

City of Homer Annual Report 2004



After the tourist season - Karen Hornaday Campground, September 2004

City of Homer
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City of Homer 2004 Annual Report

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Manager's Message

The City of Homer was officially 40 years old on March 31, 2004. Forty years ago, the newly incorporated city was pulling together to repair the damage from the Good Friday earthquake. I would like to thank all those individuals who were active in the community then and who are still contributing to Homer's unique quality of life. You have helped make the city what it is today.



City Manager Walt Wrede

2004 was another noteworthy year for the City of Homer with major change and progress occurring in several areas.

Perhaps most noticeable to Homer area residents was the growth, as evidenced by increased traffic and construction projects of all sizes. Statistics back up the observation that Homer is growing. The City's planning department noted a 25% increase in zoning and subdivision applications in 2004 compared to 2003.

As would be expected, with growth comes discussion and debate over appropriate strategies for dealing with the impacts of growth. In Homer in 2004, this was perhaps best illustrated with the controversy over possible social and economic impacts of large retail stores and whether there should be "size caps" to control those impacts. In June 2004, Homer voters said YES to a cap of 66,000 square feet. The City Council (along with the larger community) was still debating the issue at the end of the year.

Voters also said YES to the question of whether to borrow up to \$2.2 million to help pay for a new community library. The vote was a critical step in the capital campaign for the new library that began in May 2002. The community members who worked on the campaign deserve a lot of

credit for helping others "Just Imagine" the new library and what it will mean for Homer.

By the end of 2004, work was almost completed on another major capital project that has been on the City's "needs list" since 1985—a new animal shelter. Inhabitants of the shelter—animal and human—braved many months in temporary quarters out on the Spit while the new shelter was being built.

2004 also saw progress on several plans which will facilitate wise development in future years. These include initiation of a new Water and Sewer Master Plan and completion of the Long Range Fiscal Plan, Non-Motorized Transportation and Trail Plan, and a Community Design Manual, along with major revisions to the City's Planning and Zoning Code.

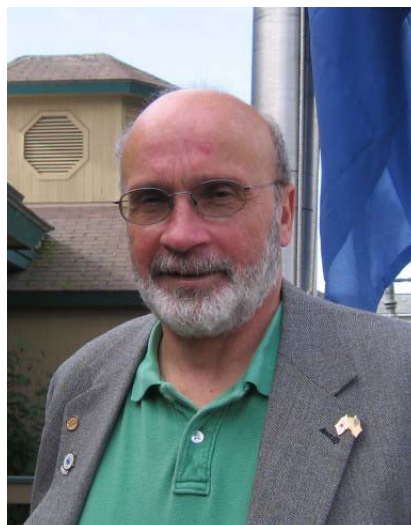
The sections which follow provide additional information on some of these projects, overviews of departmental activities, and a closer look at the financial activities of the City. We believe a review of the 2004 Annual Report will confirm that the City government is fiscally sound and responsive to the desires of its residents, and that the community remains a great place to live and a very attractive place to do business.

A handwritten signature in blue ink that reads "Walt Wrede".

Mayor and City Council

The City of Homer is a First Class Municipality with an elected mayor and city council. The mayor is elected to serve a 2-year term. City council members serve staggered 3-year terms. Expiration of the term for each member is noted in parentheses below.

The municipal election in October 2004 gave Homer a new mayor and two new City Council members. The names and photographs here represent the governing body at the end of 2004.



Mayor James C. Hornaday (2006)



Rose Beck (2005)



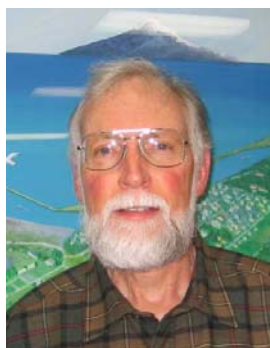
Michael Yourkowski
(2005)



Doug Stark (2007)



Mary (Beth) Wythe (2007)



Dennis Novak (2006)



Val McLay (2006)

Advisory Boards, Commissions, and Committees

The Mayor, City Council, and City employees are grateful to the many local citizens who volunteer their time to serve on advisory boards and short-term committees. The following individuals contributed hundreds of hours in 2004 to help ensure a high quality of life in Homer now and in the future.

Planning Commission

Bill Smith, Lane Chesley, Thomas Bartlett, Christine Celentano, Frederick Pfeil, Rick Foster, Bruce Hess, Devony Lehner, Valerie Connor

Port & Harbor Commission

Otto Kilcher, Paul Mackie, Bill Choate, Catherine Ulmer, Melvyn Strydom, Michael Disler, Sean Martin, Kurt Weichland, and Lifetime Honorary Members Dave Vanderbrink and Brantley Edens

Library Advisory Board

Sue Mauger, Michael Hawfield, Bette Seaman, Ann Keffer, Kyra Wagner, Nancy Lord, Tom Bursch, Ellen Bauer and Hannah Harrison (Student Honorary Members), Ella Vick (Honorary Member)

Parks & Recreation Commission

Tim Daugharty, RJ Langman, Mimi Tolva, Deborah Poore, Cherish Bee McCallum, Carole Hamik, Kenneth Weaver, Dennis Gann, Nyssa Baechler (Student Representative), Kim Greer (Alternate)

Road Standards Committee

Kurt Marquardt, Mike Yourkowski, Steve Smith, Lane Chesley

Water & Sewer Standards Committee

John Fenske, Patricia Cue, Bill Smith, Gary Nelson (Alternate)

Beach Policy Committee

Pat Cue, Bill Smith, Mary Lentfer, Mark Robl, Gordon Berg

Town Center Development Committee

Bill Smith, Barb Seaman, Rose Beck, Derotha Ferraro, Kirk McGee, Dennis Novak, Anne Marie Holen, Kenton Bloom, Kate Mitchell, Eileen Bechtol, Don Emmal, Dave Gilbert, Kurt Marquardt, Beth Van Sandt (Alternate) and Dean Kvasnikoff (Alternate)

Public Arts Committee

Gail Parsons, Connie Alderfer, Dave Anderson, Asia Freeman, Don Henry, Ron Senungetuk



Parks and Recreation Commission members Debbie Poore and Mimi Tolva take notes during a "Park Walk-Through" in September 2004.

City of Homer Employees - 2004



(Names of department heads appear first in each category; rest are in alphabetical order.)

Administration

Walt Wrede, Steve Bambakidis, Sheri Hobbs, Anne Marie Holen, Rachel Livingston, Dan Olsen, Gary Richardson

City Clerk's Office

Mary Calhoun, Melissa Jacobsen, Jo Johnson

Finance

Dean Baugh, Jo Earls, Michele McCandlish, Laurie Moore, Joanne Perret, Lori Sorrows, Lisa Vaughn

Fire Department

Robert Painter, Steve Boyle, Scott Elmer, Elaine Grabowski, Dan Miotke, Tim Yarbrough

Volunteer Firefighters

Dr. Bill Bell, Christian Black, Kathy Boyle, Denise Bryant, Marti Christensen, Sean Connelly, Pete Coots, Samantha Cunningham, Jose Diaz, Candy Edwards, Robert Gaedecke, Mary Griswold, Jeanne Hollerbach, Brian Howard, Carey James, Pat Johnson, Maynard Kauffman, Susie Malone, Joe Miles, Jason Miller, Patty Murray, Karyn Noyes, Robert Purcell, Martin Renner, Ivan Reutov, Josephine Ryan, Matt Sabelman, Matt Schneyer, Brian Schmitz, Jennifer Sokol, Carla Stanley, Terry Sumption, Gary Thomas, Doug Van Patten, Mark Walter, John Wells, Josiah Wynn

Library

Helen Hill, Joanna Baugh, Peter Coots, Jolee Ellis, Katherine George, Susan Gibson, Kathleen Pankratz

