



# Agenda

## Port & Harbor Advisory Commission Regular Meeting

Wednesday, April 24, 2024 at 5:30 PM

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

---

### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Zoom Webinar ID: 954 2610 1220 Password: 556404

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

---

### CALL TO ORDER, 5:30 P.M.

### AGENDA APPROVAL

### PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

### RECONSIDERATION

### APPROVAL OF MINUTES

- [A.](#) Unapproved March 27, 2024 PHC Minutes

### VISITORS / PRESENTATIONS

- A. City Council Champions - Harbor Expansion
- B. HDR - Electric Possibilities Related to Float Replacement and Harbor Expansion

### STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- [A.](#) Port Finance/Budget Report - FYTD Report for April 2024
- [B.](#) Port & Harbor Staff Report - April 2024
- [C.](#) Homer Marine Trades Association (HMTA) Report

### PUBLIC HEARING

### PENDING BUSINESS

### NEW BUSINESS

- [A.](#) Land Allocation Plan Annual Review  
Memorandum from Community Development Director as backup  
Memorandum from Port Property Associate as backup

B. Land Allocation Plan - Large Vessel Haul Out

Memorandum from Port Administrative Supervisor as backup

C. Work Skiff Policy

Memorandum from Port Administrative Supervisor as backup

D. Steel Grid Replacement Study

Memorandum from Port Administrative Supervisor as backup

E. Amendments to Port & Harbor Advisory Commission Bylaws

Memorandum from Deputy City Clerk as backup

F. Election of Officers

Memorandum from Deputy City Clerk as backup

**INFORMATIONAL MATERIALS**

A. April 2024 Port Operations Report

March 2024 Statistics

Q3 2024 Statistics

Memorandum to City Council re: Cruise Ships and Homer Spit Parking

Memorandum from Port Director as backup

Memorandum from Port Director as backup

B. April City Newsletter

C. April City Manager's Reports to Council

CM Report for April 8, 2024

CM Report for April 22, 2024

**COMMENTS OF THE AUDIENCE (3 minute time limit)**

**COMMENTS OF THE CITY STAFF**

**COMMENTS OF THE MAYOR**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **Wednesday, May 22nd, 2024 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

**1. CALL TO ORDER, 5:30 P.M.**

Session 24-02, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Casey Siekaniec at 5:30 p.m. on March 27, 2024 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS FRIEND, PITZMAN, SHAVELSON, SIEKANIEC, VELSKO, ZEISET & STUDENT REPRESENTATIVE ROGERS

CONSULTING: PORT DIRECTOR HAWKINS, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF

STAFF: DEPUTY CITY CLERK PETTIT

**2. AGENDA APPROVAL**

Vice Chair Siekaniec read the supplemental items into the agenda: **Under Informational Materials Item D. Bureau of Ocean Energy Management – Study on Recreation and Tourism in the Cook Inlet Flyer, and Item E. Public Comments Received Regarding Harbor Tariff Changes.**

Vice Chair Siekaniec requested a motion and a second to approve the agenda as amended.

ZEISET/PITZMAN MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)**

Rachel Lord, Homer City Councilmember, noted that she and Councilmember Hansen are the Harbor Expansion Champions from City Council. She stated that it's been really sporadic, and that they want to be coming to future Port and Harbor meetings to speak with the Commission specifically regarding harbor expansion. She said that it was her understanding that the Phase I geotechnical work portion of the project is still moving forward. She added that the work-in-kind was approved by the Pacific Ocean Division at the Army Corps of Engineers, noting that this was great news. She informed the Commission that between Council and City Staff, they've been sending out letters of appreciation and also updates to their Congressional Delegate/State partners, in addition to letters to their community partners in the Corps about being included in the Fiscal Year 2025 President's budget, which she said is great news. Ms. Lord added that they are looking at taking a trip to Washington, D.C. to ensure that they have somewhat of a presence there.

Steve Roth, city resident, asked for the Commission to consider a moratorium on the auxiliary skiff rule that had been added to the harbor tariff. His reasons were as follows:

- Fish prices are very bad right now.
- Fishermen, especially young fishermen are struggling right now.

- Seine fishers are required to have a skiff to do their fishing, it's not an option, and most of the time they can't put their skiffs on their deck.

Mr. Roth also requested that the Commission consider people that have a slip when making changes to the harbor tariff.

**4. RECONSIDERATION**

**5. APPROVAL OF MINUTES**

5.A. Unapproved January 24, 2024 PHC Minutes

SHAVELSON/VELSKO MOVED TO APPROVE THE JANUARY 24, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**6. VISITORS/PRESENTATIONS**

6.A. Agnew::Beck – City of Homer Comprehensive Plan Rewrite

Shelly Wade introduced herself as one of the principal owners of Agnew::Beck Consulting and thanked the Commission for the opportunity to present. She also introduced Meg Friedenauer of Agnew::Beck and Luke Rubalcava of RESPEC, noting that RESPEC is one of the subcontractors working with Agnew::Beck to support the project, along with Kinney Engineering, Northern Economics, Corvus Design, and Stantec, a group that will be helping with Phase II of the project that deals with updating Title 21. She provided an overview of the project website, found at [HomerCompPlanUpdate.com](http://HomerCompPlanUpdate.com), and added that Agnew::Beck's primary focus is to begin with the 2018 Comprehensive Plan to make any updates and consider any changes. She outlined the primary guiding topics that will be investigated as follows:

- Land use and housing
- Public services and infrastructure
- Transportation
- Economic Development
- Health and wellness
- Sustainability, resilience and climate change
- Quality of life
- Fiscal considerations for the community.

Ms. Wade outlined Agnew::Beck's schedule for the week of their first community visit that was taking place at the time of the meeting. She noted that this process for the comprehensive plan is supposed to go through December, and that part of Agnew::Beck's deliverables is to provide the community with 3 potential options for how the community might look in 20 years.

**7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

7.A. Port Finance/Budget Report – FYTD Report for March 2024

Vice Chair Siekaniec asked why there was zero wharfage on the deep water dock for this year. Port Administrative Supervisor Woodruff informed him that there will be some shortly, but that the number is dependent upon when there is activity at the dock. She noted that there are a lot of landings currently, but only some of them involve loading freight.

7.B. Port & Harbor Staff Report – March 2024

Ms. Woodruff thanked ex-Chair, Crisi Matthews, for her service in her time with the Commission. She turned the floor over to Port Director Hawkins for him to discuss his time spent in Juneau. Mr. Hawkins noted that it was a very busy two-and-a-half days meeting with legislators and the Department of Transportation. There were also lengthy discussions regarding the steel grid and the fact that it has been temporarily shut down due to safety concerns regarding the degrading pilings. Other discussion topics included:

- Repairs needed for Crane 8
- Anchorage Boat Show
- Credit card fees
- Review of the Commission’s Strategic Plan and Goals
- Land Allocation Plan update and the Large Vessel Haul Out Facility
- Joint Work Session with Council on April 15<sup>th</sup> at 5:00 p.m.
- Flag pole at the Harbor Office
- Updated parking map for Summer 2024

7.C. Homer Marine Trades Association (HMTA) Report

Commissioner Zeiset shared that the Association travelled to the Anchorage Boat Show with the Port and Harbor. He noted that Homer Marine Trades has scholarship money that students can apply for on their website, applications are due by April 15<sup>th</sup>.

**8. PUBLIC HEARING(S)**

**9. PENDING BUSINESS**

**10. NEW BUSINESS**

10.A. Comprehensive Plan

The Commission discussed the potential of prioritizing the Spit Comprehensive Plan within the broader City Comprehensive Plan, emphasizing its significance for recreation and commerce in Kachemak Bay. After some comments from Mayor Castner, it was revealed to the Commission that the Spit Comprehensive Plan will essentially become a part of the City’s new comprehensive plan once it’s completed. The Commission also expressed interest in hosting more work sessions with Agnew::Beck as needed.

**11. INFORMATIONAL MATERIALS**

- 11.A. March 2024 Port Operations Report  
February 2024 Statistics

Port Director Hawkins provided some updates on port operations, noting the following:

- Crane 3 is now operable after replacement of the live swivel.
- The ice plant is up and operational, and all bait storage lockers are rented out.
- Port Maintenance has been repairing some of the finger floats that were damaged due to old age.
- There was a boat fire in February, the boat was a complete loss, the damage was contained to one vessel, and the start of the fire is believed to have been an electrical heater.

- 11.B. March City Newsletter

Commissioner Pitzman directed everyone to the article regarding the Large Vessel Haul Out in the newsletter, noting that the Polar Bear vessel was just one of the projects happening there this winter. He and Commissioner Zeiset voiced that the Large Vessel Haul out provides great winter employment for many Homer locals, and Mr. Zeiset added that he's been involved with the work that's been taking place on the Polar Bear vessel, and that the Polar Bear alone has spent well over \$1 million in Homer this year.

- 11.C. City Manager's Reports to Council

March 11<sup>th</sup>, 2024  
March 26<sup>th</sup>, 2024

- 11.D. Bureau of Ocean Energy Management – Study on Recreation and Tourism in the Cook Inlet

Port Director Hawkins noted that the flyer was just informational at this point, but that they're reaching out to the Port and Harbor because there is an effort to bring more gas to the system for resiliency purposes. He added that they know they've got electricity and heating in the future, and this appears to be a public information and education effort.

- 11.E. Public Comments Received Regarding Harbor Tariff Changes  
Memorandum from Commissioner Pitzman as backup

Commissioner Pitzman stated that he's been having a lot of conversations with members of the public revolving around the tariff changes, more specifically the work skiff exemption removal. Mr. Pitzman noted that he voted for the tariff change in support of removing the seine skiff exemption, but acknowledged what's happened in the last 6 months with the major catastrophic downturn of the commercial fishing industry. He added that he brought it before the Commission for conversation given that people are intending to bring this directly to Council to see if they can get some quicker action. Mayor Castner informed the Commission that the Council did hold public testimony on the tariff changes at the March 26<sup>th</sup> Committee of the Whole meeting.

Through the Chair, Mr. Pitzman requested Port Director Hawkins to explain the reasoning for why the seine skiff exemption removal was included in the tariff changes. Mr. Hawkins first pointed out that the seine skiff exemption rule had been in place for about 30-40 years. He continued, stating that the exemption came about for the Lower Cook Inlet seine fleet, a fleet that frequently fished out of the Homer harbor. Mr. Hawkins noted that this rule started with a local fleet and then grew to include the bigger fleet, and further that when the rule was written, seine skiffs were actually skiffs and not the small boats that they are today. He added that the harbor charges by linear feet, so when you take a 58 foot boat and add a seine skiff to it, the boat is now 75 or 80 feet of vessel that's taking up space in the harbor. His closing thoughts were that fair and equitable application of the rate drove this decision.

Commissioners seemed to all share the same desire to postpone the work skiff exemption removal, but acknowledged that they would need to wait until the next meeting to make any recommendations to Council.

**12. COMMENTS OF THE AUDIENCE (3 minute time limit)**

William Roth, city resident, introduced himself to the Commission as a commercial seiner who fishes down in Kodiak. He warned the Commission that a number of boats will go bankrupt this summer if something doesn't change drastically within the near future. He advocated for the young fishermen in the community who he believes will not be able to afford this change to the tariff. He closed with the assertion that it's not an option for a lot of the commercial fishermen and that's a problem.

Robert Roth introduced himself to the Commission as a salmon seiner in the Lower Cook Inlet. He stated that he's not necessarily against the tariff, sharing his belief that every boat in the harbor should be charged, but that he did feel the price was excessive. He suggested the Commission take a look at the price per foot. In terms of fairness, he stated that the daily rate should match the yearly rate, reasoning that people who are in the harbor for short periods of time are charged excessively higher than people who are there year-round.

Steve Roth, city resident, questioned the motive behind the idea of turning the Large Vessel Haul Out to a campground. Switching gears to discussions pertaining to the tariff changes, he suggested implementing timeframes for when seine skiffs can be in the harbor in lieu of the removal of the exemption altogether. He reiterated the fact that he has to have a seine skiff to work, and that it isn't an option for him.

**13. COMMENTS OF THE CITY STAFF**

Port Administrative Supervisor Woodruff thanked the members of the public who testified, and noted that there will be more on the Large Vessel Haul Out at the next meeting.

Port Director Hawkins thanked the members of the public who testified. He shared that having worked on the 2011 Comprehensive Plan, he felt that the commercial industry on the Homer Spit was not well-represented in that plan. He reasoned that there would need to be a stronger effort from both the Commission and City Staff to ensure that the commercial industry is well-represented in the new Comprehensive Plan, and also so the Comprehensive Plan doesn't become lopsided.

**14. COMMENTS OF THE MAYOR**



Mayor Castner emphasized the importance of the outreach to staff in the development of the Comprehensive Plan. He echoed support for Mr. Pitzman’s comment from earlier in the meeting about the false equivalency between the Large Vessel Haul Out and a campground. He stated that there are many places to pitch a tent around Homer, but there are very few places to pull a boat out of the water. Lastly, Mayor Castner spoke to the termination of City Manager Dumouchel’s contract, stating that the City Manager is hired as an employee-at-will by the Council. This termination was for no particular reason, he insisted, adding that there’s “no smoking gun, there’s nothing to lose sleep over.” He assured the Commission that Mr. Dumouchel left a very strong staff behind that will continue to move forward and won’t panic.

**15. COMMENTS OF THE COMMISSION**

Student Representative Rogers thanked the public for providing testimony.

Commissioner Zeiset thanked everyone who attended, and added that he’s looking forward to continuing on.

Commissioner Velsko thanked the Roth family for attending the meeting. She added that the Commission appreciates and wants to see more public involvement.

Commissioner Pitzman thanked the public for coming. He noted that there wasn’t any action on the tariff changes given that it was added to the agenda too late to be an actionable item. He added that he liked the Mayor’s use of the term “false equivalency” in regards to the comparisons between the Large Vessel Haul Out and the temporary camping on the Spit.

Commissioner Friend thanked the public for attending tonight’s meeting. He shared that he is looking forward to the comprehensive plan rollout and is hopeful that the community will show up for the open house meeting at Islands and Oceans tomorrow night.

Commissioner Shavelson thanked the public for their testimony. He stated again that his eyes were opened by the fact that the Spit Comprehensive Plan was going to be rolled into the City’s Comprehensive Plan. He shared that he would like to see the Large Vessel Haul Out remain an anchor in the community, and he feels that starting with the comprehensive plan is a great place to make sure that happens.

Vice Chair Siekaniec thanked the Commission for a good meeting.

**16. ADJOURNMENT**

There being no further business to come before the Commission Vice Chair Siekaniec adjourned the meeting at 7:32 p.m. The next Regular Meeting is Wednesday, April 24, 2024 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

---

Zach Pettit, Deputy City Clerk

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

**FUND 400 - PORT & HARBOR ENTERPRISE FUND**  
**REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE**

4/16/2024

79.5% of FY elapsed

A/C Num.	Revenue Categories & Descriptions	FY22	FY23	FY24 YTD		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
<b>0600</b>	<b>HARBOR ADMINISTRATION</b>					
4515	Ferry Lease	18,000	18,000	18,000	100.0%	18,000
4650	Rents & Leases	413,267	503,987	445,805	89.2%	500,000
	<b>Operating Revenue - Admin</b>	<b>431,267</b>	<b>521,987</b>	<b>463,805</b>	<b>89.5%</b>	<b>518,000</b>
4527	PERS Revenue	92,383	-	-	0.0%	-
4634	Port Storage Fee	119,992	207,662	127,580	132.7%	96,164
4635	Port Impound Fee	204	816	997	0.0%	-
4705	Business Licenses	10	20	15	0.0%	-
4801	Interest On Investments	(62,000)	73,468	93,950	0.0%	-
4901	Surplus Property	26,078	2,187	-	0.0%	-
4902	Other Revenue	123,189	11,189	-	0.0%	-
	<b>Non-Operating Revenue - Admin</b>	<b>299,855</b>	<b>295,341</b>	<b>222,542</b>	<b>231.4%</b>	<b>96,164</b>
<b>0601</b>	<b>HARBOR</b>					
4245	Waste Oil Disp	603	1,079	-		-
4249	Oil Spill Recovery	(100)	-	-		-
4318	Parking Revenue	180,789	158,725	110,019	48.9%	225,000
4319	Electrical Supplies	2,275	1,449	798	33.2%	2,403
4402	Non Moving Fine	-	100	9,898		-
4624	Berth Transient Monthly	649,848	716,742	485,824	69.6%	698,295
4625	Berth Reserved	1,533,906	1,628,043	1,823,625	102.9%	1,771,547
4626	Berth Transient Annual	315,591	325,749	323,643	100.4%	322,486
4627	Berth Transient Semi Annual	130,453	132,878	92,481	61.0%	151,515
4628	Berth Transient Daily	152,145	159,413	103,097	68.8%	149,805
4629	Metered Energy	186,689	140,575	110,775	119.5%	92,677
4644	Pumping	-	-	-	0.0%	-
4645	Wooden Grid	5,006	4,089	1,894	33.3%	5,697
4646	Commerical Ramp	54,913	49,562	40,158	73.0%	55,000
4647	Berth Wait List	15,211	15,082	9,793	79.0%	12,394
4648	Steel Grid Fees	7,900	6,969	2,605	32.6%	8,000
4654	Spit Camping	-	35,018	148,753	0.0%	-
4663	Trans Energy 110v	47,616	34,863	31,014	72.6%	42,746
4664	Trans Energy 220v	16,186	20,569	19,379	67.4%	28,744
4665	Trans Energy 208v	205,197	204,723	149,997	94.2%	159,228
4666	Commerical Ramp Wharfage	38,422	41,055	56,168	35.5%	158,000
	<b>Operating Revenue - Harbor</b>	<b>3,542,651</b>	<b>3,676,683</b>	<b>3,519,922</b>	<b>90.6%</b>	<b>3,883,536</b>
4802	Penalty/Int	6,101	7,797	11,167	171.8%	6,500
4902	Other Revenue	68,633	66,923	54,235	76.0%	71,325
	<b>Non-Operating Revenue - Harbor</b>	<b>74,735</b>	<b>74,720</b>	<b>65,402</b>	<b>84.0%</b>	<b>77,825</b>

**FUND 400 - PORT & HARBOR ENTERPRISE FUND**  
**REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE**

4/16/2024  
 79.5% of FY elapsed

A/C Num.	Revenue Categories & Descriptions	FY22	FY23	FY24 YTD ACTUAL		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
<b>0602</b>	<b>PIONEER DOCK</b>					
4631	USCG Leases	35,067	38,976	33,721	92.4%	36,494
4637	Seafood Wharfage-PD	-	-	-		-
4638	PD Fuel Wharfage	207,277	198,654	143,138	66.6%	214,809
4639	Pioneer Dock - Wharfage	-	-	-		-
4641	PD Water Sales	11,338	9,291	5,349	50.9%	10,500
4642	PD Docking	41,079	39,991	27,502	59.8%	46,000
	<b>Operating Revenue - Pioneer Dock</b>	<b>294,761</b>	<b>286,911</b>	<b>209,710</b>	<b>68.1%</b>	<b>307,804</b>
<b>0603</b>	<b>FISH DOCK</b>					
4620	Ice Sales	272,257	243,997	230,860	86.9%	265,742
4621	Cold Storage	27,398	22,319	21,590	86.4%	25,000
4622	Crane Rental	193,965	203,818	138,611	72.8%	190,306
4623	Card Access Fees	5,780	6,144	4,373	76.7%	5,700
4637	Seafood Wharfage	17,200	20,530	20,798	120.1%	17,324
4700	Other Wharfage Fish Dock	6,694	9,945	68	0.7%	9,843
	<b>Operating Revenue - Fish Dock</b>	<b>523,294</b>	<b>506,754</b>	<b>416,300</b>	<b>81.0%</b>	<b>513,915</b>
4206	<b>Fish Tax</b>	<b>66,865</b>	<b>116,236</b>	<b>78,772</b>	<b>122.0%</b>	<b>64,562</b>
<b>0604</b>	<b>DEEP WATER DOCK</b>					
4633	Stevedoring	8,882	49,565	5,637	47.0%	12,000
4637	Seafood Wharfage	-	-	-	0.0%	-
4640	Deep Water Dock Wharfage	-	152,709	8,402	20.8%	40,426
4643	Deep Water Dock Docking	116,132	121,387	66,474	66.5%	100,000
4668	Dwd Water Sales	32,419	41,651	14,481	48.3%	30,000
4672	Port Security Revenues	-	-	-	0.0%	-
	<b>Operating Revenue - DW Dock</b>	<b>157,434</b>	<b>365,311</b>	<b>94,993</b>	<b>52.1%</b>	<b>182,426</b>
<b>0605</b>	<b>OUTFALL LINE</b>					
4704	<b>Outfall Line</b>	<b>4,626</b>	<b>4,800</b>	<b>4,800</b>	<b>100.0%</b>	<b>4,800</b>
<b>0606</b>	<b>FISH GRINDER</b>					
4706	<b>Fish Grinder</b>	<b>7,018</b>	<b>6,803</b>	<b>10,393</b>	<b>140.6%</b>	<b>7,390</b>
<b>0615</b>	<b>LOAD AND LAUNCH RAMP</b>					
4653	L & L Ramp Revenue	132,446	120,243	67,590	52.0%	130,000
	<b>Operating Revenue - L &amp; L Ramp</b>	<b>132,446</b>	<b>125,519</b>	<b>67,590</b>	<b>52.0%</b>	<b>130,000</b>
	<b>Total Revenues</b>	<b>5,534,952</b>	<b>5,981,065</b>	<b>5,154,230</b>	<b>89%</b>	<b>5,786,422</b>
	<b>Net Surplus (Deficit)</b>	<b>420,116</b>	<b>724,490</b>	<b>1,924,318</b>		<b>(0)</b>

