



Agenda

City Council Regular Meeting

Monday, September 09, 2024 at 6:00 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: 205 093 973 Password: 610853
<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Unapproved Regular Meeting Minutes of August 26, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-183 from Mayor re: Appointment of Hanh Stephens to the Economic Development Advisory Commission. Recommend adoption.
- c. Memorandum CC-24-184 from City Clerk re: Liquor License Renewals for Homer Brewing Company, Boatyard Cafe and Finn's. Recommend approval.
- d. Ordinance 24-43, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$15,000 from the Port Reserves Fund for the Harbor Basin Survey Project. City Manager/Port Director. Introduction September 9, 2024 Public Hearing and Second Reading September 23, 2024.

Memorandum CC-24-185 from Port Director as backup.

- e. Ordinance 24-44, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$1,829 for Books and Library Materials. City Manager/Library

Director. Introduction September 9, 2024 Public Hearing and Second Reading September 23, 2024.

Memorandum CC-24-191 from Library Director as backup.

- [f.](#) Resolution 24-096, A Resolution of the City Council of Homer, Alaska, Awarding a Construction Contract for the Bayview Park Playground Improvements Project to East Road Services, Inc., of Homer, Alaska, in an Amount Not to Exceed \$114,401 and Authorizing the City Manager to Execute and Negotiate the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-187 from City Engineer as backup.

- [g.](#) Resolution 24-097, A Resolution of the City Council of Homer, Alaska, Awarding a Construction Contract for the Fish Grinder Building Replacement Project to Beachy Construction, Inc., of Homer, Alaska in an Amount Not To Exceed \$674,500 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents Contingent Upon Full Execution of the Amended ADF&G Cooperative Agreement That Adds Phase 2 Funds For Construction. City Manager/Port Director. Recommend adoption.

Memorandum CC-24-188 from Port Director as backup.

- [h.](#) Resolution 24-098, A Resolution Adopting Joint Resolution No. 2024-002 of the Assembly of the Kenai Peninsula Borough and the Councils of the City of Homer, Kachemak, Kenai, Seward, Seldovia and Soldotna Supporting the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish Meetings be held in Soldotna, Alaska to Provide Resource Stakeholders with the Opportunity to be Present at Public Discussions Affecting the Management of their Resources. City Manager. Recommend adoption.

Memorandum CC-24-189 from Port & Harbor Advisory Commission as backup.

- [i.](#) Resolution 24-099, A Resolution of the City Council of Homer, Alaska, Recognizing September as National Recovery Month in the State of Alaska. Davis/Lord. Recommend adoption.

VISITORS

- a. Head Japanese Consul, Mr. Kiyahiko Hamada
- [b.](#) Kachemak Bay Recovery Connection Presentation

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Committee of the Whole Report
- b. Mayor's Report
- c. Borough Report
- d. Port and Harbor Advisory Commission Report

- e. Planning Commission Report
- f. Comprehensive Plan Steering Committee Report
- g. Champions Report
 - i. Finance
 - ii. Harbor
 - iii. Recreation
 - iv. Sister City 40th Anniversary Celebration Task Force

1. August 28, 2024 written report submitted by Council member Venuti

PUBLIC HEARING(S)

- a. Ordinance 24-39, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$18,000 from the Port Reserves Fund for the Acquisition of an Ammonia Storage Tank for the City Ice Plant. City Manager/Port Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-169 from Port Director as backup.

- b. Ordinance 24-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Library Trail - West Storybook Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-170 from Public Works Director as backup.

Ordinance 24-40(S), An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Library Trail - West Storybook Trail Improvements. City Manager/Public Works Director.

- c. Ordinance 24-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$6,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Lucky Shot Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-171 from Public Works Director as backup.

- d. Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$50,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Bayview Park Renovation Project. City Manager/City Engineer. Introduction August 26, 2024. Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-192 from City Engineer as backup.

Memorandum CC-24-172 from City Engineer as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

- [a.](#) City Manager's Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- [a.](#) Resolution 24-100, A Resolution of the City Council of Homer, Alaska Adopting the 2025-2030 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2026. Mayor/City Council.

Memorandum CC-24-190 from Special Projects & Communications Coordinator as backup.

Public Comment Received

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is MONDAY, SEPTEMBER 23, 2024, at 6:00 p.m. Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 24-18 a Regular Meeting of the City Council of Homer, Alaska was called to order on August 26, 2024 by Mayor Pro Tem Lord at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance. A Worksession was conducted at 4:00 p.m. with discussion on the Draft Capital Improvement Plan 2025-2030 and FY26 Legislative Request.

PRESENT: COUNCILMEMBERS ERICKSON, DAVIS, ADERHOLD, VENUTI, HANSEN

ABSENT: MAYOR CASTNER (EXCUSED)

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
CITY ATTORNEY GATTI
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
PORT DIRECTOR HAWKINS
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN
CHIEF TECHNOLOGY OFFICER JIRSA
PERSONNEL DIRECTOR BROWNING
RECREATION MANAGER ILLG
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
CITY PLANNER FOSTER

AGENDA APPROVAL

Mayor Pro Tem Lord announced the supplemental items: **CONSENT AGENDA** Item a. Unapproved meeting minutes for the Regular Meeting of August 12th and Special Meeting of August 29th, item h. Resolution 24-091, Authorizing the Purchase and Installation of a Natural Gas Burner in the Homer Education and Recreation Complex (HERC) Boiler in the Amount of \$14,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Resolution 24-091(S) Awarding a Contract to Combustion Control of Anchorage, Alaska, for the Purchase and Installation of a Natural Gas Burner in the Homer Education and Recreation Complex (HERC) Boiler Not to Exceed the Amount of \$14,000 and Authorizes the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. **PUBLIC HEARINGS** Ordinance 24-35, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 3.16 Procurements. City Manager. Ordinance 24-35(S), Amending Homer City Code Chapter 3.16 Procurements. Memorandum CC-24-182 from the City Manager as backup. **CITY MANAGER'S REPORT** add Items c. Memorandum CC-24-180 from the Library Advisory Board re: Library Security Grille Funding and item d. Memorandum CC-24-181 from Parks, Art, Recreation & Culture Advisory Commission re: HERC II Building Exterior Recommendation **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** Item j. Borough Report

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Pro Tem Lord announced the following: The public may comment on items on the agenda with the exception of the Public Hearing items:

- Ordinance 24-35, Amending Homer City Code Chapter 3.16 Procurements. City Manager.
- Ordinance 24-35(S) Amending Homer City Code Chapter 3.16 Procurements
- Ordinance 24-36, Amending the FY25 Capital Budget by Appropriating \$208,000 from the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Construction Work Associated with the Rehabilitation of the Beluga Slough Lift Station. City Manager/Public Works Director.
- Ordinance 24-37, Amending the FY25 Capital Budget by Accepting and Appropriating the Amended Alaska Fish and Game Cooperative Agreement #23-177 Construction Grant in the Amount of \$505,875 and Appropriating \$87,012 from the Port and Harbor Reserve Fund to Complete the 25% Match for the Fish Grinding Building Replacement Project. City Manager/Port Director.
- Ordinance 24-38, Amending the FY25 Capital Budget to Fund Maintenance to the Seawall by Establishing Authority in the Fiscal Year 2025 Budget for Routine Maintenance to the Seawall. City Manager/Public Works Director.

Comments on these matters will be addressed under Item 9 Public Hearings.

Karin Marks, city resident, informed the Council that it was very difficult to hear anyone due to all the static and requested that they speak up.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

Mayor Pro Tem Lord requested amendments.

- a. Homer City Council Unapproved Regular Meeting Minutes of August 12, 2024 and August 19, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-168 from City Clerk re: Liquor License Renewals for Captain Patties Fish House. Recommend approval.
- c. Ordinance 24-39, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$18,000 from the Port Reserves Fund for the Acquisition of an Ammonia Storage Tank for the City Ice Plant. City Manager/Port Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-169 from Port Director as backup.

- d. Ordinance 24-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Library Trail - West Storybook Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-170 from Public Works Director as backup

- e. Ordinance 24-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$6,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Lucky Shot Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-171 from Public Works Director as backup

- f. Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$50,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Bayview Park Renovation Project. City Manager/City Engineer. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-172 from City Engineer as backup

- g. Resolution 24-090, A Resolution of the City Council of Homer, Alaska, Authorizing Issuance of a Task Order to Kinney Engineering, LLC in the Not to Exceed Amount of \$25,000 for Preliminary Design of the Diamond Creek Trail Highway Underpass Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/City Engineer.

Memorandum CC-24-173 from City Engineer as backup

Council member Davis: Request Resolution 24-090 be moved to Resolutions item a.

- h. Resolution 24-091, A Resolution of the City Council of Homer, Alaska, Authorizing the Purchase and Installation of a Natural Gas Burner in the Homer Education and Recreation Complex (HERC) Boiler in the Amount of \$14,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-24-174 from Public Works Director as backup

Councilmember Aderhold Request to move to Resolution 24-091 move to Resolutions item b.

- i. Resolution 24-092, A Resolution of the City Council of Homer, Alaska Awarding a Contract for City Hall Elevator Recertification Project to the Firm of TK Elevator Corporation in the Amount of \$129,838.97 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-24-175 from Public Works Director as backup

- j. Resolution 24-093, A Resolution of the City Council of Homer, Alaska Amending the Economic Development Advisory Commission Bylaws, Section V City Staff Roles and Section VI, Meetings. City Clerk.

Memorandum CC-24-176 from Economic Dev. Advisory Commission as backup

- k. Resolution 24-094, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for Replacing the Fire Alarm System in the Elevator as City Hall to the Firm of Accel Fire Systems, Inc., in the Amount of \$20,508 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-24-177 from Public Works Director as backup

- l. Resolution 24-095, A Resolution of the City Council of Homer, Alaska Accepting the Donation of Playground Equipment from the Rotary Club for Bayview Park. City Manager/City Engineer.

Memorandum CC-24-178 from City Engineer as backup

Council member Davis requested Item g., Resolution 24-090 be moved to Resolutions item a.

Council member Aderhold requested Item h., Resolution 24-091 be moved to Resolutions Item b.

Mayor Pro Tem Lord requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/REPORTS

- a. Worksession Report

City Manager Jacobsen reported that Council received a review of the Draft Capital Improvement Plan (CIP) from Special Projects & Communication Coordinator Carroll. Council discussed the following projects and processes regarding the plan:

- Karen Hornaday Park Restroom Project
- City Hall Barrier Removals
- Homer Spit Campgrounds
- Baycrest Overlook Restrooms

- Non-profit project pages in the CIP are not requests for city funding
- Council requested to submit top none projects
- Inclusion of the Pratt Museum Roof Project in the CIP
- Comments on Mount Augustine Drive Slope Stability project with the State

b. Committee of the Whole Report

Councilmember Erickson reported that Council discussed the following topics:

- Number of Public Works Projects on the agenda and those projects just starting
 - Funding should be clear on where it is coming from
- Ordinance to buy an Ammonia Storage tank
- Resolution to authorize a preliminary design for a underpass previously approved by Council and amended to speak to the MOU concern brought forward by the Mayor

c. Mayor's Report

Mayor Pro Tem Lord reported that the Mayor did the City proud in the Bridge tournament in Whitehorse but unfortunately fell ill.

d. AML Summer Conference Report

- i. AML Summer Conference in Kodiak, Alaska by Councilmember Aderhold

Councilmember Aderhold provided her written report and commented that the City Manager brought forward the Public Notice issue and received resounding applause from the majority in attendance.

e. Economic Development Advisory Commission

Karin Marks, Chair for the Commission, reported the Commission reviewed the CIP and supported the Pratt roof project, and EDC planning a worksession on Cruise Ships and there is one open seat still available.

f. Parks Art Recreation and Culture Advisory Commission

Ingrid Harrald, Commissioner, reported appointment of new Commissioner, Ellie Stefano that represented the arts, Commission recommendations on the CIP and expressed appreciation for the support in funding for the trails, performing a SWOT with a consultant preliminary more staff, capturing the intangibles, conversations on closing the Baycrest, denial of acceptance of art donation for the Boathouse Pavilion, community rec software, improvements to the KHP and Jack Gist Park, Sister City Banners, gardens are lovely.

g. Library Advisory Board

Andy Haas, Board member, expressed appreciation for the security gate funding and it will now be available for use after hours, they discussed the CIP top priority is the Library Siding project, State Funding is reduced to \$1829 and will be detrimental to the areas smaller libraries in Ninilchik, Anchor Point and Seldovia he referred to the website, eed.library.grant@alaska.gov. 907-465-2802 These libraries will be feeling the financial loss and commented on the Teen Library Board.

Mr. Haas provided Councilmember Erickson clarification on the meeting room availability having a security gate and how that effected employees.

h. Comprehensive Plan Steering Committee Report

Kathy Carssow, Chair of the Committee, reported that in response to the Council's concern they will begin in January with kickoff in February, approval will be delayed to April. She explained her understanding and expressed concerns regarding issues that are impacting the community now. Council will have to provide clarification for her and the community. Ms. Carssow continued by commenting on the completion of the Comprehensive Plan and start of the re-write for Title 21 and Agnew::Beck responded to Council's concerns but opined that it was still far too late citing the relevance of importance to things happening now in the Community and moving on the changing code is really important. Ms. Carssow reiterated that she wanted clarification on the schedule that is approved for her personal knowledge as well as the community's. She referred to her previous experience, noting that contracts could not be changed by staff and not go back before Council for amendment to the contract.

Councilmember Davis reported that the disagreement is between the Contractor and the Steering Committee members. He understood that if the Contractor wished to amend the schedule that had specific dates and timelines that the Contractor was required to submit a change to effect that to staff or the City Manager who would then seek approval from City Council for the change. Mr. Davis added that he did not believe there was disagreement on that assumption.

Council member Venuti asked if the question should be weighed in on by the City Attorney.

City Manager Jacobsen stated noting that her role was negotiating the contract and that the contract should have been amended at the beginning since a Steering Committee was not called out for in that contract, she additionally stated that the tasks or duties of the Steering Committee were outlined in the Resolution that created the Committee and she did not call out any related to the Title 21 re-write, that is a separate component from the Comprehensive Plan.

Ms. Carssow was just pointing out that the Steering Committee did not have the authority to extend the dates of the contract and expressed concerns on the work for the title 21 update was starting later than planned.

Mayor Pro Tem Lord commented that she would like to see Council apprised a bit more on the status of things.

i. Champions Report

i. Finance

ii. Harbor

iii. Recreation

j. Borough Report

Kelly Cooper reported the Assembly enjoyed their recent visit to Homer and appreciated the City hosting them, stating that the comments are Homer always has the best food. She then continued on calls received regarding the entrance to the landfill and the horrible pothole is scheduled for repair, the fall tax foreclosure public auction is scheduled for October 5, 2024 and will be held in the high school auditorium, properties will be listed on the website in the coming week after the next meeting. They will have an ordinance regarding retention schedule, some will be retained and others developed for housing, she noted that there were three Borough Assembly seats up for election and all three are uncontested, she will be introducing a resolution to create a tourism industry group to start meeting in the fall. Ms. Cooper expressed hope that all communities will participate.

Ms. Cooper facilitated discussion on collection of sales tax from operators such as Airbnb. She may be able to have more information at the next meeting.

PUBLIC HEARING(S)

- a. Ordinance 24-35, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 3.16 Procurements. City Manager. Introduction August 12, 2024 Public Hearing and Second Reading August 26, 2024.

Memorandum CC-24-157 from City Manager as backup

Ordinance 24-35(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 3.16 Procurements. City Manager.

Memorandum CC-24-182 from City Manager as backup

Mayor Pro introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, Mayor Pro Tem Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-35 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Pro Tem Lord asked for a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE ORDINANCE 24-35(S) FOR ORDINANCE 24-31 BY READING OF TITLE.

There was a brief discussion on the increase amount of expenditure authorization for Department Heads and Division Leads and appreciation for addressing items in the manual to update them to more current standards.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-36, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$208,000 from the Sewer Capital Asset Repair and

Maintenance Allowance (CARMA) Fund for Construction Work Associated with the Rehabilitation of the Beluga Slough Lift Station. City Manager/Public Works Director. Introduction August 12, 2024 Public Hearing and Second Reading August 26, 2024.

Memorandum CC-24-158 from Public Works Director as backup

Mayor Pro introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, Mayor Pro Tem Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-36 BY READING OF TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-37, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating the Amended Alaska Fish and Game Cooperative Agreement #23-177 Construction Grant in the Amount of \$505,875 and Appropriating \$87,012 from the Port and Harbor Reserve Fund to Complete the 25% Match for the Fish Grinding Building Replacement Project. City Manager/Port Director. Introduction August 12, 2024 Public Hearing and Second Reading August 26, 2024.

Memorandum CC-24-159 from Port Director as backup

Mayor Pro introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, Mayor Pro Tem Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-37 BY READING OF TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 24-38, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget to Fund Maintenance to the Seawall by Establishing Authority in the Fiscal Year 2025 Budget for Routine Maintenance to the Seawall. City Manager/Public Works Director. Introduction August 12, 2024 Public Hearing and Second Reading August 26, 2024.

Memorandum CC-24-160 from Public Works Director as backup

Mayor Pro introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, Mayor Pro Tem Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-38 BY READING OF TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY25 Monthly YTD Financial Report
- c. Memorandum CC-24-180 from Library Advisory Board re: Library Security Grille Funding –
- d. Memorandum CC-24-181 from Parks, Art, Recreation, & Culture Advisory Commission re: HERC II Building Exterior Recommendations

City Manager Jacobsen commented on her request to AML regarding Legislative amendments to the Public Notice requirements after sharing recent experiences with the local newspaper.

Councilmember Aderhold added that it was the only subject that brought forward applause from the attendees.

Councilmember Venuti commented on a Contractor being interviewed.

PENDING BUSINESS

- a. Resolution 24-083, A Resolution of the City Council of Homer, Alaska, Adopting the Revised City of Homer Procurement Policy Manual. City Manager.

Memorandum CC-24-157 from City Manager as backup

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 24-083 BY READING OF TITLE ONLY.

There was a brief discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 24-090, A Resolution of the City Council of Homer, Alaska, Authorizing Issuance of a Task Order to Kinney Engineering, LLC in the Not to Exceed Amount of \$25,000 for Preliminary Design of the Diamond Creek Trail Highway Underpass Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/City Engineer.

Memorandum CC-24-173 from City Engineer as backup

ADERHOLD VENUTI MOVED TO ADOPT RESOLUTION 24-090 BY READING OF TITLE ONLY.

DAVIS ADERHOLD MOVED TO AMEND RESOLUTION 24-090 BY STRIKING LINE 27-29 AND REPLACING WITH 'THE COMPLETION OF THE PRELIMINARY DESIGN WILL AID IN THE DEVELOPMENT OF MEMORANDUM OF UNDERSTANDINGS WITH OTHER ENTITIES INVOLVED IN THE PROJECT AS DIRECTED BY ORDINANCE 24-06(A)'

There was a brief discussion on using explicit language within the Resolution to address the Mayor's expressed concerns.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion or amendments.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 24-091, A Resolution of the City Council of Homer, Alaska, Authorizing the Purchase and Installation of a Natural Gas Burner in the Homer Education and Recreation Complex (HERC) Boiler in the Amount of \$14,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-24-174 from Public Works Director as backup

Resolution 24-091(S), A Resolution of the City Council of Homer, Alaska, Awarding a Contract to Combustion Control of Anchorage, Alaska, for the Purchase and Installation of a Natural Gas Burner in the Homer Education and Recreation Complex (HERC) Boiler Not to Exceed the Amount of \$14,000 and Authorizes the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Mayor Pro Tem Lord requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 24-091 BY READING OF TITLE ONLY.

Mayor opened the floor for discussion or a motion.

ADERHOLD VENUTI MOVED TO ADOPT SUBSTITUTE RESOLUTION 24-091(S) FOR RESOLUTION 24-091.

There was a brief discussion on the amendments.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the vacancies on the advisory bodies.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen reported the closure of the Deputy City Clerk I position and beginning of interviews and provided some highlights of her attendance at the AML Summer Conference in Kodiak, expressed thanks for adopting the procurement manual and updating city code.

COMMENTS OF THE MAYOR

COMMENTS OF THE COUNCIL MEMBERS

Councilmember Lord commented on welcoming visitors from around the globe to Homer this week and holding a conference at Land's End regarding food security and she works for Alaska Food Policy Council, Alaska Region USDA Regional Food Business Center welcoming other representatives from other regions such as Hawaii, US Virgin Islands, Puerto Rico, American Samoa and Guam.

Councilmember Erickson expressed appreciation for the Public Works Department and all the work being done this summer on the parks, it's been wonderful to see how nice the parks are with the improvements being done and then responded to concerns about the changes up at Baycrest Fuel reporting that Marathon bought out Tesoro a while back and they are now doing the rebranding logo work but assured everyone that they are still there and operating the business.

Councilmember Davis announced the Candidate Forum scheduled for Mayor and Council Candidates on Thursday, August 29th at the Homer Public Library.

Councilmember Venuti wished everyone a Happy Labor Day and commented on the rainfall experienced on last Saturday, August 24th, and expressed her appreciation for the donation by Homer Rotary for the playground equipment.

ADJOURNMENT

Mayor Pro Tem Lord adjourned the meeting at 7:07 p.m. the next Regular Meeting is Monday, September 9, 2024 at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, MMC, City Clerk

Approved: _____



MEMORANDUM

Appointment of Hanh Stephens to the Economic Development Advisory Commission

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: September 4, 2024
From: Mayor Castner

Hanh Stephens is appointed to fill the remainder of the term for the seat vacated by Daniel Hasche on the Economic Development Advisory Commission. Term will expire April 1, 2026.

Recommendation

Confirm the appointment of Hanh Stephens to the Economic Development Advisory Commission.

Attachments:

Hanh Stephens Application



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: Hanh Stephens

Physical Address Where you Claim Residency: 1290 Linstrang Way

Mailing Address: 818 Smoky Bay Way, Ste. 2

City: Homer State: AK Zip: 99603

Phone Number(s): 417-766-3554

Email: hanh.stephens@gmail.com

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 5:30 p.m.; the 4th Wednesday of May, June, July, and August at 5:30 p.m.; and the 2nd Wednesday of December at 5:30 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 4:00 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? 5 year

How long have you been a resident of the South Peninsula area? 5 years

Background Information

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

I've served as a committee member for the Chamber of Commerce in Springfield, MO.

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

South Peninsula Hospital

Please list any special training, education, or background you may have which is related to your selection(s):

Bachelors in Psychology and Human Resources. Masters in Organizational Leadership.

Worked in Human Resources for 19 years much of it in recruitment and workforce development.

Why are you interested in serving on the selected Advisory Body? This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

My family moved here in 2019 from Springfield, Missouri. Back home, I served on a few committees with our Chamber of Commerce. Mainly in the workforce development realm. I am currently the Senior Recruiter at South Peninsula Hospital. I recruit for all our nursing, leadership and confidential positions. These are by no means easy to recruit positions for any healthcare system. Not only am I recruiting for potential candidates for the hospital but I'm also recruiting them to imagine living and working here in Homer. I am talking to candidates all day about life here in Homer, the good and bad. I've seen and heard many stories from families moving to this area. My involvement on this advisory board would only be to provide input from what I've learned from others.

FOR PLANNING COMMISSION ONLY:

Have you ever developed real property other than a personal residence? If yes, briefly explain:

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

Do you use the Homer Port and/or Harbor on a regular basis? ☐ Yes ☐ No

If yes, what is your primary use? ☐ Commercial ☐ Recreational ☐ Other: _____



MEMORANDUM

Liquor License Renewal Applications for Finn's, Boatyard Café and Homer Brewing Company

Item Type: Action Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: September 9, 2024
From: Renee Krause, MMC, City Clerk

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a Liquor License Renewal within the City of Homer for the following:

License Type: Brewery Manufacturer License
License #: 4136
DBA Name: Homer Brewing Company
Service Location: 1411 Lakeshore Drive, Homer, AK 99603
Licensee: Homer Brewing Company, Inc.
Contact Person: Karen Berger

License Type: Restaurant Eating Place License/Seasonal
License #: 4164
DBA Name: Finn's
Service Location: 4287 Homer Spit Road, Homer, AK 99603
Licensee: Finn's LLC.
Contact Person: Bjorn Larson

License Type: Restaurant Eating Place License
License #: 6079
DBA Name: Boatyard Cafe
Service Location: 5075 Kachemak Drive, Homer, AK 99603
Licensee: Dnls, LLC
Contact Person: David Nelson

Recommendation:

Voice non-objection and approval for the Liquor License Renewal.

Attachments:

AMCO Application Packet for Finn's

AMCO Application Packet for Homer Brewing Company

AMCO Application Packet for Boatyard Café

City of Homer Police Non-Objections

Kenai Peninsula Borough Non-Objections



MEMORANDUM

Ordinance 24-43 Amending the FY25 Capital Budget Appropriating an Additional \$15,000 from the Port Reserves for the Harbor Basin Survey Project.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: August 28, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

The current harbor basin was created in 1985 and, although the main fairway and harbor entrance is annually maintained by the Army Corps of Engineers, the remainder of the harbor hasn't been dredged since its creation. Thirty (30) years of sediment and erosion of the basin banks have caused a shallowing of the basin that is hindering vessel operations, especially at low tides. To restore normal depths, a survey comparing the current basin to the 1985 as-builts is necessary.

Maintaining the harbor basin is vital for transportation, commerce and public access to Kachemak Bay for Homer residents.

A RFP was issued by the City for the Survey of the harbor basin, closing on August 22, 2024 with 4 responsive bids.

The FY25 capital budget had already approved \$25,000 for this project. The most responsive qualified bid came in at \$40,000, leaving an additional \$15,000 needed to successfully complete this project.

RECOMMENDATION:

City council approval of Ordinance 24-43 amending the FY25 capital budget allocating an additional \$15,000 from the Port Reserves for the Harbor Basin survey project.

Fiscal note: -456-0380 : Previously allocated \$25,000, additional \$15,000 needed- total \$40,000

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 24-43

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$15,000 FROM THE PORT RESERVES FUND FOR THE
HARBOR BASIN SURVEY PROJECT.

WHEREAS, The current harbor basin, created in 1985 and last dredged at that time, has
accumulated 30 years of sediment, hindering vessel operations especially at low tides; and

WHEREAS, To restore its functionality, a survey comparing current conditions to the
original design is needed; and

WHEREAS, The City's FY24/25 capital budget allocated \$25,000 for this survey; and

WHEREAS, The City issued a Request for Proposals for the harbor basin survey and
received a responsive and responsible proposal in the amount of \$40,000; and

WHEREAS, An additional allocation of \$15,000 from the Port Reserves is needed to
complete the harbor basin survey, a crucial step in maintaining the facility.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1: The Homer City Council hereby amends the FY25 Capital Budget by
appropriating an additional \$15,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Harbor Basin Survey	\$15,000

Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall
not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
2024.

CITY OF HOMER

KEN CASTNER, MAYOR

43 ATTEST:

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46 _____
RENEE KRAUSE, MMC, CITY CLERK

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48 YES:

49 NO:

50 ABSTAIN:

51 ABSENT:

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53 First Reading:

54 Public Hearing:

55 Second Reading:

56 Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Harbor Basin Survey</u>	DATE	<u>09/03/2024</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 15,000</u>		

DESCRIPTION	<p>The current harbor basin, created in 1985 and last dredged at that time, has accumulated 30 years of sediment, hindering vessel operations especially at low tides. To restore its functionality, a survey comparing current conditions to the original design is needed. The City's FY24/25 capital budget allocated \$25,000 for this survey. The City issued a Request for Proposals for the harbor basin survey and received a responsive and responsible proposal in the amount of \$40,000. An additional allocation of \$15,000 from the Port Reserves is needed to complete the harbor basin survey, a crucial step in maintaining the facility.</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		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,636,006</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 610,777</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 15,000</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 18,000</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 992,229</u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u> </u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u> </u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u> </u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Remaining Balance	<u> </u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>



MEMORANDUM

Ordinance 24-42, Amending the FY25 Capital budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 for Books and Library Materials.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: August 28, 2024
From: Dave Berry, Library Director
Through: City Manager Melissa Jacobsen

Homer Public Library has received the Public Libraries Assistance (PLA) grant every year since 1978, and I am pleased to report that we have received it again. This year's grant was reduced substantially, from \$7,000 to \$1,829, due to changes at the State Division of Libraries, Archives and Museums.

On September 4, the director of the division issued a statement notifying us that they are "presently working to provide the total grant payout to \$7,000 for each Alaskan public library eligible for the FY2025 Public Library Assistance Grants Program and supplemental award letters will be sent out by October 15, 2024."

We are introducing Ordinance 24-42 with the existing award letter, in the amount of \$1,829, but anticipate that it may require amendment if we receive more funding in the near future.

RECOMMENDATION:

Introduce Ordinance 24-42 but postpone a final vote until we have clarity from the Division of Libraries, Archives and Museums.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Library Director

ORDINANCE 24-44

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY
ASSISTANCE GRANT FOR FY25 IN THE AMOUNT OF \$1,829 FOR
BOOKS AND LIBRARY MATERIALS.

WHEREAS, The City submitted an application for the Alaska Public Library Assistance Grant for books and library materials; and

WHEREAS, The State awarded the grant in the amount of \$1,829 and required a local match of \$1,829; and

WHEREAS, The required match of \$1,829 is funded in the FY2025 budget.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Public Library Assistance Grant in the amount of \$1,829 for books and library materials as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
157-7100	State of Alaska Public Library Assistance Grant	\$1,829

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

43 ATTEST:

44

45 _____

46 RENEE KRAUSE, MMC, CITY CLERK

47

48 YES:

49 NO:

50 ABSTAIN:

51 ABSENT:

52

53 First Reading:

54 Public Hearing:

55 Second Reading:

56 Effective Date:

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
City Engineer

RESOLUTION 24-096

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AWARDING A CONSTRUCTION CONTRACT FOR THE BAYVIEW
PARK PLAYGROUND IMPROVEMENTS PROJECT TO EAST ROAD
SERVICES, INC. OF HOMER, ALASKA, IN AN AMOUNT NOT TO
EXCEED \$114,401 AND AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy, an Invitation to Bid was
advertised in the Homer News on July 25, 2024 and the Peninsula Clarion on July 19, 2024; sent
to three in-state plans rooms, and posted on the City of Homer website; and

WHEREAS, A Pre-Bid meeting was held on Thursday, July 25, 2024 and all registered
plan holders attended; and

WHEREAS, No addendums were issued and one bid was received and determined to be
responsive to the needs of the city; and

WHEREAS, This award is not final until written notification is received by the firm from
the City of Homer; and

WHEREAS, This award is contingent on the adoption of Ordinance 24-42, appropriating
additional City funds to complete the project.

NOW THEREFORE BE IT RESOLVED that the City Council of Homer, Alaska, hereby
awards the construction contract for the Bayview Park Playground Improvements project to
the firm of East Road Services, Inc., of Homer, Alaska for an amount not to exceed \$114,401
and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 9th day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Ordinance 23-23(A-3) appropriated \$32,000 from Homer Accelerated Roads and Trails (HART) Roads Fund; \$32,000 remains. Ordinance 23-23(A-3) appropriated \$20,314 from Homer Accelerated Roads and Trails (HART) Trails Fund; \$20,314 remains. Ordinance 23-36 appropriated \$74,916 from State of Alaska grant; \$66,269 remains. Ordinance 24-42 appropriates \$50,000 from Homer Accelerated Roads and Trails (HART) Roads Fund; \$50,000 remains (pending approval).

Construct project to meet City of Homer 2011 Standard Specifications.	---
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☐ Existing metal fence to remain

Existing wire fence
encroachment

Remove and salvage
approx. 50 LF of fence
for required earthwork

Excavate and
dispose of pea gravel
material as needed
for revegetation

Previous play
area composed of
pea gravel

Existing picket
fence to remain

Excavate and dispose of material as needed for installation of play area improvements

Existing gate to
removed and replaced
with fence panel

— Existing picket fence to remain

— Existing water service

Remove, refurbish, and
reinstall picket fencing as
needed for new alignment

Excavate and disposed of material as needed for installation of parking area and park access improvements.

