



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, May 27, 2026 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

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. Approval of the May Meeting Minutes

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- [A.](#) Port & Harbor Staff Report

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Homer Steel Grid Assessment
- [B.](#) Land Storage Packet

INFORMATIONAL MATERIALS

- [A.](#) City Managers Report
- [B.](#) Engineers cost Estimate
- [C.](#) HHE Quarterly Report
- [D.](#) PHAC City Council HHE Report

[E.](#) PHAC Commissioners Update

[F.](#) Commissioner update

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **June, 25, 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.



City of Homer

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Port and Harbor

4311 Freight Dock Road
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(p) 907-235-3160

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Memorandum

To: Port and Harbor Advisory Commission
From: Byran Hawkins, Port Director
Date: May 20, 2026
Subject: May Staff Report

Status on Boat Haul Out

Commented [MF1]: Casey suggestion. Please add.

Included in your packet is a report on land storage revenues, which covers activity related to the marine haulout and repair facility.

As of this report, the last of the Vitus fleet (barge *Hannah*) has launched, and crews will be moving directly into yard cleanup. Public Works has begun preparing the ground west of Pier One Theatre. Depending on their progress, this may allow us to reopen a portion of the campground as early as this weekend.

There are two remaining fishing vessels on site completing work as quickly as possible; however, it is likely they will remain through the holiday period.

Vitus also has several days of yard cleanup remaining before the area east of Pier One Theatre is available. Once that work is complete, staff will move in to grade the area, apply calcium chloride, compact the surface, and reopen it for the camping season as soon as practicable.

Financial Plan Update

Chair Siekaniec asked me to provide some background on the question:

"What should the resources look like for developing a financial plan policy, and what are the costs for analysis?"

This is really meant to help frame the discussion, not box us into anything today.



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Before getting too far into that discussion, I think it is important to be clear about what we are planning for. In my view, our immediate focus should be on the Small Boat Harbor and not combine that effort with future expansion planning.

The reason for this is that when we move forward with the next phase of harbor expansion, staff's recommendation would be to continue with the next phase of our contract with HDR, where financial planning is already a significant component.

For the Small Boat Harbor, the following are intended as discussion points for the Commission. These can be used informally for direction, or the Commission may choose to take action if desired.

(Note: Copilot was used to assist in organizing the following bullets.)

Key Components

A functional financial plan would include:

- Financial Policy: Goals, planning horizon, and guidance on reserves and debt
- Multi-Year Forecast: Projected revenues and expenditures, including identification of gaps
- Capital Planning: Prioritized projects aligned with funding and timing
- Current Projects: Status of approved but incomplete projects
- Funding Strategy: Use of reserves, grants, and financing; overall affordability
- Risk Considerations: Sensitivity to changes in revenue and costs
- Implementation: Link to the annual budget and ongoing updates

Key Consideration

The method of development will influence confidence in the final product:

- Staff provides the necessary data and operational context
- Independent review or facilitation can strengthen clarity and credibility
- A combined (staff + external) approach is commonly used

Discussion Points

- Desired level of detail and planning horizon
- Approach to capital prioritization
- Role of external assistance, if any
- Target timeline for a draft plan



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Port Moorage Rate Structure Review

As we all know spring came on the run this year and all hands are working to keep up with demand. The question of making a change to the day rate for moorage in the harbor from 5 days equal a month to some other number is more complicated than one might imagine and will require staff focus time that we simply have not had lately. However, we know that council has given us direction to come back with options as well as what the budget impacts will be for the changes to the day use moorage rate and we will meet that directive.

Food Truck Lease Update from Port Property Associate Mark Bowman

- Food Truck licensing documents will be managed by Community Development
- Land permission and arrangement will be managed by the P&H.

Phase I:

- Location: To be determined
- Lot size: To be determined
- Utilities: Shore Power at a minimum
 - i. How to charge (simple is better): TBD
 - ii. Operational Season Start: In time for Memorial Day
 - iii. Season End: After Labor Day
 - iv. Preferred Structure for Vendor selection: TBD

Phase II:

- List of requirements related to use of the space provided
- Determine and develop legal requirements
- Simple Payment system: Expect payment in full for the season, or term as part of approval.
- Determine Port Staff / Department responsibilities.
- Community Development meeting with planning updates.

Directors note: Although we all agree that this would be a great opportunity I have recommended, and the City Manager agrees that because of the current work load we simply do not have the time and or manpower to pull all the strands together to make it happen this spring. We will keep it on our list and work towards developing an implementation plan for next season.



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Small Vessel Insurance Requirements

Staff continues to research small vessel insurance requirements and has been working with insurance providers to better understand available options.

I met with Sea Mountain to discuss the challenges some small boat owners are experiencing in obtaining liability coverage. Through that discussion, I received a referral from Sea Tow to an insurance provider they commonly recommend. I followed up with that company to confirm their ability to work with small craft customers.

Based on that conversation, coverage options are available, though requirements vary. Depending on the age and condition of the vessel, a survey may be required, and providing photos can help streamline the process. While the company does not specialize in home-built vessels, it did not indicate that those vessels would be excluded from consideration.

Harbor Parking

We plan to have signage installed by Memorial Day for the addition of three (3) one-hour parking spaces in the harbor lot to provide better loading and unloading zones.

Lot 88-2

Refer to Attached Memorandum CC-26-083, Next Steps for Lot 88-2. Recommended action is to discuss scenarios and provide staff with directions for what information to include at a May 11, 2026, work session.

PIDP Grant for System 4 Replacement

This is dated news by now, but we did in fact receive notification that Homer was awarded 11.2 million dollars in the PIDP program. Staff are working through the details of council approval and signing the contract with MARAD. On a related front we are working to complete the contract with Turnagain Marine for completing the design, engineering, permitting and finally construction with a target substantially complete date of spring 2028.



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Memorandum

To: Port and Harbor Advisory Commission

Through: Memorandum CC 25-189/Ordinance 25-51

From: Bryan Hawkins Port Director

Date: 5-20-26

Subject: Steel Grid / Memorandum RE: CC 25-189/Ordinance 25-51

Background: please see the attached memorandum to Homer City Council for background on this subject. Staff engaged Respect Marine engineers to inspect and complete a report with recommendations to the city on the condition of and cost estimate for replacement of the Steel Grid facility at the harbor.