**FUND 400 - PORT & HARBOR ENTERPRISE FUND**  
**COMBINED EXPENDITURES**

4/16/2024

79.5% of FY elapsed

A/C Num.	Expenditure Categories & Descriptions	FY22	FY23	FY24 YTD ACTUAL		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	\$	%	7/1/23 - 6/30/24
		ACTUAL	ACTUAL			BUDGET
<b>Salaries and Benefits</b>						
5101	Salary and Wages	1,128,870	1,195,402	1,027,621	70.2%	1,464,034
5102	Fringe Benefits	634,397	742,528	745,343	81.5%	914,743
5103	Part-time Wages	107,259	164,248	80,974	49.0%	165,371
5104	Part-time Benefits	12,256	19,005	9,466	49.6%	19,086
5105	Overtime	31,929	29,403	24,892	63.1%	39,439
5107	Part-time Overtime	855	212	506	13.1%	3,879
5108	Unemployment Benefits	348	-	1,145	0.0%	-
5112	PERS Relief	92,383	-	-	0.0%	-
	<b>Total Salaries and Benefits</b>	<b>2,008,297</b>	<b>2,150,797</b>	<b>1,889,949</b>	<b>72.5%</b>	<b>2,606,550</b>
<b>Maintenance and Operations</b>						
5201	Office Supplies	5,322	6,257	3,268	69.5%	4,700
5202	Operating Supplies	20,623	21,809	19,963	76.8%	26,000
5203	Fuel and Lube	40,700	43,534	31,604	87.1%	36,300
5204	Chemicals	6,410	-	-	0.0%	6,000
5207	Vehicle and Boat Maintenance	21,532	18,002	21,326	85.3%	25,000
5208	Equipment Maintenance	68,340	73,212	41,817	65.3%	64,000
5209	Building & Grounds Maintenance	24,264	56,517	14,704	21.9%	67,000
5210	Professional Services	16,176	47,195	11,526	53.6%	21,500
5211	Audit Services	37,510	16,196	25,651	63.4%	40,446
5213	Survey and Appraisal	24,000	-	17,500	140.0%	12,500
5214	Rents & Leases	4,280	3,716	3,522	50.3%	7,000
5215	Communications	17,310	8,840	8,876	110.9%	8,000
5216	Freight and Postage	2,619	1,492	2,028	36.9%	5,500
5217	Electricity	664,046	649,413	478,809	65.5%	730,450
5218	Water	75,643	85,913	86,827	104.3%	83,208
5219	Sewer	13,157	11,977	9,314	64.4%	14,472
5220	Refuse and Disposal	40,694	52,883	36,926	58.3%	63,300
5221	Property Insurance	64,722	88,108	106,791	110.2%	96,919
5222	Auto Insurance	10,007	9,740	10,852	101.3%	10,714
5223	Liability Insurance	86,649	77,367	86,006	124.6%	69,016
5226	Testing and Analysis	-	-	3,280	46.9%	7,000
5227	Advertising	6,076	4,345	5,731	81.9%	7,000
5228	Books and Subscriptions	26	107	-	-	-
5231	Tools and Equipment	9,471	17,252	3,086	18.5%	16,700
5234	Record and Permits	-	-	-	0.0%	2,000
5235	Membership Dues	6,088	7,435	4,770	68.1%	7,000
5236	Transportation	6,641	12,464	1,344	33.6%	4,000
5237	Subsistence	6,837	8,765	317	7.9%	4,000
5238	Printing and Binding	1,482	3,993	282	8.1%	3,500
5248	Lobbying	21,000	21,245	15,553	44.4%	35,000
5249	Oil Spill Response	2,833	-	-	0.0%	1,000
5250	Camera Area Network	214	7,094	-	0.0%	18,000
5252	Credit Card Expenses	104,946	100,587	104,412	100.4%	104,000

**FUND 400 - PORT & HARBOR ENTERPRISE FUND**  
**COMBINED EXPENDITURES**

4/16/2024

79.5% of FY elapsed

A/C Num.	Expenditure Categories & Descriptions	FY22	FY23	FY24 YTD		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
5256	Waste Oil Disposal	45,458	18,691	38,850	86.3%	45,000
5258	Float and Ramp Repairs	8,545	43,986	10,468	41.9%	25,000
5287	Electrical Supplies	2,326	1,010	-	0.0%	2,100
5601	Uniform	8,785	5,986	8,500	89.5%	9,500
5602	Safety Equipment	10,601	5,880	5,856	39.0%	15,000
5603	Employee Training	7,918	5,681	25,743	66.9%	38,500
5606	Bad Debt Expenses	5,230	35,620	6,325	21.1%	30,000
5608	Debt Payment-Interest	4,665	16,800	-		-
5624	Legal Services	-	-	4,388	4.4%	100,000
5627	Port Security	-	-	-	0.0%	2,500
5635	Software	938	134	1,090	27.2%	4,000
5637	Diving Services	4,350	16,045	-	0.0%	8,500
5638	Signage Parking Delineation	12,243	18,065	17,296	55.8%	31,000
	<b>Total Maint. and Operations</b>	<b>1,520,676</b>	<b>1,623,355</b>	<b>1,274,599</b>	<b>66.7%</b>	<b>1,912,325</b>
	<b>C/O and Transfers</b>					
5106	Leave Cash Out	66,243	62,025	-	0.0%	73,867
5241	GF Admin Fees	-	-	-		-
5990	Transfers To	1,519,620	1,420,397	65,364	5.5%	1,193,680
	<b>Total Others</b>	<b>1,585,862</b>	<b>1,482,422</b>	<b>65,364</b>	<b>5.2%</b>	<b>1,267,546</b>
	<b>Total</b>	<b>5,114,836</b>	<b>5,256,575</b>	<b>3,229,912</b>	<b>55.8%</b>	<b>5,786,422</b>



## Memorandum

**To:** Port and Harbor Advisory Commission  
**From:** Amy Woodruff, Port Administrative Supervisor  
**Date:** April 17, 2024  
**Subject:** April Staff Report

---

### **Harbor Expansion Update**

We recently received news that \$288,523 in funding is included in the State Senate's draft capital budget to support half of the local portion of the additional costs associated with the General Investigation Study. It will still need to go through the State House and receive the Governor's approval before funding is secured. Thank you to those of you who reached out to our legislators to express your support!

### **Renewable energy update**

Electric vessel propulsion is a very new technology with some limited use in an environment like Homer. We're very interested to see how this new user group develops, currently we have two electric vessels that we know of that plan to use the harbor this summer. They will provide us with data on their electric use and their range, and we have identified temporary dedicated mooring areas for these two small vessels so that they will have access to power pedestals to refuel.

### **Mid biennium budget adjustments**

We are in the final quarter of FY 24 and the City is considering adjustments next year's budget going in to FY25 (begins 7/1/24). Port staff submitted some requests to the City Manager, including funding for one seasonal full time position and some increases to areas in the operating budget that have been consistently used or even overspent in recent years due to increasing prices of goods.

### **Attachments:**

Project update form



Port & Harbor Special Project Status Updates April  
2024

Fish Grinder Building Replacement	<b>Design Complete Project Funded</b>	We have received grant funding from ADF&G in the amount of 250,000.
Fish Grinder Building Drainage	<b>Design Complete Seeking project funding</b>	Pursuing additional ADF&G Funding for drainage project; notification June 2024
Parking Lot Improvements	<b>Project on Hold</b>	No further progress expected until permitting complete.
Paid Parking Program Planning & Permitting	<b>Project in progress</b>	Drafting language for permit application from DOT Right of Way
Harbor Office ADA Entry Door Improvements	<b>Project in Progress</b>	Moving forward with resolution to award contract
Outfall Line Pump Controls	<b>Project Funded</b>	Public Works will complete project; waiting on supplier to manufacture controls
Ice Metering System	<b>Project Funded</b>	Install planned for Winter 24-25
Harbor Bottom Survey	<b>Project Funded</b>	Preparing RFP for the survey

Status Categories:

Seeking design funding Design funded Design in progress Design complete	Seeking project funding Project Funded Project in Progress Project Complete
--	--

**Homer Marine Trades Association  
Regular Business Meeting  
March 20, 2024  
Harbor Master's Office**

**MINUTES**

Call to Order: The meeting was called to order at 6:15 p.m. by President, Aaron Fleenor.

Officers/Directors present/quorum: Aaron Fleenor, Eric Engebretsen, Jen Hakala, Cinda Martin, Kate Mitchell, Bruce Friend, Adam Smude, George Hall, Mark Zieset, Matt Alward and Amy Woodruff, Communications Director. A quorum was established.

**Guest Presentations:**

- Harbormaster – Bryan reported that the Federal Budget came out with \$800K in funding for the study for 2025, it remains on the President's desk for signing. Float repairs are ongoing; parking is getting revamped to create special parking for oversized vehicles and also step-up enforcement. The City is working on the Comprehensive Plan that will be a two-year process where the plan will be revised in the first year and policy/ordinance changes will happen in the second year to complete and implement the plan. The plan will include the harbor expansion and impacts of the expansion construction. They applied for a Dingle Johnson grant to replace the fish grinding plant which is a metal building where the fish waste goes built 22 years ago and has deteriorated. The grid is down for piling replacement. Bryan also reported on the airport project that will have some impact on travel due to several closures.
- Nine Star – Presentation by student intern about Nine Star, it's mission, programs and eligibility; ED, Rhapsody Soderberg invited our board members to a meeting next Friday, 3/29 at KPC with the main presentation at noon, relating to a new virtual training program that she would like to get employers involved in and implement in Homer. Rhapsody will forward information to Amy to distribute.
- Janel Harris of KPC – reported that the college will be hosting a Marine Safety Open House on May 1<sup>st</sup> partnering with the USCG and other marine trades businesses to educate the public about boat safety, regulations as well as licensing. She is also working on recertifying KPC's licensed courses however it takes about 90 days to run through National so it isn't likely that they will have licensed courses this spring. Ivy Borland will be teaching Deck Hand Skills and Navigation. She's looking for other courses and instructors for April and into May.

Approval of Agenda – Motion by Adam Smude to approve the Agenda as presented, 2<sup>nd</sup> and carried.

Approval of Minutes of February 13<sup>th</sup> 2024 meeting: Motion by George Hall to approve the minutes of the last meeting as written, 2<sup>nd</sup> and carried.

Treasurer's Report – Jen Hakala gave her report, a copy is attached. We came out a little short on the Anchorage Boat Show but she did not have the exact information. There are no payables outstanding at this time.

Communication Director's Report – Amy reported that she would like a weekly check-in contact, Aaron/Cinda. Spring Round Haul options include Northrim who has had their soft opening with grand opening on March 25th, and potentially the HHS with the newfound focus on CTE; will discuss further under new business. She plans to draft a letter to the organizer of the Boat Show petitioning earlier end times. Amy reported that there is a non-resident opening on the Harbor Commission, if anyone is interested or knows someone; the Harbor needs a new letter of support of the PIDP grant for float replacements; Amy will update the letter from last year with our permission and submit; and lastly, we received an inquiry about employment and needed direction.

**Committee Reports:**

- Draft Marketing Plan – no update
  - Advertising – Amy/Kate National Fisherman and Fisherman's News are both digital. Eric reported that he is having National Fisherman come up to do some writing for them and will try to get some ads in for HMTA.
  - Website/Social Media – Amy reported that we are plugging Scholarships on SM and she has made flyers as well
  - Radio – Mark (re-visit spring agenda)
  - Podcast options – Amy touching base with Shannon
- Workforce Development - Aaron
  - FOLs – Discussion held regarding Doug's presentation and the level of HMTA's involvement in future FOLs. Consensus to meet with Doug to see if it is possible to make the FOLs mandatory. Janel suggested holding the FOLs at the college. Cinda will reach out to Doug to further the conversation.
  - KPC courses – Janel/Jill via email upcoming courses include Marine Electronics, CAD and Deckhand Skills



- Hoodies/shirt status – Amy/Jen reported that she will hang some up at NOMAR to sell.
- Scholarship – Cinda reported that we received \$1,000 from Rotary and \$3,000 from Aleutian Harvester Fund; we have expended \$4,245 to date and have \$2,755 remaining to award for the year not including our spring scholarship. We’ve received 1 application for that so far.
- Membership – Amy reported that in an effort to grow membership she has made a list of potential community business members for us to reach out to: SPH – Kate/Cinda; HEA – Eric; Boat Yard Café – Aaron; Global USA – Aaron; Lazer Print – George; Cook Inlet Aquaculture – Matt; Grog Shop - ?; Grace Ridge – Cinda; Alaska Plumbing & Mechanical – Adam; Salty Dawg – Cinda (Amy will send me a complete list)

Old Business:

- Annual To-Do List – Mark review/action items
  - HHS Awards Banquet – May 1<sup>st</sup> time TBD
  - Homer High School picnic – ask Doug for date/time
- Anchorage Boat Show thoughts - organization was poor; timing/days advertising had errors; felt that attendance was down as well; hours were long and without high impact. Improvement on number of booths, coffee availability and lots of good conversations and connections for most of us but the consensus was that the show didn’t have the value that the price demanded. Eric is looking at moving focus toward the Alaska Sportsman’s show and would like to start a conversation with the organizers to move that event back to the Sullivan with a large show. More to come.
- Chamber upcoming events –
  - Winter King Tournament – HCOC put out a blast for HMTA in their advertising and we are manning their after party from noon to 7pm on Saturday 3/23, need 4 volunteers – Amy, George, Jen, Bruce and Kate. Will have tide books and membership applications.
  - Food Truck Festival – Friday May 10<sup>th</sup>, Saturday, May 11<sup>th</sup> noon-6pm; HCOC wants us to create and run the beer garden for the event; interest was luke warm as all volunteers would be required to have a TAMs card and we would need to arrange for the tent and beer, etc.

New Business:

- Spring Round Haul – consensus to hold spring event at the HHS to help advertise for a new CTE instructor; Amy and Cinda will meet with Doug to discuss along with FOL organization and the year-end picnic
- Promotion Ceremony for Will Singletery who has been promoted to Lt Commander – George will find out when his promotion is happening and let us know so we can attend.

Action Items for Amy:

Nine Star flyer

Comprehensive Plan events flyer

Scholarship application to HCOC

Meet with Doug re: Round Hall, FOLs, CTE and year-end picnic; Cinda will accompany

Next Meeting: Wednesday, April 24<sup>th</sup> at the Harbor Office

Adjourn: There being no business to come before the board members, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Cinda Martin  
HMTA Secretary



# MEMORANDUM

---

## Land Allocation Plan

**Item Type:** Action Memorandum  
**Prepared For:** Port and Harbor Advisory Commission  
**Date:** April 11, 2024  
**From:** Julie Engebretsen, Community Development Director

---

**Requested Action:** Review lands currently available for long term lease (Section A), consider staff recommendations, and provide comments to the City Council.

**NOTE:** Normally staff provides the entire Land Allocation Plan; this year just the relevant pages are provided. If you want a copy of the whole thing, let staff know and it can be provided in the next packet.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

### Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for long term lease. Council may have a work session with the Port and Harbor and Economic Development Advisory Commissions to discuss any changes. The City keeps a report of lands in a document called the Land Allocation Plan. You can see the whole document here: <https://www.cityofhomer-ak.gov/citymanager/land-allocation-plan>. The primary goal for Commission review is Section A, Lands Available for Lease.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

### Airport

At the present time, there is no space available for lease at the Homer Airport Terminal. There is some change occurring in air carriers, an unexpected major disruption to air carrier operations due to the runway construction, and the City is in the process of constructing a new restroom in the terminal. Bryan Hawkins

is the Airport Manager and does not recommend the City enter in to any new leases until restroom construction is complete. Airport terminal lease space will be revisited next year.

### Spit

There are two properties currently available for long term lease. One is a portion of the former Chip Pad, the large concrete pad on Freight Dock Road. Staff recommends no changes for this property.

The second area available for lease is Overslope Area #1. Staff recommends this area be removed from lands available for lease. Despite a fairly high level of effort by City staff and an applicant, no lease agreement has been reached. Staff does not recommend the City continue to market this property as available. Should circumstances for the City or a potential applicant change in the future, this area could be offer for lease or an applicant could request it. The Economic Development Advisory Commission passed a motion of support at their April 9, 2024 meeting.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

### **Attachments:**

1. HCC 18.08.020
2. Land Allocation Plan Section A, Lands Available for Lease

## **18.08.020 Land allocation plan – Property available for lease.**

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;

2. The property description, lease rate, preferred length of the lease term for each available parcel; and

3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].



# MEMORANDUM

---

## Annual Review of the Land Allocation Plan: 3854 Homer Spit Road

**Item Type:** Informational Memorandum  
**Prepared For:** Port & Harbor Advisory Commission  
Parks, Art, Recreation & Culture Advisory Commission  
**Date:** April 10, 2024  
**From:** Roslyn Kriegh, Port Property Associate  
**Through:** Julie Engebretsen, Community Development Director

---

The purpose of this memorandum is to present the relevant advisory commissions with financial information regarding the potential revenue impact on the Fishing Hole Campground if a portion of the lot located at 3854 Homer Spit Road (KPB parcel # 181-031-17), were no longer available as a campground.

Currently the Fishing Hole Campground and its overflow area contain 88 camp sites (visible in Diagram A\*) that are available from April 1<sup>st</sup> through October 31<sup>st</sup> each year, a total of 214 days. These campsites cost \$30.00 per night and had at least one occupying camper for 149 days during the 2023 season.

To quantify the change in available camping spots if the overflow area were no longer available, we marked a line running northeast from the edge of the Pier One Theater building to the lot's rear border (see Diagram B). With these parameters in place, the Fishing Hole Campground would have 29 camp sites. These remaining sites are the most desirable due to their ocean views and, proximity to the Fishing Hole and the Kachemak Bay Water Trail Pavilion.

During the 2023 season, only 59 days had more than 29 sites in use, and only a single day, July 2<sup>nd</sup>, saw the campsite fill its maximum capacity of 88 spots. During 2023 the total income generated from the overflow spots was \$36,930.00.

In addition to this information, it is worth noting that this change would result in lower long-term operating and maintenance costs. Not only would there be fewer sites requiring upkeep, the City would also save on desired campsite improvements such as fire pits, picnic tables and pad upgrades.

PHC

April 10, 2024

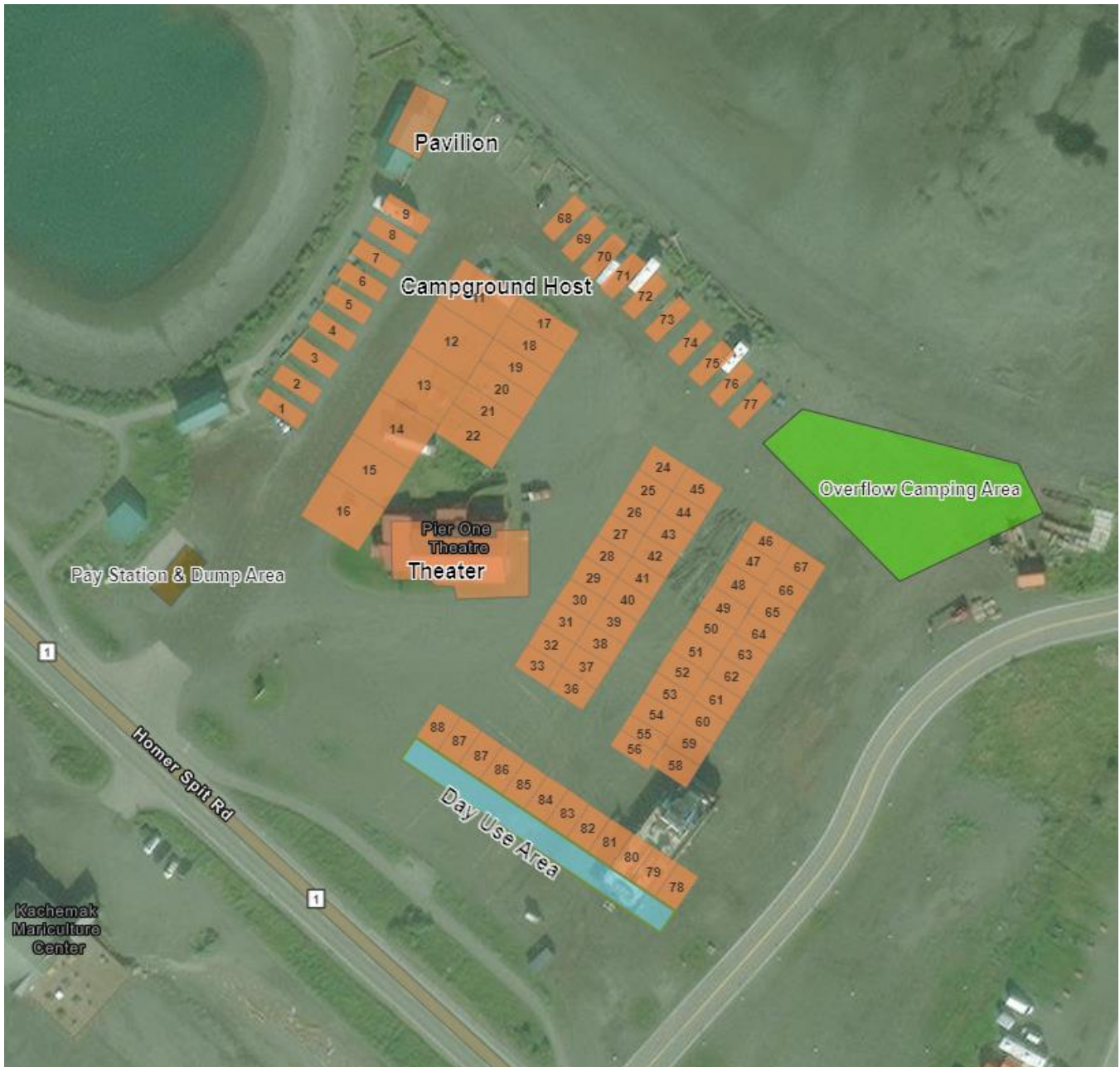
Referencing several 2024 vendor quotes, the cost to upgrade the campground with fire pits and weatherproof plastic lumber picnic tables is approximately \$1,300 per site. Updating 29 campsites as opposed to the current 88 would result in a savings of \$75,000.

The marginal cost of staffing for this campsite are near zero so the personnel budget would not be meaningfully affected by this change.

\*Please note, the ocean-side campsites on Diagram A do not align properly with their geographical positions. Spots marked #68 through #77 should be farther to the north, next to the notated Pavilion.