Remove and salvage (2)
bollards for reinstallation

Existing gravel parking area

— Demo gravel pathway

Existing paved pathway

- Existing paved sidewalk to remain

Existing water service

WEST BAYVIEW AVENUE

MOUNTAIN VIEW DRIVE

SEAL:



Corporate License #1195

CITY OF HOMER
BAYVIEW PARK IMPROVEMENTS
BID DOCUMENTS
HOMER, AK

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 2024/07/08

JOB NUMBER: HOM-23-02

DRAWN BY: BL
CHECKED BY: PB

EXISTING CONDITIONS AND DEMO PLAN

SHEET #:

L101

OCORVUS DESIGN. ALL RIGHTS RESERVED

Drawing J:\HOM-23-02 Bayview Park\2 - CAD\Corvus-Sheets - Ph 1.dwg last saved on 7/8/2024 10:37 AM was plotted by Bradley Little on 7/8/2024 10:39 AM

1 Existing Conditions and Demo Plan

L101 SCALE: 1" = 10'-0" @22x34

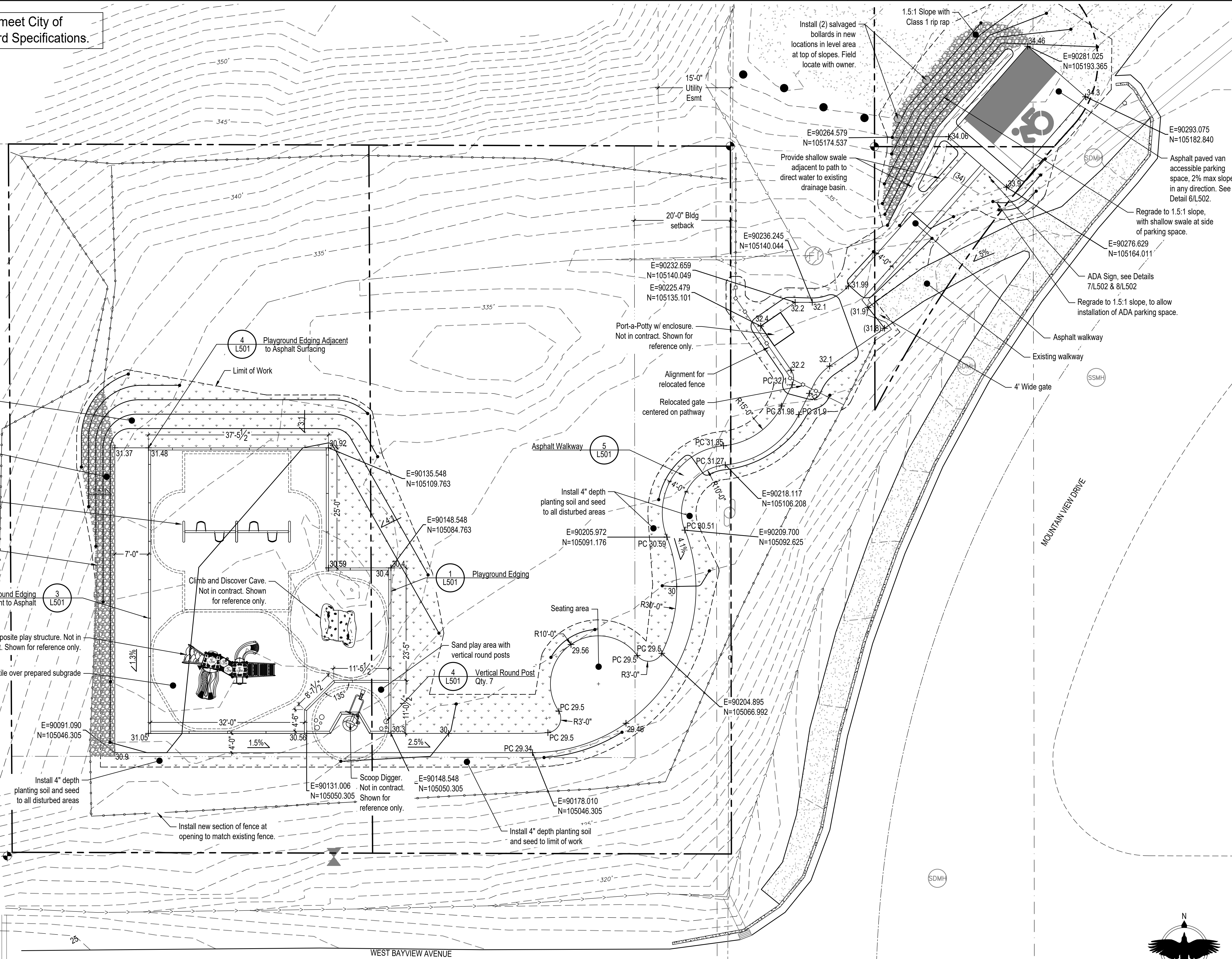
30



Drawing J:\HOM-23-02 Bayview Park\2 - CAD\Corvus-Sheets - Ph 1.dwg last saved on 7/8/2024 10:37 AM was plotted by Bradley Little on 7/8/2024 10:39 AM

Construct project to meet City of
Homer 2011 Standard Specifications.

1
L102
Site Plan
SCALE: 1" = 10'-0" @ 22x34



Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage - 907.222.2859
2506-B Fairbanks St. 99503
Juneau - 907.988.9000
119 Seward St. 99801
AECC #1195

SEAL:



Corporate License #1195

CITY OF HOMER
BAYVIEW PARK IMPROVEMENTS
BID DOCUMENTS
HOMER, AK

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

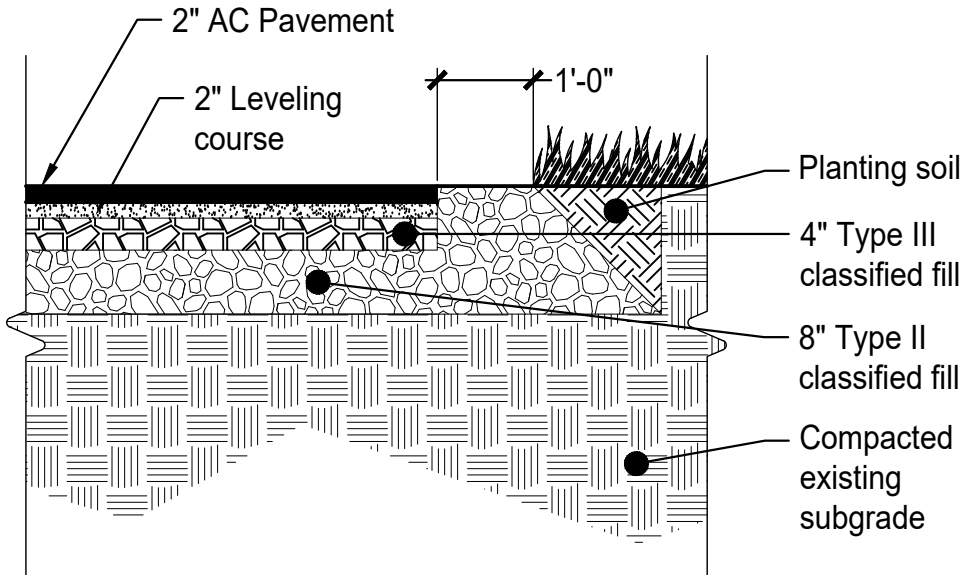
DATE: 2024/07/08
JOB NUMBER: HOM-23-02
DRAWN BY: BL
CHECKED BY: PB

SITE PLAN
SHEET #
L102

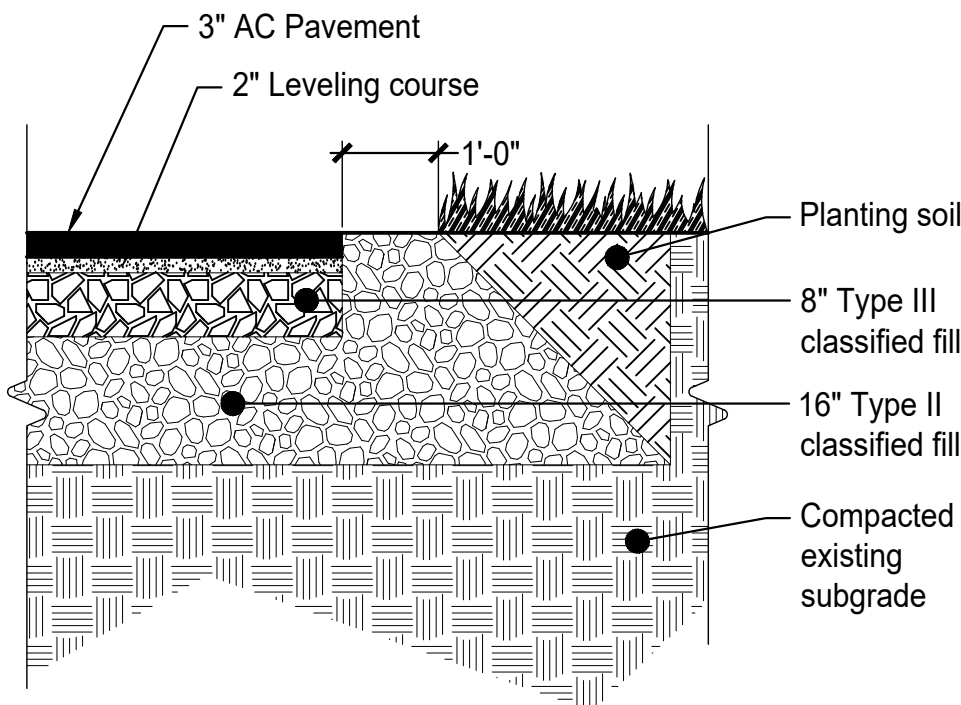
OCORVUS DESIGN. ALL RIGHTS RESERVED

Drawing J:\HOM-23-02 Bayview Park\2 - CAD\Corvus-Sheets - Ph 1.dwg last saved on 7/8/2024 10:37 AM was plotted by Bradley Little on 7/8/2024 10:39 AM

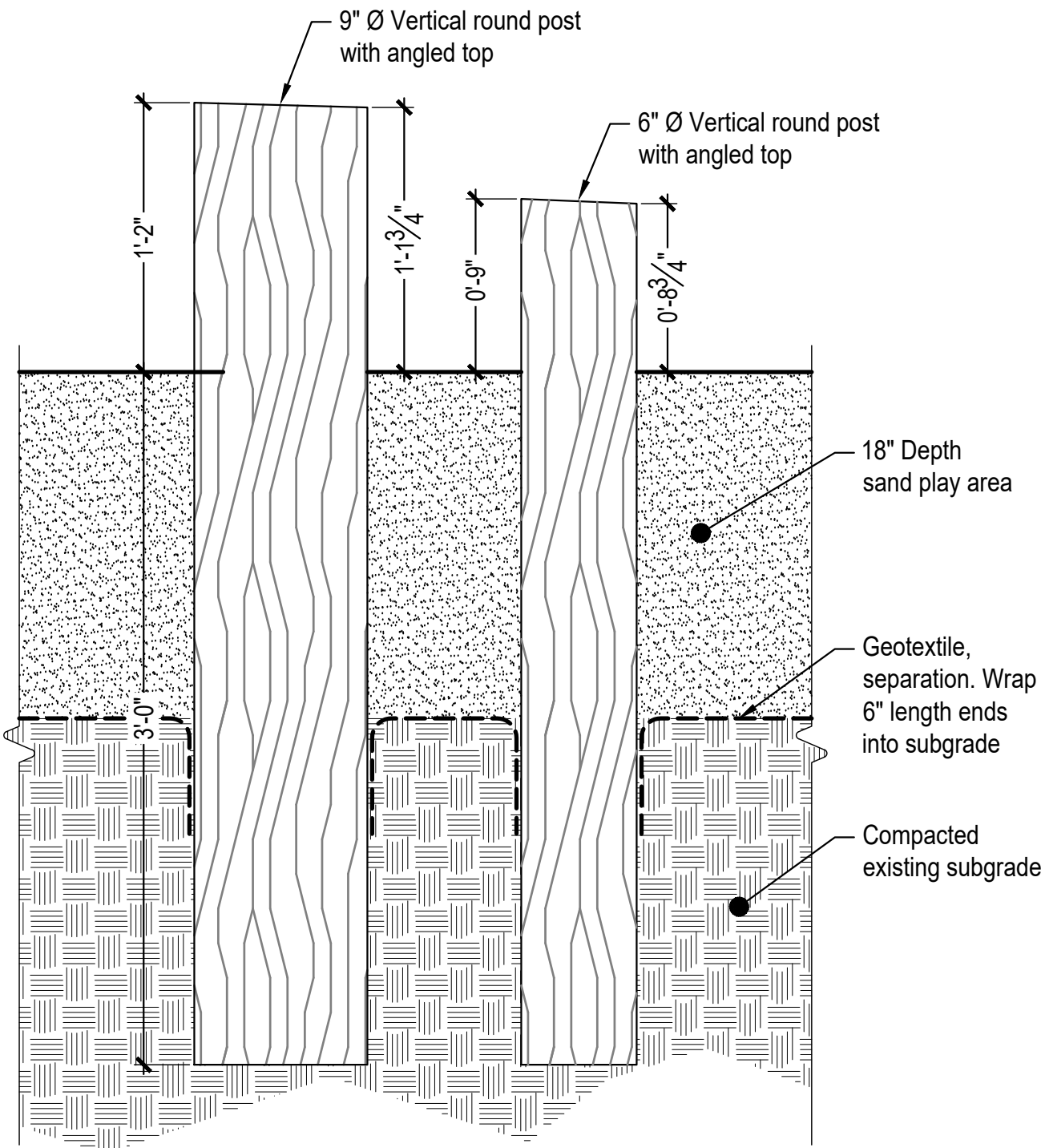
Construct project to meet City of
Homer 2011 Standard Specifications.



5
L501
Asphalt Walkway
SCALE: 6" = 1'-0" @22x34

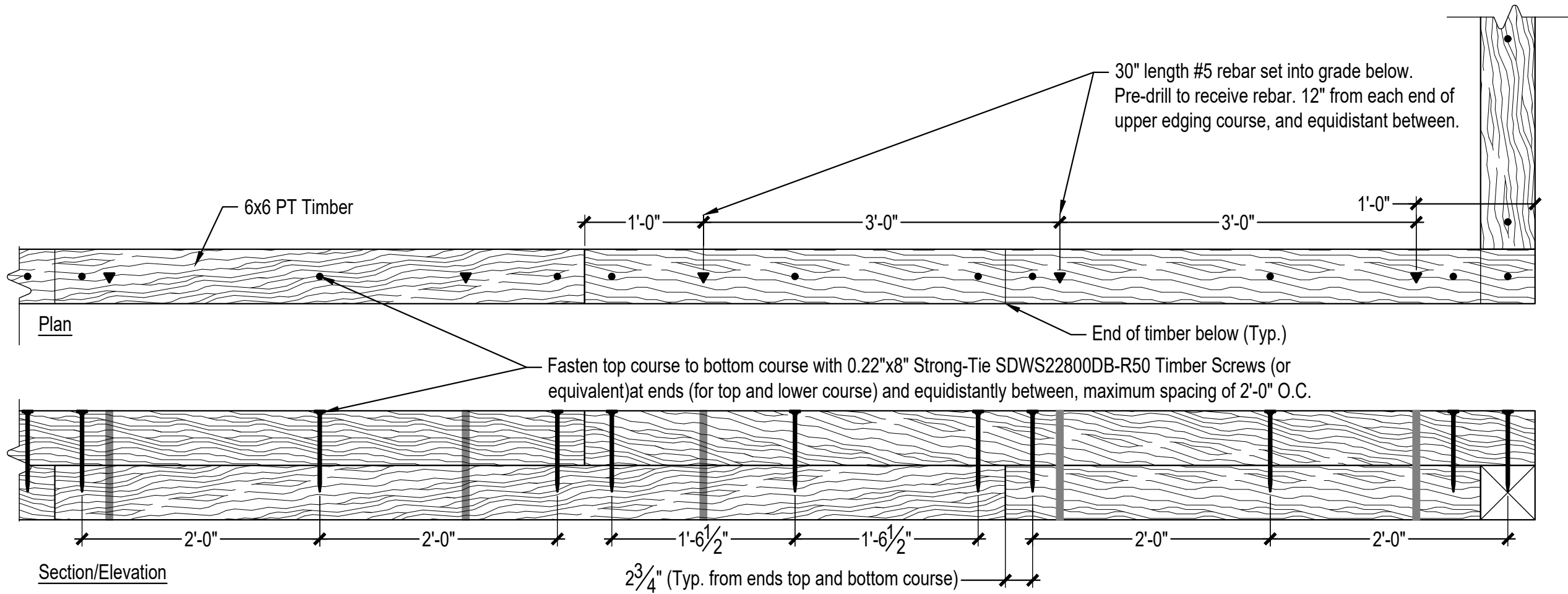


6
L501
Parking Pad
SCALE: 6" = 1'-0" @22x34

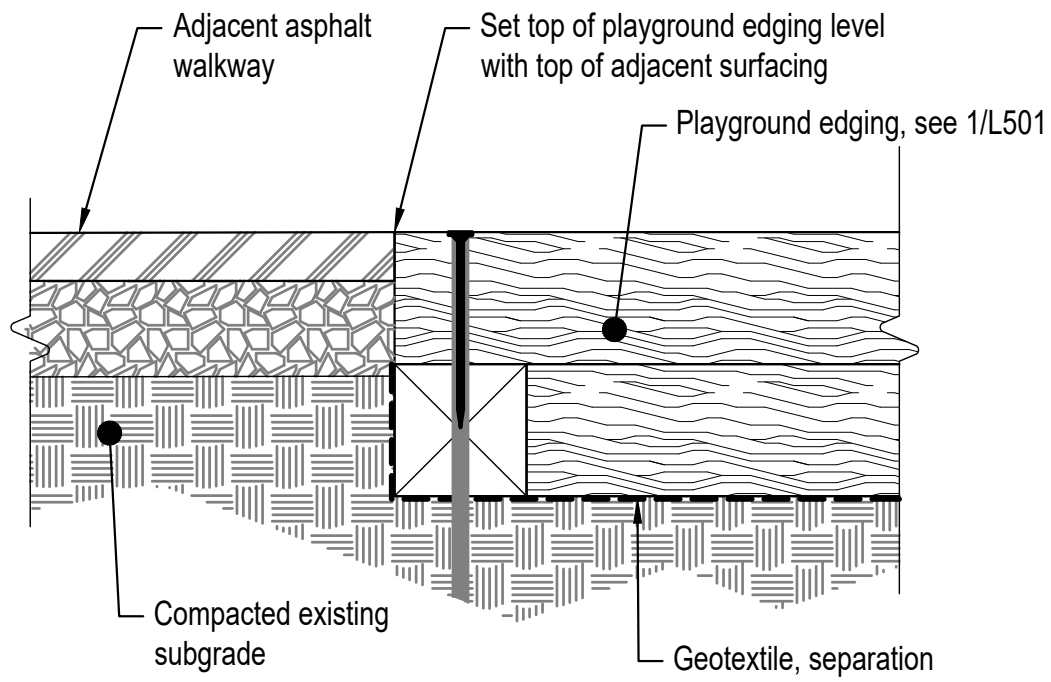


- Notes:
1. Vertical round posts to be locally sourced peeled spruce logs or accepted equivalent.
 2. Cut ends of posts to receive water-based, end grain preservative.

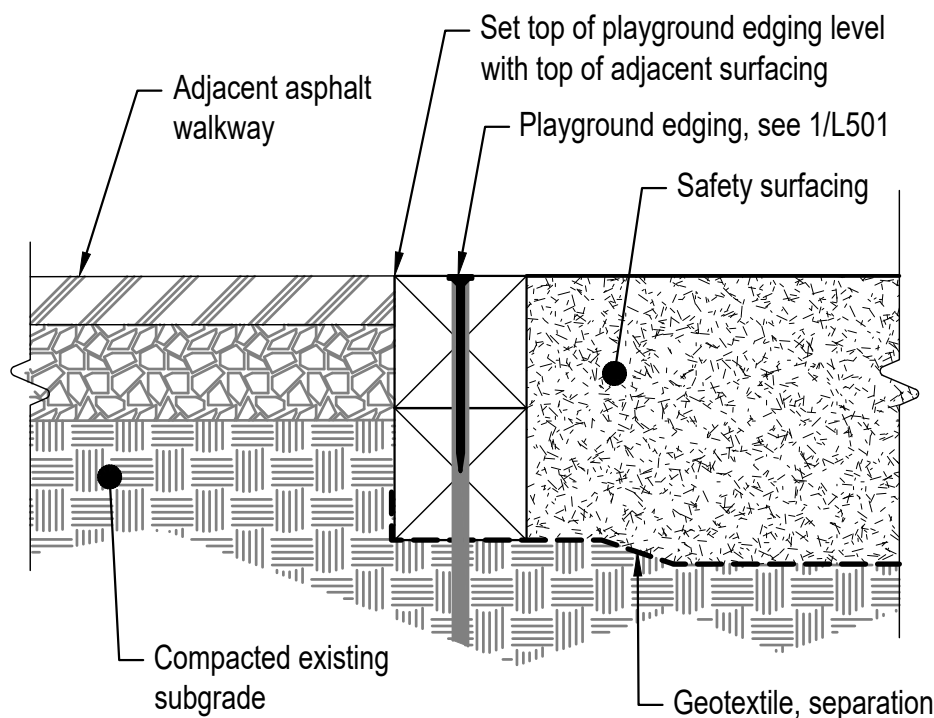
4
L501
Vertical Round Post
SCALE: 1 1/2" = 1'-0" @22x34



1
L501
Playground Edging
SCALE: 1" = 1'-0" @22x34

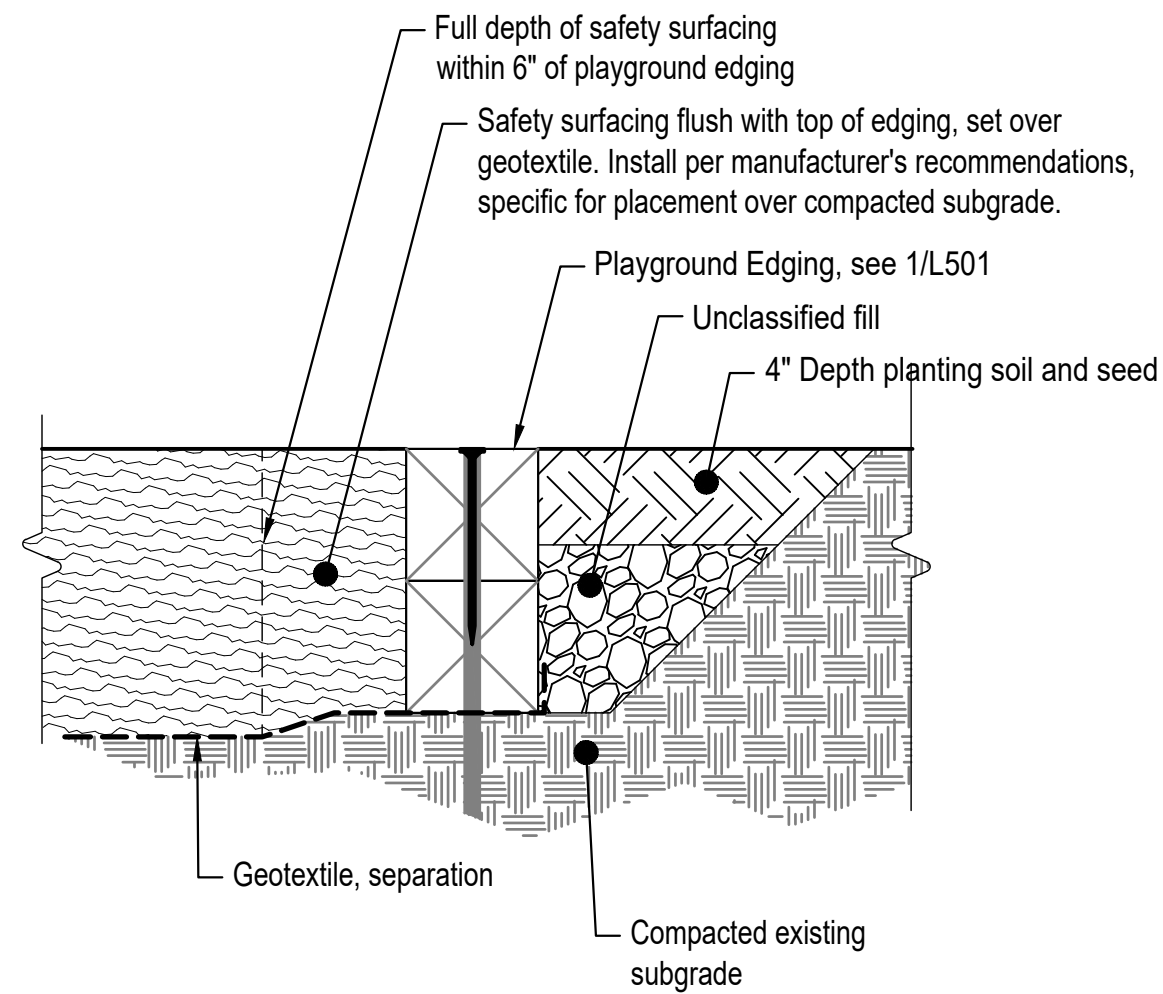


SECTION - PLAYGROUND EDGING PERPENDICULAR TO ASPHALT WALKWAY



SECTION - PLAYGROUND EDGING PARALLEL TO ASPHALT WALKWAY

3
L501
Playground Edging Adjacent to Asphalt
SCALE: 1 1/2" = 1'-0" @22x34



2
L501
Playground Edging Adjacent to Grass
SCALE: 1 1/2" = 1'-0" @22x34

SEAL:

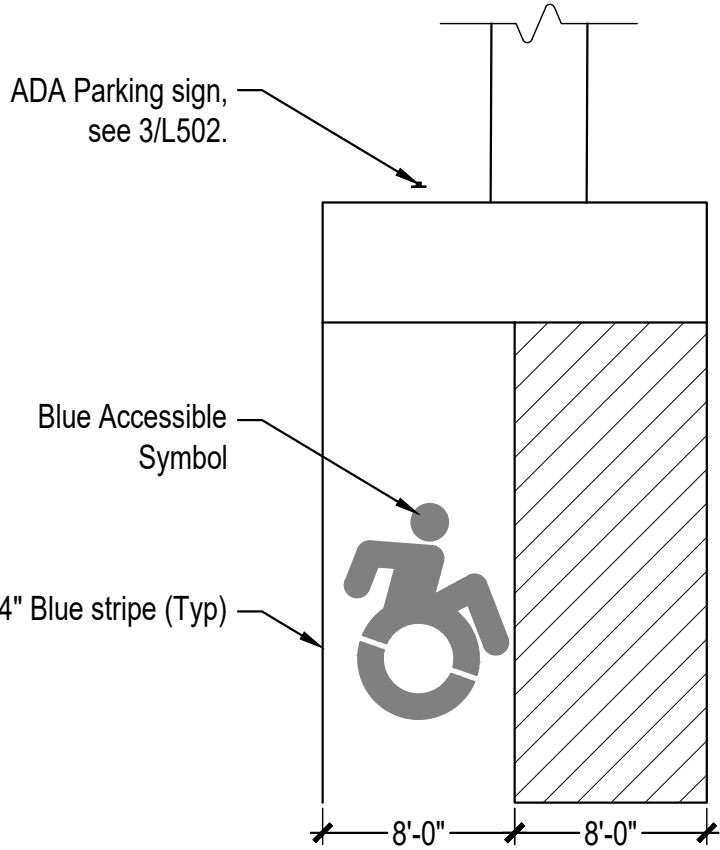


1" = ACTUAL
If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

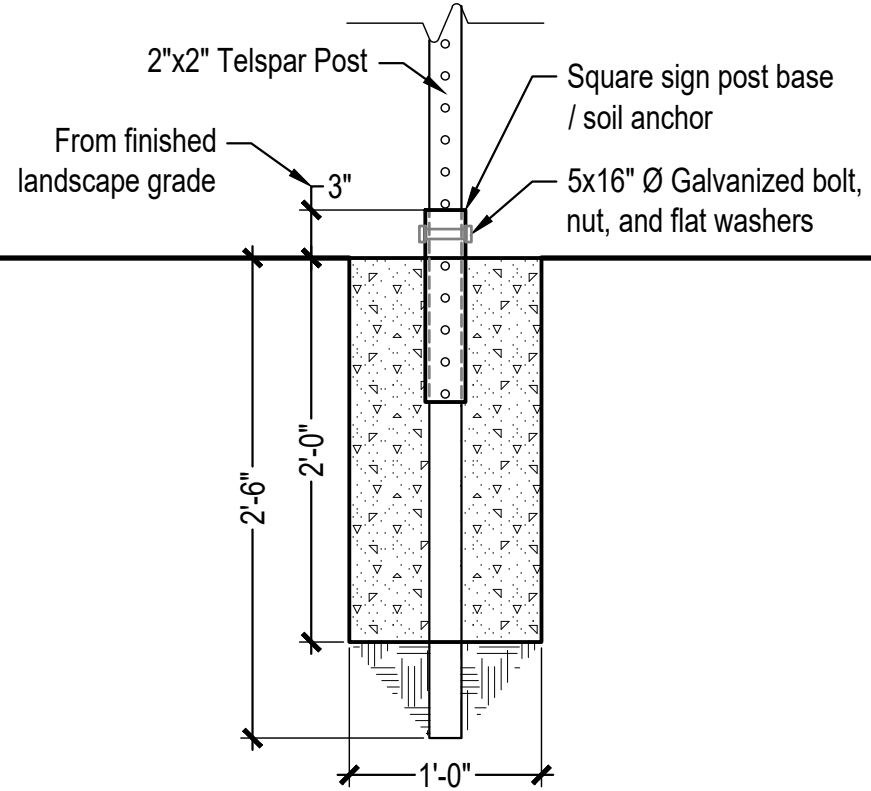
DATE: 2024/07/08
JOB NUMBER: HOM-23-02
DRAWN BY: BL
CHECKED BY: PB

Drawing J:\HOM-23-02 Bayview Park\2 - CAD\Corvus-Sheets - Ph 1.dwg last saved on 7/8/2024 10:37 AM was plotted by Bradley Little on 7/8/2024 10:39 AM

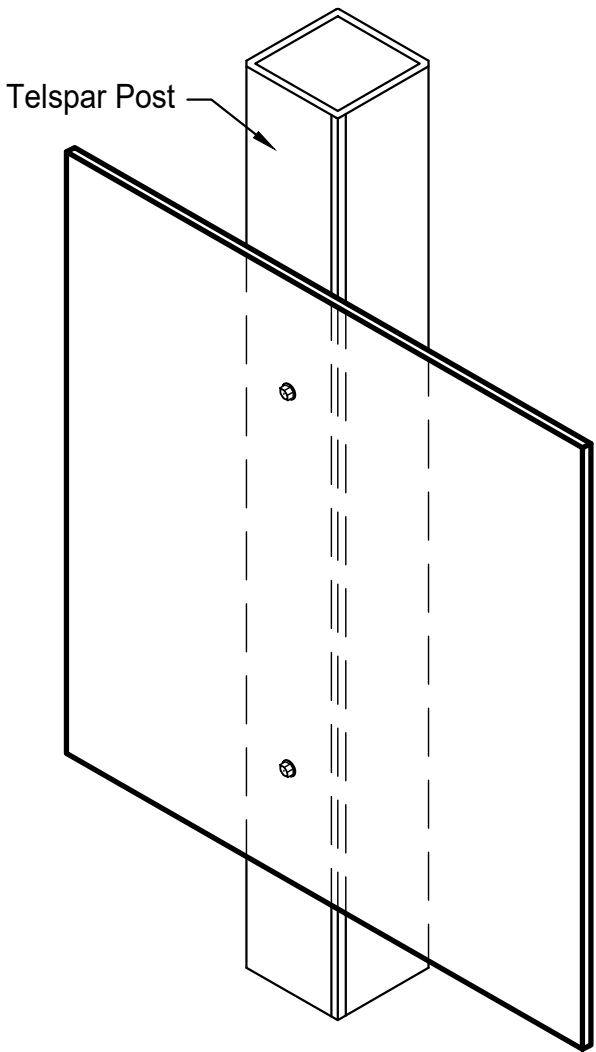
Construct project to meet City of
Homer 2011 Standard Specifications.