I don't think I need to remind this group of the value of a grid to the vessel owners or that because of our tidal exchange how it would be a shame to not be able to take advantage of that method of being able to do minor maintenance and inspections on the large vessel fleet without the cost of a full on haulout. I have had hallway conversations with DEC and was told that they did not see any major hurdles with replacing or repairing by replacement of the Steel Grid in Homer harbor. so that just leaves us with the same obstacle that we all face every day and that's money. You will note the engineer included a cost estimate and I recommend being in the seated position or having a spotter when you turn that page.

The steel grid is recognized as a Capital project (attached)

RECOMMENDATION:

Please review and make any recommendations in the form of a motion



ASSESSMENT OF HOMER GRID STRUCTURAL MEMBERS

HOMER HARBOR STEEL GRID

DRAFT



PREPARED BY

Jacob (Jake) Horazdovsky, PE, SE
Brittany Bullard, PhD, EIT

RESPEC

2700 Gambell Street, Suite 500
Anchorage, Alaska 99503

PREPARED FOR

City of Homer
491 E Pioneer Ave
Homer, AK 99603

MARCH 2026

Project Number I0306.25021



EXECUTIVE SUMMARY

The City of Homer oversees and operates the Steel Boat Grid structure (herein referred to as “the Homer Grid” or “the Grid”) in the Small Boat Harbor on the Homer Spit. The purpose of the Homer Grid is to support vessels out of the water for maintenance and inspection.

During the city’s inspection in 2024 holes were found in the piles of the steel grid and it was shut down. RESPEC was contracted to inspect the Steel Grid portion of the structure. The primary structural members of the grid are steel beams supported by steel piles. A wooden deck is also present which provides vessel access to workers. The Grid is more than 50 years old and has undergone past rehabilitation and repair work in an effort to extend the service life. The primary structural members are now past their useful service lives and are heavily damaged and/or corroded due to the harsh environmental conditions they are subjected to. Replacement and reconstruction of the primary structural elements is necessary for the continued functioning of the Homer Grid.



Figure E.1. Homer Harbor Steel Grid (low tide)



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1.0 STRUCTURAL ASSESSMENT

RESPEC was contracted to inspect the Steel Grid portion of the structure. The trestle, fender piles and support structure are good condition and outside of our scope of work.

RESPEC engineers Jacob Horazdovsky, PE and Luke Rubalcava, PE visited the Steel Homer Grid on October 7, 2025 to assess the state of the existing grid structural members. The following assessment summarizes the findings of the site visit and subsequent analysis.

1.1 PRIMARY STEEL GRID BEAMS/KEEL BENCHES

There are 11 primary steel support beams for vessels using the Grid. The beams are comprised of two wide-flange sections stacked vertically. The top wide flanges have been modified to be cruciform with two WT-sections welded transversely to the web to better resist demands on weak-axis bending. The top flanges of the upper cruciform sections have been retrofitted with rubber pads to reduce wearing and damage from docked vessels. An example of this individual beam configuration is shown in Figure 1-1. A plan view drawing of the beam layout is shown in Figure 1-2, and photographically shown in Figure 1-3 and Figure 1-4.



Figure 1-1. Photo of Cross-Section of Primary Structural Beams

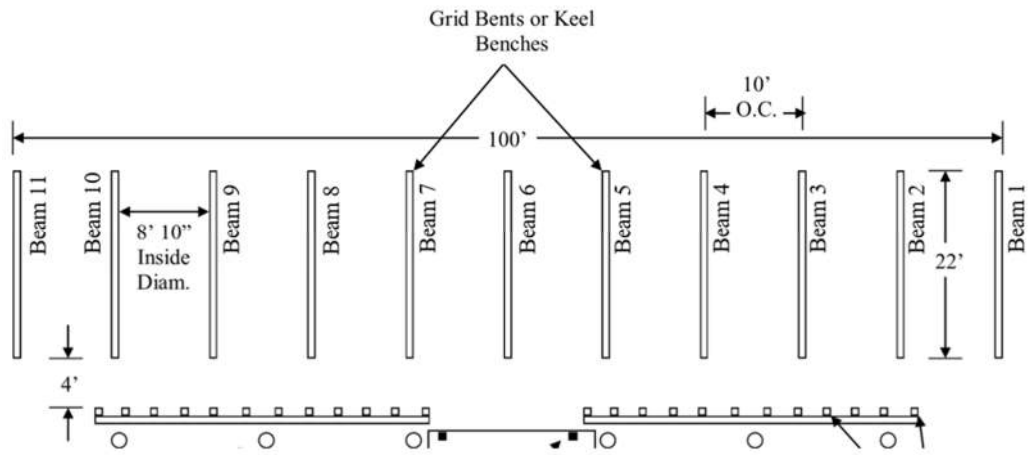


Figure 1-2. Plan-View Drawing of Beam Layout. Full sheet shown in Appendix A.



Figure 1-3. Aerial Photography of Homer Grid



Figure 1-4. Photograph of Primary Beams and Decking Taken from Pier

Heavy corrosion was observed on all 11 beams, which are fully covered with rust and marine growth. Repair of the beams and piles by reinforcing them is not a sufficient solution as the heavy corrosion has led to significant section loss and scaling. Section loss is particularly present along the beam flanges and between steel layers that have been added over the years severely decreasing the bending and shear capacities. Additionally, damage resulting in excessive deformation was observed at the top of the beams. These phenomena were observed in all the primary structural beams, indicating a need for replacement prior to the Grid reopening for use. A photo demonstrating the excessive corrosion in the beams is shown in Figure 1-5 and Figure 1-6, and a photo of a beam with excessive deformation in the flanges is shown in Figure 1-7.



Figure 1-5. Heavy Corrosion in Primary Structural Beams



Section loss due to heavy corrosion

Figure 1-6. Section Loss Due to Corrosion



Figure 1-7. Excessive Deformation in Beam Flanges

1.2 SECONDARY MEMBERS AND DECKING

Wood decking serves as a working platform for access to vessels using the Grid which is supported by secondary steel wide-flange members. Substantial decay was observed in the wood decking. Additionally, the secondary steel members show significant section loss and scaling due to corrosion. This degradation is shown photographically in Figure 1-8 and Figure 1-9.