**ATTACHMENTS:**

**Diagram A**



**Diagram B:**



**RECOMMENDATION:**  
Informational Only.



# Section A

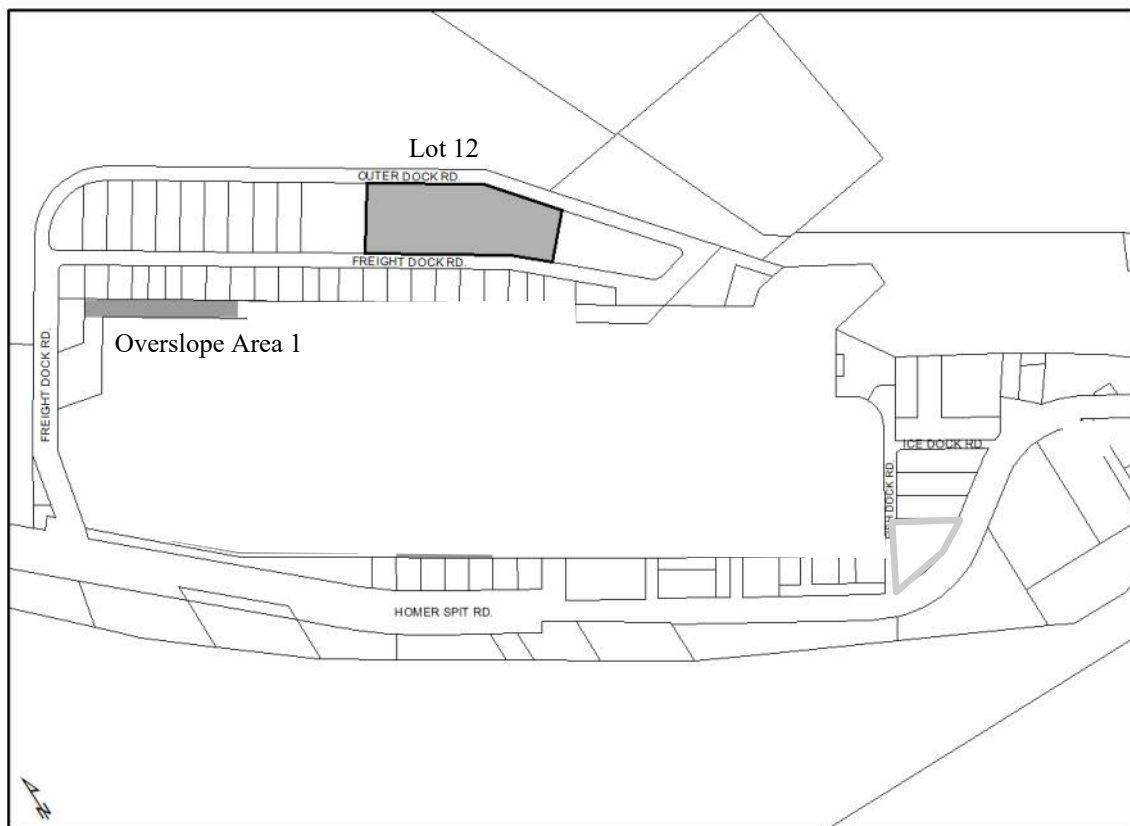
## Lands available for lease

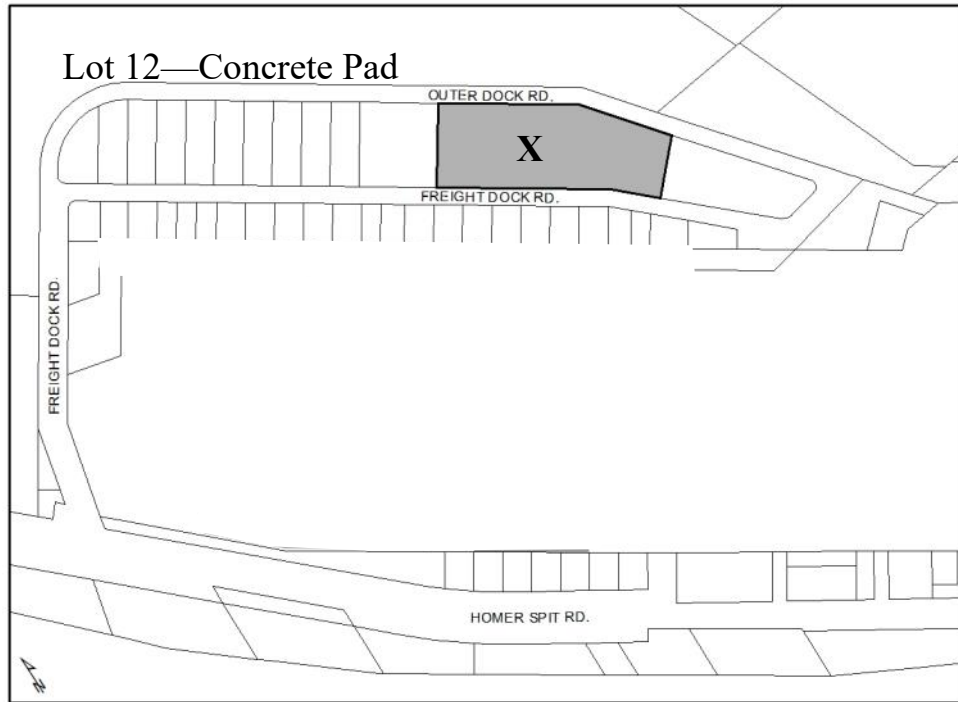
The following lots, and select areas within the Homer Airport are available for lease in 2024. Lease procedures follow the City of Homer City Code, Title 18.

The Economic Development Office provides information on long term leasing on the Homer Spit as well as short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-435-3119.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.

# DRAFT





**Designated Use:** Lease  
**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2022 Assessed Value:** \$764,700 (Land: \$507,400, Structure/Improvements: \$257,300)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

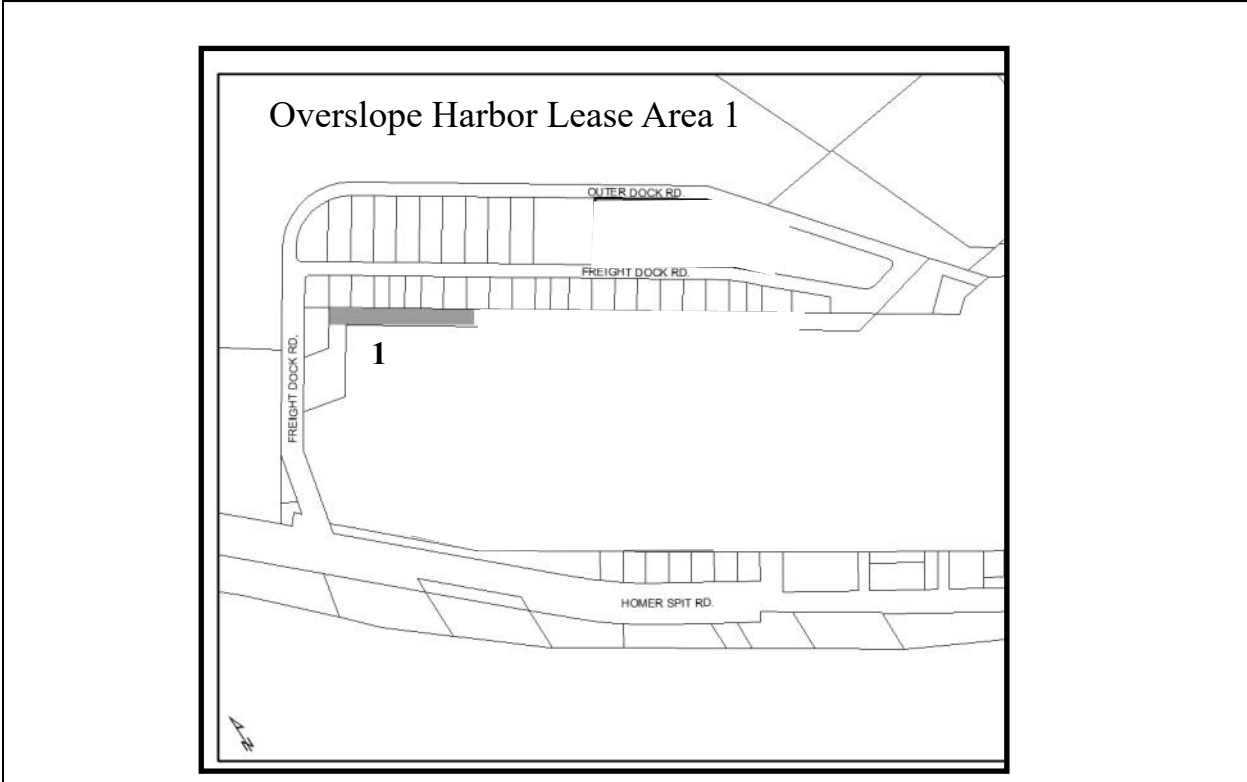
**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access, fenced, security lighting

**Address:** 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.



**Designated Use:** Lease  
Resolution 17-33, 23-043

<b>Area:</b>	<b>Parcel Number:</b>
--------------	-----------------------

**Legal Description:**

<b>Zoning:</b> Marine Commercial and Small Boat Harbor Overlay	
--	--

<b>Infrastructure:</b>	<b>Address:</b>
------------------------	-----------------

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.

# Recommended for Removal



# Memorandum

---

## Land Allocation Plan – Large Vessel Haul Out

**Item Type:** Action Memorandum  
**Prepared for:** Port and Harbor Advisory Commission  
**Date:** April 16, 2024  
**From:** Amy Woodruff, Port Administrative Supervisor

---

**Requested Action:** Consider whether the City should continue to run the Large Vessel Haul Out (LVHO) facility or pursue a public-private-partnership, (PPP) for example, a lease with a private entity that wishes to run the facility.

Then, discuss the future of the city-owned building currently leased to Pier 1 Theatre after the end of their lease in May of 2027.

### **Background:**

This is the first of several conversations we will have address the request from Council in Resolution 24-024, today we want to answer a few questions that will determine Staff's next steps. In particular, if it is the determination of the commission that the City should consider a lease for the LVHO, port Staff will work with Economic Development to identify subject matter experts to assist us in developing an RFQ for the project.

We have identified some pros and cons of each option, we ask you to discuss these, add your own, and make a motion to Council with a recommendation as to whether we run continue to run the LVHO or pursue a PPP.

### **Question 1: Should the City continue to run the LVHO facility or should the City pursue a Public Private Partnership?**

#### **Pros of a city run LVHO include:**

1. A city-run boatyard can make decisions that generate commerce in the community without always recouping 100% of operating costs through fees.
2. Boatyard rates reflect that position, and potentially drive more investment into the community than a market-rate boatyard.
3. The City can have lower operational costs because we can sometimes use existing harbor staff rather than hire new staff.

**Cons of a City-run LVHO include:**

1. The subsidy to operate the facility at below-market rates has to come from somewhere—will the City transfer tax dollars to the enterprise fund to make up the difference? Will it come from user fees elsewhere in the enterprise? Or, in the end, will the enterprise simply have less money to contribute to reserves?
2. Port & Harbor staff have a limited presence in the yard because this responsibility is in addition to so many other duties. While we have high environmental standards, we do not have a corresponding high degree of oversight to enforce those standards.
3. The City would be hard-pressed to charge rates that actually cover costs because of the public process to set rates.

**Pros of a Public-Private-Partnership include:**

1. Private partners would have a financial incentive to increase activity and would more actively manage and market the facility. This could result in more boat work in Homer.
2. If a PPP is more successful, this could create more jobs or even result in a year-round operation.
3. Less active management required from Port staff.
4. Fewer expenses will be incurred by the enterprise fund to run the facility.
5. It may be easier to invest in improvements to the facility without the constraints of the enterprise fund.
6. A PPP could be eligible for a federal Small Shipyard Grant.

**Cons of a Public-Private-Partnership include:**

1. The City would not be able to make decisions about the disposition of this asset without conferring with the private partner, potentially for many decades.
2. The facility would likely see rate increases—we might price out some of our local fleet.
3. The kind of companies that would be interested in that opportunity might end up occupying the whole yard and not offering services to other boats. The facility potentially could see less active work and more storage of vessels as a result.
4. Potential for the partner to leave projects unfinished due to limited funding, leaving the City in a difficult position.

**Question 2: What should the City do with the city-owned building currently leased to Pier 1 Theatre after the end of their lease in May of 2027?**

Pier 1 Theatre was notified at the start of their current lease in 2022 that the lease would not be renewed after 2027. Staff are considering disposal of the building, is the commission in support? What would be a suggested timeline for that disposal?

**Staff Recommendation:** None

**Attachments:**

Fishing Hole Campground Data  
Resolution 24-024



# MEMORANDUM

PARC or PHC-24-xxx

## Annual Review of the Land Allocation Plan: 3854 Homer Spit Road

**Item Type:** Informational Memorandum  
**Prepared For:** Port & Harbor Advisory Commission and the Parks, Art, Recreation & Culture Advisory Commission  
**Date:** April 10, 2024  
**From:** Roslyn Kriegh  
**Through:** Julie Engebretsen

The purpose of this memorandum is to present the relevant advisory commissions with financial information regarding the potential revenue impact on the Fishing Hole Campground if a portion of the lot located at 3854 Homer Spit Road (KPB parcel # 181-031-17), were no longer available as a campground.

Currently the Fishing Hole Campground and its overflow area contain 88 camp sites (visible in Diagram A\*) that are available from April 1<sup>st</sup> through October 31<sup>st</sup> each year, a total of 214 days. These campsites cost \$30.00 per night and had at least one occupying camper for 149 days during the 2023 season. To quantify the change in available camping spots if the overflow area were no longer available, we marked a line running northeast from the edge of the Pier One Theater building to the lot's rear border (see Diagram B). With these parameters in place, the Fishing Hole Campground would have 29 camp sites. These remaining sites are the most desirable due to their ocean views and, proximity to the Fishing Hole and the Kachemak Bay Water Trail Pavilion. During the 2023 season, only 59 days had more than 29 sites in use, and only a single day, July 2<sup>nd</sup>, saw the campsite fill its maximum capacity of 88 spots. During 2023 the total income generated from the overflow spots was \$36,930.00.

In addition to this information, it is worth noting that this change would result in lower long-term operating and maintenance costs. Not only would there be fewer sites requiring upkeep, the city would also save on desired campsite improvements such as fire pits, picnic tables and pad upgrades. Referencing several 2024 vendor quotes, the cost to upgrade the campground with fire pits and weatherproof plastic lumber picnic tables is approximately \$1,300 per site. Updating 29 campsite as opposed to the current 88 would result in savings of \$75,000. The marginal cost of staffing for this campsite are near zero so the personnel budget would not be meaningfully affected by this change.

\*Please note, the oceanside campsites on Diagram A do not align properly with their geographical positions. Spots marked #68 through #77 should be farther to the north, next to the notated Pavilion.

**ATTACHMENTS:**

**Diagram A:**





**Diagram B:**



**RECOMMENDATION:**  
Informational Only.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Economic Development Manager

5 **RESOLUTION 24-024**  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 PROVIDING DIRECTION TO THE PORT AND HARBOR ADVISORY  
9 COMMISSION AND PARKS, ART, RECREATION AND CULTURE  
10 ADVISORY COMMISSION REGARDING THE ANNUAL REVIEW OF  
11 THE LAND ALLOCATION PLAN.  
12

13 WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and  
14

15 WHEREAS, The property located at 3854 Homer Spit Road, Tract A-1 of the Fishin Hole  
16 Sub KPB parcel ID 18103117 is used for several different activities during the year; and  
17

18 WHEREAS, The Large Vessel Haul Out Task Force in 2014 recommended the  
19 construction of a barge and large vessel haul out facility; and  
20

21 WHEREAS, The project has been included in the Capital Improvement Plan since 2015,  
22 and the City has subsequently conducted initial engineering and cost estimation; and  
23

24 WHEREAS, The property is currently used seasonally for camping and theater  
25 productions in the summer, and is leased on an annual basis for the remainder of the year for  
26 as a large vessel haul out facility; and  
27

28 WHEREAS, In December the Port and Harbor Advisory Commission has expressed  
29 interest in development of some features of the Large Vessel Haul Out facility; and  
30

31 WHEREAS, The Parks, Art, Recreation and Culture has expressed interest in retaining  
32 camping in this location; and  
33

34 WHEREAS, The Pier One Theater lease expires in September 2026; and  
35

36 WHEREAS, The City will be reviewing the Land Allocation Plan in the coming months,  
37 the Comprehensive Plan over the next year, and now is a good time to discuss how the City as  
38 a land owner should plan for this property; and  
39

40 WHEREAS, It behooves the City to have an open and transparent dialogue about the use  
41 and future development of this property and to utilize the Commissions in their respective  
42 roles.  
43

44 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council requests the Port and  
45 Harbor Advisory Commission to:

- 46 1. Review the revenue vs cost of a city run campground on this parcel.  
47 2. Work with staff to determine the costs of the initial improvements.  
48 3. Make a recommendation to the City Council on what part of the improvements the City  
49 should fund and those that a tenant would fund.  
50 4. Make a recommendation to the City Council on lease terms that would attract long term  
51 private investment to develop the facility.  
52 5. Respond to Council by the end of calendar year 2024.  
53

54 BE IT FURTHER RESOLVED, the Homer City Council requests the Parks, Art, Recreation and  
55 Culture Commission:

- 56 1. Consider the future of this property as a City run campground, and consult with Port  
57 and Harbor staff with regard to revenue vs cost to operating the campground.  
58 2. Engage with Pier One Theater about their long term facility plans.  
59 3. Report back to Council by the end of 2024.  
60

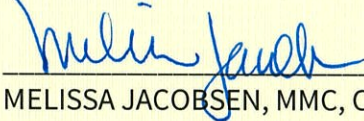
61 PASSED AND ADOPTED by the Homer City Council this 12<sup>TH</sup> day of February, 2024.  
62

63 CITY OF HOMER

64 

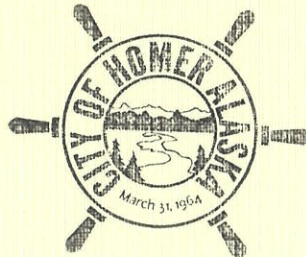
65 KEN CASTNER, MAYOR  
66

67  
68 ATTEST:

69   
70

71 MELISSA JACOBSEN, MMC, CITY CLERK  
72

73 Fiscal Note: N/A





# ACTION ITEM REPORT

---

## Work Skiff Policy

**Item Type:** Action Memorandum  
**Prepared for:** Port and Harbor Advisory Commission  
**Date:** April 17, 2024  
**From:** Amy Woodruff, Port Administrative Supervisor  
**Through:** Bryan Hawkins, Port Director

---

**Requested Action:** Discuss commissioner Pitzman’s proposal to postpone the change to the work skiff policy until 2025.

**Background:** Revisions to the Port & Harbor Tariff No. 1 approved by Council via [Ordinance 24-09](#) on February 12, 2024 removed the following passage.

28.01. *APPLICATION OF RATES/WORK SKIFFS – All vessels in the Small Boat Harbor are subject to these moorage rates, except properly registered seine skiffs or work skiffs attached to the mother vessel. Work skiff is defined as a boat that is usually carried on the deck or super structure of the mother vessel and is regularly used in the commercial enterprise of the mother vessel. When work /seine skiffs are moored with the mothership, the combined length overall or beam may not exceed the allowed criteria for the size of stall. If it does exceed, the skiff must be moved to a transient area and moorage fees will apply.*

Vessel owners have reached out to express their concerns about this change. In an email dated March 22<sup>nd</sup>, Commissioner Pitzman wrote that “the tariff increases come at a time when the commercial fishing industry is in an unprecedented value crisis,” and that the change in question “has a large and immediate impact on that group of harbor users.”

Port Director Hawkins added that a 50’ seiner represents 75’ of moorage, not 50’ of moorage, once the skiff is accounted for. The space occupied by the skiff would be sold to somebody else if the skiff were not there. We aren’t saying that these vessels can’t come in the harbor, we’re simply asking them to pay the same rates as any other boat.

**Staff Recommendation:** Do not postpone the implementation of this change

**Attachments:** none



# ACTION ITEM REPORT

---

## Steel Grid Replacement Study

**Item Type:** Action Memorandum  
**Prepared for:** Port and Harbor Advisory Commission  
**Date:** April 18, 2024  
**From:** Amy Woodruff, Port Administrative Supervisor  
**Through:** Bryan Hawkins, Port Director

---

**Requested Action:** Discuss commissioner Pitzman's proposal to hire a marine engineer to evaluate the condition of the Steel Grid.

**Background:** On March 12, 2024, Harbor Operations staff conducting routine maintenance discovered significant degradation in the pilings of the Steel Grid. All future reservations for use of the grid were cancelled, and the facility was taken out of service. At this time there are no plans to replace or repair the grid, nor do we have estimates for the costs to repair or replace the facility.

Commissioner Pitzman proposes hiring a marine engineer to evaluate the Steel Grid and do the following:

- 1) Assess the degree of damage to the facility.
- 2) Determine whether the grid could be used in its current condition and, if so, at what level.
- 3) Give options and cost estimates for repair.
- 4) Give a cost estimate for replacement of the Steel Grid.

Port staff have not requested estimates for the cost to have an engineer perform this evaluation; however, we would expect the service to cost \$10,000 or more. As we have discussed in previous rate-setting conversations, the Steel Grid annual revenues are low relative to the true cost of building and maintaining such a facility. FY22 user fees for the Steel Grid were \$7,900.19 and FY23 user fees were \$6,968.91. It is the determination of Port Director Hawkins that the Enterprise Fund does not have the funds available in reserves to support the cost of this evaluation.

**Staff Recommendation:** Make a motion to Council to appropriate funds from the General Fund to cover the cost of hiring a Marine Engineer to evaluate the Steel Grid.

**Attachments:** none



# ACTION ITEM REPORT

---

## Annual Review of PHC Policies/Bylaws

**To:** Port and Harbor Advisory Commission

**From:** Zach Pettit, Deputy City Clerk

**Meeting Date:** April 24, 2024

---

### Summary Statement:

Per the PHC's calendar, every year at the April meeting the commission reviews their policies, rules, and regulations (aka the bylaws).

### What are Bylaws?

Bylaws are rules established by an organization to regulate itself. They prescribe how the group functions, and include rules that can't be changed unless the members get previous notice of a proposed change, and a 2/3<sup>rd</sup> vote is required to enact any changes. In the case of the City advisory bodies, it goes one step further and bylaw amendments have to be approved by City Council. Bylaws require two commission meetings before they go to Council, and then are adopted by resolution.

Bylaws should include only fundamental rules governing the commission, some of which are established by Homer City Code (such as the commission's purpose) and would require Council amending HCC to change. Information that is likely to change frequently should not be included; those items are better suited for documents related to strategic planning documents or calendars.

### Proposed Changes from Staff:

There are no proposed changes from staff at this time.

### Staff Recommendation:

Staff isn't recommending anything at this time. This item is for discussion.

### Attachments:

PHC Bylaws

**CITY OF HOMER PORT & HARBOR ADVISORY COMMISSION  
BYLAWS**

**ARTICLE I – NAME AND AUTHORIZATION**

This organization shall be called the Port and Harbor Advisory Commission, established via Ordinance 73-1, existing by virtue of the provisions of Chapter 2.64 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code. The following bylaws were adopted on March 11, 2019 and shall be in effect and govern the procedures of the Port and Harbor Advisory Commission.

**ARTICLE II – PURPOSE**

Section 1. Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City port and harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the port and harbor areas.

Section 2. Direct recommendations regarding the operation and maintenance of the facilities to the City Manager via memorandum from the Port and Harbor Advisory Commission.

Section 3. Consider any specific proposal, problem or project as directed by the City Council and any report or recommendations thereon shall be made directly to the Council, unless otherwise directed by the Council.

**ARTICLE III – MEMBERSHIP**

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on February 1<sup>st</sup> of designated years.

Section 2. Notice of term expirations will be delivered to members by the City Clerk’s Office. Members wishing to continue services upon the completion of a three-year term must submit a reappointment application to the City Clerk’s Office, which is subject to review by the Mayor and confirmed by City Council. There are no limits on the number of terms a member may serve.

Section 3. Members may not have alternates. If a position is vacated during a term, it shall be filled for the unexpired term by an appointee selected by the Mayor and confirmed by City Council.

Section 4. A member’s appointment is vacated under the following conditions:

- A member fails to qualify to take office within 30 days after their appointment;
- A member resigns;
- A member is physically or mentally unable to perform the duties of the office;
- A member is convicted of a felony or of an offense involving a violation of their oath of office; or
- A member has three consecutive unexcused absences, or misses half of all meeting within an appointment year, whether excused or unexcused.

