

Economic Development Advisory Commission Agenda

August 8, 2017

Regular Meeting 6:00 p.m.

City Hall Cowles Council Chamber



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**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE- 6:00 p.m.**
- 2. APPROVAL OF THE AGENDA** **Page 3**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA (3 minutes)**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for June 13, 2017 **Page 5**
- 6. VISITORS/PRESENTATIONS (10 minutes)**
 - A. Marie Bader and other Board Members of Kachemak Shellfish Mariculture Association **Page 11**
- 7. REPORTS (5 minute each)**
 - A. Staff Report **Page 17**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. BR&E Initiative **Page 21**
 1. Update
 2. Next Steps
- 10. NEW BUSINESS**
 - A. Capital Improvement Plan Review and Recommendations **Page 29**
 1. Draft Capital Improvement Plan
 2. Everything You Always Wanted to Know About the Capital Improvement Plan
 - B. Small Business Development Center Funding Request Letter **Page 107**
 - C. Homer Ocean Park Proposal Marley Letter **Page 109**
- 11. INFORMATIONAL ITEMS**
 - A. City Manager's Report **Page 115**
 - B. Commissioner Attendance at City Council Meetings **Page 119**
- 12. COMMENTS OF THE AUDIENCE(3 minutes)**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, SEPTEMBER 12, 2017 at 6:00 p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 17-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:06 p.m. on June 13, 2017 at the City Hall Conference Room – Upstairs located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS GUSTAFSON, EVANS, RICHARDSON, KEISEL, MARKS, SANSOM, LORD

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

The Commission met in a worksession at 5:00 p.m. prior to the regular meeting. On the agenda was a presentation by Tim Dillon with Kenai Peninsula Economic Development District and the BR & E Program.

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. April 11, 2017 Regular Meeting Minutes

LORD/SANSOM - MOVED TO APPROVE THE MINUTES OF APRIL 11, 2017.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

A. Peggy Paver, Director Homer Council on the Arts, Facility Upgrade and Addition Project

Ms. Paver presented a presentation on the project to add additional space and a venue for hosting events to the commission. She updated the commission on the status of fundraising efforts and the building plan was going well. They were making some adjustments due to constraints with the location of the Woodard Creek and have had to change up the design somewhat but still proceeding on schedule so far. Phase one the painting is almost completed. They have received a Rasmussen Grant and have refinanced the mortgage. Phase two is in progress working on obtaining the permits required. Phase three will be renovation of the basement to include artist's space, kitchen, and storage. The entrance to the restroom will be ADA Compliant. For the Phase two there will be portable toilets until phase three has been completed.

Ms. Paver fielded questions from the commission regarding square footage using a Yurt for events which surprisingly will provide a 2000 sf venue that will seat up to 200 people. It will also be ADA Accessible. The addition of the renovated and finished basement will add artists work spaces that can be rented out. Currently they have space rented out that pays their mortgage. Ms. Paver noted that the project will be broken into three phases and by doing so they will negate having the requirement for a large amount before starting the project. She additionally reported that they currently employ 1.75 personnel, have 94 volunteers and usually have 10 volunteers each week. She has facilitated a Business plan that takes into account the possible requirement of additional paid staff.

REPORTS

A. Marine Trades Association Report

There was no report provided or representative present for this meeting.

B. Chamber Director Report

Chamber Director Zak was unable to attend this meeting due to prior engagement and no written update was provided for this meeting.

C. Pioneer Avenue Task Force Report

Chair Marks provided an update on the 2017 projects – they are hoping that weather permitting they can start with the pavement painting. They have decided to deal with one project at a time and have received a donation of paint to paint that building that the Cook Inlet Mural is on; they are looking into similar permanent benches like the Harbor has at the Deep Water Dock for Cruise Ship Passengers. She informed the commission that the theme for the 4th of July Parade is Homer in Bloom and Rita Jo & Leroy Shultz have agreed to be the Grand Marshalls.

D. Staff Report

Special Projects & Communications Coordinator Carroll provided a summary of her report included in the packet and pointed out the following:

- The Economic Strategy for the State is available on the city website
 - o Comments from the Commission on the format being more of an action work plan
- Mariculture is a top economic development priority for Governor Walker
 - o August presenter/visitor – Marie Bader, Kachemak Shellfish Mariculture Association
 - o Suggested having a meeting at the facility on the Spit, worksession in August prior to regular meeting for a tour of the facility.
- Capital Improvement Plan will be on the Commission agenda for August meeting, while not much funding is out there, the commission is strongly recommended to suggest two projects since consistency on a project being on the list over a period of time shows the commitment of the community. The CIP is online for the commission to review.
- The quarterly KPEDD report is available on their website
- New Deputy City Clerk I, Haley Smith will be the clerk for the Commission starting with the August meeting

- City has received a letter regarding the availability of shovel ready projects suitable for the Trump Administration Infrastructure program. There has been a list for three projects from Homer for this list.
 - o Barge Mooring, Haul Out and Repair Facility
 - o Water Distribution Projects
 - In process to get the Public Safety Building Project Shovel ready
This project is currently at a standstill

There was a brief discussion on the Deep Water Dock project and that being on the list.

PUBLIC HEARINGS

PENDING BUSINESS

A. BR & E – Promoting the Survey

Chair Marks briefly reviewed the item on the agenda, referencing the draft postcard/flyer design and requested recommendations or suggestions from the commission.

There was a brief discussion on the draft News Release and there were a few notations for grammar usage, comments on postage paid return envelopes, having additional stock on hand.

Postcards and Flyers – Contacted PrintWorks and LazerPrint

- PrintWorks priced out 2000, \$1286, two color, mailing services with provided mailing list
 - o Full color front and black & white back was quoted at \$1128
 - Determined that for the nominal cost increase staff recommended using two sided, full color materials
 - No timeframe was provided
- LazerPrint after several attempts on email and phone has not been able to provide a cost estimate

The commissioners questioned the requirement of using local provider but since they were to support and encourage local business it would be best to use a local service. They requested staff to print enough to use the funding that was appropriated for this so there was extra. It was also noted that they were going to have posters also. The design is malleable and can be used for various mediums. They can use the additional postcards to provide the Chamber with some to distribute, posters or flyers can be printed by staff using city supplies.

The commission agreed by consensus to use the draft postcard and News Release with the corrections mentioned.

Commissioner Lord inquired about the technical side of the survey and how that will work. Ms. Carroll stated that IT Manager Poolos was agreeable and she could set that webpage up and everything as unpublished until he returned from vacation later in the month as she did not want to go forward without his final review.

Ms. Carroll also noted some public input received from Buck Lukitis on the survey such as adding a choice of vessel as where you do business from, plus a few other suggestions from a fisherman's point of view.

A brief discussion and commentary on the minor tweaks and future use of the survey and a release date of June 21, 2017 ensued.

Commissioner Sansom requested the use of the word project instead of program and changing the use of the first step, what is the next step or is there a next step. She believed that the focus being on existing businesses may be too limited and should creation of a new business be considered. Discussion ensued on stating in a News Release only on existing businesses. Using the word focus indicates exclusive and that is what the survey is geared towards. Trying to be inclusive of everybody every time is not possible.

Further discussion ensued on how to word craft the document to encourage whomever wants to complete the survey can complete it. Not changing it too much because then that defeats the intent of the survey.

The commission also discussed a proposed timeline, release and use of social media, the city website, and using other organizations to promote the survey such as Bed & Breakfast Association, Realtors, businesses, etc. Staff will work with the Chamber.

Commissioners also suggested sending the press release to the Alaska Business Magazine, local radio stations and other promotional presentations for Farm Bureau, Farmers Market, Marine Trades, Rotary and a few others. The presentation that was done before Council could be used and provide the personal touch.

Chair Marks added that she did not mind setting up and presenting before groups such as the Chamber Board and she will distribute flyers and postcards too. She asked about Wellness and the MAPP groups.

The survey would be live until October it was agreed not to have a specific date.

Commissioner Lord will check with the Farmer's Market on having an informational table. She also recommended having postcards at the Planning Department, Port & Harbor and the Library.

Commissioner Gustafson volunteered to provide information to MAPP.

A brief discussion was entertained on a non-profit is a business.

Commissioner Evans will talk to the Chamber Board.

NEW BUSINESS

INFORMATIONAL ITEMS

A. Commissioner Attendance at City Council Meetings

Chair Marks reviewed the attendance scheduled and noted that she would attend the meeting for June 26, 2017 meeting, they have canceled the July commission meeting and they will seek a speaker at the August 8, 2017 meeting.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Ms. Carroll commented on the upcoming Ramp 2 Restroom Replacement Project and that the city is applying for a Land Water Conservation Fund grant and the Port can use Reserves Funds and proceeds from the Cruise Ship Passenger Tax program.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Marks had no additional comments.

COMMENTS OF THE COMMISSION

Commissioners Richardson, Gustafson, Evans, Sansom and Keisel had no comments.

Commissioner Lord wished everyone a Happy July and noted that Commissioner Keisel will have a new addition to her family in August.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:35 p.m. A **WORKSESSION IS SCHEDULED FOR 5:00 P.M. PRIOR** to the next regular meeting. The **NEXT REGULAR MEETING IS SCHEDULED FOR Tuesday, April 11, 2017 at 6:00 p.m.** at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____



**SHELLFISH MARICULTURE IS
A GROWING INDUSTRY**

**KACHEMAK
SHELLFISH
MARICULTURE
ASSOCIATION**

Homer, Alaska



Kachemak Shellfish Mariculture Association (KSMA)



Mission: To foster sustainable growth of shellfish mariculture industry on Kachemak Bay.

Who/What is KSMA:

- A 16-year old 501(c)5 with a 5-member Board of Directors
 - *501(c)5: Labor and agriculture; "to better the conditions of those engaged in agriculture or horticulture, develop more efficiency in agriculture or horticulture, or improve the products."*
- Owner of land on Homer Spit
- Recipient of EDA grant to build production facility on Spit land
- Owner of production facility
- Supportive of Kachemak Shellfish Growers Cooperative (KSGC)

Who/What is KSGC:

- Farmer's Cooperative established in 1995
- 14 farms on south side of Kachemak Bay
- 76 acres of leased water, 10% of which are in active production
- Market demand dramatically exceeds ability to produce
- Production limited by efficiency of processing and lack of equipment
- EDA estimates 81 new jobs will be created when facility is fully functional

Next Steps:

- Secure funding (\$300,000) to open production facility
- Secure funding to purchase processing equipment and for start-up operating costs (\$700,000)
- Secure farm equipment funding to sell/lease to farmers to increase production (\$300,000)

Kachemak Shellfish Mariculture Association (KSMA) seeks funding for its shellfish processing facility, training program, equipment, and initial startup operations located in Homer, Alaska. This facility will serve the needs of 15 shellfish farms in Kachemak Bay and which will eventually serve as a mariculture training center for coastal Alaska.

- **KSMA is a nonprofit 501 (c5) with a 16-year track record of successful mariculture accomplishments in Kachemak Bay.**
- **KSMA is an all volunteer, member managed organization.**
- **Shellfish mariculture in coastal Alaska is greatly underdeveloped. Alaska's clean, cold, nutrient-rich waters provide the perfect medium for developing year round jobs.**
- **At present 76 acres of water are leased to growers in Kachemak Bay. Ten-percent (10%) of those acres are in active production: ninety percent growth in production is very possible once the KSMA shellfish processing facility is fully operational.**
- **KSMA applied for in 2003 and received in 2005 a US Dept. of Commerce Economic Development Administration (EDA) award to build a first dedicated shellfish processing facility in Alaska.**
- **The buying power of the 2003 request has greatly eroded in the last six years.**
- **A smaller version of the facility is nearing completion with cost overruns due to inflation. Member contributions = 38%.**
- **The new facility will not have needed equipment or training funds at completion.**
- **EDA estimates that 81 new jobs will be created when the facility is fully functional.**
- **EDA is in first position on the title, meaning that no commercial lending agency will assist in financing.**
- **The additional endeavor of tapping the undeveloped indigenous mussel and other cultured shellfish would bring the Alaskan shellfish industry to the forefront.**
- **Every oyster planted is already pre-sold three years out.**

The mission of the Kachemak Shellfish Mariculture Association is to foster sustainable economic growth for the shellfish mariculture industry in Kachemak Bay through education and development of mariculture initiatives locally and statewide in accordance with best husbandry and marine stewardship practices. The current challenge for KSMA is to finish the facility, to equip it, and train a staff to process oysters delivered by the fifteen farmers located in Kachemak Bay. Once this facility is fully operational, the laborious farm-site jobs of cleaning, grading, and counting will be transferred to the one central location in Homer. This consolidation of jobs will improve quality and consistency, but most importantly it will allow the farmer to have more time to FARM. More time spent in planting and husbandry equates to increased production and farm-site quality.

Even though the new facility is much smaller than originally planned, the growers are most anxious to begin retailing, processing, and sending oysters (and eventually mussels) to established and new customers.

KSMA Directors:

Ronald Bader
Dave Lawer
Jim Readen
Susan Ruddy
Clem Tillion

KSMA Member Farms:

Moss Island Oyster Farm; Ron and Marie Bader
Oyster Cove Seafarms; Don and Mary Ann Fell
K-Bay Oyster Company; Blake and Bonnie LaRue
Otter Rock Oyster Company; C.Loflin / Curtis Merz / Ross Johnson
Halibut Cove Seafoods; Brian and Melissa Miller
Sunset Cove Oyster Farm; Eric Olsen
Lighthouse Point Oyster Company; Sean and Pauline Ruddy / Susan Ruddy
Early Tide Seafarms; Steve and Cheryl Rykaczewski
Selms Sea Farms; Gary and Debbie Selms
Sea Farms of Alaska; Kevin and Lucinda Sidelinger
Snug Harbor Seafoods; Paul Dale and Brenda Stoops
Un-named Farm in Jakalof Bay; Jeff T. Steele
Bear Cove Oyster Company; Dan and Pam Strickland
Un-named new farm in Halibut Cove; Greg and Weatherly Bates

A Short History of the Kachemak Shellfish Growers' Cooperative

Kachemak Shellfish Growers Co-operative



We ship anywhere

907.235.1935

www.alaska-oyster.com

3851 Homer Spit Rd.
P.O. Box 416
Homer, AK 99603



Product of U.S.A.

The legalities for culturing shellfish in Alaska started in 1989 with the State Legislature passing legislation permitting the farming of approved shellfish species in Alaska's coastal waters. By 1993 approximately ten individually owned oyster farms were established in leased waters in Kachemak Bay. The farmers soon realized that farming also involved many other aspects such as working for clean water practices, struggling with political regulatory agencies, and contributing to community involvement and education. Thus the farmers joined together officially in 1994 and formed an agricultural 501c5 nonprofit the Kachemak Shellfish Mariculture Association (KSMA). Soon after the first oysters matured it was obvious to the growers that cooperative marketing would provide a single brand name and selling strategy for the Kachemak Bay oyster and generate shared efficiencies of farming and product distribution. Thus in 1996 the growers formed The Kachemak Shellfish Growers' Cooperative (KSGC). Currently fourteen farms in Kachemak Bay, from Bear Cove to Jakalof Bay, comprise the cooperative. KSGC has a year-round employee to manage the receiving, DEC testing, distribution, quality oversight, and retail responsibilities.

KSGC has come a long way since its early beginnings of working out of obscure corners of Homer's various fish processing plants. Even though KSGC is one of the smallest agricultural cooperatives in the United States, its steady membership and devoted local following has helped KSGC to evolve through the many stages of growth, and today KSGC is working out of its permanent processing and retail facility on the Homer Spit across from the Fishing Hole. This facility which is owned by KSMA represents the first dedicated shellfish processing, retail, and educational facility in Alaska.

Locally raised oysters (and soon mussels) have become part of the fabric of what the Homer area has to offer in terms of economic opportunities, quality ensured seafood products, and pride in the essential process of sustainability.

For more information, please feel free to stop by KSGC's facility on the Spit, check out the web site: www.alaska-oyster.com, call Sean Crosby, the cooperative manager at 235-1935, or call Marie Bader, President, at 399-1864.

**Crassostrea Gigas oysters cultured in the pure, cold waters of
Alaska's Kachemak Bay.**



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: August 8, 2017
SUBJECT: Staff Report to EDC

Business Retention & Expansion

The BR&E Survey launched on the City website July 1 accompanied by great initial press coverage by the local newspapers and radio. (Articles attached.) Postcards arrived in mail boxes July 13. To date, 67 people had responded to the survey and of those 15 people (22%) have requested in-person follow up. Thirteen of those are scheduled or done, two are awaiting scheduling with a commissioner. A very good start.

The next phase of outreach includes Commissioners scheduling presentations at industry/community organization meetings and distributing postcards/fliers. We need to keep up the outreach to build on your successful beginning. Growing the survey numbers will produce more complete representation of Homer business perspectives.

Karin, Rachel and I have worked out a procedure for following up with survey respondents and I look forward to the participation of all Commissioners to be able to follow up with requests in a timely manner. Reports of the experience have been very positive, with great information gained. Thanks to Karin, Rachel and Charles for stepping up to do interviews in July!

