversaries
2. Grant Updates
3. HERC Updates
4. Update from SBDC



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(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: May 22, 2023
SUBJECT: May Employee Anniversaries

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

Mark Whaley	Port	18	Years
Pike Ainsworth	Port	15	Years
Mike Gilbert	Public Works	9	Years
Jackie McDonough	Library	9	Years
Sean McGrorty	Port	7	Years
Ralph Skorski	Public Works	5	Years
Taylor Crowder	Police	2	Years
Susan Jeffres	Library	2	Years
Sean Love	Public Works	2	Years
Tim Roberts	Public Works	1	Year
Devan Wilson	Police	1	Year



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Administration

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(f) 907-235-3148

Memorandum

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

This is an informational memo to provide an update on Federal and State grant applications submitted or in process in support of City of Homer projects. New actions/information since the April 4, 2023 are highlighted in yellow on the attached chart.

Highlights include:

- Staff submitted four FY24 Congressionally Designated Spending (CDS) requests to Senator Murkowski and Representative Peltola. We learned that they have all been recommended to the Energy and Water Development Appropriations Subcommittee, clearing the first hurdle in the selection process.

Senator Murkowski forwarded our top three requests:

1. Drinking Water Resiliency Project, a combination of the Raw Water Transmission Main (RWTM) project, the A-Frame Water Transmission Line and the 250,000 gallon A-Frame water tank.
2. Kachemak Drive Peatland Water Quality Improvement Project & Erosion Mitigation (part of the Slope Stability & Erosion Mitigation Program)
3. Beluga Slough Lift Station

Representative Peltola forwarded our fourth priority request:

4. Homer Spit Coastal Erosion Mitigation

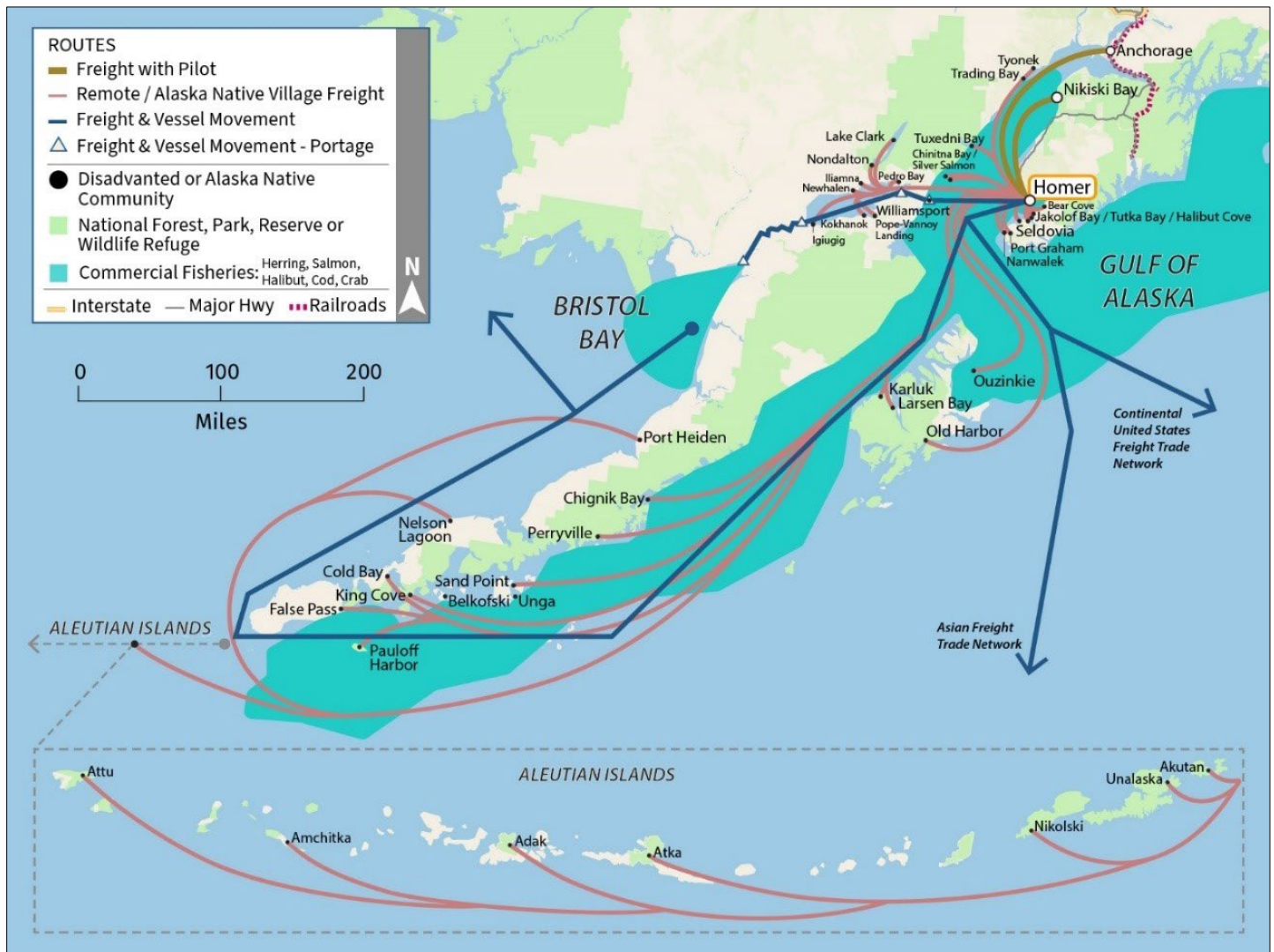
Two other hurdles to clear include approval by the subcommittee and Congress' Federal Budget deliberations.

The RWTM portion of the CDS Drinking Water Resiliency project is looking likely to be covered 100% by a FEMA Disaster Mitigation grant. My understanding is that the award request has been approved by FEMA and is now before the AK Congressional Delegation for approval. The RWTM project was included in the CDS Drinking Water Resiliency Project to show some potential funding momentum (\$2.18M) from another source.

- City staff collaborated very successfully with HDR to submit a solid grant application to the FY2023 Port Infrastructure Development Program (PIDP) at the end of April. Funds were requested to replace Float Systems 4 & 1 in the Homer Port & Harbor. We understand that the PIDP, which emphasizes supporting freight movement, attracts a large and competitive applicant pool.

Through our work on the application with HDR, we were able to quantify the Harbor's many marine transportation and freight connections, which looks different than port facilities handling containers but is quite compelling.

At least 47 non-road connected communities, unincorporated areas and remote work sites located across Kachemak Bay, in Cook Inlet and Western Alaska receive freight or transit through the Homer Port and Harbor, making Homer a marine transportation hub for a geographic area of roughly 130,000 square miles.