Figure 1-8. Degradation of Wood Decking

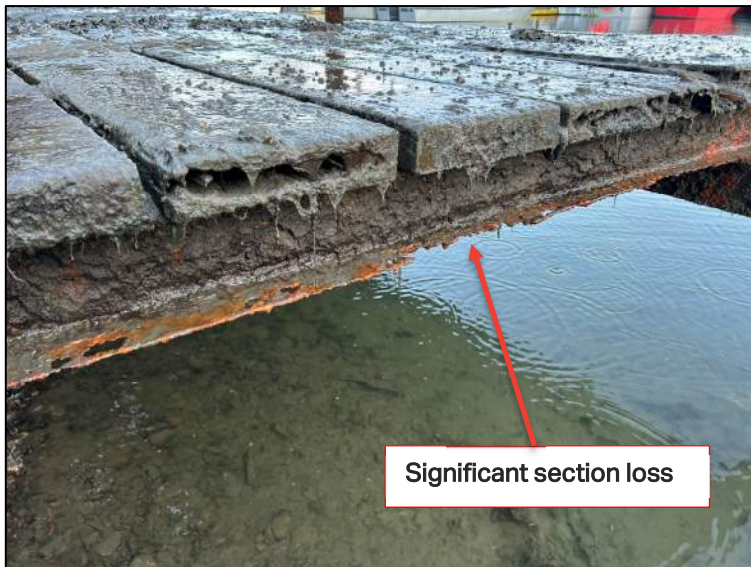


Figure 1-9. Section Loss in Secondary Steel Members

1.3 PILES

The Grid is supported by 12" diameter steel piles. The piles were noted to have the worst corrosion and section losses of all the structural members. In 3 of the piles, holes at least 1 inch in diameter were observed, indicating the piles are at the end of their useful lives and should not bear load. Existing galvanization has depleted completely, and no cathodic protection is present. Photos of a sample of piles are shown in Figure 1-10 and Figure 1-11.



Figure 1-10. Hole in Pile Under Beam 7



Figure 1-11. Hole in Pile Under Beam 5

2.0 SUMMARY AND RECOMMENDATIONS

All of the primary structural beams and piles, as well as the working platform decking and secondary supports were found to be heavily corroded during the site visit to the Homer Grid. The corrosion has led to significant section loss in beam flanges and holes in the steel piles. Rust, scaling and significant section loss were noted on all sections.

Based on inspection reports from 2002, it appears that the installation of the rubber pads on the 11 primary steel beams has helped reduce damage from vessels and increase longevity. However, damage to the flanges from vessels is likely to continue to mount as the section loss due to corrosion is weakening the top bearing surface.

The wood decking has significantly decayed, likely due to the fact that the planking is almost always in a saturated state and very old. Replacement of the decking and support system is recommended for user safety. Treated lumber should be used to maximize useful service life.

The piles which support the Grid are severely corroded with holes present in the sidewalls of the hollow sections. Existing galvanization has been completely depleted, likely leading to an increased rate of section loss in recent years. Furthermore, no cathodic protection was present, also leading to an increased rate of degradation.

Repair by select member replacement is not economical since the beams and piles supporting them are at the end of their useful life.

It is recommended that the Homer Grid be reconstructed. See 15% Design submittal by RESPEC for reconstruction drawings. The existing state of deterioration makes the Grid unsafe for vessels or workers to use. The primary structural members, particularly the piles, show substantial section loss and are at the end of their useful lives. A new Grid should be constructed using galvanized steel sections, treated lumber, and a cathodic protection system. Anodes are the recommended solution for cathodic protection at this time for the replaced steel grid.



APPENDIX A

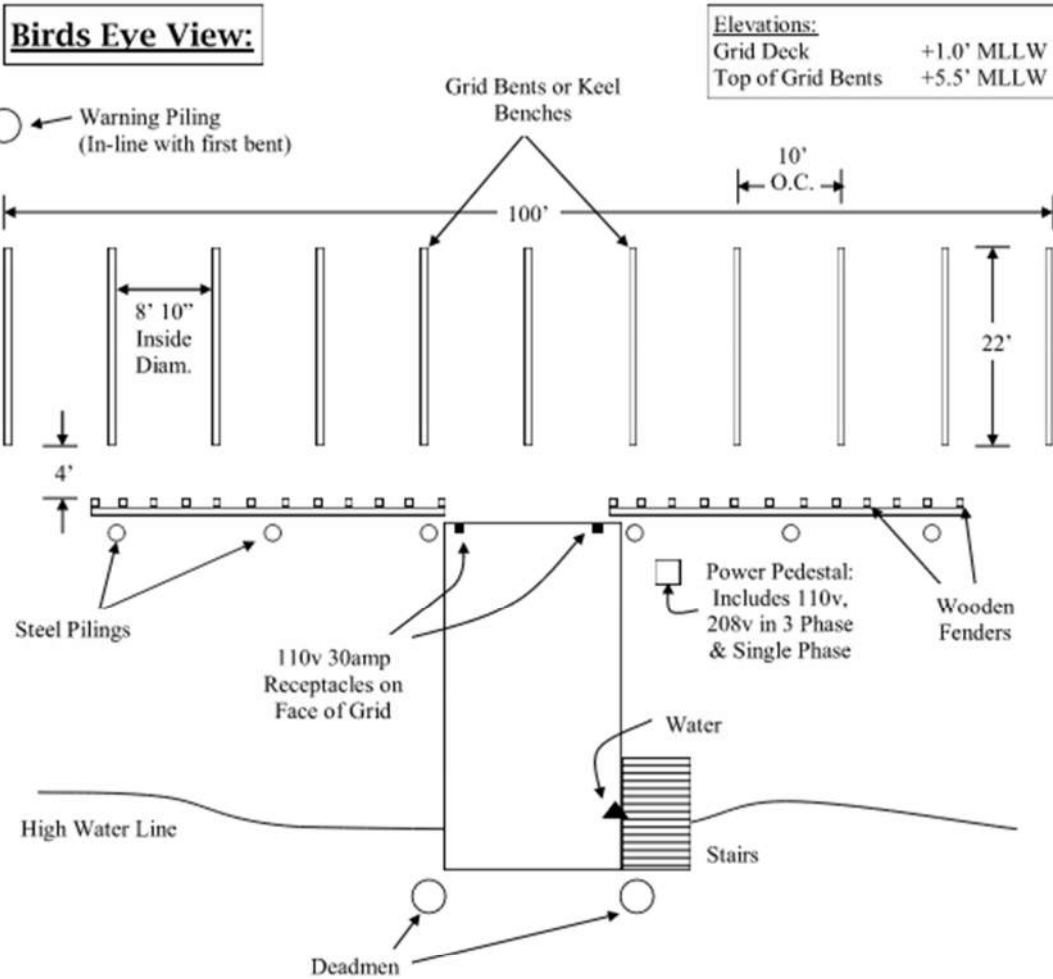
SUPPORTING DOCUMENTATION



APPENDIX A: SUPPORTING DOCUMENTATION

RESPEC

Homer Steel Grid



Rules & Restrictions:

- The minimum length allowed is 60 feet, max 120 feet, and up to 200 displacement tons only.
- Personnel must be on watch at all times!
- Secure a line from as high as possible on the vessel to a Deadman on shore. Lines may need to be moved around as the tide rises and falls.
- Secure mooring lines ONLY to Steel Pilings, not to Wooden Fenders.
- Sandblasting is not permitted on the grid, as well as any type of activity that would result in paints or non-marine growth particles landing onto the grid work platform or into the water, such as high PSI water blasting (pressure washing).
- Location of the bents are marked on face of grid with red paint.

