



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# **City of Homer Agenda**

## **Public Works Campus Task Force Regular Meeting**

**Wednesday, May 12, 2021 at 4:30 PM**

**Council Chambers via Zoom Webinar**

**Dial: +1 669 900 6833 or +1 253 215 8782 or Toll Free (888) 788 0099 or 877 853 5247**

**Webinar ID: 990 6794 3833 Passcode: 716429**

**CALL TO ORDER, 4:30 P.M.**

**AGENDA APPROVAL**

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**APPROVAL OF MINUTES**

- [a.](#) Regular Meeting Minutes for April 28, 2021

**VISITORS/PRESENTATIONS**

**REPORTS**

**PENDING BUSINESS**

**NEW BUSINESS**

- [a.](#) Memorandum from Task Force Member Engebretsen re: Site Selection & Draft Site Plan
- b. Next Steps

**INFORMATIONAL MATERIALS**

- [a.](#) Memorandum to City Council re: Goal #1 Report

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF CITY STAFF**

**COMMENTS OF THE TASK FORCE**

**ADJOURNMENT**

Next Regular Meeting is Wednesday, May 26, 2021, at 4:30 p.m. All meetings scheduled to be held via Zoom in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-06, a Regular Meeting of the Public Works Campus Task Force was called to order by Chair Donna Aderhold at 4:35 p.m. on April 14, 2021 via Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PRESENT:** MEMBERS ENGBRETSSEN, ARGUETA, SLONE, VENUTI, KEISER, ADERHOLD, AND BARNWELL

**STAFF:** RENEE KRAUSE, DEPUTY CITY CLERK

A worksession was conducted on April 21, 2021 and the Task Force worked on drafting the Memorandum to City Council.

### **AGENDA APPROVAL**

Chair Aderhold requested a motion to approve the agenda.

VENUTI/BARNWELL - MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **APPROVAL OF MINUTES**

A. Regular Meeting Minutes for April 14, 2021

Chair Aderhold requested a motion to approve the minutes.

VENUTI/BARNWELL MOVED TO APPROVE THE MINUTES OF APRIL 14, 2021.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

### **REPORTS**

### **PENDING BUSINESS**

- A. Probable Risks Table & Report
- Draft Memorandum to City Council
  - Risk Evaluation and Mitigation Table

Chair Aderhold introduced the item by reading of the title and requested a motion to adopt the memorandum.

VENUTI/BARNWELL MOVED TO ADOPT THE MEMORANDUM.

The Task Force members reviewed the draft memorandum and made the following minor corrections:

- Line 3 added the word "Campus" before Task Force
- Line 31 footnote should be in Line 24
- Line 32 last word "is" should be "are"
- Line 55, delete "wasn't" and add "were not" after personnel
- Line 71, capitalize the words Task Force
- Include the inundation map as an attachment so Council will be able to review what they are talking about
- Remove the site locations, A-D since the Task Force has not talked about locations
- Shorten the scenario titles to Scenario 1 -9
- The order the attachments to the memorandum, the map or maps can be first or second attachment

Chair Aderhold briefed Member Keiser and Member Slone who arrived at the meeting at 4:50 p.m.

Member Barnwell recommended that they use map two which zooms in on the public works facility noting that the map one focuses on whole town.

Discussion ensued on the map that Member Barnwell created from the Tsunami Report information and the scenarios that would actually affect the Public Works facility. Argument was presented that the map reflects all the scenarios and it was agreed that since their focus was on the existing public works campus the maps should reflect only those scenarios that would impact the facility.

VENUTI/BARNWELL MOVED TO INCLUDE THE INUNDATION MAP DEPICTING TWO SCENARIOS TO THE MEMORANDUM.

VENUTI/KEISER MOVED TO INCLUDE THE INUNDATION MAP CREATED BY MEMBER BARNWELL AND THAT THE MAP REFLECT THE TWO SCENARIOS THAT AFFECT THE FACILITY AND FURTHER AMEND THE MAP TO REMOVE THE PROPOSED SITE LOCATIONS A-D.

A brief discussion on the motions on the floor ensued providing clarifications that two scenarios only shown on the inundation map.

VOTE. (Secondary Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Further discussion clarifying the map attachment to the memorandum would contain.

VOTE. (Primary Amendment.) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Further discussion ensued on changes to the memorandum regarding the following:

- Line 55, when speaking about opportunity costs, is this currently part of the designated function or would it be included in the emergency response plan
  - o This would be included in the emergency response plan and would be on an as needed basis, example was provided that Public Works personnel could assist the police department in getting the word out in another section of town or assist Port & Harbor in evacuating from the Spit in lieu of relocating their equipment.

Chair Aderhold confirmed there was no further discussion and called for a vote to adopt the memorandum to Council as amended.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

### **A. Short & Long Term Mitigation Costs**

- Memorandum from Member Engebretsen
- Prioritized Mitigation Strategies and Relative Costs Table

Chair Aderhold introduced the item by reading of the title and noted the items in the memorandum from Member Engebretsen and opened discussion.

Member Barnwell requested some additional input on the conundrum presented.

Member Engebretsen explained that there is a question on how much detail does City Council want from the Task Force. The resolution requested a dollar amount should be listed for the risks but then there are opportunity costs where we can be using our dollars smarter and wiser if we are using our people smarter. So that lends to the question of how much detail and which direction you want to go.

Member Venuti stated that City Council reviews a budget and I believe understands the salary and how it spreads over multiple departments. She did not believe that they had to put a cost to personnel labor.

Member Engebretsen expressed some of the struggle on how much detail on costs for each mitigation strategy and the best way to present that information.

Member Keiser noted that it was this very discussion with her staff on what kinds of supplies should they stockpile and where to put them, what machines should they think about putting someplace else.

They discussed the possibilities and there were some minor things that could be done but the long and short of it is the buildings are in the wrong place, and all our stuff is on the wrong place. So they did not really pursue specific mitigations but it would be a good exercise to go through as a demonstration to show that they reviewed all possibilities.

Ms. Keiser provided the example of the Fuel Depot and that there is some funding put aside for it but if they look to relocate that there is an added cost of upwards \$300,000 to \$400,000. Then proceeded to state that if you review the mitigation strategies in increments you will end up with a large dollar amount whether it is done all at once or step by step. However, step by step you may be all over the town and therefore adding costs. She still supported going through that exercise of demonstrating that.

Further discussion on the estimation of costs would be conducted similar to other projects that Public Works does but the bigger question is, where are you going to put it?

Member Venuti stated that you do not want City Council to expend the time to go through each amount, from a council perspective the information needed is what is the most important to move, possible sites and what is the cost. She advocated that they present a bigger picture and suggested sites.

Chair Aderhold noted that Member Argueta needed to leave the meeting and wanted to allow him some input before leaving the Task Force.

Member Argueta stated that this has been his introduction to the workings of local government and a very valuable process and experience. As far as the work on the Task Force he stated that it was clear that the Public Works facility needed to be moved, not only to mitigate the tsunami hazard but just to be able to function and serve the city as the population grows, and it is a critical component to the infrastructure of the city as pointed out by Ms. Keiser.

Member Argueta departed the meeting at 5:15 p.m.

Discussion continued on the best path forward for pinning down specific costs with the following topics raised or points made:

- Using two scenarios, low risk or initial response and long term response or scenario
  - o Generalized costs
  - o Complex interactions lend to the impossible task of listing all costs involved
- Urgent issue is the equipment and repairs to that equipment
  - o This makes up 75% of the Public Works facility
    - Mechanic Shop requires the specialized big ticket costs
    - The remaining building is nominal cost in comparison
  - o Sand and Gravel stockpiles could remain on existing site plus other low commodity items
- There are limited choices in regards to the facility move all of it or none of it
- Make the recommendation and Council can start working on this funding while bonding may not be the best direction
  - o This project is on the CIP and could be updated with the information from the Task Force
- Instead of completing a cost table, they make the recommendation to relocate the whole facility and consideration on the next step of where are they going to put it

- They need to tell the story, there will need to be a narrative to explain the process on how the Task Force reached their recommendations
  - Including the timeline for the project to commence, sooner rather than later
  - Costs related to the mechanics shop and equipment shed is majority of project
  - Replacement of the Fuel Island due to the corrosion should be completed before the facility and how should that be accomplished
- Public Works Five Year Capital Improvement Plan includes modest \$50,000 to develop a strategic plan and conceptual layout
- Acquire property before it gets too expensive or is no longer available, the opportunities are shrinking, number of large parcels available is shrinking and we should take the funding available for the fuel island and buy property.
  - There are options available such as establishing a fleet account for fuel purchases, installing fuel tanks on pickup trucks to fuel other equipment
- Three major cost areas for this proposal which would be more acceptable to the public and City Council
- Should start incrementally by buying property then move the facilities when the opportunity arises and funding is available
- Support expressed for moving to a single location and sooner rather than later starting with a strategic plan
  - Summarizing the options and what is going to be moved
    - Relocate the entire facility \$12 million cost not palatable to the city
    - Limp Along Plan – do what we need to do to keep operating
    - Long Term Incremental Plan – Move things as funding and opportunity presents

Member Slone proposed to review the three options then focus on the long term incremental plan especially purchasing a property.