CIP Review

Enclosed in your packet is the draft 2018-2023 draft CIP document. The CIP is a six-year planning document describing capital projects which have been determined to be community priorities.

Please look over the draft I have provided. At the August 8th meeting, I will highlight the few changes to the CIP from last year and solicit the EDC's input. The draft CIP did not see big changes from last year. Substantive recommended updates and/or changes are indicated in red font. To date they include:

- Page 8) Combine Barge Mooring Facility (from mid-range projects) with the Large Vessel Haul Out Repair Facility (a Legislative priority project)
- Page 26) Promote Ramp 2 Public Restroom Upgrade from long-range project to mid-range project.
- Completed projects (at least the funding) include Boat House Pavilion and the two South Peninsula Hospital projects: Operating Room HVAC and Homer Medical Clinic

Expansion. The City of Homer Public Safety Radio System Upgrade project received partial funding through a successful FEMA grant request.

New proposed projects include one City project and one from the South Peninsula Hospital.

- Port & Harbor: Wood Grid Replacement (proposed project being developed)
- South Peninsula Hospital: Hillside Stability Survey

These proposed changes and new projects will not become part of the CIP until Council approves.

The types of input Advisory Planning Commissions sometimes provide includes:

- Recommend one or more new projects to be added to the CIP.
- Recommend one or more projects to be dropped from the CIP.
- Suggest that a project scope of work be expanded, reduced, or otherwise changed.

Each Commission formally recommends two projects they would like to see as Legislative Priorities (either from the draft CIP, including the Legislative Request from last year, or proposed new projects, if any). The Legislative priorities represent the City's top five projects that will be the focus of efforts to obtain state and/or federal funding in the coming year. As expected, the State's capital budget was not broadly funded due to Alaska's fiscal situation. However, setting community priorities still merits our attention. It helps focus attention on community needs and communicates community priorities to other potential funding sources.

Your recommendations (along with those of the other City advisory bodies) will be forwarded to City Council as part of the updated CIP draft in September for final public comment, Council selection of Legislative priority projects and adoption.

For Commissioners new to the CIP review process, I have included *Everything You Always Wanted To Know About The City of Homer Capital Improvement Plan*.

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

Alaska Small Business Development Center

On July 5, Karin Marks received a letter on behalf of the EDC from Jon Bittner, the Executive Director of the Alaska Small Business Development Center (ASBDC). As a new business item, Karin will discuss Mr. Bittner's support request. I include the letter in this packet for your reference.

Homer Ocean Park --- Proposal to City of Homer to purchase land for park and conference center

On July 21, William Marley brought me the attached letter and spoke with me at length about his vision of a park and conference center occupying 30 acres of land (in two parcels) he, his wife and partners own between the Sterling Highway and the ocean across from West Homer Elementary School. As you will read in his letter, he proposes that the City of Homer purchase the property for these purposes. I told him I would bring the letter to you to take up the matter and follow up with him about how the EDC wants to follow up with him or on the idea.

I believe the parcels are Borough Parcel #17510053 (T 6S R 13W SEC 19 Seward Meridian HM GOVT LOT 3 Excluding Yukon View SUB) at 13.5 acres and Borough Parcel # 17508233 (T 6S R 14W SEC 24 Seward Meridian

HM GOVT LOT 4) at 17.8 acres. I provide a KPB parcel viewer map with an overlay of wetlands designations to help you visualize where the property is.

According to Dr. Marley, this proposal has been before City Advisory Commissions in the past and was supported then by the Parks and Recreation Advisory Commissions, but not others.

Informational Item:

I am including the City Manager's Report from the July 24 City Council packet. Several items may be of interest to you.

City of Homer BR&E Press Coverage

Challenges for Homer businesses, what are they?

By AARON BOLTON • MAY 10, 2017

What are the challenges businesses face in Homer? That's what the Homer Economic Development Advisory Commission hopes to answer by surveying business owners in the city.

Commissioner Rachel Lord presented a plan to the Homer City Council Monday that would survey businesses within city limits.

The commission hopes the data collected will help the city better understand ways it can help businesses.

"Our job growth and our economic development really is going to likely come most from the success and retention of the businesses we currently have," Lord said.

Lord explained the commission wants more than anecdotal information. It hopes to find out what types of businesses are within the city, if there are employment and training issues and if sales are up or down among several other data sets.

Lord added that information would aid the council while making decisions affecting businesses.

"So what are the things that the city can do? There are a lot of things that are outside of the city's control, but hopefully we can sift through and see what are the levers that the city can pull to better support our business community," Lord said.

The Kenai Peninsula Economic Development District has also been feeling out the current mood of the business climate. The economic development group conducted a [similar survey](#) (survey results can be found on page 89) across the borough in 2015 and 2016.

"The survey, what we did is go out and visit with over 115, 120 different businesses around the Kenai Peninsula talking to them about a variety of different things trying to identify trends," Tim Dillon said, the group's executive director.

He explained one of the predominant issues businesses faced was housing for new employees during the summer months. The survey also asked several questions about optimism in the economy and workforce availability, which about 54 percent of respondents found was not sufficient.

Dillon added that he's excited about the possibility of a Homer-specific survey.

"People wanted information that was specific to their area, especially the Kenai Peninsula. A lot of times when you see economic data, you see the United States, you see Alaska and you see Anchorage,"

Dillon elaborated. “You’re not seeing Kenai Peninsula data. We’re trying to drill down and provide that information for folks.”

The economic group is working towards launching another borough-wide survey that will be more data driven. The survey in Homer would run beginning next month through October if approved by the council on May 30. The commission is also requesting up to \$1,400 for outreach materials.

Council considers supporting business retention efforts

Posted: Homer News Thu, 05/11/2017 - 9:32am

As the old song goes, make new friends but keep the old. That’s the approach the Homer Economic Development Advisory Commission will take with a new program: Business Retention and Expansion, or BRE, the idea of working with existing businesses to make sure they thrive and prosper.

At the Homer City Council meeting on Monday, the council heard a presentation by Rachel Lord, a member of the Economic Development Advisory Commission, on Business Retention and Expansion, and then the council introduced on first reading Ordinance 17-20, appropriating \$1,400 for a mass mailing to local businesses to encourage them to take an online survey on Business Retention and Expansion.

While cities often talk about bringing new businesses and industries to communities, 76 percent of job growth comes from existing businesses, Lord noted in her presentation.

“Existing businesses are really our best investment,” she said. “We need to recognize our biggest strength is here in our existing businesses.”

To better understand the problems and needs of existing businesses, the Economic Development Advisory Commission has developed an outreach plan.

It will develop an online survey based on ones done nationally and by the Kenai Peninsula Economic Development District.

The Economic Development Advisory Commission also will do a social media campaign and work with local media and the Homer Chamber of Commerce and Visitor Center. The \$1,400 appropriation requested would go for a direct mail campaign.

“We’re trying to get answers to what’s working and not working for the business community,” Lord said.

Council member and business owner Shelly Erickson said she supported that effort. She’s talked to many other business owners about working in Homer, Erickson said.

“One thing they are talking about is they don’t feel appreciated by our town,” Erickson said. “I want to encourage people to shop locally. It’s easy to go online at Amazon, but our local businesses collect sales tax.”

City invites local businesses to take business expansion and retention survey

By: [MICHAEL ARMSTRONG](#)

Posted: Homer News Thu, 07/06/2017 - 8:20am Staff report

The city of Homer's Economic Development Commission has launched a new Business Retention and Expansion initiative to work with the local business community to identify priority projects to help support Homer's business interests.

According to a city press release, the project is geared toward existing local businesses because existing businesses are valuable economic and employment assets. They account for more than 70 percent of new job growth and capital investment in rural economies. Thriving local businesses create jobs and circulate revenue within the community, contributing to a stronger community with a high quality of life.

"Engaging the local business community is key to the BR &E's success," said Jenny Carroll, special projects and communications coordinator for the city.

The Economic Development Commission is reaching out to all Homer businesses with a postcard asking them to take a few minutes to complete its BR &E survey, and, if the company is willing, to host a visit from someone who serves on the EDC. Businesses are urged to take this opportunity to share their views, contribute to the pool of information about local business conditions and help direct the city's economic development actions.

To take the 10-minute survey online, visit:

<http://www.cityofhomer-ak.gov/edac/homer-businesses-join-conversation-let-us-know-what-you-need-business-success>.

The survey will be open until Oct. 13 to allow summer business owners time to participate. Hard copies of the survey can be picked up at Homer City Hall, 491 E. Pioneer Ave., or businesses can request a mailed copy with a return postage paid envelope.

Alternatively, EDC commissioners are ready to meet with businesses to go through the survey or discuss survey topics that are important to your business.

"The EDC has worked hard to establish an inclusive postcard mailing list, but begs a pardon if there are gaps," Carroll said. "Businesses are definitely invited to take the survey whether they have received a postcard or not. Fill out a survey and pass the card on. We want to hear from you."

Individual survey information, comments and interviews are completely confidential, but the aggregated information will be used to shape a narrative of the local economy, and to identify local strengths and weaknesses.

This winter, the EDC will release a summary document available to the community and they will present a summary of key findings to the Homer City Council, establishing a line of communication with public leaders.

"Through this BR &E initiative we are aiming to show existing local businesses their importance to Homer by asking them about their needs, business trends, and how they think the local business environment could be improved," said Karin Marks, chair of the EDC.

"Benefits we anticipate from the BR &E initiative include identifying areas where the EDC can immediately work on red-flag issues, strategies or programs that improve the local business climate, building valuable relationships and dialog among business owners and local government, and recommending long-term policies over the following two years," she said.

Thanks to area businesses for participating and spreading the word. Broad participation helps strengthen the EDC's ability to understand local business needs and positively respond.

For more information, or if your business would like to schedule a face-to-face interview, contact Jenny Carroll by phone at 907-435-3101 or email at jcarroll@ci.homer.ak.us.

Economic commission conducts business survey

Homer Tribune July 7th 1:11 am | Tommy Wells [print](#)  [email](#) 

City asks local business owners to help identify priority projects

The City of Homer's Economic Development Commission (EDC) launched a new Business Retention and Expansion (BR&E) initiative last week to work with the local business community to identify priority projects to help support Homer's business interests.

The project is geared toward existing local businesses because existing businesses are valuable economic and employment assets. They account for over 70 percent of new job growth and capital investment in rural economies. Thriving local businesses create jobs and circulate revenue within the community, contributing to a stronger community with a high quality of life.

Engaging the local business community is key to the BR&E's success. To do this the EDC is reaching out to all Homer businesses with a postcard asking them to complete the BR&E survey. Companies are also being asked if they would be willing to host a visit from an EDC commissioner. Business owners are urged to take this opportunity to share their views, contribute to the pool of information about local business conditions and help direct the city's economic development actions.

The survey is also online at www.cityofhomer-ak.gov/edac/bre-survey. It takes only 10-15 minutes to complete and will be open until Oct. 13, 2017 to allow busy summer business owners time to participate. Hardcopies are also available at city hall (located at 491 E Pioneer Avenue) or businesses can request one be sent to them with a return postage paid envelope. Alternatively, EDC commissioners have indicated they ready to meet with business owners to go through the survey or discuss survey topics.

The EDC has worked hard to establish an inclusive postcard mailing list but begs a pardon if there are gaps? Business owners who have not received a postcard in the mail are encouraged to participate by completing the survey online or by requesting one.

Individual survey information, comments and interviews are completely confidential, but the aggregated information will be used to shape a narrative of the local economy, and to identify local strengths and weaknesses. This winter, the EDC will release a summary document available to the community, as well as present a summary of key findings to the city council.

"Through this BR&E initiative we are aiming to show existing local businesses their importance to Homer by asking them about their needs, business trends, and how they think the local business environment could be improved," said Karin Marks, chairman of the EDC.

"Benefits we anticipate from the BR&E initiative include identifying areas where the EDC can immediately work on red-flag issues, strategies or programs that improve the local business climate, building valuable relationships and dialog among business owners and local government, and recommending long-term policies over the following two years."

Marks expressed gratitude to area business owners for participating and spreading the word. Broad participation helps strengthen the EDC's ability to understand local business needs and positively respond, she noted.

For more information, or to schedule a face-to-face interview, please contact Jenny Carroll by phone at 907-435-3101 or email at jcarroll@ci.homer.ak.us.

To change and how? — question facing Homer's small businesses

By:
[McKibben Jackinsky](#)
Special to the Homer News
Posted:
Thu, 07/13/2017 - 8:41am

When Will Files sold Tech Connect to Craig and Gayle Forrest in 1997, it was because things were changing.

"The computer business was going into two phases: high-end networking like we have today, which was very technical and I didn't want to get into it, and computer experts going out of style and computer maintenance in style, and I wasn't particularly interested in that either," said Files.

In the 20 years that followed, the Forrests hired high school students who, having learned the ins and outs of computers, have gone on to professions in the IT field. They offered internships through AVTEC, a career and educational education center in Seward. They formed a relationship with Radio Shack and began selling higher-priced products like printers, laptops and televisions. They diversified, offering computer repair, retail sales and an Internet café. They began opening at 6 a.m. on Black Friday to satisfy sales-shopping customers. Their success grew to make TechConnect a \$1 million business at one point, that growth earning a Radio Shack award.

Then came the perfect storm.



“The biggest impact happened about five years ago when the price of oil started going down and more people were going north to shop,” said Gayle Forrest. “And then about three years ago Amazon Prime really made an impact on the community. And at the same time, Radio Shack was going through their first bankruptcy and we couldn’t get product.”

Instead, the Forrests bought products from Amazon Prime because it was the fastest and surest way to get items customers wanted. The downside was having to mark up the price of the products to cover operating expenses. The Forrests committed to honoring the national price for Radio Shack products, but, while that benefited customers, it did nothing for paying the bills.

“If fuel prices had risen or people decided they wanted to buy in town instead of buying out, any one of those things would have made a difference. But we can’t fault people for wanting to get items as cheap as they can. They’re all under the same crunch we are,” said Craig Forrest.

Six months ago, the Forrests decided to put the business up for sale. June 30, the end of a three-year lease on their store space, was the final deadline. If TechConnect didn’t sell by then, they’d close the doors. It didn’t, and so they did.

The Homer Bookstore also has felt the impact of changes in the business and shopping world outside Homer.

“Amazon and eBooks decimated bookstores all over the country for awhile,” said Lee Post, one of the store’s owners. Sales plummeted, “but it’s kind of plateaued at the bottom and gone back up over the last three years in terms of us and bookstores in general all over the country. That’s the good news out of it. It’s not any worse than it was, and it was way worse in terms of going down, down, down each year,” he said.

Joy Jules of Knitty Stash is well aware some of her customers shop online.

“They come in looking for a yarn they need more of and they acknowledge they got it online,” she said. Not only do online sources offer yarns she doesn’t carry, they also make it possible to “get your yarn anytime you want it. A person who is wanting to start a project knows they can shop at 10 at night and their yarn will arrive usually in a couple of days.”

To catch some of that online traffic both in and out of town, Jules added an online store to her website. She also expanded her business by wholesaling yarns she handpaints.

“I have six stores around the state and one Outside who carry my handpainted Alaskan colors. One of the stores is in Skagway and they get a bazillion cruise ship visitors and I’ve had people shop online or come into the store from purchases they’ve made in Skagway.”

Expanding into wholesale has proven a lifesaver for Knitty Stash.

“The shop itself, if I didn’t have wholesale, would not be open,” said Jules.

During the 2016 holiday season, Karen West of Sustainable Wares developed an online store “just to expand into a broader market.” The borough’s recently changed tax code allows West to charge tax for all instate online orders.

“Anything I ship in the state of Alaska gets charged 7.5 percent, which stays here (in Homer),” she said.

West also has discovered some of her inventory isn’t carried at any other online site.

“It’s mainly body care products and clothing. People who are familiar with the brands and wanted to stick with them can get them locally,” she said

Karin Marks is the former owner of Art Shop Gallery and chair of the city of Homer’s Economic Development Advisory Commission.

"When I had Art Shop Gallery, it became obvious people were no longer buying particularly on websites. You had to have an online store," she said. Marks developed an online store and "I would say that is one of the reasons why we stayed in business and are still doing well in business."

Recalling objections raised when a box store considered opening in Homer, Marks said, "The fact of the matter is in my mind that Amazon.com is a big box store. It's just not sitting on property here in Homer. And so a lot of people who said they have a thing against big box stores are still buying in one."

The definition of "success" influences decisions confronting business owners. For some being successful means having more recreation time. Others want to take their business in a new direction or expand their inventory. Age can be a deciding factor when considering long-term commitment and investment to develop a business.

"One of the reasons that I was ready to quit my business was because I could see the next level of advanced technology and I knew in my business it would take a little more effort," Marks said.

The city's Economic Development Advisory Commission is currently conducting a business retention and expansion survey. The deadline is Oct. 13.