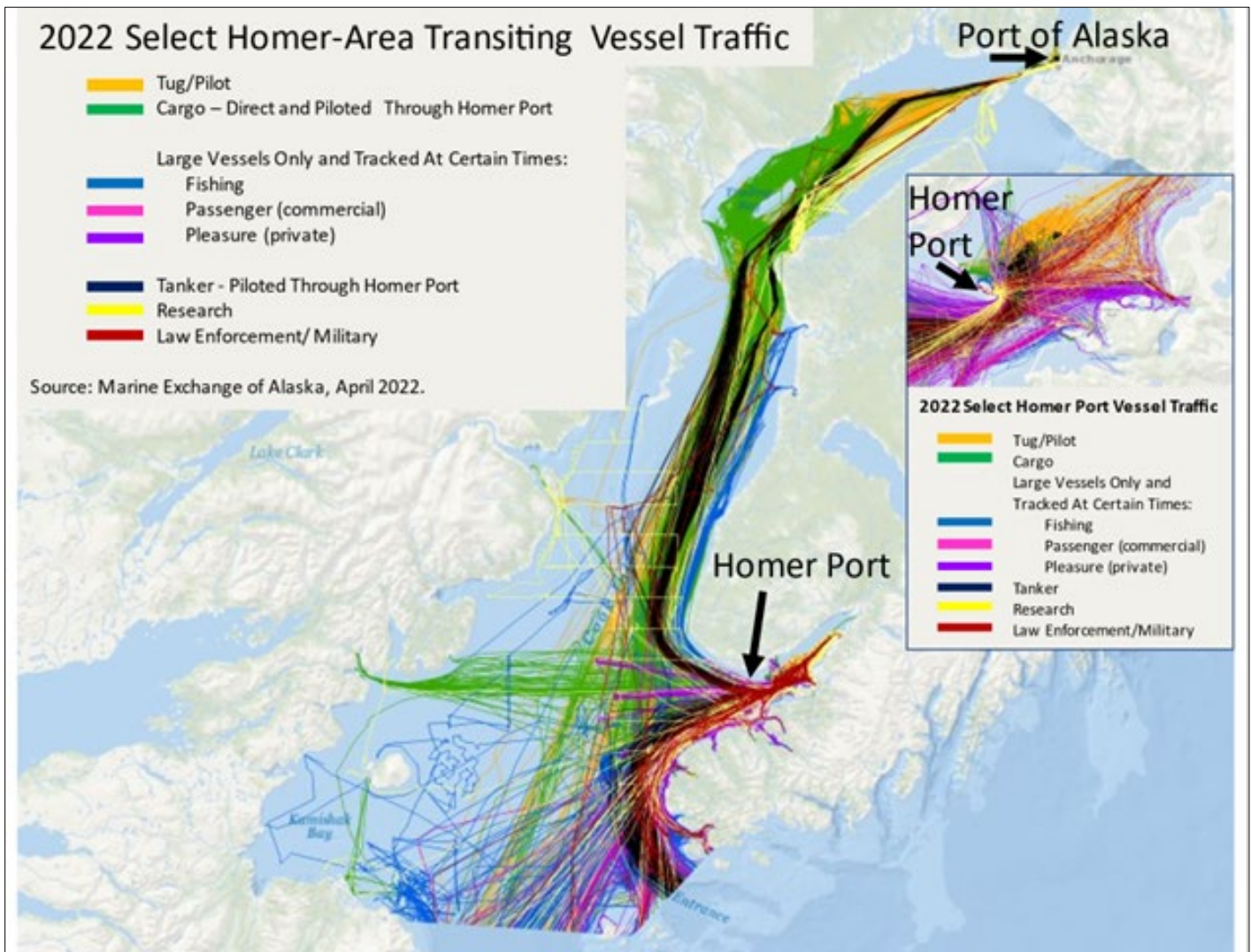


Ninety-two vessels in Homer's Port & Harbor provide freight shipping; the cargo consists primarily of essential goods and building materials – the supplies needed for homes and businesses to operate.

Two vessels provide 480 piloted cargo and tanker trips annually. This is a critical service for all cargo and tanker vessels traveling into the Port of Alaska, through which 90% of Alaska's cargo is handled.

Deliveries from the Homer Port also support commercial fisheries. As an example, in 2022, 4M tons of cargo, 300,000 gallons of fuel, and 350 fishing vessels originated in Homer's Port for delivery to Bristol Bay via Williamsport and Iliamna Portage Road.

The Marine Exchange of Alaska tracks data on select vessel movements. The diagram below shows vessel movements through and supported by the Homer Port and illustrates the Homer Port & Harbor high use and statewide connections.



- At the last City Council meeting, Coowe Walker, the Reserve Manager for the Kachemak Bay National Estuarine Research Reserve (KBNERR), announced that NOAA awarded a \$1.28 million Habitat Protection and Restoration grant in support of the City's innovative Kachemak Sponge Green Infrastructure Stormwater Management Project. I wanted to share the link to a press release NOAA published about the Alaska projects that received funding: at www.noaa.gov/news-release/noaa-bil-investments2023-alaska.