1
L502 Accessible Striping Detail
SCALE: NTS @22x34



2
L502 Sign Post Footing
SCALE: NTS @22x34



- Sign Notes:
1. Bolt unframed signs directly to tubes.
 2. The tube brackets used on even inch size tubes may also be used on tubes 1/2" smaller in size.
 3. Install the top edge of signs 3" below the top of post, whenever they are mounted below signs secured by post top mounting brackets.
 4. Install weather tight caps on all pipe and tube posts, except perforated tubing.
 5. All new signs shall be mounted at minimum height of 7 feet from finished ground.
 6. Install signs 2.5' behind back of curb. Center sign on parking space.
 7. See specification for additional installation details.

3
L502 Sign Installation
SCALE: NTS @22x34



MEMORANDUM

**Resolution 24-097, A Resolution of the City Council of Homer, Alaska Awarding a Contract for the Fish Grinder Building Replacement Project to Beachy Construction in the Amount of \$674,500 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.
City Manager/Port Director.**

Item Type: Backup Memorandum
Prepared For: Homer City Council & Mayor Castner
Date: August 28 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

The City's Fish Grinding building annually processes hundreds of thousands of pounds of fish waste generated by commercial sport fishing activity and collected from the City's public fish cleaning tables for environmentally sound disposal. Replacing the twenty-two- year-old, badly corroded metal clad Fish Grinding Building with corrosion-resistant materials and correcting a site drainage/water quality issue is a project in the City's Capital Improvement Plan.

The City applied for and received Dingell-Johnson Sport Fish Restoration Act grant funds from the Alaska Department of Fish and Game (ADF&G) for the design and permitting of the new Fish Grinding Building (Phase 1) and for the new building's construction (Phase 2).

An Invitation to Bid was conducted in accordance with the City's procurement policy with Beachy Construction, Inc. being a responsive and responsible bidder. Beachy Construction was also the only firm to submit a bid for this project.

RECOMMENDATION:

City Council approval of a resolution awarding the contract for the for the Fish Grinding Building Replacement Project to Beachy Construction, Inc.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 24-097

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AWARDING A CONSTRUCTION CONTRACT FOR THE FISH GRINDER
BUILDING REPLACEMENT PROJECT TO BEACHY CONSTRUCTION,
INC. OF HOMER, ALASKA IN AN AMOUNT NOT TO EXCEED \$674,500
AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND
EXECUTE THE APPROPRIATE DOCUMENTS CONTINGENT UPON
FULL EXECUTION OF THE AMENDED ADF&G COOPERATIVE
AGREEMENT THAT ADDS PHASE 2 FUNDS FOR CONSTRUCTION.

WHEREAS, The City applied for and received Dingell-Johnson Sport Fish Restoration Act
grant funds from the Alaska Department of Fish and Game (ADF&G) for the design and
permitting of the new Fish Grinding Building (Phase 1) and for the new building's construction
(Phase 2); and

WHEREAS, In accordance with the Procurement Policy, an Invitation to Bid (ITB) for the
Fish Grinding Building Replacement Project was advertised in the Homer News on May 16, 2024
and May 23, 2024, and the Anchorage Daily News on May 19, 2024; sent to three in-state plans
rooms, and posted on the City of Homer website; and

WHEREAS, A Pre-Bid meeting was held on Tuesday, May 28, 2024 and all registered plan
holders attended; and

WHEREAS, One addendum was issued and one bid was received and determined to be
responsive to the needs of the city; and

WHEREAS, This award is not final until written notification is received by the firm from
the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby awards the
construction contract for the Fish Grinding Building Replacement Project to Beachy
Construction Inc. of Homer, Alaska, in an amount not to exceed \$674,500, and authorizes the
City Manager to negotiate and execute the appropriate documents, contingent upon full
execution of the amended ADF&G Cooperative Agreement that adds Phase 2 funds for
construction.

PASSED AND ADOPTED by the Homer City Council on this 9th day of September, 2024.

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CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Ordinances 21-36(S-2) and 24-37 appropriated \$202,012 from Port Reserves;
\$144,770 remains. Ordinances 24-16 and 24-37 appropriated \$547,825 from ADFG
Cooperative Agreement #23-177; \$547,825 remains.



MEMORANDUM

Resolution 24-098, Supporting 2026 and 2027 Upper Cook Inlet Finfish Regulatory Meetings in Soldotna

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: September 5, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

At the Port & Harbor Advisory Commission meeting on Wednesday, August 28, 2024, the Commission reviewed a proposal jointly prepared by the Kenai Peninsula Economic Development District, Kenai Peninsula Borough, City of Kenai, Kenai Chamber of Commerce, City of Soldotna, and Soldotna Chamber of Commerce.

The proposal, which will be submitted to the Board of Fisheries for their October meeting, encourages the Board to hold its 2026-2027 cycle of Upper Cook Inlet Finfish Regulatory Meetings in Soldotna.

After a brief discussion, the Commission passed the following motion:

“RECOMMEND THAT CITY COUNCIL PASS A RESOLUTION SHOWING SUPPORT FOR HOLDING THE 2026 AND 2027 COOK INLET FINFISH REGULATORY MEETINGS IN SOLDOTNA”

RECOMMENDATION

Pass Resolution 24-098 supporting the proposal to hold 2026-2027 finfish meetings on the Kenai Peninsula.

Attachment

Excerpt of Unapproved Minutes for Port & Harbor Advisory Commission Regular Meeting

- 6.A. Jeff Erickson – Spit Lease Information
Homer Harbor Fuel Dock Presentation – Homerun Oil Co., Inc.

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- 7.A. Port & Harbor FY25 YTD
- 7.B. Port & Harbor Staff Report – July 2024
- 7.C. Homer Marine Trades Association (HMTA) Report

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

- 9.A. Large Vessel Haul Out Facility
Memorandum PHC-24-017 from Port Administrative Supervisor as backup

10. NEW BUSINESS

- 10.A. Alaska Board of Fisheries
Memorandum PHC-24-018 from Port Administrative Supervisor as backup
Joint Resolution JR2024-002 Supporting 2026-2027 Finfish Meeting on KP

Port Administrative Supervisor Woodruff noted that the Port and Harbor has received correspondence from the Kenai Economic Development District regarding a proposal in partnership with central Peninsula folks to request that the Board of Fish have the 2026 and 2027 Upper Cook Inlet Finfish Meetings in Soldotna. She acknowledged the joint resolution that was included in the supplemental packet.

SHAVELSON/VELSKO MOVED TO RECOMMEND THAT CITY COUNCIL PASS A RESOLUTION SHOWING SUPPORT FOR HOLDING THE 2026 AND 2027 COOK INLET FINFISH REGULATORY MEETINGS IN SOLDOTNA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

11. INFORMATIONAL MATERIALS

- 11.A. August 2024 Port Operations Report
July 2024 Statistics

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 24-098

A RESOLUTION ADOPTING JOINT RESOLUTION NO. 2024-002 OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITY OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINFISH MEETINGS BE HELD IN SOLDOTNA, ALASKA TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES.

WHEREAS, The functions of the Alaska Department of Fish and Game Commissioner are to manage, protect, maintain, improve, and extend the fish, game, and aquatic plant resources of the state in the interest of the economy and general well-being of the state; and

WHEREAS, The Alaska State Legislature created the seven-member Fisheries Board in 1975 with the purpose of conservation and development of fisheries and wildlife resources; and,

WHEREAS, The regulatory authority must work alongside all stakeholders, including industry leaders and local, tribal, and borough organizations, to protect the Kenai Peninsula's natural resources, communicate regulatory needs, and receive critical stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system; and

WHEREAS, The Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers and Fish Creek are the entry points to significant sockeye salmon systems in Upper Cook Inlet; and,

WHEREAS, The Kenai River and its lakes are the primary sockeye salmon-producing systems in the Cook Inlet; and,

WHEREAS, Personal use salmon fisheries are essential to the people of the Kenai Peninsula; and

WHEREAS, Salmon sport fisheries are essential to the Kenai Peninsula economy; and

WHEREAS, Subsistence salmon fisheries are essential for all Kenai Peninsula communities; and

WHEREAS, All users of salmon are dependent on an abundance of salmon; and

WHEREAS, According to the Alaska Department of Fish and Game, more than 1,300 drift and set gillnet limited entry fishing permits have been for the Upper Cook Inlet area, contributing about 10% of salmon permits issued statewide; and

WHEREAS, The Alaska Board of Fish Upper Cook Inlet Finfish Regulatory Meetings provide critical resource updates, including research presentations and staff reports, provide a platform for public testimony, create and or update industry regulations, deliberations from committee members to increase rates of salmon returns, and outline management plans; and

WHEREAS, Joint Resolution No. 2024-002 supports the efforts of the Kenai Economic Development District's request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at Public Discussions Affecting the management of their resources.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council adopts and hereby authorizes the Mayor to sign Joint Resolution 2024-002.

PASSED AND ADOPTED by the Homer City Council this 9th day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: N/A

**KENAI PENINSULA BOROUGH
CITY OF KACHEMAK
CITY OF KENAI
CITY OF HOMER
CITY OF SELDOVIA
CITY OF SEWARD
CITY OF SOLDOTNA**

JOINT RESOLUTION NO. 2024-002

A JOINT RESOLUTION OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINFISH MEETINGS BE HELD IN SOLDOTNA, ALASKA, AND ROTATED THEREAFTER AMONG THE THREE PRIMARY AFFECTED BOROUGHES (ANCHORAGE, MATSU AND KENAI PENINSULA) TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES

WHEREAS, the functions of the Alaska Department of Fish and Game Commissioner are to manage, protect, maintain, improve, and extend the fish, game, and aquatic plant resources of the state in the interest of the economy and general well-being of the state; and,

WHEREAS, the Alaska State Legislature created the seven-member Fisheries Board in 1975 with the purpose of conservation and development of fisheries and wildlife resources; and,

WHEREAS, the regulatory authority must work alongside all stakeholders, including industry leaders and local, tribal, and borough organizations, to protect the Kenai Peninsula's natural resources, communicate regulatory needs, and receive critical stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system; and,

WHEREAS, the Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers and Fish Creek are the entry points to significant sockeye salmon systems in Upper Cook Inlet; and,

WHEREAS, the Kenai River and its lakes are the primary sockeye salmon-producing systems in the Cook Inlet; and,

WHEREAS, personal-use salmon fisheries are essential to the people of the Kenai Peninsula; and

WHEREAS, salmon sport fisheries are essential to the Kenai Peninsula economy; and

WHEREAS, subsistence salmon fisheries are essential for all Kenai Peninsula communities; and

WHEREAS, all users of salmon are dependent on an abundance of salmon; and

WHEREAS, according to the Alaska Department of Fish and Game, more than 1,300 drift and set gillnet limited-entry fishing permits have been issued for the Upper Cook Inlet area, contributing about 10% of salmon permits issued statewide; and

WHEREAS, the Alaska Board of Fish Upper Cook Inlet Finfish Regulatory Meetings provide critical resource updates, including research presentations and staff reports; provide a platform for public testimony; create and/or update industry regulations; facilitate deliberations from committee members to ensure sustainable salmon returns; and outline management plans; and

WHEREAS, Joint Resolution No. 2024-002 supports the efforts of the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA:

- Section 1.** That the Kenai Peninsula Borough and the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, respectively, formally request that the 2026-2027 Upper Cook Inlet Finfish Regulatory Meetings be held in Soldotna, Alaska, and Rotated Thereafter Among the Three Primary Affected Boroughs (Anchorage, Mat-Su and Kenai Peninsula) to provide an opportunity for local stakeholders to attend and provide public testimony regarding the management of the salmon system.
- Section 2.** That this resolution takes effect immediately upon adoption by the City Councils of the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, and the Kenai Peninsula Borough Assembly.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS XXND DAY OF XXXX, 2024.

Brian Gabriel Sr., Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SOLDOTNA, ALASKA, THIS XXND DAY OF XXXX, 2024.

Paul J. Whitney, Mayor

ATTEST:

Johni Blankenship, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SEWARD, ALASKA, THIS XXND DAY OF XXXX, 2024.

Sue McClure, Mayor

ATTEST:

Kris Peck, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF HOMER, ALASKA, THIS ____ DAY OF September, 2024.

Ken Castner, Mayor

ATTEST:

Renee Krause, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SELDOVIA, ALASKA, THIS XXND DAY OF XXXX, 2024.

Jeremiah Campbell, Mayor

ATTEST:

Liz Diamant, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF KACHEMAK, ALASKA, THIS XXND DAY OF XXXX, 2024.

Bill Fry, Mayor

ATTEST:

Laurie Wallace, City Clerk

PASSED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH, ALASKA, THIS XXND DAY OF XXXX, 2024.

Brent Johnson, Assembly President

Peter A. Micciche, KPB Mayor

ATTEST:

Michele Turner, CMC, Borough Clerk

**CITY OF HOMER
HOMER, ALASKA**

Davis/Lord

RESOLUTION 24-099

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
RECOGNIZING SEPTEMBER AS NATIONAL RECOVERY MONTH IN
THE STATE OF ALASKA.

WHEREAS, September has been designated National Recovery Month in the State of Alaska and nationwide in an effort to educate Americans that substance use disorder treatments and mental health services can enable those with a substance use disorder to live a healthy and rewarding life; and

WHEREAS, Recovery Month celebrates the gains made by those in recovery, reinforcing the positive message that behavioral health is essential to overall health, prevention works, treatment is effective, and people can and do recover; and

WHEREAS, Every day, residents of the City of Homer recover from substance use disorders and join the many others in our community who live in long-term recovery; and

WHEREAS, The Recovery Month theme, "Recovery is for Everyone: Every Person, Every Family, Every Community," reminds people in recovery and those who support them that no one is alone in the journey through recovery; and

WHEREAS, Alcohol and drug addictions are a public health issue of concern to all Alaskans, but with proper support from family, friends, medical professionals, and the community at large, those affected can overcome their disease; and

WHEREAS, We must provide support and compassion for relatives and friends with substance use disorders, recognize the signs of a problem, and guide those in need of appropriate treatment and recovery support services; and

WHEREAS, Individuals in recovery can help dispel myths and stigma surrounding substance use disorders and addictions, and can serve as guides for others throughout the course of treatment; and

WHEREAS, The Kenai Peninsula Borough supports local recovery coalitions and programs in an effort to help more people achieve and sustain long-term recovery; and

WHEREAS, The City of Homer acknowledges the efforts of Kachemak Bay Recovery Connection, Set Free Alaska, Megan's Place, Cook Inlet Counseling, Ninilchik Traditional Council, and South Peninsula Hospital to achieve these common goals.

NOW THEREFORE, the Homer City Council acknowledges September as National Recovery Month and encourages all residents to express compassion for those who are struggling with substance use; to foster an open, honest, and supportive dialogue about the effects of substance use in our communities; and to support programs that improve the circumstances for fellow Alaskans striving for recovery.

PASSED AND ADOPTED by the Homer City Council this 9th day of September, 2024

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal note: N/A



KACHEMAK BAY

Recovery Connection

We are grateful for your financial support, thank you.



(along with MANY others)

The 3-legs of community response to Substance Use Disorders

PREVENTION

Legislation and education over the past few years has been directed at substance use prevention (especially around opioids).

TREATMENT

The first substance use treatment center in Southern Kenai Peninsula was established in 2021.



RECOVERY SUPPORT

Success in the first 3-5 years after treatment is **critical** to long term recovery.

Where we are focused

Our Mission Statement:

Creating safe, and supportive connections, empowering individuals & families, while building a recovery community, for all people in recovery or those affected by addiction.



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Via:

- Reducing Stigma
- Normalizing Recovery/Sobriety
- Removing Barriers
- Helping people navigate the system

The Four Major Dimensions of Recovery

1.Health - Overcoming or managing one's disease(s) or symptoms - for example, abstaining from use of alcohol, illicit drugs, and non-prescribed medication if one has an addiction problem- and for everyone in recovery making informed, healthy choices that support physical and emotional well-being

2.Home - Having a stable and safe place to live

3.Purpose - Conducting meaningful daily activities, such as a job, school volunteerism, family caretaking, or creative endeavors, and the independence, income, and resources to participate in society

4.Community - Having relationships and social networks that provide support, friendship, love, and hope

“Recovery Community Organization”

What we are: A recovery community organization (**RCO**) is an independent, non-profit organization led and governed by representatives of local communities of recovery.

How we help:

- **RCOs REDUCE RELAPSE RATES**

“Studies (on peer recovery supports) demonstrated **reduced relapse** rates, increased treatment retention, **improved relationships** with treatment providers and social supports and **increased satisfaction** with overall recovery experience.”

Psychiatric Services

- **RCOs SUSTAIN LONG-TERM RECOVERY**

“Peers provide navigation and advocacy to underserved and vulnerable populations across the continuum of the recovery process, and their services **help individuals and families initiate and stabilize early recovery and sustain long-term recovery.**”

Healing Hands

KBRC Timeline

Conception

Recovery Ready Community concept identified as top need to help address local substance use disorder issues



2021
December

Outreach

Began community outreach at Salmonfest Sober Tent & HCOA Recovery Month event bringing in first donations of about \$300.



2022
June

2022
August

2023
January

Today

Taking Action

Monthly sober events, National Recovery month activities, ongoing stigma reduction. A recent grant awarded by the State of Alaska will allow us to hire staff and lease a facility!



Formation

KBRC Incorporates creating a new 501c3 Recovery Community Organization (RCO) & receives mentorship by Faces and Voices of Recovery.



Progress

Awarded grant from the Kenai Peninsula Borough Opioid Settlement Fund grant program to conduct outreach and education.



Community Partners

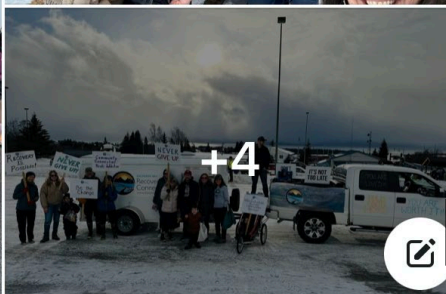
All Things Recovery: South Peninsula Hospital, local Behavioral Health agencies, SVT, NTC, Homer Police Department, SoA Court System.



Kachemak Bay Recovery Connection

★ Favorites · February 10 · 🌐

Winter Carnival Parade 2024 ✨



...

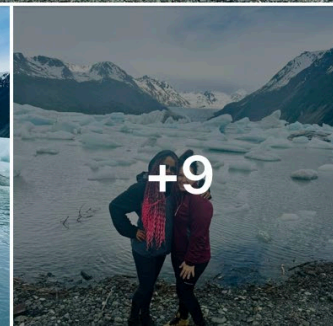


Kachemak Bay Recovery Connection

★ Favorites · June 8 · 🌐

...

Memories made today at Grewingk Lake today! Building community and enjoying life in recovery is such a gift. Thank you everyone who joined! 🥰



54

+4

+9



55



COME & JOIN US FOR A FABULOUS EVENING!



KACHEMAK BAY
Recovery
Connection

JUNE RECOVERY SPEAKER SERIES

FREE BBQ
and music by
THE SPIT CITY SLICKERS

FRIDAY
**JUNE
28**

2024

Followed by guest speaker John Solomon,
CEO and Executive Director of Alaska
Behavioral Health Association. John will
share the story of his inspiring journey
from addiction to recovery.

For more information, call (907) 394-6993



AT KACHEMAK CITY
COMMUNITY CENTER
5:30 pm - 7:30 pm
corner of East End Rd.
and Bear Creek Dr.

On-site playground for children









2024 5K Run for Recovery

**150 Registered
Participants
and even more
for the social
gathering!**



NATIONAL RECOVERY MONTH

HOPE IS REAL. RECOVERY IS REAL.



SEPTEMBER IS RECOVERY MONTH

RECOVERY IS FOR **EVERYONE**:
Every Person, Every Family, Every Community



#RecoveryM

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FACES & VOICES
OF RECOVERY

#Recovery



September 2024 Events

OVERDOSE AWARENESS CANDLELIGHT VIGIL

Saturday Sep. 7th 4:00-5:30 pm

*WKFL Park - Corner of Pioneer Ave. & Heath St.
Homer, AK*

Join us as we come together to commemorate the lives of loved ones lost to overdose, followed by a candlelight vigil to share messages of remembrance, healing, and hope.



www.kbayrecovery.org

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More to come!

KACHEMAK BAY RECOVERY CONNECTION RECOVERY SPEAKER SERIES

Saturday, 21 Sep.

6:00-8:00 PM

**Little Fireweed School Yurt
813 East End Rd. Homer**



Our Guest Speaker

Sam Garcia

JOIN US AS SAM SHARES HOW HE WENT FROM A LIFE OF SUBSTANCE ABUSE, ALCOHOLISM, INCARCERATION, AND HOMELESSNESS TO BECOMING A VETERANS AND MILITARY COMMUNITY LIAISON, PROVIDING SUBSTANCE USE AND MENTAL HEALTH TREATMENT FOR EVERYONE, WITH A FOCUS ON VETERANS, ACTIVE DUTY PERSONNEL, AND FIRST RESPONDERS.

Socializing, finger foods, beverages, outdoor area for kids to play followed by speaker and Q&A /community conversation.



Thank you for the
opportunity to present.



KACHEMAK BAY

Recovery
Connection

Sister City Task Force

August 28, 2024

The meeting was held in the Council Chambers. It was chaired by Charlie Anderson. Charlie reported that he will be in Teshio in September and cannot chair the next meeting on September 25th.

Megumi Beams reported on the fundraising's success. There are donation boxes around town, and the Taiko Drums have been drumming two days a week at the Homer Pavilion. Donors have also been generous in giving them money there. The donations will help take the student delegation to Teshio next May.

Staff Lori Pond shared some information about Japan. The World Expo is being held in Japan in 2025. She noted that the money is changing pictures for the first time in 25 years. There is interest in having a local group go to Teshio next September.

The banners are being appreciated and will be hung until the end of September. The final payment was made with about \$25 left in that budget item.

There was a discussion of the Peace Pole which needs a good cleaning. Lori was asked to send a photo of the Peace Pole, as is, to the committee so they could all get a visual reminder of its condition.

The exhibit at the Pratt Museum will be taken down at the end of the month.

The next meeting of the Sister City Task Force will be Sept. 25th.

Submitted: Sister City Champion

Council member Caroline Venuti



MEMORANDUM

Ordinance 24-39, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$18,000 from the Port Reserves Fund for the Acquisition of an Ammonia Storage Tank for the City Ice Plant.

Item Type: Backup Memorandum
Prepared For: Homer City Council & Mayor Castner
Date: August 14 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Summary:

The Ice Plant requires a secure location to store the ammonia (NH₃) for the coolant system when staff conducts maintenance on the plant.

Background:

For instance, the need to replace valves during this year's shutdown is necessary, but impossible to do with the ammonia still in the system. An empty, properly rated, tank for the storage of ammonia during times when the coolant system needs maintenance is an important tool and ensures that our current ammonia supply remains uncontaminated and can be reused after any system repair. Additionally, having our own storage tank that can be moved off-site, or used to syphon ammonia away from the system and building, provides an additional layer of safety in the case of emergency.

There are no storage tanks that are rated for safe ammonia storage currently available in Alaska. The purchase price for a 1000 gallon NH₃ tank from the Lower 48 is \$7499. The shipping to deliver that tank to Homer is \$10,254. The total price for the project would be \$17,753.40. Purchasing an ammonia storage tank once is more economical compared to renting one each time one is needed for a maintenance project since most of the cost comes from the high costs of shipping.

Owning our own tank is not only a practical solution, but ensures that we have it readily available when needed.

Recommendation:

Council approve Ordinance 24-39 and authorize the City Manager to execute and appropriate documents.

Fiscal note: \$18,00 from Port Reserves 456-0380

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 24-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$18,000 FROM THE PORT RESERVES FUND FOR THE ACQUISITION
OF AN AMMONIA STORAGE TANK FOR THE CITY ICE PLANT.

WHEREAS, The Ice Plant requires a secure tank to store the coolant system ammonia safely and free of contamination when staff conduct maintenance; and

WHEREAS, Additionally the tank provides an extra layer of chemical storage safety in case of emergency; and

WHEREAS, There are no available distributors in Alaska that sell or rent large tanks rated for safe ammonia storage. The nearest available retailer is in the continental United States ("Lower 48"); and

WHEREAS, The cost for the 1000 gallon ammonia storage tank is \$7,499 and the shipping to have the tank delivered to Homer is \$10,254; and

WHEREAS, Purchasing an ammonia tank once is more cost-effective compared to renting a tank each time one is needed for maintenance repairs, due to the substantial expenses associated with shipping; and

WHEREAS, Having a dedicated ammonia tank on-site provides a secure and reliable storage solution, which is essential for both routine maintenance and emergency situations.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$18,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Ammonia Tank	\$18,000

Section 2. The City Manager is authorized to execute the appropriate documents

Section 3. This Ordinance is a budget ordinance only, is not permanent in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this _____ day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	Ammonia Storage Tank	DATE	08/21/2024
DEPARTMENT	Port and Harbor	SPONSOR	City Manager/Port Director
REQUESTED AMOUNT	\$ 18,000		

DESCRIPTION	The Ice Plant requires a secure tank to store the coolant system ammonia safely and free of contamination when staff conduct maintenance. Additionally, the tank provides an extra layer of chemical storage safety in case of emergency. There are no available distributors in Alaska that sell or rent large tanks rated for safe ammonia storage. The nearest available retailer is the continental United States ("lower 48"). The cost for the 1000 gallon ammonia storage tank is \$7,499 and the shipping to have the tank delivered to Homer is \$10,254. Purchasing an ammonia tank once is more cost-effective compared to renting a tank each time one is needed for maintenance repairs, due to the substantial expenses associated with shipping. Having a dedicated ammonia tank on-site provides a secure and reliable storage solution which is essential for both routine maintenance and emergency situations.
-------------	---

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		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,633,828	Current Balance	_____	Current Balance	_____
Encumbered	\$ 656,723	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 18,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 959,105	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	_____



MEMORANDUM

Ordinance 24-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-Appropriating \$6152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Library Trail – West Storybook Trail Improvements.

Item Type: Backup Memorandum
Prepared For: City Council
Date: August 19, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Issue: The purpose of this Memorandum is to recommend appropriating \$6,152 from the Beauregard Court Trail Improvements and re-allocate it to the Library Trail – West Storybook Trail ADA Improvements Project.

Background: The Beauregard Court Trail Improvements efforts are deemed completed leaving \$6,152 remaining in the project budget. The Public Works Department had inadvertently closed the previously existing funding for the Library Trail – West Lot and Storybook – ADA Improvements project. The Public Works Department has estimated the remaining work to complete the Library Trail and has determined that the work can be done utilizing the remaining Beauregard Court Trail Improvements funding.

Recommendation: The Public Works Department recommends that the City Council re-appropriate the remaining \$6,152 from the Beauregard Court Trail Improvement project towards the material purchases to make trail improvements to the Library Trail – West Lot and Storybook ADA Improvements project.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 24-40

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY RE-APPROPRIATING
\$6,152 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR LIBRARY TRAIL – WEST STORYBOOK
TRAIL IMPROVEMENTS.

WHEREAS, Ordinance 23-23 (A-3) appropriated \$10,000 towards the Beauregard Court Trail Improvements project; and

WHEREAS, \$3,848 was spent on Beauregard Court Trail Improvements project; and

WHEREAS, The Beauregard Court Trail Improvements are deemed completed leaving \$6,152 assigned to the project remaining; and

WHEREAS, Ordinance 23-23 (A-3) appropriated \$25,000 towards the Library Trail - West Lot and Storybook – ADA Improvements project; and

WHEREAS, \$12,560 was spent on Library Trail - West Lot and Storybook – ADA Improvements project; and

WHEREAS, The Library Trails – West Lot and Storybook – ADA Improvements project funding was inadvertently closed with work remaining to be completed on the project; and

WHEREAS, The Public Works Department evaluated the remaining work to complete the Library Trails – West Lot and Storybook – ADA Improvements project and assembled a plan to complete the project more efficiently.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by re-appropriating \$6,152 from an existing appropriation for Beauregard Court Trail Improvement project to the Library Trail - West Lot and Storybook – ADA Improvements project as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165-xxxx	Library Trail – West Lot and Storybook – ADA Improvements	\$6,152

Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER
HOMER, ALASKA

City Manager/
Public Works Director

ORDINANCE 24-40(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY RE-APPROPRIATING
\$6,152 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR TO COMPLETE THE LIBRARY TRAIL –
WEST STORYBOOK TRAIL IMPROVEMENTS PROJECT.

WHEREAS, Ordinance 23-23 (A-3) appropriated \$10,000 towards the Beauregard Court Trail Improvements project; and

WHEREAS, ~~\$3,848 was spent on The~~ Beauregard Court Trail Improvements project **is complete and closed for the cost of \$3,848**; and

WHEREAS, ~~The Beauregard Court Trail Improvements are deemed completed leaving project balance of \$6,152 assigned to the project remaining~~ **remains in the HART Trails fund**; and

WHEREAS, Ordinance 23-23 (A-3) appropriated \$25,000 towards the Library Trail - West Lot and Storybook – ADA Improvements project; and

WHEREAS, \$12,560 was spent on Library Trail - West Lot and Storybook – ADA Improvements project **and it was mistakenly closed out before it was completed**; and

~~WHEREAS, The Library Trails – West Lot and Storybook – ADA Improvements project funding was inadvertently closed with work remaining to be completed on the project; and~~

WHEREAS, The Public Works Department evaluated the remaining work to complete the Library Trails – West Lot and Storybook – ADA Improvements project and assembled a plan to complete the project more efficiently **using these available funds**.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by re-appropriating \$6,152 ~~from an existing appropriation for Beauregard Court Trail Improvement project to~~ the Library Trail - West Lot and Storybook – ADA Improvements project as follows:

43	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
44	165-xxxx	Library Trail – West Lot and	\$6,152
45		Storybook – ADA Improvements	

Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Library Trail - West Storybook Trail Improvements</u>	DATE	<u>09/03/2024</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 6,152</u>		

DESCRIPTION	Ordinance 23-23 (A-3) appropriated \$10,000 towards the Beauregard Court Trail Improvements project. The Beauregard Court Trail Improvements project is complete and closed for the cost of \$3,848. The project balance of \$6,152 remains in the HART Trails fund. Ordinance 23-23 (A-3) appropriated \$25,000 towards the Library Trail - West Lot and Storybook – ADA Improvements project. \$12,560 was spent on Library Trail - West Lot and Storybook – ADA Improvements project and it was mistakenly closed out before it was completed. The Public Works Department evaluated the remaining work to complete the Library Trails – West Lot and Storybook – ADA Improvements project and assembled a plan to complete the project more efficiently using these available funds.
-------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART - TRAILS		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,131,775</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 238,254</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 6,152</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 6,000</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 881,369</u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u> </u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u> </u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u> </u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Remaining Balance	<u> </u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>



MEMORANDUM

Ordinance 24-41, An Ordinance of the City Council of Homer, Alaska, appropriating funds to make improvements to the Lucky Shot Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: City Council
Date: August 19, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Issue: The purpose of this Memorandum is to recommend appropriating \$6,000 towards materials to make trail improvements to the Lucky Shot Trail.

Background: The Public Works Department has proposed re-appropriating \$6,152 from the Beauregard Court Trail and re-allocate it towards the efforts to complete the Library Trail – West Lot and Storybook – ADA Improvements project. Completion of the Library Trail will create a minor elevation transition issue where the Library Trail and Lucky Shot Trail meet. The Public Works Department has recognized the opportunity to conduct these two trail improvement projects simultaneously as one larger combined effort and save money by all of the equipment and staff already mobilized and working. This will also allow the Public Works Department the opportunity to improve the lower portion of the Lucky Shot Trail with new surface material and create an improved surface for pedestrians transiting from the Library Trail back to the sidewalk along Hazel Avenue.

Recommendation: The Public Works Department recommends that the City Council appropriate the additional \$6,000 towards the material purchases to make trail improvements to the Lucky Shot Trail.

West Lot—670 ft
Lucky Shot—305 ft
Story Trail—365 ft



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 24-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$6,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR LUCKY SHOT TRAIL IMPROVEMENTS.