"We realized as commissioners that we needed to draw more information from all the businesses in the area, whether they're in Homer or not, because we needed to know from their perspectives," Marks said. "If you have any kind of business, no matter the size, complete it," said Marks

Karen Zak, former Homer Chamber of Commerce executive director, said the local impact to online shopping is "huge." Business owners are responding by customizing and reevaluating services, inventory and local demand. They are using social media to stay in touch with customers, advertise specials and announce new products and services.

"Over 65 percent of every dollar spent locally stays in our community and fuels our family, friends and neighbors jobs. Just think what it would be like if your favorite business closed due to the impact of shopping online, then it is too late. The local businesses have made a huge investment in our community. It is so important to support them, even if it costs a few extra dollars," she said.

Zak recommended anyone considering starting a business in Homer explore service-based businesses that are in high demand and would fulfill an existing need or offer unique products not available elsewhere.

Recalling her Alaska childhood and the anticipated arrival of Sears and Roebuck and Montgomery Ward catalogs, Gayle Forrest laughingly observed how shopping has come "almost full circle. Growing up we ordered everything from the catalog."

The Forrests expressed appreciation "for the people that have supported us all along." Surrounded by boxes and empty shelving, their business concerns are now replaced by what the future holds: a 20-by-60-foot high tunnel for vegetable growing and completing work on their house.

McKibben Jackinsky is a freelance writer who lives in Homer. She can be reached at mckibben.jackinsky@gmail.com.



REVIEW DRAFT

City of Homer Capital Improvement Plan 2018-2023



F/V Time Bandit hauled out for maintenance on the Homer Spit next to Pier One Theatre.
A haul out repair facility for large vessels is one of the priority projects on the City of Homer 2017-2022 CIP.

To be updated



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-8121 x2222
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October 10, 2016

To The Honorable Mayor and Homer City Council:

This document presents the City of Homer 2017 through 2022 Capital Improvement Plan. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Priority Level 1 (highest), 2, or 3. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the City of Homer's 2017-2022 CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

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

Sincerely,

Katie Koester
City Manager

To be updated.



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Funded Projects from 2017-2022 CIP List

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

- The Boat House Pavilion and Plaza on the Homer Spit;
- South Peninsula Hospital: Homer Medical Clinic Expansion;
- South Peninsula Hospital: Operating room HVAC Replacement;
- The Police Department secured FY2016 AK Division of Homeland Security and Emergency Management funds to complete two components of the City of Homer Radio Communication System Upgrades: relocating the public safety repeater on the Homer Spit and upgrading the dispatch consoles. Other components remain to be upgraded.



Introduction: The Capital Improvement Program

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

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

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

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

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

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

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

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

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

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

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

Integration of the CIP with Comprehensive Plan Goals

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

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

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

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

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

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

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

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

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

City of Homer State Legislative Request FY2019 Capital Budget



Homer's Port and Harbor is a major economic power for the City of Homer. The Port is a critical asset to attract new industry, create jobs and develop a healthy local economy. The addition of a large vessel haul out repair facility adjacent to the existing facility to perform efficient and environmentally sound

**To be updated pending City Council
selection of Legislative Priority projects.**

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



Legislative Request FY2019

**City of Homer FY2019 State Legislative Priorities list
approved by the Homer City Council
via Resolution **17-XXX****

1. ~~Public Safety Building - \$11,851,795~~ **To be updated**
2. Homer Large Vessel Harbor - \$111,809,700
3. Fire Department Fleet Management - \$1,219,500
4. Storm Water Master Plan - \$306,000
5. Large Vessel Haul Out Repair Facility - \$540,000
(Updated to include Barge Mooring Facility)

FY 2019 - DRAFT Document



1. Public Safety Building, Phase 1

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

- no separation or protection between staff work areas and prisoner through traffic - prisoners have to pass by dispatch staff coming and going; the public service counter window is not secure either;
- a common air handling system which exposes personnel to airborne pathogen risks;
- lack of crisis cell for special needs prisoners, or a proper juvenile holding area;
- escape attempt issues due to building layout;
- lack of storage area for police evidence, equipment, and vehicles;
- lack of space for expanding and poor conditions for supporting modern electronic and communication systems causing premature equipment failure;
- flooding and water damage during heavy rains.

To be updated after new Public Safety Task Force options & recommendations and Council action.

Fully renovating the current Police Station so it complies with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, site limits at its present location would not allow the Police Station facility to expand to accommodate current police duties and storage needs, much less allowing for growth as the community grows.

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

City Council passed Ordinance 16-30(S-2)A authorizing the City to issue general obligation bonds of \$12,000,000 to finance final design and construction of Phase I, the new Police Station. While the bond question (and a 0.65% seasonal increase in sales tax to pay the debt service) was narrowly defeated by voters in the 2016 Regular City Election, need for a new police facility remains a top priority for City Council.

Total Project Cost: \$11,851,795

2014-2016 (Planning/Concept Design/Public Involvement): \$575,000 (completed)

2017 Design: \$687,362

2018 (Site Preparation): \$1,097,250

2018-2019 (Construction Building Only): \$8,342,515

2018-2019 (Contingency/Inspection/Admin/Art): \$1,724,668

FY2018 State Request: \$10,666,615

(City of Homer 10% Match: \$1,185,180)



Architectural concept for a new Police Station, which is Phase 1 of a new Homer Public Safety campus proposed for the intersection of the Sterling Highway and Pioneer Avenue.



2. Homer Large Vessel Harbor

Project Description & Benefit: This project will construct a new large vessel harbor system to the north of the existing small boat harbor in Homer harbor. It would enhance harbor capabilities by:

- Accommodating large commercial vessels (fishing vessels, work boats, landing craft, tugs, barges, etc.) outside the small boat harbor. Currently, large vessels are moored at System 4 and System 5 transient floats. Due to shortage of moorage space at the floats, large vessels are rafted two and three abreast constricting passage lanes, creating traffic congestion and overstressing the floats;
- Enabling Homer to accommodate and moor an additional 40 to 60 large commercial vessels that potentially would use Homer Harbor as a home port, but which have in the past been turned away due to lack of space;
- Providing moorage that meets the US Coast Guard's long-term mooring needs. Currently, the USCGC *Hickory* moors at the Pioneer Dock which provides inadequate protection from northeasterly storm surges. The large vessel harbor will be built to provide protected and secure moorage suitable to accommodate the cutter *Hickory* and the new line of 157' Sentinel-class fast response cutters which will be replacing the 1980's era Island-class 110-foot patrol boats.

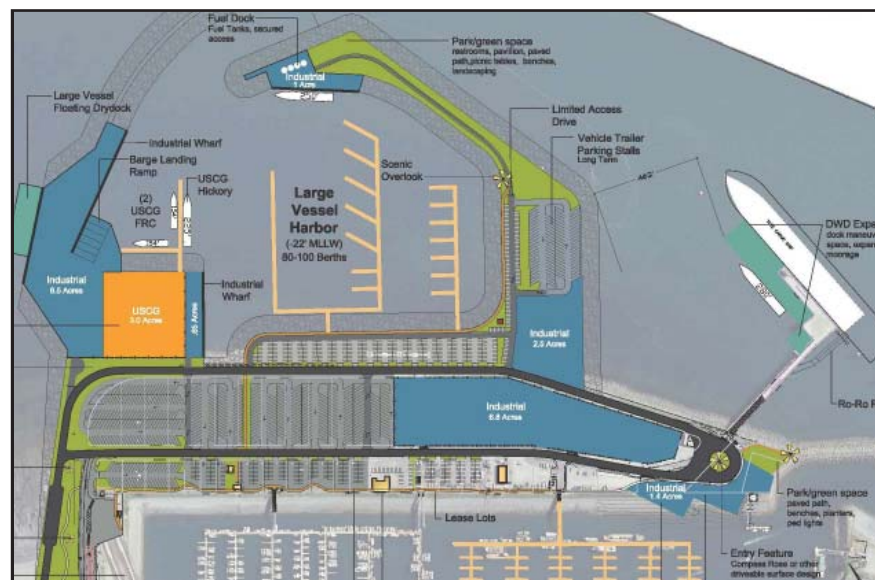
Homer's Port and Harbor is centrally located in the Gulf of Alaska and is the gateway port to Cook Inlet, and the port of refuge for large vessels transiting Cook Inlet. The large vessel harbor will provide a regional facility to serve and support marine industry needs, and provide a place of refuge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

The new harbor will provide private moorings for the USCG while at the same time accommodating large deep draft commercial vessels. The proposed new harbor basin will be dredged to minus 20 feet Mean Lower Low Water (MLLW) to accommodate large commercial vessels so they will not touch bottom on the lowest tides of the year (minus 5.6 feet). It will be dredged to minus 22 feet MLLW in the entrance channel, fairway, and one side of the basin to accommodate the USCG cutters.

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

Total Project Cost: \$124,233,000
Design and Permitting: \$10,258,000
Breakwater Construction and Dredging: \$90,275,000
Inner Harbor Improvements: \$23,700,000

FY2018 State Request: \$10,258,000
 (City of Homer 10% Match: \$1,025,800)



This large vessel harbor design adds a new basin with its own entrance adjacent to the existing Small Boat Harbor. It relieves large vessel congestion in the small boat harbor and provides secure moorage compatible with the USCG's new line of fast response cutters .



3. Fire Department Fleet Management

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

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

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

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

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

Total Project Cost: \$1,355,000

Quint Ladder Truck: \$1,000,000

Brush/Wildland Firefighting Truck: \$150,000

Harbor Fire Cart Replacement: \$205,000

State Request FY2018: \$1,219,500

(City of Homer 10% Match: \$135,500)



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



4. Storm Water Master Plan

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

A new master plan will outline how the City can:

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

Total Project Cost: \$340,000

State Request FY2018: \$306,000

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



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



5. Large Vessel Haul Out Repair Facility

Staff Recommendation: combine Haul Out Repair and Barge Mooring Facility into one project. See page 8.

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

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

Plans & Progress: Project development is being carried out in phases. Phase 1, initiated in 2014, included formation of a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements for the facility. Staff have additionally completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer

Phase 2 will complete the design for the barge mooring facility and haul out ramp. Funding for Phase 2 is already in place. Phase 3 is construction of the Barge Mooring Facility, including the upland Haul Out Repair facilities (the wash down pad and drainage/water management system according to the SWPPP and electrical fixtures.)

Total Project Cost: \$600,000

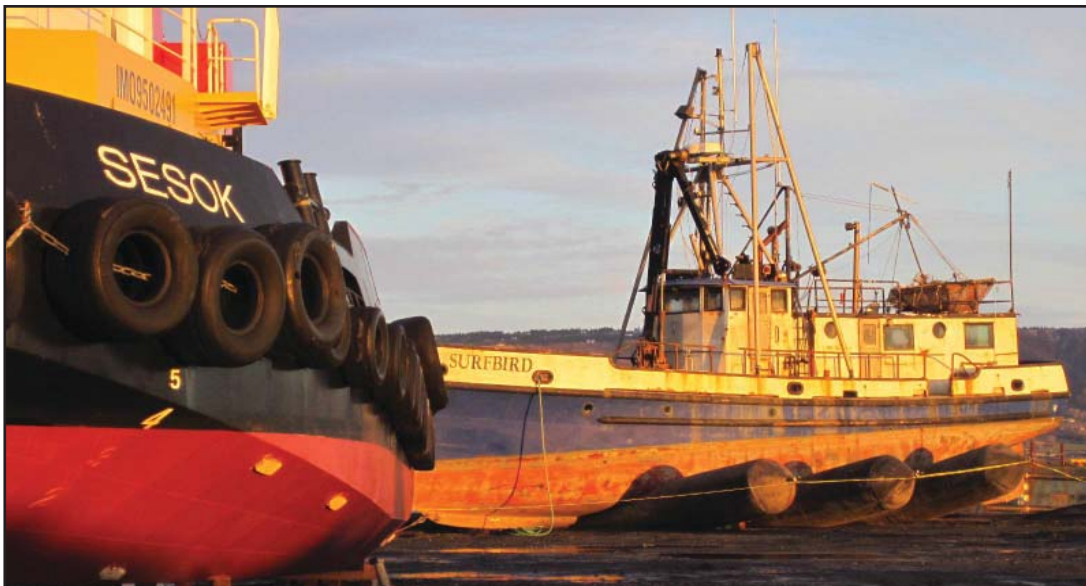
2016: Phase 1 - Pre-Development (completed as part of Barge Mooring Facility preliminary planning & design work)

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

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

State Request FY2018: \$540,000

(City of Homer 10% Match: \$60,000)



The Sesok and Surfbird hauled out for repairs on Homer Spit Lot TR 1 A next to Pier One Theatre.



Homer Barge Mooring & Large Vessel Haul Out Repair Facility

Staff Recommendation: combine Haul Out Repair Facility and the Barge Mooring Facility (a mid-range project) into one. See justification below.

Project Description & Benefit: This project provides safe moorage and an associated uplands haul out repair facility for large shallow draft vessels. This improvement supports the marine transportation needs of central and western Alaska. Large vessels are currently turned away from the harbor's basin due to lack of moorage space; because of the lack of facilities, vessels currently have to travel to perform annually required maintenance and repairs which could otherwise be completed here in Homer. The facility benefits the local fleet of larger vessels and local marine trades businesses, and can accommodate the growing freight needs of existing Homer businesses.

The mooring facility, proposed along the beachfront of Lot TR 1A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) will securely moor up to six barges in the tidal zone, with the bow end pulled tight to the beach and with access to pedestals delivering 440v electrical power.

The mooring facility will also feature a ramp for hauling vessels out onto dry ground above the high tide line for maintenance and minor repairs. A dead-man anchoring system will be provided for winching vessels up and down the ramp. Upland improvements will include a large vessel wash down pad (which can also be used by recreational/sport boats), electrical pedestals, lighting, security fencing and a drainage/water management system to facilitate local, efficient and environmentally sound vessel repairs. This site has accommodated approximately six to eight vessels (depending on size) with ample workspace; it will offer barges the ability to complete their required annual maintenance at the uplands repair facility while wintering over. The facility will also benefit the region's large fleet of commercial fishing vessels.

Plans & Progress: Project development is being carried out in phases. Phase 1, initiated in 2014, consisted of forming a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements. Staff additionally completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer

Phase 2 completes the design for the barge mooring facility and haul out ramp and acquires permits. Funding for Phase 2 is already in place; completion of Phase 2 is expected September 2017. Phase 3 is construction starting with the Barge Mooring Facility and ramp progressing to Phase 4, the upland improvements.

Total Project Cost: \$4,768,500

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

2017: Phase 2 - Design/Engineering/Permitting: \$312,000 (funding secured)

2018: Phase 3 - Barge Mooring Construction: \$1,255,000

2018: Phase 4 - Haul Out Repair Facility Construction: \$3,201,500

Public Works and Port & Harbor Departments recommend combining the Barge Mooring Facility (a mid-range project) with Large Vessel Haul Out Repair Facility (a Legislative Priority project). The two projects are related in that the barge mooring facility provides the ramp and dead-man anchoring/winch system for hauling vessels to the repair facility. The combined project was submitted to the EDA and was ranked the Kenai Peninsula's #1 priority project for potential Federal infrastructure funding. The combined project was also be submitted as one of Homer's three municipal capital projects (requested by Gov Walker's administration) for consideration for this federal infrastructure funding program. The timeline reflects a shovel-ready project should Federal infrastructure funding be awarded.



Mid-Range Projects

Part 2: Mid-Range Projects

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- **Parks and Recreation14**
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Local Roads

- **East to West Transportation Corridor10**
- **Land Acquisition for New Roads11**
- **Heath Street - Pioneer to Anderson12**



East to West Transportation Corridor

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

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

Plans & Progress: The City has purchased a lot for the Bartlett Street extension. The first leg of the east to west transportation corridor, Waddell Way, was completed in 2016 with assistance of an FY15 State Capital Grant. The City dedicates a percentage of sales tax to the Homer Area Roads and Trails (HART) fund for road improvement projects and has pledged over \$2.1 million from the fund as a match for this project.