FY23

Project Supported	TPC	Grant Fund	Grant Funds Req	Match/Local Cost	Status	Notes
Slope Stability- Erosion Mitigation Program						
Kachemak Drive Peatland Water Quality Improvement (Kahcemak Sponge)	\$4,388,791	NOAA Habitat Conservation KBNERSS led/City partner	\$ 1,188,275.00 (land acquisition)	\$ 418,000.00 (land acquisition)	Submitted Awarded 4/1/2023	Awaiting entering into sub-grant agreement with UAA.
		Congressionally Designated Spending Request #1 of 4	\$ 1,890,000.00 (water works)	\$ 892,516.00 (water works)	Submitted 3/17/2023 4/20 Forwarded to Approp Subcommittee by Murkowski	Grant is for Kachemak Drive peatlands acquisition To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HART funds
		State of AK CAPSIS	\$ 2,744,994.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Slough Stormwater Treatment System	\$ 690,000.00	Alaska Clean Water Actions	\$ 153,307.00	\$ 107,182.00	Submitted 11/9/2022 Awarded 3/1/2023	Grant agreement Ord before City Council City costs in-kind + elibigle for funds from ADEC Clean Water Revolving Loan Fund
		State of AK CAPSIS	\$ 502,604.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Transportation						
Transportation Planning	\$ 960,000.00	Safe Streets For All KPB Applic/City partner	\$ 960,000.00	\$ 23,000.00 (in-kind)	Award announced	Application approved Reso 22-063
Non-Motorized Trans Network (REACH Project)	\$ 1,500,000.00	Fed RAISE Planning Grant	\$ 1,500,000.00	\$ -	Submitted 2/28/2023 Awaiting decision	HDR application support Reso 22-087 approved Project support Reso 23-012 approved Start date July '23/End date June '25 RAISE Constr Grant possible Feb '25
Homer All-Ages & Abilities Pedestrian Pathway	\$ 3,900,000.00	State of AK Transportation Alternatives (TAP)	\$ 3,432,000.00	\$ 468,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	HAPP sections in PW's 5-year road plan Project support Reso 23-011 approved Public Eval Board Review mid-May Award announce May '23; Perf period end date June '25
Main Street Rehab/ Sidewalk South	\$ 4,200,000.00	State of AK Community Transportation Program (CTP)	\$ 3,696,000.00	\$ 504,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	Main St in 7-10 year horizon in PW Road Plan Project support Reso 23-011 approved Public Eval Board Review mid-May Award announce May '23; Perf period end date June '25 (\$500,000 set aside in HART for grant matching)
Homer Float Systems						
Float Systems 4 & 1 Replace	\$ 59,289,547.00	Fed Port Infrastructure Development Projects (PIDP)	\$47,135,190	\$ 12,154,357.00 (20.5% match)	Submitted 4/28/2023	HDR application support Ord 23-12 aprproved Project support Reso to Council 4/24/2023 Could apply for PIDP '24 if '23 unsuccessful Revenue bond or TIFIA loan for match
		Municipal Harbor Grant	\$ 5,000,000.00	\$ 5,000,000.00	Grant for construction only due in August 2023	If funded, leverages State match to lower City match
		Denali Commission Grant			Application not begun Due date 4/14/24	Can be used as non-Federal Match May not be competitive - \$1M max award Could apply in '24 for Design/Engineering
Building Code Development	\$ 587,500.00	State BRIC Sub-Grant (Building Resilient Infrastructure & Communities)	\$ 470,000.00	\$ 117,500.00 (covered by State of Alaska)	Submitted 12/21/2022 Awaiting decision	Council Approved application Reso 22-086 As a sub-applic State covers local match
Parks & Recreation						
Multi-Use Community Center	\$ 350,000.00	State of AK CAPSIS	\$ 350,000.00 (planning)	-	Submitted 2/14/2023 Awaiting decision	State capital funding very unlikely in the State's FY24 budget
Bayview Park Renovations	\$ 139,230.00	State of AK Healthy & Equitable Community Round 2	\$ 74,919.00	\$ 52,314.00 Addl redistribution funds requested	Submitted 4/24/2023 Awaiting decision	Council Approved Resolution 23-031 \$12,000 donation from Kach Bay Rotary Possiblbe Approp req from HART if no addn HEC funds
Utilities - Infrastructure Resilience						
Drinking Water Resiliency (A-Frame Water Transmission & 250,000 gallon water tank)	\$ 2,852,253.00	Congressionally Designated Spending Request #2 of 4	\$ 1,931,090.00	\$ 921,163.00	Submitted 3/17/2023 4/20 Forwarded to Approp Subcommittee by Murkowski	To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
A-Frame Water Transmission	\$ 804,029.00	State of AK CAPSIS	\$ 643,274.00	\$ 160,818.00	Submitted 3/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Lift Station	\$ 2,937,353.00	Congressionally Designated Spending Request #3 of 4	\$ 2,000,000.00	\$ 937,353.00	Submitted 3/17/2023 4/20 Forwarded to Approp Subcommittee by Murkowski	To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
Spit Road Erosion Mitigation (USACE General Investigation)	\$ 3,000,000.00	Congressionally Designated Spending Request #4 of 4	\$ 1,500,000.00	-	Submitted 3/17/2023 4/20 Forwarded to Approp Subcommittee by Peltola	To Sen Murkowski & Represenative Peltola Match funds potential from State PROTECT grant (unknown)
Raw Water Transmission Main		FEMA Disaster Mitigation	\$ 1,988,650.00	-	Submitted 1/32/2020	4/11/23: Responded to latest FEMA request for information 5/2/23: Award submitted to Congressional Deleg. for approval



HERC

May 2023 Updates

Comprehensive Plan

Chapter 6: Public Services & Facilities

Goal 1: Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

Goal 1: Demolition of HERC 2



Progress

Test samples were taken May 1 and 2.

Next Steps

Test results are expected by mid-June. Staff will provide information to Council in the June/July time frame based on the results.

Goal 2: Business Plan



Progress

Working with existing user groups to quantify demand and which programs are expected to grow.

Next Steps

Continue collecting information to inform business plan creation over the next year.

Goal 3: Right Size a Replacement Building



Progress

Staff held a conversation with representatives from the largest Community Recreation programs. Participants spoke about space needs for their activity (basketball, pickle ball, volley ball, karate, etc.) and talked about the user trends. Are programs growing? Overall, the consensus was yes, more people would participate if space was available.

Next Steps

Staff and Council will have a work session in August. Council has set an upper limit on the building cost and asked for a range of less expensive alternatives. Additionally, staff has been asked to plan ahead for a building that only meets today's needs, but the needs 20 years in the future. Staff and Council can begin to determine if a straight replacement of the HERC gym and multipurpose room is enough, or if a double gym and a multipurpose room are the goal.

Information from the FY 24/25 budgets will be informative as to how much money the general fund can provide to pay increased costs for supporting a new/larger facility. It may be that a new bond measure needs to be structured like the police station, where a portion of the ballot measure includes a permanent sales tax to support the new facility. Or perhaps pursuing a new tax.

Goal 4: Budget - Construction and Operations and Maintenance



Progress

None.

Next Steps

The August work session will have an update on the estimated bond payoff for the police station, and rough numbers on building operations and maintenance costs. This will provide context as to when a new bond measure vote might be appropriate and necessary new revenue for operations.



Alaska Small Business
Development Center

SBDC

UAA BUSINESS ENTERPRISE INSTITUTE

April 27, 2023

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Dear Mayor Castner, City Council, and City Staff,

This letter serves as our quarterly report for the period January 1 to March 31, 2023. The Homer Business Advisor, Robert Green, had a strong start to the year, logging the most hours of advising in a quarter ever in Homer. In the decade prior to Robert Green's hire in June 2020, the Alaska SBDC logged an average of 84.7 hours per quarter with clients in Homer. Robert has averaged 154.3 hours per quarter since joining the SBDC, with a steady increase each year, indicating local demand has been growing. Despite the busiest quarter the SBDC has recorded in Homer, Robert maintained a 100% satisfaction rating on client surveys, a testament to the quality of advising he provides entrepreneurs in the Homer community. Here is a summary of deliverables to the Homer community during the quarter:

Client Hours: 238.5

Total Clients: 55

New Businesses Started or Bought: 2

Jobs Supported: 189

Capital Infusion: \$25,000

Client Surveys: 100% positive

This year, quarterly reports will feature lists of the top advising topics and top industries obtaining technical assistance from the Alaska SBDC in Homer. Assistance to start-ups and entrepreneurs seeking loans to grow their business were the top topics this quarter, while tour operators, gearing up for tourist season, and food services, from full-service restaurants to food trucks, were the top industries.

Topics

1. Start-up Assistance: 76.7 hrs (32%)
2. Financing/Capital: 44.6 hrs (19%)
3. Financial Planning: 37.5 hrs (16%)
4. Business Planning: 13.0 hrs (5%)
5. General Management: 11.4 hrs (5%)

Industries

1. Tour Operators: 55.3 hrs (23%)
2. Food Services: 31.6 hrs (13%)
3. Rentals: 23.2 hrs (10%)
4. Retailers: 20.7 hrs (9%)
5. Educational Services: 18.5 hrs (8%)

We would like to thank the City of Homer for their support of the Homer Business Advisor position. We greatly appreciate the knowledge, experience, and consistency Robert Green brings to our team. Please do not hesitate to contact us if you have any questions.

Sincerely,

DocuSigned by:

Jon Bittner

F3E1FE8A6ADF4BD...

Jon Bittner

Executive Director
Alaska SBDC

VOL. II - ISSUE VIII | MAY 2023

CITY OF HOMER

Monthly Newsletter from the Office of the City Manager



Greetings from City Hall

As the snow melts and the days grow longer, our community is buzzing with activity and excitement. The City is excited to bring you the latest news and updates from our vibrant community.