WHEREAS, Ordinance 24-40 re-appropriated \$6,152 towards the completion of the
Library Trail – West Lot and Storybook – ADA Improvements project, and

WHEREAS, This provides an opportunity to improve the Lucky Shot Trail as well as the
intersection of both trails; and

WHEREAS, The Public Works Department recognizes the opportunity for project costs
savings by conducting this work simultaneously.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
appropriating \$6,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165-xxxx	Luck Shot Trail Improvements	\$6,000

Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall
not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

43 YES:
44 NO:
45 ABSTAIN:
46 ABSENT:
47
48 First Reading:
49 Public Hearing:
50 Second Reading:
51 Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Lucky Shot Trail Improvements</u>	DATE	<u>08/21/2024</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 6,000</u>		

DESCRIPTION	Ordinance 24-40 re-appropriated \$6,152 towards the completion of the Library Trail – West Lot and Storybook – ADA Improvements project. This provides an opportunity to improve the Lucky Shot Trail as well as the intersection of both trails. The Public Works Department recognizes the opportunity for project costs savings by conducting this work simultaneously.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART - TRAILS		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,089,280</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 237,591</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 6,000</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 845,689</u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u> </u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u> </u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u> </u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Remaining Balance	<u> </u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>



MEMORANDUM

Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$50,000 from the HART Roads Fund to the Bayview Park Renovation Project.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: September 5, 2024
From: Leon Galbraith, P.E., City Engineer
Through: Melissa Jacobsen, City Manager

Summary:

Memorandum CC-24-172 backing up Ordinance 24-42 contains conflicting information with the ordinance and this memo makes necessary clarifications.

Background:

The following allocations for the project totaling \$127,230 have been approved to date:

- Healthy and Equitable Communities (HEC) Grant funding from the State of Alaska Department of Health, Division of Public Health - \$74,916 (Ordinance 23-36)
- HART Roads for the paved accessible parking spot, striping, signing, earthwork and drainage improvements portion of the project - \$32,000 (Ordinance 23-23(A-3))
- HART Trails for the paved walkway, paved seating area, walkway edging, timber posts, earthwork, topsoil, grass, and drainage improvements portion of the project - \$20,314 (Ordinance 23-23(A-3))

The following expenses in the amount of \$54,753 have occurred:

- Purchase of Playground Equipment and safety surface material - \$39,753 (Resolution 24-063)
- Contracting with Corvus Design for community engagement, design and estimating the costs - \$15,000.

There was an additional contribution of playground equipment that was donated from the Rotary Club with a value of \$12,000.

The remaining balance to complete the project is \$72,477.

The City issued an invitation to bid for the installation of approximately 300 feet of 4-foot-wide asphalt path and an asphalt parking pad, including backfill, leveling course and paving work. Also seeding and topsoil around excavation, installation of 233 LF of timber curb, round posts and bollards, and installation of Rip Rap.

The engineer's estimate for the project was \$75,000 and one bid was received for this project in the amount of \$114,401, and the balance for the project is \$72,477, leaving a shortfall of \$41,924 for the project.

The amount of additional funding requested is \$50,000 from the HART Roads fund to complete this project with a modest contingency. HART Roads is the appropriate funding source because this project is building an accessible parking spot for the Bayview Park with all required striping, signing, earthwork and drainage improvements. The impetus for this project is the grant funded purpose of facilitating healthy and equitable communities. A large portion of the contracted construction work is this paved and accessible access.

The HEC grant expires September 30th and this project continues to be a very high priority for the City. The project will only get more expensive as time goes on if postponed.

Recommendation: Adopt an ordinance appropriating an additional \$50,000 for the completion of the Bayview Park Renovation Project.



MEMORANDUM

Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$40,000 from the HART Roads Fund to the Bayview Park Renovation Project.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: August 7, 2024
From: Leon Galbraith, P.E., City Engineer
Through: Melissa Jacobsen, City Manager

Summary:

Appropriation of an additional \$40,000 from the HART Roads Fund to the Bayview Park Renovation Project.

Background:

The City of Homer accepted Healthy and Equitable Communities (HEC) Grant funding from the State of Alaska Department of Health, Division of Public Health in the amount of \$74,916 (Ordinance 23-36) for improvements to Bayview Park. HEC funding includes design, public outreach, and playground equipment installation. Grant funds have completed park design and public outreach. The playground equipment cost was \$16,403 and the safety surface material cost was \$23,350, or a total of \$39,753.

In addition to the HEC grant, the project has benefited from a generous donation from Rotary Club equal to \$12,000. Rotary Club purchased the playground equipment, benches, and boulders/driftwood for fun, interactive landscape features and subsequently donated all to the city. To fulfill the City's HEC grant matching contribution, Ordinance 23-23 allocated \$52,314 from the HART Roads Fund for drainage improvements and pavement.

The playground equipment and safety surface materials have been purchased and stored in City facilities until installation by City personnel in coordination with the contracted earthwork, drainage and pavement work. Several vendors were contacted for price quotes as part of the procurement process and the quote from Alaska Education and Recreational Products, LLC provided the preferred equipment and materials at a competitive price.

Corvus Design has helped the City with community engagement, design and estimating the costs of the project. They've currently completed this design work task order for the price of \$15,000. Corvus

completed an engineer's construction cost estimate prior to the project bidding. This value was itemized at approximately \$75,000.

At the completion of the competitive bidding process, the Public Works Department (PWD) received one bid of \$114,401 which exceeded the engineer's estimate of \$75,000. The PWD has considered the unique nature of this project, the grant funding with a tight timeline to expiration, and the inflationary environment we are still functioning in and determined the engineer's estimate likely underestimated the value of the project. This project continues to be a very high priority for the City and will only get more expensive as time goes on if postponed.

Recommendation:

Therefore, the Public Works Department is requesting an additional appropriation of \$40,000 to enable the award and completion of this vital community project. This reflects an initially scoped complete project budget (including HEC Grant, Rotary Donation, and HART Funds) of \$139,230; less \$15,000 paid to Corvus Design; less \$39,753 for City purchase of playground equipment and mulch; addition requirement of \$40,000 to sufficiently cover the submitted bid construction price of \$114,401.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
City Engineer

ORDINANCE 24-42

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$50,000 FROM THE HOMER ACCELERATED ROADS
AND TRAILS (HART) ROAD FUND TO THE BAYVIEW PARK
RENOVATION PROJECT.

WHEREAS, Ordinance 23-36 accepted and appropriated \$74,916 from a State of Alaska
Grant to improve Bayview Park accessibility and its playground elements; and

WHEREAS, Ordinance 23-23 allocated \$52,314 from the HART Roads and Trails Funds to
improve Bayview Park drainage, earthwork and pavement work; and

WHEREAS, The Rotary Club purchased and donated playground equipment to improve
the Bayview Park playground; and

WHEREAS, The project is a high priority for the community and has quickly expiring
grant funding in place; and

WHEREAS, The project community engagement and design documents have been
completed by a consultant at the price of \$15,000; and

WHEREAS, The playground equipment and mulch has been ordered and will be
purchased by the City at the price of \$39,753; and

WHEREAS, The Bayview Park Renovation Project has been put out to competitive bid
and Public Works received a single construction bid in the amount of \$114,401; and

WHEREAS, An additional \$50,000 is necessary to award and complete this vital project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
appropriating an additional \$50,000 as follows:

Transfer from:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART Roads	\$50,000

Transfer to:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-7031	Bayview Park Renovation	\$50,000

Section 3. The total project cost budget is \$177,230, as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-7031	State of Alaska Grant	\$74,916
160	HART Roads – Existing Appropriation	\$32,000
165	HART Trails – Existing Appropriation	\$20,314
160	HART Roads – New Appropriation	\$50,000

Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of September, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: September 4, 2024
SUBJECT: City Manager's Report for September 9, 2024 Council Meeting

Meetings with the State Hazard Mitigation Grant Program Team

On September 5, Kim Barenburg, the State Hazard Mitigation Grant Program (HMGP) Manager and Rick Dembroski, the State Building Resilient Infrastructure and Communities (BRIC) Program Manager were in Homer for a site visit primarily related to the Raw Water Transmission Line replacement project. They were joined by the FEMA Region 10 HMGP project manager as well. As a reminder, the project utilizes \$2.1M of State and Federal HMGP funds to replace the pipeline that conveys water from the pump house near the Bridge Creek Reservoir to the water treatment plant. The existing transmission line is old cast iron pipe, which has cracked numerous times and is vulnerable to earthquake damage.

During the visit, the HMGP team met with Finance, Administration and Public Works staff to:

- review the City's first round of grant reporting documents (which were rated 'awesome') and answer questions about the next phase of the project, issuing bid documents and contracting for construction services;
- visit the project site, spending time at the reservoir, the pump house and water treatment plant learning about the City's drinking water supply system; and
- invite the City to submit a Change of Scope request to possibly include funding for the fiber optic line installation in the project



The HMGP team also informed staff that they are tracking the Building Code project grant application through the FEMA review process and spent time reviewing projects in the City's All-Hazard Mitigation Plan to identify FEMA funding opportunities. We greatly appreciate the positive relationship the City has had with the State Division of Homeland Security and Emergency Management and with FEMA to help the City mitigate hazards and be more prepared for managing disasters. Thank you!

The Douglas Denman makes a port call to Homer

We want to extend a warm welcome to the *USCG Douglas Denman*! The *Douglas Denman*, moored next to the *USCG Cutter Aspen*, is part of the fleet of Sentinel class cutters built to replace the 110' island class cutters and are being phased in across the state as they come out of the ship yard.

Currently home ported in Ketchikan, the *Douglas Denman* will eventually find her home in Sitka. The *Douglas Denman* has 22 crew on board and is only here for three days for provisioning and shore leave. Port & Harbor staff looked at several mooring options for the ship which included having them come into the harbor and raft out from the *Naushon*, moor at the Deep Water Dock or raft out from the *Cutter Aspen*. The crew choose to first use the deep water dock for refueling then to shift over to the *Aspen* so that they could use the *Aspen's* gangway to get on and off the dock for shore leave.



Cuts in State Programs Funding Libraries

On August 16, the State Division of Libraries, Archives and Museums announced major cuts to the Public Libraries Assistance (PLA) grants. The FY24 grants came to \$7,000 per library, while the FY25 amount is set at \$1,829. Homer Public Library will have to cut back on ordering new materials and delay updates to certain sections, but we'll survive. The smaller libraries around us are in serious trouble. Separately, the amount allocated to the State Library Electronic Doorway (SLED) was cut from \$500,000 to \$369,514. SLED provides 60 of the 68 databases available to patrons through our library website, so the cuts will have significant impacts on our patrons. Several small databases (LearningExpress, Auto Repair Source, Hobbies and Crafts Source, Home Improvement Source and Small Engine Repair Source) will disappear shortly. If no further funds can be obtained, the next resources on the chopping block are BrainPOP and HeritageQuest.

Hickerson Memorial Cemetery

The City has recently received public comments from residents regarding maintenance conditions at the Hickerson Memorial Cemetery. Generally, the cemetery is maintained, however challenges arise from gravesites that families and friends have decorated with oversized monuments, rocks, benches, small fences, and other materials that impede the mowing and upkeep. An informational memo with photos from the Public Works Director is attached to this report. Homer City Code 19.04.090 Monuments, allows for flat or low profile memorial markers on cemetery plots, but no other monuments or plantings are allowed without permission from the City. The Cemetery Policy Manual addresses the

City's right to remove decorations from cemetery sites and dispose of them as deemed appropriate, however with limited staffing, this type of enforcement and cleanup is difficult to accomplish, and has the potential to result in other types of complaints. Conversations will continue at the staff level on how to address the concerns that have been raised.

Election Information

City and Borough elections are right around the corner! Election day is Tuesday, October 1st. Absentee Voting opens on September 16th and will be available Monday-Friday 8:00 a.m. to 4:00 p.m. in the Cowles Council Chambers through Monday, September 30th. The State and Federal General Election is Tuesday, November 5th. As of this report the voter registration deadline has passed for the local elections, and there is still time to update your information for the General Election in November. Voter registration is available online at <https://elections.alaska.gov> or at the City Clerk's office and the Homer Public Library. Please contact the Division of Elections at 866-948-8683 or email at electionsr1@alaska.gov if you have questions about voter registration.

A new employee has joined the City Manager's office!

Susie Inglis stepped into the role of Special Projects Assistant in early September. Working part-time, Susie will be supporting Special Projects & Communications Coordinator Carroll. With her diverse background in the arts, film, and political science, Susie is a valuable addition to our team.

Attachments:

- Memorandum from Public Works Director re: Hickerson Memorial Cemetery
- City of Homer Job listings at <https://cityofhomerak.applicantpro.com/jobs/>
- September Anniversaries
- Job Listings
- Worksession, Visitor Calendars



MEMORANDUM

To: Melissa Jacobsen, City Manager
From: Daniel Kort, Public Works Director
Date: May 28, 2024
Subject: Hickerson Memorial Cemetery

Background:

The memorials left at the Hickerson Memorial Cemetery (Cemetery) have been an ongoing and persistent issue that inhibits the City staff and the City's contractor from properly mowing and maintaining the grounds of the Cemetery. On August 17, 2024, the Public Works Department received a letter from a local resident speaking about the lack of maintenance at the Cemetery. And at the August 26, 2024 City Council Meeting, another resident voiced the same concerns.

Public Works Department staff went out to further investigate the claims made and to try to come up with a logical solution to the issue.

Discussion:

The Public Works Department has a long history surrounding difficulties surrounding maintenance at the Hickerson Memorial Cemetery. The findings from this investigation are as follows.

Backfilling Cemetery Plots

The City has been working with a local person who hand digs and backfills grave sites. This person has no means of carting away the excess soil displaced by the casket, and therefore has been mounding the soil over the grave site for a lack of any other options.

Over time, this grave site will begin to grow grass/weeds and the mounded surface is not maintainable.

Cemetery Plot Boarders



In many instances, first generation relatives and friends of the deceased create improvements to these grave sites by placing wood borders or rocks around them as shown in the following photo.



This second example is a complex of 4 grave sites (all with borders) that has fallen into disrepair or neglect because the family and friends no longer maintain the sites. The City does not have the capacity to maintain these other than to mow around the perimeter.

The last example of a boarder is a combination boarder and homemade headstone that has fallen into neglect and disrepair.



Cemetery Plot Decorations

Numerous grave sites are adorned with decorations which means the maintenance becomes the responsibility of the descendants of the deceased. The City does their best to mow around these sites. Examples of decorations are presented in the following photo's.







Cemetery Plot Plantings

There are several locations where flower gardens, alders, or spruce trees have been planted to honor their friends or family. This is another situation where City staff and contractors are challenged to work around these objects. The following are examples of these plantings.



Cemetery Plot Rock Gardens

There are a number of rock gardens over grave sites. Some are still maintained by family, while others are neglected and barely visible. Below are example photos of these sites.





Cemetery Memorial Benches

Benches appear to be a recent addition to some grave sites. There were none observed that have fallen into disrepair yet, however these obstacles prevent normal maintenance. The following are photo examples of benches.





Recommendation:

The Public Works Department recommends evaluating whether the City Council and administration would like to take a stronger stance towards enforcing existing rules in regards to Cemetery Plot decorations, monuments, etc.

[Documents](#) [Job Openings](#) [Helpful Links](#)

Current Job Listings

[Jobs \(/jobs/\)](/jobs/) [Login \(/account/login.php\)](/account/login.php)

Below is a list of the current openings with our company. Click on the job title to learn more about the opening.

Search Jobs

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<input type="text" value="Search Jobs"/>	City <input type="text"/>	State <input type="text"/>
Employment Type <input type="text"/>	Department <input type="text"/>	Sort By <input type="text"/>

Number of Jobs: 3

Building Maintenance Tech I or II (<https://cityofhomerak.applicantpro.com/jobs/3470589>)

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3470589>)

Building Maintenance | Homer, AK, USA | Full Time | \$22.26 - \$28.63 per hour
Posted: Aug 20, 2024 Closing Date: Sep 17, 2024

Part-Time Community Development Associate (<https://cityofhomerak.applicantpro.com/jobs/3476585>)

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3476585>)

Planning | Homer, AK, USA | Part Time | \$27.33 - \$31.41 per hour
Posted: Aug 26, 2024 Closing Date: Until Filled

Treatment Plant Operator I or II (<https://cityofhomerak.applicantpro.com/jobs/3476751>)

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3476751>)

Water & Sewer | Homer, AK, USA | Full Time | \$22.38 - \$27.53 per hour
Posted: Aug 26, 2024 Closing Date: Sep 22, 2024

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City of Homer

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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: September 9, 2024
SUBJECT: September 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.

Aaron Glidden	Port	20	Years
Ryan Browning	Police	14	Years
Tracie Whitaker	Police	10	Years
Lisa Linegar	Police	9	Years
Charles Benson	Police	3	Years
Jessica McGuire	Finance	2	Years
Dawn Brooks	Library	1	Year
Chad Felice	Public Works	1	Year

Council Meeting Dates	Visitor
Monday, August 12	<i>J & H Consulting City Lobbyists Derotha Ferraro/Ryan Smith</i>
Monday, August 26	
Monday, September 9	<i>Kachemak Bay Recovery Connection Head Japanese Consul, Mr. Kiyohiko Hamada</i>
Monday, September 23	<i>1. CARTS Presentation – Jodi Stuart, Board President Jessica Schultz, Executive Director 2. Shelly Wade Agnew Beck Update Comp Plan Rewrite</i>
Monday, October 14	<i>Kenai Peninsula Youth Website Project Update – Ginny Espenshade</i>
Monday, October 28	
Monday, November 12	
Monday, November 25	<i>Brad Anderson, Chamber of Commerce Annual Report</i>

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
Monday, January 8	<i>Exempt Employee Wage Scale</i>
Monday, January 15 Off-cycle	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
Monday, January 22	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
Monday, February 12	
Monday, February 26	<i>Ord 23-61 Amending HCC Title 5 to add Chapter 5.48 Short Term Rentals</i>
Monday, March 11	
Monday, March 18 Off-cycle	<i>Joint Session with ADA Advisory Board Rescheduled to August</i>
Tuesday, March 26	<i>3:00 start Comp Plan Meeting with Agnew:Beck and Planning Commission (tentative)</i>
Monday, April 8	<i>Longevity Pay/City Manager Transition</i>
Monday, April 15 Off-cycle	<i>Joint Session with Port & Harbor Advisory Commission</i>
Monday, April 22	<i>Water & Sewer Rate Model</i>
Monday, May 13	<i>Health Care Renewal Mid-Biennium Budget Adjustments (if time allows)</i>
Monday, May 20 Off-cycle	<i>Joint session with Library Advisory Board</i>
Tuesday, May 28	<i>Mid Biennium Budget Amendments Water Sewer Rates</i>
Monday, June 10	<i>HCC Chapter 11, vegetation in the ROW</i>
Monday, June 17 Off-cycle	<i>Joint session with Economic Development Advisory Commission Rescheduled to October</i>
Monday, June 24	
Monday, July 22	<i>Tentative e-session @4pm</i>

Council Meeting Dates	Work Session Topic
Monday, August 12	<i>E-session: Cyber Security Risk Assessment Review</i>
Monday, August 19 Off-Cycle	<i>Joint Session with ADA Advisory Board</i>
Monday, August 26	<i>Capital Improvement Plan & Legislative Requests</i>
Monday, September 9	<i>Vessel Haul Out/Camping Land Allocation Rescheduled</i>
Monday, September 16 Off-cycle	<i>Joint Worksession with Economic Development Advisory Commission Rescheduled</i>
Monday, September 23	<i>End of Year Financial Worksession</i>
Monday, October 14	
Monday, October 21	<i>Joint Worksession with Planning Commission To be Rescheduled in Early 2025</i>
Tuesday, October 21	<i>Comp Plan Event, Islands & Ocean Visitor Center</i>
Monday, October 28	<i>Future Use of Pier One Area Land Allocation Plan</i>
Tuesday, November 12	
Monday, November 18	<i>Joint Worksession with Economic Development Advisory Commission</i>
Monday, November 25	



Public Workshop 2

The Kenai Peninsula Borough, along with the Cities of Homer, Kenai, Seldovia, Seward, and Soldotna, is developing the first ever Safe Streets and Roads for All Comprehensive Action Plan, funded through a grant from the U.S. Department of Transportation. Feedback from all users of our transportation routes is vital - we want to hear from you!

Please join the team at one of the upcoming public workshops, and visit the plan website at <https://kpb.us/safestreets> to learn more.

- **September 10, 2024;** 5-7 PM, Seward Library, 239 6th Ave, Seward - Community Room
- **September 11, 2024;** 5-7 PM, Challenger Center, 9711 Kenai Spur Hwy, Kenai - North Star Classroom
- **September 12, 2024;** 5-7 PM, Kachemak Bay Campus, 533 E Pioneer Ave, Homer - Pioneer Room 201/202
Virtual; TBD



<https://kpb.us/safestreets>



MEMORANDUM

Resolution 24-100, Adoption of 2025-2030 Capital Improvement Plan Amendments and City of Homer FY26 Legislative Priorities

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: September 4, 2024
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager

Thank you for taking the time to review the CIP projects during your August 26, 2024 worksession. I have incorporated all comments, but at present, the CIP remains a draft document. To bring the CIP to its final form for formal adoption, the following changes require Council consideration and formal action:

- At the worksession, Councilmembers did not discuss any objection to removing Homer Spit Trailhead Restroom and Baycrest Overlook Gateway Improvements from the CIP. These projects have been omitted in the draft, but will only be removed by formal Council action.

By Motion: Make a motion to remove the following projects from the CIP:

- 1) Homer Spit Trailhead Restroom from the Mid-Range section
- 2) Baycrest Overlook Gateway Improvements from the State Projects section.

- At the worksession, Councilmembers entertained a discussion about whether to remove the Homer Spit Campground Renovations project from the CIP, or to keep it in the CIP as a placeholder until project updates are completed. If no motion is made to remove the project, the project will remain in the CIP as a placeholder.
- Several new projects were proposed for inclusion in the CIP. Adoption into the CIP requires Council approval through a formal motion.

By Motion: Propose inclusion of the following City of Homer projects in the Mid-Range section:

- 1) Baycrest Overlook Public Restroom Rebuild
- 2) Parking Lot Drainage Solutions for Homer Public Library
- 3) Water Treatment Plant Drying Beds

By Motion: Propose inclusion of the following projects in the Other Organization and State Project sections:

- 1) Kevin Bell Arena Parking Lot Lighting & Flooring Replacement (proposed by Homer Hockey Association)
 - 2) Roof System Replacement Project (proposed by the Pratt Museum)
 - 3) Childcare Facility for Hospital Employee (proposed by South Peninsula Hospital)
 - 4) Expansion of Medical Services (proposed by South Peninsula Hospital)
- All Councilmembers and the Mayor communicated their nine Legislative and Federal Priority project selections. I compiled your recommendations to determine a proposed priority ranking and provide them in the attached Resolution for your consideration and approval.
- **By Motion:** Establish and approve City Council's prioritized list of the nine Legislative Priority projects.

RECOMMENDATION:

By motion determine projects to be removed and added to the 2025-2030 CIP, the FY26 Legislative Priority Projects and then adopt Resolution 24-100.

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 24-100

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE
2025-2030 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING
CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR
2026.

WHEREAS, Homer City Council held a Worksession on August 26, 2024 to introduce the final draft of the 2025-2030 Capital Improvement Plan (CIP) and to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, The Council received comments from all of the City of Homer Advisory Boards, Commissions and the public at that worksession meeting; and

WHEREAS, Homer City Council considered and prioritized capital projects for inclusion in the City's 2025-2030 CIP; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2025-2030" is hereby adopted as the official six-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for FY2026 State and Federal Legislative Requests:

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Homer Harbor Critical Float System Replacements: Systems 4 & 1
4. Slope Stability & Erosion Mitigation Program
5. City Hall ADA Accessibility Project
6. Karen Hornaday Park Improvements
7. Homer Spit Erosion Mitigation
8. A-Frame Water Transmission Line
9. New Public Works Facility

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2026 capital project priorities and take appropriate steps to provide necessary background information.

PASSED AND ADOPTED by the Homer City Council this 9th day of September 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

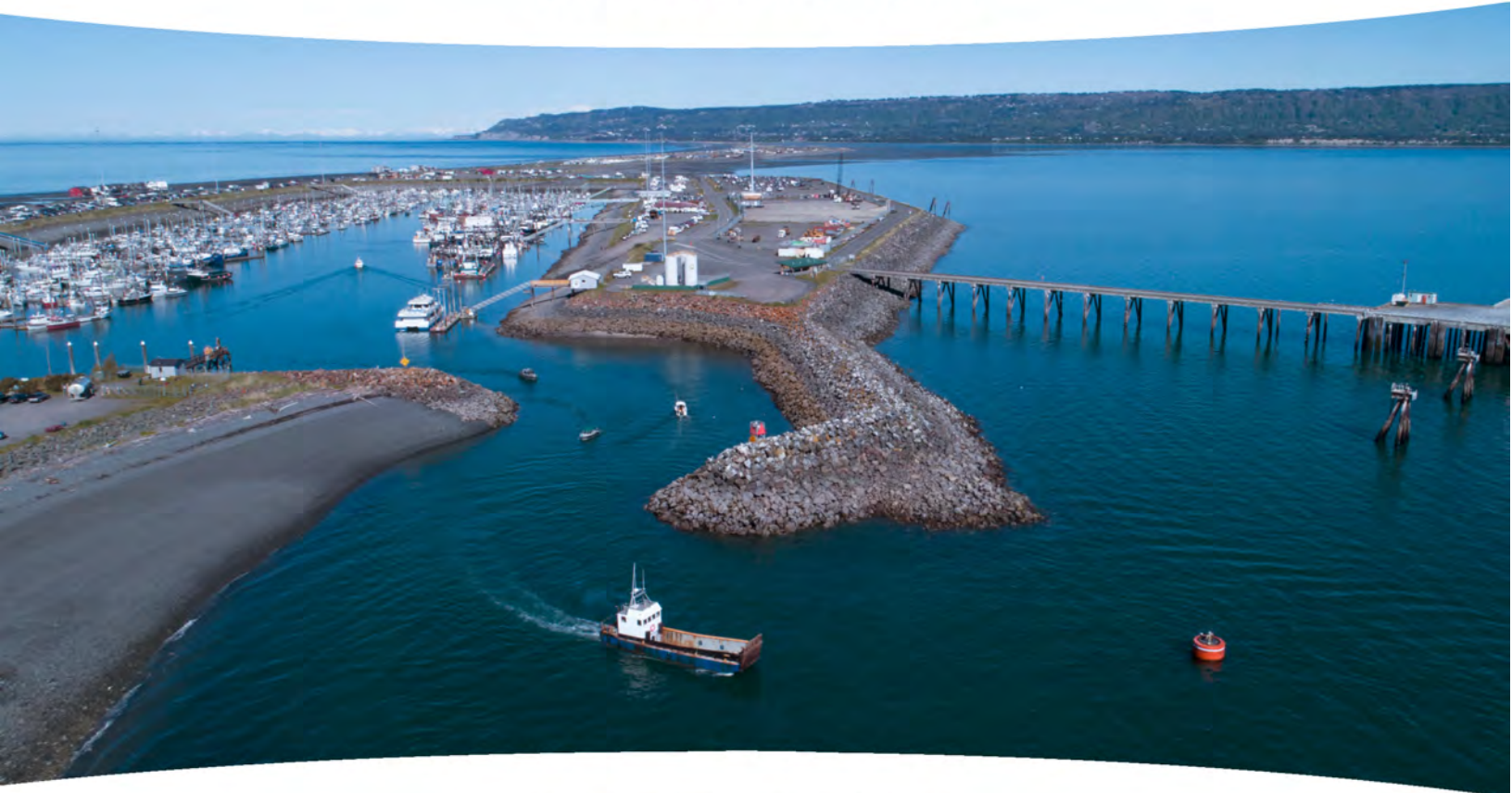
ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

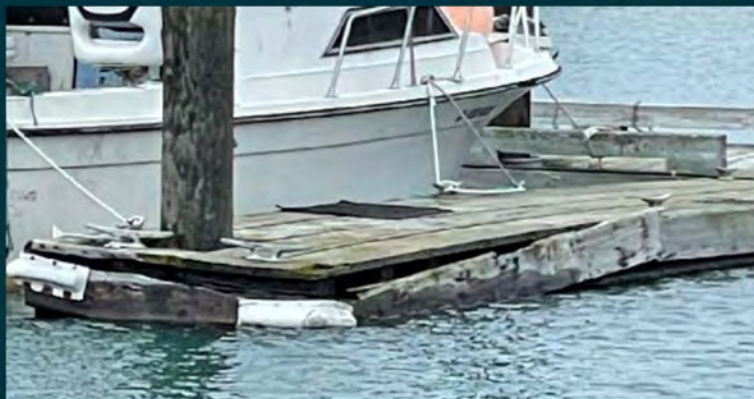
Fiscal Note: N/A



CITY OF HOMER



2025-2030 CAPITAL IMPROVEMENT PLAN





September 23, 2024

To The Honorable Mayor and Homer City Council:

I am pleased to present the City of Homer 2025 through 2030 Capital Improvement Plan. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Priority Level 1 (highest), 2 or 3. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the City of Homer's 2025-2030 CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

The City updates the CIP annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Melissa Jacobsen
City Manager



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Funded Projects from the 2024-2029 Capital Improvement Plan

The City of Homer is pleased to report that funding for the following projects has been secured:

- **Beluga Sewage Lift Station** - City of Homer HAWSP Funds
- **Fish Grinding Building Replacement** - design and construction funded through a Dingell-Johnson Sport Fish Boating Access grant with City of Homer matching funds.
- **Homer All Ages & Abilities Pedestrian Pathway** which includes **Svedlund/Herndon Street Sidewalks** and **Main Street Sidewalk South from Pioneer Avenue** - \$3,486,787 in FY2023 Transportation Alternatives Program funding and \$388,713 in City match funds.
- **Homer Public Library Sliding Security Gate** - \$30,000 appropriated in the City's FY2025 Capital Budget.

The following projects have been partially funded:

- **Homer Harbor Expansion General Investigation** - \$800,000 in Federal US Army Corps of Engineers FY2024 Work Plan funds, \$288,524 in FY2024 City of Homer funds and \$288,523 in State of Alaska FY2024 Supplemental Capital Budget Funds.
- **Bayview Park Restoration, Phase 1** was completed with \$102,314 City of Homer funds, a \$74,916 Healthy & Equitable Communities State Grant and a \$12,000 equipment donation from the Kachemak Bay Rotary Club.
- **Kevin Bell Ice Arena Condenser Project** sponsored by Homer Hockey Association.



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Introduction to the Capital Improvement Program

A capital improvement plan (CIP) is a long-term guide for capital project expenditures. A capital expenditure is a major, nonrecurring budget item that results in a fixed asset with an anticipated life of at least three years.

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

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

The City of Homer CIP contains a list of capital projects the community envisions for the future, identifies ways projects will benefit the community, highlights Legislative priority projects and presents a general target construction schedule. Projects proposed by non-profit organizations and other non-City groups may be included in the CIP with City Council approval, however, such inclusion does not indicate that the City intends to provide funding for the project. Projects eligible for inclusion in the City of Homer CIP have a lower cost limit of \$50,000 for City projects and \$25,000 for those proposed by non-profit organizations.

The number of years over which capital projects are scheduled is called the capital programming period. The City of Homer's capital programming period coincides with the State's, which is a six year period. The six-year plan is updated annually in accordance with a planning schedule approved by City Council at the onset of the CIP process. A copy of the City of Homer CIP schedule appears in the appendix of this document.

Though the CIP is a product of the City Council, administration provides important technical support and ideas with suggestions from the public incorporated through the entire process. The City of Homer solicits input from City advisory bodies, advertises for public input during the CIP public hearings, and invites the public to participate throughout the entire planning process, including the nomination and adoption stages of the process.