Total Project Cost: \$7,659,000

2019 (Land Acquisition): \$1,250,000

2020 (Design): \$543,000

2021 (Construction): \$5,866,000

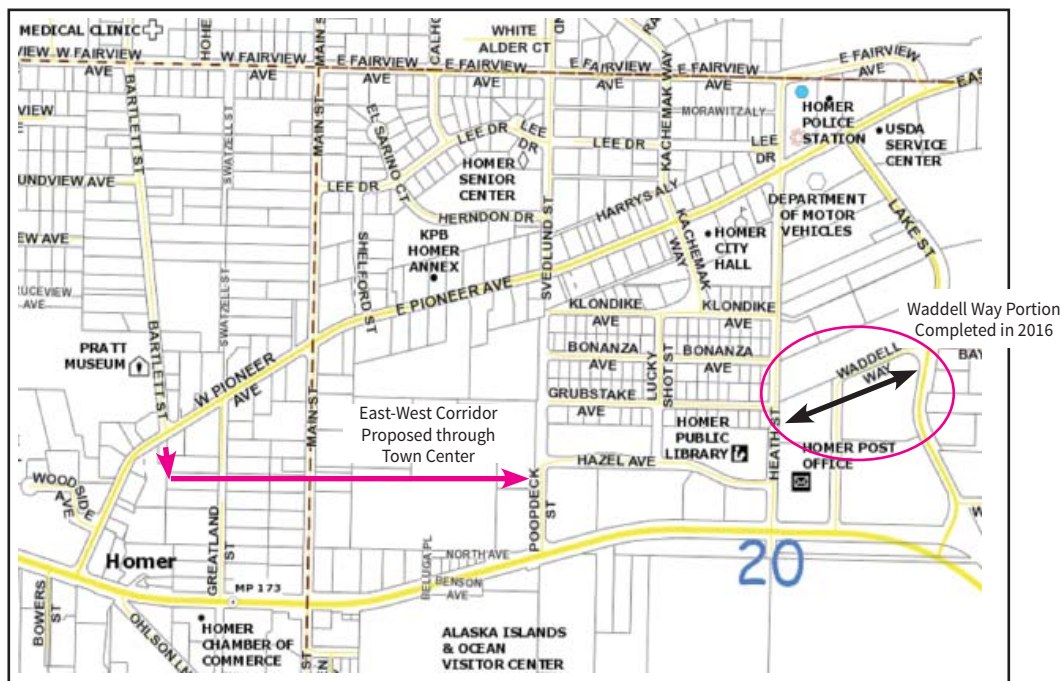
2022 (Inspection & Contingency): \$1,086,000

State Request FY2016: \$4,939,250

(City of Homer 25% Match: \$2,114,750)

(Waddell Way FY15 State Grant: \$1,405,000 completed)

Priority Level: 1



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



Land Acquisition for New Roads

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

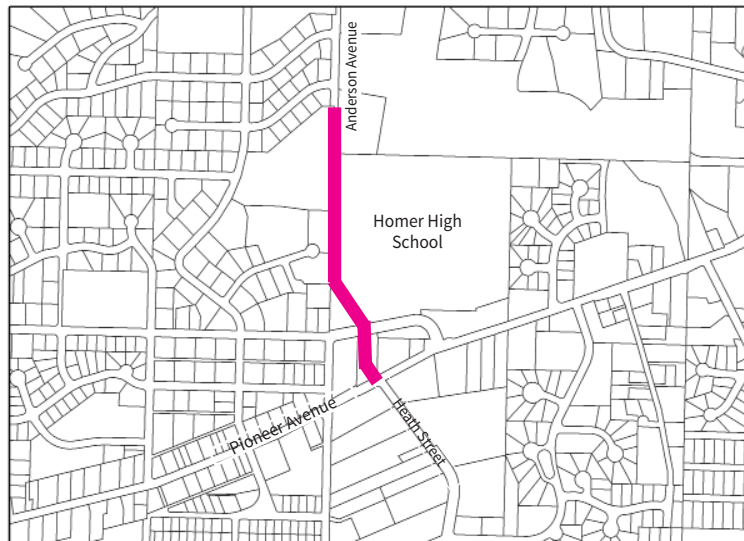
- Lake/Heath Street to Anderson Avenue
- Poopdeck Street extension north to Pioneer Avenue
- Early Spring Street extension north to East End Road

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

Total Project Cost: \$2,200,000

Schedule: 2018-2020

Priority Level: 1



Heath Street to Anderson Avenue.



Poopdeck Street to Pioneer Avenue.



Early Spring Street to East End Road.



Heath Street Extension: Pioneer to Anderson

Project Description & Benefit: This project provides for the design and construction of a road connection from East End Road to Anderson Street. The project will address concerns raised in Alaska Department of Transportation and Public Facilities (ADOT&PF) 2005 Homer Area Transportation Plan regarding traffic flow and intersection congestion where Pioneer Avenue intersects Heath Street and Lake Street. Conditions should be improved by providing alternate connections between different sectors of town. The City of Homer will work with ADOT&PF engineers to determine the best route (extension of Heath Street vs. extension of Lake Street) to provide safer and more effective circulation, improve emergency access to and from the high school, provide for pedestrian access from the high school to a hillside trail system, and reduce congestion at existing intersections.

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

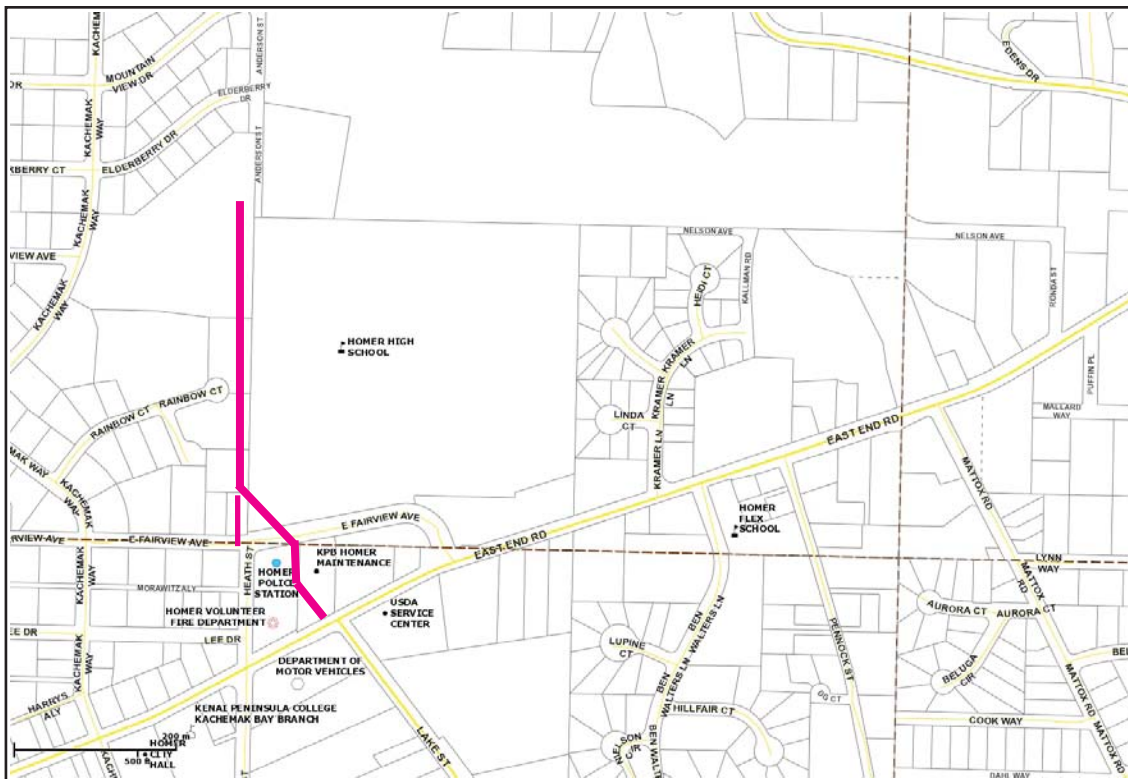
Total Project Cost: \$4,500,000

Schedule:

2020 (Design): \$500,000

2023 (Construction): \$4,000,000

Priority Level: 3



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

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Parks, Art, Recreation & Culture

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- **Bayview Park Restoration Project15**
- **Ben Walters Park Improvements, Phase 216**
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- **Jack Gist Park Improvements, Phase 218**
- **Karen Hornaday Park Improvements, Phase 2.....19**
- **Main Street Sidewalk Facility: Pioneer Avenue North .20**
- **Multi-Use Community Center, Phase 121**



Baycrest Overlook Gateway Project

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

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

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

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

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

The project will consist of three phases:

Interpretive signage, benches and picnic areas

Enhanced landscaping

New restrooms and paving upgrades.

Total Project Cost: \$262,000

2020 (Preliminary Design): \$6,000

2021 (Construction): \$256,000

Signage/Benches: \$50,000

Landscaping: \$25,000;

Restrooms and Paving: \$181,000

Priority Level: 3



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



Bayview Park Restoration

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

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

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

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

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

Total Project Cost: \$189,974

Schedule: 2019

Priority Level: 2



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



Ben Walters Park Improvements, Phase 2

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

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

Total Project Cost: \$250,000

Schedule: 2019

Priority Level: 2



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



Homer Spit Trailhead Restroom

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

Total Project Cost: \$295,000

Schedule: 2020

Priority Level: 3



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



Jack Gist Park Improvements, Phase 2

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

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

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

Total Project Cost: \$160,000

Drainage: \$50,000

Concession Stand and Equipment Storage: \$75,000

Irrigation System: \$35,000

Schedule: 2019-2020

Priority Level: 2



One of the new softball fields at Jack Gist Park

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Karen Hornaday Park Improvements, Phase 2

FY 2019 - DRAFT Document

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

Phase 2 priorities focus on safe and inclusive access to the park and its essential facilities. The road to access the park runs between the park and the parking lot, requiring kids to have to cross in front of traffic to get to the park's attractions. Woodard Creek is one of the jewels of Karen Hornaday Park but gets little attention because there is no convenient way to access it. A trail along the creek would allow people to enjoy the City's only creek.

Phase 2 will address these safety and accessibility priorities by

- (1) Constructing ADA accessible trail along Fairview Avenue as an approach to an eventual Woodard Creek Trail;
- (2) relocating the park access road towards the easterly border of the park and relocating the parking lots to the westerly side of the new road, between the road and the park. Improvements will comply with the 2010 Americans with Disabilities Act for park access and include paving, striping, signage, informational kiosk and landscaping.

Plans & Progress: The Alaska Legislature appropriated \$250,000 for park improvements in FY 2011. This money, together with City funds and fundraising by HoPP (an independent group organized to make playground improvements), helped complete Phase 1: drainage improvements, ballfield improvements, new playground, new day use area and northern parking lot improvements. The City received a Land and Water Conservation Fund (LWCF) grant for campground improvements and development of a new day use area between the two ball fields which was completed in 2014. The City spent \$25,000 on preliminary engineering for moving the park access road, one of the goals of Phase 2. HART fund here? An eventual Phase 3 will replace the current aging bathroom facility and address handicap accessibility and ADA improvements within the playground.

Total Project Cost: \$948,569

Woodard Creek Access Trail

Schedule: 2018 - 2019

Priority Level: 2



The road into Karen Hornaday Park is between the park and the parking lot, requiring children to have to cross traffic to get to the park's attractions.



Main Street Sidewalk Facility: Pioneer Avenue North

Project Description and Benefit: This project will provide ADA-compliant sidewalks, curb and gutter on Main Street from Pioneer Avenue north to Bayview Park.

Main Street is Homer's primary north-south corridor extending from Bayveiw Avenue (near the hospital) to Ohlson Lane (near Bishop's Beach); it crosses Homer's primary east-west thoroughfares, Pioneer Avenue and the Sterling Highway. It provides access to residential neighborhoods, South Peninsula Hospital and Bayview Park, yet has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will provide pedestrian safety, accessibility and enhance the quality of life for residents and visitors alike.

Plans and Progress: The need for Main Street sidewalks was first articulated in Homer's 2004 Non-Motorized Transportation and Trail Plan. Main Street sidewalk improvements for the State-owned portion of Main Street (from Pioneer Avenue south) have long been a project in the CIP. Completing a sidewalk facility on the City-owned portion from Pioneer Avenue northward would provide a continuous, safe pedestrian route through the heart of Homer.

The overall project is conceived as sidewalks on both sides of Main Street from Pioneer Avenue to Bayview Park. A phased approach is suggested, beginning with sidewalk on the west side of Main Street only, first to Fairview Avenue, then to Bayview Park.

Plans & Progress: A engineer's conceptual cost estimate for both phases of the project has been developed.

Total Project Cost: \$943,055

Phase I: \$422,604

Phase II: \$520,451

Schedule: 2020

Priority Level: 3



Pedestrian safety along Main Street, one of Homer's primary north-south roads, would benefit from a sidewalk facility.



Multi-Use Community Center, Phase 1

FY 2019 - DRAFT Document

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

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

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

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

Total Project Cost: \$500,000

Schedule: 2019

Priority Level: 2



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



Port and Harbor

- ~~Barge Mooring Facility, Phase 1.....24~~
(P&H recommend combining with Haul Out Repair Facility, a Legislative Priority Project. See p. 8 for justification.)
- Deep Water/Cruise Ship Dock Expansion, Phase 125
- Harbor Ramp 2 Public Restroom Upgrade26
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- ~~Boat House Pavilion and Plaza on the Homer Spit.....32~~
(will move to completed list)

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Barge Mooring Facility, Phase I

Staff Recommendation: combine Barge Mooring and Haul Out Repair Facility into one project. See page 8.

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

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

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

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

Total Project Cost: \$1,958,976

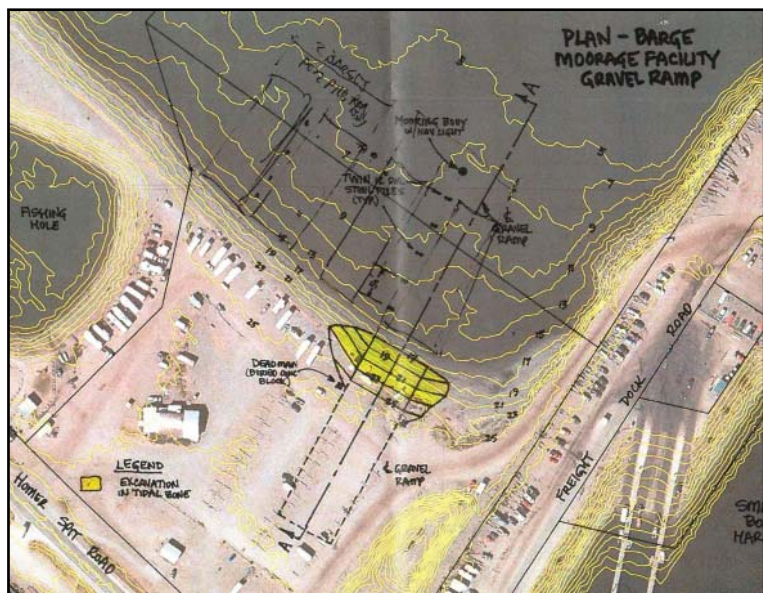
Schedule:

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

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

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

Priority Level: 1



Concept design for Barge Mooring Facility



Deep Water/Cruise Ship Dock Expansion, Phase 1

FY 2019 - DRAFT Document

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

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

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

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

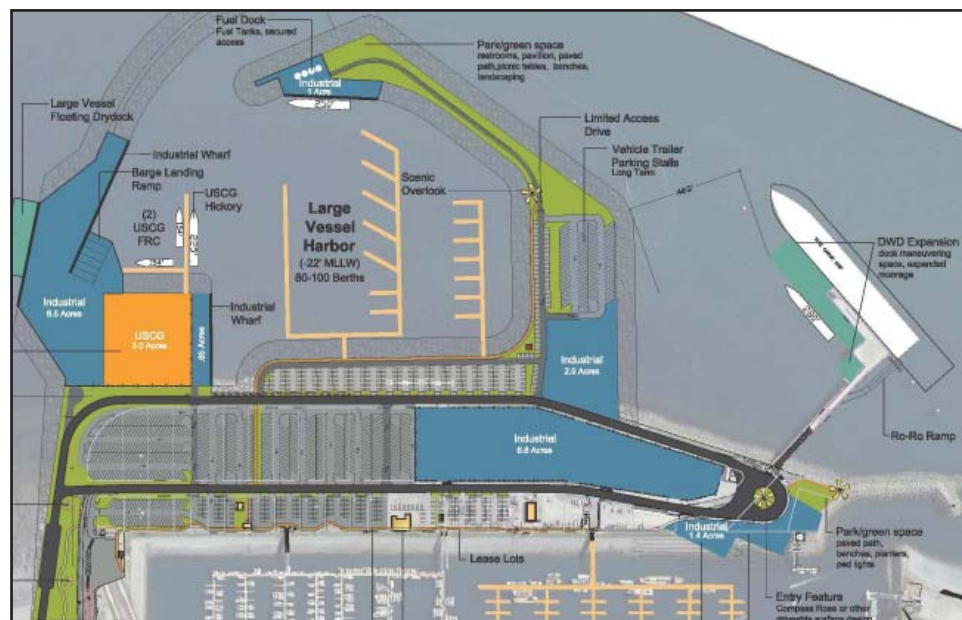
Total Project Cost: \$35,000,000

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

Design: \$1,750,000

Construction: \$32,000,000

Priority: 1



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



Harbor Ramp 2 Public Restroom Upgrade

new mid-range project from long range

FY 2019 - DRAFT Document

Project Description & Benefit: Ramp 2 public restroom, built 43 years ago with Land and Water Conservation grant funds, is the oldest restroom facility on the Spit yet serves one of the busiest parts of the Spit. Located near the site of the former Harbormaster Office at the top of Harbor Ramp 2, it experiences high traffic by tour and school groups gathering for across the bay excursions, cruise ship passengers and other visitors when sightseeing, recreating and accessing the water taxi/tour boats located on the float systems below. Use of the facility is expected to increase after completion of the nearby Boathouse Pavilion (a public shelter and gathering place) and an eventual bus and van pull-out for passenger drop offs.