Kachemak Sponge Green Infrastructure Stormwater Management Project

At a recent City Council meeting, Coowe Walker, Reserve Manager for the Kachemak Bay National Estuarine Research Reserve (KBNERR), announced some exciting news: the National Oceanic and Atmospheric Agency (NOAA) awarded a \$1.28 million Habitat Protection and Restoration grant in support of the City's innovative Kachemak Sponge Green Infrastructure Stormwater Management Project. Read the NOAA press release at www.noaa.gov/news-release/noaa-bil-investments-2023-alaska.

Kachemak Sponge is one of several green infrastructure projects planned by the City that utilizes natural wetlands to help mitigate problems associated with stormwater runoff. Currently, drainage ditches and culverts discharge stormwater directly into Kachemak Bay, which contributes to bluff erosion and introduces turbidity and nonpoint source pollutants into Kachemak Bay. The *Kachemak Sponge* project will convey this stormwater to retention/filtration structures first to remove sediment and contaminants, and then on to peatlands. Peatlands work naturally to absorb stormwater and slow discharge rates into Kachemak Bay. Peatland vegetation also has the ability to further remediate hazardous substances through long-term sequestration and elemental pollution removal.

The system is based on successful wetland treatment projects in Finland that have been proven to work wonders in cold climates. NOAA funds will acquire the peatlands necessary for this project. The City thanks KBNERR for their valued partnership in the project. For more information on this project, visit <https://bit.ly/3AKAKpl>.

WHAT'S INSIDE?

- Library Events
- Community Corner
- Community Recreation
- Fire Department
- City Manager's Office
- City Clerk's Office
- May is Bike Month!
- Port & Harbor
- Public Safety Corner
- Meet the Staff
- Municipal Art Collection
- Stay Connected with City Council
- Join Our Team

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Facebook

- City Hall: @cityofhomerak
- Parks & Recreation: @homerparksandrec
- Homer Public Library: @homerpubliclibrary
- Homer Police: @homerpolice
- Fire Department: @HomerVolFireDept

Subscribe to the Monthly Newsletter:

www.cityofhomer-ak.gov/citymanager/monthly-email-newsletter

"Where the Land Ends and the Sea Begins"

LIBRARY EVENTS

Virtual Author Talks

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to <https://libraryc.org/homerlibrary/upcoming>

May 3: *Raising Anti-Racist Children* by Britt Hawthorne, 9 a.m.

May 10: *Not Funny* by Jena Fiedman, 4 p.m.

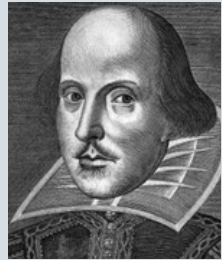
May 20: *Sadie* by Courtney Summers, 10 a.m.

Spring Book and Plant Sale

May 5-6

On Friday, May 5, join Friends of the Homer Library for a **members-only sale!** Browse through hundreds of books and dozens of plants the evening before the sale goes public. Want to become a member of the Friends of the Library and get first pick? Memberships start at \$15. You can join as a member at the door or [sign up today!](#)

On Saturday, May 6, all are welcome! The sale will continue all day, from 10 a.m. to 6 p.m.



Second Sunday Shakespeare

May 14: *Henry VIII*

Friends of the Homer Library, in partnership with Pier One Theatre and Kachemak Bay Campus, invite you to participate in an online reading of *Henry VIII* by William Shakespeare.

Find more information on the City's website: www.cityofhomer-ak.gov/library/second-sunday-shakespeare-2

Lunch with a Council Member

May 9 - Shelly Erickson

Noon - 1 p.m., Library Meeting Room

Join the conversation with Council Member **Shelly Erickson**. Bring your questions and topics for discussion and enjoy a virtual lunch.

[Virtual Meeting Information](#)



Check out the complete line-up of library programs



Homer Public Library
500 Hazel Street - 907-235-3180
circ@ci.homer.ak.us
www.cityofhomer-ak.gov/library

Community Corner

What's happening around the city of Homer

31st Annual Kachemak Bay Shorebird Festival

May 3-7

The Kachemak Bay Shorebird Festival is right around the corner! Bird watchers from all over the world flock to Homer to experience the annual migration of birds along the miles of shoreline and intertidal habitats found here. Homer is a prime location to catch a glimpse of the birds and take part in the educational programs led by the Center for Alaskan Coastal Studies, the Pratt Museum and Park and more.

Online registration is open. Go to www.kachemakshorebird.org for more information.



Sign up! Form a team!
Step Up for Your Health!



7th Annual Free Community Walking Challenge

SAVE THE DATE! ORGANIZE YOUR TEAM!

REGISTRATION OPENS APRIL 10!

May 1st - 28th, 2023

WALK TO WIN: WEEKLY DRAWINGS FOR HOMER BUCKS!

End-of-challenge CASH PRIZE DRAWINGS - \$100 - \$200 - \$300
\$500, \$300 or \$200 to donate to your team's charity of choice!

Custom "2023 Homer Steps Up! Winners" T-shirts for your team!

HOMERSTEPSUP.COM



Community Recreation



30th Annual Safe and Healthy Kids Fair

The 30th Annual Safe and Healthy Kids Fair is happening on for Saturday, May 6 from 11 a.m. - 2 p.m. in the parking lot of the Homer High School. This is a free, family-friendly event for children of all ages to focus on safety, health, wellness, and fun! It offers more than 25 booths and stations with hands-on activities and demonstrations. All attendees are invited to enter their names into a drawing to win one of four brand-new bikes of various sizes for differing age ranges.

Kids are invited to bring their bikes and helmets for a free bike inspection and enjoy riding the course of the bike rodeo. Helmets are required and are available for purchase on-site at a discounted rate.

Other attractions include visits from Beary the Be Well Bear, the infamous teddy bear clinic, stilt walkers, BOB the bookmobile, loads of giveaways, free car seat checks, a children's circus performance, resources from youth-serving agencies, and more!

Food will be available for purchase, and all proceeds from food and helmet sales help support the operational expenses of the fair. The Safe and Healthy Kids Fair is organized by a committee representing local organizations whose missions include facilitating healthy outcomes and injury prevention for youth. The motto reflected at the annual fair is "**Be safe, have fun, do good, and pass it on!**"

For more information or to get involved, visit the Safe and Healthy Kids Fair Facebook page, email safeandhealthykidsfair@gmail.com.



Contact the Safe & Healthy Kids Fair Committee for more info: safeandhealthykidsfair@gmail.com
KPBSD posts flyers a community service. Such posting does not constitute an endorsement for or against the materials or viewpoints expressed in them.

Volleyball Tournament

City of Homer Community Recreation hosted an all-day Adult Co-Ed Volleyball Tournament on Sunday, April 2. A total of eight teams, including one from the Central Peninsula, played 28 games with a crowd of over a hundred fans cheering them on.

Congratulations to **TEAM PENINSULA** for winning the inaugural volleyball Tournament. **TEAM CAROLINE** took second place and **TEAM ANNA** placed third.

To see the entire Community Recreation program list, check out www.cityofhomer-ak.gov/com-rec.