Planning

Beth McKibben, Lani Eggertsen-Goff, Julie Engebretsen, Beverly Guyton

Police Department

Mark Robl, John Browning, Roger Cornett, Andy DeVeaux, Brandi Flint, Bill Geragotelis, Kelly Hamilton, Nathan Hull, William Hutt, Pam Kocer, Mark Kruzick, Stacy Luck, Greg McCullough, Paul Meyer, Patti Morris, Bonnie Nesvick, Michael Prouty, Randy Rosencrans, Cory Rupe, David Shealy, Steve Smith, Wayne Stanley, Janie Stewart, Chuck Thorsrud, Barth Troughton

Port & Harbor

Bill Abbott, John Bacher, Wes Cannon, Wes Clarke, Dan Cornelius, Chris Dabney, Steve Dean, Ruth Mandzik, Dave Hatch, Bryan Hawkins, Bonnie Judge, Larry Rutherford

Public Works

Carey Meyer, Ed Barcus, John Berelc, David Bolt, Russell Cheney, Ken Frazier, Barbara Garcia, Dan Gardner, Richard Gibson, Tamara Hagerty, Don Henry, Jim Hobbs, Mitch Hrachiar, Patrick Johnson, Jan Jonker, Richard Klopp, Bob Kosiorek, Gerald Lawver, Steve Martin, Brian McCarthy, Maureen Moore, Jim Nelson, Terry Overton, Mike Riley, Kurt Roe, Glenn Satterfield, Levi Stradling, Quint Walhood, John Wythe

City Manager's Office

The City Manager's Office is housed at City Hall and includes the City Manager, Administrative Assistant, Personnel Officer, and Special Projects Coordinator. The Systems Manager and janitorial staff are also considered part of the City Manager's Office.

The Homer City Manager serves as chief administrative officer of the City and is responsible for the effective and efficient administration of all City services through the supervision of administrative staff and department heads. Walt Wrede has served as City Manager since February 2003.

The City Manager works closely with the Mayor and City Council, department heads, and other community leaders to identify and accomplish projects that are in the best interest of the community and to solve problems that might come up. He is responsible for overall budget preparation and shares responsibility with the Mayor and Council for articulating the City's needs to state and federal officials to secure funding for capital projects.

The City Manager is often the first person a community member calls with a question or complaint about City operations. Fortunately, his assistant, Rachel Livingston, is often able to help. Phones, scheduling, and tracking down information are all part of a normal work day. In 2004 Rachel also contributed significant time to the Russian Sister City program, the New Library Project Capital Campaign, the new Animal Shelter project, the Public Arts Committee, and production of the 2003 Annual Report.

Sheri Hobbs has been Personnel Officer for the City of Homer since 1994. She provides invaluable assistance to the City Manager and department heads on personnel matters and can

answer virtually any question employees or prospective employees have about hiring, retiring, and benefits. She also produces the employee newsletter, serves as manager of the airport building, and oversees the City janitorial staff. In 2004, she facilitated hiring of 58 full-time, part-time, and temporary employees (including election workers) and helped 51 others transition out of City employment.

The Special Projects Coordinator, Anne Marie Holen, is responsible for producing the annual Capital Improvement

Plan and legislative request documents and also works on other "special projects." In 2004 the largest portion of her time was spent on grant writing and other activities for the New Library Project capital campaign.

Systems Manager Steve Bambakidis is responsible for keeping the City of Homer computer systems running smoothly, including troubleshooting and maintenance for 16 network servers and more than 100 desktop computers. He maintains the City's website as well as specialized automated systems for the Police and Fire Departments and Department of Public Works. In 2004, he installed over 30 new computer systems, upgraded three servers, installed new Finance Department accounting software, and eliminated problems with unwanted e-mail with new anti-spam software.



Administrative Assistant Rachel Livingston is an expert at "multi-tasking."

City Clerk's Office

For many members of the Homer public, the City Clerk's Office provides the primary point of contact with local government. As evidence of this, the Homer City Clerk's Office logged 18,802 phone calls, e-mails, and faxes in 2004.

The City Clerk is an official of the City of Homer, appointed by the City Manager and confirmed by the City Council. Mary Calhoun has held the position of City Clerk since 1990 and was Deputy City Clerk before that.

In 2004, the City Council approved increasing the part time position of Clerk Assistant to a full time position, as Deputy City Clerk I. The Deputy City Clerk position was retitled Deputy City Clerk II. With this change, Jo Johnson became Deputy City Clerk II and Melissa Jacobsen was promoted to Deputy City Clerk I.

The City Clerk attends meetings of the Homer City Council and keeps the journal for the Council and its advisory bodies and committees. The Deputy City Clerks attend the Council's advisory Commissions and Board meetings and



Melissa Jacobsen, Deputy City Clerk I, is a familiar friendly face to many members of the public who visit City Hall.

ensures that regulations for public meetings are met. In 2004, staff from the City Clerks Office attended 120 meetings.

The Clerk's Office manages municipal records and makes them available to the public, provides for codification of ordinances and authenticates or certifies records, prepares agendas and packets for the governing body and advisory bodies as assigned, administers oaths of office, acts as the parliamentary advisor to the City

LOCAL ELECTION	ISSUES on the BALLOT	OUTCOME
June 15 City of Homer Special Election	Whether Homer zoning code should be amended to limit the footprint size of retail/wholesale businesses to 66,000 square feet	984 YES votes out of 1,701 cast (57.8%). Voter turnout of 42.42% was an all-time high.
October 5 City/Borough General Election	Election of Mayor and three City Council members	James C. Hornaday elected mayor. Mary Beth Wythe and Val McLay elected to City Council; Doug Stark re-elected to City Council.
	Authorization for City to borrow up to \$2.2 million to build a new library	1,066 YES votes out of 1,709 cast (62.4%).
	Whether to increase local sales tax by 1/2%	984 NO votes out of 1,709 cast (57.6%)

City Clerk's Office (continued)

Council, and performs other duties required by law, the City Manager, and/or the Mayor or Council.

Public notice and information is essential in a democracy. The City Clerk's Office records a weekly informational segment aired on public radio station KBBI and maintains informational kiosks in five locations within the community: Safeway, Captain's Coffee, the Harbormaster's Office, Pudgy's Meat Market, and City Hall. The



Richard Everett makes use of the City of Homer informational kiosk at Captain's Coffee to check the agenda for an upcoming City Council meeting.

Clerk's Office also produces and distributes a quarterly newsletter for City residents and sends a welcoming letter to new businesses.

The Clerk's Office maintains a website (<http://clerk.ci.homer.ak.us>) which contains public notices and announcements, invitations to bid and requests for proposals, a calendar of events; and various current and archived documents including policy and procedure manuals, fee schedules, port tariff, meeting agendas and minutes, City Code, ordinances and resolutions, and election information.

The City Clerk administers all municipal elections and assists with borough and state elections. In 2004, the State Primary Election was held on August 24. The National and State General Election was held on November 4 with an exceptionally large turnout. The City and Borough Regular/General Municipal Election was held October 5. Both City precincts voted at City Hall. Homer had the second highest voter turnout in the state for this election.

Results of local elections in 2004 are shown in the table on page 6.

The Clerk's Office works with special needs students who assist the City Clerk with multiple tasks and especially bulk mailings. Their assistance is invaluable.

In 2004, City Clerk Mary Calhoun was one of the City employees who participated in the Local Aspirations Program as a mentor for Homer Middle School students, with a project that involved rebuilding a race car engine.

Finance

The City of Homer Finance Department provides overall administration of the financial activities of the City. The Finance Department is proud to have received a Certificate of Achievement for Excellence in Financial Reporting for 20 consecutive years.