The facility's advanced age is apparent. Worn interior finishes make cleaning the eight men's stalls and six women's stalls difficult; aged bathroom fixtures, plumbing and dilapidated stalls make it nearly impossible for City maintenance personnel to provide a safe, sanitary facility. T-111 siding is weather-worn, has rot and is in need of replacement.

The scope of the project is to demolish the old structure and rebuild the facility so that it meets standards of quality and attractiveness suitable for public use and to make it comply with requirements of the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act. Three options for the rebuild consist of replacing a frame building in a similar men's and women's "locker room-style" configuration on the existing foundation or building with concrete block, either on the same foundation or expanding the foundation to accommodate all individual stalls.

The objectives when deciding the design option include providing high level of service to Spit recreational users at a reasonable cost while lowering annual operating/maintenance expenses for sustainability. Currently the entire Ramp 2 Restroom is open year-round, even though the number of users declines substantially in the winter months. A design that adequately serves high numbers of summer season users and is able to be scaled down in the quieter winter months (to save operating costs) is ideal.

Plans & Progress: . In 2017, City Council accepted a Commercial Passenger Vessel Tax Program Pass Through Grant from the Kenai Peninsula Borough, and suggested that the CPV funds be used to rebuild the Ramp 2 Restroom. Design and cost estimates are being prepared. Public notice has been advertised to solicit public feedback on the proposed rebuild. The City has submitted a Land and Water Conservation Fund grant application for construction assistance, proposing option A with the option for two stand-alone family stalls on back side of the facility where two un-used storage sheds are currently.

Total Project Cost: Designn A: stick build/same configuration/one extra stall each side: \$491,766
Designn B: concrete block/same configuration/fewer stalls: \$765,208
Design C: concrete block/individual stals/fewer stalls: \$813,296



Ramp 2 Restroom, at forty-three years old, needs upgrading so that it meets standards of quality and attractiveness suitable for public use and to make it comply with requirements of the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act. .



Harbor Ramp 8 Public Restroom

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

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

Total Project Cost: \$295,000

Schedule: 2020

Priority Level: 3



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



Ice Plant Upgrade

FY 2019 - DRAFT Document

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

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

Total Project Cost: \$660,000

Schedule:

2018: Purchase/install new refrigeration equipment for the bait room: \$160,000

2021: Purchase new/replace old compressors: \$500,000

Priority: 1



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



Seafarers Memorial Parking Expansion

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

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

Total Project Cost: \$635,000

Schedule:

2017: Design and Permitting at 95% complete: \$8,000

2018: Dredged Material Placement by Corps: In kind

2019: Install drainage, riprap protection, paving/stripping and all parking lot delineation: \$627,000

Priority Level: 1



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



System 4 Vessel Mooring Float System

FY 2019 - DRAFT Document

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

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

Total Project Cost: \$5,600,000

Schedule:

2019 Design: \$600,000

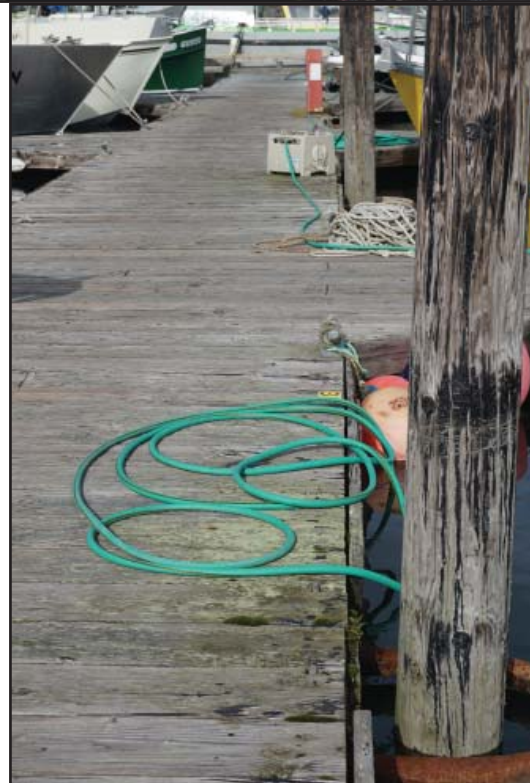
2020-2023 Construction: \$5,000,000

Priority Level: 2



System 4 ramps to be replaced next.

Detail of aging Float DD, at right.





Truck Loading Facility Upgrades at Fish Dock

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

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

Total Project Cost: \$300,000

Schedule: 2018

Priority: 1



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

FY 2019 - DRAFT Document



Boat House Pavilion and Plaza on the Homer Spit

Moved to completed projects.

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

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

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

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

Total Project Cost: \$277,000

Schedule: Phase I: 2016-17

Priority Level: 2



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



Public Safety

- **City of Homer
Radio Communications System Upgrade.....34**
- **Fire Department Rescue 1 Remount35**

FY 2019 - DRAFT Document



City of Homer Radio Communication System Upgrades

FY 2019 - DRAFT Document

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

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

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

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

Plans and Progress: Homer's Police Department received FY2016 AK Division of Homeland Security and Emergency Management funds to relocate the public safety repeater on the Spit and replace dispatch consoles. Still, considerable funds will be needed to replace the entire radio communication system by 2022.

Total Project Cost: \$1,220,018 - \$1,300,018
(\$343,363 funded through FY16 State Homeland Security and Emergency Management grant award.)

Public safety repeater relocation on Homer Spit:	\$ 47,363 (completed)
Dispatch consoles and associated equipment:	\$ 296,000 (completed)
Public Safety repeater upgrade:	\$ 127,668
Public Safety radios:	\$ 558,987
Port & Harbor radios and possible repeater:	\$ 40,000 - \$ 70,000
Public Works radios:	\$ 100,000 - \$120,000
Public Works data radio system:	\$ 50,000 - \$ 80,000

Schedule: 2018-2022

Priority: 2



City-wide radio system upgrades are needed to maintain full communication operability.



Fire Department Rescue 1 Remount

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

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

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

Total Project Cost: \$200,000

Schedule: 2018

Priority Level: 1



Rescue 1, a workhorse in the Homer Volunteer Fire Department fleet, is in need of a new chassis with a larger motor, making it more capable of navigating the area's 7-9% road grades with a load.

FY 2019 - DRAFT Document



Public Works Projects

- **Water Storage/Distribution Improvements37**



Water Storage/Distribution Improvements, Phase 2

Project Description & Benefit: This project replaces aging water storage/distribution system components and makes other system improvements to increase water storage capabilities and drinking water quality, improve water system distribution and water transmission effectiveness and safeguard public health. A dependable water system ensures public safety and contributes to Homer's growth and economic vitality. First identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan, these critical infrastructure improvements have been designed and partially completed:

- **Phase 1:** was completed in 2016. 2,600 linear feet of 10" and 12" water distribution main was installed across Shellfish Avenue and a new pressure reducing vault (PRV) was constructed to provide water supply to a new tank site; 4,500 linear feet of 12" water main was extended on Kachemak Drive, both connecting isolated sections of town and eliminating dead end mains. The City removed an old redwood tank and purchased property on which the new tank will be constructed.
- **Phase 2:** is shovel ready and in need of construction funding. It replaces a 60-year old, functionally obsolete steel water tank and adjacent PRV station with a new underground water storage tank, and installs 2,000 linear feet of water main and PRV station between the new tank and the water system.
- **Phase 3:** can be completed after phase 2 is finished. Phase 3 consists of modifying/replacing three PRV station and the installation of micro-hydro turbines that can efficiently produce power back to the grid; reducing the City's electricity costs and creating green power. Phase 3 also includes slip-lining old cast iron water main on the Homer Spit.

Plans & Progress: Project design was completed in 2014 utilizing \$485,000 in Special Appropriation project grant funds from the Environmental Protection Agency and \$399,214 (45%) in matching funds from the City. Phase 1 construction was completed in 2016 utilizing \$1,980,254 in FY16 State of Alaska Municipal Matching Grant program funds, \$848,680 City of Homer funds and benefitted property owner's assessments.

All local, state and federal permits have been obtained for Phase 2. The Alaska Department of Environmental Conservation has reviewed the plans and issued an "Approval to Construct" for the new tank/piping, abandonment of the existing tank and replacement of the PRV station. The State Historic Preservation Officer (SHPO) has concluded that there will be no historical properties affected by the proposed project.

The State Fire Marshall has approved the plans for the PRV replacement building and the new tank mechanical building. Wetland delineations have been completed, documenting that no wetland permits are required. No right-of-way acquisition is required – all construction will occur on City owned property or within existing dedicated rights-of-way or easements.

Total Project Cost: \$10,438,542

2014 (Design, Completed): \$884,214

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

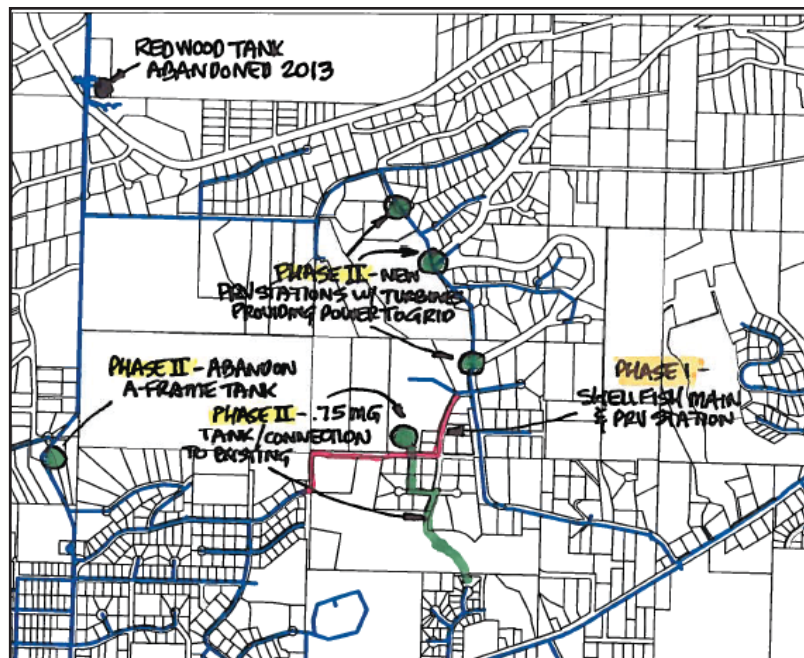
2019 Phase 2 Construction: \$4,525,394

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

FY2016 State Capital Allocation: \$1,980,254

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

Priority Level: 1



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



State Projects

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

Transportation projects within City limits:

- **Homer Intersection Improvements.....39**
- **Kachemak Drive Rehabilitation/Pathway.....40**
- **Main Street Reconstruction/Intersection41**

Transportation projects outside City limits:

- **Sterling Highway Reconstruction,
Anchor Point to Baycrest Hill42**



Homer Intersection Improvements

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

The study noted that for intersections identified as needing control measures, either roundabouts or traffic signals will function well. The Alaska Department of Transportation and Public Facilities report supports the development of modern roundabouts at many locations (“because of the good operational performance of roundabouts, superior safety performance, and reduced maintenance”). However, traffic signals have been chosen alternatives for the two Main Street intersection improvements.

Many of the intersections need traffic signals for two reasons: 1) to provide gaps for turning vehicles and 2) provide safer crossings for pedestrians in the center of town where traffic volumes are increasing and worsening in the summer months. The intersection study also analyzed areas with poor or non-existent lane and crosswalk pavement markings, missing or inadequate crosswalk signage and heavy traffic volumes. While the City and DOT&PF have improved pedestrian mobility and safety through some crosswalk projects, accessible standards have not been met by the State when they make intersection improvements.

The City of Homer expects the State of Alaska to adhere to 2010 ADA standards when newly constructing, altering or repaving streets and intersections, including mandated curb ramps or other sloped areas at intersection having curbs or other barriers to entry from a street level pedestrian walkway. Further, while not mandated, the City’s ADA Committee endorses upgrading Homer’s four traffic signals to audible pedestrian signals and evaluating potential additional traffic control/pedestrian crosswalk installation in areas where there are major pedestrian traffic generators or where multi-use trails crosses the roadway.

Problem intersections and recommended improvements are as follows:

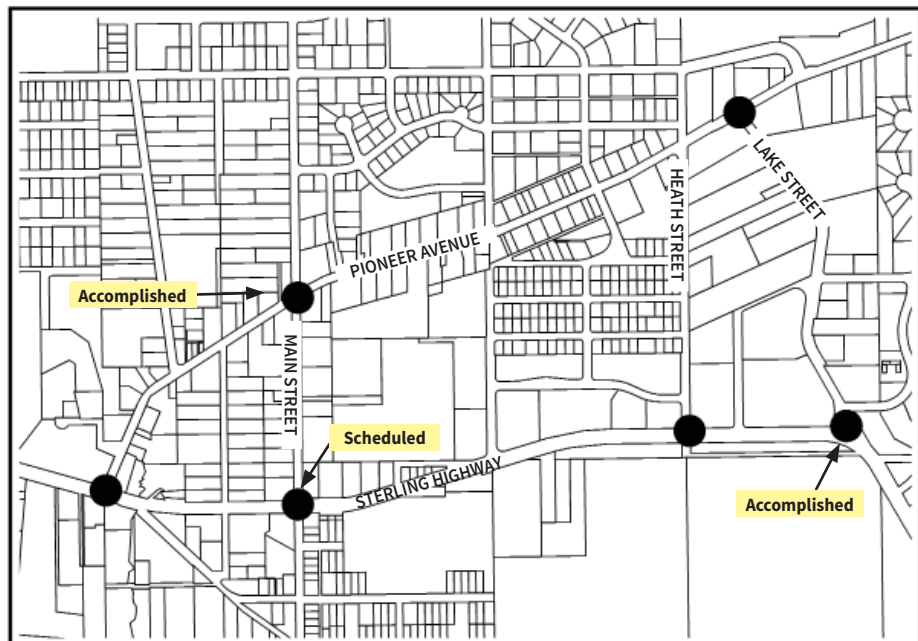
Sterling Highway and Pioneer Ave. - Roundabout or traffic signal;

Sterling Highway and Main Street - Traffic signal;

Sterling Highway and Heath Street - Roundabout or traffic signal;

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

Plans & Progress: State of Alaska DOT/PF obtained \$2.8 million to make safety improvements to Main Street Intersections. Traffic control at the Pioneer Avenue and Main Street intersection was accomplished in 2016 by installing a four-way stop and flashing overhead beacon. State of Alaska DOT/PF will be moving forward in 2018 to complete improvements at the Main Street intersection by installing a traffic signal at the Main Street and Sterling Highway intersection.



Alaska DOT/PF has recommended roundabouts or traffic signals at four additional central Homer intersections, to be accomplished as soon as possible.



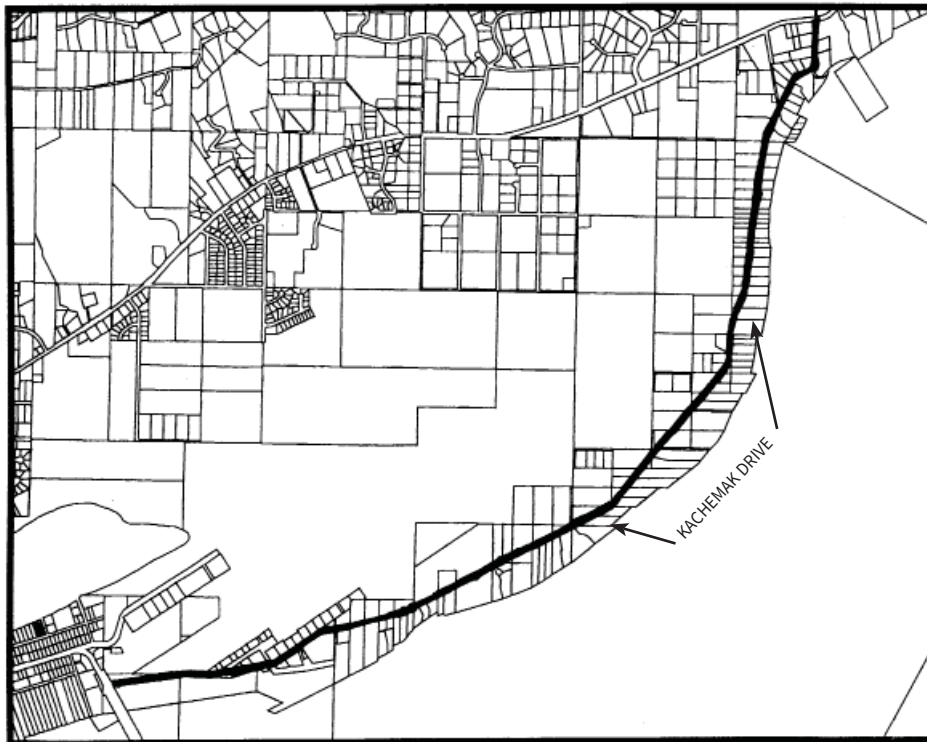
Kachemak Drive Rehabilitation/Pathway

FY 2019 - DRAFT Document

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

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

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



Project location for Kachemak Drive pathway.