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

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

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



Legislative Request FY2026

**City of Homer FY2026 State & Federal Legislative Priorities
approved by
Homer City Council Resolution 24-XXX**

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Homer Harbor Critical Float System Replacement:
Float Systems 4 & 1
4. Slope Stability & Erosion Mitigation Program
5. City Hall ADA Accessibility Project
6. Karen Hornaday Park Improvements
7. Homer Spit Coastal Erosion Mitigation
8. A-Frame Water Transmission Line Replacement
9. New Public Works Building

FY 2026 - DRAFT Document



1. Homer Harbor Expansion

Project Description & Benefit: This project proposes to expand Homer Harbor by constructing a new harbor basin for large vessels to the north of Homer’s existing Port and Harbor. The expanded harbor will correct navigational safety hazards posed by overcrowding in Homer’s current small boat harbor, meet moorage demands of the marine transportation sector on which 130 non-road connected Alaskan communities, and regional industries, the Port of Alaska and internationally significant commercial fisheries depend. Its design could have the potential to advance national security interests and be a backup port for marine transportation and cargo handling which is critical for Alaska’s resilience and recovery in the event a major disaster disables the Port of Alaska. Centrally located in the Gulf of Alaska, Homer’s Port is the region’s only ice-free gateway to Cook Inlet, the port of refuge for large vessels transiting the Gulf of Alaska, Cook Inlet, and Kennedy Entrance.

Currently, large vessels are moored at System 4 and System 5 transient floats in Homer’s Small Boat Harbor. Due to shortage of moorage space, large vessels are rafted two or three or more abreast constricting passage lanes, creating navigational hazards and overstressing the harbor float system.

- The new facility fills unmet moorage, maintenance and repair needs which currently send Alaska’s marine industrial, cargo and commercial fishing fleet to ports in the Lower 48 due to their overall size, draft, and simply lack of moorage space. Data show that 63% of Alaska homeported vessels spent the months of August through December 2022 in non-Alaska ports in the lower 48. This comes with significant operating costs for Alaska’s marine industrial fleet. Port expansion will capture economic activity that Alaska loses annually; it will also sustain and create good, living wage Alaskan jobs through the marine trades.
- The project could also meet the US Coast Guard’s long-term mooring needs for Search & Rescue and Arctic Security missions, if the design alternative includes space for the USCG Aspen and/or fast cutters and other assets deployed to the Arctic.

Plans & Progress: In 2019, the City of Homer and USACE completed a preliminary feasibility study utilizing a Section 22 Planning Assistance to States grant. Positive results led the USACE to initiate work on a new 3-year General Investigation (GI) in March 2023. The GI is anticipated to reach a tentatively selected plan in June 2025 and conclude with a Chief’s Report and recommendation early in 2026. If recommended, Phase 2, Project Engineering and Design (PED), would commence in FY26. Costs for the PED phase are shared 90% Federal, 10% Local Sponsor.

Phase I: GI Study: \$4,154,093.00 (funding complete)

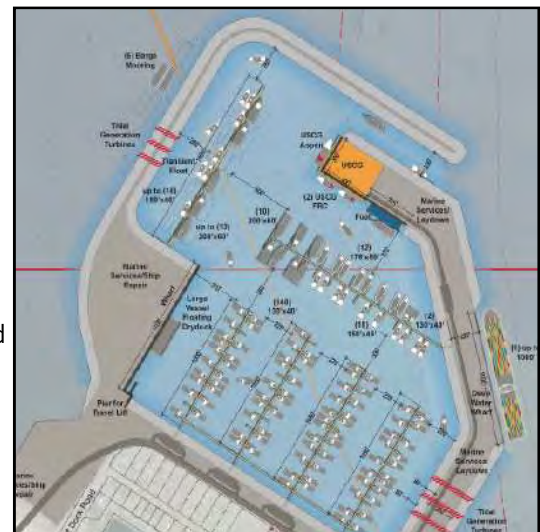
Phase II: Project Engineering & Design: \$6,000,000

FY26 State Request for Phase 2: \$ 300,000

FY26 Federal Request for Phase 2: \$5,400,000

City of Homer Match: \$ 300,000

Funding Secured	Federal Share	City Share	State Match
	\$ 2,077,047	\$1,038,524	\$1,038,523
FY23-24 Confirmed	\$ 1,249,999	\$1,038,524	\$ 750,000
FY25	\$ 827,048	-	\$ 288,523



Port expansion adds a new basin with its own entrance adjacent to the existing Small Boat Harbor. It will relieve large vessel congestion in the small boat harbor, shown below.





2. Multi-Use Community Recreation Center

Project Description & Benefit: This project secures land, designs and constructs a multi-use community center to meet Southern Kenai Peninsula community needs, while contributing to the overall economic development and quality of life of Homer’s residents, businesses and visitors. This project is the first phase in designing and constructing a multi-use community center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. The community has long prioritized the need for indoor municipal recreational and community space, especially considering the ongoing challenges of operating in the local schools and the city’s aging and defunct HERC facility. A 2015 City of Homer Parks, Art, Recreation and Culture (PARC) Needs Assessment validated this perceived need; a 2022 follow up assessment showed increased public demand for recreation space, reflecting the community’s high priority on access to public recreation and educational spaces. Public input describes the community center as a comprehensive multi-generational facility that offers something for people of all ages and identified a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth and possible emergency shelter as priority features. Preliminary data and feedback from the 2024 Comprehensive Plan rewrite shows continued strong community support for an indoor recreation facility.

Plans & Progress: In 2018, a City Council appointed Task Force completed several months of study and recommended building a new community facility, rather than trying to rehabilitate the HERC facility. The retrofits needed to bring the building into modern code compliance exceeds the cost of new construction. In September 2021, the City expended \$49,964 to update the recreation needs analysis, engage the public and produce concept designs and construction cost estimates for different options for a new multi-use center.

A 2023 hazmat report of the City-owned facilities at the HERC campus, which had been the preferred site, determined this location will not be possible in the near term due high cost of mitigation. In 2023, the Mayor appointed two City Council “Recreation Champions” to spearhead this project and is in the process of reviewing possible locations for a community center, preferably centrally located. In 2024, the City Council appropriated a total of \$1,300,000 towards the project. These are significant steps towards identifying a location, refining the project’s scope and moving it forward. Subsequent steps will include finalizing design, cost estimates and completing a feasibility study for ongoing operations and maintenance.

Total Project Cost: \$16,050,000

FY25 Phase 1: Land Purchase \$ 700,000

FY26 Phase 2: Final Design & Feasibility Study \$350,000

FY27 Phase 3: Construction \$15,000,000

FY26 State Request:

Phase 1 & 2 \$ 400,000

FY26 Federal Request:

Phase 3 \$14,350,000

City of Homer Match: \$ 1,300,000

Funding Secured	FY24/25
City of Homer funds	\$ 400,000
Gas Line Fund	\$ 900,000



The City of Unalaska’s Community Center is an example of a centrally located, widely used recreation facility by both residents and visitors.

FY 2026 - DRAFT Document



3. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1

Project Description & Benefit: The project replaces Systems 1 and 4 and their adjoining gangways in Homer Harbor. These float systems were constructed by the State of Alaska in 1964 for the original Homer Harbor and transferred to City ownership in 1999 with extensive deferred maintenance. Despite having completed major upgrades to harbor assets in the past ten years and increased maintenance expenditures, the City has been unable to keep pace with infrastructure deterioration.

Systems 1 and 4 range in age from 37 to 60 years old, are in serious to critical condition, do not meet current design or safety standards and will soon face load restrictions or decommissioning. Demand for moorage and regional freight movement has increased such that the harbor already cannot meet demand. Together, these float systems moor 503 of the 920 vessels the Harbor accommodates and they offer 4,100 linear feet of transient moorage for vessels up to 75 feet long. Decommissioning will displace vessels and create hardship for regional transportation networks that depend on safe and efficient operations at the Harbor, including the Seldovia Fast Ferry Kachemak Explorer for passenger and freight loading, 130 remote worksites and non-road connected communities throughout southcentral and western Alaska, and the commercial fishing fleet.

Major maintenance (added flotation to the main and stall floats and replacing timber piles and decking) has allowed continued use of these floats. But at over thirty years beyond their engineered life expectancy, the systems exhibit critical loss of structural capacity. A 2022 Harbor Condition Survey rated the systems in serious and critical condition, non-compliant with design, fire protection and safety standards and will soon face load restrictions or decommissioning.

Demand for moorage and regional freight movement has increased such that the harbor already cannot meet system demands. The loss of floats in Systems 1 and 4 will have a ripple effect, slow the entire harbor operations, and contribute to delayed shipments. Closing even one finger on a float, either for additional repairs or permanently, means that affected vessels have to raft, hot-berth, move to transient moorage, or most likely be displaced entirely from the facility. System-wide closure would affect 336 vessels for System 1 and 167 vessels for System 4, over half of the harbor's stall capacity. Decommissioning an entire system would increase harbor congestion and operational delays related to rafting and tidal draft constraints, cost the harbor and vessel operators time and fuel. A sudden float system failure that causes vessel damage is a life/safety concern and would likely cost a fisherman an entire season, disrupt freight delivery schedules, and block access to critical floats and services.

Plans & Progress: R&M Engineers provided a harbor-wide condition report and cost estimate for float replacement in 2023 that identified critical float replacement needs including upgrades to shore power, fire suppression and potable water systems. Alaska Harbors Consulting provided 30% design drawings and a cost estimate in 2024. Phase 1 is design, engineering and permitting to bring the project to construction ready status. Phase 2 is Construction estimated at \$58,035,898.

An application for funding assistance for Phase 1 is pending with the Denali Commission. A FY25 Community Project Funding request forwarded by Representative Peltola is slated to secure \$250,000 from the Transportation, Housing and Urban Development Appropriations Subcommittee. The City has a grant application pending with the FY24 Port Infrastructure Development Program for both design and construction, and proposes to meet 20.5% match through a revenue bond or TIFIA loan.

Total Project Cost: \$60,240,898

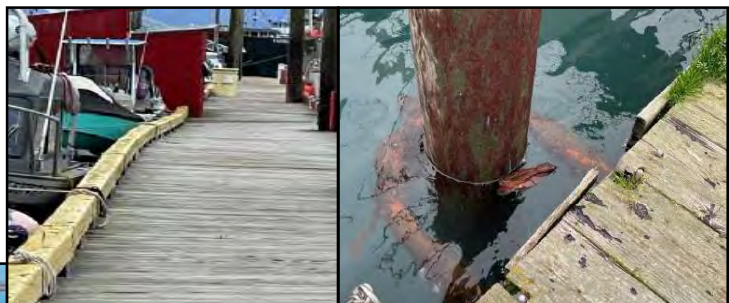
Phase 1: Design, engineering & permits \$ 2,205,000

FY25 Federal Appropriation: \$ 250,000 (confirmed)

FY24 Denali Commission grant: \$1,000,000 (pending)

FY26 State Capital Request: \$ 477,500

City of Homer Match: \$ 477,500



The warped Headwalk Float AAA (above) shows a failure in the structural members below the deck and lack of flotation. Low freeboard results in accelerated corrosion of the submerged pile collar and decaying connections to the float. Decking has rot and hardware connections protrude through it.

Systems 4 and 1 moor 503 vessels, over half the harbor's capacity.



4. Slope Stability & Erosion Mitigation Program

Project Description & Benefit: Instability of steep slopes and coastal bluffs present hazards to Homer’s natural and built environment. Their instability is due in large part to the movement of both surface water and ground water. When these waters combine, they saturate the soil, which makes the soil particles “slippery” and creates potential for slumping. The annual freeze-thaw cycle exacerbates erosional loss. An increase of impervious surfaces due to commercial and residential development also contributes to coastal erosion. When storm water quickly exits developed areas, discharge events down gradient result in extreme coastal erosion and loss of beach sediments critical for maintaining coastal stability.

Erosional impacts include homes that have slid down steep slopes, forcing abandonment. Roads have failed, and with them water, sewer, electrical and natural gas distribution line infrastructure, requiring emergency repairs to restore access. This is a problem affecting both the City and the State of Alaska, as multiple state highways have been, and are continuing to be, adversely affected by slope instability – including the Sterling Highway, Homer’s only road connection to the rest of mainland Alaska and Kachemak Drive, a tsunami evacuation route and connector road for commuter, recreational and commercial traffic to Homer’s regionally active Port and Harbor facility on the Homer Spit.

After studying how these waters collectively affect steep slopes and coastline erosion, the City developed innovative mitigation plans for four projects. Together they form the City’s Green Infrastructure Slope Stability & Erosion Mitigation Program. They include (1) Kachemak Sponge Wetland Treatment System, a nature-based infrastructure project that protects private and public properties as well as state-owned Kachemak Drive by acquiring using natural wetlands to collect and treat storm water. The project mitigates flooding and coastal erosion as well as recharges valuable peatlands. (2) Baycrest Storm Drain Conveyance and Treatment System protects the state-owned Sterling Highway and downhill properties by mitigating flooding and coastal erosion. This project features a micro-hydro energy generating unit. (3) Beluga Lake and (4) Beluga Slough Wetland Treatment Systems also use natural wetlands to manage storm water, protecting two state-owned roads, Main Street and Sterling Highway. They also protect the water quality of Beluga Slough and Beluga Lake, important habitat for shorebirds. Together, these projects will protect and recharge valuable peatlands, protect water quality, conserve critical moose and waterfowl habitat and mitigate coastal erosion for the long term.



The Slope Stability Program utilizes nature based and low impact development techniques to mitigate erosional damage and protect water quality.

Plans & Progress: The Kachemak Sponge and Beluga Slough systems are Phase 1 and are underway. The City completed preliminary water quality, flow rate and peatland data collection. Design work and initial appraisals of peatlands to be acquired for the Kachemak Sponge project is complete. Federal IIJA funds from a FY23 NOAA grant will assist with peatlands acquisition. The City also secured a FY23-25 Alaska Clean Water Act grant for the Beluga Slough Storm Water Treatment System.

Project Cost (Phase 1): \$5,028,791

Kachemak Drive Wetland Treatment System	\$4,388,791
Beluga Slough & Bishops Beach Stormwater Treatment Systems	<u>\$ 690,000</u>
Total Phase 1 Cost:	\$5,028,791
City of Homer grant & match funds secured	\$1,845,310
FY2026 State Request Beluga Slough:	\$ 429,484
FY2026 Federal Request Kachemak Sponge:	\$2,799,381

Funding Secured	Prior to July '23	FY24/25
COH Data Collect	\$ 180,000	-
Kachemak Sponge		
NOAA IIJA grant	\$1,171,410	-
COH HART Road	-	\$418,000
Beluga Slough		
FY23-25 ACWA grant	\$ 11,866	\$ 141,441
COH HART Road	\$ 81,313	-
COH In-kind	\$ 25,896	-



5. City Hall ADA Accessibility Project

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. City Hall is one of the most used city buildings throughout the year and this project regrades the parking lot cross slope and addresses access barriers at both entrances to the building, both ADA Priority Level 1 issues identified in the City's Facilities Transition Plan. Additionally, a 2024 US Department of Justice letter to the State of Alaska regarding their voting locations for ADA compliance noted parking lot grade issue, and that a path from the public sidewalk on Pioneer Avenue to the polling entry door was lacking.

City Hall back entrance improvements to be completed include:

- regrade parking lot to correct accessible parking spaces and exterior ramp cross slopes that exceed 1:48 ratio;
- design and construct accessible pathway from public sidewalk on Pioneer Avenue to back entrance door;
- install ADA push button, automatic swing door. While ADA Standards do not specify the opening force for exterior doors, typical maximum opening force for exterior doors ranges from 8.5 to 10 pounds; the requirement for interior doors is 5 pounds. The current exterior entry door is at times difficult to open and requires frequent adjustment to stay within ADA opening force ranges. An automatic, push button door is a universal solution for people of all ages and abilities.

Front entrance improvements to be completed include :

- reconfigure ramp to meet cross slope requirements;
- replace grate to meet opening requirement of 1/2" or less;
- reconfigure curb ramp so there's a level landing at least 36" long;
- alter landing ramp to meet requirements; alter/replace handrails to meet ramp width requirement.

Plans & Progress: In 2022, the City allocated funds and completed the design for a new City Hall front entrance ramp to bring it into ADA compliance. An FY25 Capital Budget adjustment allocated an additional \$23,000 to help address ramp reconfiguration. Public Works will be working on a conceptual design and cost estimate of entrance improvements to submit as a capital request in the City's FY2026/2027 budget. The project will proceed in phases:

Phase I: Construct front entrance ramp	\$ 200,000
Phase II: Design & Construct Back Ramp	\$ 100,000
Phase III: Design & Construct Pathway	\$ 400,000
Phase IV: Back parking lot regrade	\$ 400,000

Total Project Cost: \$1,100,000

Schedule: 2026-2029



The cross slope of the accessible parking spaces at the lower entrance to City Hall exceeds the maximum allowed.

Funding Secured	Prior to July '23	FY24/25
Design ADA City Hall Ramp		
General Fund CARMA	\$14,400	
General Fund		\$23,000



6. Karen Hornaday Park Improvements

Project Description & Benefit: Karen Hornaday Park is Homer’s largest, most diverse public recreation space. At 40 acres in size, it offers a wide variety of activities, including camping, ballfields, playgrounds and two public pavilions with picnic facilities, barbecue grills and campfire circles. For those looking to relax, the park offers benches to view Kachemak Bay and the surrounding mountains and glaciers, as well as access to a more intimate, natural area along Woodard Creek on the park’s eastern boundary. The park hosts an estimated 92,000 user days each year. This includes Little League participants and spectators, plus general use park visitors and attendees of small gatherings and large events that reserved the park annually, such as reunions, the Scottish Highland Games festival and concerts.

An updated Karen Hornaday Park Master Plan is underway and has reached a first draft stage after park evaluation and community input. The site plan will include two high priority park needs to improve safety and provide accessibility: entry road and parking improvements and a public restroom facility. Presently, much of the parking requires crossing the entry road to get to the play area, which can be dangerous for children.

The highest need is an ADA accessible public restroom facility. The former restroom facility was demolished in 2020 due to safety concerns. The physical structure had deteriorated over the years. Its advanced age combined with high use resulted in worn interior finishes, making cleaning difficult; aged bathroom fixtures and dilapidated stalls made it nearly impossible for City maintenance personnel to provide a safe, sanitary facility. The portable toilets currently provided are inadequate to support the needs of the many visitors and groups who utilize this public recreation space over the long-term.

Plans & Progress: Over the years, grant support and significant volunteer efforts have assisted the City in developing Homer’s premier public park. The first step of the current project is to finalize the new Park Master Plan, followed by extending water/wastewater utility to the site selected for the public restroom (if necessary) and restroom construction.

Project Cost (Phase 1): \$1,080,000

Master Plan Update: \$ 50,000 (COH funds)

Water Sewer Utility Extension: \$ 530,000 (COH funds)

Restroom Construction: \$ 500,000

FY26 State Request: \$500,000

(City of Homer Match: \$580,000)



Public restroom facilities and safe, accessible pedestrian access for the many park users is lacking in the park.

Funding Secured	FY24	FY25
Park Master Plan		
COH General CARMA	\$ 50,000	-
Public Restrooms		
COH HAWSP	\$ 10,000	\$150,000
COH GF Balance	\$ 20,000	\$350,000





7. Homer Spit Coastal Erosion Mitigation

Project Description and Benefit: The City of Homer requests that the Alaska Department of Transportation and Public Facilities (AK DOT&PF) work cooperatively with the Army Corps of Engineers (USACE) and the City of Homer to design, permit and implement a long term erosion mitigation and maintenance plan to mitigate and stabilize erosion conditions on the Homer Spit. This project is needed to protect critical infrastructure on the Homer Spit.

The Homer Spit is a 4.5 mile long glacial spit composed of sands and gravel that offers recreational, commercial, industrial, and residential use. It is a valuable asset to the City of Homer and the State of Alaska due to its economic and recreational opportunities. It is also a unique, coastal feature and a valuable environmental resource with its extensive bird and marine habitat. While typically in equilibrium, the Spit is undergoing a long period of erosion. Changes in storm patterns the past few years with milder summers and fewer strong southeasterly events may be affecting the sediment movement along the spit, allowing greater erosion and less seasonal accretion. The USACE addressed erosion concerns in 1992 with 1,000 feet of rock revetment in 1992, which they extended an additional 3,700 feet in 1998. This caused beach lowering adjacent to and further south of the rock revetment along the Spit. In that area, AK DOT&PF armored the highway in two emergency revetment projects. These areas are subject to periodic overtopping, damaging the asphalt on the roadway shoulder

Erosional damage on the Spit is undermining the State-owned Sterling Highway that connects the Kenai Peninsula mainland to organizations like the United States Coast Guard and Alaska Marine Highway. The road is also an essential tsunami evacuation route. If left unchecked, erosion will ultimately diminish the role the Homer Spit plays as a regional commerce center and transportation hub for Southcentral Alaska, including the commercial fishing industry and the marine trades. Erosion is actively undermining public recreational facilities and private commercial enterprises to the point that properties have been abandoned or condemned. A coordinated, long-term maintenance plan is needed.

Plans & Progress: The USACE conducted two extensive studies with detailed erosion management information: a 2017 Dredged Material Management Guidance Manual and a 1989 investigation report, Storm Damage Reduction Final Interim Feasibility Report with Engineering Design and Environmental Assessment. More recently, in 2019, HDR analyzed environmental conditions and sediment transport and produced a Coastal Erosion Assessment of the Sterling Highway Termini on the Homer Spit which also considered concept alternatives (perched bench, groin field, offshore breakwater, sediment management and rock revetment) for improving resilience of existing roadway embankment. A rough order of magnitude for revetment is \$1.5 M per 100-foot station.

Due to the importance of road access on Homer Spit, a traditional revetment was recommended; however it strongly encouraged coupling any rock project with a beach renourishment program and sediment management plan for long term viability of the Spit. Dredging operations in Homer Small Boat harbor and during construction of Homer's new large vessel harbor will provide sufficient material to renourish the beach.

The project could progress through a USACE General Investigation. A State of Alaska application for Federal PROTECT planning grant funds, if successful would provide information for use in the GI and seek USACE authorization to implement the Dredged Material Management Plan to immediately mitigate erosional damage.

Phase 1 & 2 Project Cost: \$3,960,000

Phase 1: Beach Renourishment Authorization,
dredging and placing materials: \$ 960,000

Phase 2: USACE General Investigation: \$3,000,000

FY25 State Request \$1,960,000

FY25 Federal Request \$1,500,000



Example of recent active erosion on the Homer Spit.



8. A-Frame Water Transmission Line Replacement

Project Description and Benefit: This project rectifies a vulnerability in the City's drinking water infrastructure to safeguard our clean drinking water supply in support of the life, health and safety of Homer's 5,531 residents. It replaces approximately 1,200 linear feet of existing 8-inch cast iron drinking water supply line in Homer's water utility system. The 58-year old section of line is brittle, corroded and on a 52-degree slope, making it extremely susceptible to catastrophic damage due to slope failure or seismic activity. To avoid waterline failure, the project completes design, and replaces the existing 8-inch line with 10-inch high density polyethylene transmission water main.

This supply line is the only line transmitting water to the west side of Homer. It serves hundreds of customers, South Peninsula Hospital and two schools. Loss of this line, our sole drinking water link, would have a devastating impact to public health and safety, and fire protection capability. Even short-term water supply disruption (due to severe, but repairable seismic damage to the supply line) has serious consequences. The expedient availability of machinery and spare parts for timely repair during a major disaster and the need to provide emergency drinking water are additional challenges/concerns.

Replacing the cast iron pipe with HPDE pipe protects this critical water utility infrastructure from seismic damage, and significantly mitigates potential life, health and public safety losses associated with a major earthquake event. Loss of supply in the area's sole drinking water supply line would have a devastating impact on overall public health and safety, fire protection capability and the economy. To mitigate the likelihood of a catastrophic break that would disrupt water supply or smaller ruptures that could compromise water quality, the obsolete cast iron pipe will be replaced with earthquake resilient High Density Polyethylene pipe.

The water main is critical infrastructure that assures the life, health and safety of Homer's 5,522 residents and additional residents in surrounding unincorporated areas who rely on the water system for delivery of residential and commercial potable water and fire protection services. Demand for water distribution approximately doubles during the summer months (June to August), compared to the height of winter (December and January) due to the influx of seasonal residents and a burgeoning tourism industry.

Plans & Progress: Replacing this water line has been on the Utility Department's Capital Improvement Program for several years. A conceptual cost estimate has been completed. The project was included in the FY25 Interior and Environment appropriations bill in the amount of \$650,000 which would come to the City in the form of a grant from the EPA once the Committee Bill passes the full Senate and House, and the FY25 budget is signed into law. The A-Frame Transmission Line Replacement was included on Alaska Drinking Water Fund's FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) for \$804,000, with a related Principal Forgiveness Subsidy in the amount of \$771,253. These funds could potentially be used for match, however it is necessary to reapply to reinstate the project on the Intended Use Plan and secure to secure a loan and possible principal forgiveness subsidy.

Total Project Cost: \$1,059,147

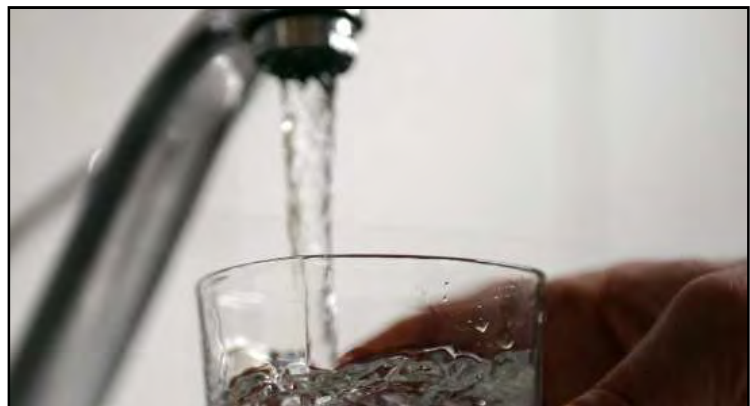
Design: \$167,000

Construction: \$892,147

FY25 Federal Request: \$650,000
(Appropriation pending)

FY26 State Request:

City of Homer Match: \$409,147



Replacing the water transmission line is critical for the life, health and safety of residents who rely on the system for delivery of residential and commercial potable water.



9. New Public Works Facility

Project Description & Benefit: The Public Works Department, located at the bottom of Heath Street, has outgrown its facilities. The current mechanic shops are too small to accommodate the city's large equipment and are out of space to house any new machinery. Due to lack of space the building maintenance shop was relocated to a derelict building off site will soon need a new location. Additionally, Homer's new Tsunami Inundation Map shows the potential risk of a 30' high wave to move through the Public Works complex. Public Works and associated heavy equipment are critical infrastructure for response and recovery activities before, during and after a disaster.

To help evaluate the risks to Public Works of personal injury and property damage from a tsunami and recommend possible mitigation options, Homer City Council appointed a Public Works Campus Task Force in 2020. The Task Force confirmed risks to the public works campus and additionally identified that the facility is suffering from obsolescence due to growth and technological changes over time. After evaluating different mitigation strategies (including creating tsunami resistant seawalls or perimeter mounds and constructing tsunami resistant buildings in same location), the Task Force advised relocating the mission critical portions of the Public Works campus (administration, building maintenance, City fueling station, rolling stock, piping, culverts, mechanics shop, motor pool shop and other essential equipment and materials) to a new location to mitigate loss and damage during a tsunami event and to provide for long-term sustainability.

A needs assessment estimated that the new facility would require a 4.6 acre site and ideally be compatible with adjacent land uses. In 2023, the City purchased an 8.63 acre parcel in the East End Mixed use Zone District. The campus will be designed and sized to provide for current and future administrative, customer support and city facilities maintenance personnel, including road, building, water, sewer, and motor pool; and equipment/materials storage

The existing Public Works site could be converted into public summer use open space (adjacent to the animal shelter, Beluga Slough, and conservation land) and provide space for environmentally sensitive snow storage in the winter.

Plans & Progress: This project is envisioned to proceed through three phases, beginning with property acquisition, which was completed in 2023. The second phase is design and cost estimating, which is necessary to understand actual funding needs. The third phase is completing finalizing design and permitting, and construction.

Total Project Cost: \$11,378,500

Schedule: 2026

2023: Property Acquisition \$ 600,000 (completed)

2026: Facility Design \$ 828,500

2027-2029: Construction \$9,950,000

FY26 State Request: \$ 414,250

FY27 Federal Request: 9,826,400

City of Homer 10% Match: \$1,137,850



The City of Homer Public Works department's equipment and fleet and personnel have outgrown the current facility, which is also located in a tsunami inundation zone.

Funding Secured	FY24	FY25
Property Acquisition		
COH Land Reserves	\$ 600,000	-



Mid-Range Projects

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Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform

Project Description & Benefit: The Nick Dudiak Fishing Lagoon located on the Homer Spit is a man-made marine basin that the Alaska Department of Fish and Game annually stocks with king and silver salmon smolts to provide an easily accessible recreational sport fishing opportunity. This road accessible, shore based salmon fishing site attracts a wide array of sport anglers. When salmon return to the terminal fishery from May through September, over 250 anglers line the bank at any one time.

Due to its popularity, the City of Homer enlarged the lagoon to five acres (twice its original size) in 1994, and in 1999 added accessibility features (handicapped parking and a series of ramps and landings inside the fishing lagoon) to expand recreational sport fishing opportunities to anglers with mobility challenges. The City also maintains fish cleaning tables, restroom facilities, a small picnic area and adjacent campground to serve fishermen's needs.

The existing twenty-year old ADA platform is subject to damage from tidal action, gravel build-up and ice scouring. Over the years, despite annual maintenance, it has succumbed to these forces and no longer serves its purpose of providing ADA access to the fishing waters. Parts of it have detached from the main body and are a safety hazard. A new access ramp and fishing platform, designed and located to resist these forces, is needed to restore accessibility to the Fishing Lagoon, improve the fishing experience, and if possible, reduce maintenance.

Once a final design and Fishing Hole location is determined, Phase 2 of the project will be to make improvements necessary to connect the ramp to uplands amenities such as accessible parking spaces, restrooms, the Fishing Hole campground and fish cleaning tables.

Plans & Progress: The City has been working in concert with Alaska Department of Fish and Game to design and seek funding to replace the ramp. In 2022, the City and State prepared conceptual design options for consideration. Initially, the preferred option is for floating access (similar to a dock) that provides over-water fishing opportunities. The floats will allow the dock to move up and down during tidal swings to provide ADA access to fishing for the entire tidal fluctuation. A gangway to the dock would be affixed to a fixed pier above the high water level. The floating portion of the dock and the gangway would be designed to be removable to avoid seasonal ice damage and to perform maintenance as necessary.

Total Project Cost: \$ 770,000

Concept Design \$ 18,813 Completed 2022;

Final Design \$70,000

Construction \$ 700,000

Schedule: Final Design 2026
Construction 2027

Priority Level: 1



A concept design of a removable gangway and floating fishing platform to restore ADA angler access to the Nick Dudiak Fishing Lagoon.



Removing Parking and Pavement Accessibility Barriers at City Facilities

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. From 2017-2019, the City of Homer ADA Compliance Committee and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City's Transition Plan, in accordance with Title II of the ADA regulations. This project corrects parking and pavement barriers (ADA Priority Level 1 issues) at City facilities to aid the entire community in accessing and participating in programs, services or activities provided by the City of Homer.

ADA regulations standardize the size and number of marked accessible parking spaces in a lot and appropriate signage placed such that it cannot be obscured by a vehicle parked in the space. Accessibility standards also require firm, stable and slip resistant surfaces. Many City of Homer facilities do not meet these standards.

This project will correct the following parking barriers at City facilities:

- Regrade exterior ramp cross slopes that exceed 1:48 ratio at the Fire Hall, Homer Public Library, and the Public Works building;
- Firm ground surface through compaction or paving and even surface levels at Load and Launch Ramp staging area
- cross slopes that exceed 1:48 ratio on paved lots.

Plans & Progress: City staff assisted the ADA Advisory Board during the self-evaluation process and together developed solutions and remedies that were included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. This project is expected to proceed incrementally. In 2021, accessible vehicle and van parking spaces were paved at Harbor Ramps 3, 4 and 5, and at public restrooms and compliant signage and pavement markings were completed.

Total Project Cost: \$385,600

Phase 1: Harbor Accessible Parking, completed \$49,100

Phase 2: Facility Parking Lot Cross Slopes & Surface Levels: \$336,500

Schedule: 2026

Priority Level: 1



While inaccessibility issues in these Port & Harbor parking spaces have been remedied, it provides an example of spaces needing to be paved with an even path of travel.