Commissioner Barnwell expressed his support for moving the facility as a whole, purchasing property as soon as possible as well as creating a strategic plan for the project. He believed that it needed to be analyzed sooner rather than later on a location and a strategic plan would layout the timeline.

Member Slone questioned offering a motion on what they were just discussing, limp along plan, incremental or lock stock and barrel focusing on the necessity of acquisition of land and including it in the report to Council.

SLONE/VENUTI MOVED THAT THE THREE SCENARIOS LIMP ALONG PLAN, LONG TERM INCREMENTAL PLAN AND THE LOCK STOCK AND BARREL MOVEMENT PROPOSALS BE INCLUDED IN THE REPORT TO CITY COUNCIL WITH EMPHASIS ON PURCHASING SUITABLE LAND AS SOON AS POSSIBLE.

A recommendation to bring suggestions for property to purchase was made but it was determined that should be done in separate motion.

Further discussion ensued on including these recommendations in addition to the chart that the three options would be used as a narrative, and the cost chart and other learned information would be attached as backup.

It was noted that Public Works Director Keiser would be required to provide the information regarding the 85% of the campus being the crucial part and the remainder comes along for the ride.

Member Barnwell requested the motion to read.

Deputy City Clerk Krause read the motion as she had it for the record.

Member Slone provided clarification on long term incremental development, noting that better verbiage could be applied as appropriate. He added that this was also be included in the report to City Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VENUTI/SLONE MOVED TO HAVE MEMBERS PROVIDE PROPERTY RECOMMENDATIONS FOR THE NEXT MEETING TO DISCUSS LOCATION AND COST.

Discussion ensued on additional information that is needed to be able to shop for land. It would be best to perform a review before they go looking at land such as the following criteria:

- Size, how many acres
- What kind of configuration would work
- Does it have to be a big square, rectangular, could it be tear drop shape
- What type of topography is acceptable

Member Venuti stated she wished to pull her motion from consideration.

Member Slone supported that request and pulled his second.

Further discussion included the following points:

- Establishing criteria such as location to city hall and or other city facilities
- Rank the parcels of land based on the criteria established

Deputy City Clerk Krause responding to Chair Aderhold that the correct action would be to vote down the motion.

VOTE. NO. SLONE, BARNWELL, VENUTI, ADERHOLD, ENGBRETSSEN, KEISER

Motion failed.

Chair Aderhold invited Member Slone to speak.

SLONE/BARNWELL MOVED THAT MEMBERS ENGBRETSSEN AND KEISER PRESENT A REPORT AT THE NEXT MEETING OUTLINING THE CRITERIA NECESSARY REQUIRED FOR A SUITABLE PUBLIC WORKS CAMPUS TO BE SUPPLEMENTED THEREAFTER BY A GIS REPORT.

Member Engebretsen and Member Keiser agreed to meet at 10am on Thursday, May 6, 2021.

VOTE. NON-OBJECTION. UANNIMOUS CONSENT.

Motion carried.

Member Slone inquired if there was additional professional services that Ms. Keiser may need to speak with such as an Architect or Engineer.

Member Keiser responded that would be helpful to refine some of the layouts that has been provided by the former Public Works Director and it would also assist in determining what type of property they would be looking at, she then noted that they do have some funding that would pay for professional services such as this.

Member Engebretsen stated that additional information would be very helpful.

Member Slone asked if a motion of support would be beneficial.

Member Keiser responded that it would be helpful to have the endorsement.

SLONE/BARNWELL MOVED TO ENDORSE THAT PUBLIC WORKS DIRECTOR KEISER SEEK PROFESSIONAL SERVICES OF AN ARCHITECT TO THE LIMIT THAT AVAILABLE FUNDING ALLOWS TO DETERMINE THE VARIABLES FOR A NEW PUBLIC WORKS CAMPUS.

There was no additional discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was a brief discussion on the upcoming actions and deliverables for the next meeting as follows:

- Bringing back the draft of a document listing the three options proposed by member Slone as All in One, Incremental and Limp Along
- Site Selection Criteria and Discussion with an Architect

#### **INFORMATIONAL MATERIALS**

- a. Inundation Maps
- b. Resolution 20-125 Establishing the Task Force and Outlining Scope of Work
- c. Approved Task Force Meeting Schedule – Revised April 15, 2021

#### **COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY STAFF**

Deputy City Clerk Krause stated that she will be on vacation in June and complimented the Task Force on getting a lot done tonight.

**COMMENTS OF THE TASK FORCE**

Member Barnwell offered his offices to Member Slone and stated it was a great meeting.

Member Keiser requested clarification on the next meeting date.

Chair Aderhold echoed the sentiments of a great meeting and announced the next meeting date.

**ADJOURNMENT**

There being no further business to come before the Task Force the meeting adjourned at 6:00 p.m. The next regular meeting is scheduled for Wednesday, May 12, 2021 at 4:30 p.m. at the City Hall Cowles Council Chambers via Zoom Webinar located at 491 E. Pioneer Avenue, Homer, Alaska.

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RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_



## MEMORANDUM

To: Public Works Task Force  
From: Julie Engebretsen, TF member  
RE: Site Selection Review  
Date: May 12, 2021

### Resolution Task Goal #3: Make Recommendations

- Develop system for evaluating strategies
- Evaluate strategies
- Deliverables: Report summarizing evaluation process and identifying preferred options

**RECAP:** At the last meeting, the task force moved that Public Works Director Kaiser and myself would provide an outline of what the requirements are for a suitable public works property, to be further supplemented by a GIS report.

### Process

I began by researching properties for sale in Homer, and also used my knowledge of Homer properties to identify vacant lots or areas that could be re-developed. I based decisions on lot size, zoning, and if there property was or had been recently for sale. Attached is a map of preliminary potential sites.

Upon further analysis, some were too steep to be reasonably developed for a public works building. For example, there is a lot of vacant land on Greatland Street, but the slope would require a lot of dirt work and expense and the shape of the lots and the presence of a creek doesn't lend itself to easy development for our purposes. I walked parts of the CBD to look at property and determine which merited a field visit with Director Kaiser. I also visited property in the Commercial Park Subdivision, basically south of the Down East/Bayweld area out East End. While there is acreage with full utilities available, the roads are not paved, and it's a long way for equipment to travel to reach 'headquarters.' Seems like a lot of machine and employee time would be wasted if this location was used.

Meanwhile, Jan had an architect make a scale map of the site on Lake Street, and put the existing PW building on it. For reference, the existing PW administration building and mechanics area is about 17,000 square feet, similar to the Homer Public Library. Pole barns and equipment storage will take additional space, but it gave her a rough idea of what property is needed as a starting point for lot analysis. From the architect's analysis, the area of the current building would fit. She is now working on fitting the fuel island and equipment storage on that site.

### Field Trip

Jan and I met on Thursday May 6<sup>th</sup> to conduct a field visit. During that time we determined the following site selection factors:

- Location outside the Tsunami Zone
- Location with good street access and not using Pioneer Ave as a main thoroughfare for all heavy equipment
- Centrally located in Homer/Central Business District zoning.
- Location with adjacent land uses that would not be unreasonably affected by having Public Works as a neighbor.
- Relatively flat land. All sites have some slope, some more than others.

We visited three locations.

1. "Waddell property" at the intersections of Snowbird, Grubstake and Lake Street. Con: The property is right on the edge of the Tsunami Zone... It does not seem reasonable to move the campus for so little elevation gain.

2. "Lake Street Lot". This is the property proposed by Carey Meyer. The pros include most of the land is for sale, and it is big enough for a scaled down PW facility. To the south, the neighboring land use is Homer Electric Association's storage yard.

3. "Town Center North." This lot would have heavy equipment accessing Pioneer Avenue, which is not desirable, and would require purchasing additional land for a Main Street access. Additionally, the property has a fair amount of slope. It would be better suited to a land use that didn't require such a large, flat footprint. Last, this property is zoned Town Center, which does not allow a public works campus use. Changing the zoning would also entail changing the Comprehensive Plan. These are possible, but would likely meet public resistance.

We further discussed the land on Greatland Street (too sloped) and the HERC site. The HERC site was studied by the HERC Task Force. While it is a larger flat site, there are higher and better uses for this property. The pros and cons of the HERC site could be further discussed by the full Task Force.