Section 5. The Mayor may appoint, subject to confirmation by the City Council, one City Council member and one Homer area high school Student Representative to serve as consulting, non-voting

members. The Mayor, City Manager, and Port Director/Harbormaster may serve as non-voting, consulting members.

#### **ARTICLE IV – OFFICERS**

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular February meeting of the Commission.

Section 2. Officers shall serve a term of one year from the February meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

#### **ARTICLE V – CITY STAFF ROLES**

Section 1. The staff liaison, assigned by the City Manager, shall assist the Chairperson in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training. The staff liaison shall submit reports and recommendations for those agenda items requiring decisions or recommendations by the Commission. Other staff having experience, education, and professional training in the subject matter may provide input into the reports and recommendations, or may provide supplemental information. The information submitted may be oral, written or graphic, or some combination of all.

Section 2. The City Clerk shall designate a recording clerk to take minutes for the Commission and serve as the Commission’s parliamentary advisor pursuant to AS 29.20.380(10) and HCC 2.12.010, and assist the Chairperson with the conduct of the meeting.

#### **ARTICLE VI – MEETINGS**

Section 1. Regular meetings shall be open to the public and held on the fourth Wednesday January through October at 5:30 p.m. and the second Wednesday of November and December at 5:30 p.m. in the designation location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. Special meetings and Worksessions may be called by the staff liaison, Chair, or a majority of the Commission. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 3. A quorum for the transaction of business at any meeting shall consist of four members. For purposes of determining the existence of a quorum, consulting members shall not be counted.



Worksessions do not require a quorum, however, no action may be taken at a worksession; items on the agenda are for discussion only.

Section 4. Any member who is unable to attend a meeting, whether regular or special, shall contact the Clerk in advance no later than two hours prior to the scheduled meeting time for excusal.

Section 5. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 6. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

CITY LOGO	NOTICE OF MEETING REGULAR MEETING AGENDA NAME OF BODY DAY OF WEEK, DATE, AND TIME OF MEETING PHSICAL LOCATION OF MEETING & MEETING ROOM	DEPT. CONTACT INFO (City Clerk’s Office)
-----------	---	---

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA
6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments. No action may be taken at this time.)
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PENDING BUSINESS
10. NEW BUSINESS
11. INFORMATIONAL MATERIALS (No action may be taken on these matters, for discussion only.)
12. COMMENTS OF THE AUDIENCE (3 minute time limit)
13. COMMENTS OF THE CITY STAFF
14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
15. COMMENTS OF THE COMMISSION (includes Comments of the Chair since they are part of the Commission.)
16. ADJOURNMENT Next regular meeting is scheduled for \_\_\_\_\_. (Note any worksessions, special meetings, committee meetings etc.) All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (The meeting may be scheduled for the Conference Room or virtually.)

Section 7. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided at the Chairperson’s discretion or by a majority vote of the members in attendance.

Section 8. Recorded minutes shall be made available by the City Clerk’s Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 9. Teleconference participation is allowed per the rules and limitations set forth in Homer City Code 2.58.060.

#### **ARTICLE VII – GENERAL OPERATING PROCEDURES**

Section 1. The Commission shall abide by the current edition of Robert’s Rules of Order insofar as it is consistent with the Commission’s bylaws, other provisions of Homer City Code, or standing rules. In all other cases, bylaws, the code, or the standing rules shall prevail. This includes, but is not limited to, HCC 1.18 Conflicts of Interest, Partiality, and Code of Ethics; HCC 2.58 Boards and Commissions; HCC 2.64 Port and Harbor Advisory Commission; and the Open Meetings Act – AS 44.62.310-312.

Section 2. Each member, including the Chairperson, shall vote, and shall not abstain from voting, unless such member claims a conflict of interest, or has an excused absence, in which event the member shall be excused from voting. The member shall then state for the record the basis for the abstention. Four affirmative votes are required to pass a motion. Voting will be by a roll call vote, the order to be rotated; or by unanimous consent if no objection is expressed. Voting by proxy or absentee is prohibited.

Section 3. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting in which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

Section 4. Training sessions developed or arranged by the City Clerk and approved by the City Manager shall be mandatory unless a member’s absence is excused by the Chairperson. The City Manager and/or City Clerk, in their discretion and in consultation with the City Attorney as needed, may develop model procedures to be used as a guide for the Commission.

#### **ARTICLE VIII – COMMITTEES**

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of its meetings.

#### **ARTICLE VII – BYLAW AMENDMENTS**

The Bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting. Amendments to bylaws shall be effective upon approval of the amendments by City Council via resolution.

ADOPTED BY CITY COUNCIL VIA RESOLUTION 23-057 ON JUNE 12<sup>TH</sup>, 2023



# AGENDA ITEM REPORT

---

## Election of PHC Officers

**Item Type:** Action Memorandum  
**Prepared For:** Port & Harbor Advisory Commission  
**Meeting Date:** April 24, 2024  
**Staff Contact:** Zach Pettit

---

### Summary Statement:

Per Article IV, Sec. 1 of the PHC Bylaws: "A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular February meeting of the Commission."

### Recommended process for Election of Vice Chair:

- 1) A commissioner will make a motion to determine the PHC's method of voting for the elections. Voting is commonly done by a Show of Hands or a Voice Vote (yes/no).
- 2) Once the election method is decided, the Chair will open the floor for nominations.
- 3) Commissioners are free to call out nominations, they do not need to be recognized by the Chair.
  - **These are not motions and do not require a second.**
  - It's ok for a commissioner to nominate themselves.
  - If a commissioner calls out a nomination and that individual is fully against serving, it is acceptable for that nominated commissioner to speak up and say they would not be willing to accept the seat if elected. They have still been nominated though and should still go through the voting process; the rest of the commission at least now knows who of the nominees is/is not interested in serving.
- 4) Once all nominations are called out, the Chair will close the floor to nominations.
- 5) Chair will then call out each nominee's name for voting. For each name called out, commissioners will vote using the selected method (Show of Hands/Voice Vote).
- 6) As soon as one of the nominees receives the majority of votes, the Chair will declare them elected. If only one person is nominated, the Chair simply declares the nominee elected.

**Recommended process for Election of Chair:**

- 1) It is preferred the gavel be handed over to the newly elected Vice Chair to conduct the vote for Chair.
- 2) Election is conducted in the same manner as it was for the Vice Chair (see steps 2-6 above).
- 3) The gavel/meeting will be turned over to the newly elected (or re-elected) Chair to conduct the remainder of the meeting.
  1. The gavel/meeting will be turned over to the newly elected (or re-elected) Chair to conduct the remainder of the meeting.

# April 2024 Staff Report

Halibut season is ongoing and boats are delivering. Currently Copper River, Pac Star (E & E) and Fish Factory are taking deliveries. Ice Sales are picking up.

In the news....

## Ice Plant

- Ice plant running strong, Ice sales are brisk
- Ice plant bait Locker is up and running.
- Crane #8 in-op.. waiting for parts.
- Ongoing crane inspections and service happening this month.
- On going fish dock Maintenance

## Port Maintenance

- Ongoing Float maintenance
- Ongoing Dock and Float inspections.
- Ongoing electric pedestal Maintenance
- Keeping up with recurring monthly work orders.

## Harbor Operations

- Landings at the Pioneer Dock and Deep Water Dock include: Aspen, Ann T. Cheramie, Kate Francis, Perseverance, Endeavour, and the SERVS Ross Chouest.
- The Winter King Derby went off without a hitch, and brought a flurry of activity throughout the harbor and launch ramp.
- CISPRI conducted their annual spill response drills, engaging the help of many local fishing vessels.
- April 1st was the start of fee camping on the Homer Spit, as well as the start of charging for use of the Launch Ramp.
- The Marine Repair Facility has the Camai, Kona Kai, and Cape Caution.

- The first 2 Parking Enforcement Aides have been hired for the summer. Welcome aboard Sean Bourque and Christie Hill!
- Staff assisted USACE biologists with a bottom survey in the area of the proposed Harbor expansion.
- Staff attended the 50th annual spring PCC Conference in Newport, OR.
- Staff is preparing signage and parking lots for the upcoming summer season.

# Port & Harbor Monthly Statistical & Performance Report

For the Month of: **March 2024**

<b><u>Moorage Sales</u></b>	<u>2024</u>	<u>2023</u>	<b><u>Stall Wait List</u></b>	<u>2024</u>	<u>2023</u>
Daily Transient	161	196	No. on list at Month's End		
Monthly Transient	83	86	20' Stall	2	20
Semi-Annual Transient	6	3	24' Stall	36	54
Annual Transient	10	5	32' Stall	176	196
Annual Reserved	41	39	32'A Stall	13	15
			40' Stall	74	69
			50' Stall	34	33
			60' Stall	4	5
			75' Stall	5	5
			Total:	<hr style="border-top: 1px solid black;"/>	<hr style="border-top: 1px solid black;"/>
				344	397
<b><u>Grid Usage</u></b>			<b><u>Docking &amp; Beach/Barge Use</u></b>		
1 Unit = 1 Grid Tide Use	<u>2024</u>	<u>2023</u>	1 Unit = 1 or 1/2 Day Use	<u>2024</u>	<u>2023</u>
Wood Grid	1	6	Deep Water Dock	12	19
Steel Grid	2	0	Pioneer Dock	2	24
			Beach Landings	3	3
			Barge Ramp	81	60
<b><u>Services &amp; Incidents</u></b>	<u>2024</u>	<u>2023</u>	<b><u>Marine Repair Facility</u></b>	<u>2024</u>	<u>2023</u>
Vessels Towed	0	2	Vessels Hauled-Out	1	3
Vessels Moved	18	5	Year to Date Total	1	3
Vessels Pumped	2	3	Vessels using facility uplands	3	6
Vessels Sunk	0	0	<b><u>Wharfage (in short tons)</u></b>		
Vessel Accidents	0	0	In Tons, Converted from Lb./Gal.	<u>2024</u>	<u>2023</u>
Vessel Impounds	0	0	Seafood	437	702
Equipment Impounds	0	0	Cargo/Other	2932	2864
Vehicle Impounds	0	0	Fuel	**	27,594
Property Damage	0	0	** not available at time of report		
Pollution Incident	0	5			
Fires Reported/Assists	0	1	<b><u>Ice Sales</u></b>	<u>2024</u>	<u>2023</u>
EMT Assists	2	1	For the Month of March	144	125
Police Assists	0	0	Year to Date Total	144	137
Public Assists	13	7	<b><u>Difference between</u></b>		
Thefts Reported	0	0	<b><u>2023 YTD and 2024 YTD:</u></b>	<hr style="border-top: 1px solid black;"/>	
				7 tons more	
<b><u>Parking Passes</u></b>	<u>2024</u>	<u>2023</u>			
Long-term Pass	7	9			
Monthly Long-term Pass	0	0			
Seasonal Pass	0	0			
<b><u>Crane Hours</u></b>	<u>2024</u>	<u>2023</u>			
	124	127.5			















Deep Water Dock - 2024 Water Usage							Pioneer Dock - 2024 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
<b>Year to Date Totals:</b>				<b>74,576</b>	<b>\$ 3,352.45</b>	<b>\$ 1,224.00</b>							
<u>Notes:</u>													
Washing down dock results in missing begin/end reads													
\$194.05 Min Charge													
\$102.00 CONX													

### 2024 Ice & Crane Report

Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/2/2024	1.8			shut down for maintenance		
1/9/2024	26.4			shut down for maintenance		
1/16/2024	32			shut down for maintenance		
1/23/2024	27.5			shut down for maintenance		
1/30/2024	9.75			shut down for maintenance		
		97.45	97.45			
2/6/2024	16.5			shut down for maintenance		
2/13/2024	20.6			shut down for maintenance		
2/20/2024	10			shut down for maintenance		
2/27/2024	34.8			shut down for maintenance		
		81.9	179.35	shut down for maintenance		
3/6/2024	12.75			shut down for maintenance		
3/13/2024	35.9			17		
3/20/2024	21.7			29		
3/27/2024	53.6			98		
		123.95	303.3		144	144
4/3/2024	45.4			45		
4/10/2024	27.4			42		
4/17/2024	36.8			100		
4/24/2024						
			303.3		187	144
5/1/2024						
5/8/2024						
5/15/2024						
5/22/2024						
5/29/2024						
		0	0			
6/5/2024						
6/12/2024						
6/19/2024						
6/26/2024						
		0	303.3			
7/3/2024						
7/10/2024						
7/17/2024						
7/24/2024						
7/31/2024						
		0	303.3			
8/7/2024						
8/14/2024						
8/21/2024						
8/28/2024						
		0	303.3			
9/4/2024						
9/11/2024						
9/18/2024						
9/25/2024						
		0	303.3			
10/2/2024						
10/9/2024						
10/16/2024						
10/23/2024						
10/30/2024						
		0	303.3			
11/6/2024						
11/13/2024						
11/20/2024				shut down for maintenance		
11/27/2024				shut down for maintenance		
		0	303.3			
12/4/2024				shut down for maintenance		
12/11/2024				shut down for maintenance		
12/18/2024				shut down for maintenance		
12/25/2024				shut down for maintenance		
12/31/2024				shut down for maintenance		
		0	303.3		331	



# MEMORANDUM

---

## Cruise Ship Landing, Lightering, and Bus Parking Logistical Info- Homer Port Terminal

**Item Type:** Informational Memorandum  
**Prepared For:** Homer City Council & Mayor Castner  
**Date:** April 16 2024  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, Acting City Manager

---

As we all consider the Comprehensive plan rewrite, a question was recently posed regarding cruise ships and available options and operations within the Homer Harbor that support these types of vessels. Below is an overview.

### Facilities, Infrastructure Specifications, and the Larger Puzzle

In the event that a cruise ship is within the size requirements to utilize the deep water dock or pioneer dock then it's a fairly simple standard landing. In answer to what kind and size of cruise ship can utilize the docks I've attached a spec sheet for each dock to the memo. The real problem solving comes when a cruise ship is either too small to match up to the dock approach (like in the case of the smaller adventure cruise ships carrying 200-500 passengers), or too big to fit on the dock (over 800 linear feet, see attached example of Westerdam). Then we have to get creative and consider:

- physical facilities and engineering stresses
- scheduling availability for the facilities
- the physical travel time involved to move people and boats proposing to disembark
- things like the occupancy percentage of vessels within the harbor at the time/date proposed and the safety considerations to all boaters/property in the harbor
- our facility security plan requirements.

In short, its logistics, a lot of logistics. If we can make it safely work, we'll make it work. It's good business for the harbor and also in general. If the proposed landing would put undue physical stress on our engineered structures, present a safety hazard to an already over congested harbor, go against our facility security plan, or take longer than logistically feasible to accomplish, then the answer will be, and sometimes has been, no.



Our primary goal is, and has always been, to provide safe port and harbor facilities for our commercial and recreational users, to manage and maintain the facilities cost effectively, and to administer tariffs and procedures fairly and equitably for all. In the end, whether a proposal from a cruise ship for a landing fits this primary goal or not is the reasoning to why we say yes or no.

Fees

We have long had a fee in our tariff detailing the costs and fees associated with a vessel utilizing our dock facilities. This rate structure includes cruise ships that are able to dock at our standard facilities. A couple of years ago, smaller cruise ships started approaching us with the desire to bring their passengers to Homer, even though their vessel size and configuration could not meet up with our dock for offloading, and requested the possibility of lightering their passengers into the Homer harbor (utilizing their smaller vessels to ferry passengers in from the larger mothership which would be anchored off shore outside of the harbor). In response, after consideration, we did two main things. The first, was to develop a method and area where we could ensure passengers of a regulated cruise ship vessel could safely embark/disembark while being screened per our security plan requirements. This area was then proposed and accepted by the regulating authorities as an amendment to our Facility Security Plan. The second, was to develop a fee structure for lightering, in the same way that we have a fee schedule for dockage, to capture and cover the cost of maintaining and providing the facility being utilized. Below are listed, from the Port of Homer Tariff No. 1, the current fees associated with cruise ships:

- \$ 963.06 Cruise Ship Service Charge
- \$52.00 Dockage Service Charge
- Lightering Fee \$1,500, plus \$6.00 per passenger
- Passenger wharfage fee (non-regulated) \$0.00 per passenger
- Passenger wharfage fee (regulated) \$0.00 per passenger

0' to 100'	\$338.00	451' to 475'	\$1,604.00	651' to 675'	\$3,917.00
101' to 200'	\$506.00	476' to 500'	\$1,762.00	676' to 700'	\$4,420.00
201' to 300'	\$788.00	501' to 525'	\$1,996.00	701' to 725'	\$5,119.00
301' to 350'	\$1,005.00	526' to 550'	\$2,154.00	726' to 750'	\$5,858.00
351' to 375'	\$1,098.00	551' to 575'	\$2,334.00	751' to 775'	\$6,644.00
376' to 400'	\$1,206.00	576' to 600'	\$2,582.00	776' to 800'	\$7,459.00
401' to 425'	\$1,337.00	601' to 625'	\$2,957.00		
426' to 450'	\$1,490.00	626' to 650'	\$3,443.00		

*(lightering fees and passenger wharfage fees shall be calculated by full passenger manifest regardless of how many passengers disembark)*

Cruise ships traditionally docking at our facility docks will pay some combination of the service charge, dockage charge, and length over all of the vessel OR if lightering they will pay the lightering fee plus \$6 per passenger (highlighted in grey)

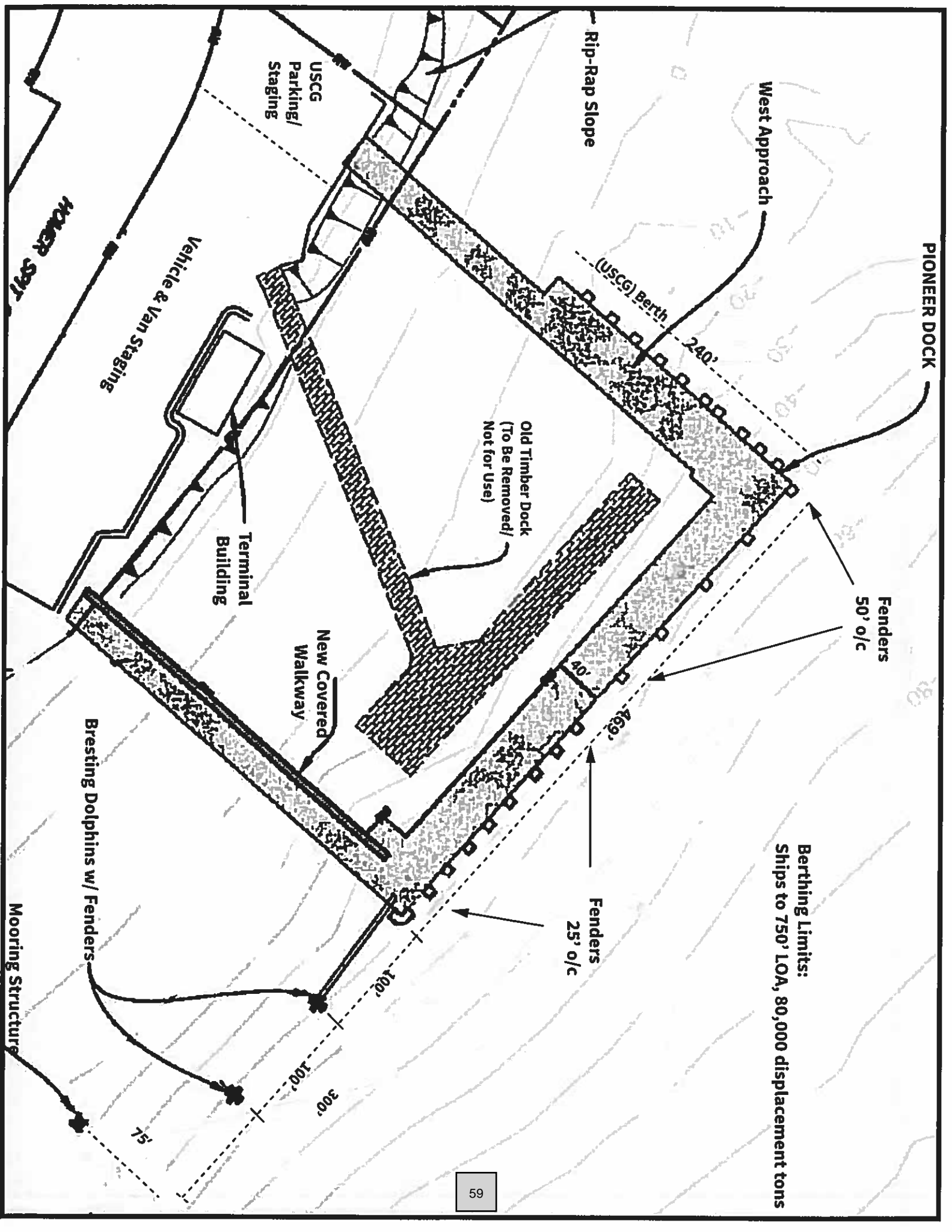
### Costs

The current fee structure is in place to cover the cost of the staff time needed to support and assist with the docking operations of these vessels. Security personnel are also necessary for screening passengers and maintaining a secure area while the regulated vessel is operating at the port per Coast guard regulations and our Facility Security Plan. This security staff is hired privately as a responsibility of the cruise ship and the cruise ship is responsible for ensuring that their security is maintained at a level that complies with our plan and all applicable federal, state, and local regulations. The cost burden of this security staffing is the responsibility of the ship, not the port. Port staff do conduct sweeps and spot checks to ensure that compliance is maintained.

### **RECOMMENDATION:**

Informational, no action needed.

Attached :    Specs sheet for Deep Water Dock  
                  Specs sheet for Pioneer Dock  
                  Specs sheet for the Westerdam



**PIONEER DOCK:** Built in 2001/2002, Secure Facility receives Regulated and Un-regulated vessels.

Dock Outer Face      Length: 469'    Width: 40'  
Dock Elevation      Edge of Deck: +32 MLLW  
Mudline Elevation    North Corner: -51 MLLW,    East Corner: -39MLLW

East Trestle            Length: 364'    Width: 30'  
West Trestle          Length: 445'    Width: 28' and 46'

Berthing limits: ships to 750' LOA, 80,000 displacement tons  
Outer face: 469' (preferential berthing for AMHS ferries)  
U.S. Coast Guard berth (on northwest trestle) 240'  
Breasting dolphins, 2 each, one at 100', one at 200' off southeast corner and on line with face of dock  
Mooring dolphin, 1 each, at 300' SE and 75' back from the dock face  
(Combination of 469' face and breasting/mooring dolphins provides for docking of ships up to 750' LOA)  
Depth at outer face: -40 ft. MLLW  
Height of deck: +32 ft. MLLW  
Azimuth of pier: NW 315`  
Fender spacing: 50 ft. on center (west end), 25 ft. on center (east end)  
Allowable Fender Energy: 232 Ft-Kips/Fender  
Bollard/cleat spacing: 75 ft. o/c  
Deck surface: 18,600 sq. ft. Concrete  
Amenities: Lights, Fencing, Water, Shore Power availability (60 amp, 480 volt 3-Phase, plug required = Arktite # AP40512), and Sewer connection (4" female camlock connector required, maximum flow rate 50 GPM). Laydown and secured cargo storage available upon request.  
Uniform Live Load:  
Dock and Trestle: 500 pounds per square foot  
Pedestrian Walkway: 100 pounds per square foot  
Allowable finder energy 232 Ft-Kips/Fender  
    Vehicle and Equipment Loads:  
    AASHTO HS25-44 Truck  
    45 Ton Forklift (Front Axle= 96,000 lb.)  
    140 Ton Truck Crane (233.000 lb. Max. Float Load Boomed Over Corner)



Superbly refreshed, Westerdam cruise ship features excellent bar, entertainment and dining venues, plus completely reimagined suites. Westerdam is a fascinating destination in her own right and has won multiple Best Cruise Ship awards. On board, enjoy live entertainment with Music Walk™ and Billboard Onboard. Feel immersed on your cruise with regional cooking demonstrations and food and wine tastings with Port to Table. Enrich your travel experience at the new Exploration Central atop the ship.