Inlet Winds Band Performance

The City of Homer Community Recreation **Inlet Winds Band** held an amazing performance at the Mariner Theater on April 22. An estimated 250 people were in attendance. There are 38 band members including seven high school students who have been practicing once a week for two hours for the past 10 weeks to learn an array of some complex yet entertaining songs. The band was led by volunteer Band Directors Eric and Mary Simondsen. Stay tuned for future band and concert opportunities in the fall!



Fire Department



Residential Fuel Spill

In April, Homer Volunteer Fire Department responded to a call from Enstar Energy regarding a fuel smell in Crittenden and Hidden Way area. Fire Chief Mark Kirko tracked the scent to a property on Hidden Way and reported the spill to the City's Water and Sewer team, the Alaska Department of Environmental Conservation, and the Coast Guard. The spill was determined to be home heating fuel from a 300-gallon tank, with an estimated leakage of 75-150 gallons. HVFD and the City's Water and Sewer team responded with crews to place absorbent boom and pads at culverts and storm drains to help mitigate the spread of fuel toward the bay. DEC has taken over case management and HVFD is no longer involved.

To prevent future spills, the City encourages property owners to take a look at their heating oil fuel tanks to make sure they're in good shape. Even if you have converted to natural gas, you may still have a heating oil fuel tank, so be sure to check out old systems for safety and security!

Check out the [Steps to Close a Heating Oil Tank](#) for some advice.

Steps to Close a Heating Oil Tank

Notify the Oil Supplier

1

If you are converting to gas or electric heat or if you are replacing a tank, call your oil distributor and ask them to discontinue the oil service to your tank.

2

Remove Product

Remove all petroleum product from the tank and line before pulling the tank. Your oil supplier may pump out the reusable oil and credit your account. The fuel supplier should have an explosion-proof or air-driven pump or a vacuum truck to remove the liquid in the tank.

3

Disconnect all Piping and Drain

All piping should be disconnected, drained, and capped (if it cannot be removed). This includes the tank fill line.

4

Tank Cleaning

Oil sludge or residue should be removed and disposed of properly.

5

Tank Removal

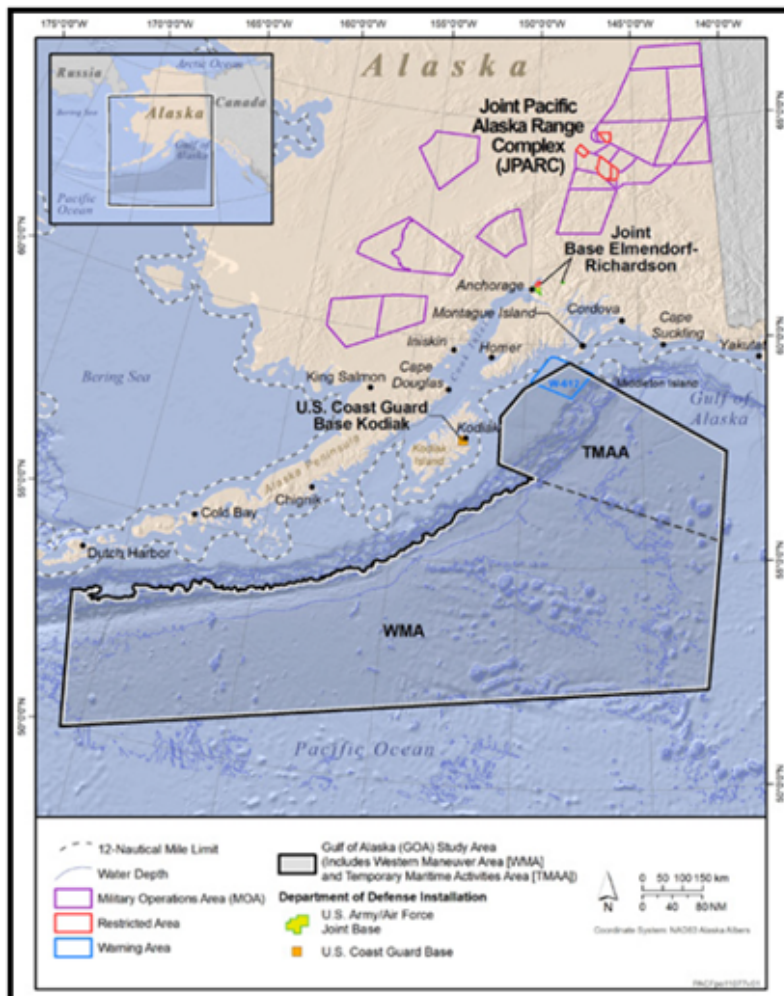
Once the tank is cleaned, it may be removed from the property and disposed properly.

City Manager's Office

Northern Edge Exercise

In a virtual meeting on April 20, 2023, Mayor Castner and City staff met with representatives from the Navy to discuss the upcoming Northern Edge Exercise, which will start in early to mid-May. The Northern Edge Exercise is the military's largest joint training exercise in Alaska. Maritime training activities conducted during Northern Edge occur in the Gulf of Alaska within a designated Temporary Maritime Activities Area (TMAA), which is located south of Prince William Sound and east of Kodiak Island, and the Western Maneuver Area (WMA), which is located south of Kodiak Island.

This meeting was part of the coastal community outreach that the Navy is coordinating in anticipation of the exercises which take place every other year and typically last up to 21 days. During the meeting with City staff, John Moser, Environmental Planner for the Navy, discussed the Environmental Impact Statement (EIS) for Northern Edge and the mitigation measures in place. The prominent changes since the last exercise in 2021 include an enlarged training area where vessels and aircraft can operate called the Western Maneuver Area (WMA), and a new Continental Shelf and Slope Mitigation Area within the Temporary Maritime Activities Area (TMAA). While in the past a majority of activities occurred in the TMAA, the Navy now prohibits the use of explosives during training in the Continental Shelf and Slope Mitigation Area to protect marine species and biologically important habitat.



LOCAL HAZARD MITIGATION PLAN

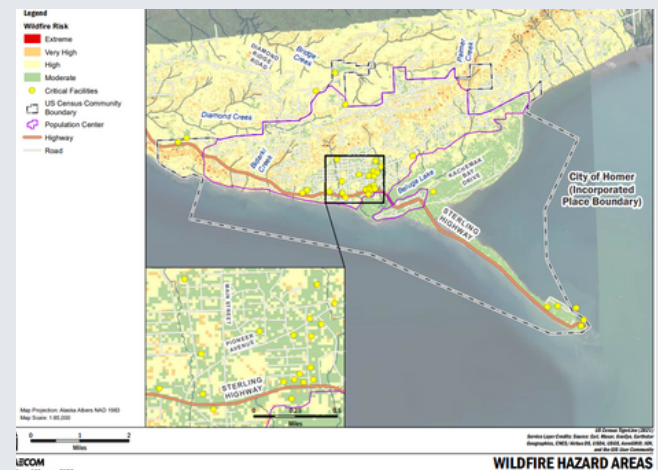
WILDFIRE

A wildfire—also known as a wildland fire—is a fire in an area of combustible vegetation occurring in rural areas. Wildfires can be caused by human activities (e.g., unattended burns, campfires, or off-road vehicles without spark-arresting mufflers); or by natural events (e.g., lightning, drought, or infestation). Wildfires can be classified as forest, urban, tundra, interface or intermix fires, and prescribed burns.