## **Conclusions**

- The sand pile at public works is a source of a lot of equipment noise, and takes a large flat area. Leaving the pile where it is may be a reasonable solution. Similarly, snow storage would remain at its current location. This would allow a new Public Works facility to be on a smaller lot, and have less impact on adjoining properties.
- If the old Public Works building remains in place, all the heavy equipment, repair shop, materials storage and offices could move 'up town.' Parks maintenance and building maintenance could remain or be re-located to the existing building. This would allow the City of move out of the HERC 2 building.
- The lot on Lake Street is for sale, and is the best fit for PW at this point. There are additional lots that are not for sale, but are not heavily developed. Perhaps the City could pursue a first right of refusal agreement on those lands.

**Requested Action:** What are the next steps the Task Force would like to take?

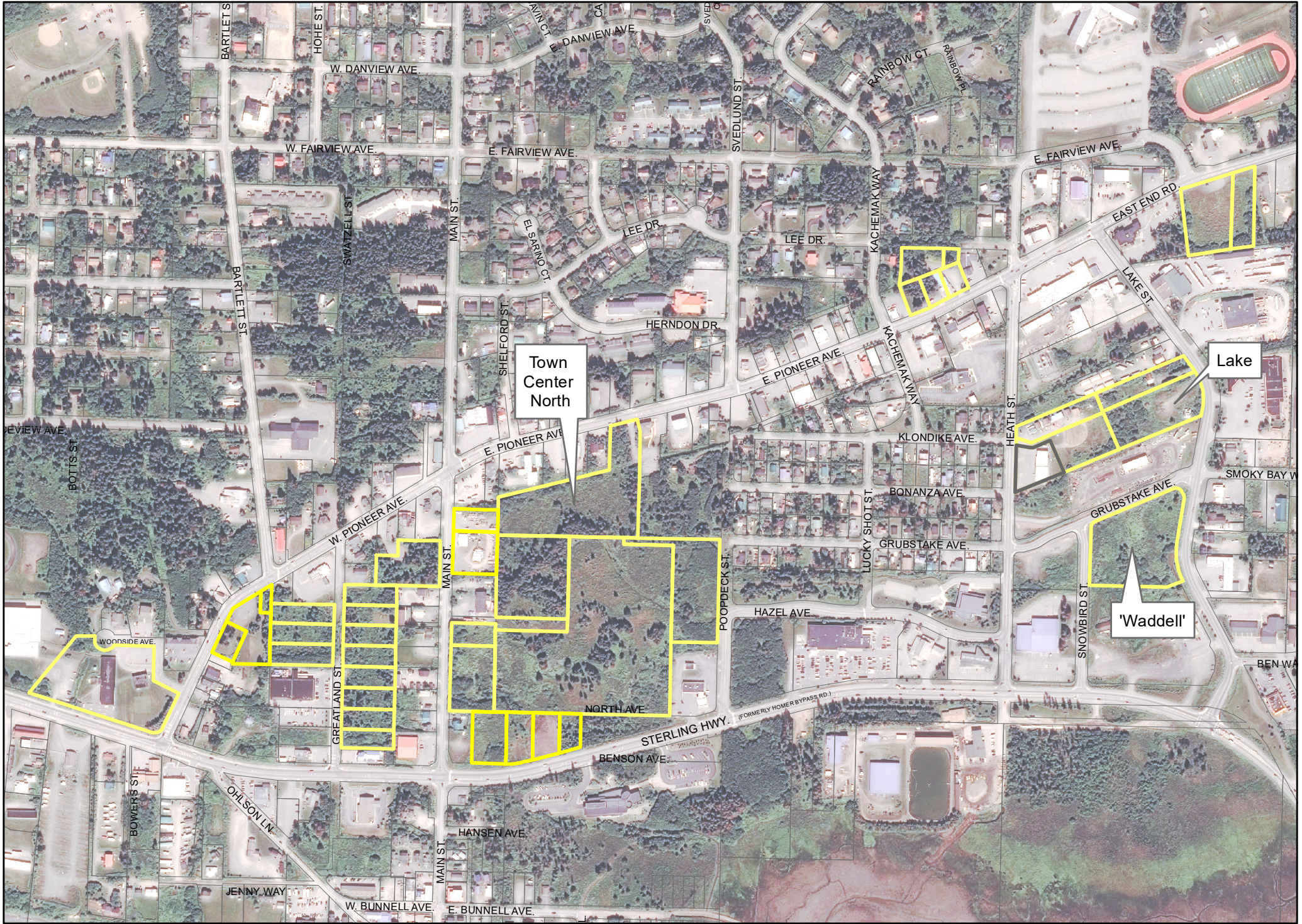
~Task Force members could visit these sites

~We can share observations at the next meeting.

~I can write a more fleshed out 'report' based on your observations and this memo, for a June agenda.

### **Attachments**

1. Potential Sites Map
2. 5/3/21 Draft site plan/very basic space planning
3. Real Estate Listings



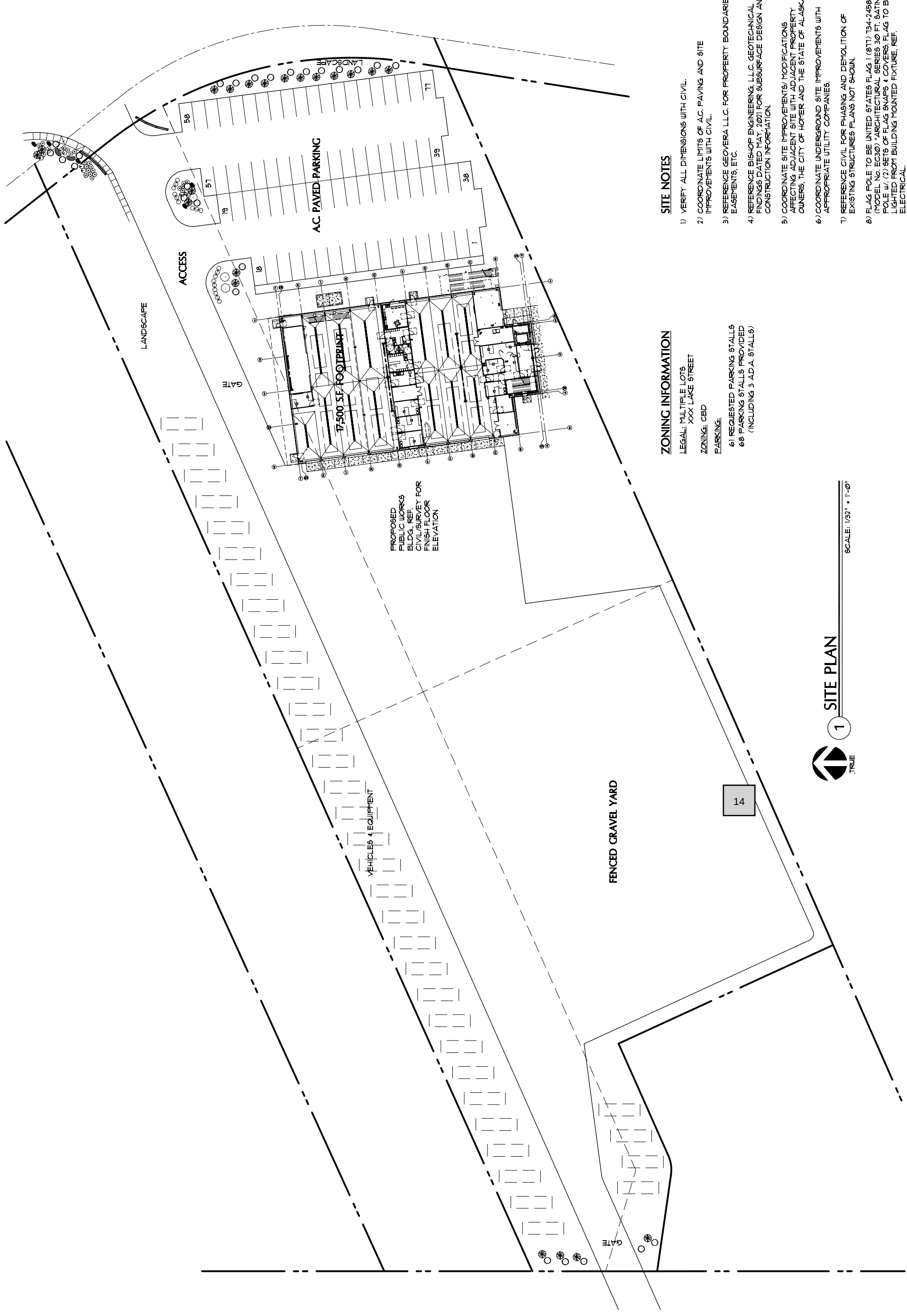
Town  
Center  
North

Lake

'Waddell'