### SPECIFICATIONS

	Size	Large
	Style	Premium
	Type	Ocean
	Year of launch	2004
	Year of last refit	2023
	Gross tonnage	82348t
	Length	290.0m
	Width	32.0m
	Speed	22kts
	Decks	11
	Language	English (American)
	Currency	US Dollar (\$)
	No. of passengers	1964
	No. of crew	817
	No. of cabins	984
	-wheelchair access	28

### UNIQUE FEATURES

#### Club Orange

Experience a new level of luxury on board your cruise with our exclusive amenities program, Club Orange. Enjoy VIP access and elevated comforts, including:



# MEMORANDUM

---

## Spit Parking Plan/Updates for the Season (2024)

**Item Type:** Informational Memorandum  
**Prepared For:** Homer City Council & Mayor Castner  
**Date:** April 17 2024  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, Acting City Manager

---

As we move into another busy summer season we're gearing up for the crowd out at the Harbor. Part of that preparation always includes our parking facilities and how we can best use the limited space available. Staff, commissions, and the public and been weighing in, planning, and thinking about 2024 since last fall. I know Council is already aware of fee changes in the parking realm via the recent adoption of the amendment to our tariff, but I'd also like to provide and update of the physical changes and space management for this upcoming year. The following changes are the ones we've settled on for 2024. Please see below:

- 2024 Parking Updates Steel Grid Parking Lot
  - Memorial Day – Labor Day:
    - \$10 Calendar Day Fee Parking
    - No Long-term Parking
    - Vehicles 20' & Under
  - Labor Day – Memorial Day:
    - Free Short-term parking up to 7 consecutive days
    - Long-term parking by permit only

In an effort toward grouping similar areas under the same management/fee type, the paved area adjacent to the steel grid will be treated the same way as the paved areas at the tops of each of the ramps.

- 2024 Parking Updates Ramps 3-5
  - No Vehicles Exceeding 20' in length (maximum vehicle size limit is 20')
  - 7-Day free short-term parking

- Long-term vehicle parking by permit only.

Longer vehicles and RVs, when parked in these areas, have been found to cause impaired line of sight for vehicles attempting to exit onto the roadway. They also have been found to cause flow pattern and other parking issues. For safety and efficiency of space, vehicles exceeding 20' in length will no longer be allowed in these areas. The newly created parking lot behind Bob's Trophy Charters with its egress driveways exiting onto the less trafficked Outer Dock Rd instead of the main Sterling Hwy will be dedicated to oversized vehicles.

As an additional safety measure for the Ramp 3 to 5 areas, we will be installing parking delineation from ramp 3 to Freight Dock road at the transition point between the parking lot and roadway/right of way, separating the parked vehicles from the main roadway and creating dedicated "driveways". In its current configuration, vehicles were able to exit at any point along the 1500' of parking lot and this causes sightline issues for drivers with concern to pedestrians and bicycles using the shoulder corridor. The delineation will provide designated parking lot entrances and exits, signaling to everyone that this is an area to approach and exit with caution as you join traffic in the roadway. The delineation consists of black parking pylons that will effectively separate the parking from the highway but will be temporary and removed after the season in September.

➤ 2024 Parking Updates Ramp 2 Restrooms

- Bus loading Zone is discontinued and replaced with short-term, 1-hour parking

This area was found to be too congested to provide safe and easy access for large buses, additionally it was often full, or blocked by other vehicles. Two new areas with better approaches and more space, located on either end of the shops and walking trails with access to such, have been created (see update for lot 9&10 and Bob's trophy lot west)

➤ 2024 Parking Updates Lots 9 & 10

- The shoulder lane between the lot 9 spit walking trail and Homer Spit Road will be designated as a passenger bus loading zone.

➤ 2024 Parking Updates Bob's Trophy Lot West

- The parking lot will be dedicated to Oversized Vehicle Parking Only, 21' Minimum Limit
- Free 7-day Short-term parking
- Long-term parking by permit only
- The area in the red will be dedicated to passenger bus loading zones

For an overview of the whole parking plan and areas of interest, please see our attached current parking map.

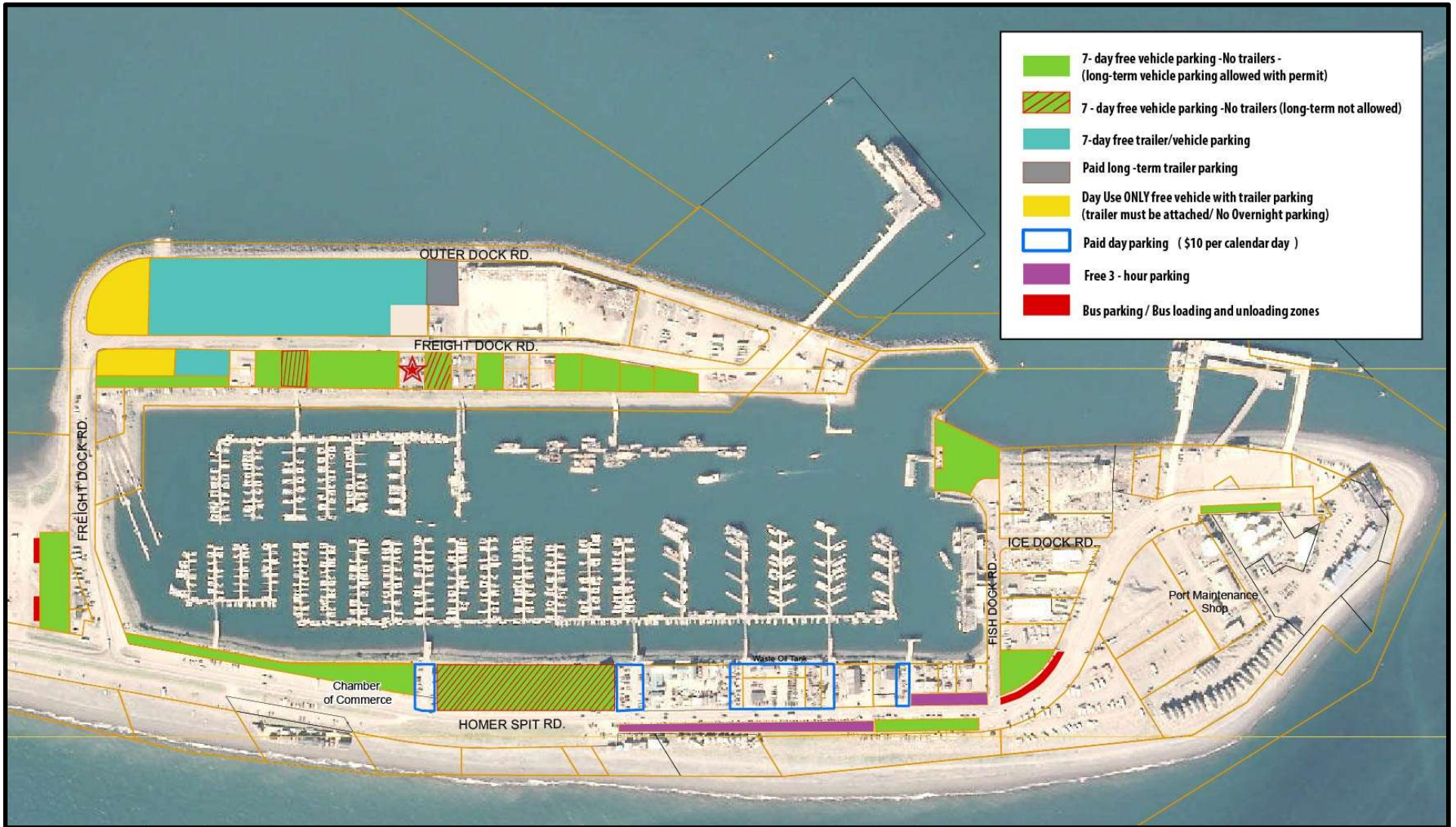
**RECOMMENDATION:**

Informational. No action needed.

Attached: Homer Spit Parking Map



# City of Homer Port & Harbor Facilities Vehicle Parking



(Restrictions for vehicles over 20'. See Reverse Side for Parking Areas where vehicles over 20' are allowed.)



### **Annual / Monthly / Weekly Long Term Vehicle Parking Passes**

Long term means vehicles that are parked anywhere in the port facility (excluding leased lots) in excess of seven consecutive 24 hour days. Annual and monthly passes are available for vehicles under 20'. Monthly passes are available for vehicles over 20'. **All Vehicles over 20' are Restricted to the Seafarer's Memorial parking lot, 7 Day free trailer parking area, or Parking area at the junction of Homer Spit Rd/Outer Dock Rd across from Pier one campground.**

- Regular annual price: **\$150.00**
- Discounted annual price for vessel owners with reserved stall or pay transient annual moorage: **\$100.00**
- Monthly pass for vehicles less than 20': **\$70.00**
- Monthly pass for vehicles over 20': **\$85.00**
- Annual passes are valid January 1 to December 31 of the year being used. Monthly passes are 30 consecutive days.
- Weekly pass for vehicles less than 20': **\$25.00**
- Weekly pass for vehicles over 20': **\$35.00**
- [Restricted long-term parking areas from May 1 to October 1 – See map for seasonal restricted areas.](#)
- Passes are purchased at the Harbormaster's Office.
- Only ONE vehicle can be registered under each permit.

### **Seasonal Fee-Pay Vehicle Parking Lot Pass**

During the summer, the paved ramp access parking areas become PAID parking lots. For individuals that frequently use these areas, a fee-pay parking pass, good for the season, can be purchased in lieu of paying \$10.00 each day.

- Pass price: **\$150.00**
- Passes are valid Memorial Day to Labor Day.
- Park in the Paid Parking Areas located in between ramps 1&2, in the paved areas at the top of Ramp 3 & 4 and the steel grid
- Only vehicles less than 20' allowed.
- Passes are purchased at the Harbormaster's Office. A rearview mirror hanger will be issued.
- Only ONE vehicle can be registered under each permit.
- Monthly Fee-Pay Vehicle Parking Lot Pass also available for **\$100.00**
- [No long term parking allowed in these parking areas May 1 through October 1.](#)

### **Monthly Boat Trailer Parking (No Boats on Trailers)**

- For boat trailers parked for more than 7 consecutive days
- \$7/per foot per month
- Passes are purchased at the Harbormaster's Office. A numbered plastic tag will be issued.
- Paid Boat Trailer parking located across Freight Dock Road from the Harbormaster's Office

# CITY OF HOMER NEWSLETTER

VOL. III - ISSUE VIII | APRIL 2024



## WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

### NEW DESIGNS FOR HOMER LIBRARY CARDS

April 7 - 13 is National Library Week, and we're celebrating big at Homer Public Library! In honor of this, we are unveiling three new library card designs. Choose from Forest, Mountains, Tidepool, or stick with the Classic design when you sign up for a new library card! If you'd like to replace your current card, the cost is \$5.

The new cards were designed by local artist Rachel Tussey and complement her existing artwork on BOB the Bookmobile.



- New Designs for Homer Library Cards
- Library Events
- Community Corner
- Community Recreation
- City Hall
- Clerks
- Community Development
- Port & Harbor
- Harbor Expansion Study Update
- Public Works
- Fire Department
- Police Department
- Public Safety Corner
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

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

### CELEBRATION OF LIFELONG LEARNING

Come support the Friends of Homer Library for a Celebration of Lifelong Learning event at the Homer Public Library. Enjoy appetizers from Tickled Pear, live music, a trivia tree, a silent auction, entertainment, awards and desserts from BB's Bakery.

**When:** Saturday, April 20, at 6:00 pm

**Where:** Homer Public Library, 500 Hazel Ave.

**Tickets:** \$40, Available at the library's front desk starting April 1

### Follow us on Social Media

- City Hall: [@cityofhomerak](#)
- Parks & Recreation: [@homerparksandrec](#)
- Homer Public Library: [@homerpubliclibrary](#)
- Homer Police: [@homerpolice](#)
- Fire Department: [@HomerVolFireDept](#)

Subscribe to the Monthly Newsletter

[Click Here to Subscribe](#)

# LIBRARY EVENTS

# COMMUNITY CORNER

What's happening around the City of Homer

## VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to [libraryc.org/homerlibrary/upcoming](http://libraryc.org/homerlibrary/upcoming).

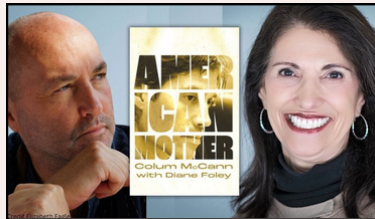
### April 2 at 10 am

The Foods, People, and Innovations That Feed Us—A Sweeping History of Food and Culture with Smithsonian Curator **Paula J. Johnson**



### April 9 at 10 am

From Murder to Atonement—Confronting My Son's Killer with **Diane Foley & Colum McCann**



### April 17 at 4 pm

A Literary Examination of Power, Love, and Art with **Xochitl Gonzalez**



## 32nd Annual Kachemak Bay Shorebird Festival May 8 - 12, 2024

Experience the joy of Spring's return and the migration of birds along the picturesque shores of Kachemak Bay during the Shorebird Festival.



Homer stands out as one of Alaska's premier locations for witnessing the awe-inspiring sight of thousands of shorebirds.

The four-day Festival embodies a cherished Homer tradition, celebrating the birds' return with many enriching activities. From seminars and workshops to children's activities and guided tours, there are birding opportunities suited for individuals of all ages and skill levels. Whether you're a novice or a seasoned enthusiast, there's something for everyone.

Explore further and secure your spot for festival events by going to [kachemakshorebird.org](http://kachemakshorebird.org).



[Register and Buy Tickets](#)



[Download a Program of Events](#)

## SPECIAL & ONGOING EVENTS



### Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

### April 9: Donna Aderhold

### Lit Lineup 2024

The Homer Public Library has created a community-wide initiative to read fifteen books throughout the year.

View the list and submit entries [here](#). You could be eligible to win the grand prize!



Check out more library programs and events



**Homer Public Library**  
500 Hazel Street - 907-235-3180  
[circ@ci.homer.ak.us](mailto:circ@ci.homer.ak.us)  
[www.cityofhomer-ak.gov/library](http://www.cityofhomer-ak.gov/library)



## Homer Steps Up - May 1 - 28, 2024 - FREE Event Organized by South Peninsula Hospital

The City of Homer is proud to co-sponsor the Homer Steps Up challenge, again! You too can register in groups to help our community stay active and healthy.

**Registration opens April 1st** for this FREE event running from May 1st to 28th, open to all residents of the Southern Kenai Peninsula. Form teams of 5-25 members and track your steps using a fitness tracker, smartphone, or manual entry.

Walk to Win! Weekly drawings for prizes, end-of-challenge cash prize drawings, and \$500, \$300, or \$200 to donate to your team's local non-profit of choice!



For more information and to register, visit:



[homerstepsup.com](http://homerstepsup.com)

# COMMUNITY RECREATION

## INLET WINDS COMMUNITY BAND FREE CONCERT

A performance you don't want to miss! The Inlet Winds Community Band invites you to the Mariner Theater at Homer High School on Saturday, April 13 at 7pm for a FREE performance.

Under the guidance of Co-Directors Mary and Eric Simondsen, local adult and high school musicians have dedicated themselves to months of practice to prepare a captivating program of songs.

**When:** Saturday, April 13, 7:00 pm

**Where:** Homer High School, Mariner Theater

**Fee:** FREE

### Program

**Fanfare -HAYABUSA** -Satoshi Yagisawa

**Watchman Tell Us of the Night** -Mark Camphouse

**Rollo Takes a Walk** -David Maslanka

-Intermission-

**Armenian Dances** -Loris Chobanian

**The Rowan Tree** -Randall Standridge

**March from Symphonic Metamorphosis** -Paul Hindemith



## SUCCESSFUL PICKLEBALL INJURY PREVENTION CLINIC

Preventing injury in pickleball is important to enjoy the game and participate in the sport for the long term.

Staff from our local Summit Physical Therapy generously volunteered their time and expertise to instruct community members on injury prevention while playing pickleball. A total of 18 individuals attended the 2-hour clinic at the HERC gym and found it very beneficial. Summit Physical Therapy brought their own equipment and led participants through dynamic warm-ups, targeted stretches, agility exercises, and much more. They also provided portable cold wrap machines, kinesiology tape, massage guns, and other tools.



Pickleball Injury Prevention Clinic Attendees with Summit Physical Therapy Staff

A big thanks to Summit Physical Therapy, and we look forward to offering more preventive sessions in the future.

# CITY HALL

## SISTER CITY ART EXHIBIT AT THE PRATT MUSEUM



2024 marks the City of Homer's 40th Anniversary as a Sister City with Teshio, Hokkaido, Japan. Established April 7, 1984, Teshio and Homer have enjoyed a profound camaraderie and sharing of families, student exchanges, ideals, and memorabilia.

As part of our community's 40-year celebration, eighteen pieces of art that Teshio has generously gifted the City over the years will be on display in the Main Lobby of the Pratt Museum from **May 1 to September 7**.

This exhibit provides an opportunity to learn more about our Sister City, foster a stronger connection with Teshio, and view these cherished pieces that are part of the City of Homer's Municipal Art Collection.

A First Friday Exhibition will be held **Friday, May 3rd** at 4:00 pm and will be free to the public.

More info on the [Sister City Program](#) and the [Municipal Art Collection](#) can be found on the City of Homer website.

## TOMODACHI TAIKO DRUMMING EVENT

Mark your calendars for an exciting event as part of the 40th Sister City Anniversary celebrations! The City of Homer and the Alaska Japanese Club are thrilled to invite the Tomodachi Taiko Association to bring the rhythms of Japanese Taiko drumming to Homer High School's Mariner Theater on **May 4th**. Join us for a performance featuring 12 drummers from Anchorage and Japan and immerse yourself in the peaceful yet powerful beats of this ancient art form. Additionally, students from the Alaska Japanese Club will showcase their own skills in special Taiko performances throughout the day.

The Japanese Club students have been working hard to create drums since September. They have made 30 cardboard drums, a 50-gallon Taiko drum, and 30 pairs of Taiko drum sticks called bachi. They have been rehearsing twice a week to prepare for this special event. The students will also perform on **April 19th** for the Jubilee Youth Performing Arts Show at Homer Mariner Theater.



Taiko Drum



Japanese Club students with homemade Taiko drums participating in Homer's Winter Carnival

Japanese Taiko drums are traditional percussion instruments that originated in Japan centuries ago. They are characterized by their large size and deep, resonant tones, which are produced by striking the drumheads with wooden sticks called bachi. Taiko drumming is not just about the music; it's a cultural art form that embodies strength, unity, and spirited performances.

Don't miss the unique opportunity to learn how to build Japanese Taiko drums at our drum making workshop on **Friday evening, May 3rd**! Stay tuned for further event details, which will be posted on the City of Homer website and social media. Mark your calendars and get ready to experience the energy of Taiko drumming like never before!

# CLERKS

## HOW TO RUN FOR ELECTED OFFICE EVENT

Are you interested in running for public office this year? Or thinking about it for future elections? Maybe you are just curious about the process?

**On Thursday, April 4th, there is a free event on How to Run For Elected Office.**

The event will feature a presentation on how to run for elected office and a Q&A session with a panel of past elected officials. Application and filing materials will be on hand for review. Oh, and don't forget, there will be refreshments too!

**When:** Thursday, April 4th, from 5:30 – 7:30 pm

**Where:** Homer City Hall, 491 E Pioneer Avenue

**More Info:** Facebook [@kpvotes](#), Instagram [@kpvotes](#), email [kenaipeninsulavotes@gmail.com](mailto:kenaipeninsulavotes@gmail.com), or call 907-299-2517

Thanks to Kenai Peninsula Votes and the League of Women Voters on the Kenai who are sponsoring this event with the City of Homer.

### Why is it important to run for Public Office?

Participation in public service is essential for a thriving society and community. Decisions and policies shape what our society looks like now and in the future.

**How to Run For Elected Office**  
City - Borough - State

Sponsored by the League of Women Voters on the Kenai, Kenai Peninsula Votes, and the City of Homer

**Thursday, April 4th 2024**  
Homer City Hall  
491 E Pioneer Ave.  
from 5:30pm - 7:30pm

**What's covered during the event:**

- Presentation on how to run for elected office
- Materials will be available for reference
- Q&A with panel of past elected officials
- Refreshments
- Networking period (time permitting)

For more information: 907-299-2517 - [kenaipeninsulavotes@gmail.com](mailto:kenaipeninsulavotes@gmail.com)

### It's important for these reasons:

#### Representation:

It ensures diverse voices are heard and represented in decision-making.

#### Policy Impact:

Candidates shape policies that affect every aspect of society.

#### Driving Change:

Running empowers individuals to champion causes and drive meaningful change.

#### Accountability:

Elected officials are held accountable for their actions, fostering transparency.

#### Inspiration:

It inspires future generations to engage in civic leadership and public service.

#### Community Resilience:

Builds community engagement and resilience in addressing challenges.

#### Preserving Democracy:

Demonstrates a commitment to upholding democratic values and principles by choosing our leaders through voting.

Running for public office is not just a personal endeavor but a vital civic duty that shapes the future of our communities and nation.

# COMMUNITY DEVELOPMENT

## HOMER COMPREHENSIVE PLAN REWRITE



Community members noting on maps areas of importance.

The City of Homer launched its 2018 Comprehensive Plan at the Alaska Maritime National Wildlife Refuge Visitor's Center on March 28th, drawing a full house of 75-80 participants.

With support from the Anchorage-based consulting group Agnew::Beck, the city is updating its plan, sparking enthusiastic engagement from community members who offered valuable feedback. Shelly Wade, a principal/owner from Agnew::Beck, led discussions on walkability, recreational access, protection of green spaces, and preserving Homer's "small town vibe". Attendees stressed the importance of youth involvement in the rewriting process, as they will be the ones living in Homer in 20 years.

Moving forward, the consulting team plans to continue community engagement through surveys and future visits. Your engagement and ideas got the planning team off to a great start. Let's keep it rolling!