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

3 Port Director/City Manager

4 **ORDINANCE 25-51**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING
8 \$30,000 FROM THE PORT RESERVES FUND FOR AN ENGINEERING
9 ASSESSMENT OF THE HOMER HARBOR STEEL GRID.

10
11 WHEREAS, The Steel Grid is one of two tidal grids in the Harbor which operated until it
12 was condemned in the spring of 2024 because significant corrosion degraded the support
13 pilings; and

14
15 WHEREAS, The Steel Grid provided space for vessel owners with 60 to 120-foot vessels
16 to conduct routine or short-notice maintenance without incurring the expense of hauling out
17 of the harbor; and

18
19 WHEREAS, Since the condemnation of the Steel Grid, there have been requests from
20 large vessel owners and support from the Port and Harbor Advisory Commission to replace or
21 repair the Steel Grid; and

22
23 WHEREAS, Before committing to replacing the Steel Grid staff prefers to first estimate
24 the total cost for the project and identify opportunities for refurbishing rather than replacing
25 infrastructure; and

26
27 WHEREAS, Per the City of Homer Procurement Policy the Port & Harbor solicited several
28 quotes within the intermediate purchase range and RESPEC Engineering services was the
29 lowest responsive and responsible bidder.

30
31 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

32
33 Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
34 appropriating \$30,000 as follows:

35

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Steel Grid Engineering Assessment	\$30,000

37

38
39 Section 2. This ordinance is a budget amendment only, is not of a permanent nature
40 and is a non-code ordinance.
41

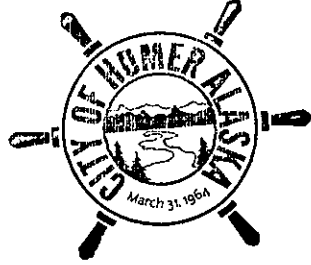
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ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 17th day of August, 2025.

CITY OF HOMER



RACHEL LORD, MAYOR



ATTEST:

Renee Krause
RENEE KRAUSE, MMC, CITY CLERK

YES: 6
NO: 0
ABSTAIN: 0
ABSENT: 0

First Reading: 7/28/25
Public Hearing: 8/11/25
Second Reading: 8/11/25
Effective Date: 8/12/25



MEMORANDUM

Ordinance 25-51, An Ordinance of the City Council of Homer, Alaska, Amending the FY 26 Capital Budget by Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid. City Manager/Port Director.

Item Type: Back Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 7, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

The Steel Grid in the Homer Harbor has been out of service for the past two years. This decision was made by staff following a low tide inspection that revealed significant structural damage due to corrosion. The grid, estimated to be 50 years old, show substantial signs of degradation. Particularly to its support structure, posing a potential safety risk to the vessels.

Port and Harbor Advisory Commission

At the request of the Port Commission, staff have initiated steps to formally evaluate the condition of the Steel Grid. The goals of this evaluation include:

- Determining whether the existing structure is usable in any capacity
- Assessing if the grid is completely unsafe for continued use
- Estimating the cost of replacement
- Exploring creative or alternative options for restoring the facility to meet safe working load requirements, particularly for larger vessels needing inspection and minor hull maintenance

Funding

Staff recommends using funds from the Port and Harbor Reserve to fund the cost of this evaluation.

Recommendation

Staff respectfully requests approval for funding to hire an engineer to complete the evaluation of the Steel Grid.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Engineering Assessment of the Homer Harbor Steel Grid</u>	DATE <u>07/23/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR <u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 30,000</u>	

DESCRIPTION	<p>The Steel Grid is one of two tidal grids in the Harbor which operated until it was condemned in the spring of 2024 because significant corrosion degraded the support pilings. The Steel Grid provided space for vessel owners with 60 to 120-foot vessels to conduct routine or short-notice maintenance without incurring the expense of hauling out of the harbor. Since the condemnation of the Steel Grid, there have been requests from large vessel owners and support from the Port and Harbor Advisory Commission to replace or repair the Steel Grid. Before committing to replacing the Steel Grid staff prefers to first estimate the total cost for the project and identify opportunities for refurbishing rather than replacing infrastructure. Per the City of Homer Procurement Policy the Port & Harbor solicited several quotes within the intermediate purchase range and RESPEC Engineering services was the lowest responsive and responsible bidder.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: PORT RESERVES (456-0380)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,351,343</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 759,647</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 30,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 20,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 541,696</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____



Steel Grid Repair/Replacement

Project Description and Benefit: The Steel Grid is a series of benches (steel beams) laid out on intertidal land that can support a boat for hull repairs during low tides. Vessels float over the grid at high tide and then set down on the grid as the tide recedes. Vessel owners are able to do minor repairs and inspections to their vessels' hulls while “dry” on the grid and refloat with the incoming tide.

The Steel Grid is one of two tidal grids that the Port and Harbor operates. Because of Kachemak Bay's large tidal exchange, Homer's tidal grids are a useful and inexpensive way for vessel owners to maintain their vessels' hulls.

Homer's Steel Grid was originally built 50 years ago and accommodates vessels from 60 feet to 120 feet with a 200 ton limit. The grid was originally rated for vessels up to 400 tons but was downgraded to 200 ton max limit as it aged due to the condition of the supporting piles and benches. Maintenance and repairs of bents and fenders kept this grid usable for a good long while, but the steel grid was decommissioned in spring of 2024 after an in-house inspection revealed holes in the supporting structure. Replacement or repair options will be discussed after an engineer's condition evaluation in Phase 1.

The goals of this evaluation include:

- Determining whether the existing structure is usable in any capacity
- Assessing if the grid is completely unsafe for continued use
- Estimating the cost of replacement
- Exploring creative or alternative options for restoring the facility to meet safe working load requirements, particularly for larger vessels needing inspection and minor hull maintenance.