Potential Site Selection 5/6/2021



SITE NOTES

- 1) VERIFY ALL DIMENSIONS WITH CIVIL.
- 2) COORDINATE LIMITS OF A.C. PAVING AND SITE IMPROVEMENTS WITH CIVIL.
- 3) REFERENCE GEOVERA L.L.C. FOR PROPERTY BOUNDARIES, EASEMENTS, ETC.
- 4) REFERENCE BISHOP ENGINEERING, L.L.C. GEOTECHNICAL FINDINGS DATED MAY, 2021 FOR SUBSURFACE DESIGN AND CONSTRUCTION INFORMATION.
- 5) COORDINATE SITE IMPROVEMENTS/ MODIFICATIONS AFFECTING ADJACENT SITE WITH ADJACENT PROPERTY OWNERS, THE CITY OF HOMER AND THE STATE OF ALASKA.
- 6) COORDINATE UNDERGROUND SITE IMPROVEMENTS WITH APPROPRIATE UTILITY COMPANIES.
- 7) REFERENCE CIVIL FOR PHASING AND DEMOLITION OF EXISTING STRUCTURES PLANS NOT SHOWN.
- 8) FLAG POLE TO BE UNITED STATES FLAG 1 (8'11") T34-2458 (MODEL No. EC300), ARCHITECTURAL SERIES 30 FT. SATIN POLE w/ (2) SETS OF FLAG SNAPS & COVERS, FLAG TO BE LIGHTED FROM BUILDING MOUNTED FIXTURE, REF. ELECTRICAL.

ZONING INFORMATION

LEGAL: MULTIPLE LOTS  
XXX LAKE STREET  
ZONING: CBD  
PARKING:  
61 REQUESTED PARKING STALLS  
68 PARKING STALLS PROVIDED  
(INCLUDING 3 ADA STALLS)



SITE PLAN

1

SCALE: 1/32" = 1'-0"

City of Homer Public Works Facilities  
XXX Street  
Homer, Alaska 99603

SITE PLAN

Date: 5/3/21  
Drawn: LHP  
Check: LHP  
Project: 210209

SHEET:  
A1.1  
of x

LAWRENCE H. PEEK  
ARCHITECTS  
3715 Ben Walkers Lane Homer, Alaska 99603  
907.599.1PEEK (7335) lhp@lhp7335@gmail.com

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|   |                                                                                  | Price / Status / MLS #                                                                    | Area | Current Price | Beds | Baths | SF-Res | Garage # | List/Sold Price Sqft | Listing Member | Listing Office             | Building Area Source |
|---|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------|---------------|------|-------|--------|----------|----------------------|----------------|----------------------------|----------------------|
| 1 |  | <b>\$547,000</b><br>279 W Pioneer Avenue 255 & 305<br>Homer, AK 99603<br>Active / 20-7490 | 490  | 547,000       |      |       |        |          | NA / NA              |                | Kachemak Group Real Estate |                      |
| 2 |  | <b>\$575,000</b><br>3877 Lake Street<br>Homer, AK 99603<br>Active / 20-12259              | 490  | 575,000       |      |       |        |          | NA / NA              |                | Kachemak Group Real Estate |                      |

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**Address:** 279 W Pioneer Avenue 255 & 305

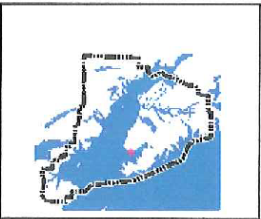
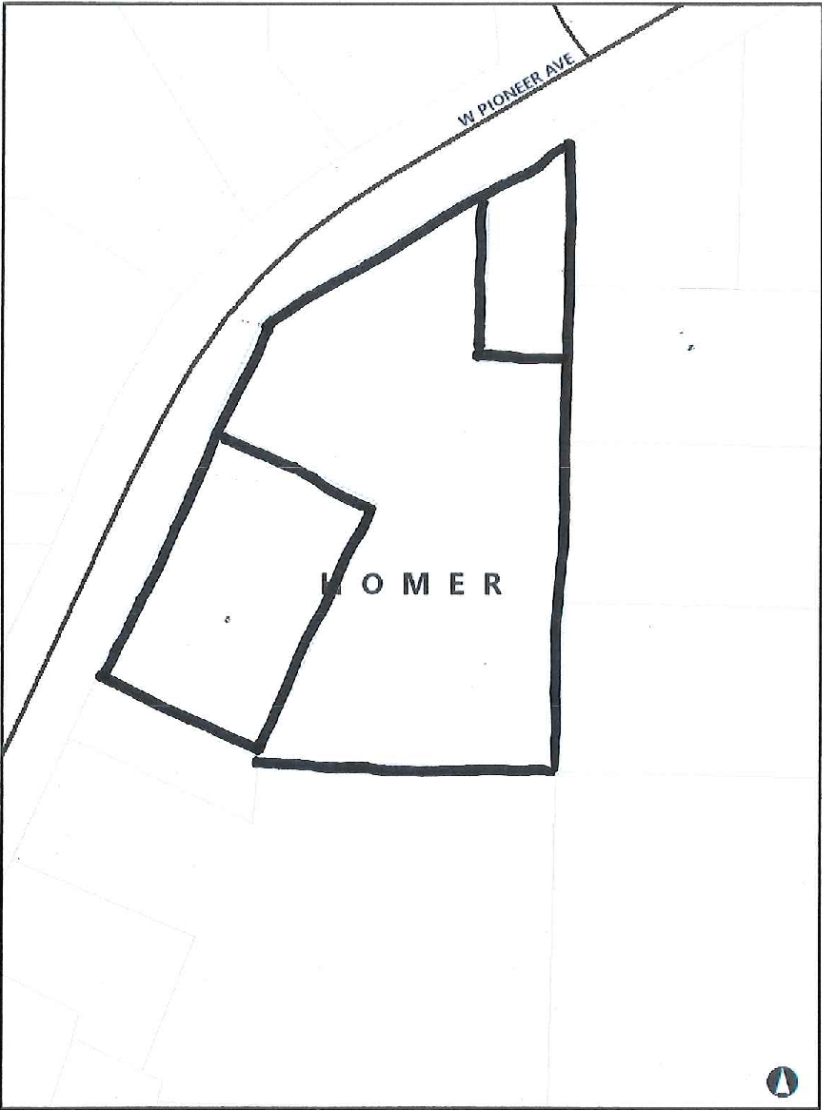
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>©2020 COPYRIGHT</p>                                                                                                                                                                                                                                                                                                                 | <b>Listing #</b> 20-7490<br><b>Status</b> Active<br><b>Zip Code</b> 99603<br><b>Acres</b> 1.57<br><b>Assessed Value \$</b><br><b>Grid # (Muni Anch)</b> N/A<br><b>Longitude</b> -151.547532                                                                     | <b>Price-List</b> \$ 547,000<br><b>Near</b> Homer<br><b>Type</b> Land<br><b>Subdivision Plat Type</b> Fee Simple<br><b>Down Payment</b><br><b>Latitude</b> 59.643928 |
|                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Area:</b> 490 - Homer<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Zoning:</b> CBD - Central Business District                                                                         |                                                                                                                                                                      |
| <b>School-Elementary</b> Paul Banks/Homer<br><b>SF-Lot</b> 68,390<br><b>Grid # (Muni Anch)</b> N/A<br><b>Taxes (Estimated)</b> \$ 2,475                                                                                                                                                                                                                                                                                 | <b>School-Middle</b> Homer<br><b>Acres</b> 1.57<br><b>Tax Map #-Mat-Su</b> N/A<br><b>Tax Year</b> 2019                                                                                                                                                          | <b>School-High</b> Homer<br><b>Remote Description</b><br><b>Tax ID</b> 17515216, 17515217, 17515218<br><b>Foreclosure/Bank Own</b> No                                |
| <b>Directions:</b> From the Sterling Hwy. turn onto Pioneer Ave. The property is on the right<br><b>Legal:</b> Bunnells L68S Portion, Bunnells L67 the Nly160ft of the Sly 235ft thereof & Bunnells L68 The North PO<br><b>Public Remarks:</b> Large rare high traffic parcel on Pioneer Ave. with over 400 FT. of road frontage CBD zoning, large gravel pad and views of Kachemak Bay. The possibilities are endless. |                                                                                                                                                                                                                                                                 |                                                                                                                                                                      |
| <b>Vacant Land Type:</b> Commercial; Residential                                                                                                                                                                                                                                                                                                                                                                        | <b>Topography:</b> Level; Gently Rolling<br><b>View Type:</b> Bay; Mountains<br><b>Wtrfrnt-Access Near:</b> None<br><b>Wtrfrnt-Frontage:</b> None<br><b>Utilities:</b> Elec - On Site; Nat Gas - On Site; Sewer - On Site; Pub Wtr - On Site; Electric-Overhead | <b>Access:</b> Government<br><b>Road Maintenance:</b> Road Mntd All Year<br><b>Mortgage Info:</b> Min EM Deposit: 10,000<br><b>Documents:</b> Docs Posted on MLS     |
| <b>Land Features:</b> In City Limits; DSL/Cable Available; Curb & Gutters; Gravel Pad; Highway Frontage; Southern Exposure; Stub Out - Sewer; Stub Out - Water; View; Trees - Sparse                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                 |                                                                                                                                                                      |
| <b>Agent Days On Market</b> 343                                                                                                                                                                                                                                                                                                                                                                                         | <b>Commission Type</b> %                                                                                                                                                                                                                                        | <b>Commission to SO</b> 4.00                                                                                                                                         |
| <b>LO:</b> Kachemak Group Real Estate(907) 235-7733                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                 |                                                                                                                                                                      |
| Provided as a courtesy of<br><b>Allen R Jantzi</b><br>Kachemak Group Real Estate<br>320 W Pioneer Ave #100<br>Homer, AK 99603<br>Mobile - (907) 399-8080<br>Direct - (907) 399-8080<br>Office - (907) 235-7733<br><a href="mailto:allen@kachemakgroup.com">allen@kachemakgroup.com</a>                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                      |