**For ways to get involved, contribute your ideas, and to receive updates, go to [homercomplanupdate.com](https://homercomplanupdate.com).**

## PORT & HARBOR U.S. NAVAL ACADEMY STUDENT VISIT

Homer's Port and Harbor welcomed four Midshipmen students from the Annapolis, Maryland U.S. Naval Academy for a three-day field study on harbor design. The students traveled to Homer as part of their capstone senior design project as ocean engineers. The team selected the Homer Harbor Expansion (HHE) as their final project and reached out through the HHE website to ask questions prior to scheduling the visit. In addition to meeting with our Port and Harbor team and HDR engineers, the students also gathered site-specific data, such as soundings to measure ocean depth, sediment samples, and information on other site characteristics.

The Ocean Engineering Program at the Naval Academy guides students to explore coastal, offshore, underwater, and environmental engineering to address challenges in ocean environments. Students design structures for shore protection, harsh ocean conditions, underwater living (submarines), underwater working systems (cables, pipelines, shipwrecks, etc.), while also tackling pollution and resource management issues.

Homer feels honored to have been chosen by these young professionals to support their studies. Our harbor's captivating and distinctive geography offers a truly special learning environment. We hope that collaborating with these students during their visit will lead to innovative methods that will benefit ours and many other harbors in the future.



Left to Right: Midn 1/C Tanner Cummins, Deputy Harbormaster Aaron Glidden, Midn 1/C Daniel Gantz, Port Director Bryan Hawkins, Midn 1/C Michael Lancaster, Harbormaster Matt Clarke, Midn 1/C Daniel McMann

**Click here to learn more about the U.S. Naval Academy Ocean Engineering Program:**



### Ocean Engineering Major

Ocean Engineering page for Naval Architecture & Ocean Engineering at USNA.edu. Updated Tue Feb 20 14:46:20 EST 2024.

 NavalAcademy

**CLICK HERE** 



# HOMER HARBOR EXPANSION

## STUDY UPDATE



Great news for our community!

Federal continuation funds for the Homer Harbor Expansion General Investigation were included in the Fiscal Year 2025 Presidential budget, which was released to Congress on March 11. Though confirmation of the funding is contingent upon approval from Congress during the budgetary process, this is very positive news. The announcement underscores the USACE's commitment to advancing the General Investigation, as well as the support of the Alaska Congressional Delegation.

The General Investigation study allows us to identify sustainable solutions to meet the escalating demands of maritime transportation across the region and address safety concerns, while balancing environmental stewardship and economic vitality.

The US Corps of Engineers project team will be doing environmental fieldwork this summer utilizing remaining Fiscal Year 2023 study funds. The team's first visit will be in April to coincide with an ecological modeling workshop they are also hosting as part of the study. The City is presently contracting for geophysical survey work to map beneath the seafloor in

the area proposed for the harbor expansion. The survey is expected to begin later in the summer. Completing these two study components will allow the US Army Corps of Engineers to move forward with design work when study activities resume in full.



Keep engaged with the study at [www.homerharborexansion.com](http://www.homerharborexansion.com)

## ALASKA DOT HOMER AIRPORT IMPROVEMENT PROJECT

The Alaska Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Aviation Administration (FAA), is currently engaged in a construction project to rehabilitate and improve Homer Airport runways and taxiways with the goals of extending the service life of the airport, improving safety, and improving airport perimeter access for airport security, maintenance, wildlife hazard management, and airfield rescue operations.



View closure schedule and details about the project on the City of Homer webpage, DOT&PF Homer Airport Improvement Project Info:



<https://www.cityofhomer-ak.gov/airport/dotpf-homer-airport-improvement-project-info>

Stay up to date with DOT&PF's Airport Improvement Project. You can provide public comment via their online comment form.



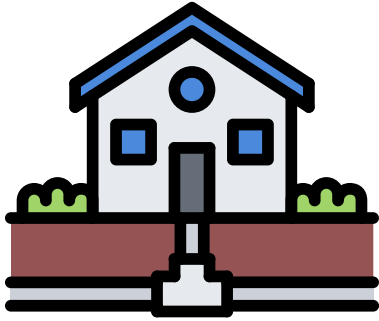
[Homer Airport Improvements - Public Involvement](https://dot.alaska.gov/creg/homerairport/involvement.shtml)

<https://dot.alaska.gov/creg/homerairport/involvement.shtml>

# PUBLIC WORKS

## WATER AND WASTEWATER COLLECTIONS SYSTEM CLEANING

The City of Homer's Water and Wastewater Collections Department needs your help to keep the wastewater collection system clean and operating smoothly! Homeowners and business owners are encouraged to regularly clean their water and sewer lines to prevent pipe damage and clogs, ultimately saving money on costly repairs. Cleaning out these systems pushes debris into the wastewater collection system, which can then be maintained by the City and transported to the Wastewater Treatment Plant.



All drainage lines from homes or businesses are linked to the City's collection system. The system consists of water and sewer main pipes, manholes, cleanouts, siphons, lift stations, and key structures, organized into five routes, each receiving annual cleaning. Hydro Jetting is the method used for cleaning, which is a safe and eco-friendly technique utilizing pressurized water and air to eliminate undesirable substances from the system.

Whether from sinks, showers, or toilets, every drain connects to the sewer lines. By maintaining and regularly inspecting systems in your home or business, you contribute to the city's efforts to ensure everything runs well.

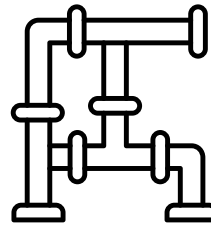


### What you can do:



#### Adopt Good Habits

- Dispose of grease in the trash.
- Use drain strainers.
- Run water regularly.
- Check for leaks.
- Maintain garbage disposals.
- Mindful flushing.
- Use quality cleaning materials.



#### Routine Maintenance:

- Schedule routine inspections every two years.
- Avoiding tree root intrusion on sewer and water lines.
- Install backwater prevention valves.
- Maintain septic systems.

## CITY OF HOMER AWARDED EPA AQUARIUS RECOGNITION

The City of Homer is incredibly proud to announce it has been awarded a U.S. Environmental Protection Agency (EPA) AQUARIUS Recognition for the Seawall Armor Rock Installation Project. The AQUARIUS Recognition Program nationally recognizes Drinking Water State Revolving Fund (DWSRF) funded projects for exceptional focus on six main areas. Homer was chosen for its "Excellence in Climate Change Mitigation and Resiliency."

In May 2021, the City completed a significant erosion defense project partially funded by Alaska's DWSRF Program. Focused on reinforcing an existing seawall with armor rock, the project aimed to combat accelerated erosion along the coastline that threatened property and utility infrastructure. Shoreline erosion rates estimated from historical air photos from 1951 to 2002 averaged about 3.5 feet per year. The seawall constructed in 2004 helps protect properties from erosion.

By enhancing the wall's defense with the installation of armor rock, the project ensures stability to utilities infrastructure, including wastewater in the area, and critical drinking water that supplies residents and businesses in Homer. Overall, the City of Homer took decisive action to prevent water supply failures that would have affected residents, tourists, retail businesses, the Alaska Marine Highway ferry terminal, the fishing industry, hotels, and outdoor enthusiasts that use the Spit as an access point to the wonders of Kachemak Bay.

This award reflects Homer's commitment to environmental stewardship and use of innovative designs to protect our shores from further erosion.

# FIRE DEPARTMENT

## HVFD FIRE ACADEMY

Have you ever considered a career as an emergency responder? The Homer Volunteer Fire Department is looking for dedicated volunteers who are eager to learn.

Be sure to register in time to **attend training from March 25th through July 20th.**

This program equips participants with the essential skills and knowledge needed to excel in firefighting and emergency medical services.

Training will consist of fundamental Fire Fighter I and Fire Fighter II techniques, as well as Hazmat awareness and operations. Recruits gain hands-on experience under the guidance of experienced instructors.

For those looking to start a career as a volunteer firefighter or EMT, this training will provide a pathway for you to make a meaningful impact on your community.

Stop by the Homer fire station located at 604 E. Pioneer Ave., or call 907-235-3155 for more information!



## 2024 Fire Academy Take The Next Step

Kick start your career as an emergency responder by becoming a volunteer firefighter or EMT.

---

Receive free training when you become a volunteer. Stop by the Homer fire station or call 907-235-3155 for more information! Stop by today.

**Starting March 25th - July 20th**  
HVFD Fire Academy will consist of FireFighter I training, Hazmat awareness, Hazmat operations, and Firefighter II training.



# POLICE DEPARTMENT

## NATIONAL RX TAKE BACK DAY APRIL 27, 2024

For over ten years, the HPD has participated in the U.S. Drug Enforcement Administrations (DEA) National Prescription Drug Take Back Day. Last year, over 22 tons of medications were collected from the Pacific Northwest states (Alaska, Washington, Oregon and Idaho) alone.

The take back program aims to provide a safe, convenient, and responsible means of disposing of prescription drugs while also educating the general public about the potential for medication abuse. We encourage all families, friends and neighbors to participate. Unused prescription drugs can end up in the wrong hands, which can be dangerous and tragic.

At the Homer Police Department, every day is Take Back Day. There is a permanent collection box in the front entrance lobby. Help keep your family and community safe by turning in unneeded medications for proper disposal.





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

## APRIL IS NATIONAL DISTRACTED DRIVING AWARENESS MONTH

During the month of April, the National Highway Traffic Safety Administration (NHTSA) is raising awareness of the danger of distracted driving. Did you know that distracted driving claimed the lives of 3,522 people in 2021 alone? By being aware and changing habits while on the road can save you a ticket and can save lives.

According to the NHTSA site, "Distracted driving comes in many forms: adjusting the radio or GPS, applying makeup, eating and drinking. But it's cell phone use — specifically, texting, talking, and social media use — that is the most common distraction. Texting, which includes messaging, is considered the most dangerous type of distracted driving because it combines visual, manual and cognitive distraction."



### Here are some simple tips for a safer ride:

- Need to text? Pull over in a safe spot. No text or notification is worth risking a life on the road.
- Designate a passenger as your "designated texter" for calls or messages.
- Avoid scrolling through apps while driving. Put your phone out of reach until you arrive.

## SAFETY TIPS FOR MOOSE ENCOUNTERS



It's that time of year when moose often come to graze where snow has melted. Keep these safety tips in mind if you encounter moose while out on walks, on the trail, in your neighborhood, or while driving.

The Alaska Highway Safety Office offers the following tips to help avoid a deadly confrontation with moose:

- Never feed a moose
- Give moose at least 50 feet. If it doesn't yield as you approach, give it the trail.
- If a moose lays its ears back or its hackles (the hairs on its hump) rise, it's angry or afraid and may charge.
- Moose kick with their front as well as hind feet so we suggest not confronting them directly.
- Don't corner moose into fences or houses.
- If a moose charges, there are few options available to you but it has been suggested by many others to simply get behind a tree. A theory stands that you can run around the trunk faster than the gangly moose.
- Never get between a cow and her calf.

# MEET THE STAFF

## Work Anniversaries

Thank you to the following staff members for your dedication, commitment, and service to the City of Homer!

### March

Names	Dept.	Years
Matt Clarke	Port	23 Years
Elton Anderson	Port	18 Years
Renee Krause	Clerks	17 Years
Mike Parish	Public Works	10 Years
Angie Kalugin	Finance	9 Years
Elizabeth Fischer	Finance	7 Years
Kurt Read	Port	7 Years
Matt Smith	Library	6 Years
Matt Steffy	Planning	6 Years
Amber Baldus	Fire	2 Years
Bill Jirsa	IT	1 Year
Michael de la Torre	Police	1 Year
Kane Graham	Police	1 Year



Roslyn Kriegh

Meet **Roslyn Kriegh** who joined the Port & Harbor in March as Port Property Associate.

Roslyn was born and raised on Kodiak Island. Her husband, Thomas Vanek, is from Ninilchik. They have spent the last 7 years in California and Washington state pursuing education and supporting their extended family.

Homer is where they always planned to return, she says, “near our families and in the state we adore. We couldn’t imagine a better place to establish our futures.”

Although Roslyn is still settling into her position, she has been enjoying her interactions with everyone and their excitement for the upcoming season! Outside of work she has several hobbies including a passion for ornithology, animal husbandry, freshwater aquariums, and chickens. Ask her to learn more!

## Welcome to the Team!



We want to extend a warm welcome to **Bradley Gullikson**, who joins the Homer Police Department as a Police Officer. Bradley comes to us from the Alaska State Troopers and brings valuable knowledge and experience to the team.

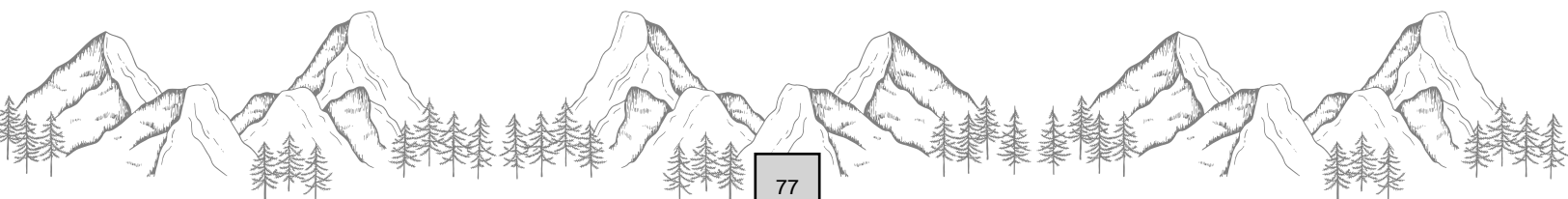


Stephen Overdorf

**Stephen Overdorf** joins Public Works as a full-time Equipment Operator Apprentice. Stephen has worked the last two seasons as a winter temp, working with Airport Building Maintenance.

Stephen came to Homer from Kenai in January of 2000 and was actually a part of the crew that built the Fish Factory in Homer. In his spare time, he works with his sawmill and maintains his hobby farm with goats and a garden.

When asked about what he likes most about Homer, he says, “It’s the best place on earth!” We can agree on that.



# CITY OF HOMER ROSTER

**Mayor** - Ken Castner (2024)

## City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

## City Staff Leadership

Melissa Jacobsen, Acting City Manager, MMC, City Clerk/Deputy  
Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Director of Community Development

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Dan Kort, Public Works Director

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

## Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

# MUNICIPAL ART COLLECTION



Fireweed Wall Mural by Josh Nordstrom - City Hall



Pocket Pebble by Melisse Reichman -  
Boathouse Pavilion on the Spit

Learn more about the municipal art collection at:

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

## STAY CONNECTED TO CITY COUNCIL

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

## UPCOMING MEETINGS

### April

- |    |         |  |
|----|---------|--|
| 1  | 3:30 pm | Comprehensive Plan Steering Committee Regular Meeting                |
| 3  | 5:30 pm | Planning Commission Worksession                                      |
| 3  | 6:30 pm | Planning Commission Regular Meeting                                  |
| 9  | 6:00 pm | Economic Development Advisory Commission Regular Meeting             |
| 11 | 4:00 pm | ADA Advisory Board   |
| 15 | 3:30 pm | Comprehensive Plan Steering Committee Regular Meeting                |
| 16 | 5:30 pm | Library Advisory Board Regular Meeting                               |
| 17 | 5:30 pm | Planning Commission Worksession                                      |
| 17 | 6:30 pm | Planning Commission Regular Meeting                                  |
| 18 | 5:30 pm | Parks, Art, Recreation & Culture Advisory Commission Regular Meeting |
| 24 | 5:30 pm | Port & Harbor Advisory Commission Regular Meeting                    |
| 29 | 3:30 pm | Comprehensive Plan Steering Committee Regular Meeting                |



## JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: [cityofhomerak.applicantpro.com/jobs](http://cityofhomerak.applicantpro.com/jobs)

**ABOUT THIS NEWSLETTER**  
The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at [citymanager@ci.homer.ak.us](mailto:citymanager@ci.homer.ak.us).

## City of Homer

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

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



# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Melissa Jacobsen, Acting City Manager  
DATE: April 4, 2024  
SUBJECT: City Manager's Report for April 8, 2024 Council Meeting

---

### Winter King Tournament

Harbormaster Matt Clarke reported that the 2024 Homer Winter Tournament commenced as scheduled on Saturday, March 23<sup>rd</sup> with 1,056 anglers registered and 301 boats. About 75% of the boats arrive via trailer in the days prior to the tournament. Port & harbor admin and operations worked closely with HCOG to facilitate the tournament. The deep water dock staging area is used for the tournament derby headquarters. This includes use of the staging area, restroom pavilion, guard station (VHF radio room), chip pad (overflow parking), and Freight Dock & Outer Dock Roads for traffic pattern and access control. Port operations staffing and labor is adjusted to cover the shear demand created by the influx of boaters and derby participants. The day prior to the tournament, we double up harbor officers for swing shift and graveyard shifts to accommodate demand. During the morning of the tournament as the vessels depart the harbor, harbor officers patrol the waterways for traffic control and for rapid assist with potentially disabled vessels. Upon the conclusion of the tournament when the vessels return, harbor officers focus on traffic management at the load & launch ramp for retrieval and haul-out. Parking lots swelled in the vicinity of the DWD tournament event headquarters with several hundred people watching the weigh-in, enjoying food & beverage, and listening to live music. As the harbormaster (and derby participant), I was introduced to the Pacific Northwest regional Honda managers as Honda was a primary sponsor of the event. Port & Harbor admin spend numerous hours disseminating information, processing moorage fees and identifying vessels eligible for the one-free night of moorage provided as a concession. Amy Woodruff estimates 75 vessels took advantage of the one free night of moorage. On a positive note, there were no vehicle or vessel accidents, vessel floodings or EMS calls associated with the tournament.

### Beluga Slough/Mariner Slough

The education process regarding the mouth of the Beluga Slough has continued since my last report on March 26th. Historically a property owner received a one-time permit for maintenance of the mouth of the slough that is good for 10 years, but the one-time work has been completed. The City has reached out to ACOE to determine if the permit can be modified to allow for another maintenance opportunity or if a new permit will be required. If a new permit is required that will take additional time and the work to open the mouth to allow the slough to drain will be delayed and likely won't happen until after the Shorebird Festival. The work is important to the City because our storm water outfalls are in that area and a lower water level helps the drainage. Also there is a lift station close by and increased water backed up into the slough has the potential to negatively impact that lift station.

Regarding Mariner Slough, the City has a permit and a schedule for maintaining the mouth of that slough and completed the work on April 3<sup>rd</sup>. The Public Works Director has expressed interest in adding the Beluga Slough to the maintenance schedule and Steve Delahanty from Fish and Wildlife has expressed support for that action.

### **Fire Truck Update**

Chief Kirko provided this update and attached change order for the fire truck build that was started 2 years ago. Over that time there have been increases to the construction of the truck that were not completely unexpected, plus some changes that were made to reduce the cost. Last month he went to the Pierce factory in Wisconsin to work with the sales staff and engineers that are going to provide the final drawings in a few weeks. During that visit he was able to inspect other similar truck builds that were currently in production. This provided him with the opportunity to see things we may have missed during the initial specification meetings, and to see choices that reduced some of the cost to the build. The original change order document came in above \$32,000 and after reviewing other options he was able to reduce it the \$26,188.00 as shown in the attached change order. Once he receives the final engineered drawings, they should begin sometime in August for an October delivery.

### **Comprehensive Plan Community Visit #1**

City Planner Foster shared an update on the Comprehensive Plan's Community Visit #1 with Agnew::Beck that took place from March 26-29. It consisted of a Joint Work Session with City Council and the Planning Commission, a meeting with the Port & Harbor Commission, a public open house, a meeting of the Comprehensive Plan Steering Committee, and several meetings with local organizations and City staff members. The public open house had approximately 75 participants providing feedback on a range of subjects including land use, housing, economic development, growth, recreation, and more. Findings from this first visit will be posted on the project website in April, in advance of the Community Visit #2 anticipated for mid-May. Go to the Homer Comprehensive Plan Update website for project updates at [www.homercompplanupdate.com](http://www.homercompplanupdate.com)





### **City of Homer Audit Information**

Since the last meeting the finance team completed the corrective action plan for the findings identified in the FY22 audit, and the remaining required documents have been submitted to BDO so we can receive our final statements for Council approval. Once the financial statements are adopted we'll engage with BDO for FY23 and keep our positive forward momentum going on our audit work.

### **Baycrest Overlook Bathrooms**

Public Works Director Kort and I have been in discussion about the bathrooms at the Baycrest Overlook. He's explained that existing pit toilet restrooms at the Baycrest Scenic Overlook were constructed in 1998 by the AK-DOT and have been maintained by the City of Homer Public Works Department since they were constructed. The City is obligated to maintain these Restrooms by an agreement with the AK-DOT with no end date in the agreement. The restroom building has aged past its useful life and is in need of replacement. One side of the restroom is closed, leaving only one stall available for use this season. We will be working to bring some recommendations to Council for consideration on how the City would like to proceed, whether it be funding a rebuild of a more robust structure, request termination of the agreement with the State, or some type of collaborate project.

### **Congressionally Designated Spending (CDS) Requests**

Special Projects and Communications Coordinator Jenny Carroll reports that City staff submitted four FY2025 Congressionally Designated Spending (appropriations) requests to Senator Lisa Murkowski and Representative Mary Peltola. The four requests submitted responded to eligibility criteria of the appropriations subcommittees and are: Homer Harbor Critical Float Systems 4 and 1 Replacement, Homer Spit Climate Resiliency/Erosion Mitigation, A-Frame Water Transmission Line and Beluga Sewer Lift Station. Projects that are selected to move forward to an appropriations committee will be reviewed and must be deemed eligible by the appropriations committee. The City will work with legislative staff members to supply additional information as requested for any projects forwarded to an appropriations committee. The annual appropriations is part of the Federal budget process, which is lengthy, has uncertain timing, and with limited funding, carries no guarantee that Congressionally Directed Spending requests will ultimately be included in the FY2025 spending bills.

### **Bureau of Ocean Energy Management (BOEM) Study**

BOEM shared the informational flyer attached to this report regarding their Recreation and Tourism Study in the Cook Inlet region. This is part of their ongoing outreach efforts to inform regional stakeholders about the study. They are now in the process of collecting baseline recreation and tourism data and making plans for next year's site visits and focus group meetings.