Finance Director Dean Baugh supervises a staff of six to manage a wide range of duties. The Finance Department:

- assists the City Manager in the development of an annual budget and prepares a year-end comprehensive annual financial report, documenting all the financial activities of the City.
- provides accounting services for all departments of the City.
- monitors all general ledger account activities to ensure budgeted amounts are not exceeded and transactions are properly recorded.
- administers all accounting functions related to the accounts payable and receivable, purchasing, budget and payroll systems, reception,

utility, port and ambulance billings, and capital projects.

- monitors and accounts for the financial activities of grants entered into by the City.
- administers the City property leases.

A major accomplishment in 2004 was the completion of a long range fiscal plan for the City, the culmination of many meetings and extensive collaboration with the Homer City Council and City Manager. The Long Range Fiscal Plan can be viewed on the City website at <http://clerk.ci.homer.ak.us/lrfp.htm>.

Also in 2004, the Finance Department adopted a new set of financial reporting guidelines, known as GASB 34. With these changes, the public should find it easier to understand and interpret the City's financial information. Another improvement was completion of the conversion to the Caselle financial software platform. This was accomplished with minimal interruption in service to the public or to other City departments, and has greatly increased the department's capacity for reporting financial data.

The Finance Department has posted the entire budget and annual audit on the City's website since 2001, making it convenient for interested members of the public to review the documents at their convenience. At the same time, the City (and therefore taxpayers) have saved money by reducing copying costs. Look for "Finance" in the left column on the City's home page (www.ci.homer.ak.us) to access this information.



Finance Director Dean Baugh, Library Director Helen Hill, City Manager Walt Wrede, and Special Projects Coordinator Anne Marie Holen enjoy holding a giant check representing \$100,000 from the USDA for a new Homer library (May 2004).

Planning

The Planning and Zoning Department is responsible for reviewing all Conditional Use Permit applications, variances, rezones, sign permits, and zoning permits. Additionally, staff facilitates long range planning efforts such as updates to the Comprehensive Plan. Staff works with the public to resolve zoning violations and to enforce the parking and zoning codes. The Planning Department maintains a website at <http://planning.ci.homer.ak.us/dahome.htm> to assist the public in understanding Homer's zoning code and to provide easy access to relevant documents.

The Planning and Zoning Department made progress on many fronts in 2004. A new position of Planning Technician/Code Compliance was created, and filled by Lani Eggertsen-Goff. The City adopted the Homer Non-Motorized Transportation and Trail Plan, Community Design Manual, and major

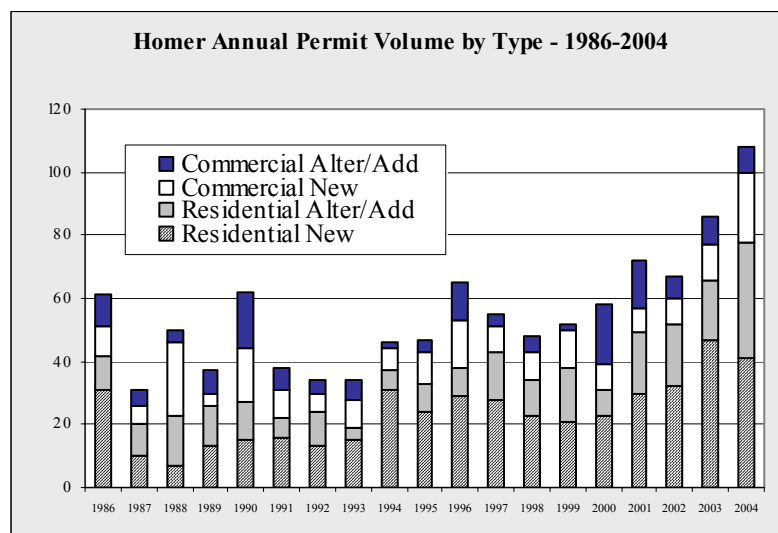
amendments to Homer City Code, Title 21 (Zoning and Planning).

The Planning Department continued to work with the Town Center Development Committee as well as groups such as the Roads Standards Committee and the Parks and Recreation Commission. The Homer Advisory Planning Commission reviewed 15 conditional use permits and 32 preliminary subdivision plats.



City Planner Beth McKibben helped the community of Homer deal with some thorny issues in 2004.

The Planning Department, in conjunction with the Department of Public Works, issued 107 zoning permits, an increase of 24% over 2003. Total construction value of the zoning permits was \$23,820,632, an increase of 55% from the previous year. Residential construction was the clear push behind this figure. Permitting included 40 new homes valued at \$6,695,500 and 37 remodels valued at \$1,695,550. New commercial construction was valued at \$9,665,601, and commercial remodels were valued at \$779,063. Fees collected for zoning permits totaled \$17,955.



Public Library

MISSION STATEMENT:

The mission of the Homer Public Library is to support the information needs of the community by providing access to quality resources in a welcoming atmosphere by a knowledgeable and caring staff. We take seriously our responsibility to serve as a place for children to discover the joy of reading and the value of libraries. We pledge to promote literacy, learning, and enrichment for people of all ages, thereby enhancing the economic, social, and cultural vitality of our community.

The trend of rapid change due in large part to new technology in public libraries nationwide continued during 2004, and the Homer Public Library was no exception. Libraries have become much more than repositories where books are kept. Today, librarians teach users how to find, evaluate, and use information in many formats. We strive to merge the best parts of traditional library functions with new technology so we may continue to provide excellent library service to the community of Homer.

Visitors and Cardholders: The library assisted over 88,000 visitors in 2004 or 7.6 visits per capita. (The national average is 4.3 visits per capita). The library issued 433 city resident, 404 borough resident, and 50 temporary library cards during 2004. Seventy-three percent of community residents have library cards.

Collection, Circulation, and Interlibrary Loan: There are 34,556 items in the library's collection. During 2004, 1,575 items were added to the collection, and 1,857 out-of-date, damaged, and/or lost items were withdrawn. We recorded 91,886 circulations during 2004, or 7.9 items per capita. (The national average is 6.5 items per capita). The library was able to provide inter-library loan service for patrons through our subscription to OCLC, a bibliographic database that gives us access to other libraries' resources

throughout the state, nation, and world. During 2004, the library borrowed 1,399 items (a 52.9 percent increase over items borrowed in 2003!) for Homer library cardholders, and loaned 390 items to other libraries.

Programs: The library is fortunate to have many talented members of the community volunteer as readers for Story Hour, ensuring that our weekly pre-school Story Hour program continued to be popular with young children and their parents. The 2004 Summer Reading Program, "National Treasures," focused on national monuments, patriotism and courage, exploration and adventure of land, sea, and space, famous inventors, and national heroes of sports, the arts, math and science, and education. 315 children and their families participated in the 8-week program of reading, activities, and lots of fun.

Grants: Once again, the library received support from The Homer Bookstore to continue with our Born to Read program. This program welcomes new babies born in South Peninsula Hospital with a gift bag containing a letter of welcome, a book suitable for babies, and a library card registration form. Other grants assisted the library with books and computers: the Public Library Assistance Grant from the Alaska State Library provided the library with additional funds to purchase books, and the federal E-rate program enabled the library to provide high speed Internet access to the 18,359 patrons who used the library's six public computers in 2004.

New Library Project: The library continued to be rated as one of the City's highest priorities by the Homer City Council in the Capital Improvement Plan. The library's capital campaign, the New Library Project, continued to gain momentum through the dedicated efforts of the Library Advisory Board, the Friends of the Homer Public Library, Inc., the City of Homer, and many

Public Library (continued)

wonderful volunteers. Over \$4 million was raised by capital campaign volunteers in 2004 toward the goal of \$6.5 million. During 2004, library architects held several community meetings to design a library to suit Homer's needs. Common goals that were identified during the public meetings were flexible spaces and systems, a separate children's area, staff efficient work areas, durable and low maintenance building materials, natural daylight, design sensitivity to site environment, elegant simplicity, acoustic quality, integrated art, and a fireplace. The 15,830 square foot building will comply with Americans with Disabilities regulations and will be certified as a LEED (Leadership in Energy and Environmental Design) building at the Silver level.