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Geographic Information Systems  
144 North Binkley Street, Soldotna, Alaska 99669

Map title goes here.



Legend

 Census Designated Places

 City Limits

 Air Photos

PlaceNames

-  Towns and Villages
-  City

 Mileposts

 Highways

Major Roads

-  Town Medium Volume
-  Town Low/Seasonal; Other
-  Proposed

 Parcels

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

00.010.02 Miles

Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

DATE PRINTED: 5/26/2020

Notes

Type any notes here.



Map Title



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/26/2020



- Legend**
- Census Designated Places
  - City Limits
  - Air Photos
  - PlaceNames
  - Towns and Villages
  - City
  - Mileposts
  - Highways
  - Major Roads
  - Roads
  - Town Medium Volume
  - Town Low/Seasonal Other
  - Proposed
  - Parcels

**Notes**  
Type any notes here.

IMG\_0871



IMG\_0874



IMG\_0873



IMG\_0872



IMG\_0870



**Address:** 3877 Lake Street

|                           |             |                              |            |
|---------------------------|-------------|------------------------------|------------|
| <b>Listing #</b>          | 20-12259    | <b>Price-List</b>            | \$ 575,000 |
| <b>Status</b>             | Active      | <b>Near</b>                  | Homer      |
| <b>Zip Code</b>           | 99603       | <b>Type</b>                  | Land       |
| <b>Acres</b>              | 2.03        | <b>Subdivision Plat Type</b> | Fee Simple |
| <b>Assessed Value \$</b>  |             | <b>Down Payment</b>          |            |
| <b>Grid # (Muni Anch)</b> | N/A         | <b>Latitude</b>              | 59.646604  |
| <b>Longitude</b>          | -151.523709 |                              |            |

**Area:** 490 - Homer  
**Borough/Census Area:** 1B - Kenai Peninsula Borough  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** CBD - Central Business District

|                           |                  |                         |       |                             |          |
|---------------------------|------------------|-------------------------|-------|-----------------------------|----------|
| <b>School-Elementary</b>  | Paul Banks/Homer | <b>School-Middle</b>    | Homer | <b>School-High</b>          | Homer    |
| <b>SF-Lot</b>             | 88,426           | <b>Acres</b>            | 2.03  | <b>Remote Description</b>   |          |
| <b>Grid # (Muni Anch)</b> | N/A              | <b>Tax Map #-Mat-Su</b> | N/A   | <b>Tax ID</b>               | 17711022 |
| <b>Taxes (Estimated)</b>  | \$ 3,936         | <b>Tax Year</b>         | 2020  | <b>Foreclosure/Bank Own</b> | No       |

**Directions:** Sterling Hwy. to Lake St. Turn North on Lake St. Property is on the left.

**Legal:** T 6S R 13W SEC 20 Seward Meridian HM That PTN OF W1/2 NE1/4 Lying East Of Carl Sholin #5

**Public Remarks:** Large commercial parcel located on a high traffic street. Retail, office, condos. The possibilities are endless. Buyer to verify CBD Zoning.

**Vacant Land Type:** Commercial

**Topography:** Level  
**View Type:** Mountains  
**Wtrfrnt-Access Near:** None  
**Wtrfrnt-Frontage:** None  
**Utilities:** Nat Gas - Adj Site; Elec - On Site; Sewer - On Site; Telephone - On Site; Pub Wtr - On Site

**Access:** Maintained; Government; Paved  
**Road Maintenance:** Road Mntd All Year  
**Mortgage Info:** Min EM Deposit: 10,000  
**Documents:** Docs Posted on MLS

**Land Features:** In City Limits; DSL/Cable Available; Highway Frontage; Multi-Family Ok; Road Service Area; Southern Exposure

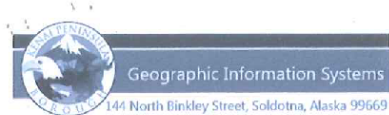
|                             |     |                        |   |                         |      |
|-----------------------------|-----|------------------------|---|-------------------------|------|
| <b>Agent Days On Market</b> | 275 | <b>Commission Type</b> | % | <b>Commission to SO</b> | 3.00 |
|-----------------------------|-----|------------------------|---|-------------------------|------|

**LO:** Kachemak Group Real Estate(907) 235-7733

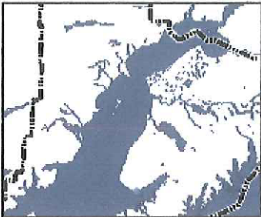
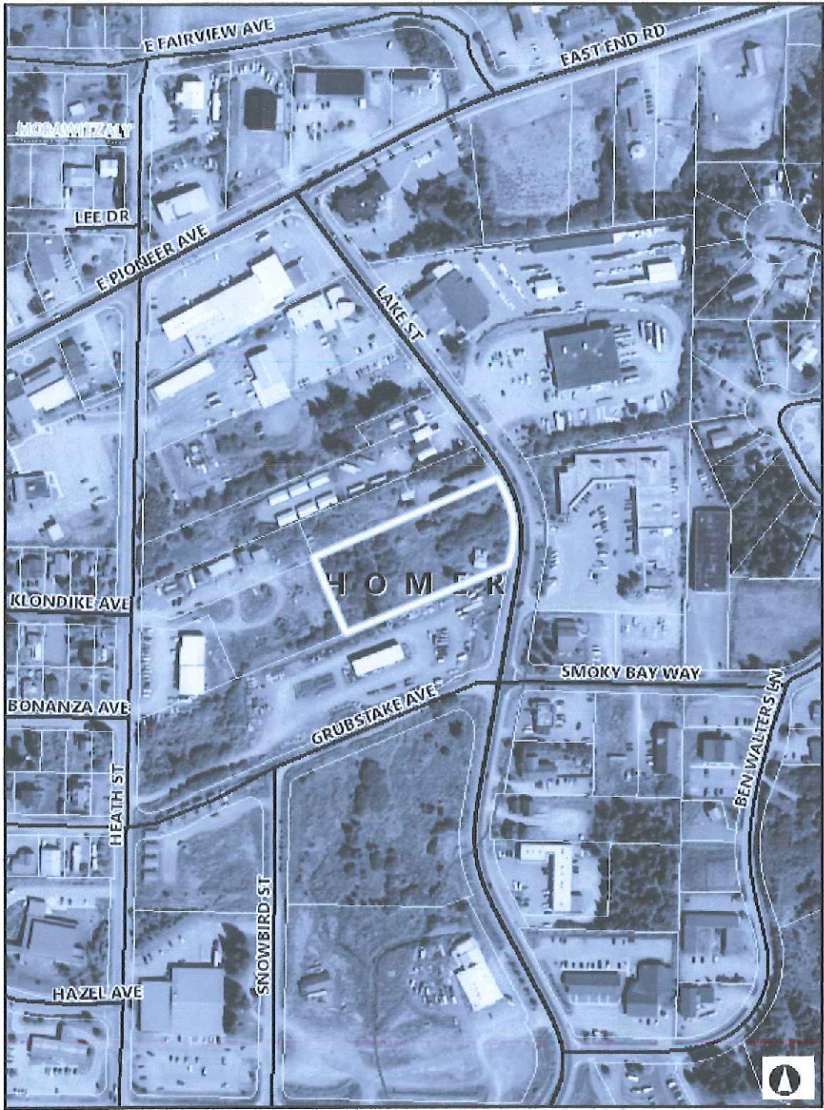
*Provided as a courtesy of*  
**Allen R Jantzi**  
 Kachemak Group Real Estate  
 320 W Pioneer Ave #100  
 Homer, AK 99603

Mobile - (907) 399-8080  
 Direct - (907) 399-8080  
 Office - (907) 235-7733  
[allen@kachemakgroup.com](mailto:allen@kachemakgroup.com)

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 [MLS](#) and [FBS](#). Prepared by Allen R Jantzi on Thursday, May 06, 2021 4:28 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Map title goes here.