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Parks, Art, Recreation & Culture

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Bayview Park Restoration, Phase 2

Project Description & Benefit: Bayview Park is a neighborhood park at the top of Main Street in the heart of Homer intended to serve preschool age children and their families. The park, the only park in Homer dedicated to serve preschool age children, has been undeveloped since its formation.

This project transforms Bayview Park into an inviting, safe and accessible destination for young families to provide improved recreational opportunities for all in our community. Project scope includes two phases. Phase 1 of the project is expected to be complete in fall 2024. It includes:

- finalizing the park's site plan and specifications after gathering community input;
- pave Bayview Park parking area and delineate ADA parking and construct accessible park pathways;
- procure and install inclusive playground equipment and natural playground features; and
- install accessible rubber tile safety surfacing under the playground equipment.

Phase 2 replaces the rickety white picket fence with a more durable, low-maintenance fence that provides a level of safety for young children playing near busy roads. Due to the wood's deterioration, public works staff cannot repair some parts of the fence.

Plans & Progress: In 2022, the City installed an ADA accessible sidewalk to the park from Main Street as part of the new Main Street Sidewalk project. The sidewalk design replaced the existing open ditch on the east side of Bayview Park with a closed storm drain system to create a space where a parking lot and access into the park can be built.

The City worked with a landscape architect to develop a park plan and dedicated 2023 Healthy and Equitable Communities grant funds from the Alaska Department of Health and Social Services to assist with park improvements. A donation by the Kachemak Bay Rotary Club also helped procure new playground equipment.

Total Project Cost: \$190,000

Phase 1: \$139,330 (Funding complete 2023)

Phase 2: Replace perimeter fence. \$50,670

Schedule: 2026

Priority Level: 1



Bayview Park, dedicated to serve pre-school age children and their families is undeveloped. A more practical chain length fence will also be needed to keep young children out of roads and ditches.

Funding Secured	Prior to July '23	FY24
Design & install features		
KBay Rotary	\$ 12,000	-
HEC Round 2 Grant	\$ 74,916	-
Drainage/Parking		
COH HART Roads	-	\$ 32,000
Accessible Pathways		
COH HART Trails	-	\$ 20,314

FY 2026 - DRAFT Document



Jack Gist Park Improvements

Project Description & Benefit: Jack Gist Park was founded in 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. Park development took place on top of a retired landfill that was capped. As originally envisioned by the Jack Gist Recreational Park Association, this parcel has been developed primarily for soft ball fields. It also features a disc golf course. Changes in usage patterns, deferred maintenance, and adjacent residential development have highlighted the need for various improvements within the Park. The need for these improvements and the impacts of deferred maintenance will only continue to grow as the residential density increases in the neighborhood around the park.

The park hosts numerous softball tournaments annually, and disc golfers. Improvements for the health and safety of park users includes a public restroom facility, irrigation for field turf maintenance and remediation of drainage issues that have led to poor quality athletic turf. Drainage improvements are also needed address persistent standing water in ditches and in low spots in the parking lots, bleacher areas and the ball field access. Development of drainage routes will encourage groundwater (which is expected to be amplified by residential development adjacent to the park) into existing drainage routes to the east and west of the park and through culvert crossings.

The park has a need for improved and expanded parking. The two parking lots are small, uneven, poorly drained and poorly delineated. Utilities are needed for the park to service a future public restroom and provide water for irrigating the ball fields.

Plans & Progress: . Phase 1 funding is nearly complete via capital funds approved in the FY23 and FY24-25 budget. Drainage work, expanded parking (for 70 vehicles), and electrical service extension to the mobile restroom site and adjacent light pole are anticipated to be completed in May 2025. Sewer has been installed to within 30 feet of the site of a future public restroom. Water has been stubbed to the park's property line from the adjacent new development. Constructing a public restroom facility is Phase 2 of the plan. Hose bibs are planned to be located adjacent to the new bathroom will provide irrigation for the fields via surface hoses during dry spells and to assist in turf maintenance practices.

Project Cost: \$840,000

Phase 1: \$240,000 (\$217,000 secured)

Water/Sewer Extension: \$ 57,000
Electrical Extension: \$ 57,000
Drainage: \$ 31,000
Parking: \$ 95,000

Phase 2: Restroom cost estimate: \$600,000

Schedule: 2023-2028

Priority Level: 1



One of the softball fields at Jack Gist Park.

Funding Secured	Prior to July '23	FY24/25
Utility Extension		
COH HAWSP	\$ 42,500	-
General Fund Fund Balance		\$ 57,000
Drainage/Parking		
COH General Fund	-	\$ 95,000
Site Prep	-	
COH General Fund		\$ 22,500



Port and Harbor

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Large Vessel Haul Out Repair Facility

Project Description & Benefit: This project constructs safe moorage and an associated uplands haul out repair facility for large shallow draft vessels. This improvement supports the marine transportation needs of central and western Alaska. Because of the lack of facilities, these vessels currently have to travel elsewhere to perform annually required maintenance and repairs, which could otherwise be completed here in Homer. The new facility benefits the needs of the growing regional fleet of large vessels, the local marine trades businesses and the regional economy.

The mooring facility, proposed along the beach front of Lot TR-1-A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) will stage barges in the tidal zone with the bow end pulled tight to the beach for accessing a haul out ramp. A dead-man anchoring system will be provided for winching vessels up the ramp above the high tide line for maintenance and minor repairs. Upland improvements will include six work sites with water, electrical pedestals, lighting, and security fencing and cameras. This site has accommodated approximately six to eight vessels (depending on size) with ample workspace; it will offer large vessels the ability to complete their required annual maintenance at the uplands repair facility while wintering over.

Completing repairs locally gives the marine trades sector greater opportunity to expand services, support a steady labor force and provide higher quality services more competitively. Availability of local repair services also delivers performance benefits to vessels operating in Alaska waters, saving significant time, fuel and other operating expense.

Plans & Progress: Project development is being carried out in phases. Phase 1, initiated in 2014, consisted of forming a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements. Staff additionally completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements, the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer. Phase 2 completed design and permitting utilizing \$255,000 in State Legislative Grant funds and \$42,626 in additional City of Homer funds. The project is shovel-ready and the design is bid-ready. Phase 3 will complete construction project construction.



Three vessels hauled out for repairs on Homer Spit Lot TR 1 A.

Total Project Cost: \$5,297,626

2019: Phase 2 Engineering/Permitting/Geotechnical/Design: \$297,626 (Design completed June 2020).

2025: Phase 3 Construction: \$5,000,000 (Project is shovel ready.)

Schedule: 2027

Priority Level: 3



Harbor Ramp 8 Public Restroom

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

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

Total Project Cost: \$400,000

Schedule: 2027

Priority Level: 3



Ramp 8 sees heavy use from crews of large vessels moored in System 5. Since this outhouse was removed in 2015, crews either use a porta potty provided by the Port & Harbor, or walk 1.5 blocks to use the nearest restroom facility.

FY 2026 - DRAFT Document



Homer Harbor Dredging

Project Description and Benefit: Due to sediment infiltration, Homer's small boat harbor is in need of dredging to restore design depth. The US Corps of Engineers is authorized as part of their mission to maintain the navigable channel from the harbor entrance all the way to the load and launch ramp. However, all the rest of the harbor is a local responsibility.

The dredged materials can be used to renourish beaches on the west side of the Homer Spit, where erosional damage is actively undermining the State-owned Sterling Highway. Recreational properties and commercial properties are impacted to the point that properties have been abandoned or condemned. Beach renourishing will follow the US Corps of Engineers Dredged Material Management Plan approved for the Homer Spit.

Plans & Progress: Dredging requires a survey of the entire basin by a certified Marine surveyor capable of conducting a multi-beam survey that provides quantities of dredged material that would need to be removed to get the basin back to the original depths. The City's FY24-25 allocates funds to complete the survey work.

Phase 2 will create a request for proposals to solicit bids for dredging the harbor. Depending on the results of the bids, the City may need to prioritize efforts and focus on specific areas of concern first.

Total Project Cost: \$980,000

Phase 1: Harbor bottom survey: \$25,000

Phase 2: Dredging: \$955,000

Schedule: 2023-24

Priority Level: 1



A dredge in Homer Harbor during the US Corps of Engineer's annual dredging of the harbor's navigable channel.

Funding Secured	Prior to July '23	FY24/25
Harbor Survey	-	\$ 25,000



Homer Harbor Security Cameras: Ramp 1-5 Access Points

Project Description and Benefit: This project will expand and enhance coverage capabilities of Homer Harbor's current security camera system. The Port and Harbor Advisory Commission and staff have a long term goal of installing cameras on the west side of the basin at the access points to Ramp 1 through Ramp 5. Expanding the current camera system allows harbor officers to keep a monitored eye on these heavily trafficked areas.

Over the years, security cameras have come to play an ever increasing role in assisting staff to monitor harbor and vessel security because of the advantages they provide. Cameras allow harbor officers to monitor situations while completing other tasks in the field or while on the radio helping other customers. Quick review of a recorded incident will also help an officer verify vessel status while not having to actually dedicate time to watching and waiting on scene. Cameras also provided an element of safety by allowing responding officers to view a situation before arrival; they can also be used to assist in monitoring evacuations from the Spit in the case of a tsunami or other natural disaster without putting officers in harms way.

Plans & Progress: City Council approved a capital budget request of \$20,000 for the design of the Ramp 1 through 5 camera system in the 2022/2023 budget and a cost estimate obtained. An FY25 mid-biennium budget adjustment made an additional \$25,000 available to install camera poles in-house, which will lower the equipment installation cost estimate below.

Total Project Cost: \$364,000

System Design: \$5,728 (funding completed)

Equipment Purchase and Installation: \$358,272

Schedule: 2025-2026

Priority Level: 1



Security cameras, pictured here, center, allow harbor officers to gain situational awareness before responding to an event, to verify details of recorded events and monitor progress of evacuations or check on inundation during tsunami events.

Funding Secured	Prior to July '23	FY24/25
Camera System Design		
Port Reserves	\$5,728	
Pole Installation		
Port Reserves		\$25,000



Homer Spit Campground Renovations

Project Description and Benefit: The Mariner Park and Fishing Hole campgrounds are situated on the Homer Spit. Their waterfront locations and close proximity to recreational activities and visitor support services make the campgrounds very popular with both Alaskans and out-of-state visitors. City campgrounds are heavily used in the summer and shoulder seasons, hosting over roughly 20,000 campers annually and generating up to \$200,000 in revenue through camping fees.

The campgrounds are primitive. Campers use porta potties and have no means of hand washing. Campsites are pot holed, poorly marked and without tent pads. Many lack picnic tables and fire rings.

This renovation project greatly improves the camping experience and makes it easier to maintain the campgrounds to a higher standard of cleanliness and safety. Renovations include installing hand wash stations, grading campgrounds, delineating and labeling campsites, developing tent pads in tent camping areas and installing picnic tables and fire rings at sites that currently lack these basic amenities. Mariner Park Campground would also benefit from landscaping.

Completing these renovations bring the campgrounds to a minimum standard to keep them healthy, attractive and competitive. Visitors have a choice of where to stay on the Kenai Peninsula. We anticipate these upgrades will attract new visitors and motivate existing visitors to extend their stays or come back. Summer and shoulder season visitors contribute significantly to Homer's overall economy through their patronage of local businesses throughout their stay.

Plans and Progress: This project is in the conceptual design phase.

Total Project Cost: \$95,000

Mariner Park Campground	\$50,000
Fishing Hole Campground	\$45,000

Schedule: 2026-2028

Priority Level: 3

Funding Secured	Prior to July '23	FY24/25
Picnic Tables & Campground Items		
Port & Harbor Reserves		\$18,000



Mariner Campground at the base of the Homer Spit.



Ice Plant Upgrade

Project Description & Benefit: The ice plant at the Fish Dock is a critical component of the overall Port and Harbor enterprise, providing more than 3,500 tons of flake ice each year to preserve the quality of more than 20 million pounds of salmon, halibut, sablefish, and pacific cod landed at the Port of Homer.

Although the Ice Plant has been maintained very well since being built in 1983, efficiencies may be gained by upgrading certain key components of the plant with current technologies, which may include replacing the refrigeration compressors, integrating natural gas into the process, and/or upgrading the control systems to increase the plant's efficiency and reduce operating costs.

Plans & Progress: This project is proceeding in a three-phase approach. Phase 1 consisted of contracting with Coffman Engineering from Anchorage to assess Homer's Ice Plant and provide a list of options for upgrading the facility to optimize energy savings, plant maintenance, equipment longevity and return on investment. The study also considered the possibility of creating a year-round cold storage refrigeration system as an upgrade to the original plan. Two recommendations from the study to optimize energy savings comprise Phase 2 and Phase 3 of the project: upgrading the evaporator fans and condensers with variable frequency drives.

Total Project Cost:

Phase 1: \$40,000 (Design and engineering study)

Phase 2: Evaporator fan upgrades estimate forthcoming.

Phase 3: Condenser upgrades estimate forthcoming.

Schedule:

2019-2020: Phase 1 study completed

2021: Design and engineering for upgrades

2024: Phase 2

Priority: 3



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



Large Vessel Sling Lift, Phase 1

Project Description & Benefit: During the investigation conducted in 2014 by the Large Vessel Haulout Task Force, the Task Force quickly recognized a need to provide haulout services to all vessels that moor in the harbor. As a first step in filling this need, the Port & Harbor developed an airbag haul-out system on available tidelands within the harbor. This system has proved successful.

However, the system works only for part of the fleet: large, flat-bottomed, shallow draft vessels. Much of the fleet in the harbor is not able to use this system because of the vessel's deep draft hull configuration.. A lift in a local commercial yard is being expanded to accommodate vessels up to 150 tons, which will accommodate most limit seiners and many of our larger boats. Homer will still lack haulout services for deep draft vessels larger than 150 tons.

A sling lift has been proposed as a possible haulout solution for vessels that are not currently being served in Homer. The lift, coupled with an on-site repair yard would provide these vessel owners the option to perform their annually required maintenance and repairs locally without having to travel away. Haul outs ease the burden of travel for the vessel owners during the winter season and, as an added bonus, generate business to help sustain local marine trades.

Key to the success of the project is to select a location that has space for an on-site repair yard, and to select a sustainable owner-operator model. Possible locations are the old chip pad or in the new large vessel harbor; owner-operator scenarios include privately owned and operated with a lease to the Enterprise, a public private partnership, or alternatively, municipally owned and operated by the City using Enterprise employees.

Plans & Progress: Project development will have two phases. The first phase will be a comprehensive study about how to best build and operate this new service at the Port of Homer. It will consider location and include engineering and design options and a cost-benefit analysis. The study will also research options for operating this new service, providing an analysis of various ownership and operating models. It will also work on completing regulatory requirements such as a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation.

Phase 2 will be construction of the support infrastructure after considering the results of the phase one study and acquisition of the sling lift.

Total Project Cost: \$65,000 (Phase 1)

Schedule: 2027

Priority Level: 3



An example of a sling lift and adjacent repair yard area.



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 43 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 patched up and going 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 a engineer’s condition evaluation in Phase 1.

Plans & Progress: This project consists of three phases. The first phase is an engineer’s inspection and condition report followed by engineering, design and permitting work to be followed by construction.

Total Project Cost:

Phase 1: Engineer’s Condition Evaluation: \$12,500

Phase 2: Engineering, Design, Permitting and Cost Estimate: TBD

Phase 3: Construction: TBD

Schedule: 2025

Priority Level: 1



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

FY 2026 - DRAFT Document



Wood Grid Replacement

Project Description & Benefit: The Wood Grid is a series of benches (in this case wooden 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 resides. 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 Wood Grid is one of two tidal grids that the Port and Harbor operates. Because of our large tidal exchange in Kachemak Bay, Homer’s tidal grids are likely one of the most useful vessel grid systems in the world. They utilize the tides to our advantage to provide an inexpensive way for vessel owners to maintain their vessels’ hulls.

Homer’s Wood Grid was originally built 50 years ago and accommodates vessels up to 59 feet with a 50-ton limit. Other than the walkway replacement that occurred in 2001, the wood grid has seen very little attention in terms of upgrades since.

Three particular issues would likely be addressed in an upgrade. Gravel has migrated downhill and filled in between the benches, making it increasingly difficult for people to actually to get under the vessels on the grid to perform repairs. A second issue is with the Wood Grid’s retaining walls. Due to age, the upper wall is no longer retaining infill from the bank above and the lower submerged wall has degraded to the point that staff are not able to repair it. Another concern is that the benches and the buried pile that support them have deteriorated to the point that staff is unable to repair them. At a minimum the piles and benches will need to be replaced.

Plans & Progress: This project would consist of two phases. The first phase is preliminary engineering and design to ascertain the scope and cost of the improvement, including what permitting is required. The second phase would be construction.

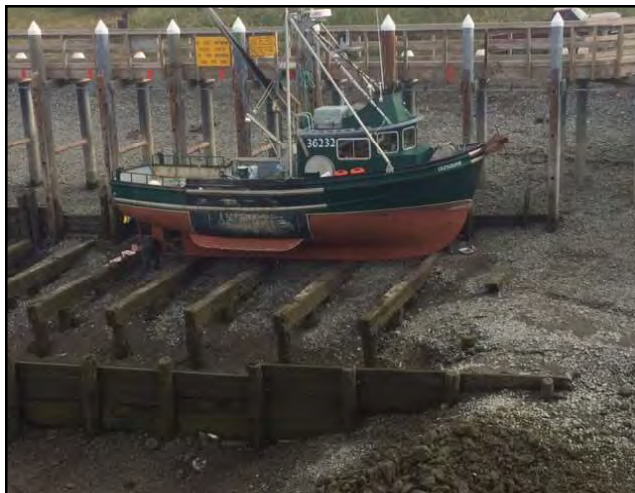
Total Project Cost:

Phase 1: Engineering and design: \$25,000

Phase 2: Construction: to be determined in Phase 1.

Schedule: Phase I: 2026

Priority Level: 2



The Wood Grid in Homer’s Port and Harbor was originally built 40 years ago and accommodates vessels up to 59 feet with a 50 ton limit. Other than replacing the walkway in 2001, the wood grid has seen very little in terms of upgrades since.



Public Safety

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- **Fire Department Fleet Management30**

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Fire Hall Expansion, Phase 1

Project Description & Benefit: In 2014, in response to aging and crowded conditions, the City assessed Homer's emergency services space needs. Initial plans to correct building and space inadequacies called for co-locating the Police and Fire stations within a new Public Safety facility. However, ultimately, the decision was made to build a stand-alone Police Station and defer expansion plans for the Fire Department.

In the interim, the City addressed much needed deferred maintenance at the Fire Hall, which included conversion to natural gas, improved air handling, fixing floor drainage issues in Bays 2 and 3, and general refurbishing of wall and floor finishes and kitchen cabinets, but nothing was done to address inadequate facility space or increased demands on service requirements.

The current fire station was built in the early 1980's. It has five bays to hold four fire trucks and two ambulances. Vehicles are double-stacked in the bays with barely enough room for a person to move between the trucks, much less accommodate new, modern fire apparatus, which are longer and wider than the vehicles the bays were originally designed for. Storage, training, parking and apron space are also very limited. Expansion is required to meet minimum space requirements for firefighting apparatus, provide an adequate number of offices and bunk rooms and sufficient storage, parking and drill training spaces.

This project resumes the planning/conceptual design process for a new fire station facility that will adequately meet the community's current need for well-prepared, safe, and timely emergency response. It (1) updates the needs assessment to reflect current departmental conditions and needs for a stand-alone Fire Station facility; (2) conducts site feasibility analysis, including the potential to incorporate the former Police Station property into a design at the current site, either through expansion or rebuilding; and (3) conceptual designs and cost estimates.

Plans & Progress: This project can progress in phases. Phase 1 is pre-development and design work.

Total Project Cost: \$21,000,000

Phase 1, Design: \$ 1,500,000

Construction: \$19,500,000



Two examples illustrating the department's need for additional space: parking area in the equipment bay does not meet minimum space requirements for firefighting apparatus and insufficient storage capacity.



Fire Department Fleet Management

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Project Description & Benefit: To meet the community's fire protection needs and Insurance Services Office (ISO) requirements, Homer requires two Tankers for off-hydrant operations, two front-line Fire Engines and one Reserve Fire Engine. National Fire Protection Agency codes recommend maintaining apparatus with the latest safety features and operating capabilities to maximize firefighting capabilities while minimizing the risk of injuries. Apparatus in first-line service should not be more than 15 years old; apparatus should then be used in a reserve status for an additional ten years and decommissioned once it is 25-years old.

While the City has made great strides to update its aged fleet of aged-out apparatus and specialized vehicles, two pieces of equipment critical to safe and effective fire response. Two priority pieces of equipment are 15 years to over 30 years old and at the end of their functional life. The Department has developed a strategic, cost saving approach to meeting Homer's fire protection needs with the following top-prioritized replacements:

Quick Attack Brush Truck. In 2022, after 33 years of service, HVFD's single front-line wildland firefighting apparatus (a 1990 Ford F-350 Crew Cab Pickup with a forestry firefighting slip-in unit) was decommissioned. The entire City of Homer is in the Wildland-Urban Interface (with the exception of most of the Spit) and at significant risk from wildfire. Without this quick response vehicle, we run the risk of wildland incidents becoming larger and consuming more vegetation and or risk to adjacent structures in the Wildland/Urban Interface setting.

Engine-4, at over 40-years old, is not NFPA compliant and was taken out of service due to safety concerns and the inability to gauge the status of the pump. With open cab jump seats, it lacked modern safety features that endangered the safety of our first responders. The company that tested the pump is unable to perform the test because the original manufacturer placards are no longer with the engine. Functional capabilities and safety features of fire apparatus has greatly improved in the last forty years, including fully enclosed cabs, modern seat belt configurations, improved roll-over stability and braking systems.

Plans and Progress: HVFD developed a fleet replacement plan that places apparatus on standard replacement cycles consistent with NFPA requirements and community needs. A used ladder truck was purchased in 2023; a quick attack brush truck and replacing Engine 4 are the next two highest priorities.

Total Project Cost: \$1,555,000

Quint/Ladder Truck: \$230,000 (complete)
 Quick Attack/Brush Truck: \$630,000
 Engine 4 Replacement: \$925,00

Funding Secured	Prior to July '23	FY24/25
Ladder Truck		
COH Fleet CARMA	\$ 230,000	-

Schedule: 2025-2026

Priority Level: 1



HVFD's Brush-1 was a converted 1990 Ford truck which is NFPA non-compliant, has aged out of its functional life by 17 years and has been decommissioned.



Public Works Projects

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Baycrest Overlook Public Restroom Rebuild

Project Description and Benefit: The City of Homer requested the State of Alaska build a restroom at the Baycrest Wayside Overlook when the facility was constructed in 1997. As part of the agreement between the state of Alaska and the City of Homer, the State would build the bathroom, and the City would be responsible for maintenance, cleaning, repairs, and replacement of the facility when the time comes. This facility has exceeded its useful life and the building portion of the restroom is failing.

Plans & Progress: This project will demolish the above ground portion of the building, leaving the below ground concrete pit portion of the pit toilet in place and build a new restroom building over the existing pit toilet.

Total Project Cost: \$300,000

Schedule:

Priority Level:

Proposed new project. Will be added to CIP if approved by Resolution.

Photo will be provided if project is added.

FY 2026 - DRAFT Document



Comprehensive Drainage Management Plan

Project Description and Benefit: Homer’s Drainage Management Plan, developed in the early 1980s, includes design criteria and methods for a standardized approach to the construction of drainage facilities based on basin runoff flows. The Plan recommended the use of “natural drainage ways and pre-existing man-made drainage ditches as the most cost-effective way to develop the complete drainage system.”

Currently, the City maintains only three miles of storm sewer and associated catch basins that outflow into Kachemak Bay. Otherwise, Homer’s stormwater is largely channeled and drained through an open ditch system. Homer’s Design Criteria Manual for subdivisions does not currently address on-site stormwater management, with individual developers addressing stormwater on large parcel developments on a case-by-case basis.

Conditions have changed since the early 1980s. Development in Homer has greatly expanded, and with it the size and demand on Homer’s drainage system. Stormwater management strategies and tools have also advanced considerably since Homer’s plan was developed. They now include a wide variety of gray and green infrastructure technologies, low impact development and behavioral practices, as well as innovative policy strategies (such as drainage districts) that, together, can improve the quality and reduce the velocity and quantity of runoff discharging onto downstream properties or directly to receiving waters.

This project develops a comprehensive regulatory, administrative and operational framework to guide Drainage Management in Homer with the goals of protecting our environment; reducing flooding to protect people and property; reducing demand on public stormwater drainage systems and supporting healthy watersheds. It will:

- Consider and recommend storm water management systems and best management practices including specifications for collection, storage, conveyance and treatment structures;
- Where practical, it will incorporate low impact development and green infrastructure management practices to treat or reduce storm water discharges and urban non-point source runoff to area streams and the critical wildlife habitat of Kachemak Bay;
- Include public input in policy development to better manage runoff and protect downstream properties from the impacts of runoff, pollution prevention and property development best practices.

Plans & Progress: . TBD

Total Project Cost: TBD



Goals of the Drainage Management Plan would be protecting the environment; reducing flooding; reducing demand on public stormwater drainage systems; and supporting healthy watersheds. (Photo courtesy of Wisconsin Department of Natural Resources.)



Engineering Study for Homer Public Library Remodel

Project Description and Benefit: Homer Public Library has expanded steadily in line with population growth in the area, from a 600 square foot cabin in the 1950s to a 3,500 square foot building in the 1980s to the current 17,000 square foot facility, which opened in 2006. In the 2018 Homer Comprehensive Plan, staff noted that the new building was projected to meet the community's needs for 20 years, and those projections have proven reasonably accurate. As of 2024, the building has not yet exceeded capacity, but the area population is growing rapidly and utilization of public spaces like the library are rebounding from the Covid-19 pandemic shut downs.

Staff have identified several needs, based on operational impact and competition among patrons for limited resources. Operationally, the library needs increased storage space and office/workspace. Based on use, public use spaces to be considered in the remodel include:

- A larger meeting room. The current meeting room is 19' x 15'6". The multipurpose space should be at least twice as large. This was identified as a long-term priority in the Library's 2019 Strategic Plan.
- An increased number of study rooms was also identified as a long-term priority in the library's 2019 Strategic Plan.
- A dedicated teen room
- An outdoor covered space, suitable for public programs even in marginal weather. The Friends of Homer Library and some community members have discussed this in conjunction with improvements to the western lot, but it was not considered a high priority for that project. Accessibility improvements, such as signage and bathrooms that are easier to use.

Additionally, accessibility improvements to the public restrooms and signage are needed.

Plans & Progress: Staff has identified specific needs, and some high priority components of the remodel have been prioritized in the Library's 2019 strategic plan, but no design work or planning has been done. Funding is requested for an engineering study to conduct a needs assessment and provide a detailed space analysis, cost estimate, concept design options and, public outreach. The study will provide the basis for determining feasibility of various projects, which could be combined or treated separately.

Total Project Cost: \$75,000

Schedule: 2025

Priority Level: 1



Library usage has increased substantially over the past seventeen years, and with it, the need to remodel to expand both public use and operational spaces within the building.



Heath Street Rehabilitation

Project Description & Benefit: This project rehabilitates Heath Street, a collector street in Homer that runs north-south from Pioneer Avenue to the Sterling Highway. Heath Street provides critical access for Homer's public safety responders: Homer Volunteer Fire Department at the top of Heath Street on Pioneer Avenue, Homer Police Department further south on Heath Street and Homer Public Works Department at the bottom of Heath Street on the Sterling Highway. Other major destinations on Heath Street include a US Post Office, the University of Alaska's Kenai Peninsula College, a 55,000 square foot commercial building, financial institutions and the Homer Public Library.

Heath Street is a paved road that is showing signs of failing. The vehicle wheel tracks are depressed, almost like ruts in the asphalt. Public Works believe this is being caused by a failing storm drain system and inadequate drainage that is allowing water to infiltrate the road bed causing soft spots. The condition is getting worse with each freeze-thaw cycle.

Rehabilitation work should include improvements to the curb, gutter and sidewalk, including proper curb cuts to make the sidewalk and street crossings accessible. A flashing beacon, signaled crosswalk is proposed at Hazel Street.

Plans & Progress: The City has completed a storm drain condition survey and final design.

Estimated Project Cost: \$953,339

Schedule: 2025

Priority Level: 2

Funding Secured	Prior to July '23	FY24/25
Storm Drain Condition Survey & Design	\$ 30,136.55	-



Photo showing the beginning of soft spots mid-way down Heath Street.



HERC Hazardous Material Cleanup and Revitalization Plan

Project Description and Benefit: This project initiates cleanup on a 4.3-acre Brownfield site located in the heart of Homer's commercial district at the corner of the Sterling Highway and Pioneer Avenue and helps create an economically viable reuse plan that will contribute to Homer's overall quality of life and the economic development of Homer's central business district.

The Homer Education and Recreation Complex, or HERC property, houses two former school buildings (built in 1956) that were originally owned by the Kenai Peninsula Borough but were conveyed to City of Homer ownership in 1998 to allow public use of the gym and associated restroom. Over the years a variety of structural and feasibility analyses have been performed at the HERC (a) when the building was called upon to house a new activity, and (b) to assist the City and community in understanding how to more fully and cost effectively utilize the building. However, contamination in the two buildings (asbestos, PCBs, mercury and lead-containing materials) requiring controlled removal and disposal has thwarted all efforts. The buildings are in a state of disrepair; it is only a matter of a few years before they can no longer be utilized for recreation or for City maintenance and the community recreation staff currently housed in the buildings.

Plans & Progress: In spring 2023, the City contracted with Hazardous Building Materials Consulting, LLC to carry out a limited Hazardous Materials Assessment of HERC 1 (the larger of the two buildings) and a comprehensive assessment of HERC 2 (the smaller of the two buildings) at an investment of \$58,349. The results reveal that both buildings contain hazardous materials, as expected due to their age and the prevailing construction materials utilized in the 1950s. Examples include lead paint, asbestos, and materials like paint and varnish that harbor PCBs. These test results hold significant implications for these buildings' demolition (or renovation).

The project will progress in phases; the first is procuring professional services to make a cleanup plan followed by property cleanup activities. In FY25, the Alaska Department of Environmental Conservation will be providing Brownfields Assessment and Cleanup services including additional hazardous materials testing and an Analysis of Brownfields Cleanup Alternatives (ABCA) that summarizes information about the site, cleanup standards, applicable laws, cleanup options and alternatives considered. A clean up plan will be adopted, followed by revitalization planning.

Project Cost: Project clean up cost to be determined after the ABCA report.

Schedule: 2025

Priority Level: 1



One of the two buildings on the HERC site containing hazardous materials.

Funding Secured	Prior to July '23	FY24/25
HERC 2 Clean Up		
General Fund CARMA	\$153,000	



Homer Airport Terminal Improvements

Project Description and Benefit: The Homer Airport Terminal, built in 1994, suffers from obsolescence and deferred maintenance of its major systems such as the antiquated fire system, obsolete air handling system and failing exterior doors. While the interior lobby space offers an attractive welcome, some of the public features do not comply with the ADA, including the restrooms. The exterior is showing its age – peeling paint is allowing the weather to penetrate the building’s protective siding. Broken and uneven sidewalks compromise ADA accessibility to the building, as does poorly delineated ADA accessible parking.

This project will complete repairs and renovations needed for ADA-compliance, energy efficiency, security and resilience. Improvements will benefit the Homer Airport, a regional Airport that provides access to the intrastate air transportation system for all of the Southern Kenai Peninsula and Kachemak Bay region and supports light plane service to several small communities on the south shore of Kachemak Bay which otherwise are only accessed by boat. Aviation plays a critical role in the everyday life of rural Alaska towns; our economy, citizens, businesses, industries, and government agencies depend on aviation, often as a primary mode of transportation for travel, medical services, shipment of goods, and tourism. At times when highways are shut down, the airport facility is a lifeline. Addition of an emergency backup power generator will keep the terminal operational in times of emergency and power outages.

The project also benefits visitors. The City has developed a cohesive, City-wide plan for consistent and attractive wayfinding. Directional and informational signs at Homer’s gateways are the highest priority in Homer’s Wayfinding Plan; implementing wayfinding designed for the Airport Terminal helps people get where they want to go and improves the visitor experience.