Plans & Progress: This project consists of three phases. The first phase is an engineer's inspection and condition report which was funded by the City in 2025. Phase 2 consists of engineering, design and permitting work to be followed by construction in Phase 3.

Total Project Cost:

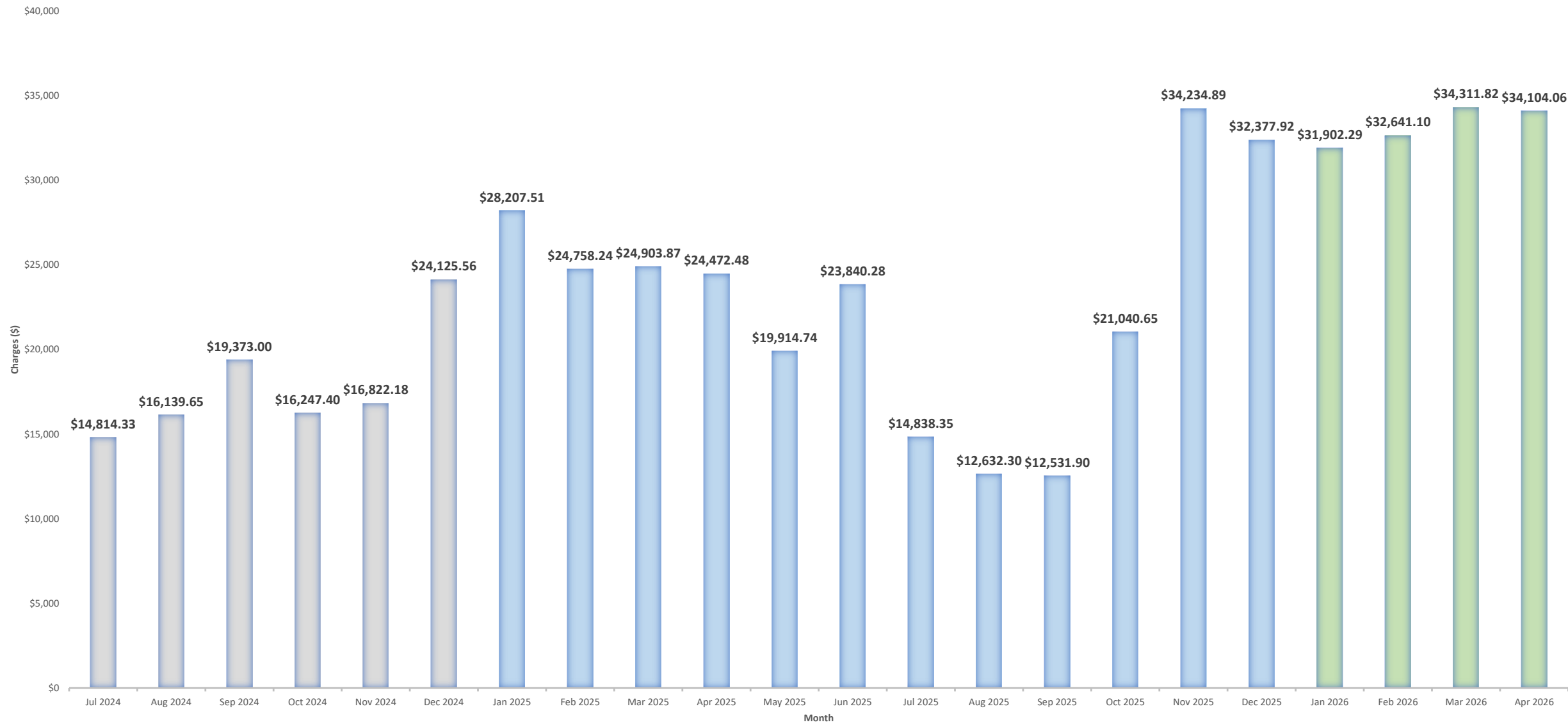
- Phase 1: Engineer's Condition Evaluation: \$30,000 (funded)
- Phase 2: Engineering, Design, Permitting and Cost Estimate: TBD
- Phase 3: Construction: TBD

Schedule: Phase 1: 2025-2026



A marine vessel utilizing Homer Harbor's steel grid for repairs.

MONTHLY CHARGES TREND - HOMER PORT AND HARBOR LAND STORAGE



2024 Jul - Dec	\$107,522.12
Qtr3/2024	\$50,326.98
Jul	\$14,814.33
Aug	\$16,139.65
Sep	\$19,373.00
Qtr4/2024	\$57,195.14
Oct	\$16,247.40
Nov	\$16,822.18
Dec	\$24,125.56
2025	\$273,753.13
Qtr1/2025	\$77,869.62
Jan	\$28,207.51
Feb	\$24,758.24
Mar	\$24,903.87
Qtr2/2025	\$68,227.50
Apr	\$24,472.48
May	\$19,914.74
Jun	\$23,840.28
Qtr3/2025	\$40,002.55
Jul	\$14,838.35
Aug	\$12,632.30
Sep	\$12,531.90
Qtr4/2025	\$87,653.46
Oct	\$21,040.65
Nov	\$34,234.89
Dec	\$32,377.92
2026	\$133,534.95
Qtr1	\$98,855.21
Jan	\$31,902.29
Feb	\$32,641.10
Mar	\$34,311.82
Qtr2	\$34,679.74
Apr	\$34,104.06
May	In Process
Jun	In Process



City of Homer

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(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: April 8, 2026
SUBJECT: City Manager's Report for April 13, 2026 Council Meeting

Airport Terminal Update

On March 23rd a water line break caused flooding in the Homer Airport Terminal. The building was closed to the public and remediation efforts got underway quickly. Bald Mountain Air was able to provide space for Aleutian Air to process passengers until the eastern portion of the terminal was able to re-open March 31st. As of April 2nd building restoration crews had completed most of the initial cleanup and stabilization work at the terminal. Flooring has been cleaned, and damaged base molding, sheetrock, and insulation have been removed to allow full drying of the walls. Industrial dehumidifiers remain in place and continue to reduce residual moisture. Water damage assessment continues in the portion of the building that remains closed to the public, and the City is actively looking at solutions for airport tenants should repair and construction carry into the summer months.

With the limited reopening of the facility, public access is available at the northeast entrance with the interior screened to allow use of the ticket counter area only. Aleutian Air, Pioneer Car Rental, and Alaska Bus Company have resumed operations within the terminal under this configuration. We believe this setup can be operated safely on an interim basis while we await further evaluation from our engineers. Porta-potties have been placed at the terminal, two egress points are available, and staff have been instructed to evacuate the building immediately in the event of any seismic activity.

