



Agenda

City Council Work Session

Monday, July 24, 2023 at 4:00 PM

City Hall Cowles Council Chambers & Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 965 8631 4135 Password: 792566

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:00 P.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

- a. USACE Homer Harbor Expansion Alternatives and Measures Screening Results - Ronny McPherson and Curtis Lee

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M. Next Regular Meeting is Monday, August 14, 2023 at 6:00 p.m., Work Session at 4:00 p.m. and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



INITIAL USACE ALTERNATIVES

Dictionary of Maritime Terms

Basin

Areas of water directly connected to Kachemak Bay and designated for the purposes of mooring, refueling, and maintaining vessels. A basin can be enclosed, partially enclosed, or open depending on how much land is surrounding the basin. For example, a partially enclosed basin would be partially surrounded by land, with an opening to a larger body of water (Kachemak Bay).

Berthing

The action of tying a vessel in an allotted space.

Breakwater

A permanent structure constructed parallel or close to the coast. It reduces incoming wave energy and shelters vessels from waves and currents.

Channel

A length of water that runs between two land masses and connects two larger bodies of water.

Facility

An amenity, or piece of equipment, provided for a specific purpose.

Floating Breakwater

A buoyant system that accommodates changing water levels. A floating breakwater is held in place by anchors designed for the conditions of the area in which it will be placed.

Local Service Facilities

Facilities that the City of Homer will construct and maintain with non-federal funding (e.g., fuel, water, potable water, electricity, sewage disposal, dock facilities, road, parking, buildings, storage).

Mooring

Fastening a vessel to a fixed object (using ropes, chains, cables, or anchors) to secure the vessel.

Moorage Basin

The section of a basin where multiple vessels are stored.

Rubble Mound

A breakwater formed from irregularly shaped rocks or natural stone, deposited in a random fashion.

Uplands

Land that is adjacent to the harbor where the local service facilities will be placed.

References

<https://www.sciencedirect.com/topics/engineering/floating-breakwaters>

<https://www.dictionary.com/>

<https://www.lawinsider.com/dictionary/local-service-facilities>

<https://www.iala-aism.org/wiki/dictionary/index.php/Main>



INITIAL USACE ALTERNATIVES

Standard USACE Screening Criteria

Completeness

The feasibility and implementation of each plan are evaluated. This assessment considers whether the plan is realistic and can be effectively executed. The rating scale used for completeness is categorized as high, medium, or low.

Effectiveness

The extent to which an alternative meets the planning objectives is measured. This evaluation determines how well an option addresses the desired outcomes of the project. The rating scale used for effectiveness is categorized as high, medium, or low.

Efficiency

The cost-effectiveness of each option is assessed. This analysis weighs the benefits achieved against the costs incurred, taking into account both construction and operation/maintenance expenses. The rating scale used for efficiency is categorized as high, medium, or low.

Acceptability

The acceptance of the alternatives by state, local, and public entities is considered. This evaluation gauges the level of approval and support from relevant stakeholders and the community. The rating scale used for acceptability is categorized as high, medium, or low.

Implementability

The technical, financial, and legal feasibility of the alternatives is analyzed. This assessment considers whether an option can be practically implemented given the technical requirements, financial resources, and legal considerations. The rating scale used for implementability is categorized as yes or no.

Satisfaction

The level of stakeholder support is examined to gauge the satisfaction with each alternative. This analysis considers the opinions, preferences, and feedback from various stakeholders involved in or impacted by the project. The rating scale used for satisfaction is categorized as high, medium, or low.

References

<https://www.sciencedirect.com/topics/engineering/floating-breakwaters>
<https://www.dictionary.com/>
<https://www.lawinsider.com/dictionary/local-service-facilities>
<https://www.iala-aism.org/wiki/dictionary/index.php/Main>



INITIAL ALTERNATIVES SCREENING: ALTERNATIVES CARRIED FORWARD

All US Army Corps of Engineers alternatives below assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

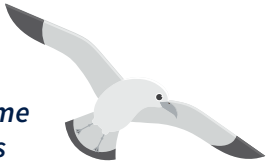


Location	Accommodating Current Needs / Future Fleets	Completeness	Effectiveness	Efficiency	Acceptability	Implementability	Satisfaction
		Meets the projects goals and objectives	How well does it meet the goals and objectives	What is the cost benefit	Does it meet the regulations and requirements	Is implementation practical	How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	High	Yes	High
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	Medium	Yes	High
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Low	Low	No	Medium
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High



INITIAL ALTERNATIVES SCREENING: ALTERNATIVES NOT CARRIED FORWARD

All US Army Corps of Engineers alternatives below assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.



			Location	Accommodating Current Needs / Future Fleets	Completeness Meets the projects goals and objectives	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
ALT 3a		An enclosed harbor where the outer breakwaters of the enclosure are floating breakwater structures. Creates minimal room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 3b		An enclosed harbor where the outer breakwaters of the enclosure are a combination of floating and non-floating breakwater structures; creates some room for local services facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 4		Excavation of some of the uplands around the existing harbor to make more room for boats.	Within existing harbor	N/A	Low	Low	Low	Low	No	Low
ALT 5a		Creating a new harbor at Diamond Creek.	Off Spit, near Diamond Creek	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 5b		Creating a new harbor east of the Homer Airport.	Off Spit, east of Homer Airport	Current Needs + Future Fleet	Medium	Medium	Low	Low	No	Low
ALT 5c		Creating a new harbor in Seldovia.	Off Spit, Seldovia	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 6		Reconfigure existing harbor for large vessels; build new harbor for small boats on outside of existing harbor.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	Low	Low	Medium	Low	No	Medium
ALT 7		Rearranging the dock floats inside the harbor.	Within existing harbor	Current Needs	Low	Low	Low	Medium	No	Low