Volunteers: The increase in the number of volunteers since the start of the New Library Project has been staggering! In 2004, 263 people volunteered almost 2,250 hours, an increase of over 90 percent since 2002! In addition to the capital campaign activities, the Friends of the Library worked hard to raise money for the library through innovative fund-raisers such as their own book, *Where Were You? Alaska 64 Earthquake*, a compilation of local reminiscences of the 1964 Good Friday earthquake.

As always, the Friends of the Library's book and plant sales were very well attended by the community. The "Top Drawer Collection," a Friends program that publishes and catalogs the

work of local writers, continued to bring local talent into the library where it may be shared with the community.

The library could not function without the help of generous volunteers and local businesses and service organizations who assist with shelving, book processing, Story Hour, Summer Reading Program, National Library Week, and many more programs and services. The library is deeply grateful to the members of the Library Advisory Board, Friends of the Homer Public Library, and the committee members of the New Library Project. In addition, we thank the Reid family for continuing to provide the library's beautiful hanging baskets and maintain the library's memorial garden during the summer months.



New Library Building Committee member Ken Castner suggests options for meeting space during a work session with project architects early in the design phase for the new library. Library Director Helen Hill listens at far right.

Homer Volunteer Fire Department

MISSION STATEMENT:

The Fire Department is committed to protecting and serving the public when members of our community are threatened by fire, accidents, and natural or man-made disasters. To accomplish this mission the Department will deliver proactive emergency risk management, emergency services, and educational prevention programs.

General Information: The Homer Volunteer Fire Department was established in 1952 by concerned citizens interested in fire protection for the growing community. The fire department members incorporated in 1954 as HVFD Inc. to service the entire community of Homer and the surrounding areas. In 1990 the volunteer corporation and the City of Homer entered into an agreement to transfer all fire department operations and fire station to the City of Homer.

The Fire Department is authorized by State Statute and Homer City Code. In 2001 the area surrounding Homer was incorporated into a Kenai Peninsula Fire and Emergency Medical Service Area named the Kachemak Emergency Service Area (KESA). KESA and Kachemak City, immediately East of Homer, contract with the Homer Volunteer Fire Department to provide fire and emergency medical services. The fire department is made up of six full-time paid members and approximately 35 volunteers. Members serve in one or more functional areas of the department: Departmental Services, Fire Services, or Emergency Medical Services.

In 2004 fire department members provided 3,552 hours of service responding to calls, and attended 4,347 hours training. Adding in hours attending meetings and providing public education to the community HVFD members provided almost 9,000 hours of service to the community.

Departmental Services: The Departmental Services section of the department provides member

support, facility management, and all public education and prevention activities of the fire department. Members provide outreach education through public and private schools, church groups, childcare centers, and through participation in local events such as the Safe Kids Fair and annual Health Fair. Departmental Services also issues open burning permits for the City of Homer and State Division of Forestry. Departmental Services members provided 238 hours of prevention training activities in 2004.

Fire Services: The size and complexity of the Homer area provide challenges and opportunities for our firefighters and staff. Under the fire service umbrella fall the following activities: structural firefighting, wildlands firefighting, marine firefighting, aircraft firefighting, heavy rescue and extrication, confined space rescue, and hazardous materials response. The Fire Department is authorized by the State of Alaska Fire Service Training Officer to conduct certified Firefighter I and Firefighter II training. All firefighters are, as a minimum requirement, certified to the Firefighter I level, a training program averaging 300 hours.

The Insurance Services Office has rated the City of Homer a Fire Suppression Rating Classification of 3 (on a scale of 1-10, with low scores being most desirable). Many fire insurers use this rating to assist in the determination of premiums to be paid for fire insurance in a community. Homer is only one of about 5 departments in the State of Alaska that have achieved this low a rating. This rating is based on several factors: fire department operations and training, dispatch services (how calls are received and handled) and the water supply (availability of fire hydrants, water pressures, and maintenance of the system). The department was last surveyed in 1996 and will be reviewed again in 2006.

Homer Volunteer Fire Department (continued)

In 2004 the Fire Department responded to 18 structure fires, 21 wildlands fires, 13 vehicle fires, and 51 requests for public assistance. Fires resulted in a fire loss to the community of about \$413,000, while property saved amounted to over \$1.7 million.

Emergency Medical Service: The largest functional area of the Fire Department doesn't really involve fires at all. Emergency medical calls typically account for up to 80% of all Fire Department activities each year. 2005 was no exception as the Homer Volunteer Fire Department members responded to 442 medical emergencies including those to Homer, Kachemak City, and KESA.

The Homer Volunteer Fire Department provides state certified "Out of Hospital" Advanced Life Support Ambulance Service. Advanced Life Support services include those skills provided by emergency medical technicians with advanced training including EMT-II, EMT-III, and Mobile Intensive Care Paramedics. In addition to the basic level classes required for certification, Fire Department personnel also participate in a multitude of other classes and drills to improve their medical skills and abilities. Some of these courses include Advanced Cardiac Life Support, Neonatal Resuscitation Program, Pediatric Education for Prehospital Professionals, and Basic Trauma Life Support.



Staff and volunteers of the Homer Volunteer Fire Department

Police

MISSION STATEMENT:

To protect the public from criminal wrong doing, keep the peace and maintain order, assist in the orderly flow of traffic, serve the public in times of emergency, and enforce the law of the land.

The Homer Police Department utilizes community based policing along with pro-active enforcement to keep Homer a safe and healthy community. Twelve police officers, seven community jail officers, and seven civilian public safety dispatchers were employed at the Police Department in 2004.

In 2004, the Department received 6,141 requests for service, down 19% from 2003. Likewise, the number of arrests made in 2004 (429) was down 11% from the previous year. 406 property crimes and 66 violent crimes were logged, down 33% and 37% respectively. Unfortunately, Homer saw a 16% increase in motor vehicle accidents, with a total of 162 reported in 2004. There were no fatalities.

The Department operates and maintains a seven bed state contract jail facility. Prisoners can be held up to ten days. In 2004, prisoners served a total of 1,430 days in the Homer Community Jail, a decrease of 5% from 2003.

Several Homer Police Officers have received specialized training in areas that have been identified as important to the needs of the community. Two officers are certified Commercial Vehicle Inspectors and regularly conduct intensive safety inspections of local commercial vehicles. We have also maintained a cooperative agreement with neighboring law enforcement agencies by providing an officer to train and deploy with the Kenai Peninsula Special Emergency Response Team (SERT).

The department's 9-1-1 service includes TDD for the hearing impaired. Homer 9-1-1 dispatches all

emergency agencies such as police, U.S. Fish and Wildlife, Alaska State Troopers, Search and Rescue teams, Civil Defense, Alaska State Parks, and Fire/Rescue/EMS south of Ninilchik including across Kachemak bay and the outlying Russian villages.

HPD is the designated emergency communications and operating center for the Southern Kenai Peninsula in the event of a natural or man-made disaster. The department operates with the enhanced system which allows 9-1-1 emergency operators to have instant access to the addresses of the 9-1-1 callers.

With \$540,000 in Homeland Security grant funds, the Homer Police Department purchased a new radio system in 2004. The new equipment has greatly improved communications and is forward compatible with the Alaska Land Mobile Radio System currently being established state-wide (expected in Homer in 2006). The system will link emergency and public safety personnel and allow for close coordination in the event of a major emergency or disaster.

The Police Department supervises the operation of the Homer Animal Shelter. Construction of a new animal shelter occurred during 2004. The shelter is open three hours daily and is operated by a private contractor.