Ditch and Culvert Winter Maintenance

Our usually long stretch of single-digit cold weather days with minimal snow has kept Public Works Staff and the Steam Truck busy as we move through the breakup season and into spring. Frost has been measured up to 8 feet deep in some areas and is causing more issues with glaciation and flooding than usual. Public Works is maintaining a list of frozen culverts and ditches as they are reported by residents and crews respond as quickly as possible, but with these unusual conditions, the ice is filling back up within a matter of days. But why do the ditches and culverts keep filling up? The Homer hillside continuously vents groundwater to the ground surface year-round, even in winter, and the water then flows down through drainages and ditches. During more typical winters, this groundwater flow is not as obvious because snow covers it and provides insulation, so the water keeps flowing. We appreciate the community's support and patience as crews work on the ditches and culverts.

Public Comment Periods are Open for the HERC ABCA and Title 21 Update

Just a reminder that the draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the Homer Education and Recreation Complex (HERC) and the Title 21 Public Review Draft are available for public comment before they are finalized. Public notice of both comment periods is being provided through local media outlets, the City website <https://www.cityofhomer-ak.gov/> and social media [@cityofhomerak](https://twitter.com/cityofhomerak), fliers, etc.

A digital copy of the ABCA is available at <https://dec.alaska.gov/spar/csp/brownfields/assessment-cleanup/dbac-projects/homer-herc-abca/>. The public comment period is open until 5 pm April 24, 2026.

The Title 21 public review draft is available at <https://homert21codeupdate.com/>. The public comment period is open through May 15, 2026.

Easement Clearing for the Raw Water Transmission Line Project

In the last City Manager’s report I shared information that the Raw Water Transmission Line Project was kicking off on April 1st. The first items of business have been to survey the easement and clear the vegetation and trees that have grown in over the past 50-60 years since the first transmission line was built. During the course of the project we’ll be preserving the top soil seed bed so existing plants can regrow, after the new transmission line replacement is completed. If additional supplementation is needed to stabilize the soil, we’ll work to ensure that an appropriate seed mix for this area is used. The anticipated completion date is October 2026.



Closing on the First NOAA Grant Property

Success! The City of Homer closed on a 26.5 acre conservation property, purchased with NOAA grant funds. The project was in partnership with the Kachemak Bay National Estuarine Research Reserve and the Kachemak Heritage Land Trust.



Old Police Department Building

In 2020 the new Police Department (PD) building was completed and the department moved over from the old PD located behind the Homer Volunteer Fire Department (HVFD). After the move was completed the HFVD began using the building for storage and training. The old PD building was constructed in 1979, and has shown its age for a while. In early March when Homer experienced some high wind events, Public Works discovered some metal roofing from the building on the sidewalk. Public Works is working compiling information on the status of the roof in anticipation of a future budget request for some needed repairs.

Conversations about a Parking Lot on Homer Spit Lot 88-2

At a recent Port and Harbor Advisory Commission (PHAC) meeting the Commission had a spot on their agenda to talk about highest and best use of City owned property on the Spit. Because parking around the harbor is a big topic for the Commission to discuss, conversations about land use shifted to parking and one of the areas that was discussed was Lot 88-2 that currently holds a short-term lease with La Baleine Café, along with two other short-term leases. The Commission discussed the needs and benefits of the different services around the Port and Harbor, and also talked about another area across the street that had been considered to expand parking some years back, but was denied for that use. In the end a motion was made in support of the notion of Lot 88-2 being transitioned to parking. Following that meeting the City Clerk's office received a significant amount of public input against developing parking in that location and copies of the written comments are attached to this report. I met with the owners of La Baleine Café to assure them that Council has not taken any action to change any use on Lot 88-2 and affirming that they have a lease in place through the end of the year. As I've already mentioned, parking on the Spit is always a hot topic. I just want to take this opportunity to reinforce that before any changes in land use happen on the Spit, there will be a public process through the PHAC and City Council.

Attachment:

Written Public Comments



Project Name:

Homer Steel Grid Replacement

Project #:

10306.25021

Date:

0.006072874

Calculated by:

Janice Wells

Checked by:

Jacob Horazdovsky

ENGINEER'S COST ESTIMATE

DIRECT COST DESCRIPTION	QUANTITY		EQUIPMENT		MATERIAL		LABOR HOURS				OTHER	ADJUSTED			
	No.	UNITS	UNIT	COST	UNIT	COST	UNIT	TOTAL	LABOR	LABOR	COST	COST	TOTAL	UNIT	EQ. MATERIAL
			PRICE		PRICE		HOURS						HOURS	RATE	COST
Demo of piles	1100.00	VLF	\$16.36	\$17,996.00	\$0.00	\$0.00	.107	117.7	\$140.60	\$16,548.62	\$0.00	\$0.00	\$34,544.62	\$31.40	\$56,428.64
Demo of decking	2016.00	SF	\$0.00	\$0.00	\$0.00	\$0.00		16.0	\$215.44	\$3,447.04	\$0.00	\$0.00	\$3,447.04	\$1.71	\$5,630.74
Mobilization	1.00	LS	\$0.00	\$0.00	\$0.00	\$0.00		0.0	\$0.00	\$0.00	\$30,000.00	\$30,000.00	30000	\$49,005.00	
(22) W12x16, 18 ft long	396.00	LF	\$3.50	\$1,386.00	\$36.00	\$14,256.00	.064	25.3	\$159.26	\$4,036.29	\$0.00	\$0.00	\$19,678.29	49.69264	\$32,144.48
(22) 12" dia, Sch 80 piles, 50 ft long	1100.00	VLF	\$5.09	\$5,599.00	\$230.00	\$253,000.00	.085	93.5	\$158.39	\$14,809.47	\$310,000.00	\$583,408.47	530.37133	\$952,997.73	
(11) custom girders, 22 ft long (W14x170 weight equivalent)	847.00	SF	\$3.75	\$3,176.25	\$102.00	\$86,394.00	.156	132.1	\$112.25	\$14,831.82	\$0.00	\$104,402.07	123.261	\$170,540.78	
3x decking, 18 ft by 112 ft = 2016 sf	2016.00	SF	\$24.00	\$48,384.00	\$66.40	\$133,862.40	.381	768.1	\$157.92	\$121,297.72	\$0.00	\$303,544.12	150.56752	\$495,839.32	
Field Welding, 5/16"	210.00	LF	\$4.94	\$1,037.40	\$4.03	\$846.30	.211	132.9	\$130.25	\$17,314.13	\$0.00	\$19,197.83	91.41825	\$31,359.66	
ADJUSTED SUBTOTALS				\$126,725		\$797,734		1,286		\$314,098	\$563,558	\$1,103,222		\$1,802,114	