The AK Department of Transportation and Public Facilities owns the airport and leases space upon which the Homer Airport Terminal sits to the City of Homer. The City is responsible for building maintenance, repair and renovations. The Terminal is a joint use passenger/cargo terminal comprised of a 8,673 SF, single-story building, including 1,200 SF of cargo terminal. The functional areas in the building include departure lounge/security, lobby/waiting area, airline space, baggage claim/bag car unloading, concessions, circulation, and administration/mechanical.

Plans & Progress: The City’s FY24-25 capital budget allocated funds for the two highest priority projects for customer safety and accessibility: constructing an ADA family restroom in the terminal and replacing the sidewalk in front of the terminal. These projects were completed in 2024.

Total Project Cost: \$1,291,968

Interior Renovations \$378,000

New ADA family restroom (\$ 54,400 completed)

Current restroom ADA renovation

Fire/Life Safety Systems \$159,156

Replace HVAC and fire alarm systems

Replace automatic entry doors for security/energy efficiency

Exterior Renovations \$659,812

Replace front entry sidewalk (\$249,961 complete)

Provide ADA-compliant parking and access

Replace exterior siding

Install wayfinding signage/kiosk

Resilience Measures: \$95,000

Portable backup generator for emergency power

Schedule: 2026

Priority Level: 2



Homer Airport Terminal Cargo entrance

Funding Secured	Prior to July '23	FY24/25
ADA Restroom		-
COH Design Gen CARMA	\$ 4,400	
COH Construct Gen CARMA	-	\$ 50,000
Replace front entry sidewalk	-	
COH Capital Budget		\$ 151,246
FY22 Community Assistance		\$ 98,715



Homer Public Library Siding Replacement

Project Description and Benefit: The Homer Public Library building opened in September 2006. The concrete siding was relatively new technology at the time, and while it has lasted 17 years, it is now cracked and falling off the building. The City's Building Maintenance division has worked hard to patch and replace missing pieces, but the worsening problem is both an eyesore and a potential path for moisture to enter the building.

The siding covers all four sides of the building, but the damage is worst on the south side, where the wall curves outward and the siding is under tension.

Plans & Progress: Building Maintenance has contacted several vendors for cost estimates and are still awaiting response. The costs below are a best guess, based on experience and the area of the building's façade. Professionals could fully replace the siding in a week or two, weather permitting. If funding and a contract is secured, the project could be done in summer 2024 to protect the facility from water infiltration and damage.

Total Project Cost: \$500,000

Schedule: 2026

Priority Level: 1



Examples of damaged and broken siding on the library's south-facing wall (at left) and above the library's back door (at top).

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Homer Waste Water Treatment Plant Improvements

Project Description and Benefit: The two clarifier tanks at the WWTP each contain about 94,000 gallons of waste water and operate clarifying equipment to remove solids from the waste stream in order to meet permit regulations and protect the clean waters of Kachemak Bay. The clarifiers and all associated equipment were originally installed in 1990 and are subject to corrosion.

Despite regular maintenance, in 2022 a clarifying belt unit failed in one of the tanks. In an emergency fix, the maintenance crew noted excessive wear on the rollers, links and support pin for the flights of belts in both tanks, prompting an emergency replacement.

This project seeks to protect the treatment units and mitigate corrosion in the future by removing the existing coating in the clarifiers and digesters in the Waste Water Treatment plant and applying a new coating consistent with industry standards as corrosion protection for the concrete tanks and vats. It also improves reliability by replacing other electrical controls at the Waste Water Treatment plant exposed to corrosion showing excessive wear. It also rebuilds the electrical components of the effluent box at the sewage lagoon.

Plans & Progress: The Project is listed on the Alaska Department of Environmental Conservation's FY24 Intended Use Plan for State Revolving Loan funds. One component of the improvements, the Waste Water Treatment Plant generator transfer switch was replaced in 2024 for \$38,000.

Total Project Cost:	\$707,245
Clarifier Coating Replacement	\$369,439
Digester Coating Replacement	\$231,806
Electrical Component Replacements	\$103,000

Schedule: 2025-26

Priority Level: 1



Clarifier tank at Homer Waste Water Treatment Plant.



Parking Lot Drainage Solutions for Homer Public Library

Project Description and Benefit: The public parking lot for the Homer Public Library slopes down to the south, which channels rain and meltwater towards the accessible parking spaces near the building entrance. In accordance with ADA regulations regarding wheelchair access, the parking spaces themselves have a 1% westward gradient, which is sufficient to drain water in the summertime. During winter and spring, the gutters fill with ice and grit and trap pools of standing water, which then freeze overnight and create a slip hazard.

The ice has been a recurring issue since the building opened in 2006. Staff have considered relocating the accessible spaces, but that would put them farther from the building entrance and would still leave the hazard for other patrons.

Plans & Progress: Public Works personnel addressed the issue in July 2023 by creating a drainage channel through the parking lot curb and clearing out obstructions from the drainage ditches. Also, snow removal operations were modified so that plowed berms allowed a gap for drainage. Parks and library staff monitored the drainage through the spring of 2024 and determined that the situation had improved, but the problem remained.

Possible solutions include installing a stormwater catch basin and stormwater piping to convey water to the stormwater collection piping on the property or the piping along Hazel Avenue. Another possible solution is to regrade part of the parking lot to redirect stormwater away from the ADA parking spots and into the below ground stormwater catch basin under the parking lot.

Total Project Cost: \$180,000

Design/Engineering:	\$ 30,000
Construction	\$150,000

Proposed new project.

Will be added to CIP if approved by Resolution.

Schedule: 2026

Priority Level: 2



Poor drainage across Homer Public Library's sloped parking lot, especially during winter and spring freeze thaw cycles, creates hazardous walking conditions.



Water Storage/Distribution Improvements, Phase 3

Project Description & Benefit: This project replaces aging water storage/distribution system components and makes other system improvements to increase water storage capabilities and drinking water quality, improve water system distribution and water transmission effectiveness and safeguard public health. A dependable water system ensures public safety and contributes to Homer's growth and economic vitality.

The project also builds drinking water resilience. The storage tank on the water supply system's west trunk will alleviate a drinking water storage deficiency. Current storage capacity gives Homer only a two-day supply of stored drinking water, creating vulnerability to critical water shortages. A 500-foot trunk line from the new tank will provide domestic water and firefighting capabilities to an unserved area in the city, and the pressure-reducing vault on this line will add system resiliency. The pressure-reducing vault will interconnect the two lines, allowing either trunk to distribute water to the other in the event one is damaged or out-of-service.

First identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan, these critical infrastructure improvements have been designed and partially completed:

- Phase 1: was completed in 2016. 2,600 linear feet of 10" and 12" water distribution main was installed across Shellfish Avenue and a new pressure reducing vault (PRV) was constructed to provide water supply to a new tank site; 4,500 linear feet of 12" water main was extended on Kachemak Drive, both connecting isolated sections of town and eliminating dead end mains. The City removed an old redwood tank and purchased property on which the new tank will be constructed.
- Phase 2: consists of installing water transmission main in support of a future new water storage tank, rehabilitation of the existing A-Frame existing storage tank, and demolition of the A-Frame pressure reducing vault (PRV).
- Phase 3: consists of the construction of a new 0.75 million gallon water storage tank on the east side and a 0.25 million gallon tank on the west side to provide increased capacity for domestic use, fire flow and future micro hydro power generation, modifying/replacing three PRV stations and the installation of micro-hydro turbines that can efficiently produce power back onto the grid, reducing the City's electricity costs and creating green power.

Plans & Progress: Project design was completed in 2014 utilizing \$485,000 in Special Appropriation project grant funds from the Environmental Protection Agency and \$399,214 (45%) in matching funds from the City. Phase 1 construction was completed in 2016 utilizing \$1,980,254 in FY16 State of Alaska Municipal Matching Grant program funds, \$848,680 City of Homer funds and benefitted property owner's assessments. Phase 2 construction work should be completed in 2024 using ADEC grant monies and water reserve funds using State of Alaska Municipal Matching Grant program funds and City of Homer water reserve account funds.

Phase 3 construction can be completed after phase 2 is finished and funding has been identified.

Total Project Cost: \$10,438,214

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

2016 Phase 1 Construction(Funded, Completed):\$1,980,000

2026-2027 Phase 2 Construction: \$1,600,000

2028 Phase 3 Construction: \$5,974,000

Priority Level: 2



Water Treatment Plant Drying Beds

Project Description and Benefit: This project replaces the one-time-use Drying Beds associated with the Drinking Water Treatment Plant. These drying beds dry out the fine silts, clays, and other particulate that is filtered out of the City of Homer's drinking water before the treated water enters the drinking water distribution system. The existing Drying Beds are full and were constructed with a polyethylene liner system for a one-time use.

Plans & Progress: This project will replace the Drying Beds with a concrete pad Drying Bed Surface that will be reusable, thereby providing the City long-term use and financial benefit.

Total Project Cost: \$1,000,000

Schedule: 2026

Priority Level: 2

**Proposed new project. Will be added to CIP if approved by Resolution.
Expanded project description and photo will be provided if project is added.**

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Wayfinding & Streetscape Plan Implementation

Project Description and Benefit: Homer lacks coherent wayfinding for visitors and residents alike to find destinations by vehicle or on foot. The City hired Corvus Design to create a wayfinding plan for the City in 2021, which was adopted in 2022. Recommended improvements include working with the Alaska Department of Transportation (DOT) to revise many Sterling Highway signs, and install themed signage for drivers and pedestrians so they can easily find destinations. The work also included recommendations on benches, trash cans and landscaping which contribute to the small town character of downtown Homer.

Plans & Progress: The project will proceed in two phases. The goal of the first phase is to install 26 Pioneer Avenue banners, ten wayfinding signs and ten benches. New Pioneer Avenue banners were installed in 2023. Capital funds for wayfinding signs were approved in the City's FY24 capital budget, with the goal to fabricate and install basic bollard style trail marker signs on both ends of five routes. The City will also work with Alaska Department of Transportation (AK DOT) to update road signage during the Sterling Highway the repaving project (likely in FY25/26) and during other future AK DOT road projects in Homer. Goals of phase two is to install 26 wayfinding signs, two gateway signs and an additional ten benches.

Total Project Cost: \$277,500

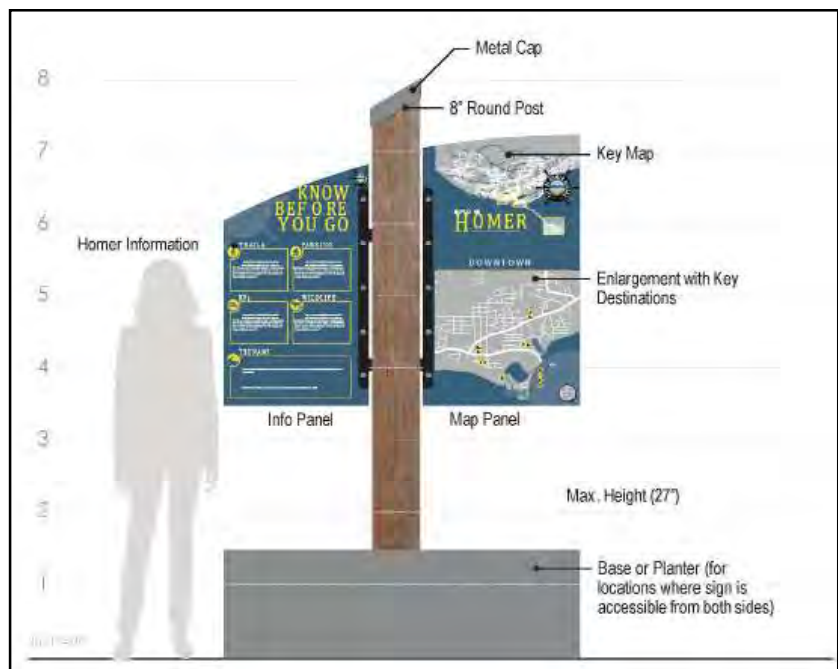
Phase 1: \$126,500 (\$56,500 secured)

Phase 2: \$151,000

Schedule: Phase 1 2023-2026

Priority Level: 1

Funding Secured	Prior to July '23	FY24/25
Pioneer Avenue banners	\$ 6,500	-
Wayfinding trail marker signs		
COH HART Fund	-	\$ 50,000



Schematic design of wayfinding sign.



State Projects

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

Transportation projects within City limits:

- **East Hill Road Bike Lane44**
- **Kachemak Drive Rehabilitation/Pathway45**
- **Main Street Rehabilitation46**
- **Sterling Highway Milepost 172:
Drainage Improvements47**
- **Traffic Control at the Corner of Sterling Highway
and Soudview Avenue48**
- **West Hill Road Bike Lane.....49**

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East Hill Road Bike Lane

Project Description and Benefit: This project would create a bike lane, in conjunction with an Alaska Department of Transportation project to repave East Hill Road.

East Hill Road is one of Homer's key arterials, connecting scores of residential properties to downtown Homer. There is currently no safe provision for non-motorized traffic; pedestrians and bicyclist must take their lives into their hands by riding on the road.

The project is conceived as one lane for non-motorized traffic on one side of East Hill Road, with separation from the road for safety. Some drainage work within the right-of-way would be required to properly direct storm water runoff to catchment basins and adjacent roadside ditches.

Plans & Progress: The need for a non-motorized transportation element on West Hill Road was identified in the 2021 Update to Homer's Non-Motorized Transportation and Trail Plan. This project also aligns with transportation goals articulated in the City's Comprehensive Plan.





Kachemak Drive Non-Motorized Pathway

Project Description & Benefit: This project constructs a separated non-motorized pathway along Kachemak Drive from East End Road to Ocean Drive. Kachemak Drive, a State-owned/operated road in the City of Homer, is a primary east-west transportation corridor. It is a 35-miles per hour, narrow, winding road with essentially no shoulders, only side-slopes and drainage ditches along most of its length.

The road provides access to a state airport with general aviation businesses, light industrial businesses, private residents and connects the Homer Spit to several marine storage and repair businesses, most notably Northern Enterprises, the largest industrial marine storage, repair and boat launch complex on the southern Kenai Peninsula. As a major truck route and commuter route for residents in Kachemak City and other communities further out East End Road, traffic is often heavy, with over 1,500 vehicles daily. Kachemak Drive is also a tsunami evacuation route and is the only alternate route connecting Homer to East End Road should emergencies close the primary west to east Pioneer Avenue route.

Kachemak Drive is also heavily used by pedestrians and cyclists. Bicycle traffic has increased over the years due to the advent of wide-tire winter bicycles and Homer's increasing popularity as a bicycle-friendly town. Recreational and commuter bicyclists and pedestrians use Kachemak Drive to connect to non-motorized paths along the Homer Spit, Ocean Drive, and East End Road. However Kachemak Drive is inherently unsafe for non-motorized users due to narrow lane width, the lack of shoulders, traffic levels and design speed. Cyclists are forced to the left of the fog line. Motorists typically slow down behind bicyclists, wait until there is no oncoming traffic, then pass by crossing the center line. This condition is dangerous to motorists and cyclists, especially on curves and the hill leading up from the base of the Spit to the airport, where visibility is low -- creating the perfect storm for conflict between motorized and non-motorized users at best, and injury or fatalities at worst.

The benefit of constructing a two-lane, unpaved separated path that runs parallel to Kachemak Drive is two-fold. Foremost, it will significantly improve safety for non-motorized users, provide greater accessibility and pedestrian path connectivity, as well as a higher quality of life for residents and visitors alike. The project, if coupled with the Green Infrastructure Erosion Mitigation project will aid in road longevity by mitigating significant frost heaving caused by ground water.

Plans & Progress: The City has long identified this route as a high priority safety issue. In 2012, the City invested \$20,000 to develop a conceptual design for the first half-mile of a Kachemak Drive Path, from the intersection of Kachemak Drive and Ocean Drive to a parking area at the crest of a hill on Kachemak Drive. This work resulted in a recommended trail cross-section for an 8-foot wide path to be built on the south side of Kachemak Drive.

When Alaska DOT&PF began scoping a "1R" road project for Kachemak Drive, Homer City Council passed Resolution 21-065 requesting that DOT include accommodations for non-motorized users in the 1R project plan and evaluate a future project to create safe and sustainable pedestrian amenities along Kachemak Drive. The AK DOT&PF Preconstruction Manual states, "Expect bicycle traffic along most roads and streets. Where bicyclists are allowed, all new construction and reconstruction must provide for use by bicyclists and pedestrians."

The City proposes to partner with the State to accomplish this goal.

Estimated Project Cost: \$2,000,000



Bicyclists riding in the right-of-way after turning onto Kachemak Drive from the Homer Spit bicycle path..

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Main Street Rehabilitation

Project Description & Benefit: This project restores the existing State-owned portion of Main Street in Homer, Alaska to a state of good repair and modernizes it with a complete street approach.

The concept of the project is two-fold. It rehabilitates storm drains and pavement on 2,600 linear feet of the state-owned portion of Main Street from Pioneer Avenue south to Ohlson Lane to improve road surface conditions and reduce maintenance and repair costs over the long term.

Main Street, as the name implies, is a primary north-south corridor running from Bayview Avenue (near South Peninsula Hospital) to Ohlson Lane (near Bishops Beach on Kachemak Bay.) It is a busy mixed-use collector, collecting traffic from adjacent neighborhoods and connecting them to Homer's main arterials – Pioneer Avenue and the Sterling Highway, which is part of the state's highway system. The portion of Main Street between Pioneer Avenue and the Sterling Highway is classified as a major collector; the portion south of the Sterling Highway is a minor collector. These sections support both general purpose and residential traffic, as the street is home to many small businesses, single family and multi-family residences, connects to existing trail systems and connects to one of the City's most popular recreation areas, Bishop's Beach.

Main Street road condition has deteriorated over the past several years. The pavement is raveling and the storm drain system needs to be rehabilitated, as it is inadequate and is allowing water to infiltrate the road bed. This adversely impacts the structural integrity of the road, particularly during freeze-thaw cycles. The lower portion particularly, from the Sterling Hwy to Ohlson Lane, is beginning to fail, evidenced by depressed wheel tracks and soft spots in places. The cause of this is a failing storm drain system and inadequate drainage that is allowing water to infiltrate the road bed. The condition is getting worse with each freeze-thaw cycle. This area is also prone to pothole development also due to the poor drainage, freeze-thaw cycles and small fissures in the road surface that deteriorate over time and with heavy vehicle traffic.

Plans & Progress: Improvements to Main Street first appeared as a priority State improvement project in the City's Capital Improvement Plan in 2006, 17 years ago. The City has held off doing any technical work because it is a State road. In 2022 and 2023, the City conducted extensive and inclusive public engagement soliciting community input on system-wide transportation planning and prioritization and specifically with residents and business owners in the Old Town area of Homer. The quest for improved road and traffic calming began in 2014, which culminated in improvements such as lower speed limits, speed humps and striped pedestrian crosswalks, though no Main Street roadway rehabilitation was included.



State-owned portion of Main Street in Homer, Alaska.



Sterling Highway Milepost 172 Drainage Improvements

Project Description & Benefit: The Baycrest Subdivision neighborhood (downslope from a beehive collector installed at milepost 172 on the Sterling Highway by the Alaska Department of Transportation (ADOT)) is built on sloping terrain of unconsolidated soils containing blue clay with a high water table and incidental springs. Properties in this subdivision experience unusually high levels of flooding, runoff and erosion.

Some Judy Rebecca Court properties in this neighborhood in particular have suffered damage due to water saturation including cracked windows and shifting foundations. The property damage is related to the amount of water in the soil and every effort needs to be extended to control the amount of water introduced into the soil, including water runoff from the Sterling Highway. These homes are located 750 linear feet distant and 125 feet vertical downslope from the beehive collector outfall. While certainly not all the problematic water is coming from the outfall, attention to drainage in the area is important to reduce the potential for slope failure and possible loss of property and life.

Water flow volume measurements from the beehive collector over time indicate that the outfall is directing a concentrated discharge of water onto the Baycrest neighborhood slope, adding to an already precarious water saturated soil condition. The City of Homer requests that ADOT divert the beehive collector outfall off the slope and into a natural drainage similar to the one that exists below the next Sterling Highway concrete encased cross-drain some 80 paces east of the Mt. Augustine Drive intersection with the Sterling Highway.

Keeping water off this slope where possible helps mitigate the potential for catastrophic slope failure; discharging the beehive collector outfall into a naturally occurring drainage mitigates the potential for impacting other area properties with the additional runoff.

Plans & Progress: At the request of affected home owners and Homer City Council members, a local retired geologist studied and provided mitigation recommendations to the City of Homer and ADOT. Additionally, Newton Bingham, a PE with ADOT evaluated the situation in November of 2017. In recognition of the potential hazard to property and life, Homer City Council passed Resolution 17-082 in September 2017 directing the Homer Advisory Planning Commission to consider a Natural Hazards Overlay District or other appropriate zoning regulation on and around Baycrest Subdivision. In line with an Alaska Administrative Order 175 under Order item 1 which states, "To the maximum extent possible consistent with existing law, all state agencies with construction ...shall encourage a broad and united effort to lessen the risk of flood and erosion losses in connection with State lands and installations and state-financed or supported improvements..."; City Council passed Resolution 18-008 in January 2018 requesting ADOT fix Sterling Highway drainage effecting the Baycrest Subdivision.

In February 2018, a group from Homer met with ADOT Deputy Commissioner Amanda Holland and telephonically with Central Region Director Dave Kemp about Homer's request. A February 2019 letter from ADOT refutes that the highway and culvert are altering the drainage pattern as the highway and culvert predates development of the Baycrest Subdivision by twenty years. The letter also states that no engineering analysis would suggest that moving the culvert to a new location would improve conditions in the subdivision.

In 2022, Sterling Highway Reconstruction project managers engaged with the City of Homer Public Works Director about analyzing water flow and drainage related to the project.



Aerial photo of the area downslope of the outfall from a

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Traffic Control at the Corner of Sterling Highway and Soundview Avenue

Project Description and Benefit: This project a traffic light at the corner of the Sterling Highway and Soundview Ave in Homer.

The West Homer Elementary Site Council has worked with the school administrators and staff, parents, and the Kenai Peninsula Borough School District to increase the safety and efficiency of the school parking lot, especially during the school pick up and drop off times. The school moved the bus loading and unloading zone to behind the school and implemented a new traffic pattern for students arriving and departing to eliminate hazardous double drop off and pick up lines of years past and improve the efficiency of bus and parent traffic interaction.

The remaining traffic congestion consists of a bottleneck of cars and busses departing the school due to a required left turn on to the Sterling Highway that crosses the busy northbound lane of traffic. An additional hazard is that northbound traffic is going around cars that are backed up in the northbound lane waiting to turn right onto Soundview Avenue and into the school. The cars waiting to turn left onto the highway from Soundview Avenue are proceeding because it appears northbound traffic is stopped and the drivers are unable to see the cars accelerating and going around the traffic jam. Several near-miss accidents have been witnessed at this location.

The intersection at the highway and Soundview currently has infrastructure that supports a flashing yellow light at the intersection. This stretch of road is overdue to be reworked to provide a proper school zone, turn lanes and cross walks for West Homer Elementary (which opened in 1997). However, in these challenging times with our state budget, the simple solution of regulating traffic turning onto the Sterling Highway with a new traffic light using the existing infrastructure would be a small improvement that will have big impact. Replacing the flashing light with a programmable traffic light that controls north and southbound traffic to allow left turns from Soundview Avenue during school year at arrival and dismissal times would support and improve the changes West Homer Elementary has already made, and most importantly help prevent a tragic incident.

Plans & Progress: A request for a traffic study and solution by the West Homer Elementary Site Council, supported by the Principal and Homer City Council was submitted to the State in early 2019. Currently, the Alaska Department of Transportation has infrastructure in place that operates flashing yellow light. A possible solution is for that existing infrastructure to support a programmable traffic light to provide a green arrow for the left hand turn onto the highway during very predictable heavy traffic times. Other school zone improvements could be planned and implemented during the State's plan for Sterling Highway Milepost 169-175 Pavement Preservation Project and Pedestrian Safety Upgrades.



Students attending West Homer Elementary School walk to buses on the first day of school in 2019. A new traffic system, designed to ease congestion on Soundview Avenue and the Sterling Highway has children boarding buses at the back of the school. (Photo courtesy of Michael Armstrong/Homer News.)



West Hill Road Bike Lane

Project Description and Benefit: This project creates a bike lane on West Hill Road.

West Hill Road is one of Homer's key arterials, connecting scores of residential properties to downtown Homer. There is currently no safe provision for non-motorized traffic; pedestrians and bicyclist must take their lives into their hands by riding on the road. Traffic on West Hill Road is growing as several new residential subdivisions are being developed, compounding the risks.

The subject project is conceived as one lane for non-motorized traffic on both sides of West Hill Road. Some drainage work within the right-of-way would be required to properly direct storm water runoff to catchment basins and adjacent roadside ditches.

Plans & Progress: The need for a non-motorized transportation element on West Hill Road was identified in the 2021 Update to Homer's Non-Motorized Transportation and Trail Plan. This project also aligns with transportation goals articulated in the City's Comprehensive Plan.



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Projects Submitted by Other Organizations

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

- **Homer Hockey Association:**
**Keven Bell Arena Parking Lot Lighting
& Flooring Replacement51**
- **Homer Senior Citizens Inc.:**
Alzheimer's Unit52
- **Homer Trails Alliance:**
Diamond Creek Recreation Area Trails53
- **Kachemak Nordic Ski Club:**
Rogers Loop Trailhead Storage Shed54
- **Kachemak Shellfish Growers Association:**
FLUPSY & Otter Predation Assistance55
- **Kachemak Ski Club:**
Homer Rope Tow Access & Equipment Upgrades56
- **Pratt Museum**
Roof System Replacement Project57
- **South Peninsula Hospital:**
Childcare Facility for Hospital Employees.....58
- **South Peninsula Hospital:**
Expansion of Medical Services59



Proposed new project.

Homer Hockey Association: Kevin Bell Arena Lighting & Flooring Replacement

Will be added to CIP if approved by Resolution.

Project Description and Benefit: The Kevin Bell Arena was constructed in 2005, with initial funding from grants associated with the 2006 Arctic Winter Games combined with a loan from English Bay Corporation/Homer Spit Properties. Homer Hockey Association (HHA) has successfully operated the Arena since its opening. HHA has met operating and capital acquisition costs with a yearly budget of \$300,000 to \$375,000. HHA is seeking financial support to replace six parking lot light poles with fixtures and the interior rubber flooring of the facility. The exterior light poles have been in use since 2005 when the facility opened. Over time, the harsh marine environment has caused corrosion and wind damage to the lights. The parking lot lighting is essential for visibility and safety during the winter months, when the rink provides programming for the public and school groups. The rubber flooring has also been in place for 20 years. This flooring is installed in the locker rooms and high traffic common areas of the facility. After two decades of high use, the flooring is showing its age with brittleness of the tiles and thinning of the material.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. HHA has been accomplishing this mission for almost two decades as one of the few non-profit, volunteer run ice rinks in the United States. Volunteers contribute an estimated 14,000 hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, hockey at all age and skill levels, broomball, curling, and frequent community and school skating events. KBA is also home ice for the Mariner-High School Co-Op Team which includes players from all the secondary schools on the southern Kenai Peninsula.

The Kevin Bell Arena hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. In 2022-23 these games brought over 1,740 out of town players to Homer, accompanied by family and fans that contributed to the local economy through lodging, transportation, dining, and merchandise purchases.

Plans & Progress: HHA received quotes of \$26,400 for the purchase of the lights/fixtures and \$27,500 for the floor replacement. These repairs will enable the Kevin Bell Arena to remain a safe and well-maintained facility for public recreation. It is imperative that our rink continue to operate for the health and welfare of the diverse community we serve. Covid-19 has taken away so much with restricted social interactions and limited activities and exercise that has led to mental and physical health instability in communities everywhere. HHA strives to keep the Kevin Bell Arena open as a safe place for kids, families, and community members to come together and exercise their minds and bodies.

We had amazing results from the no cost recreational options we offered to the public and school groups last season. In the winter of 2022-2023, approximately 1,135 people attended the free public skating every Sunday afternoon. The Arena also hosted 17 separate school group events with approximately 435 students enjoying a one hour no cost skating session. These events helped aid our community's recovery from the lingering social and health impacts of Covid-19.

HHA has an active and committed Board of Directors and membership base. The volunteer hours are leveraged by several successful fundraisers, sponsorships and advertising campaigns, grant awards and donations each year. This covers approximately one half of the annual operating and capital expenses. The remaining expenses are covered by user fees. However, repairs this cost are outside of the scope of our annual operating budget.

Total Project Cost: \$53,900



Christmas public skate at Kevin Bell Arena is well attended.



Homer Senior Citizens Inc. Alzheimer's Unit

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

To maintain the health of a senior, a full continuum of care is required. Maintaining physical, mental, and social capacity supports the dignity of our most vulnerable adults. HSC Alzheimer's Wing has been a strategic priority for the Board of Directors to keep our seniors' home in the community. We will not need a certificate of need for this project.

The Alzheimer's Wing will include fifteen beds and 24/7 care. Additionally, we will include a memory care program to maintain the existing cognitive capacity. Specific features for therapy pool and activities room which will be open to all seniors 55 and older. The activities room will be stage 2 of the project and will incorporate low-impact exercise equipment to maintain senior's physical capacity. This also opens the possibility to contract with South Peninsula Hospital for use of the therapy pool for other age groups benefiting the entire population of Homer.

We will be holding many fundraising events to secure the match for foundation grants. We have identified three foundations which funds for this type of project are acceptable. One of the priorities for scoring of the grants is Capital Improvement Plan designation.

Operating funds will be secured from "fees for service;" room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once stage 2 has been completed); and fees for contracted space for equipment and pool.

Plans & Progress: HSC has met with Hydro Worx to incorporate the Therapy Pool with the Alzheimer's Unit. Projected 5-year profit will be approximately \$1,508,600. This does not include contractual arrangements with third party vendors.

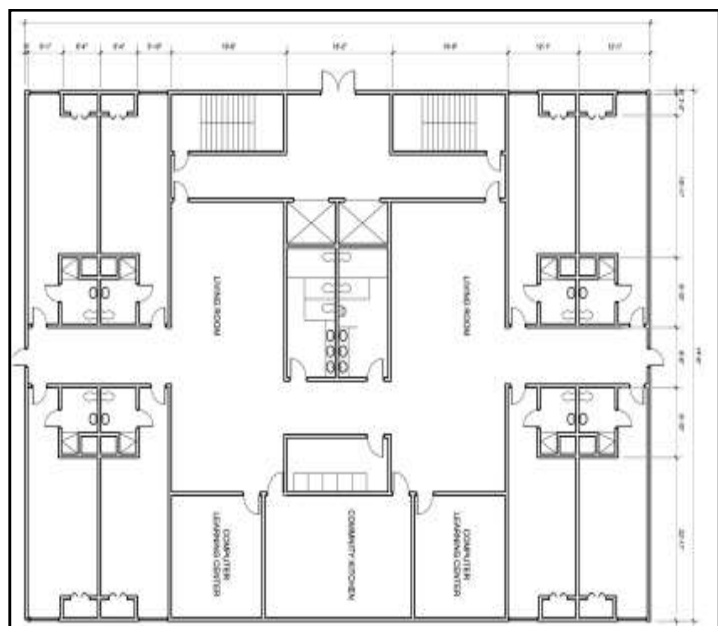
We have been actively fundraising for the Wing for many years. Fundraising activities include our Annual Alzheimer's Fundraiser at the Second Star Mansion with a live concert by a Chicago Jazz Band led by Tim Fitzgerald. To date we have accumulated a total of \$99,550 in fundraising for this valuable project.

We will be working with the architectural firm to develop a new plan for the wing to be located in The Terrace existing space.

Total Project Cost: \$750,000



Example of a HydroWorx Therapy Pool Room .