Lead Dispatcher Greg McCullough has responded to a lot of calls in his 28 years with the City of Homer.

Port & Harbor

The staff of the Homer Port and Harbor Department operates, maintains and administers the largest single basin boat harbor in Alaska, as well as the adjacent Deep Water Dock and the Pioneer Dock – and does it 24 hours a day.

Fishing Support & Activity: Ice sales to the fishing fleet and processors increased 4% during 2004 from the previous year, to 3,869 tons. The eight city-owned hydraulic cranes operated a total of 2,979 hours offloading fish products and supplies. Homer was once again the number one halibut port in Alaska with over 10 million pounds landed across our docks.

Small Boat Harbor (SBH): The Small Boat Harbor consists of a 48 acre basin with 920 reserved slips, 6,000+ lineal feet of transient floats, the Homer Fish Dock with 483' vessel berthing on sides and face and eight cranes, the Homer Ice Plant producing up to 100 tons of flake ice per day, a wood grid and a steel grid, a five-lane boat launch ramp, and barge/landing

craft loading ramp. At the end of 2004, 142 boat owners were on the wait list for a reserved stall in the small boat harbor. Grid use for the entire year (measured by number of tides) was 268.

Port: The Port consists of the Deep Water Dock with 345' of face plus three mooring dolphins, two mooring buoys, 40' water depth (MLLW) at the face; and the Pioneer Dock with 469' face, and 40' water depth (MLLW).

The final shipment of wood chips and raw logs from the Deep Water Dock left Homer in early 2004. The chip loading facility was dismantled by its owner Gates, Inc. during the summer of 2004. Deep Water Dock provided berthing for the U.S. Navy guided missile cruiser *Lake Champlain*, NOAA ship *Rainier*, fish processor *Discovery Star*, and numerous tugs and barges. The Deep Water Dock continues to be marketed for freight handling and as a potential support base for mineral development in south central Alaska.

The Pioneer Dock, completed in 2002, provides preferential berthing for a new, larger Coast Guard buoy tender, the 225' *Hickory*, which arrived in Homer in July 2003, and the Alaska Marine Highway System's ocean class ferries (*Tustumena* and *Kennicott*), as well as general cargo capability.



Above: Administrative Clerk Bonnie Judge helps keep track of occupancy in the harbor's 920 reserved slips.

Right: Chris Dabney, Harbor Officer I, spends a lot of time with the harbor work boat.



Public Works

The Public Works Department operates and maintains the City's roads, drainage, water distribution system, wastewater collection system, cemeteries, parks, campgrounds, and recreational facilities for the benefit and enjoyment of the citizens of Homer. Public Works maintains all City of Homer facilities, vehicles, and equipment and operates the water and sewer treatment plants. Public Works operates and maintains the campground facilities at Hornaday Park and on the Spit, including campground fee collections and restroom maintenance. Public Works completes the planning, engineering, construction management and inspection for a wide range of City capital improvements projects.

Public Works maintains 46.5 miles of wastewater collection lines, seven sewer lift stations, 39.5 miles of water distribution lines, 5 water storage tanks, and 17 water pressure reduction stations. The on-going preventive maintenance program has minimized water and sewer service disruptions to our customers. City crews are responsible for grading, snow plowing, sanding, dust control, and general road maintenance on approximately 45 miles of City maintained roads.

In 2004 the City produced over 10,000 plants for use in City and local business planting areas. The flower beds and park areas around the City are maintained by the Parks and Recreation staff.

Public Works coordinates the design and construction of water and sewer extensions into areas of the City without piped water and sewer service. East End Road, Thompson Drive, and Hillside Acres water and sewer improvement districts were designed in 2004. These projects will extend 15,000 linear feet of water and sewer mains and provide service to over 100 lots, directly benefiting 400 existing and future residents. Design began on Ocean Drive Loop Sewer, Kachemak Drive-Phase I Water Sewer, Rosebud

Court Sewer, and Kachemak Drive – Phase II Water and Sewer projects.

Other major projects completed in 2004 include:

Deepwater Dock Expansion Project – a conceptual report was prepared to establish the scope of work and cost of expanding the existing dock to accommodate larger vessels and provide for container on and off loading capabilities.

Homer Transportation Plan – Public Works, with the assistance of the Planning Department and the Road Standards Committee, worked to revise the transportation plan prepared in 2001, with the goal of incorporating it into the City and Borough Comprehensive Plan.

PRV Station Water System Improvements – Public Works, utilizing monies left over from the 1.0 MG tank grant, is coordinating the design and replacement of two existing PRV stations, to make the transmission system more reliable and reduce maintenance costs.

Animal Shelter – This project is now complete and provides high quality care to animals in need.

Homer Public Library Project – Design and fundraising for a new library were nearing completion at the end of 2004. Plans call for construction beginning in May 2005 and completion in August 2006.

Jack Gist Recreational Park Improvements – Approximately 60,000 cubic yards of fill was placed on the site as part of the ADOT East End Road Improvement project. With volunteer help, softball fields will be ready for use in the 2006 season.

Homer Water and Sewer Master Plan – Work began on this project which includes

Public Works (continued)

creating a computer model of the existing water and sewer system, identifying how service can be most effectively extended into areas not currently served, determining what improvements to the existing system will be needed to support expansion, define the cost and suggest a schedule for necessary future capital improvements, and incorporate water and sewer data into the City's GIS information system. Fire flow transmission, water distribution, and storage capacities will be evaluated along with options for establishing a new water source. The computer models prepared as part of this plan will allow the City to understand (before development occurs) what impact growth will have on the existing sewer and water system.

Implementation of Beach Policy Task Force Recommendations – A Coastal Impact Assistance grant was used to coordinate the construction of two small parking areas along the east side of Homer Spit Road and install

regulatory signs at beach access points. The grant also covered a substantial portion of the USGS operating expenses related to the camera tower and ongoing sediment transport study. Public Works also worked with the National Estuarine Research Reserve Service (NERRS) to complete an ecological study of Homer's coastline.

Homer Spit Restrooms – Utilizing a combination of City and state funds, Public Works coordinated construction of three new restrooms on the Homer Spit. A restroom is being constructed near Ramp 6 on the west side of the harbor, the existing Ramp 4 restroom is being replaced with a new concrete block structure, and a new restroom is being constructed at the top of the load and launch ramp. A new restroom near the Fish Dock is also planned.

Alaska DOT Projects – The City of Homer worked closely with ADOT on the East End Road Improvement Project and Bartlett/Hohe Street Improvement Project to ensure maximum benefit to Homer residents.



Line mechanic Levi Stradling helps keep City vehicles running in top form.



Residents and visitors alike were happy to see construction of a new restroom at Ramp 4 of the Homer Harbor.

Capital Improvement Plan

The City of Homer's Capital Improvement Plan (CIP) is a long-term guide for capital project expenditures. City administration, department heads, advisory boards and commissions, City Council members, non-profit organizations, and the general public are all encouraged to provide suggestions for the CIP. While inclusion in the CIP does not guarantee funding for a project, it can be very helpful since many agencies will not consider funding a project unless it is identified as a community priority in an official plan adopted by the local government.

In September 2004, the Homer City Council approved the Capital Improvement Plan for 2005-2010 with descriptions of 56 projects including roads, trails, buildings and other structures, land acquisition, and equipment.

The City Council was pleased to note that funding for the following projects from the 2004-2009 CIP had been identified or procured:

- Breathing Air Compressor/Fill Station
- Homer Animal Shelter
- Kachemak Drive Water & Sewer
- Six Port and Harbor Public Restrooms
- Public Safety Radios
- Senior Center Expansion

At its September 27 meeting, the Homer City Council passed several resolutions relating to the 2005-2010 CIP.