Main Street Reconstruction

FY 2019 - DRAFT Document

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

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

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

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

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



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



Sterling Highway Reconstruction Anchor Point to Baycrest Hill

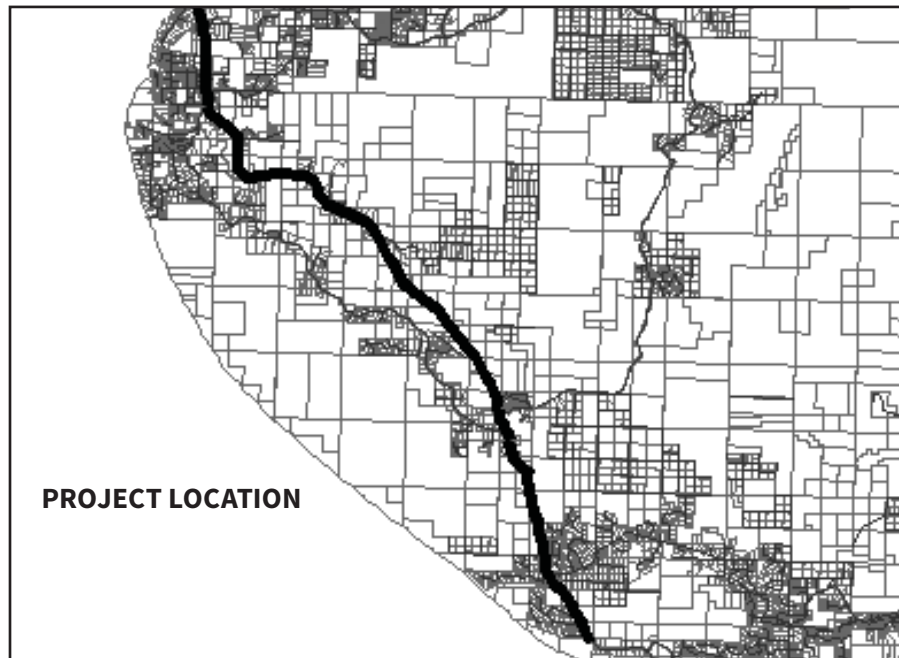
FY 2019 - DRAFT Document

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

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

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

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





Projects Submitted by Other Organizations

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

- **Beluga Slough Trail Extension44**
- **Haven House:
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- **Homer Council on the Arts:
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- **Homer Hockey Association:
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- **Homer Senior Citizens Inc.:
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- **Kachemak Shellfish Growers Association:
Kachemak Shellfish Hatchery49**
- **Kachemak Ski Club:
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- **Pratt Museum:
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- **South Peninsula Hospital:
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- **South Peninsula Hospital:
Operating Room HVAC Replacement.....53**

Move SPH projects to completed list.

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Beluga Slough Trail Extension

Project Description and Benefit: The goal of this project is to extend the existing Beluga Slough Trail around the northern perimeter of Beluga Slough to expand recreational and educational opportunities for the Homer community and its visitors. Beluga Slough is a unique environment which has been the focus of environmental education activities for decades. Naturalists from federal, state and non-governmental agencies bring local families and visitors to the existing trail to share the rich natural history of the slough's vegetation, wildlife and invertebrates. The 0.5 mile extension provides greater viewing opportunities for shorebirds, salt marsh habitats and intertidal flats. The extension would create a quiet, non-motorized trail away from the Sterling Highway with connections to Bishop's Beach, Homer's Old Town District and Ben Walters Park.

Plans and Progress: This trail concept is included in the 2004 Homer Non-Motorized Transportation and Trail Plan. A community-based project team has formed to honor Carmen Field, a beloved local naturalist, who taught so many about Beluga Slough through her work at the Kachemak Bay National Estuarine Research Reserve and Alaska Department of Fish and Game. This trail extension would allow Carmen's memory and her love for bringing people out into the natural world to live on.

The trail (see map below) would be on City of Homer property, except for one private parcel (indicated by yellow star). Discussions with the landowner about purchase or easement opportunities are ongoing. Alternatively, the trail could be routed on existing City property which would require more boardwalk infrastructure.

Project proponents have discussed potential project sponsorship and/or trail coalition membership with The Homer Foundation and other area organizations. Discussions with City of Homer Park, Arts, Recreation & Culture Advisory Commission and City staff, yielded the following issues that will need to be addressed and budgeted for as the project moves forward::

- security vulnerability of the Public Works complex and sewer treatment facility;
- places recreational feature in floodplain, which is inconsistent with AK Department of Transportation & Public Facilities emergency response plan in the event of potential Beluga Slough Dam failure;
- mitigation of illegal use of lands newly accessed by the trail and the added security measures (landscaping/patrol time) it requires to insure public safety;
- environmental permitting /land use authorizations.

Total Project Cost: The project will be accomplished in three phases with significant community-based labor and supplies anticipated.

Phase 1: negotiation with private land owner for purchase or easement, project design work, and construction of 375 feet of the western-most part of the trail (backcountry – recreational trail design): \$100,000 - 200,000

Phase 2: construction of 1,200 feet of the eastern and driest part of the trail (backcountry - recreational trail design): \$50,000 - 150,000

Phase 3: construction of 1,000 feet of the middle and wettest section requiring a semi-improved trail design: \$300,000 - 450,000



Proposed extension of the Beluga Slough Trail indicated by white dashed line.



Haven House Safety/Security Improvements

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

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

Total Project Cost: \$25,000



Haven House provides protection through emergency shelter and program services to adults and children who are victims of domestic violence, sexual assault and child abuse.

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Homer Council on the Arts Facility Upgrade & Addition

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

For the past decade HCOA has been working toward facility improvements that will better meet community and programmatic needs. The need for indoor space for arts programs and community events emerged as the most significant priority in a Homer Recreation and Culture Needs Assessment completed in 2015. Taking the necessary steps to fulfill HCOA's vision of an improved facility that can meet these needs, HCOA worked with the Foraker Group and the Rasmusson Foundation on a Pre-Development Program to produce a feasible, appropriately scaled remodel of its current facility and affordable addition. The upgrades will provide space for programs, dance, a medium-sized performance space (serving approximately 200 people), and improved overall accessibility, flexibility, longevity and aesthetics of the existing building.

Plans & Progress: The three tiered upgrade, reconfiguration, and addition plan includes Phase One: energy efficiency and maintenance improvements; Phase Two: raising the big top yurt construction; and Phase Three: reconfiguration of the main building.

Through grants and a mortgage refinance, Phase One will be completed early this summer (2017). To date, HCOA has raised \$140,000 through grants and community donations to complete Phase Two. A Facility Improvement Committee consisting of board members, local engineers and donors is working with structural and mechanical engineers, the fire marshal, and local contractors to design the yurt structure to meet all requirements for a commercial facility serving approximately 200 people.

Total Project Cost: \$500,000



Architectural rendering of HCOA's facility upgrade and yurt addition, which will provide a community dance and performance art space serving approximately 200 people.



Homer Hockey Association Kevin Bell Ice Arena Acquisition

Project Description & Benefit: The Kevin Bell Arena was constructed in 2005, with initial funding from grants associated with the 2006 Arctic Winter Games combined with a loan from English Bay Corporation /Homer Spit Properties. Homer Hockey Association (HHA) has successfully operated the Arena since its opening. HHA has met operating and capital acquisition costs within a yearly budget of \$300,000 to \$350,000. HHA is seeking financial support to retire the remaining debt of \$2.1 million dollars from purchasing the Arena.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. HHA has been accomplishing this mission for more than a decade as one of the few non-profit, volunteer run ice rinks in the United States. Volunteers contribute an estimated 14,000 hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, hockey at all age and skill levels, broomball, curling and numerous community and school open skate events. The public and open skate events bring up to 1000 additional users during the busiest months. These efforts earned HHA the 2012 Alaska Recreation and Parks Association Outstanding Organization award and more recent recognition from the USA Hockey Association.

The Kevin Bell Arena hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. In 2015-2016 these games brought over 1,160 out of town players to Homer, accompanied by family and fans that contributed an estimated \$646,187 to the local economy through lodging, transportation, dining and merchandise purchases. KBA has hosted several consecutive youth State Hockey Championship Tournaments which are widely attended by families from all over the State.

Plans and Progress: HHA has an active and committed Board and membership. The volunteer hours are leveraged by several successful fundraisers, sponsor and advertising campaigns, grant awards and donations each year. This covers approximately one third of the annual operating and capital expenses. The remaining expenses are covered by user fees.

The purchase of the building would provide HHA the opportunity to open more programs and expand existing programs to include more of the community. The high user fees are a barrier for many families but necessary just to meet annual expenses. The building purchase would allow HHA to adequately fund and plan for the replacement of the major mechanical components of the ice arena. It would also allow for the major building maintenance projects to be funded. It could allow for heating and additional seating to accommodate the spectators. Major projects that could increase revenue such as year around flooring could become feasible. The building purchase would allow this important community resource to grow and prosper into the future.

Total Project Cost: \$2, 100,000



Christmas Eve public skate at Kevin Bell Arena is well attended.



Homer Senior Citizens Inc. Alzheimer's Unit

No update received from Homer Senior Citizens yet.

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

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

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

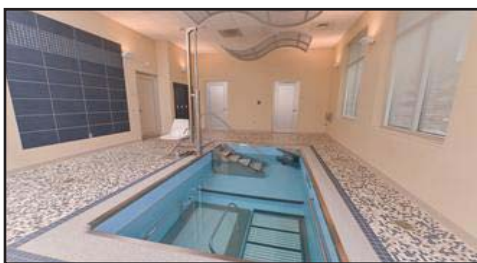
Operating funds will be secured from "fees for service;" room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once Phase 2 has been completed) and fees for contracted use of therapy equipment and the pool. Projected five year profit will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

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

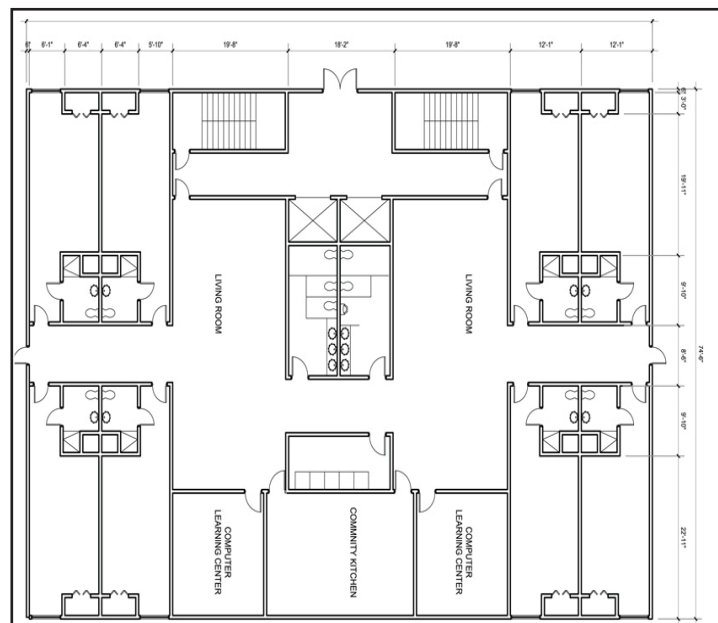
HSC is in the initial stages of fundraising for the Alzheimer's Unit. Three foundations that fund this type of project have been identified. One of the priorities for scoring in these grant programs is City of Homer support through Capital Improvement Plan designation. HSC will be holding many fundraising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

Total Project Cost: \$3,000,000

Funding Received to date: \$40,735.50



Example of a HydroWorx Therapy Pool Room .





Kachemak Shellfish Mariculture Association Kachemak Shellfish Hatchery

Project Description and Benefit: For twenty-four years Kachemak Shellfish Mariculture Association (KSMA), a 501c5 organization, has worked to fulfill its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its close partnership with the Kachemak Shellfish Growers Cooperative (KSGC), twelve farms in the Bay utilize a facility on the Spit for processing, marketing, shipping and now culturing seed.

Five years ago the industry was severely impacted by an oyster seed shortage affecting the entire Pacific Coast. Local leaders volunteered and developed a small proof of concept experiential oyster hatchery/setting facility in the KSMA building to address the seed needs of all Kachemak growers and beyond. Over the past four years, on a thin budget, along with the assistance of industry professionals, and some financial support from the State of Alaska, the “experimental” hatchery has consistently set millions of spat every year. Some experts gave this under-manned nursery only a 10% chance of success. However, thanks to the nutrient rich waters of Kachemak Bay and the dedication and expertise of KSMA’s staff, the oyster spat experiment has thrived and now the next critical step is to upgrade an important piece of equipment to become compliant with State regulations, improve safety and security and scale up production to meet demand. Applications for new mariculture farms are up from the five in a typical year to 15 this year, potentially adding 1,000 acres of new Alaskan oyster and kelp farms to the current 320 acres under production.

The piece of equipment is called a FLUPSY. Microscopic oyster seed, or spat, cannot go directly from the hatchery to oyster farms. The next stage of development happens in a FLUPSY -- a floating upwelling system that takes the microscopic seed from the hatchery into the waters of Kachemak Bay in appropriately sized bins through which water is constantly moved by an electrically-driven paddle wheel. Spat in the FLUPSY are regularly cleaned, graded and placed in graduated bins for a full year prior to going to individual farm sites.

At fifteen years old, KSMA’s FLUPSY is showing the wear-and-tear of exposure to the harsh maritime climate; spat production has outgrown the FLUPSY’s capacity; its design is ergonomically antiquated. Its deteriorating Styrofoam flotation is out of compliance with regulatory standards. It is also unsecured; a recent vandalism threatened a year’s worth of spat. A new, covered FLUPSY will provide compliant, state-of-the-art flotation and adequate spat capacity. It will safeguard workers with ergonomically superior equipment and safer, covered decking. Locking security will dissuade costly acts of vandalism.

The benefit of a thriving oyster farm industry in Homer is huge. In their 25th year of production, oysters have become a sparkling year-round addition to Homer’s seafood options available to residents and attracting tourists. Every cooler of oysters delivered to the dock represents approximately \$150 to the grower. By the time the end user receives those oysters, the economic ripple effect becomes approximately \$725. Excess seed is sold to other farmers eager for a reliable supplier (both in State and out). This economic benefit has been recognized by the State of Alaska. Mariculture is a top economic development priority for Governor Walker and is a Business Development goal in *Northern Opportunity*, Alaska’s Comprehensive Economic Development Strategy.

Our local hatchery and state-of-the-art FLUPSY can also provide a great educational lab for high school and university students, who currently have to travel to Seward for mariculture studies. (The Seward hatchery hatches opilio crab as the waters of Resurrection Bay are less conducive to oyster seed.) A mariculture course could easily be developed around oyster seed development, culturing and marketing right here in our own backyard.

Plans and Progress: A new FLUPSY will be developed in two phases. Design and permitting followed by construction.

Total Project Cost: \$175,000

Preconstruction: \$25,000

Construction: \$150,000



Cleaning the FLUPSY bins on a beautiful Kachemak Bay day.



Kachemak Ski Club

Ohlson Mt. Rope Tow Motor House Relocation

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

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

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

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

Total Project Cost: \$25,435

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



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



Pratt Museum Facility Renovation and Site Redesign

Project Description & Benefit: The national award-winning Pratt Museum preserves the stories of the Kachemak Bay region and provides a gathering place for people to learn and to be inspired by this region and its place in the world. For nearly 50 years, the Pratt's exhibits, education programs, and collections have worked to foster self-reflection and dialogue among the Museum's community and visitors. Today, the Pratt serves up to 30,000 visitors annually, with more than 4,000 young and adult learners participating in its programs. The Pratt Museum is consistently viewed as one of Alaska's most important cultural institutions and as a leader among small community museums across the country.

The Pratt Museum opened its doors to the public in May 1968. The Museum's collection has grown with the community through that period and our current facility does not meet the needs of the Museum's growing collection, which are held in public trust and require specific conditions and storage practices for preservation and display. In addition, the building's current design limits community engagement activities. To better serve our community and visitors long into the future, the Pratt Museum plans to renovate the current museum building so that all gallery and meeting areas are ADA-accessible, the roof protects the collection, and collection items are stored and cared for according to best practices for cultural and natural history artifacts. The front area of the museum will be renovated to improve the visitor experience, and community engagement areas will be modified to better accommodate community conversations, presentations, and school group activities. The Museum may also renovate the aquarium curatorial area and the kitchen to ensure that these areas meet standards for animal care and food prep. The outcome of this immediate renovation will maintain the building as a well-functioning Museum through the next 10 years, allowing the Museum to expand its outreach programs with a growing membership and student base, even as the organization continues to work towards a new museum facility in the future.

Plans & Progress: For the past decade, the Pratt Museum has been working on a capital project for the new museum building. By 2015, \$3.4 million had been secured for building design and early site work. In 2016, the trail expansion and architectural designs for the new building were completed. It is anticipated that a new museum building, designed to incorporate museum-quality climate controls, accessibility for all community members, and new programming areas, will require another decade to complete.

At this time, the Museum will focus on renovating the current building to move our mission and community engagement goals forward through that next decade. This renovation will also serve the larger project by preparing the current building as an auxiliary storage and outreach building and/or as an improved building for lease once the new museum is built.