Legend

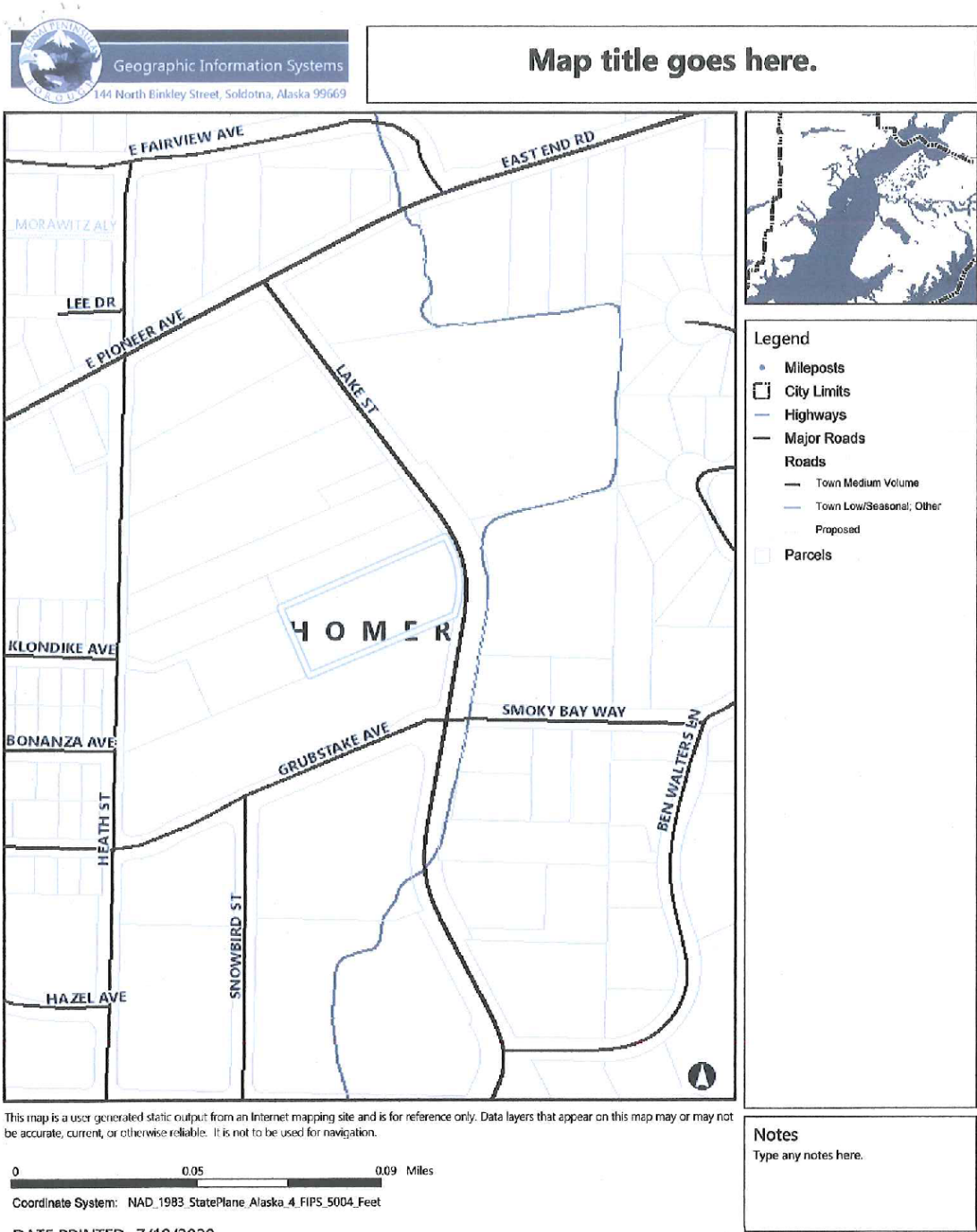
- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels

Notes

Type any notes here.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

0 0.05 0.09 Miles  
Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet  
DATE PRINTED: 7/19/2020



IMG\_4672



IMG\_4673



IMG\_4674





## MEMORANDUM

To: Mayor Castner and the Homer City Council  
From: Public Works Campus Task Force  
RE: Risk Catalogue and Evaluation  
Date: April 30, 2021

### Introduction

Resolution 20-125 set out three goals for the task force to address and make recommendations to Council. To date, the group has held eight meetings. The purpose of this memo is to provide a report of our activities so far.

### **Goal #1: Evaluate the risks of personal injury, property damage and loss of life in the event a tsunami floods the Public Works Campus.**

#### **a. Scope of work:**

- i. Review the findings of the 2019 Updated Maximum Estimates Tsunami Inundation report published by the Alaska Division of Geological and Geophysical Surveys**
- ii. Develop a system for evaluating risks**
- iii. Catalogue and evaluate risks**

#### **b. Deliverable: Report of findings of probable Risks**

### **Tsunami Report Evaluation**

The Task Force reviewed the Tsunami report, and then heard a presentation by Drs. Suleimani<sup>1</sup> and Salisbury, two of the report authors. The Task Force learned that even a low level of water can cause extreme damage. Unlike a typical wave, a Tsunami is like a fast flooding tide that continues for hours and hours. It carries an immense amount of debris, so between the strong flood and the amount of debris, it's very damaging. The report determined a number of tsunami scenarios that would cause catastrophic damage to coastal areas of Homer.

We quizzed Drs. Suleimani and Salisbury about the probability of the “worst case scenario” happening. They said it was impossible to say because the data in Alaska are not well enough developed to determine the probability of occurrence. This is why they use the “worst case scenario”

---

<sup>1</sup> Elena Suleimani, Ph.D.  
Research Analyst & Tsunami Modeler  
Alaska Earthquake Center, University of Alaska Fairbanks

Barrett Salisbury, Ph.D.  
Neotectonic Geologist, Engineering Section  
Division of Geological & Geophysical Surveys

approach. Dr. Suleimani said it's up to the communities to decide what to do with this information; that is, to decide (a) what would be at risk if the worst case scenario occurred and (b) what the community wanted to do to address the risks. For this reason, we focused on identifying the risks that may be suffered if the worst case scenario happened at the Public Works Campus.

The elevation of the Public Works parking lot is 30 feet. In the worst case scenario, the water could reach 50 feet high, leaving the campus inundated with 20 feet of water. In lesser scenarios, hours long fast moving flood waters could erode the fill that Public Works sits on, causing the loss of the parking lot and potentially threatening the structural stability of the buildings. Additional potential outcomes are discussed in the attached Risk Table.

### **Catalogue and Evaluate Risks**

The Task Force developed a spreadsheet of risks by type of risk – environmental, harm to workers, harm to Public Works operations, and overall negative impacts to city services, in the event a tsunami flooded the Public Works Campus. The draft table is attached here. In addition to gathering input from task force members, we used the All Hazard Mitigation Plan to further consider risks to the facility. The risks evaluated are specific to the Public Works campus in case of tsunami - a regional earthquake will be felt city wide and the impacts are not specific to Public Works.

Another issue this process raised is opportunity cost. If Public Works personnel were not moving equipment during every tsunami warning, workers could be helping with the evacuation of people from low lying areas. In the event of a tsunami and damage to the campus, Public Works staff would be needed to respond to that facility, rather than taking part in the city wide response that will surely be needed. Rather than having the resources to participate in the city emergency response and recovery, the facility will require those resources and personnel to stabilize operations.