Resolution 04-97(A) identified ten projects with significant area-wide benefit, to be forwarded to the Kenai Peninsula Borough for inclusion in the Borough's Capital Improvement Plan:

- Kachemak Bay Campus Expansion
- Deep Water Dock Construction, Phase II
- Williamsport/Pile Bay Road Rehabilitation
- Senior Housing

- Community Ice Rink
- Pratt Museum Porch Repair
- Convention and Cultural Center
- Homer Center for the Arts Renovation
- Alternative Water Source Feasibility Study
- Town Center Infrastructure

Resolution 04-80(S) identified 15 projects as priorities for funding through the City's annual request to the Alaska Legislature:

- Homer Water Improvements, Phase 2,
Preliminary Design
- Deep Water Dock Corrosion Control
- New Homer Public Library
- Skyline Fire Station
- Deep Water Dock Construction, Phase 2
- Deep Water Dock, Berth 1 Fendering System
Upgrade, Phase 2
- Fire Engine Replacement/Aerial Truck
- Pioneer Avenue Upgrade/
Downtown Restrooms
- East Boat Harbor
- Port and Harbor Public Restrooms
- Large Equipment Storage Shed
- Septic Tank Pumpage Dump Station
- Bridge Creek Watershed Land Acquisition
- Kachemak Drive Improvements
- Harbor Pedestrian Ways

Resolution 04-78(S) identified six projects to forward to the Alaska Department of Environmental Conservation for funding consideration:

- Homer Water Improvement, Phase 2,
Preliminary Design
- Bridge Creek Watershed Land Acquisition
- West Hill Water Transmission Main
- Mountain View to East Hill Water Main
- Septic Tank Pumpage Dump Station
- Spit Waterline Replacement, Phase 4

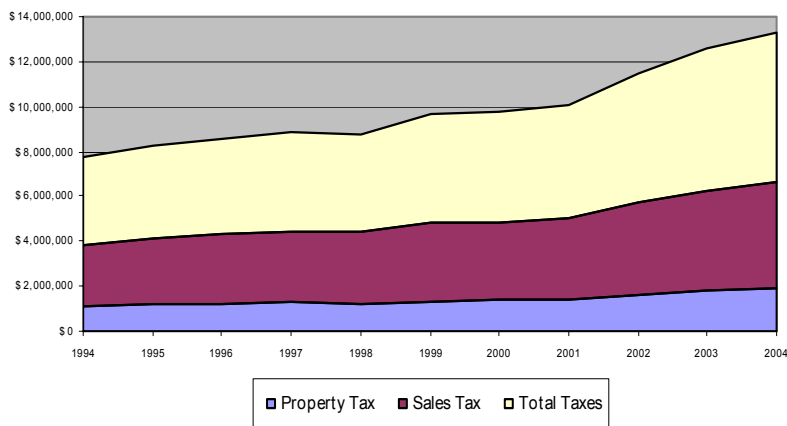
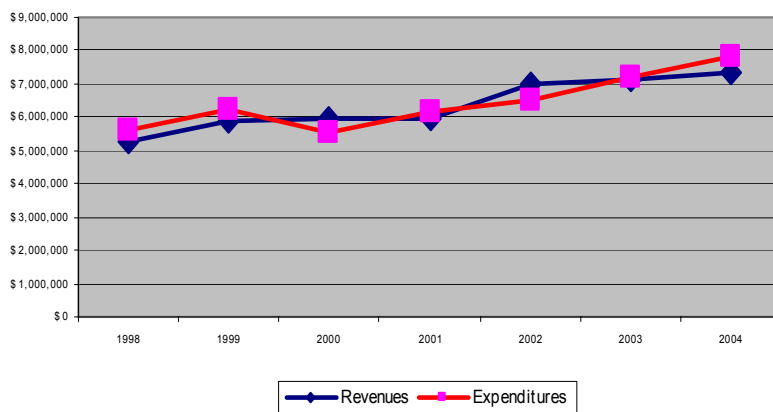
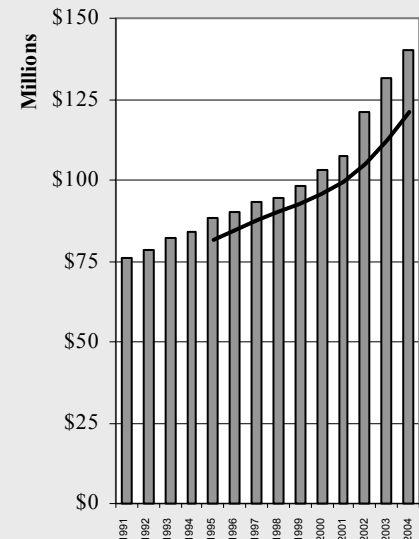
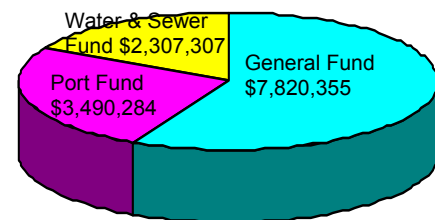
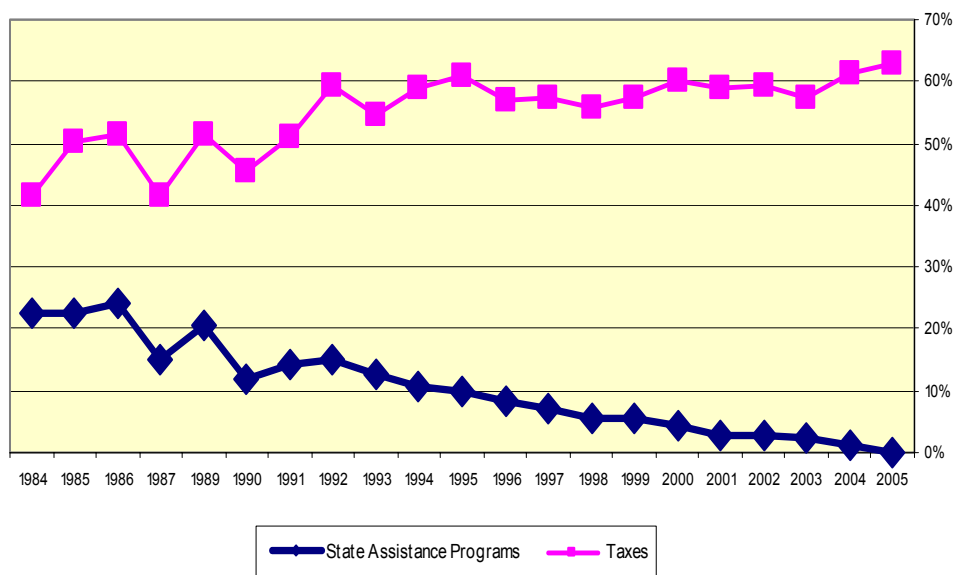
Financial Indicators