### **Attachments:**

- April Anniversaries
- Fire Truck Change Order
- BOEM Flyer
- Homer Foundation's Grant Report to the City



# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and City Council  
FROM: Andrea Browning  
DATE: April 8, 2024  
SUBJECT: April Employee Anniversaries

---

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

<b>Joe Young</b>	<b>Public Works</b>	<b>17</b>	<b>Years</b>
<b>Rick Pitta</b>	<b>Police</b>	<b>15</b>	<b>Years</b>
<b>Erica Hollis</b>	<b>Port</b>	<b>12</b>	<b>Years</b>
<b>Jean Arno</b>	<b>Public Works</b>	<b>10</b>	<b>Years</b>
<b>Jaclyn Arndt</b>	<b>Fire</b>	<b>8</b>	<b>Years</b>
<b>Dave Berry</b>	<b>Library</b>	<b>5</b>	<b>Years</b>
<b>Ricky Borland</b>	<b>Port</b>	<b>5</b>	<b>Years</b>
<b>Aaron Yeaton</b>	<b>Public Works</b>	<b>5</b>	<b>Years</b>
<b>Will Kern</b>	<b>Public Works</b>	<b>3</b>	<b>Years</b>
<b>Joe Kahles</b>	<b>Fire</b>	<b>2</b>	<b>Years</b>

Bid 996: Homer VFD Enforcer Pumper Tender - Job 38962  
 Enforcer Chassis, Aerials/Tankers, Tandem Axle  
 Homer AK  
 Last Updated: 3/28/2024  
 Change order

Item #	Date	Option	Change Type	Description	Change Total
1	3/20/24	0004218	Changed	Changed from 35' ladder to 28'	\$185.05
2	3/20/24	0097930	Changed	Changed rear warning lights from single color to Duo	\$678.87
3	3/20/24	608055	Changed	Changed to aluminum hose cover on front bumper	\$768.71
4	3/20/24	698960	Changed	Changed to raised hose tray with 2 inch lip on front bumper	\$133.86
5	3/20/24	632103	Changed	Changed to two tone body paint	(\$401.07)
6	3/20/24	751129	Changed	Changed to painted front grille	\$991.61
7	3/20/24	590424	Added	Added painted rear compartment door below tank dump	\$211.21
8	3/20/24	805652	Changed	Changed to painted steel bumper	\$993.96
9	3/21/24	0698960	Added	Added Line-X to front bumper	\$1,114.19
10	3/20/24	770192	Added	Added (1) body power duplex to compartment	\$390.54
11	3/20/24	40475	Changed	Changed inverter to battery charger with shoreline connection	(\$1,699.03)
12	3/20/24	742003	Changed	Deleted radio installation by Pierce	(\$890.88)
13	3/20/24	607217	Added	Added headsets for driver, officer, and 4 crew cab positions	\$8,170.96
14	3/20/24	632658	Added	Added mounting surface for entire engine tunnel	\$551.45
15	3/20/24	0760404	Added	Added black out package to rear scene lights	\$1,169.46
16	3/20/24	080294	Changed	Changed wiper control location	\$136.28
17	3/20/24	802940	Changed	Added moose light switch	\$591.37
18	3/20/24	548009	Deleted	Deleted Golight spotlights on cab roof and added light bars at 15 degree	\$1,670.26
19	3/20/24	548015	Added	Added (2) scene lights on side of body each side	\$2,041.77
20	3/20/24	781466	Added	Added vinyl hosebed cover	\$1,136.14
21	3/20/24	742770	Added	Changed rear warning beacon lights to red and blue	\$625.23
22	3/20/24	-	Deleted	Deleted special crosslay construction	(\$278.67)
23	3/20/24	813848	Changed	Added blackout to cab steps	\$1,579.45
24	3/20/24	59024	Changed	Changed to black cab mirrors	\$327.94
25	3/20/24	0632103	Added	Changed to rear cab wall painted, removed aluminum treadplate	(\$203.46)
26	3/20/24	783153	Changed	Changed spare wiring circuits, added power USB, remote head power, 30A radio power	\$297.34
27	3/20/24	804651	Added	Added blackout to headlight, directional lights, and warning light bezels	\$751.18
28	3/20/24	746142	Added	Added blackout to stepping surface lights on cab and pump panel	\$169.21
29	3/20/24	889577	Added	Added blackout to rear taillights	\$591.80
30	3/20/24	794744	Deleted	Deleted officer switch for side and front scene lights	(\$403.87)
31	3/20/24	892330	Deleted	Deleted telescopic lights on pump house	(\$6,279.61)
32	3/20/24	97930	Changed	Changed to rubber rub rails and fender crowns	\$200.33
33	3/20/24	776357	Added	Added front of body brushed scuffplate	\$233.91
34	3/20/24	776995	Added	Added blackout to handrails	\$2,319.30
35	3/20/24	740249	Changed	Painted air bottle compartments, fuel/def doors with black latches	\$622.56
36	3/20/24	740247	Added	Added blackout to steps on rear and pump house area	\$710.53
37	3/20/24	0004990	Changed	Changed rear discharge to hosebed area	\$197.72
38	3/20/24	889306	Added	Added blackout to whelen m6 warning lights with M6V2 tied to reverse and perimeter circuit	\$1,057.24
39	3/20/24	733343	Added	Added blackout to rear beacon warning light mounting brackets	\$217.69
40	3/20/24	733336	Changed	Recessed traffic director into rear wall	(\$4.23)
41	3/20/24	891982	Added	Additional Blackout to front grille, Pierce logo	\$425.53
42	3/20/24	40803	Added	Blackout front bumper discharge	\$124.57
43	3/20/24	57300	Added	Added blackout to side warning lights and tied M6V2 to reverse and perimeter circuit	\$854.76
44	3/21/24	0002283	Changed	Painted tow hooks	\$223.00
45	3/21/24	0091106	Added	Added TFT Extenda gun deluge	\$3,883.91

Change Order Total	\$26,188.09
--------------------	-------------

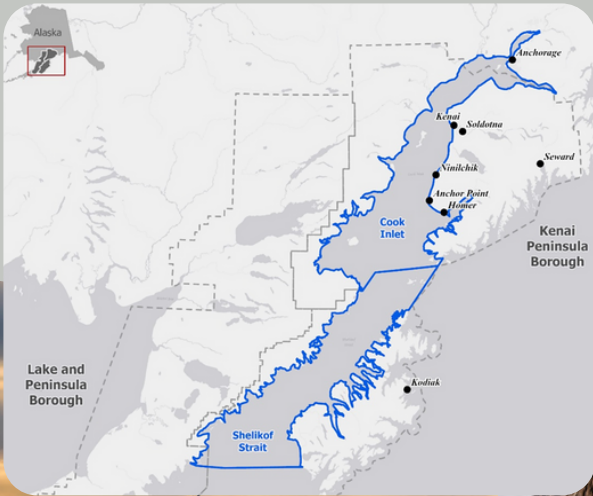
By signing this form, I do hereby authorize the representing Pierce Dealer to coordinate the changes, additions, and deletions listed on the preceding page(s) for the prices listed on each change made. I understand and agree that any additions or changes that were not part of the original contract may adversely impact the scheduled completion of the apparatus. If the scheduled completion is affected, the Pierce authorized Dealer will notify you of such a change at the time this change is presented. I understand and agree that once this change request is signed, it becomes part of the original contract entered into between the authorized Pierce Dealer and the customer.

Customer Signature: \_\_\_\_\_

Sales Representative Signature: \_\_\_\_\_

# Study on Recreation and Tourism in the Cook Inlet

This study will inform our understanding of the effects of energy development activities in the Cook Inlet on recreation and tourism, helping guide future analysis and resource management decisions.



The Study Area



## Goals of the Study

Map recreation sites in the region

Collect data on activities, levels of use, and expenditures

Discover what people value about recreational opportunities

Gauge attitudes about how offshore energy development could impact recreation and tourism



## Activities

2024: Baseline data collection

2025: Site visits and focus groups to inform survey development

Contact us if you have any questions or have information that can help inform the study

**BOEM TECHNICAL REPRESENTATIVE:** Jeffrey Brooks

**BOEM** jeffrey.brooks@boem.gov

**PROJECT MANAGER:** Maura Flight

**IEC** mflight@indecon.com

**STAKEHOLDER OUTREACH LEAD:** Leah Cuyno

**NE Northern Economics** leah.cuyno@norecon.com

**TECHNICAL LEAD:** Eric Horsch

**IEC** ehorsch@indecon.com



City of Homer  
 City Manager  
 491 East Pioneer Ave  
 Homer AK 99603

March 28, 2024

Re: City of Homer Grants Program 2024

Dear City Manager:

The Homer Foundation has administered the City of Homer Grants Program since 2000. In that time over \$960,719 has been awarded to local nonprofits to support the programs and services they provide to the community.

A total of \$34,170 was available for distribution in the 2024 funding cycle. This funding included \$25,000 from the city budget line item and earned income from the City of Homer’s endowment fund. The total amount is administered under an agreement between the City of Homer and the Homer Foundation. Recommendations for awards are at the discretion of the City of Homer Grants Committee.

This year’s City of Homer Grants Committee consisted of HF Board of Directors Paul Seaton (chair), Sara Reinert, and Ken Taylor, with community members Kathy Hill, Uran Christensen, Francie Roberts, Karen Wuestenfeld, and Britta Frank. All participants adhere to the Homer Foundation’s Conflict of Interest Policy. Karen Wuestenfeld disclosed that she is on the board of Kachemak Heritage Land Trust. Ken Taylor disclosed that he is on the committee of Kachemak Heritage Land Trust.

A total of 14 applications were received and reviewed. Kachemak Nordic Ski Club applied but were deemed ineligible due to receiving in-kind support from the City of Homer during the previous fiscal year. The committee’s recommendations for the following awards were approved by the Homer Foundation board of trustees at their March 27th board meeting:

<b>Organization</b>	<b>2024 Awards</b>
Bunnell Street Art Gallery	\$ 1,000
Center for AK Coastal Studies	\$ 3,000
Cook Inlet Keeper	\$ 1,000
Homer Animal Friends	\$ 1,500
Homer Community Food Pantry	\$ 4,170
Homer Council on the Arts	\$ 4,000
Homer Farmers Market	\$ 1,500
Homer Hockey Association	\$ 3,000
Homer OPUS	\$ 3,000
Kachemak Bay Family Planning Cl	\$ 4,500

Kachemak Heritage Land Trust	\$ 1,000
KBBI	\$ 3,500
<u>SPROUT</u>	<u>\$ 3,000</u>
Total:	\$ 34,170

It is a difficult task to review organizations with very different missions, but all committee members agreed these nonprofits are high-functioning organizations providing valuable programs and services to the community. The committee this year was very impressed by these organizations and the broad services they provide to our community.

Each year, we take the opportunity to compile a synopsis of the economic impact of the nonprofits that have submitted applications. In 2023, these organizations generated over \$7.1 million in revenues, including \$3.6 million in new money coming into Homer from State, Federal, and Foundation grants. They also employ 100 full, part-time, and seasonal employees with combined personnel expenses exceeding \$4.1 million. The data from these organizations help to illustrate just how important Homer’s nonprofit sector is as an economic driver in our economy.

During times of economic downturn which were apparent in these organizations' decrease in revenue this last year, the City’s continued support is more important than ever by providing important general operating support. These organizations are also able to leverage additional funding with City support. The community benefits because a strong nonprofit community makes Homer a safer, healthier, and more vibrant place to live, play, and work.

On behalf of the nonprofit community, the Foundation Board thanks the City of Homer for its continued support for Homer’s vital, and economically important nonprofit community.

Respectfully submitted,



Mike Miller, Executive Director  
Homer Foundation  
235.0551  
mmiller@homerfoundation.org

cc: City Council  
Mayor

# 2023 City of Homer Grants Program: Project Report – Homer Farmers Market

**GRANT AWARD PERIOD: FY2023**

**GRANT NUMBER: 23-COH6**

**REPORT DATE: 02/29/24**

**APPLICANT: HOMER FARMERS MARKET**

**CONTACT PERSON: LAUREN JEREW**

**PROJECT TITLE: CITY OF HOMER GRANTS PROGRAM**

**FISCAL YEAR START DATE: 01/01/24**

**AMOUNT AWARDED: \$3,000**



## HOMER FARMERS MARKET – GRANT SUMMARY

---

The Homer Farmers Market was honored to be a recipient of the 2023 Homer Foundation's City of Homer Grants Program. This was our seventh year participating in this grant program and the board and staff would like to send their deepest gratitude for the continued support. We look forward to future collaborations between our organizations to serve our community with quality programming and to building a more equitable and healthy local food system.

This past season the Homer Farmers Market celebrated its 24th Year in operation. Generous grants from the Homer Foundation, Alaska Farmers Market Association, and other private donors were crucial to our success this season.

We were honored to bring back many returning vendors in 2023, as well as welcome new faces to the market! We also started hosting kids vending days and brought back Zucchini Fest for the first time since 2019. It was great to feel the sense of community at the market, and welcome people from all walks of life to explore and have fun together!



***Homer Farmers Market***  
on Ocean Drive

**Sat. 10-3 & Wed. 2-5**  
May 27 – September 30, 2023

WIC, FMNP & EBT coupons accepted • Please bring cash in small increments



## SUMMARY OF PROJECT

---

### HOW FUNDS WERE EXPENDED: \$3,000

As a “general operating support” grant, funding was distributed throughout many programs. Below we describe these programs and their impacts.

### LIST OF PROGRAMS & CORRELATING COMMUNITY AND INDIVIDUAL BENEFITS:

- **SNAP/Quest EBT Program**
  - This program allows those with SNAP (formally known as food stamps) benefits to access funds to spend on allow items at the market
  - Through funding from the Alaska Farmers Market Association, we were able to match \$6,291 in SNAP this year!
  - This program allows us to also run credit cards for “market coins,” eliminating the need for individual vendors to have a credit card terminal. The market pays all fees for their program, saving vendors money, time, and effort.
- **Kids Activities & Kids Vending Days**
  - Collaborating with the Center for Alaskan Coastal Studies, we hosted a weekly kids activity tent. It was well attended by kids ranging in age from 2-15!
  - We also brought back three opportunities for kids in the community to vend for free on Wednesdays. We had 15+ kid vendors, who sold everything from artwork and jewelry to dandelion syrup!

### MARKET DEMOGRAPHICS

- SNAP Users: 12 new users in 2023
- Estimated Visitor Total for Season: 19,200
- Number of Vendors: 60
- Age range of grant recipients: ALL! 0-75+

### EXAMPLES OF SUCCESSFUL COLLABORATIONS:

- **Private Anonymous Donors-** \$3,000 in funding for SNAP/EBT Program operation
- **Food Pantry -** \$18,000 partnership with the Homer & Anchor Point Food Pantries, where goods were purchased directly at the market and donated to the Food Pantry. This was made possible by the Alaska Farmers Market Association.

### PUBLICITY AND PUBLIC THANK YOUS:

- Homer News
- Homer Farmer Market Facebook
- Homer Farmers Market Annual Meeting presentation
- Word of Mouth at the market and beyond

**OTHER ATTACHMENTS:**

- 2023 FINANCIAL REPORT (BUDGET TO ACTUAL)
- LETTERS TO EDITOR
- DIRECTOR'S REPPORT
- THANK YOU LETTER TO HOMER FOUNDATION



October 5, 2023

City of Homer  
Homer Foundation City Grant Program  
491 East Pioneer  
Homer, AK 99603

Dear Mayor Castner, City of Homer Council members, and Homer Foundation Board of Directors,

I am writing on behalf of Kachemak Heritage Land Trust to thank you for the 2023 grant award from the City of Homer through the Homer Foundation (Grant #23-COH10). This grant funded general operating support including outreach and stewardship of Homer and Anchor Point properties.

Funding from the City shows our other supporters and grant funders that we are supported by our local government which is highly valuable to our organization. We so appreciate the City's dedication to our work and look forward to continuing to build and maintain a strong connection to the City's goals, including work under consideration in the Beluga wetlands area and on the Poopdeck Trail.

Sincerely,

Carson Chambers  
Communications and Development Manager



February 7, 2024

Homer City Council  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603

Dear City Council Members:

Thank you to the City of Homer for your continued commitment to supporting the nonprofit community through funds administered by the Homer Foundation. This consistent support makes a big difference to our organization and constituents in our capacity to provide a wide range of services to local residents.

As a community-based organization, Cook Inletkeeper develops programs that combine science, advocacy, and education to further our mission of protecting Alaska's Cook Inlet watershed and the life it sustains. In Homer a shining example is, our annual Electronics Recycling Event which in its 18<sup>th</sup> year facilitated safe and responsible recycling of potentially harmful electronic devices. In partnership with communities across the Bay, on the Central Peninsula and Seward, we facilitated recycling of 39,237 lbs. of electronic waste from the Kenai Peninsula in 2023.

Additionally, this support has aided in the continuation of Homer Drawdown which in 2023 focused on non-motorized transportation and worked closely with the City to assist with the public process of the 20-year Master Transportation plan- garnering over 500 public comments. We've continued to expand our focus on local foods; helping to build a local food economy through the Alaska Food Hub, which provided 1052 Homer-area citizens locally grown, harvested and crafted products this past year. Keeping money circulating locally helps us all.

So, thank you. Support from the City of Homer demonstrates the Council's commitment to making Homer a world-class place to live, work and play. And thank you too for your dedicated service to our community.

Sincerely,

Loren Barrett  
Co-Executive Director

cc: Homer Foundation



February 6, 2024

Homer City Council  
Homer City Hall  
491 East Pioneer Ave.  
Homer, AK 99603

Dear Council,

On behalf of Homer Council on the Arts and its Board of Directors, I would like to express our gratitude for funding from the City of Homer Grants Program during FY23. This operating support is a crucial component of HCOA's budget, providing stability for operations and allowing us to offer our mission-driven programs.

We're proud of the programs we've been able to build and expand over the past year. Eight solo and six group gallery exhibits featured a total of 115 artists, and the Nutcracker Faire continues to grow as a venue for local artisans. Education offerings have included spring and summer camps, popular ceramics classes, and a variety of workshops. We hosted six touring performers, many including outreach and workshops in their visit to Homer. These included traditional Irish music, a Scandinavian week with fiddle and dance, and a teaching residency and performance by Brazilian multi-instrumentalist Eduardo Mendonça. Mendonça took the outreach record, engaging with 269 students at four schools.

Thank you for continuing to support and promote the arts as a key aspect of our city's culture and economy, and for your financial support to Homer Council on the Arts.

Gratefully,

Scott Bartlett  
Executive Director

To: The Homer Foundation  
3733 Ben Walters Lane  
Suite 7  
Homer, AK, 99603



From: Homer Farmers Market  
P.O. Box 2274  
Homer, AK, 99603

February 28th, 2024

To Whom it May Concern:

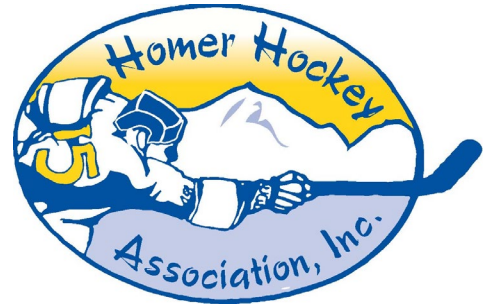
The Homer Farmers Market would like to express our sincere gratitude to all of The Homer Foundation staff, board members, and donors that support and administer the City of Homer Grant Program. We were awarded \$3,000, and your generosity was vital to the success of the Homer Farmers Market's 2023 season.

The City of Homer Grant managed by the Homer Foundation allowed us to support multiple programs in 2023: SNAP matching, collaborations with both the Homer and Anchor Point Food Pantries, Zucchini Fest, and Kids Activities hosted by Center for Alaskan Coastal Studies. All of these programs and events add value to our community, and we are fortunate to have such a great organization working to support local nonprofit organizations.

From the Homer Farmers Market Board of Directors & Staff - thank you!

Sincerely,

Lauren Jerew, Market Director



P.O. Box 2703, Homer, Alaska 99603 - (907) 235-2647  
[www.kevinbellarena.org](http://www.kevinbellarena.org) | [info@homerhockey.org](mailto:info@homerhockey.org)

---

Dear Members of the Homer City Council,

I hope this letter finds you well. On behalf of the Homer Hockey Association (HHA), I extend our heartfelt gratitude to the Homer City Council for their unwavering support in providing funding to the City of Homer Grants Program administered by the Homer Foundation.

Our collaboration has played a pivotal role in the success of the Kevin Bell Arena, and we are thrilled to share the exciting developments of this season. HHA and the Kevin Bell Arena are experiencing an exceptional year, and we take immense pride in offering on-ice recreational activities to our local community, as well as to individuals and groups across the State of Alaska.

Here are some highlights of our programs and achievements:

**Diverse Recreational Programs:** We conduct a range of weekly programs, including school field trips, community public skate, home ice for the Mariner's high school hockey team, girls and co-ed youth hockey teams, men's and women's adult hockey leagues, figure skating, broomball, curling, Learn to Skate programs, and skating opportunities for the underserved.

**Tournaments:** This season, we are excited to host several tournaments catering to different age groups and skill levels. These tournaments combined will be hosting 60 teams:

- Adult Coed Tournament
- Adult Women's Tournament
- Youth (8 years and Under) Tournament
- Youth (14 years and Under) State Championship Tournament
- Youth (12 years and Under) State Championship Tournament
- Adult Men's Advanced & Intermediate Level Tournaments

The impact of the Kevin Bell Arena extends beyond our city, bringing thousands of visitors to our community since its opening in 2005. This has not only contributed to the vitality of the service industry but has also generated significant tax revenue for the City of Homer.

We deeply appreciate the City of Homer's recognition of the health and economic benefits that our non-profit organization brings to the community. Your continued financial support is invaluable to us, and we want to express our sincere thanks to the Homer City Council for their ongoing commitment to the Homer Hockey Association and the Kevin Bell Arena.

Thank you once again for your unwavering support. We look forward to further enhancing our community through the joy and camaraderie that our programs and facilities bring to all.

Sincerely,



Mike Barth, President  
Homer Hockey Association





Dear Homer City Council (Sprout Champions),

In 2023, Sprout Family Services was awarded the Homer Foundation City Grant to support programming for families with young children. Because of this funding, we were able to offer more opportunities for caregivers to build social connections, learn about child development, and positively foster their child’s growth. It is our mission at Sprout to promote the healthy development of children *in partnership* with families and *community*. The Homer Foundation City Grant is one way the Homer City Council can play an active role in this partnership. *How does the Homer Foundation City Grant positively impact the families served by Sprout?*

*Playgroup Champions*

Funds from the city grant were used to purchase developmentally appropriate equipment, toys, food, and safety supplies for use at Sprout sponsored playgroups. These items allow us to create safe, play environments that engage families and encourage young children to explore. Funds from the grant were also used to support increasing a caregiver’s knowledge of child development. We offer families valuable information on early childhood development through the Parents As Teachers curriculum. If a caregiver has a question about development, including topics ranging from sleep to dental health, we can give them information that is grounded in research, relationship based, and relevant to their child’s needs.

*Parenting Workshop Support*

Funds from the city grant were also used to purchase an annual subscription to the Conscious Discipline e-course “Building Resilient Homes & Schools.” Up to 75 individuals/families now have access to content that builds family resilience through brain-based social emotional learning. Sprout will also be able to dedicate staff time to leading workshops that focus on the skills of Conscious Discipline and how they can uniquely apply to families.

There are many ways to partner with families to ensure their children have healthy, safe, and positive starts. We are grateful for the Homer City Council and their contribution to programming that puts Sprout’s partnerships with families first. Sprout’s vision is that all children are valued and fully nurtured and give the same to the next generation. Thanks to City Council we can work on that vision together!