SUMMARY OF ADJUSTED COSTS

DESCRIPTION	%	EQUIPMENT COSTS	MATERIAL COSTS	LABOR HOURS	LABOR COSTS	OTHER COSTS	TOTAL DIRECT COST	TOTAL ADJUSTED COST
<u>TOTAL DIRECT COST - EQ. MATERIAL, LABOR, OTH</u>		\$77,579	\$488,359	1,286	\$192,285	\$345,000	\$1,268,706	
Engineering Design and Services During Construction	15.0%							\$165,483
								<u>\$165,483</u>
<u>LOCATION ADJUSTMENT - MATERIAL AND EQUIPMENT</u>	1.00%							\$565,937
								<u>\$565,937</u>
<u>CONTRACTOR OVER HEAD</u>	10.0%							\$110,322
								<u>\$1,213,545</u>
<u>CONTRACTOR PROFIT</u>	10.0%							\$121,354
								<u>\$1,334,899</u>
<u>ESTIMATING CONTINGENCY</u>	35.0%							\$525,134
								<u>\$1,917,952</u>



Homer Harbor Expansion General Investigation Update

Item Type: Informational Memorandum
Prepared For: Homer City Council, Port & Harbor Advisory Commission
Date: May 5, 2026
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

Update: Since confirming Alternative 2 as the Tentatively Selected Plan, the USACE Project Development Team has been finalizing the Draft Feasibility Report, which has recently been submitted for internal USACE review and approval.

The Draft Feasibility Report summarizes the full body of work completed during the feasibility study — including the engineering, environmental, and economic analysis of each alternative considered, the factors that led to the selection of Alternative 2 as the Tentatively Selected Plan, and the proposed project's estimated costs and benefits.

Save the Date! Draft Feasibility Report Release — May 22, 2026

The USACE anticipates releasing the Draft Feasibility Report on May 22, 2026, opening a 30-day public comment period. The report will be publicly available on the USACE Alaska District website under Reports and Studies at <https://www.poa.usace.army.mil/Library/Reports-and-Studies/>. Hard copies will also be available at the Homer Public Library and the City Clerk's office at City Hall. The City will share the direct link and submission instructions through the HHE mailing list, website, and other media as soon as the report is released.

Public Comment Period: Comments on the Draft Feasibility Report must be submitted directly to the USACE by email or U.S. mail. Detailed submission instructions will be provided upon the report's release and shared widely by the City. All community members, harbor users, and stakeholders are encouraged to review the report and submit comments — all feedback is important and will be considered by the USACE. Comments that identify gaps or missing information, address how well Alternative 2 meets navigational or operational needs, or raise additional navigational or operational factors that warrant consideration are particularly valuable to the process.

Outreach and Public Engagement: The USACE will issue news releases announcing the report's availability and the opening of the public comment period. The City will broadly amplify that outreach through the HHE mailing list, HHE website, and other channels before and throughout the public comment period to ensure the community, harbor users, and stakeholders are informed and encouraged to participate. In addition, the following events are planned and others are in the works:

- Joint Worksession — Homer City Council and Homer Port and Harbor Advisory Commission: Scheduled for [June 8, 2026](#), beginning at 4:00 p.m. in Cowles Chamber, Homer City Hall, 491 E. Pioneer Avenue. The worksession will provide an opportunity to review pertinent components of the Draft Feasibility Report and for City leadership to ask questions of City and HDR staff involved in study development. The public is welcome to attend in person or virtually.
- KBBI AM 890 Coffee Table Discussion — June 10 from 9:00 to 10:00 am.
- Community Events: Informational presence at LSF/Kachemak Gear Shed Customer Appreciation Day May 14 and HarborFest June 5-6.

Study Schedule — Remaining Milestones

Draft Feasibility Report Released / 30-day Public Comment Opens	May 22, 2026
Command Validation Milestone	August 18, 2026
District Final Report Submitted	November 27, 2026
Signed Chief's Report (End of Feasibility Study)	March 29, 2027

Your input matters! **Open thru June 22!**

Public Comment Period
on the
US Army Corps of Engineers
Draft Feasibility Report

More info

The report summarizes the economic, engineering and environmental analyses that led to Alternative 2 being recommended to reduce overcrowding and improve safety in Homer Harbor.

Review the report and comment. Are there operational, environmental, or design factors the USACE should consider that aren't reflected in the report? Will it meet the need?

www.homerharborexansion.com



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www.homerharborexansion.com



MEMORANDUM

CC-26-061

Confirming Appointments and Re-appointments to the City's Advisory Bodies

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 19, 2026
From: Mayor Rachel Lord

Ordinance 26-09 amended HCC § 2.58.035 Commission and board member terms so that all terms expiring in a given year will expire on March 31st. All Commissioners whose terms expire in 2026 were notified and either submitted an application for re-appointment or confirmed that they wish to resign effective at the end of their term.

The Clerk's Office solicited applications for new Commissioners and Board Members through word of mouth, the City website, social media, flyers, the Homer Chamber of Commerce newsletter, Homer News, and KBBi Clerk's Calendar Report. Four applications have been received. The following tables summarize reappointments to seats expiring this year, other vacancies created by off-cycle resignations, and appointments of new applicants.

Seats expiring March 31, 2026

First	Last	Advisory Body	Applied?	Reappointed?	New Term Expires
Karin	Marks	EDC	Yes	Yes	2029
Theo	Noomah	EDC	Yes	Yes	2029
Charles	Barnwell	PC	Yes	Yes	2029
David	Schneider	PC	Yes	Yes	2029
Andy	Haas	LAB	Yes	Yes	2029
Kathy	Carssow	LAB	Yes	Yes	2029
Jan	Keiser	PARCAC	Resigned	--	--
Ingrid	Harrald	PARCAC	Yes	Yes	2029
Bruce	Friend	PHC	Resigned	--	--
Ian	Pitzman	PHC	Resigned	--	--
Lacey	Velsko	PHC	Resigned	--	--
Mary	Darbonne	ADA	Yes	Yes	2029
Pat	Case	ADA	Resigned	--	--
Jim	Lepley	ADA	Yes	Yes	2029

Seats recently vacated by resignations - not expiring in 2026

First	Last	Advisory Body	Status	Seat Term Expires
Deborah	Isaak	EDC	Resigned	2028
Lisa (Red)	Asselin-Martin	LAB	Resigned	2027
Eleanor	Stefano	PARCAC	Resigned	2027

New Applicants

First	Last	Advisory Body	Appointed?	Term Expires
Landa	Baily	EDC	Yes	2028
Kristen	Phillips	LAB	Yes	2027
Mako	Haggerty	PHC	Yes	2029
Kenneth	Willis	PHC	Yes	2029

All applicants have been appointed or re-appointed by the Mayor, no one was rejected. If the appointments summarized above are confirmed by Council, the following seats will remain open due to a lack of applicants. The Mayor will continue to appoint advisory body members to vacant seats at any time throughout the year and confirmations will be brought to Council as applications are received.