### **Conclusion of Goal 1 work:**

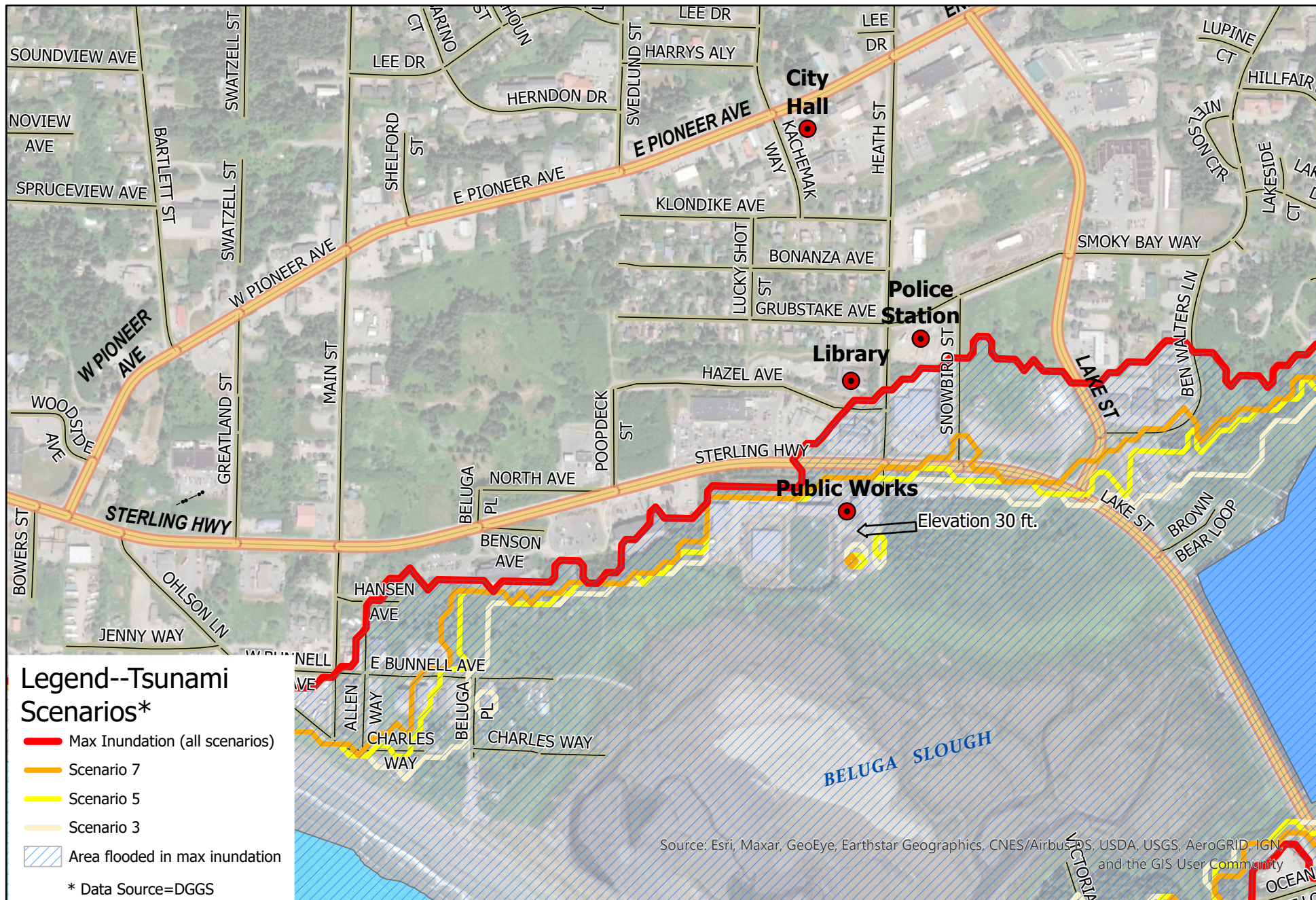
The Public Works Campus is critical City infrastructure and lies within the maximum tsunami inundation zone. At an elevation of 30 feet, the campus is in a vulnerable location. Planning for the mitigation of a tsunami event can include short and long term strategies. The Task Force recommends, among other solutions, the long term replacement of the Public Works Campus at a higher elevation.

### **Next Steps**

The Task Force will continue its work as outlined in Resolution 20-125. Risk mitigation strategies for short and long term implementation will be provided, with associated costs. The group intends to have the strategies and costs, a report on Goal 2 and deliverables, for a future Council meeting.

### **Attachments**

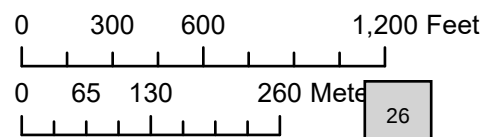
- 1. Map**
- 2. Risks Spreadsheet**
- 3. Resolution 20-125**



Map Date: 04/30/21  
 Data Sources: KPB, COH,  
 DGGS (GIS data, elevation),  
 Esri satellite imagery 2020.  
 Map by: C.E.Barnwell

**Legend**

- Major Roads
- Streets



City of Homer  
 PUBLIC WORKS CAMPUS TASK FORCE  
 MAP 1--TSUNAMI ZONES  
 & EXISTING PUBLIC WORKS



4/21/21 WS draft PWTF  
Risks, Evaluation and Mitigation

|   | A                     | B                                                                                                                              | C                                                                                                                                                                                                                 | D                                                                                                                                                                           |
|---|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Impacted Group</b> | <b>Potential Risk/Outcome</b>                                                                                                  | <b>Evaluation</b>                                                                                                                                                                                                 | <b>Mitigation Options</b>                                                                                                                                                   |
| 2 | <b>Environment</b>    | Calcium Chloride (CC) storage                                                                                                  | Flooding would have localized impact for 1 week to one month. CC causes acute toxicity but would be quickly dispersed by a Tsunami                                                                                | Store at a higher elevation (easy to replenish in a new location over time). Alternately, accept the loss of sand pile and lose the ability to provide sanding services.    |
| 3 |                       | Fueling depot for all city vehicles                                                                                            | Could cause a fuel spill                                                                                                                                                                                          | Move fuel depot                                                                                                                                                             |
| 4 |                       | Toxicity to people and the environment from chemicals stored at PW, and potential impact on salmon, shorebirds and nearby area | Some oil and hydraulic fluids are stored at PW, but in relatively low quantities (its not a tank farm). Could have short term affect but not expected to cause long term damage. Tsunami would dissipate quickly. | None needed                                                                                                                                                                 |
| 5 |                       | RV holding tank storage                                                                                                        | Loss of service                                                                                                                                                                                                   | Create a new higher elevation RV dump location                                                                                                                              |
| 6 |                       | Sewer treatment plant flooding and raw sewage escapement                                                                       | Sewage spills, but cleanup of facility is possible                                                                                                                                                                | Facility can not be reasonably moved.                                                                                                                                       |
| 7 |                       |                                                                                                                                |                                                                                                                                                                                                                   |                                                                                                                                                                             |
| 8 | <b>Workers</b>        | All PW administration and mechanics are located on site                                                                        | All administrative support and operations for PW would immediately need a new location, along with work stations, phones and IT capabilities                                                                      | Remote work, or re-home administrative functions in other city facilities. Disruptive to PW and citywide operations.                                                        |
| 9 |                       | Potential loss of life                                                                                                         | Early Warning System provides warning, would take time for water to reach PW, and reach a flood elevation.                                                                                                        | PW emergency operations protocol could better track who is on site or do a final sweep at evac. Threat is from the evacuation process, injury or accident during evacuation |

4/21/21 WS draft PWTF  
Risks, Evaluation and Mitigation

|    | A                      | B                                                                                                                           | C                                                                                                                                                                                                                                                                                      | D                                                                                                                                                                                                                                                                                                                           |
|----|------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | <b>Impacted Group</b>  | <b>Potential Risk/Outcome</b>                                                                                               | <b>Evaluation</b>                                                                                                                                                                                                                                                                      | <b>Mitigation Options</b>                                                                                                                                                                                                                                                                                                   |
| 10 | <b>Workers</b>         | All employees and rolling stock is evacuated during every Tsunami event warning. Takes about 45 minutes.                    | Staff could be helping with the effort to evacuate the public, freeing up other emergency responders.                                                                                                                                                                                  | In an emergency, injuries are likely and would pull emergency responders away from traffic control and evacuation efforts.                                                                                                                                                                                                  |
| 11 |                        | Traffic risk for workers and the public as all the rolling stock is evacuated                                               | PW is able to provide its own flagger and traffic control if needed. This is not a pinch point for evacuation operations for staff or the public.                                                                                                                                      | Evacuation goes pretty well because we do it fairly often. Can provide a flagger if needed. Equipment evacuation is smooth; it's the pipes valves tools that cant be evacuated, along with frozen in equipment such as summer parks items. Have started some stashes of water valves etc. but don't have pipe storage, etc. |
| 12 |                        | Opportunity Cost. How could PW staff be helping if they were not moving equipment? How could they be helping with response? | Could be providing traffic control! Monitoring water/sewer infrastructure, could be helping dispatch and other emergency responders. Could help evacuate low lying areas, or spit equipment. Could revise emergency management plan so PW is a resource, and better plan for utilities |                                                                                                                                                                                                                                                                                                                             |
| 13 |                        |                                                                                                                             |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                             |
| 14 | <b>City operations</b> | Loss of fueling depot                                                                                                       | Immediate need to switch to local service stations. Likely to have fuel shortages for our rolling stock, including ambulances and fire trucks.                                                                                                                                         | Backup fuel storage in another location, move fuel island. Needed for all disasters and in case of supply chain disruptions                                                                                                                                                                                                 |