Statement of Net Assets December 31, 2004

	Governmental <u>Activities</u>	Business-type <u>Activities</u>	<u>Total</u>
<u>Assets</u>			
Cash and investments	\$ 4,427,248	2,130,426	6,557,674
Receivables, net of allowance for doubtful accounts:			
Accounts	204,299	386,992	591,291
Sales and property taxes	691,113	169,031	860,144
State and federal grants	826,510	963,716	1,790,226
Assessments	862,626	921,403	1,784,029
Internal balances	206,183	(206,183)	-
Inventory	84,252	182,072	266,324
Prepaid items	229,707	72,802	302,509
Restricted cash and investments	-	2,717,497	2,717,497
Bond issuance costs, net	-	35,126	35,126
Litigation receivable	-	463,237	463,237
Capital assets not being depreciated -			
land and construction in progress	11,081,806	19,400,806	30,482,612
Other capital assets, net of accumulated depreciation	<u>25,319,532</u>	<u>53,471,169</u>	<u>78,790,701</u>
 Total assets	 \$ <u>43,933,276</u>	 <u>80,708,094</u>	 <u>124,641,370</u>
<u>Liabilities</u>			
Accounts payable	425,342	1,023,507	1,448,849
Accrued payroll and related liabilities	132,596	41,609	174,205
Accrued interest	-	87,979	87,979
Prepaid rentals and deposits	15,777	533,750	549,527
Deferred revenue	101,410	18,000	119,410
Noncurrent liabilities:			
Deferred lease revenue	-	414,000	414,000
Due within one year:			
Accrued leave	63,260	27,021	90,281
Notes payable	-	297,331	297,331
Bonds payable	425,280	235,000	660,280
Capital lease obligations	88,360	-	88,360
Due in more than one year:			
Accrued leave	329,229	223,554	552,783
Notes payable	-	4,840,933	4,840,933
Bonds payable, net of deferred loss	930,527	831,656	1,762,183
Capital lease obligations	212,257	-	212,257
Net pension obligation	<u>226,120</u>	<u>102,595</u>	<u>328,715</u>
Total liabilities	<u>2,950,158</u>	<u>8,676,935</u>	<u>11,627,093</u>
<u>Net Assets</u>			
Invested in capital assets, net of related debt	34,744,914	66,667,055	101,411,969
Restricted for debt service and capital projects	3,237,361	2,316,028	5,553,389
Unrestricted	<u>3,000,843</u>	<u>3,048,076</u>	<u>6,048,919</u>
Total net assets	<u>40,983,118</u>	<u>72,031,159</u>	<u>113,014,277</u>
 Total liabilities and net assets	 \$ <u>43,933,276</u>	 <u>80,708,094</u>	 <u>124,641,370</u>

Statement of Activities
Year Ended December 31, 2004

		Program Revenues			Net (Expense) Revenue and Changes in Net Assets		
Activities	Expenses	Fees, Fines & Charges for Services	Operating Grants & Contributions	Capital Grants & Contributions	Governmental Activities	Business- type Activities	Total
Governmental:							
General government	\$ 1,870,428	377,892	135,746	3,745	(1,353,045)	-	(1,353,045)
Public safety	3,101,937	815,935	39,218	932,192	(1,314,592)	-	(1,314,592)
Public works	2,136,469	90,436	2,573	-	(2,043,460)	-	(2,043,460)
Library	473,298	-	172,614	337,425	36,741	-	36,741
Airport	173,258	131,072	-	-	(42,186)	-	(42,186)
Parks and recreation	377,010	157,362	29,986	-	(189,662)	-	(189,662)
Community services	180,964	-	21,861	-	(159,103)	-	(159,103)
Unallocated interest	90,915	-	-	-	(90,915)	-	(90,915)
Total governmental activities	8,404,279	1,572,697	401,998	1,273,362	(5,156,222)	-	(5,156,222)
Business-type:							
Port and harbor	3,709,842	2,679,831	-	723,375	-	(306,636)	(306,636)
Water and sewer utility	4,250,305	2,569,494	-	227,808	-	(1,453,003)	(1,453,003)
Total business-type activities	7,960,147	5,249,325	-	951,183	-	(1,759,639)	(1,759,639)
Total	\$ 16,364,426	6,822,022	401,998	2,224,545	(5,156,222)	(1,759,639)	(6,915,861)
General revenues:							
Taxes:							
Property taxes				\$ 1,888,761	-		1,888,761
Sales taxes				3,770,288	1,019,645		4,789,933
Grants and entitlements not restricted to a specific purpose							
				50,398	-		50,398
Investment income				47,793	72,812		120,605
Other				109,437	141,954		251,391
Transfers				50,685	(50,685)		-
Total general revenues and transfers				5,917,362	1,183,726		7,101,088
Changes in net assets					761,140	(575,913)	185,227
Beginning net assets					40,221,978	72,607,072	112,829,050
Ending net assets					\$ 40,983,118	72,031,159	113,014,277

Tax Revenues by Source, 1994-2004**General Fund Revenues and Expenditures, 1998-2004****Homer Annual Taxable Sales, 1991-2004, with 5-year Moving Average Trendline****2004 Operating Expenses****State Revenue Assistance and Local Taxes as Share of General Fund Revenues, 1984-2004**

Date of Incorporation-----March 31, 1964
Area in Square Miles-----15 sq. mi. of land and
10.5 sq. mi. of water

City Employees ----- 92 full time; 10 part time

Full and part-time employees-----	29
Miles of streets maintained -----	45
Miles of maintained wastewater line----	46.5
Miles of water distribution line-----	39.5
Campground use	
(RV and tent nights) -----	11,221
Park acres maintained -----	267
Miles of trail maintained -----	5.11

Full and part-time employees-----	32
Fire Dept. volunteers -----	35
Combined Fire/EMS calls -----	546
Requests for police services -----	6,141
Arrests -----	429
Days of jail time served -----	1,430
Animals turned in or impounded-----	561
Animals adopted-----	261
Animals euthanized -----	145

Full and part-time employees-----	13
Small boat harbor stalls -----	920
Dock landings (not including state ferry)	
Deep Water Dock-----	74
Pioneer Dock-----	39
Tons of ice sold -----	3,869
Crane hours billed or metered -----	2,979
Public, Fire, EMS, and Police assists----	301

Full and part-time employees -----	7
Library volumes -----	34,080
Library circulation -----	91,886
Attendance -----	88,136
Volunteer hours -----	2,247

Full time employees -----	4
Construction permits issued -----	107
Construction value -----	\$23,820,632

Full and part-time employees -----3
Meetings attended & documented -----120
Elections (local, state, national)-----4

Full time employees -----	7
Grants managed-----	36
Leases managed-----	34
City mill levy (property tax)-----	5.0
Borough mill levy -----	6.5
Kenai Peninsula College mill levy-----	.10
South Peninsula Hospital mill levy -----	1.75
City sales tax-----	3.5%
Borough sales tax -----	2.0%

Real property -----	\$348,552,362
Personal property -----	\$17,324,836

Property tax-----	\$1,797,165
Sales tax -----	\$4,743,310

General obligation bonds ---	\$1,340,000
Revenue bonds -----	\$1,105,000
Assessment bonds -----	\$15,807
Capital leases -----	\$300,617
Notes payable-----	\$6,997,716
Authorized but not issued --	\$6,997,716

Phone Numbers and Addresses

City of Homer Departments

CITY HALL ----- 235-8121
491 E. Pioneer Avenue ♦ Homer, AK 99603

Water & sewer billing questions ----ext. 2228
Planning Department----- 235-3106
City Clerk-----235-3130

PUBLIC WORKS -----235-3170
3575 Heath Street ♦ Homer, AK 99603

Parks & Recreation-----235-3170
City street maintenance questions: 235-3170

POLICE DEPARTMENT -----235-3150
4060 Heath Street ♦ Homer, AK 99603

EMERGENCIES ----- 9-1-1

Animal Shelter----- 235-3141

FIRE DEPARTMENT-----235-3155
604 W. Pioneer Ave. ♦ Homer, AK 99603

EMERGENCIES ----- 9-1-1

Port & Harbor ----- 235-3160
4350 Spit Road ♦ Homer, AK 99603

Billing questions----- 235-8121 ext. 2228

Public Library ----- 235-3180
141 W. Pioneer Ave. ♦ Homer, AK 99603

Other Frequently Called Numbers

Alaska State Ferry ----- 235-8449

Chamber of Commerce/Visitor Center: 235-7740

College (Kachemak Bay Branch)----- 235-7743

Dept. of Motor Vehicles ----- 235-7341

District Court----- 235-8171

District Recorder-----235-8136

Division of Family & Youth Services---- 235-7114

High School-----235-8186

Pool ----- 235-7416

Community Schools ----- 235-6090

Homer News ----- 235-7767

Homer Tribune----- 235-3714

Ice Rink -----235-2647

Kenai Peninsula Borough-----1-800-478-4441

Homer office----- 235-8840

KBBI----- 235-7721

Legislative Information Office -----235-7878

Public Health programs-----235-8857

Solid Waste Baling Facility
("The Dump") -----235-6678

South Peninsula Hospital----- 235-8101

South Peninsula Women's Services----- 235-7712

A brief (incomplete) history of Homer

6000 BC Native people inhabit the Kachemak Bay area then and now.

1896 Con man Homer Pennock promotes gold mining in the Homer area, but coal mining is much more successful.

1902 Homer is virtually abandoned between 1902 and 1915 due to lack of coal markets.

1915 Charlie Miller winters 95 horses at his homestead (Miller's Landing) for the Alaska Railroad.

1917 Delphina Woodard develops a dairy farm in what is now downtown Homer.

1919 First school opens at Miller's Landing.

1920 46 people reside in the census area designated as “Homer Spit and Vicinity.”