Most of the Homer area has moderate or high wildland fuel risk, with some areas of very high risk. The Homer Spit, tidal flats, and low-lying areas around Beluga Lake are at moderate risk; the areas of very high risk are primarily along the bluffs.

Creating and maintaining defensible space around your home is crucial. For more information on defensible space, review the [AK Firewise Pocket Guide](#).

If you would like to read more about wildfires and their potential hazard of them to Homer, please refer to Table 3-10 of the [Local Hazard Mitigation Plan](#).



Burn Bans & Permits

As we enter the dry spring season before the green-up, the risk of fire becomes greater. To ensure your safety and the safety of those around you, it is important to take the necessary precautions before burning. Make sure to check if there are any burn bans in effect and obtain any required permits before proceeding. Check out www.cityofhomer-ak.gov/fire/burn-permits for more information.

City Clerk's Office

Celebrating the 54th Annual Professional Municipal Clerks Week

April 29 – May 6, 2023, is the 54th Annual Professional Municipal Clerks Week. Initiated in 1969 by the International Institute of Municipal Clerks and endorsed by all of its members throughout the United States, Canada, and 15 other countries, the week is a time of celebration and reflection on the importance of the Clerk's office. Although it is one of the oldest positions in local government, few people realize the vital services Municipal and Deputy Clerks perform for their community. They are the local officials who administer democratic processes and ensure transparency to the public, which includes keeping the official records of the city, conducting local elections, and facilitating all legislative actions. They act as compliance officers for federal, state, and local statutes, provide parliamentary support to City Council and the commissions/boards, manage public inquiries and relationships, arrange for ceremonial and official functions, and may even serve as financial officers or chief administrative officers. For more information on the Homer City Clerk's Office including our Code of Ethics, staffing history, and the history of the Clerk profession, see the complete Clerk's Office Current and Historical Information Packet online at www.cityofhomer-ak.gov/cityclerk.



Rachel and the Library Advisory Board. Red Asslin Martin, Marcia Kuszmaul, David Berry, Douglas Bailey, Kathy Carsow, Rachel Tussey, Kate Finn, Michael McKinney, and Bristol Johnson.

May is Bike Month in Homer!

With beautiful scenery and ample opportunities for outdoor recreation, it's no wonder biking is a popular mode of transportation in our community. But biking isn't just a fun way to get around – it's also an important part of our City's [Climate Action Plan](#). By choosing non-motorized transportation options like biking, we can reduce our carbon footprint and work towards a more sustainable future.

Throughout the month of May, Homer Drawdown and Homer Cycling Club will be hosting a variety of biking activities and events. Whether you're an experienced cyclist or just getting started, there will be something for everyone to enjoy. Check out the [Bike Month flyer](#) for more details. From a safety class to a film festival and bike rodeo, there are plenty of ways to get involved and show your support for biking in the community.

Community participation is key to achieving the community's climate goals, and that's why community members are encouraged to get involved in bike month activities. By coming together as a community to support non-motorized transportation options like biking, we can make a real difference in reducing our impact on the environment and building a more sustainable future for generations to come. **So grab your bike, join the fun, and let's make May 2023 a Bike Month to remember!**

A colorful flyer for Bike Month in May 2023. The top section features the text "HOMER DRAWDOWN and HOMER CYCLING CLUB presents BIKE MONTH MAY 2023" with a website link "www.HomerDrawdown.info". Below this, there are several event listings: "BIKE / WALK TO WORK / SCHOOL WEEK : MAY 15 - 19", "ENERGIZER BOOTH at WKFL PARK" with "coffee snacks bacon" and "smoothy bike" on Mon, May 15th (7:30 - 9:30 am) and Fri, May 19th (4:30 - 6:30 pm); "SAFE AND HEALTHY KIDS FAIR" with a "bike rodeo" on Sat, May 6th (11:00 - Noon) at High School Parking Lot; "KBBI COFFEE TABLE" with "listen and call in" on Wed, May 10th (9:00 - 10:00 am); "FILMED BY BIKE" with a "film festival" on Thurs, May 18th (6:00 pm) at Homer Theater for \$10; "BY BICYCLE: COMMUTING HOMER" on Sat, May 20th (10:00 - Noon) at KPC campus; and a "free safety class" on Sat, May 20th (10:00 - Noon) at KPC campus. At the bottom right, there is a "PLAY BIKE BINGO!" section encouraging people to fill out a card and turn it in to the Friday energizer booth for a chance to win prizes, with a link to "www.HomerDrawdown.info". The flyer is decorated with illustrations of people biking and walking.



Harbor Expansion Study Update

On March 29, 2023, the City and the U.S. Army Corps of Engineers (USACE) signed a Federal Cost Share Agreement to begin a three-year feasibility study of expanding Homer's harbor. Planning activities with the USACE will kick off with a three-day design charrette, May 17 through 19.

The USACE conducts design charrettes in the very early stage of a general investigation study to identify project requirements, gather functional information from customers and stakeholders, assess the project site, and allow for public engagement with the USACE design team. The full schedule of public events is below and online at www.cityofhomer.ak.gov/port/homer-harbor-expansion. Participation can be in-person or virtual. A link will be provided later at www.homerharborexansion.com.

The City is also working with HDR as an owner representative to assist the City in a successful coordination effort between USACE and the greater Homer community. HDR's planning activities with the City began on Friday, April 28 at a joint work session with the Homer City Council and Port & Harbor Advisory Commission where they began drafting a Charter Document that defines a shared vision, collective goals and objectives, and success factors for the City's role in the Homer Harbor Expansion.

Stay up to date on the Homer Harbor Expansion study at the website: www.homerharborexansion.com.

Mark Your Calendar!



May 17, 18 and 19



Islands & Oceans Visitor Center



www.homerharborexansion.com



Full schedule below

Homer Harbor Expansion Design Charrette

Public Work Session Schedule

Wednesday, May 17

12:30 to 4:30 p.m.

First Public Work Session

(Open to the public with comment at end of work session)

- Introduction
- USACE Process
- General Navigation Feature vs. Local Services Facility
- Harbor Expansion History

Thursday, May 18

1:30 to 5 p.m.

Second Public Work Session

(Open to the public with full public engagement)

- Developing potential measures and alternatives to be considered in scoping phase

Friday, May 19

9 a.m. to 12:30 p.m.

Third Public Work Session

(Open to the public with comment at end of work session)

- Compare measures and alternatives that will be considered in scoping phase

2 to 3 p.m.

USACE Charette Briefing

(Open to the public with comment at end of work session)

- Provide summary of work completed during charrette
- Provide USACE next steps in Feasibility Study

Port & Harbor



Float Rehabilitation Project Update

Harbor maintenance staff are working on refurbishing the transient floats on the end of floats K through Q. These floats were built in 1986 and are six years past their engineered life expectancy. Most floats in that area are still in remarkably good condition despite heavy use in Alaskan weather, but the T-Head floats are twisted and damaged from several factors including the age of the floats. Additional strain is caused by rafting multiple vessels on the end floats. High wakes caused by fast incoming vessels traveling to the Load and Launch Ramp add even greater force loads to the floats, more than they were engineered for. With assistance from Bellingham Marine, the City is rehabilitating these floats to relieve the wracking damage and restore a safe walking surface.