4/21/21 WS draft PWTF  
Risks, Evaluation and Mitigation

|    | A               | B                                                                                                    | C                                                                                                                                       | D                                                                                                                                                                                            |
|----|-----------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Impacted Group  | Potential Risk/Outcome                                                                               | Evaluation                                                                                                                              | Mitigation Options                                                                                                                                                                           |
| 15 | City operations | Loss of PW mechanic services due to loss of personal and city tools, parts, materials and shop space | There is substantial investment in the mechanic shop that would be difficult to replace on short notice                                 | Hire out repair services (light vehicles only). Services may not be available or have the expertise needed for emergency vehicles. Short term solution only? No solution?                    |
| 16 |                 | Disruption to sewer treatment operations                                                             | Cleanup would be required, but the facility could be repaired                                                                           | Not looking to relocate because the alternatives are not feasible. The deep shafts would remain... may need repair/electric etc. but the concrete shafts are stable.                         |
| 17 |                 | Loss of all PW administrative offices                                                                | Loss of historical files, including all city projects, paper plans are not replaceable... decades of projects....                       | Scan plan sheets and institute electronic records management.                                                                                                                                |
| 18 |                 | Radio and communication systems would be impacted                                                    | PRV stations/water system impacted. Reduction in city phone service redundancy which could affect non-emergency phone calls to dispatch | Losing electronics for PRV and lift stations means losing the ability to identify leaks, water breaks, and pump water and pump sewers. Would require people on the ground to do it manually. |
| 19 |                 | Ability to supply bulk water at Public Works would be reduced                                        | There are currently two private bulk water providers who could supply water trucks if the water system was functional.                  | If needed, water can be provided via fire hydrants or at the Water Treatment Plant, depending on the nature of the service disruption.                                                       |

4/21/21 WS draft PWTF  
Risks, Evaluation and Mitigation

|    | A              | B                                                                                                                          | C                                                                                                                                                                                                                                    | D                                                                                                                                                       |
|----|----------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Impacted Group | Potential Risk/Outcome                                                                                                     | Evaluation                                                                                                                                                                                                                           | Mitigation Options                                                                                                                                      |
| 20 |                | Loss of rolling stock                                                                                                      | Higher value stock rolls first during an evacuation. Lower value stock does not move - stuff on a trailer, or harder to move like the asphalt machine. Easy to move stuff goes, equipment that does not move does not get evacuated. | Quantify what is not rolling: 20-25% of equipment might not be moveable (repairs, etc.) A few supplies would be frozen in although most are under sheds |
| 21 |                | Parks equipment doesn't move in an evacuation. Loss of lawnmowers, brush cutters, snow blowers, bobcat, traffic signs etc. | We have learned from doing the vaccine events that having enough traffic control people and cones, signs etc. is critical to safe large scale operations.                                                                            | Mobilize the cone and sign trailer as part of an evacuation. Consider storing some supplies off site.                                                   |
| 22 | Equipment      | Loss of sand pile                                                                                                          | Would not be able to sand roads. Use stockpile for road and water and sewer repairs, especially in winter. Would hinder repair capability.                                                                                           | Store sand pile in a different location                                                                                                                 |
| 23 |                | Loss of other equipment and materials                                                                                      | Loss of culverts and other materials used for repairs                                                                                                                                                                                | Consider storing some items (say in a connex) on higher ground.                                                                                         |
| 24 |                | Loss of motor pool equipment shop                                                                                          | Elimination of capacity to fix police and fire vehicles, could lose whatever apparatus is currently under repair such as an ambulance                                                                                                |                                                                                                                                                         |

4/21/21 WS draft PWTF  
Risks, Evaluation and Mitigation

|    | A              | B                                                                                                                             | C                                                                                                                      | D                                                                                                                                                                                                    |
|----|----------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Impacted Group | Potential Risk/Outcome                                                                                                        | Evaluation                                                                                                             | Mitigation Options                                                                                                                                                                                   |
| 25 |                | Leaving equipment in an unsecured area after evacuation leaves it vulnerable to vandalism                                     | Currently there are people at PW most of the time, but the site is unsecured. Pipes etc. are more secured (connexes)   | Currently the equipment is out of sight, out of mind, so people don't see the equipment. If its moved to Hazel, its much more visible to people. Emergencies bring out the best and worst in people. |
| 26 |                | After initial phase, could equipment go someplace else (mitigation) can we re-house it around the city? Effect on operations? | Fragmenting affect on operations during the response/recovery timeframe, until a new PW facility could be established. |                                                                                                                                                                                                      |
| 27 |                |                                                                                                                               |                                                                                                                        |                                                                                                                                                                                                      |

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 20-125**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
CREATING A PUBLIC WORKS CAMPUS TASK FORCE AND  
ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER  
WHICH THE TASK FORCE WILL CONDUCT ITS WORK.

WHEREAS, In 2019, the Alaska Division of Geological and Geophysical Surveys published updated Tsunami Inundation Maps for Homer; and

WHEREAS, The information for these maps was derived by numerically modeling worst-case scenarios of inundation from tsunami waves generated by earthquakes and submarine landslides, including local underwater slope failure scenarios for Kachemak Bay; and

WHEREAS, The maximum landslide-generated tsunami, as modeled, shows the existing Heath Street campus of the City's Public Works Department could be flooded by as much as 16.4 – 32.8 feet; and

WHEREAS, Under some scenarios, the first wave could appear within one hour after the earthquake and further, landslide-generated waves could hit low-lying areas while the ground was still shaking from an earthquake; and

WHEREAS, Currently, when a Tsunami Warning is issued, Public Works personnel immediately begin evacuating major pieces of heavy machinery and other mobile equipment from its campus to higher ground and the evacuation process takes at least forty-five minutes; and

WHEREAS, The Department does not currently evacuate materials and supplies, which would be needed in the event an earthquake or tsunami causes damage to the City's water, sewer or road infrastructure; and

WHEREAS, The estimated costs to properly prepare for such recovery, by creating stockpiles of necessary materials, supplies and equipment, would be substantial; and

WHEREAS, For these reasons, risks of personal injury, property damage and even loss of life could be high, either during the tsunami event itself or during recovery.

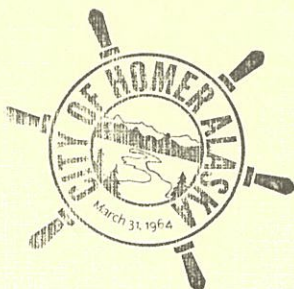
NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby creates the Public Works Campus Task Force for the following purposes:

1. Goal #1 – Evaluate the risks of personal injury, property damage and loss of life in the event a tsunami floods the Public Works Campus.
  - a. Scope of Work –
    - i. Review the findings of the 2019 Updated Maximum Estimated Tsunami Inundation report published by the Alaska Division of Geological & Geophysical Surveys
    - ii. Develop system for evaluating risks
    - iii. Catalog and evaluate risks
  - b. Deliverables – Report of Findings of probable risks
  - c. Timeframe – Report to be submitted by January 31, 2021
2. Goal #2 – Develop strategies for mitigating identified risks
  - a. Scope of Work –
    - i. For each risk identified under Goal #1, identify strategies for mitigation, including estimated short term and long term costs
  - b. Deliverables – Report summarizing strategies and cost estimates
  - c. Timeframe – Report to be submitted by February 28, 2021
3. Goal #3 – Make recommendations.
  - a. Scope of Work –
    - i. Develop system for evaluating strategies
    - ii. Evaluate strategies
  - b. Deliverables – Report summarizing evaluation process and identifying preferred options
  - c. Timeframe – Report to be submitted by March 31, 2021

BE IT FURTHER RESOLVED the Public Works Campus Task Force will be made up of 7 members, with 3 City Residents, 2 Councilmembers, and 2 City Staff.

BE IT FURTHER RESOLVED, The Mayor will nominate appointees to the Task Force from a list of applicants; nominees must be approved by City Council. All appointees shall serve at the pleasure of the Council and may be removed from their position by a majority of the Council at any time without cause.

PASSED AND ADOPTED by the Homer City Council on this 23<sup>rd</sup> day of November, 2020.

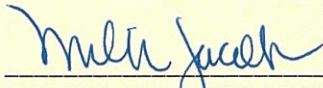


CITY OF HOMER

KEN CASTNER, MAYOR

85 ATTEST:

86

87 

88

89 MELISSA JACOBSEN, MMC, CITY CLERK

90

91 Fiscal Note: Staff time and advertising.