Advisory Body	Seat Term Expires
PARCAC	2027
PARCAC	2029
PHC	2029
ADA	2029

ATTACHMENTS:

All applications received for appointment or re-appointment to City Advisory Bodies in the last 90 days.



Advisory Body Application For Appointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

clerk@cityofhomer-ak.gov

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Applicant Information

Full Name: MAKO HAGGERTY

Physical Address Where you Claim Residency: 67560 Walter Thomas Rd

Mailing Address: PO Box 2001 Homer

City: Homer State: AK Zip: 99603

Phone Number(s): [REDACTED]

Email: [REDACTED]

Advisory Body You Are Requesting Appointment To

- Planning Commission** – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.
- Parks, Art, Recreation & Culture Advisory Commission** – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- Port & Harbor Advisory Commission** – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the 4th Wednesday of May, June, July, and August at 6:00 p.m.; and the 2nd Wednesday of December at 5:00 p.m.
- Economic Development Advisory Commission** – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.
- Library Advisory Board** – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.
- ADA Advisory Board** – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 5:00 p.m.
- Other** – Please Indicate _____

Please Answer the Following

Are you a City Resident? Yes No If yes, how long have you been a City resident? _____

How long have you been a resident of the South Peninsula Area? 44 years



**CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE**

**CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov**

The information below provides some basic background for the Mayor and Council
This information is public and will be included in the Council Information packet

Name: Kenneth Willis Date: 3/17/26

Physical Address: 4163 Rainbow PL

Mailing Address: POB 2166

Phone #: [REDACTED] Cell #: _____ Work #: _____

Email Address: [REDACTED]

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS ART RECREATION & CULTURE ADVISORY COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM
NO MEETINGS IN JANUARY, JULY & DECEMBER

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
4th WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM
NO MEETINGS IN JANUARY, JUNE AND JULY

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for <1 years. I have been a resident of the area for 22 years.

I am presently employed at MW Willis & Sons LLC, family owned since 1909.

Please list any special training, education or background you may have which is related to your choice of advisory body.

I have extensive experience in shipyard management and maritime infrastructure; I managed a

family shipyard in NC for 20 yrs; large projects in Seattle, from small ships to aircraft carriers; was

production manager Seward Ship DryDock 8 yrs, & facility manager Magone/Resolve Marine, 9 yrs.

Have you ever served on a similar advisory body? If so please list when, where and how long:

I have not had that privilege; was always too busy.

Why are you interested in serving on the selected advisory body?

I have more time available and would very much like to contribute to this community; we have lived

in AK for more than 22 yrs, we have always loved Homer, this is our home.

Please list any current memberships or organizations you belong to related to your selection(s):

No, memberships, or organizations.

Please answer the following only if you are applying for the Advisory Planning Commission:

Have you ever developed real property other than a personal residence, if so briefly explain:

Please answer if your are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes



No



What is your primary use? Commercial



Recreational



Please include any additional information that may assist the Mayor in his/her decision making:

My family and I truly value our community and the friendships we have built here in Homer.

I believe my experience will be an asset to the board and, ultimately, to the community we serve.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



MEMORANDUM

CC-26-089

Confirming the Appointments of Patricia Westbrook to the ADA Advisory Board and Clay Duda to the Port & Harbor Advisory Commission

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: April 21, 2026
From: Amy Woodruff, City Clerk

SUMMARY:

The City Clerk's office has received an application for appointment for each of the open seats on the ADA Advisory Board and the Port & Harbor Advisory Commission. Mayor Lord has appointed the two applicants to those positions, subject to confirmation by City Council. Each seat was vacated by an advisory body member who did not renew at the end of his term. Their appointment terms are through May 31, 2029.

RECOMMENDATION:

Approve this memorandum to confirm the Appointments of Patricia Westbrook to the ADA Advisory Board and Clay Duda to the Port & Harbor Advisory Commission

ATTACHMENTS:

Redacted Applications for Appointment from Patricia Westbrook and Clay Duda

From: [Application for Appointment to an Advisory Body](#)
To: [Department Clerk](#)
Subject: ** Application for Appointment **
Date: Monday, April 13, 2026 10:46:13 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submitted on Monday, April 13, 2026 - 10:46pm

Submitted by anonymous user: 65.74.105.93

Submitted values are:

Applicant Information

Full Name Clay Duda

Physical Address Where you Claim Residency 4017

Beluga Circle Homer AK 99603

Mailing Address PO Box 383 Homer AL99603

Phone Number(s) [REDACTED]

Advisory Bodies Port & Harbor Advisory

Commission – Meetings held on the 4th Wednesday of January through October at 5:30 p.m and the 2nd Wednesday of November and December at 5:30 p.m.

Residency

Are you a City Resident? Yes

If yes, how long have you been a City Resident? 9 years

How long have you been a resident of the South Peninsula Area? 9 years

Background Information

Have you ever served on a similar advisory body?

No.

Other memberships I'm a board member with the Homer Charter Association.

Special Training & Education

I have a 50 ton merchant mariners licenses, CPR certification, and TWIC card. I hold a bachelors degree in Journalism and at least 20 years of critical thinking.

Why are you interested in serving on the selected Advisory Body?

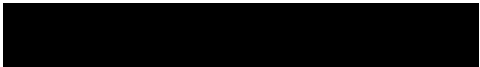
I really don't have an agenda. I think my background and involvement with the community makes me a good fit for the appointment. I will do my best to make educated decisions that are in the best interest of the community.

For Port & Harbor Commission Only: Do you use the Homer Port and/or Harbor on a regular basis? Yes

If yes, what is your primary use? I own a charter

fishing boat and also use the harbor recreationally throughout the year.

Email



The results of this submission may be viewed at:

<https://www.cityofhomer-ak.gov/node/9051/submission/54453>