Fishing Lagoon Maintenance

The Fishing Lagoon is undergoing maintenance in order to keep the lagoon from filling in with sediment and gravel. Materials are collected in the narrow part of the lagoon, as shown in the photo. If not cleared out, the materials will flow into the lagoon and fill in the lobes, making the depth too shallow for the salmon fry pens.

A local contractor, Dibble Creek, will be walking a large excavator down the entrance of the lagoon to clean out all the materials that they can reach with a 60' boom. The materials will be loaded into trucks and moved offsite to the contractor's materials storage yard on the Spit. They will also clear out the materials that have accumulated in the entrance and clean behind the East groin. It is recommended that the East groin is kept cleared out enough so that the material is not allowed to migrate around and down the entrance into the lagoon.

The Fishing Lagoon does not have a fund to support it, so this time around, City Council approved to trade the dredged materials in exchange for the contractor's services. Dibble Creek is a local contractor with experience completing this type of work for the City. The proposed work is properly permitted and covered under the U.S. Army Corps of Engineers permit currently in place and held by Public Works. This project will preserve the great fishing that the lagoon has to offer.



Parking Fee Structure Update

The City of Homer Port & Harbor department has announced an update to its parking fee structure. The update includes a change to one parking area and an increase in fees in some areas.

Starting Memorial Day, May 29, 2023, the last section of angled parking spaces on the west side of Homer Spit Road will be limited to 3-hour parking and remain free or at no charge. These spaces were previously designated as 7-day free parking.

Additionally, parking fees will increase from \$5 to \$10 per day in certain high-demand areas. These areas include the spaces at the top of Ramps 1 through 4. The fee increase is necessary to keep up with the rising cost of maintenance and operations and to ensure that the parking facilities continue to meet the needs of the community. All other Spit parking lots continue to offer free parking for up to seven consecutive 24-hour days. After seven days, vehicles must be removed from City property for at least 24 hours before returning, purchase a long-term parking pass, or will be subject to citation.

Future expansion of paid parking to most of the areas on the west side of the Spit is under consideration. The City of Homer is working with the State Department of Transportation on implementing paid parking in the public right-of-way. The potential expansion of paid parking is being explored as a way to manage parking demand and support the sustainability of Port & Harbor maintenance operations for high-quality transportation and public spaces.

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"We understand that these changes may be difficult for some of our customers, but we believe that they are necessary to provide a better parking experience for everyone," said Bryan Hawkins, Harbormaster and Port & Harbor Director. "By implementing paid parking in high-demand areas, we can reduce congestion and ensure that spaces are available for those who need them. And by increasing fees in certain areas, we can ensure that our parking facilities are well-maintained and continue to meet the needs of our community."

The City of Homer is committed to providing safe and affordable parking for all community members and visitors. For more information about the fee structure update or to provide feedback, please visit www.cityofhomer-ak.gov/port/port-homer-parking.

City of Homer Port & Harbor Facilities Vehicle Parking





Public Safety Corner



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

Construction Season Safety

As the 2023 construction season kicks off, it's important for all of us to be aware of the hazards and challenges that come with roadwork.

According to [workzonesafety.org](https://www.workzonesafety.org), in 2022, 857 people were killed in 774 fatal work zone crashes, with 117 of those fatalities being work zone workers. It is crucial for drivers to moderate their speed, stay focused, watch for construction signs, and pay attention to flaggers. At the same time, workers are encouraged to follow important safety guidelines that help prevent worker injury and death. By minimizing distractions in work zones, both drivers and workers can prevent tragedies from occurring.

To help you prepare for construction season, we encourage you to stay up-to-date on construction traffic impacts and delays by checking 511.alaska.gov.



In Homer, we value safety above all else. Let's all do our part to ensure that this construction season is a safe one for everyone involved.



SMOKE ALARMS SAVE LIVES!

Working smoke alarms can cut the risk of death from home fires in half.

That's why we're rallying volunteers, fire departments and partners to *Sound the Alarm*.

Together, we're installing **FREE** smoke alarms in your community. Request a smoke alarm installation today!

Homer / Ninilchik / Anchor Point Communities

May 11-13, 2023

Thank You, Southcentral Territory Sponsors:
CHUGACH ALASKA & THE HOMER FOUNDATION

SoundTheAlarm.org/alaska
907-201-2047
bridget.vivoda@redcross.org



*Matt Steffy and Donna Aderhold
brushing out the Lee Ave Trail.*

Red Cross Home Fire Campaign

The Red Cross Home Fire Campaign could help save lives in local communities. From May 11 to 13, they will be providing free smoke alarm installations to homes that do not have them. The Red Cross Home Fire Campaign and is a great opportunity for those who may not have the means to purchase a smoke alarm themselves. To sign up for this free service, visit the Red Cross' website and fill out the form at www.redcross.org/local/alaska/about-us/our-work/home-fire-campaign.html. This is an excellent opportunity for the community to come together and ensure the safety of their homes and families.

Don't miss your chance to sign up for a free smoke alarm installation!



359801-04 03/23

Welcome

ABOARD

Let's give a warm Homer welcome to the newest recruits! We are happy to have you as part of our team and wish you the best in your new ventures.

- **David Garcia**, Building Custodian
- **Michael de la Torre**, Public Safety Dispatcher

April Anniversaries

We would like to recognize City staff members with anniversaries this month. Thank you for the dedication, commitment and service you've provided the City and taxpayers of Homer over the years. You all are an integral part of what makes the City of Homer a great place to work and the community.

Joe Young	Public Works	16 Years
Rick Pitta	Police	14 Years
Erica Hollis	Port	11 Years
Jean Hughes	Public Works	9 Years
Jaclyn Arndt	Fire	8 Years
Dave Berry	Library	4 Years
Ricky Borland	Port	4 Years
Aaron Yeaton	Public Works	2 Years
Evangelina Campuzano	Police	2 Years
Will Kern	Public Works	2 Years
Joe Kahles	Fire	1 Year

Departures & Transitions

The City thanks **Rachel Tussey** for her service to the City and wishes her well on her next adventure! Rachel started her career with the City as a part-time administrative assistant in the Clerk's office. She also has served as an Administrative Secretary at Port and Harbor and finally as Deputy City Clerk in the Clerk's Office. Rachel also was the Sister City Coordinator with the City's Sister City Teshio, Japan. Rachel is an efficient clerk who had an eye for detail, strong technical writing skills, and helped get some modern touches to the workflows. She was an asset to the team and will be missed!



Meet the Staff



This section is to highlight staff, their achievements, promotions, retirements, departures and new hires to the City's workforce.