Kachemak Nordic Ski Club  
Box 44  
Homer, Alaska 99603

Homer City Council

Dear Homer City Council,

The town of Homer is a beautiful place to call home. Those of us who are fortunate to live here have great access to many services you would typically find in much larger communities. Our schools, library, art activities, outdoor trails and recreational opportunities are a large part of what makes the community of Homer such a special place. Many of these opportunities would not be possible without the support of the Homer City Council.

As a board member for the Kachemak Nordic Ski Club we were delighted to receive a \$3,500 grant this year from the Homer City Council via the Homer Foundation. Our club is pleased that you recognize the important role we play in the health (both mental and physical) of Homer residents during the winter. Over the last several years our enrollment has seen a marked increase of members of all ages. Our goal is to provide world class ski trails to Homer residents and to foster a lifelong love of skiing. We continue to expand our trail systems, programs and rental of skis to Homer youth. As with all operations the cost of doing business continues to increase. Your contribution enabled us to fill in the gaps so that we are looking forward to yet another great winter of skiing. Thank you.

Sincerely,  
Melissa Cloud



Kachemak Bay Broadcasting, Inc.,  
*Listener Supported Public Radio*

*We provide news, information, and entertainment  
to foster community engagement.*

January 31, 2024

Dear Homer City Council,

KBBI would like to recognize the importance of the Homer Grants program, or which KBBI was an award recipient in Fiscal Year 2023. Our distribution of \$3,000.00 was used for General Operating Support. An essential component of what we do here that is often overlooked and difficult to fund.

We thank the City of Homer for partnering with the Homer Foundation to administer this funding to KBBI and our incredible Nonprofit community. One of Homer's greatest strengths is its Nonprofit sector, and this partly due to the leadership of the City of Homer and the Homer Foundation. It is rare to find funds for operating support in any grant program and to be able to apply for it locally is extremely valuable to us at the station and to our cohort in the community.

Thank you for your support of our community,

Loren Barrett  
KBBI Development Director



3959 Ben Walters Lane  
Homer AK 99603  
Tel: 907.235.3436 Text: 907.435.7505  
www.kbfpc.org

January 9, 2024

Dear members of the Homer City Council,

At Kachemak Bay Family Planning Clinic (KBFPC), we understand the Homer community is diverse, and therefore our community's approach to health and wellness must also be. Our agency saw this firsthand while working with our collaborative partners on the MAPP Steering Committee and the oversight committee for the 2023 Community Health Needs Assessment (CHNA) which MAPP conducted with South Peninsula Hospital. This assessment helps our agency and other nonprofit partners across the region direct our resources and efforts proactively, efficiently, and economically. Good reproductive health through education, prevention, testing, and care is important for everybody and KBFPC looks forward to using the results of the CHNA to help guide our future plans. An unrestricted City of Homer grant through the Homer Foundation allows KBFPC and other organizations like ours to put funds where they are needed most throughout the year and helps us garner additional financial support from other funders; critical because we provide services on a sliding fee scale or at no cost, making quality care available regardless of a client's insurance status or ability to pay.

KBFPC is one of multiple nonprofit agencies in the Homer area that works alongside government partners and businesses to support the many facets that make up community wellness. Thank you for recognizing the valuable role nonprofits like KBFPC play in the Homer community as service providers, employers, and civic partners.

Sincerely,

A handwritten signature in black ink, appearing to read "Claudia Haines".

Claudia Haines, CEO  
Kachemak Bay Family Planning Clinic



# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Melissa Jacobsen, Interim City Manager  
DATE: April 18 2024  
SUBJECT: City Manager's Report for April 22, 2024 Council Meeting

---

### **City of Homer Partners with Kenai Peninsula Borough on Safety Plan**

The City of Homer joins partner cities Kenai, Soldotna, Seward, Seldovia and Kenai in working with the Kenai Peninsula Borough on the first regional Comprehensive Safety Action Plan (CSAP). KPB had 238 fatal or serious injury accidents between 2017 and 2022; the CSAP will help us understand causes and contributing factors to these accidents and identify ways to improve safety. This is a federally funded project with a modest local match from participating communities. Community Development Director Julie Engebretsen is the City of Homer's representative on the project. She is sharing the lessons learned from Homer's draft Comprehensive Transportation Plan and will connect southern peninsula transportation professionals to the project as it moves forward. The project will include a series of public meetings, surveys and focus groups. A completed plan will allow the borough and partner cities to apply for grants that they would otherwise not be eligible for. The first public meeting is Tuesday, May 7, 5-7PM at Homer High with a short presentation at 5:30. See the project flier for a QR code to the survey, and additional project and meeting details.

### **Alaska Infrastructure Development Symposium**

City Engineer Leon Galbraith attended two days of the Alaska Infrastructure Development Symposium hosted in Anchorage April 2-4 by the Alaska Municipal League. On day one, he attended sessions in the Water and Wastewater track, including Financing Options sessions. He heard presentations on available grant funding opportunities from representatives at EPA, ADEC, and USDA. On day two, he attended the Transportation Equity Considerations sessions and heard from folks at DOT&PF and AML about things like the "complete streets" program. Afternoon sessions attended were the Housing Summit that covered local actions and land transfers, trusts and collaborations and lots of talk about upcoming DNR land conveyance opportunities. Special Projects Coordinator Jenny Carroll attended the Plenary Session on April 4, which included keynote addresses from Senator's Sullivan and Murkowski and Representative Peltola and several panel discussions on IJA application and implementation lessons learned and strategic planning for upcoming opportunities. On Friday, April 5, Ms. Carroll attended the Alaska Grant Symposium hosted by Senator Lisa Murkowski. There she met with staff from each member of Alaska's Congressional Delegation, and representatives from the Denali Commission, FEMA Region 10, the State of Alaska Division of Homeland Security and Emergency Management, AK Department of Transportation and Public Facilities, the Economic Development Administration, Alaska Municipal League and the U.S. Department of Energy.

### **East Bunnell/Charles Way Water and Sewer Special Assessment District**

Attached to this report is a memorandum from Finance Director Fischer regarding the East Bunnell/Charles Way Water Main Extension ADEC Loan and the City owned lot in that district. We anticipate having the final assessment roll completed in the very near future and scheduling a public hearing prior to certifying the final assessment roll. Historically, city parcels are not included in the SADs and we don't use the ADEC loan programs for the City's portion of the project costs. In this instance the city parcel was included and it impacts the subsidy amount that was awarded for the water portion project. Director Fischer's memo provides more specifics for Council to consider prior to the public hearing and presentation of the final assessment roll.

### **No Mow May**

The Homer Beekeepers Association reached out to the City about supporting No Mow May around the City. According to beecityusa.org, No Mow May was first popularized by an organization based in the United Kingdom, but is now gaining traction across North America. The goal of No Mow May is to pause mowing during the month of May, allowing flowers to bloom in your lawn to help early season pollinators, like bees, butterflies, and other insects. Late winter and early spring is a time when floral resources are often limited. In 2020, residents of Appleton, Wisconsin, an affiliate of Bee City USA, became energized about No Mow May and they convinced their City Council to suspend their weed ordinance for the month of May. Over 435 registered property owners participated that year. Empowered by their success in 2020, the Appleton Bee City committee spread the word and attracted even more participants in 2021, and in 2022 it spread to communities across the country. While not mowing in May isn't right for everyone or every region, the campaign can be a good tool for getting new people involved in pollinator conservation by mowing less and adding flower species to their grass.



### **Attachments:**

- Memorandum from Finance Director Fischer re: East Bunnell/Charles Way Water Main Extension – ADEC Loan Update
- Memorandum from City Planner Foster re: Community Rating System Program Status
- KPB Comprehensive Safety Action Plan Flyers
- KPEDD Industry Overview Forum April 25<sup>th</sup> Event Flyer
- Electronic Recycling April 27<sup>th</sup> Event Flyer
- No Mow May Flyer



# MEMORANDUM

---

## East Bunnell/Charles Way Water Main Extension – ADEC Loan Update

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor and City Council  
**Date:** April 16, 2024  
**From:** Elizabeth Fischer, Finance Director  
**Through:** Melissa Jacobsen, Interim City Manager

---

### **ADEC LOAN BACKGROUND:**

Resolution 22-018 authorized the City Manager to apply for two ADEC loans connected to the East Bunnell/Charles Way Special Assessment District (SAD). The ADEC loan in question is the Drinking Water Fund loan in an amount not to exceed \$473,787 authorized for project water improvements. Principal Forgiveness in the amount of \$225,690 was allocated to the Drinking Water Fund loan.

### **ESTIMATED PROJECT COSTS:**

Resolution 22-023 estimated the cost of the water improvements to be \$525,637. A Principal Forgiveness Subsidy of \$225,690 gets applied to this loan, therefore reducing the estimated costs to \$299,947. Property owners are responsible for 75% of this overall estimated cost (\$224,960). The remaining 25% (\$74,987) is funded by HAWSP. The amount of the ADEC loan was estimated at \$450,650 (\$224,960 property owner share + \$225,690 Principal Forgiveness Subsidy).

### **ISSUE:**

Homer City Council has set a precedent that the City only loans for the property owner share and also excludes any City parcel(s) from that share. The City owns a substantial parcel within this particular district. The project questionnaire was submitted to ADEC including the City's parcel in the property owner share and, therefore, is a factor in determining the principal forgiveness subsidy amount.

If the City parcel were removed from the loan amount, there would be financial impacts on all property owners within the district. The ADEC subsidy is proportional based on loan amount and would be reduced if the City opted to remove its owner share, thus increasing the assessment amount applied to each property owner. The City has the option to pay off the City's owner share after the loan has been finalized. This would save the City interest expense and still allow for maximization of the subsidy.

### **NEXT STEPS:**

Administration will bring forward a resolution in an upcoming City Council meeting confirming the assessment roll. It will be presented with the City parcel included as part of the ADEC loan. City Council and the public will have the opportunity to comment on this at the upcoming public hearing.



# MEMORANDUM

---

## Community Rating System Program Status

**Item Type:** Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** April 22, 2024  
**From:** Ryan Foster, AICP, City Planner  
**Through:** Melissa Jacobsen, Interim City Manager

---

The purpose of this memorandum is to provide an update on the status of the City’s participation in Community Rating System (CRS) Program and to inform the Council of the intention to withdraw from the program. The CRS is a voluntary federal incentive program that encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP).

The City of Homer joined the CRS program in approximately 2014. At that time the Planning Division staff consisted of 4 full-time equivalent (FTE) positions and had the resources and time to pursue a voluntary program. With a current staff of 2.5 FTEs, the ability to prepare the paperwork and tracking for the program is difficult and time consuming, drawing resources and staff time away from required tasks of the Planning Division. Homer is rated a CRS class of 9 with the discount amount for flood insurance from the program of 5% (the lowest discount amount class). There are currently 12 properties covered under this discount, with a total community savings of \$3,236.

Based on the return on investment of staff time and resources and the limited community benefit received, staff is preparing to withdraw from the CRS program and will work with Federal Emergency Management Administration staff to complete that process. Upon withdrawal from the CRS program, the City of Homer would still be in the National Flood Insurance Program and all applicable floodplain management codes still apply for all future development.

The Kenai Peninsula Borough similarly withdrew from the CRS program in January 2023, but remains in the NFIP. While there were 210 policies affected by the change, the total savings to policyholders was \$4,671.30. The Borough found the cost to continue the program “exceeded the intended benefits of the program.”



# KENAI PENINSULA BOROUGH COMPREHENSIVE SAFETY ACTION PLAN

Because everyone deserves to get home safely

## ABOUT THE PROJECT

Kenai Peninsula Borough (KPB), with the partner cities Homer, Kenai, Seldovia, Seward and Soldotna, were awarded grant funds to develop a Safe Streets and Roads for All (SS4A) Comprehensive Safety Action Plan (CSAP).

*Humans are vulnerable and sometimes make mistakes and our transportation system needs to account for this reality.*

## WHAT IS A CSAP?

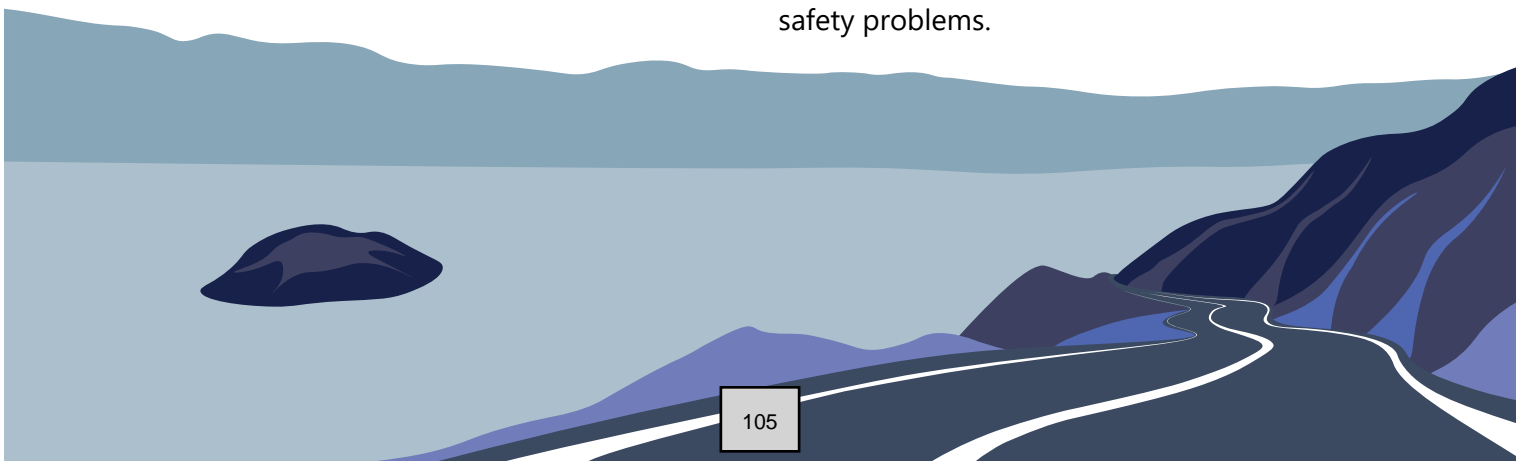
A CSAP is a long-term strategy for enhancing the safety of the borough's roads through a holistic approach to reduce (and eventually prevent) roadway fatalities and serious injuries borough wide. The CSAP will be structured around the Safe System Approach (SSA) National Roadway Safety Strategy developed by the USDOT.

## WHY DO WE NEED A CSAP?

The KPB had **14 non-motorist fatalities** and serious injuries between 2016 and 2021, according to the Alaska Department of Transportation & Public Facilities (DOT&PF) Alaska Vulnerable Road User Safety Assessment. In September 2023, a driver and passenger were killed while slowing in a school zone. In December 2022, a head on collision near Clam Gulch resulted in two fatalities. Also, in December 2022, a pedestrian/vehicle accident resulted in a pedestrian fatality. According to the AKDOT&PF the KPB had 238 fatal or serious injury crashes (both motorist and non-motorist) between 2017 and 2022.

Humans are vulnerable and sometimes make mistakes and our transportation system needs to account for this reality. The CSAP will help the KPB and their partner cities to understand the causes and contributing factors, and recommend countermeasures, creating redundancy and reducing risk. The plan will identify opportunities to improve safety through proactive and systemic programs, policies, processes, partnerships, and projects, especially for areas revealed to be of the highest concern.

A CSAP situates the borough, and partner cities to apply for future grant funds for projects and strategies identified in the plan to address roadway safety problems.



# KENAI PENINSULA BOROUGH COMPREHENSIVE SAFETY ACTION PLAN

## WHAT IS THE SSA?

The Safe Systems Approach (SSA) is a framework to help agencies prioritize safety policies, programs, and projects. The SSA principles are:

- No fatal or serious injury crashes
- A transportation system that can accommodate errors in human judgment
- A transportation system that limits speed
- Investments that prevent future crashes
- Engagement and coordination from all transportation and safety agencies
- Investments in solutions across the system, not at individual locations



## WE WANT TO HEAR FROM YOU!

You are the users of the KPB roadways as pedestrians, bicyclists, public transportation users, motorists, commercial vehicle operators and micromobility and personal conveyance users. Your knowledge and perspectives on issues and opportunities to improve the safety of the transportation system is essential.

### Opportunities to participate:

#### Public Workshop 1

May 7, 2024; 5-7 PM, Homer High School Commons; 600 Fairview Avenue, Homer

May 8, 2024; 5-7 PM, Donald E. Gilman River Center, 514 Funny River Road, Soldotna

May 9, 2024; 5-7 PM, Seward Community Library & Museum, 239 6th Avenue, Seward

Virtual TBD

#### Public Workshop 2

TBD; Fall 2024

#### Public Workshop 3

TBD; Winter 2024/25

## WHERE DO I FIND MORE INFORMATION?

Questions? Contact:

**Beth McKibben**, AICP

Lead Planner

[bmckibben@rmconsult.com](mailto:bmckibben@rmconsult.com)

907.646.9664

**Van Le**, AICP, Project Manager

[vle@rmconsult.com](mailto:vle@rmconsult.com)

907.646.9659

**Robert Ruffner**, Planning Director,

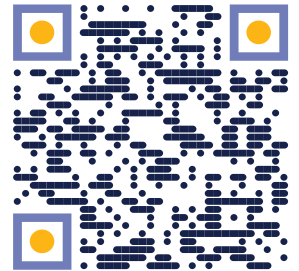
Kenai Peninsula Borough

[RRuffner@kpb.us](mailto:RRuffner@kpb.us) 907.714.2378

**Celina Robinson**, GIS Specialist,

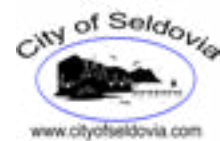
Kenai Peninsula Borough

[crobinson@kpb.us](mailto:crobinson@kpb.us) 907.714.2221



Project Website

<https://kpb-ss4a-comprehensive-safety-plan-kpb.hub.arcgis.com/>



# KPB COMPREHENSIVE SAFETY ACTION PLAN

Because everyone deserves to get home safely

## PUBLIC WORKSHOP

The Kenai Peninsula Borough, with partner cities Homer, Kenai, Seldovia, Seward and Soldotna, is developing its first Comprehensive Safety Action Plan (CSAP) structured around the Safe System Approach (SSA) National Roadway Safety Strategy developed by the USDOT. Humans are vulnerable and sometimes make mistakes and our transportation system needs to account for this reality. The CSAP will help the KPB and their partner cities to understand the causes and contributing factors, and identify opportunities to improve safety, especially for areas of highest concern.

Please join us for this public workshop to learn more about the KPB CSAP and how you can be involved!

### CSAP PUBLIC WORKSHOP SCHEDULE

- **Tuesday, May 7, 2024;** 5-7 PM, Homer High School Commons; 600 Fairview Avenue, Homer
- **Wednesday, May 8, 2024;** 5-7 PM, Donald E. Gilman River Center, 514 Funny River Road, Soldotna
- **Thursday, May 9, 2024;** 5-7 PM, Seward Community Library & Museum, 239 6th Avenue, Seward
- **Virtual TBD**

Come and meet our project team, grab a snack, and learn about safety planning, the project schedule, and share your areas of transportation safety concerns.

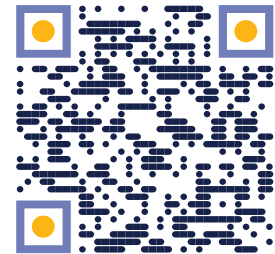
Open house begins at 5 PM and ends at 7 PM. There will be a short presentation at 5:30. Each workshop will follow the same format.



### FOR MORE INFORMATION:

#### Project Website

<https://kpb-ss4a-comprehensive-safety-plan-kpb.hub.arcgis.com/>



### CONTACTS

**Beth McKibben**  
Lead Planner

bmckibben@rmconsult.com  
907.646.9664

**Robert Ruffner**  
Planning Director

Kenai Peninsula Borough  
RRuffner@kpb.us 907.714.2378

**Celina Robinson**  
GIS Specialist

Kenai Peninsula Borough  
crobinson@kpb.us 907.714.2221





# 2024 IOF

## INDUSTRY OVERVIEW FORUM

**Location:**

Soldotna Regional Sports Complex

**25 APRIL**

THURSDAY

**8:30 AM CHECK IN & REGISTRATION**

**9:00 AM START**

**4:30 PM END**



SCAN TO REGISTER

### INDUSTRY TOPICS & HIGHLIGHTS:



**REGIONAL  
LABOR  
STATISTICS**



**WORKFORCE  
DEVELOPMENT  
PROGRAMS**



**CRITICALLY  
INTERCONNECTED  
TOPICS INCLUDE:**

- HOUSING
- TRANSPORTATION
- CHILDCARE



**HIGHLIGHTS OF  
EMERGING INDUSTRIES:**

- BLUE ECONOMY  
FEATURING  
MARICULTURE
- REGIONAL ENERGY  
PROJECTS,  
DEVELOPMENT AND  
PROGRAMS



**SOLDOTNA  
RIVERFRONT  
DEVELOPMENT  
PROJECT UPDATE**

YOU CAN ALSO REGISTER HERE:

**[HTTPS://FORMS.GLE/68ASUAHIXGOYPT98](https://forms.gle/68ASUAHIXGOYPT98)**

OR SCAN THE QR CODE ABOVE

**REGISTRATION IS SUGGESTED**

**CLOSES APRIL 19TH**

*Homer*

# ELECTRONICS RECYCLING

**\$15 SUGGESTED DONATION  
FOR TVs AND MONITORS**

All items accepted regardless of ability to pay

*Sponsored by*



**South  
Peninsula  
Hospital**



## *Accepted Items*

- Computers
- Laptops, Monitors
- Printers
- Servers, Routers, Hubs
- Televisions
- VCR's, DVD Players
- Stereos and Audio Components
- Cameras – Video and Digital
- iPhone, iTouch, iPad
- Copiers / Scanners / Fax Machines
- Cell Phones and Telephones
- Electronic Scales
- Credit Card Machines
- Alarm Clocks and Clock Radios
- Handheld Games
- Vacuums
- Communications Equipment

Contact 907-235-4068 ext.22  
or [recycle@inletkeeper.org](mailto:recycle@inletkeeper.org) to volunteer  
or schedule an appointment for a  
business, school, tribe, nonprofit or  
government agency.

**SATURDAY**

# April 27th

**10 AM - 2 PM | SPENARD BUILDERS SUPPLY**





# MAY

**SUPPORTING OUR LOCAL BEES**

**LEAVE YOUR LAWN & DANDELIONS FOR THE BEES DURING MAY**

**ALL PARTICIPATING INDIVIDUALS THAT DISPLAY THEIR SUPPORT WILL BE ENTERED TO WIN A GIFT BASKET PROVIDED BY OUR LOCAL BEEKEEPERS HOMER AND SURROUNDING AREAS**

[homerbeekeepers@gmail.com](mailto:homerbeekeepers@gmail.com)  
to sign up today!