Total Project Cost: \$2,000,000 (Renovation of Current Building)

Status of New Building Capital Project

Total Project Cost: 9,500,000

Preconstruction: \$2,000,000 (complete)

Construction: \$7,500,000

New Building Funding Raised to date: \$3,400,000



Architectural rendering of the new Pratt Museum facility.



South Peninsula Hospital: Homer Medical Clinic Expansion

Move to completed project list? No update received from SPH yet.

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

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

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

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

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



Homer Medical Clinic



South Peninsula Hospital Operating Room HVAC Replacement

Move to completed project list? No update received from SPH yet.

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

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

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

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

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



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Capital Improvement Long-Range Projects

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

Local Roads

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

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

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

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

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

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

Parks And Recreation

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

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

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



Capital Improvement Long-Range Projects

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

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

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

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

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

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

Cost: Staff Time Priority Level 3

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

Cost: \$400,000 Priority Level 3

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

Cost: \$860,000 Priority Level 2

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

Total: \$500,000 Priority Level 3

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

Cost: \$295,000 Priority Level: 2

With Boat House coming on line and potential LWCF funding, Port & Harbor / Public Works recommends moving this project to mid-range section.



Capital Improvement Long-Range Projects

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PUBLIC PROJECTS

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

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

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

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

Cost: \$5 million **Priority Level** 3

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

A new Public Works complex will include the following:

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

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

UTILITIES

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

Cost: \$400,000 **Priority Level** 3



Capital Improvement Long-Range Projects

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

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

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

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

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

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

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

STATE PROJECTS

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

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



Capital Improvement Appendices

- **CIP Development Schedule57**
- **Resolution 17-???58**
- **City of Homer Financing Assumptions.....60**



Capital Improvement Appendices

**CITY OF HOMER
2018-2023 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2019 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	May 8, 2017
Solicit new/revised project information from City Departments, local agencies and non-profits	May 10
Input for New Draft Requested By	June 9
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting dates:
Park, Arts, Recreation and Culture Advisory Commission	June 15, August 17
Planning Advisory Commission	June 21, July 19
Port and Harbor Advisory Commission	June 28, July 26
Economic Development Advisory Commission	July 11, August 8
ADA Compliance Committee	July 13
Library Advisory Board	August 1
Administrative Review and Compilation	August 9- August 22
City Council Worksession to Review Proposed Projects	August 28
Introduction of Resolution on CIP/Legislative Request	September 11
Public Hearing on CIP/Legislative Request	September 25
Adoption of Resolution by City Council	September 25
Administration Forwards Requests for Governor's Budget	September 29
Distribution of CIP and State Legislative Request	October 2017 & January 2018
Compilation/Distribution of Federal Request	February 2017

Capital Improvement Appendices

To be updated with final Resolution

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 16-101(A)

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2017-2022 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2018.

WHEREAS, Duly published hearings were held on September 26 and October 10, 2016 in order to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, The Council received comments from all of the Commissions and held a Worksession on September 26, 2016; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the “City of Homer Capital Improvement Plan 2017-2022” is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY 2018 State Legislative Request:

1. Public Safety Building
2. Homer Large Vessel Harbor
3. Fire Department Fleet Management
4. Storm Water Master Plan
5. Large Vessel Haulout Repair Facility

BE IT FURTHER RESOLVED that projects for the FY 2018 Federal Legislative Request will be:

1. Public Safety Building
2. Homer Large Vessel Harbor

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2018 capital project priorities and take appropriate steps to provide necessary background information.



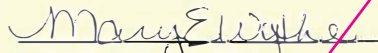
Capital Improvement Appendices

Page 2 of 2
RESOLUTION 16-101(A)
CITY OF HOMER

PASSED AND ADOPTED by a duly constituted quorum of the City Council of Homer,
Alaska, on this 10th day of October, 2016.

CITY OF HOMER




MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



Capital Improvement Appendices

City of Homer Financing Assumptions: Capital Improvement Program

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

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

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

1. The property tax cap of six-mill (at which point sales tax goes away) precludes use of this revenue source for major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program. Currently, though, the HART fund balance will not grow as the ¾ percent dedicated to the HART Program fund has been suspended until 2019.
5. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
6. The Accelerated Water and Sewer Program will only be considered if the fund has a debt service of 1.25 or greater.
7. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
8. The utilization of bonds will be determined on a project-by-project basis.
9. The lease and/or lease–purchase of capital improvements will be determined on a project-by-project basis.



Proposed New Projects Table of Contents

City of Homer Projects

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Projects Submitted by Other Organizations

2. South Peninsula Hospital: Hillside Stability Survey 3

PROPOSED NEW PROJECT - DRAFT



Port & Harbor Wood Grid Repaclement

Project Description & Benefit: The Wood Grid is one of two tidal grids that the Port and Harbor operates. A tidal grid is a series of beams (in this case wooden beams) laid out on tidal land near the high tide line that supports a boat for hull repairs during low tide. Homer's Wood Grid was built _____ years ago and accommodates vessles up to 59 feet with a 50 ton limit.

Plans and Progress:

Total Project Cost:

PROPOSED NEW PROJECT - DRAFT



South Peninsula Hospital: Hillside Stability Survey

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

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

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

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

Total Project Cost: \$100,000

Schedule: 2018



A hillside stability study on the slope behind the South Peninsula Hospital will yield recommendations on ways to minimize risk to the facility.

PROPOSED NEW PROJECT - DRAFT

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

Q: What is a CIP?

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

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

Q: What is a capital project?

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

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

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

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

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

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

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

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

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

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

Throughout this time, City staff will be crafting a new draft CIP, which is constantly updated throughout the process. NOTE: The document is a DRAFT until it is approved by the City Council. Proposed new projects are kept separate until they are approved by Council.

The City Council will hold a work session to discuss the CIP and will they take public comment as advertised at regular City Council meetings. Members of the public are encouraged to attend and testify. The City Council will view the CIP as a whole and will also work to identify legislative priorities (a subset of the CIP) for special attention during the coming year.

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

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

A: No, they are a subset of the CIP. The full CIP might contain 50 projects. All of them have been approved by the City Council and can be considered community priorities. However, the City Council also develops a “short list” of projects on which the City will focus particular attention during the upcoming legislative session. (The goal is to get at least partial funding for a project included in the state capital budget when there is a capital budget, or to highlight high priority projects when there is not.) The “short list” and the “legislative priorities list” are the same thing.

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

In the past, the City’s “short list” may have had 10-15 projects on it. For the past several years the list numbered five. They were the Public Safety Building, Homer Large Vessel Harbor, Fire Department Equipment Upgrades, Storm Water Master Plan and Large Vessel Haul Out Repair Facility. Given the State of Alaska’s current budget shortfalls, the City will likely keep a reduced number of projects on the “short list.”

An attempt is made to include some less expensive projects along with big expensive ones. Most if not all of the projects on the short list will be City of Homer projects (e.g., for roads, harbor improvements, water and sewer upgrades, etc.) Project descriptions are put in special “packets” tailored specifically to

legislators and state commissioners. Typically, the Mayor and one or two City Council members will make one or more trips to Juneau during which they will bring awareness to these projects and the community needs they address.

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

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

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

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

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

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

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

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

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

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

July 5, 2017

Tom Stoosas, City Council Member
Karin Marx, Economic Development Chair
City of Homer
491 E. Pioneer, Ave
Homer, AK 99603

SUBJECT: City of Homer – Support for the Alaska SBDC

Dear Tom and Karin,

For the last thirty years, the Alaska Small Business Development Center (SBDC) has provided one-on-one business advising and group training to thousands of Alaskan businesses and entrepreneurs across the state. Our seven regional offices and online capabilities allow us to be accessible to nearly 90% of the residents in Alaska. In a state twice the size of Texas with the lowest population density in the nation, that's an accomplishment that we're proud of.

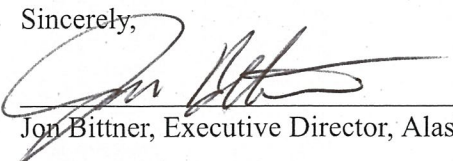
Since our creation in 1986, the SBDC has assisted the launching of thousands of companies and has helped Alaskan businesses raise over \$165,000,000 in capital infusion. For every dollar that is spent on supporting the SBDC, our business advisors help return \$23.70 in private investments into the communities they work in. During the last four years on the Kenai Peninsula alone, the SBDC helped serve around 700 existing businesses and start nearly 100 new ventures that created 243 new jobs. We also assisted those clients in securing over \$9.8 million in capital infusion.

Recently the State, the SBA, and the Kenai Peninsula Borough Assembly were forced to reduce their funding for the Alaska SBDC due to budget cuts. SBDC has been proactive in reducing our costs and overhead over the years to provide business support services in the most efficient and cost-effective manner possible. Unfortunately, that means that we are unable to cut our way out of this shortfall.

I am reaching out to you and your City Council to ask for your support for SBDC's efforts in the Homer area. I will be making similar inquiries of other Chambers of Commerce and City Councils, as well as private sector supporters across the region in an attempt to offset our reduced funding and maintain our services in these economically critical times. To that end, I am writing you this letter to ask you and your Board of Directors to support funding of the Alaska Small Business Development Center for \$7,000 in FY18.

I am hopeful that your organization sees the benefit of the SBDC's past and future work in your region and that you will help us to continue to assist small businesses in Homer and beyond grow and prosper. I am available to answer questions and look forward to working with you in the future.

Sincerely,



Jon Bittner, Executive Director, Alaska SBDC

WILLIAM J. & JUDY A. MARLEY
183 WEST BAYVIEW AVE.
HOMER, AK 9960
907-235-8987
wmarley@mac.com
July 21, 2017

City of Homer
Economic Advisory Commission
491 E. Pioneer Ave.
Homer, Alaska 99603

Dear Members of the Economic Advisory Commission;

In response to your recent request for input regarding economic development for Homer we submit the following for your consideration: Homer needs a community/convention center situated in our natural setting.

Homer, Alaska's entry has one of the best, if not the best, National Geographic Cover views of any place on earth. Because we live here we too easily take for granted the beauty which nature has provided us. Paris has the Eiffel Tower, New York has the empire State Building and Central Park, St. Louis has the Gateway Arch and Seattle has the Space Needle. It seems that countless Cities and communities have some outstanding feature. But Homer, Alaska, our community, has the greatest gift of all, its outstanding natural beauty of the ocean, the ever changing mountains accented by snow white glaciers. And it's all natural and free.

Homer is a fishing, tourist and arts, residential and retirement community with principally only a seasonal economy. Many businesses shut their doors as soon as the summer tourist season ends and even long-time locally oriented businesses close in the winter months. Having lived in Homer for fifty years we have observed a great number of City and State infrastructure investments in our community. In fact, we have had enough infrastructure development without equal property tax structure that we have the highest property taxes on the Kenai Peninsula except Seldovia.

Thus; it would certainly be advantageous to the City of Homer to help institute a convention/community center that would certainly attract conventions, conferences, festivals. It also would provide for

local community gatherings of many sorts, year round. Any such facility should compliment and enhance our natural beauty. In being conspicuous it would provide an extraordinary visual experience upon entering Homer providing a positive feeling about our community.

Most Alaskan communities have convention/community centers. People with convention/conference experience tell us that people seeking such accommodations prefer out-of-area venue i.e. (Anchorage, Fairbanks, Juneau) because it allows for a much greater opportunity for attendees to intermingle/interrelate with each other. Tour ships arriving in Homer appear to offer nearly nothing to do for visiting tourists to our community other than directing them to the gift & art shops. Sitka's convention center has Gold Rush Dancers. What if Homer offered simple lectures of native Alaskan and colorful history? Music festivals are popular and well attended as are fine arts & natural science camps, corporate retreats. We know that Homer is well situated for any or all of these. But we need a facility to make this happen. Our present accommodations are small and meager at best.

Yes, we are part-owners of what we think is certainly the most ideal land for such a convention/community center at the the gateway to Homer. Ownership has helped cause us to picture the **highest and best use** of this property. The land has 2,390ft. hundred feet of shore line and 1,500ft. of highway frontage, with the advantage of an average elevation of one hundred feet, making for the best view and providing tsunami protection as well. While the two parcels of land are 30 plus acres to the 1917 meander tide line, the upland usable land is 10 plus acres. Eagles and Sea Gulls choose the shore line bluff as a fly-way enhancing the "natural" experience.

Once before this concept of a park (not the playground type) / community/convention center was presented to the Parks and Recreation Committee and it was unanimously accepted. Further endeavors to have other commissions accept the concept fell short for the fear of costs. If this concept can only be considered to be an expense it should not be considered. But investment in our community and our future is different. Investment generates a return. This investment would (will) create tax based businesses.

It is noteworthy that Homer has supported many sizable projects over the years: new Port & Harbor office twice, the deepwater dock, 4 public restrooms at near one million dollars, the building and expansion of the hospital, the building of the museum and now re-building it, City Hall was moved & the structure extensively remodeled and refurbished, the high school was built, junior high was built, the post office moved twice, the library was built twice and the present effort underway to build a new police station. All of these are good and necessary improvements to Homer and we have been most supportive of them. History shows that Homer repeatedly does what Homer cares to do. **However, infrastructure is not tax base.**

Some media attention has been given to the bluff and erosion. First, the bluff has been eroding for upward of a thousand years. The real question is the **rate** of erosion. Two years ago we had surveying done by Mr. Roger Imhoff on Binocular Bluff where we own bluff property lots. He surprised us by telling us that survey stakes placed at the bluff edge forty years ago were still in their same place today. Erosion at the Elks hall was an issue just after the hall was built. This was intelligently vegetated and erosion is not a concern today. Ocean level rise is projected to be 3mm per year. A recent survey on the end of the spit indicated a 3mm rise in sea level in the past year but interestingly the land mass in that area had risen 8mm. A Kachemak Bay Research Reserve study from 2010-2013 showed that Kachemak Bay land mass is raising at the rate of 8.6mm or .34" per year. Interestingly, our land mass is raising faster than the sea level rise which cannot help but ameliorate bluff erosion.

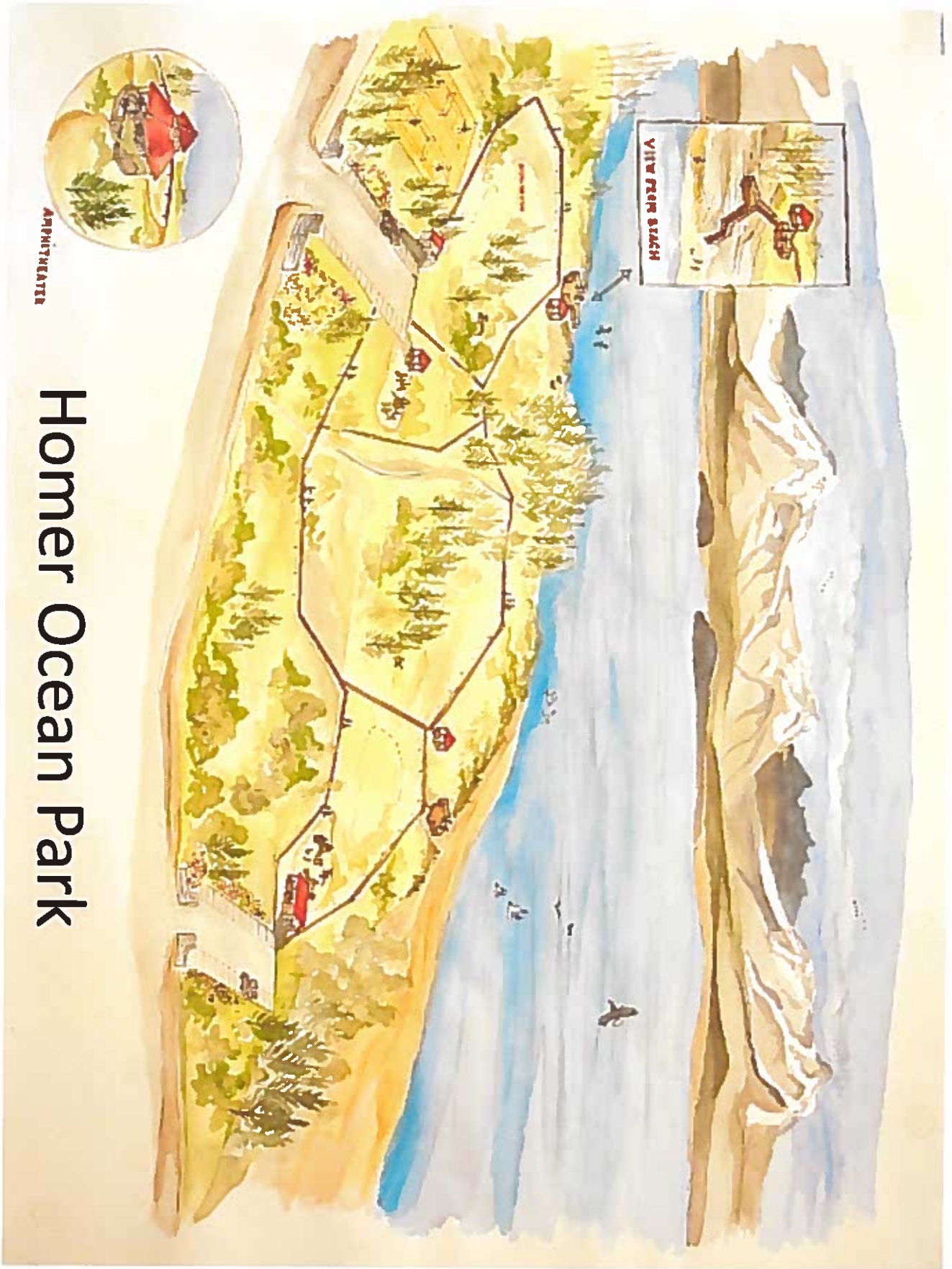
As owners we have owned this pristine property for over forty years. It would only seem appropriate that by now either the concept of a community/convention center - park gains needed community support or the land should be developed for some other less desirable use. Financing can be found just as infrastructure financing has been found. We, as the land owners, could well be approached for acceptable sales terms.