After 15 years, and upwards of 300 Planning Commission meetings with the City of Homer, **Rick Abboud** is moving on to a new position with York County, South Carolina which is part of the Charlotte metropolitan area. Rick joined the City in 2008 after serving as the planning director for Bethel, AK. He jumped straight into the big job of wrapping up the 2008 Homer Comprehensive Plan and shepherding it through the



Planning Commission, City Council, and the Kenai Peninsula Borough Assembly. During Rick's tenure with the City he has worked with staff, Planning Commission, and Council on projects that have touched every section of Title 21. He collaborated to make additions to code which include solutions relating to steep slope development, grading and filling, over slope development, wind energy, telecommunication towers, storm water, creation of the East End Mixed use District, allowances for accessory dwellings, marijuana businesses, flood hazard ordinances and maps, coastal setbacks, and the creation of the medical district. Rick has also been very active with MAPP, Rotary, the Kenai Peninsula Homelessness Coalition, and served a stint as interim-City manager.

After working for Public Works for over 9 years, **Paul Raymond**, lead equipment operator, is retiring. To complement his enormous skill as an equipment operator, Paul is also a barbecue master. We wish him a happy retirement and his skill both on the job and at the grill will be deeply missed.



Mike Gilbert will be promoted to lead equipment operator after the retirement of Paul Raymond. Mike has worked at Public Works as an equipment operator for 10 years and the promotion to lead operator is well earned. We welcome the wealth of skill and experience that Mike brings to the table and wish him the best in his new position.

City of Homer Roster

Rob Dumouchel, City Manager
Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration
Andrea Browning, Personnel Director
Rick Abboud, City Planner
Mark Robl, Chief of Police
Mark Kirko, Fire Chief
Bryan Hawkins, Port Director/Harbormaster
Elizabeth Walton, Finance Director
Jan Keiser, Public Works Director/City Engineer
Dave Berry, Library Director
Mike Illg, Community Recreation Manager
Julie Engebretsen, Economic Development Manager
Bill Jirsa, Chief Technology Officer

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)
Jason Davis (2025)
Shelley Erickson (2024)
Storm P. Hansen-Cavasos (2025)
Rachel Lord (2023)
Caroline Venuti (2023)

Commissions & Boards

ADA Advisory Board
Economic Development Advisory Commission
Library Advisory Board
Parks, Art, Recreation and Culture Advisory Commission
Planning Commission
Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

[www.cityofhomer-ak.gov/
prac/city-homer-municipal-art-collection](http://www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection)



Homer harbor, *Ed Tussey*



Three Cranes, *artist unknown*

STAY CONNECTED TO CITY COUNCIL

Go to cityofhomer-ak.gov/cityclerk/stay-connected-city-council to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

UPCOMING MEETINGS

May	
3	5:30 p.m. Planning Commission Work Session - Canceled 6:30 p.m. Planning Commission Regular Meeting
8	5 p.m. City Council Committee of the Whole 6 p.m. City Council Regular Meeting
9	6 p.m. Economic Development Advisory Commission
11	5 p.m. ADA Advisory Board Regular Meeting
16	5:30 p.m. Library Advisory Board Regular Meeting
17	5:30 p.m. Planning Commission Work Session 6:30 p.m. Planning Commission Regular Meeting Various USACE Homer Harbor Expansion Charrette (May 17-19)
18	5:30 p.m. Parks, Art, Recreation & Culture Advisory Commission
22	5 p.m. City Council Committee of the Whole 6 p.m. City Council Regular Meeting
24	6 p.m. Port & Harbor Advisory Commission Regular Meeting

JOIN OUR TEAM

The City of Homer has current Job Openings.
Sign up for Job Alerts or Apply Online at:
cityofhomerak.applicantpro.com/jobs

CURRENT JOB LISTINGS

- Building Custodian, Full-Time
- Deputy City Clerk I, Full Time
- Firefighter/EMT-Basic (EMT-I) or Firefighter/EMT-Advanced (EMT II or III), Full-Time
- Parks Technician, Seasonal
- Utilities Laborer, Seasonal
- Harbor Assistant I, Seasonal
- Treatment Maintenance Technician I or II



City of Homer

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

www.cityofhomer-ak.gov

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 23-0xx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE REGULAR MEETING SCHEDULE AND MEETING
TIME FOR THE PORT AND HARBOR ADVISORY COMMISSION AND
THE REGULAR MEETING SCHEDULE FOR THE PLANNING
COMMISSION.

WHEREAS, Pursuant to Homer City Code Section 1.14.020, the City Council annually sets the schedule for regular meetings noting the dates, times and places; and

WHEREAS, City Council adopted the 2023 regular meeting schedules via Resolution 22-085 at their regular meeting on November 28, 2022; and

WHEREAS, The Planning Commission deliberated in depth the proposed reduction of meetings to once per month to effect efficiency in staff and commission capacity at their regular meetings on April 19, 2023 and May 3, 2023; and

WHEREAS, The Port and Harbor Advisory Commission held a comprehensive discussion on amending the regular meeting time to 5:30 p.m. annually to resolve confusion issues and provide consistency in the start time of Commission meetings at their regular meetings of April 26, 2023; and

WHEREAS, The Port and Harbor Advisory Commission additionally agreed to add a November meeting to their regular meeting schedule based on the increased work involving the Harbor Expansion project; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, on an as needed or required basis.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska that the 2023 meeting schedule for the Planning Commission and Port and Harbor Advisory Commission are amended, as follows:

PLANNING COMMISSION (PC)

					June 7, 21
July 19*	August 2, 16	September 6, 20	October 4, 16 **	November 1	December 6

*There will be ~~no First~~ a Regular meeting in July on the third Wednesday of the month ~~or Second Regular Meetings in November and December.~~

~~**Second meeting in October will be held on a Monday due to Alaska Day.~~

Planning Commission Regular Meetings are held on the first ~~and third~~ Wednesday of each month at 6:30 p.m.

PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 25	February 22	March 22	April 26	May 24	June 28
July 26	August 23	September 27	October 25	November 22	December 13

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of ~~January, February, March, April, September, and October~~ at 5:00 p.m.; the ~~fourth Wednesday of May, June, July, and August~~ of the month January through November at 6:00 ~~5:30~~ p.m.; and the second Wednesday of December at 5:00 5:30 p.m.

PASSED AND ADOPTED by the Homer City Council this _____ day of May, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any additional meetings.

Homer Harbor Expansion Design Charrette

1 First Public Work Session

- Introduction
- USACE Process
- General Navigation Feature vs. Local Services Facility
- Harbor Expansion History

Wednesday, May 17
12:30 to 4:30 p.m.

*Open to the public with comment
at end of work session*

2 Second Public Work Session

- Developing potential measures and alternatives to be considered in scoping phase

Thursday, May 18
1:30 to 5 p.m.

*Open to the public with
full public engagement*

3 Third Public Work Session

- Compare measures and alternatives that will be considered in scoping phase

Friday, May 19
9 a.m. to 12:30 p.m.

*Open to the public with comment
at end of work session*

4 USACE Charrette Briefing

- Provide summary of work completed during charrette
- Provide USACE next steps in Feasibility Study

Friday, May 19
2 to 3 p.m.

*Open to the public with comment
at end of work session*

All work sessions will take place at Islands & Ocean Visitor Center (95 Sterling Hwy). Participants may attend the workshops either in-person or virtually. To join any of these meetings virtually, use the virtual meeting attendance link: <https://usace1.webex.com/meet/homer>.

Learn more at www.homerharborexansion.com