1925 A rudimentary telephone system is established.

1930-1940 Commercial and civic activity increases significantly. By 1938, Homer has an airplane runway, several general stores, two restaurants, and a new dock built by the Homer Civic League. Supply ships now bypass Seldovia to deliver goods directly to Homer. Homer's population in 1940 is pegged at 325.

1941-42 Alaska Road Commission creates Beluga Lake by damming the slough.

1945 Homer Electric Association is incorporated.

1946-47 The coldest winter in history is recorded for North America. Much of inner Kachemak Bay freezes over.

1948-51 Construction of the Sterling Highway puts Homer on the road system and fuels growth.

1960 The population of Homer, at 1,247, exceeds that of Seldovia for the first time.

1964 The Good Friday earthquake causes much of Homer to subside 2-8 feet, with serious damage to the harbor. Homer incorporates as a city on March 31. The damaged harbor is rebuilt with federal funds.

1971 Kachemak Bay State Park is created, contributing to the growth of tourism in Homer.

1976 The state of Alaska sells several oil leases in Kachemak Bay. After the jack-up oil rig *George Ferris* gets stuck in the mud, public outcry persuades the state to buy back the leases.

1980 Homer's population is 2,209.

1985 Homer gets its first fast-food chain restaurant (McDonalds).

1986 The Homer "Bypass" is built.

1989 Homer residents respond to the *Exxon Valdez* oil spill.

1990 Population: 3,660

2000 Population: 3,946

2002 Homer annexes 4.6 sq. miles

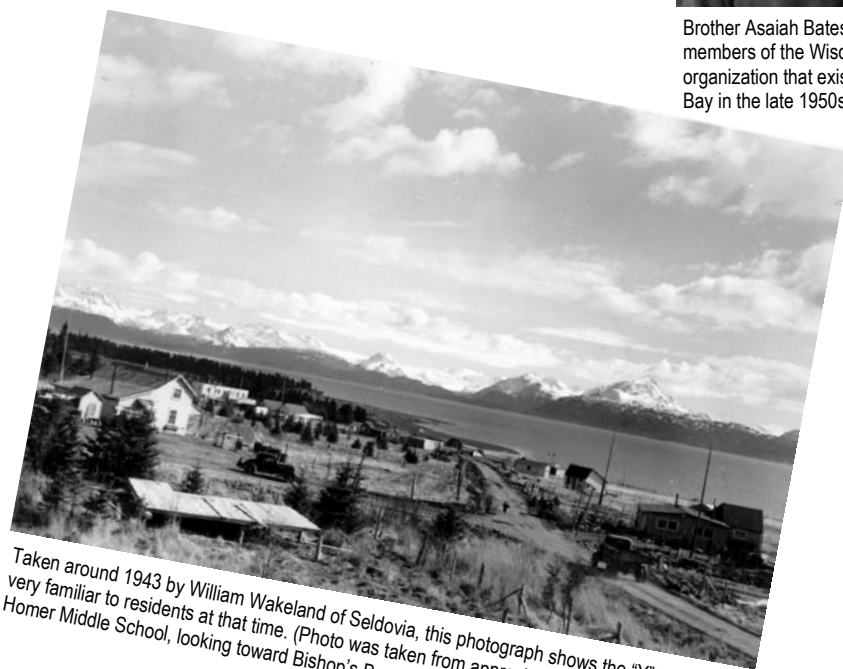
2004: Population: 5,332



Looking toward Homer as it existed in September 1914. Photograph by Abner Miller, who came to Kachemak Bay to salvage railroad equipment following the end of rail-transported commercial coal operations on the Spit and along the Homer bluffs.



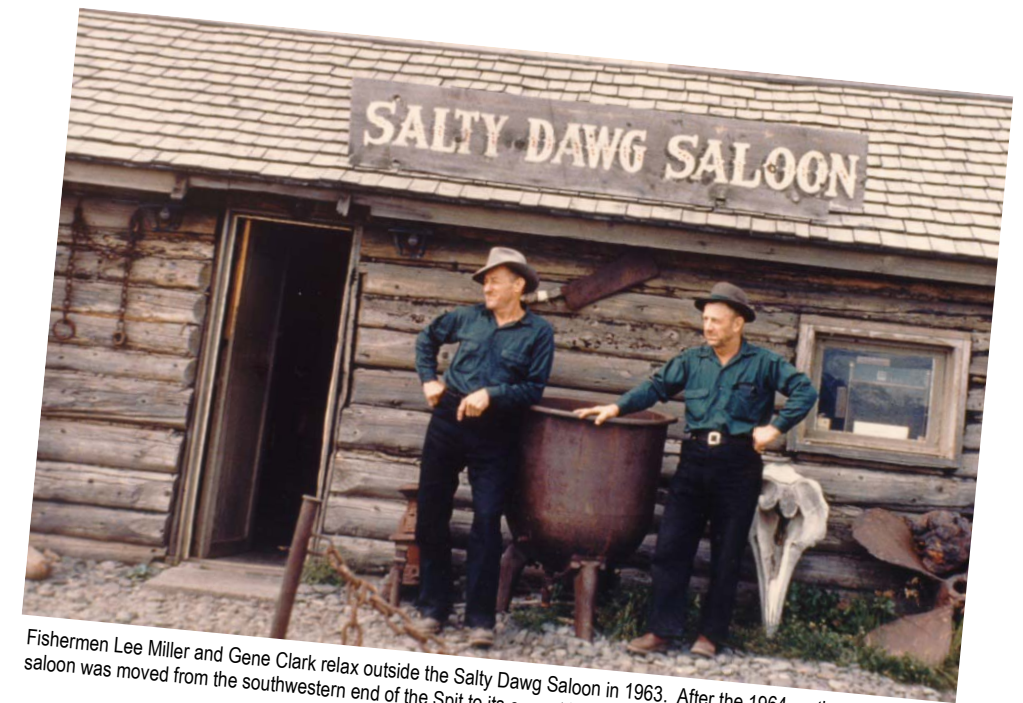
Brother Asaiah Bates and R.B. Jackson were members of the Wisdom Knowledge Faith & Love organization that existed at the head of Kachemak Bay in the late 1950s.



Taken around 1943 by William Wakeland of Seldovia, this photograph shows the "Y" that was very familiar to residents at that time. (Photo was taken from approximate location of current Homer Middle School, looking toward Bishop's Beach.)



Land's End as seen soon after the 1964 Good Friday earthquake.



Fishermen Lee Miller and Gene Clark relax outside the Salty Dawg Saloon in 1963. After the 1964 earthquake, the saloon was moved from the southwestern end of the Spit to its current location.

All photos courtesy of the Pratt Museum. History sources: Janet Klein, Dave Brann, and the Alaska Department of Fish & Game