Homer Trails Alliance: Diamond Creek Recreation Area Trails

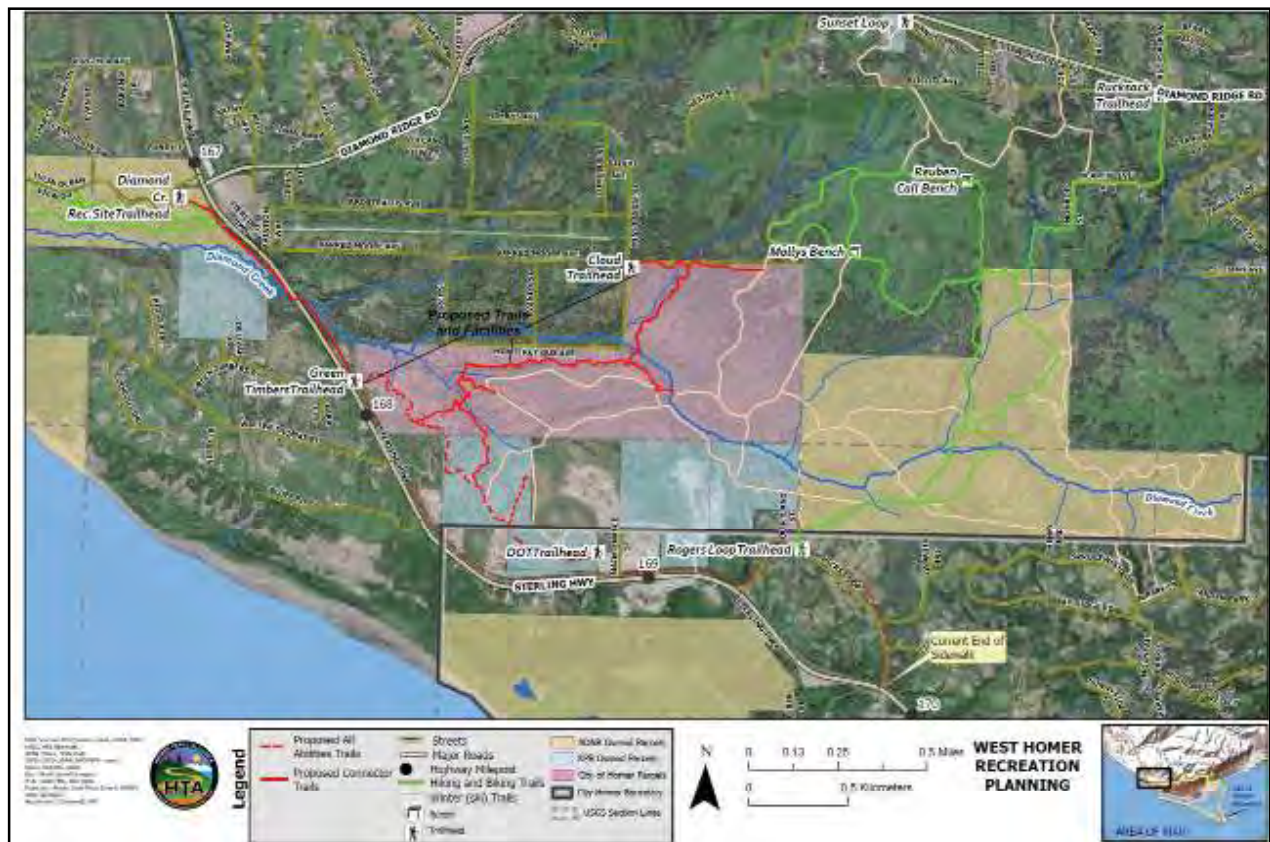
Project Description and Benefit: This project develops summer trails linking the “forested islands” throughout the Diamond Creek Recreation Area (DCRA). These trails are part of the Diamond Creek Recreation Area Resource Management Plan which was prepared by Homer Soil and Water Conservation District and adopted by the City of Homer in 2013.

Recently installed trail counters at the Rogers Loop Trailhead indicate an immense demand for a summer use trail system on the north shore of Kachemak Bay. During peak summer months, 700 hikers per week visit the Baycrest and Homestead trail system via the Rogers Loop Trailhead. During winter months over 1000 skiers and snowshoers per week use this access. The current growth rate of the surrounding residential areas indicates that these numbers are on the rise.

It has been documented that for every \$1 spent on trail development, up to \$3.40 is returned in benefits. In addition to economic benefits, communities with a robust trail network experience higher levels of physical and mental health, lower healthcare costs, and an overall greater sense of community involvement and well-being.

Plans & Progress: Over 4 miles of proposed trail has been mapped including a mile of all abilities trail linking the southwest corner of the DCRA across from Green Timbers Road at MP 167.9 to the Alaska Department of Transportation Trailhead at Milepost 168.9 of the Sterling Highway. As proposed in the 2013 management plan, trailheads have been designed at two locations along the west border of the DCRA. In 2024, the City of Homer dedicated \$25,000 for the preliminary design of a Sterling Highway underpass for the Diamond Creek Trail.

Total Project Cost: \$200,000





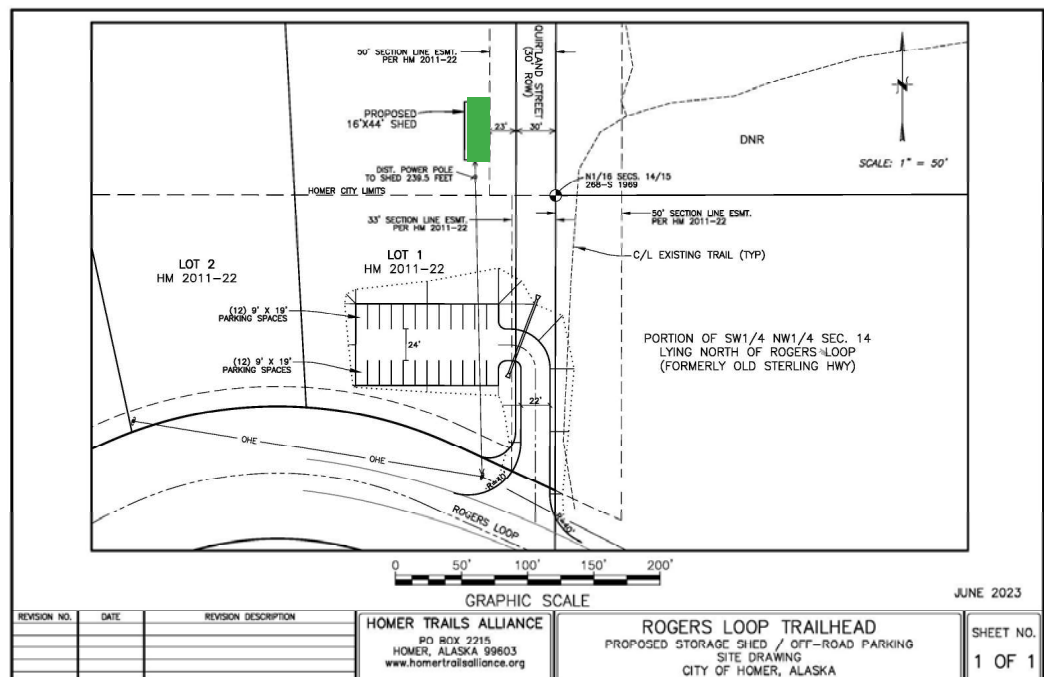
Kachemak Nordic Ski Club: Roger's Loop Trailhead Storage Shed

Project Description and Benefit: This project builds 16 foot by 44 foot shed on a City of Homer owned parcel at the Rogers Loop Trailhead to accommodate Kachemak Nordic Ski Club grooming equipment for lower Baycrest ski trails. Currently the equipment is kept outdoors. General maintenance and machine repairs must occur outside, or the equipment is trailered to a suitable indoor location. This shortens the working lifespan of the equipment, as storage outside does not allow the snow and ice buildup within the machine to melt in-between uses. Sometimes, trails cannot be groomed because of maintenance needs or frozen equipment issues. The proposed building will alleviate these concerns by providing a heated, indoor space that is accessed from public property. This will allow for quicker repairs, longer lifespan of the equipment, and a secure place to house tools and machine parts.

The community of Homer will benefit by having a better skiing experience on trails that are consistently maintained. It is a cost savings to the community in that KNSC will not have to raise membership fees to cover the cost of the additional maintenance and shortened lifespan of this equipment that is kept outdoors. It is also a volunteer cost benefit in that it makes it easier to be a KNSC volunteer when they have working equipment. Well maintained equipment means better grooming which means a better ski experience for all users.

Plans & Progress: A site plan, shed design, HEA requirements for power hookup and securing the services of a contractor are complete. Kachemak Nordic Ski Club finalized a Recreational Use Agreement with the City of Homer to build and operate the storage shed. Funds are being sought to help offset the cost to extend electrical power to the shed.

Total Project Cost: \$72,000



Proposed location of the storage shed shown in green.



Proposed new project.

Kachemak Shellfish Mariculture Association FLUPSY & Otter Predation Assistance

Will be added to CIP if approved by Resolution.

Project Description and Benefit: Since 1994 Kachemak Mariculture Association (KSMA), a 501c5 organization, has steadfastly upheld its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its close partnership and rental lease with the Kachemak Shellfish Growers' Coop (KSGC), local aquatic farms are providing jobs for processing, marketing, and shipping live oysters for the half-shell market, and retail sales from KSMA's processing facility. This lease to the Coop also includes a portion of the facility to grow out oyster larvae which has been successfully grown and sold to member farms and farms outside of Kachemak Bay for the last ten years.

To date the small hatchery continues to set millions of seed every year. Once the seed is large enough, the "spat" can then be transplanted into the nutrient rich waters of Kachemak Bay, and a critical piece of equipment then comes into to play. This piece of anchored equipment is called a FLUPSY, an acronym for Floating Upwelling System. The microscopic spat need six months to a year a year to grow to size large enough to be transferred to the permitted aquatic farm sites for final grow out. Great amounts of time and expensive labor is needed to clean and grade the spat during the time they are in the FLUPSY. KSMA's FLUPSY is over 23 years old and in great disrepair due to age and the harsh marine environment. The FLUPSY is poorly anchored, a vandalism target, and needs new operational & safety equipment along with DEC-compliant floatation, and covered, lockable dry storage for tools and laborers' needs.

In addition, the federally protected sea otter population in Kachemak Bay has exploded in recent years. The otters have learned how to gain access to a new food source, oysters, by tearing into the mesh lantern nets that have been the industry standard of growing suspended cultured oysters for the last 32 years. The farms now need to use coated 16-gauge wire cages, at a substantial increase in cost.

Alaska's Comprehensive Economic Development Strategy has prioritized mariculture development for many years. Now is a critical time to move mariculture in Kachemak Bay ahead. The economic benefits of this oyster industry in Homer are great. Oysters have become a sparkling year-round staple to Homer's seafood options for locals and tourists alike. The local hatchery and a new, safe state-of-the-art FLUPSY can also provide a viable educational lab for high school and university students. Mariculture courses can further be developed around aquatic farming opportunities including the raising of sea vegetables and kelp.

Plans and Progress: KSMA is working closely with the Kenai Peninsula Economic Development District (KPEDD) to secure grant money to build a new FLUPSY to benefit the Kachemak Bay farmers and other in-state farms. The cost to secure pile driven anchoring piles, update the present electrical system, and locally build a new FLUPSY is estimated to be \$750,000. Additionally, KPEDD is aware and supportive of financial assistance to purchase, in bulk, hundreds of coated 16 gauge wire cages for each farm. The price tag for this new system is currently being researched and discussed by the mariculture community, but is estimated at a minimum \$50-\$75/cage.

Total Project Cost: \$750,000 - \$950,000



Left: Oyster spat ready to sell to growers. Right: FLUPSY bins taken out of the water. Spat in the right bin have been cleaned, sorted, graded and counted.



Kachemak Ski Club: Homer Rope Tow Access & Equipment Upgrades

Project Description & Benefit: The Kachemak Ski Club was founded more than sixty years ago to operate a rope tow just off Ohlson Mountain Road near Homer. Our founders wanted to get Homer kids out of the house on the weekends and it is no different today. Over the years, this historic public recreational treasure has hosted thousands of downhill sports enthusiasts, family and social gatherings and also has served as a venue for snow sports safety instruction.

This project improves the safety of skier access to the area, as well as the skier experience on the slopes, making it more welcoming for youngsters and newcomers. It relocates and refurbishes the hill's aging electric bullwheel at the top of the hill. It grades the upper towpath to lower the rope's haul angle, to diminish the physical strain on skiers riding to the top of the hill. It also purchases a portable rope tow device that can be positioned on the lower, more gently sloping part of the hill. This will increase the number of skiers who can be accommodated on busy days and improve access and skill development for new riders. It will also be used for snowsport instructional classes and special events, leaving the main rope tow open for other riders.

To augment natural features and offer entertaining challenges for more advanced skiers and snow boarders the project seeks to acquire terrain park features. These would include brushing and mulching a gully next to the entrance trail to the lodge, thus creating a natural 'half-pipe' type feature. Also planned: creation of two mid-mountain earthen 'table tops' for jumps and aerial maneuvers for advanced skiers and snow boarders.

Plans and Progress: The Homer Rope Tow recreation area is separated from Ohlson Mountain Road by private land, but has legal access via a Section Line easement. A circuitous quarter mile long trail connects the road to the hill, avoiding several structures that encroach into the easement. To make access safer, Kachemak Ski Club is developing a shared parking area with Homer's Snowmads snow machine club, directly across Ohlson Mountain Road from the Section Line entrance point, on Kenai Peninsula Borough lands. This new, expanded parking area minimizes the safety risks of double parking on Ohlson Mountain Road and dispersed pedestrian traffic in the roadway that has occurred during crowded weekends. KSC has already cost-shared an expansion of the pre-existing Snomads parking lot at the Watermelon Trailhead in 2022. And also paid to have a sizable new area brushed and mulched, serving as a primitive frozen earth parking lot during the 2022-2023 season.

While alternative grant funds and KSC cash reserves will likely be used to complete additional grading and gravel work on the parking area's construction to harden it for year-round use, additional funds will be needed for new signage and security features such as fencing and gates.

Total Project Cost: \$90,000

Parking/access improvements: \$15,000

Relocation of Bull Wheel & Slope Grading: \$40,000

Equipment (auxiliary rope tow & terrain park features): \$35,000



Youth enjoying Homer's own downhill ski area.



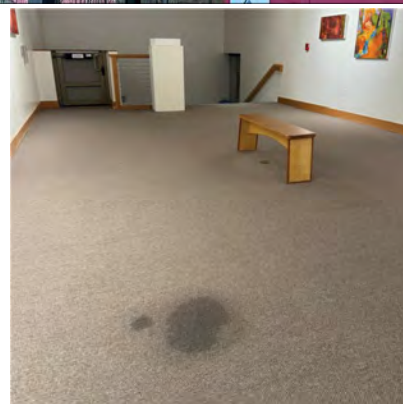
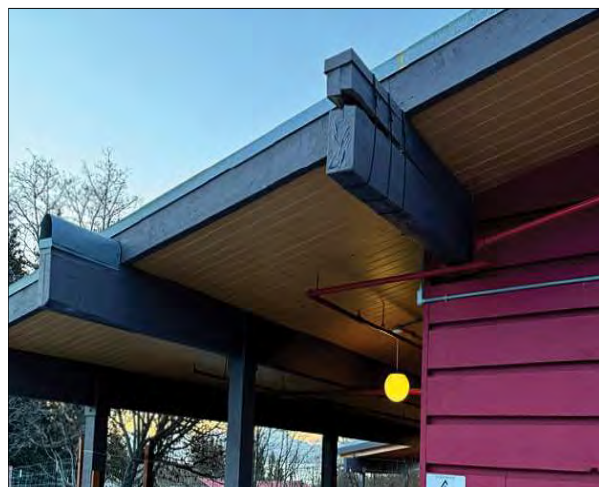
Pratt Museum: Roof System Replacement Project

Project Description and Benefit: This project replaces the 9,134 square-foot roof for the facility that the Pratt Museum occupies. The roof is currently at the end of its life. It has deteriorated to the extreme that each gallery has multiple buckets and at times water splashes on the objects and artifacts. Leaks also occur over the elevator which impacts use, and in office spaces where computers and technology are located. Even the simple care of the roof during the winter is a safety issue. The roof needs to be hand-shoveled. While no major injury has occurred, it is only a matter of time before someone will get injured. With cracked beams, leaks throughout, and hazardous work conditions for staff, the Pratt Museum roof needs to be replaced.

Pratt Museum is more than a place to store objects and artifacts. At the Pratt Museum art, science and culture come together in an integrated approach to topics and stories relevant to the Kachemak Bay area - from traditional culture to the environment. In addition to being a place of preservation/conservation, sharing, and learning, Pratt Museum serves as a community gathering place, a place for enjoying and connecting people of all ages and backgrounds. Pratt Museum is devoted to developing partnerships with people, communities, and entities that have meaningful connections to Homer. Our overall vision is to link the Museum's collections, which include themes of homesteading and the history of settlement, fishing, native cultures, environment, art, and our shared ties to the northern marine environment that connect us all. Our place is fertile for exploring who we are and where we live so that we may preserve our distinctive cultural traditions and environment with integrity, and preserve this knowledge for our community and museum visitors alike. Homer is the economic, education, health care, and cultural hub in the area, and it is one of the most important maritime harbors in the state. With a diverse economy of commercial fishing, tourism, and government sectors being the most prominent, Homer is home to a creative community, whereby Pratt Museum is a conduit to preserve and share the human story of the region.

Plans & Progress: The roof replacement project has undergone many starts and stops. Over the years Pratt Museum has contracted with engineers and roof specialists. In 2007 and in 2019, engineers and roof construction specialist recommended a full replacement. In 2019, utilizing condition surveys of 2007 as a baseline, Roof Construction Services and Schneider Structural Engineers generated a project manual, infrared reports, detail images of the roof's current condition, a full design and cost estimate for the full replacement (which was updated in 2024). The plan is to remove the granular surfaced modified, built-up roof system, all insulations and underlying plywood, flashings, and trim metals, and install a new 3-ply modified membrane roof system including new base sheet installed over a new 3/8-inch plywood substrate installed over the original tongue & groove wood roof deck, new high thermal insulation, new perimeter edge metal detailing, new gutters and downspouts and all associated accessories. The goal is to replace the roof during the 2025 building season. The project is proceeding in phases. In the spring through fall of 2024, Museum Board and Staff will carry out Phases I-II fundraising and applying for financial support from the City of Homer, State Legislature and the Alaska Congressional Delegation. In Phase III (summer through fall 2024), all design and construction documents will be updated and the bid process will begin. Construction is Phase IV, scheduled for spring through fall of 2025.

Total Project Cost: \$1,362,481



Cracked beam ends (above) are held together with bindings. Galleries



Proposed new project.

South Peninsula Hospital: Childcare Facility for Hospital Employees

Will be added to CIP if approved by Resolution.

Project Description and Benefit: South Peninsula Hospital is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation aimed at improving access to healthcare in rural communities. SPH is also the largest employer in the region.

Alaska, like rest of the nation, is experiencing a childcare emergency. Locally, SPH is facing critical barriers to recruitment and retention of healthcare workers due to lack of childcare availability. The ability to attract and retain medical workers is essential to ensuring that SPH can continue to meet the growing needs of our region. In order to address this barrier, SPH is establishing a licensed childcare center for children of hospital families. Located in 4,100-square foot owned building just four blocks from the hospital campus in Homer, this SPH-owned center will support 60-70 kids, have hours aligned with hospital shifts, and address our employees’ inability to find high-quality, licensed care. Our goal is to provide the highest quality care to the children of hospital families to reduce barriers to recruitment and retention of SPH healthcare employees and to ease the stress and burden on the SPH workforce so that they can focus on serving the medical needs of our population.

The new SPH childcare facility will have positive ripple effects across the region. The facility will tangibly add to the limited childcare infrastructure on the lower Kenai Peninsula and will increase the capacity of the childcare workforce through professional level training, wages, and opportunities.

Plans & Progress: SPH is well into the developmental phase of this project. SPH has hired a childcare administrator who is developing policies and procedures and collaborating with licensed centers across the state to become familiar with the licensing process. Capital improvements have also begun. Interior demolition is underway, making way for wholesale renovation of the 4,100 square foot facility. As of July 2024, plumbing and electrical demolition has started. Interior renovations of classrooms and communal spaces will follow completion of the permitting process. Interior furnishing orders have also been budgeted and approved for the ordering process. The childcare center will ultimately employ 15+ early childhood educators in market competitive, benefited positions.

Preconstruction is funded and complete. To date, \$210,000 of construction costs have been secured from thread Alaska, the South Peninsula Hospital Foundation, and the Alaska Hospital and Healthcare Association. An additional \$835,000 is pending, and SPH is working to raise another \$100,000 or more in charitable support. SPH anticipates opening the facility in December 2024.

Total Project Cost: \$ 1,223,278

Pre Construction cost: \$ 9,000

Construction cost: \$ 1,214,278



Site of the new Childcare Facility.



Proposed new project.

South Peninsula Hospital: Expansion of Medical Services

Will be added to CIP if approved by Resolution.

Project Description and Benefit: South Peninsula Hospital is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation that is designed to improve access to healthcare in rural communities. In order to meet the changing medical needs of the region, SPH is embarking on a strategic project to expand medical services. The goals of this project are to:

- Develop a new nuclear medicine department. Nuclear medicine is a specialized area of radiology that has been the standard of care for diagnosing illnesses and disorders related to heart health, neurology, and cancer for more than 30 years. The addition of this medical capacity will improve patient care by increasing the ability of SPH providers to detect certain cancers, find abnormalities in kidneys and bones, and identify and treat many other medical conditions, including chest pain, the most common symptom for which patients seek emergency medical care. Currently, patients must travel more than 75 miles to obtain this important diagnostic information, creating a dangerous gap in service.
- Double the capacity of the SPH Oncology & Infusion Department. The Oncology and Infusion Department treats patients with cancer, the leading cause of death in the region. SPH has experienced a 139% increase in patient volumes in recent years. By doubling the capacity of this department, this project will meet increased demand for care, reduce wait times, improve patient experience, reduce emergency response time, and improve communication and safety.
- Upgrade SPH pharmacy to meet new regulations. This project will relocate, modernize, and expand SPH’s existing pharmacy to meet recent regulatory upgrades. These improvements will include an upgrade to environmental controls, expansion of compounding facilities, increased safety and security measures, and improved workspace. The goal of this effort is to meet new regulations, improve patient care, and increase employee safety.

Plans & Progress: SPH is in the planning phase of this project. The hospital has already received a Certificate of Need from the State of Alaska, critical approval before moving forward. Initial planning and budgeting have taken place. A bond measure estimated to cover 80% of project expenses will go to voters in the fall of 2024. SPH is currently seeking additional funding to defray remaining expenses. The project is anticipated to be complete in December 2025.

Total Project Cost: \$12,000,000

Preconstruction cost: \$ 850,000

Construction cost: \$11,150,000



South Peninsula Hospital.

FY 2026 - DRAFT Document



Capital Improvement Long-Range Projects

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

Local Roads

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

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

Cost: \$1.75 million

Parks And Recreation

North Beluga Lake Trail System:

The North Beluga Lake Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake, connecting to the Calvin and Coyle trail, and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around around Beluga Lake. In addition, it will provide an important non-motorized transportation route. This approximately 2.5-mile trail may be completed in phases.

Cost: North Beluga Lake Trail—\$1.5 M



Capital Improvement Long-Range Projects

Port & Harbor

Deep Water Dock Expansion, Phase 1: Upgrades to and expansion of the Deep Water Dock Expansion will boost Homer Port & Harbor cargo capability. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, the Aleutians, and Bristol Bay. Handling containerized freight delivery to the Kenai Peninsula would reduce the cost of delivering materials and supplies to much of the Peninsula. Dock improvements will also fulfill a contingency planning requirement under Homeland Security provisions. The Port of Alaska, through which 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula passes, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, Homer's port would become even more important as an unloading, staging, and trans-shipping port. A \$1,250,000 feasibility study was completed in September 2016.

Cost: Cost estimates are \$1,750,000 for design and \$32,000,000 for construction.

Harbor Float System 5 Redesign: System 5, built in 1988, moors large industrial vessels within Homer's Small Boat Harbor. Over the years, as the number and size of large vessels has grown, the System has been used at and beyond its engineered capacity. System 5 will have to be replaced within the next ten years. In the next three years, the City will be conducting a US Corps of Engineers General Investigation into building a new harbor basin dedicated to these large vessels. Once constructed, the large vessel fleet will move off System 5, freeing up the area around System 5 (approximately 20% of the small boat harbor) to be redesigned. A newly designed System 5 will better accommodate the needs of the many small vessels on the harbor stall wait list and help define the maximum benefits of building the large harbor expansion. Conceptually, System 5's main float could be built closer to the bank and extend further toward the harbor entrance with a Tee out provide more moorage than the current system. This would also provide the option to prioritize the use of the float closest to the harbor entrance for vessels needing that kind of access (such as a Coast Guard small boat station, water taxi pickup and drop off, and emergency medical transport vessels) and to explore upgrading the old commercial ramp near System 5 to a drive down float to meet the needs of small cargo vessels, passenger loading and commercial fishing vessels.

Cost: This project works with engineers to conceptually design options for System 5 and produce rough order magnitude cost estimates.

Old Main Dock Removal and Disposal: This project removes the old Main Dock from inside the Pioneer Dock facility, which is a derelict structure in the Port & Harbor, a safety hazard and potential liability for the City. The old Main Dock was the original ocean dock in Homer, built in 1965 at the time of the first dredging for the Homer Harbor. When the Main dock was no longer safe as a commercial pier in 2001, the City built the new Pioneer Dock around it, leaving the Main Dock in place. It has deteriorated to the point that it is unsafe even for an individual to walk on. This project removes and disposes of the structure in a method that satisfies safety and environmental requirements. Where possible, salvaged materials may be sold.

Cost: Unknown



Capital Improvement Long-Range Projects

Utilities

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

Cost: \$400,000

Bridge Creek Watershed Acquisition: Bridge Creek Reservoir is Homer's sole water source; land in this area owned by the City is protected by a watershed protection district. The City seeks to acquire additional land for the district to protect the watershed from development that could threaten the water supply, and to ensure the availability of land for future water supply. Conservation easements may also be utilized to restrict development that is incompatible with clean water.

Cost: \$1,000,000

Alternative Water Source: Currently Bridge Creek Reservoir is Homer's sole water source. Population growth within the City, increased demands for city water from residents outside City limits, increasing numbers of tourists and summer residents, and climate change has reduced surface water availability. These factors demonstrate the need for a new water source to augment the existing reservoir. An alternative water source also builds redundancy into this essential life/safety municipal infrastructure, making it possible to serve town with treated drinking water and adequate fire protection in the event of contamination or earthquake damage to Bridge Creek Reservoir.

Cost: \$16,750,000

West Hill Water Transmission Main and Water Storage Tank: Currently, water from the Skyline water treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community. The addition of a third water transmission main has been identified in comprehensive water plans for over 20 years.

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

STATE PROJECTS

Ocean Drive Reconstruction with Turn Lane: Ocean Drive is a segment of the Sterling Highway connecting Lake Street with the Homer Spit Road. It sees a great deal of traffic, particularly in the summer, and has become a safety concern. Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for vehicles to use the bicycle lane to get around vehicles that have stopped in the east-bound traffic lane to make a left turn, presenting a significant risk to bicyclists and pedestrians using the bike lane. Attendance at the Homer Farmers Market during the summer season contributes significantly to traffic congestion in the area. In addition, following complete streets design, this project creates a center turn lane, well-marked crosswalks, and a separated bike path to improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.



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Capital Improvement Plan Appendices

**CITY OF HOMER
2025-2030 CAPITAL IMPROVEMENT PLANNING PROCESS
&
FY 2026 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	May 28, 2024
Solicit new/revised project information from City Departments, local agencies and non-profits	May 29, 2024
Input for New Draft Requested By	June 30, 2024
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting Dates:
ADA Advisory Board	July 11
Planning Commission	July 17 or August 7
Port and Harbor Advisory Commission	July 24
Economic Development Advisory Commission	August 13
Parks, Art, Recreation and Culture Advisory Commission	August 15
Library Advisory Board	August 20
Administrative Review and Compilation	August 15 - September 5
City Council Worksession to Review Proposed Projects	August 26
Resolution on CIP - Legislative Request Public Hearing for CIP - Legislative Request	September 9
Administration Forwards Requests for Governor's Budget	September 13
Distribution of CIP and State Legislative Request	September 27
Compilation/Distribution of Federal Legislative Request	October 2025 & January 2025



Capital Improvement Plan Appendices

Resolution to be updated upon FY26 CIP adoption.

1 CITY OF HOMER
2 HOMER, ALASKA
3
4 Mayor/City Council
5
6 RESOLUTION 23-093
7
8 A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE
9 2024-2029 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING
10 CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR
11 2025.
12
13 WHEREAS, A duly published hearing was held on September 11, 2023 to introduce the
14 final draft of the 2024-2029 Capital Improvement Plan (CIP) and to obtain public comments on
15 capital improvement projects and legislative priorities; and
16
17 WHEREAS, The Council received comments from all of the City of Homer Advisory
18 Boards, Commissions and the public at a duly published work session meeting on August 28,
19 2023; and
20
21 WHEREAS, It is the Intent of the City Council to provide the Governor, the State
22 Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding
23 sources with adequate information and priorities regarding the City's capital project funding
24 needs.
25
26 NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City
27 of Homer Capital Improvement Plan 2024-2029" is hereby adopted as the official six-year
28 capital improvement plan for the City of Homer.
29
30 BE IT FURTHER RESOLVED that the following capital improvement projects are
31 identified as priorities for FY2025 State and Federal Legislative Requests:
32 1. Homer Harbor Expansion
33 2. Multi-Use Community Center
34 3. Slope Stability & Erosion Mitigation Program
35 4. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
36 5. Karen Hornaday Park Public Restroom
37 6. A-Frame Water Transmission Line Replacement
38 7. Homer Spit Erosion Mitigation
39 8. New Public Works Facility
40
41 BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise
42 appropriate State and Federal representatives and personnel of the City's FY 2025 capital
43 project priorities and take appropriate steps to provide necessary background information.
44
45 PASSED AND ADOPTED by the Homer City Council this 11th day of September, 2023.




Capital Improvement Plan Appendices

Page 2 of 2
RESOLUTION 23-083
CITY OF HOMER

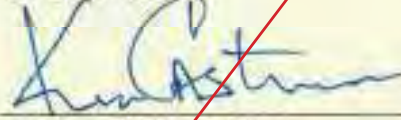
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ATTEST:


MELISSA JACOBSEN, CITY CLERK

Fiscal Note: N/A

CITY OF HOMER



KEN CASTNER, MAYOR





Capital Improvement Plan Appendices

City of Homer Financing Assumptions: Capital Improvement Program

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

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

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

1. The property tax cap of six-mill (at which point sales tax goes away) precludes use of this revenue source for major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program for building, improving and maintaining Homer's roads and trails. The annual budget will transfer a minimum of \$550,000 of the 3/4% dedicated sales tax exclusively for road and trail capital improvements and construction. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
5. The Accelerated Water and Sewer Program will only be considered if the fund has a debt service of 1.25 or greater.
6. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
7. The utilization of bonds will be determined on a project-by-project basis.
8. The lease and/or lease–purchase of capital improvements will be determined on a project-by-project basis.

August 27, 2024

Homer City Mayor and
Homer City Council Members
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Mayor and members of the Homer City Council:

I am writing to add my support to the cause of replacing the roof on the Pratt Museum. Let me say at the outset that it is clear that the museum must have the city's backing if it is to fund this project, and that, without funding, the Pratt Museum cannot survive. A new roof—not simply a repaired roof, for it is too damaged already for that—is essential. I know that you know this, but it bears repeating until our goal is accomplished. And the museum's need is urgent.

I will not delve here into the intricacies of the funding needed. Others with a greater knowledge than mine have already done so. I will simply reiterate that the roof is unhealthy. It leaks badly, endangering exhibits and, potentially, staff and visitors. The task at hand is more than a simple repair and more than a basic roof replacement. The Pratt was constructed with a novel roof system of beams and sub flooring—all of which are failing, and all of which must all be replaced.

Please support our funding efforts to your greatest extent possible toward the \$1.3 million needed for the roof replacement. Winter is coming (again). How many more winters can the current roof survive?

Sincerely,

Clark Fair
P.O. Box 2773
Homer, AK 99603
907-398-9364
c.fair@live.com