We trust you will give this idea your most sincere consideration.

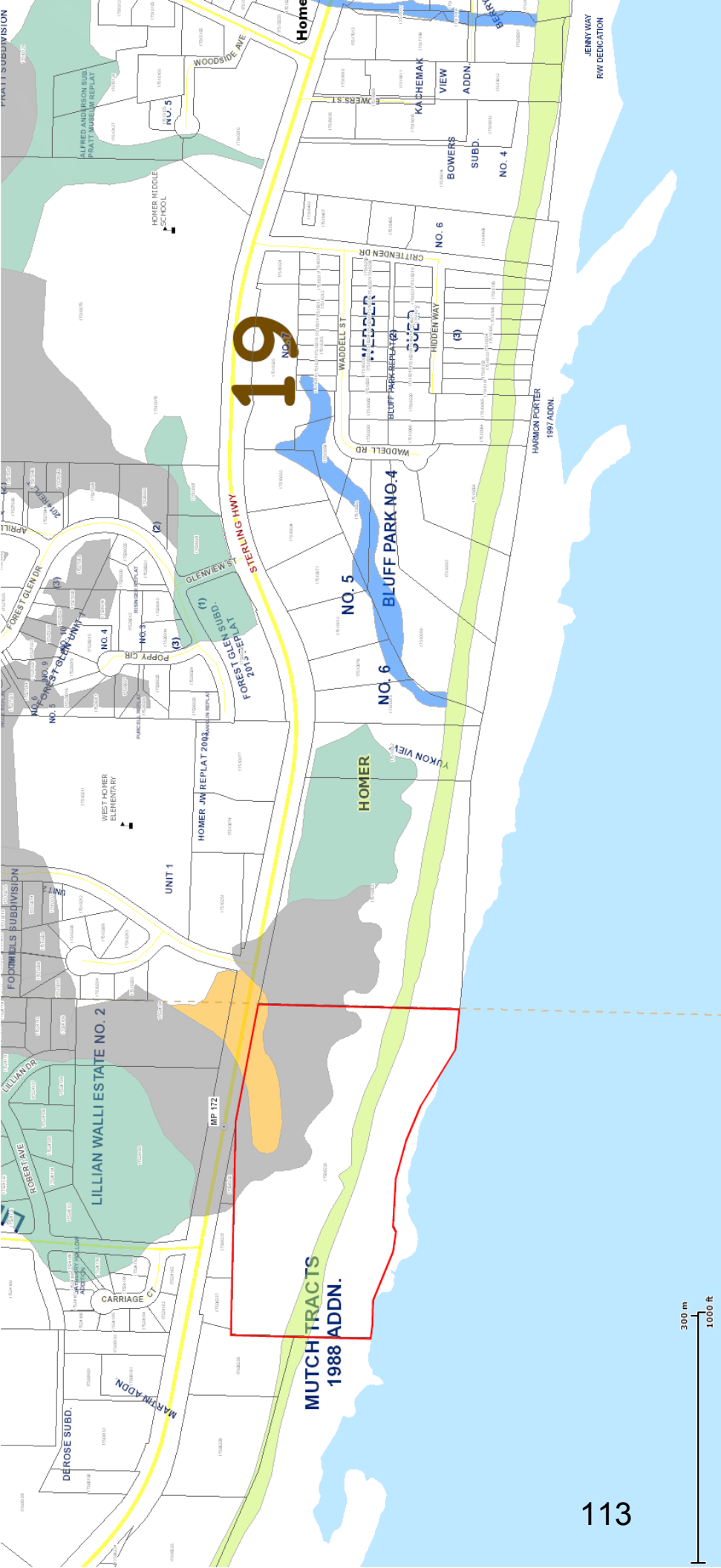
Sincerely,




William and Judy Marley



Homer Ocean Park



Orange area is Depression. Depressions function to recharge groundwater. Depressions are also very effective at storing precipitation and contributing (ground water) discharge to watershed elements lying down gradient. These storage and contributing functions help regulate natural stream flow regimes by attenuating peak flows during storms and snowmelt and contributing flow through ground water during dry periods. If Depressions become more connected to surface water, for example by projects that would fill these wetlands with relatively impermeable material, then these recharge, storage, contributing, and regulating functions will be lost. Water will flow overland off the site rather than being stored and then slowly released through underlying aquifers to wells and streams.

Gray area is Discharge Slope wetlands occurring over hydric mineral soils where shallow groundwater discharges at or near the surface. Discharge Slopes typically occur at the transition between wetland and upland where the boundary can be indistinct. These wetlands often support high water tables only seasonally.

Green areas are Wetland / Upland Complexes and are mapped where at least 30% wetland is present, but at a scale too fine to delineate at the mapping scale. Wetland / Upland complexes may support relatively large areas of upland which are distinctly segregated from small wetlands, or these complexes may be areas at the boundary of wetland conditions, where the water table is not close enough to the surface to qualify the entire site as a wetland under the jurisdiction of section 404 of the Clean Water Act. Wetland / Upland Complexes are mapped in order to draw attention to sites that are wet but which also include areas that are not necessarily wet enough to be jurisdictional. The portions of a wet site where the water table is always two feet beneath the surface for example, may not be jurisdictional but will still present a challenge to a building project.



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and no liability is assumed for any errors or omissions. Original source documents should be consulted for accuracy verification.

KPB Parcel Viewer

Wed Jul 26 2017 09:53:25 AM



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 Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: July 19, 2017
SUBJECT: July 24 City Manager's Report

Maritime Response Meeting

Chief Painter organized a meeting between responders to maritime emergencies in an effort to look at what the community has available and where gaps might be for both near shore and far shore rescue. In attendance were representatives from the Civil Air Patrol, Coast Guard Auxiliary, Anchor Point Fire Department, Kachemak Emergency Services, Pathfinder Aviation, Homer Volunteer Fire Department, and Homer Port and Harbor. In many cases, these organizations have to be dispatched through the Troopers or the Coast Guard. This covers any liability and expense of the rescue. Response times range wildly depending on time of year, where resources are, and volunteers that are available. The Auxiliary stressed their efforts on prevention and boating safety as the most important tool in maritime response. The apparatus needs identified were divided into two categories: near shore where a safe boat or emergency response jet ski would be valuable and far shore where a fire boat that could respond to vessel fires. Acquiring apparatus is just the first step, crew, regular training, convenient storage, and liability coverage were just some of the other factors discussed. Council has expressed an interest in a worksession on community maritime response capabilities in order to provide the public with education regarding the maritime response capabilities of Homer and brainstorm ways to increase our response capacity as a community. I will work on scheduling a worksession for September when boating season slows down.

Borough Bed Tax Proposal

I traveled to Soldotna on July 19th at the invitation of the Borough Mayor mayor's office to participate in a Peninsula City Manager's meeting on Ordinance 17-17 introduced at the July 18th Borough Assembly meeting. Ordinance 17-17 puts to the voters at the regular election in October an 8% borough wide bed tax. If a City adopts an authorizing ordinance, the 8% would be split between the city and the Borough within City limits. Revenue estimates for Homer range from \$500,000- \$580,000. Ordinance 17-17 will be up for a public hearing at the August 1st Assembly Meeting. Ordinance 17-17 and back up memos are attached.

Visit from State Assessor

State Assessor Marty McGee stopped in to visit with administration in early July. He is working on a Performance Audit for the KPB Assessing Department that although not specific to the 2017 assessment process, will include information on Homer. The State Assessor expects the audit to be public by the end of the month and may be of some interest to Homer taxpayers.

Update on Northern Edge Training Exercises Scheduled

Alex Stone, a Navy environmental expert and Tim Croft with Alaska Command, will attend the City Council meeting on August 14th to report on the Northern Edge training exercise held this spring. It is likely that

Senator Murkowski will be sending staff from her DC office as well. The Senator’s office has been instrumental in organizing outreach between coastal communities and the Navy.

Emergency Repairs to City Hall Elevator

The City has a service contract that provides inspections and routine maintenance of the elevator at City Hall every 2 years based on a checklist of items. The next visit is coming up at the end of July. Recently, the State inspector looked at elevator certifications and identified the need to complete a Category 5 inspection (a load test is required every 5 years). He also identified two other minor issues (ADA phone compliance and a faulty key switch). The State inspector gave the City until July 23rd to resolve the load test deficiency. The quote received to fix the problems the State inspector identified and perform a load test (\$6,000) is based on sharing significant mobilization costs with a planned visit to Homer for another load test and is saving us at least \$2,500. The load test is scheduled for July 19 and will be incorporated into our maintenance and inspection schedule in the future. I will be including an adjustment to the budget with midyear budget amendments to reflect this expenditure.

Holland America Ship Tour

I had the pleasure of joining the Homer Chamber of Commerce Board of Directors and Mayor on a ship tour of the Amsterdam when she was recently in port. The tour was an excellent opportunity to learn about how cruise ships make their decisions on port calls. The Homer trip is an unusually long (14-day) cruise and the result of pulling a ship out of Europe due to a declining market there. It was explained that due to the length of the cruise and the journey, it is unlikely Homer will receive additional ships despite our best efforts, but that effort could be spent in getting more passengers off the ship to visit Homer’s many attractions. I could see the wheels turning of the staff and directors of the Chamber and I am looking forward to the creative ideas they will come up with to share more of Homer with our visitors. Homer is already known as a very welcoming port due to the efforts of the volunteers who greet the ship armed with visitor guides and smiles. Cruise ship passengers are likely to return as independent travelers, by far the bulk of the visitors Homer gets. Sparking that interest in people is another important way that Homer benefits from cruise ship visits.

Expanded Use of the HERC

Resolution 13-095 authorized use of the gym at the HERC for Community Recreation activities and Ordinance 14-37 authorized funding to make minimal upgrades to the gym to bring it in compliance with fire code for minimal occupancy (50). There is a large room adjacent to the gym that has been used in the past as a classroom/exercise space. According to Community Recreation Manager Illg, the public has expressed interest in using the space for Zumba and other activities. The HERC is also brought up in community conversations regarding the need for after school activities and a potential Boys and Girls Club. However, in order to allow for full occupancy of the HERC gym and expand occupancy into the two adjacent rooms, another Fire Marshall review will be required.

A preliminary estimate has been acquired from Taylor Fire Protection for the installation of a sprinkler system in the first floor of the building. A 6” water line will also need to be installed from the street to the building since the existing service is only 2 inch.

Following is a rough cost estimate for completing improvements that would be needed to increase the occupancy load at the HERC.

Sprinkler System Installation	\$78,000
Fire Alarm System	\$30,000

New Water Line	\$20,000
Fire Marshall review (Fee and admin)	<u>\$1,500</u>
Total	\$129,500

Not included in the cost estimate are any improvement items that the Fire Marshall/or Contractor may discover (entry modifications, doors, etc.), asbestos abatement that could arise during the sprinkler system installation, and contingencies. As a reminder; other costs associated with increased occupancy are utility cost increases for the expanded use and increased janitorial/maintenance costs. Also, the roof on this building is in very poor condition and replacement needs to be planned in the very near future. It has been patched often since 2004 and should not be counted on to function adequately for much longer.

Timeline for Greatland Extension

Based on Council authorization with the passage of Ordinance 17-05(A-2) Public Works has contacted Kinney Engineering, our term contract engineer for road and trail design projects, to complete the design of the Greatland Street Extension. Kinney Engineering has experience with local road projects including design for Waddell Road (now known as Grubstake) and the Lillian Walli/Eric Lane road improvements.

Based on the successful design contract negotiations, we expect that the project would proceed as follows:

Design Begins	August 15, 2017
Wetlands Delineation	August 30, 2017
Geotechnical Investigation Complete	September 15, 2017
Field Survey Complete	September 30, 2017
35% Design Complete	November 15, 2017
Neighborhood Meeting	November 21, 2017
65% Design Complete	January 30, 2018
Environmental/Regulatory Permits	March 1, 2018
95% Design Complete	March 30, 2018
Bid Documents Complete	April 1, 2018
Bids Advertised	April 15, 2018
Bids Open	May 15, 2018
Award of Construction Contract	May 30, 2018
Construction Begins	June 10, 2018
Construction Complete	August 30, 2018

New (and Expensive) Vac Truck may be Needed Soon

The vac truck used by Public Works has reached the end of its life expectancy, 25 years, and has been giving Public Works trouble. The truck has accumulated around \$15,000 in repairs over the last couple of years and racked up \$3,000 in repairs just since March of this year.

The vac truck is a critical piece of equipment for many operations in water/sewer and roadway work. It is used to excavate for water service and gate valve repairs (sucks the ground and makes a small deep hole rather than full excavation with backhoe); also for manhole repairs (both sewer and storm drain); for vacuuming sewer mains and service lines; for washing down sewer lift stations and vacuuming out sewer lift stations; for vacuuming out all of our storm drain manholes; for jetting (cleaning) sewer mainlines and service lines; and more.

At present, the vehicle is down with some pretty major repairs anticipated. This may end up being simply a labor intensive repair that doesn't cost much in materials, but it could also turn into labor and some extensive material costs on a very old and heavily used piece of equipment. In addition to the costs, there is the several weeks that this equipment has been down due to the recent repairs, and now the ongoing new repairs. This equipment is essential for many operations from general road maintenance to water and sewer maintenance and repairs. When it's down, work suffers.

At this point, Public Works plans to keep repairing the unit, but a budget request may materialize before the 2018 budget, and definitely by then, for replacement. At \$400,000 this is quite the expense. The cost would be split between the water, sewer and public works vehicle reserve funds.

ADA Self-evaluation Underway

During the 2017 budget cycle Council appropriated \$25,000 to help the ADA committee and City staff with a self-evaluation and transition plan for making city facilities and programming more accessible to individuals with disabilities. David Barton with the Northwest ADA center will be in Homer during the week of August 7-11 to work with the ADA committee and the City's ADA Coordinator and City Clerk, Melissa Jacobsen, on our self-evaluation and help get us started on the transition plan. This will be a time intensive project and I really appreciate the committee and staff stepping up to the plate to take it on. It will be a valuable guide for future improvements at the City and a model for other communities.

Visit with Governor Walker

Mayor Zak and I had a great visit with Governor Walker, Commissioner Mack, Chief Oil and Gas Advisor Hendrix and staff on their way through Homer this week. Topics included the City's plans for a large vessel harbor, how to connect more local farmers with national grocery chains, and the Governor's aggressive stance on combating the opioid epidemic. I will be following up with the Governor's office on these issues and others and greatly appreciate Governor Walker finding time when traveling to hear from local municipalities.

Local Business Product Recognized

Homer's very own Nomar made it into Popular Mechanic Magazine's list of USA made goods with their driving mittens. Staff in my office can think of all kinds of Nomar products we love and use daily. Congratulations to Nomar for the national recognition and putting Homer on manufacturing map.

Enc:

Memo from City Clerk on Voter Rolls

KPB Ordinance 17-17 and back up memos

Page 70 Popular Mechanics

Letter from Baldwin & Butler, LLC Re: Notice of Meeting Cellular Service Tower, Homer Spit

July Anniversaries

2017 Homer City Council Meetings

Economic Development Advisory Commission Attendance

It is the goal of the Commission to have a member report regularly to the City Council at Council meetings. There is a place on the Council's agenda specifically for this. After Council approves the consent agenda and any scheduled visitors, it is then time for staff reports, commission reports and borough reports. That is when you would stand and be recognized by the Mayor to approach and give a brief report on what the Commission is currently addressing, projects, events, etc.

The Remaining 2017 City Council dates follow. There are generally two Council meetings a month. A commissioner who is scheduled to speak and has a choice at which Council meeting they will attend. If you are signed up for a meeting and the Commission decides activity does not warrant a report to Council, you may reschedule your attendance.

June 12, 26 2017	_____
July 24, 2017	_____
August 14, 28, 2017	_____
September 11, 25, 2017	_____
October 9, 23, 2017	_____
November 27, 2017	_____
December 11, 2017	

Please note: when additional members are appointed, they will be asked to fill in the proposed schedule above.