



Agenda

City Council Regular Meeting

Monday, June 22, 2026 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 May 26, 2026 and June 8, 2026. Recommend Approval.
- b. Memorandum CC-26-124 Authorizing Councilmembers Aderhold and Hansen to travel to Fairbanks for the Alaska Municipal League Summer Conference. Recommend Approval.
- c. Memorandum CC-26-125 Authorizing the Issuance of a Letter of Non-Objection for the renewal of Liquor Licenses for BPO Elks Lodge #2127, Harbor Grill, the Twisted Goat, Vida's Thai Food, and Sweetgale Meadworks. Recommend Approval.
- d. Memorandum CC-26-129 from Public Works Inspector regarding City Water and Wastewater Service Abandonment Exceptions. Recommend Approval.
- e. Ordinance 26-31, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 2.08.040 Bylaws for Council procedure, 2.08.100 Teleconference participation in meetings and 2.08.120 Teleconference - Limitations. City Manager/ City Clerk. Recommended Dates introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

- f. Ordinance 26-32, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 3.16.040 Advertising for Bids and 3.16.110 Competitive Sealed Proposals – Negotiated Procurement. City Manager/City Clerk. Recommended Dates Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-126 from City Clerk as backup.

- g. Ordinance 26-33, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCG) Buoy Tender Berth Space by Establishing Authority in the FY27 Budget for Routine Maintenance to the USCG Buoy Tender Berth Space. City Manager/Port Director. Recommended Dates introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-127 from Port Director as backup.

- h. Ordinance 26-34, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY27 Budget for Routine Maintenance to the Seawall. City Manager/Public Works Director. Recommended Dates introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-128 from Public Works Director as backup.

- i. Resolution 26-043 A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of Homer Volunteer Fire Department to Apply for the 2026 FEMA Assistance to Firefighters grant. City Manager/Fire Chief. Recommend Adoption.
- j. Resolution 26-044, Providing Comment on Proposed Revisions to the Office of Management And Budget’s Uniform Guidance for Federal Grants (2 CFR Part 200) And Directing Transmittal of Comments. Mayor/Aderhold. Recommend Adoption.

Memorandum CC-26-131 from Special Projects and Communications Coordinator as backup.

- k. Resolution 26-045, A Resolution of the City Council of Homer, Alaska Approving a Memorandum of Understanding Between the State of Alaska Department of Transportation/Homer Airport and Public Facilities and Homer Volunteer Fire Department for Automatic Assistance and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Fire Chief. Recommend Adoption.

VISITORS

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

- a. Worksession Report
- b. Committee of the Whole Report

- c. Borough Report
- d. Planning Commission Report
- e. Parks, Art, Recreation and Culture Advisory Commission Report

PUBLIC HEARING(S)

- [a.](#) Ordinance 26-30, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Purpose of Funding Conceptual Planning for a Looped Trail above Karen Hornaday Park. Davis/Erickson. Introduction June 8, 2026 Public Hearing and Second Reading June 22, 2026.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report
- [b.](#) Monthly FY26 YTD Report

PENDING BUSINESS

- [a.](#) Resolution 26-041, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Issue a Request for Proposals for Route Identification and Conceptual Planning for a Low-Impact Looped Hiking Trail above Karen Hornaday Park. Davis/Erickson.

Memorandum CC-26-120 from Councilmembers Davis and Erickson as backup.

NEW BUSINESS

RESOLUTIONS

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, July 27, 2026 at 6:00 p.m., Worksession at 4:00 p.m., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 26-12 a Regular Meeting of the City Council of Homer, Alaska was called to order on May 26, 2026 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

ABSENT: COUNCILMEMBER ADERHOLD

STAFF: CITY MANAGER JACOBSEN

CITY CLERK WOODRUFF

CITY ATTORNEY HOLMQUIST

HUMAN RESOURCES DIRECTOR BROWNING

SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR CARROLL

COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN

PORT DIRECTOR HAWKINS

CHIEF TECHNOLOGY OFFICER JIRSA

POLICE CHIEF SCANLON

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

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

a. Legislative Citation Presentation to Robert Archibald.

Mayor Lord read the Legislative Citation, which recognized his wide-ranging accomplishments including over 40 years of volunteer service to the community. She congratulated Robert on the honor.

b. Introduction of new HPD officer Benito Ramirez-Torres.

Mayor Lord deferred to Chief Scanlon who introduced Officer Ramirez-Torres and his family. Chief Scanlon spoke highly of Officer Ramirez-Torres' performance during Police Academy and welcomed him to the force. Mayor Lord called for a five minute recess at 6:10 p.m. Council reconvened at 6:15 pm.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Randall Wiest, City Resident, commented in opposition to the high cost of trail design proposed in Ordinance 26-29.

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 May 11, 2026. Recommend Approval.

b. Memorandum CC-26-104 Confirming the Appointment of Linda Franklin to the Parks, Art, Recreation and Culture Advisory Commission and _____ to the Planning Commission. Recommend Approval. **Moved to new business – Erickson**

c. Memorandum CC-26-105 from the City Manager re: Prohibiting the Scheduling of Special Meetings by Boards and Commissions until such time as the Clerk's Office is Fully Staffed, Unless Directed by Council. Recommend Approval.

d. Ordinance 26-28, An Ordinance of the City Council of Homer, Alaska Appropriating Funds in the Amount of \$8,000 from the General Fund Balance and Authorizing the Use of Limited Staff Time and City Equipment for Public Information on the Ballot Proposition for the Continuation of the Homer Accelerated Roads and Trails (HART) Program and Reauthorizing the Three-Fourths Percent (3/4%) Sales Tax Levy for Up to Twenty Additional Years Including Without Limitation Information That May Influence the Outcome of the Election on the Proposition. City Manager. Recommended Dates introduction May 26, 2026, Public Hearing and Second Reading June 8, 2026. Memorandum CC-26-106 from City Manager as backup.

e. Resolution 26-034, a Resolution of the City Council of Homer, Alaska, Awarding the Contract for Prisoner Meals at the Homer Jail to Homer Senior Citizens, Inc. of Homer, Alaska, in the Amount of \$10.50 Breakfast, \$10.50 Lunch, and \$10.50 Dinner per Day/per Inmate with a Delivery Fee of \$5 per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Chief of Police. Recommend Adoption. Memorandum CC-26-107 from Chief of Police as backup.

f. Resolution 26-035, a Resolution of the City Council of Homer, Alaska, Approving a Memorandum of Agreement for the Purpose of Intergovernmental Administration of Borough and City of Homer Elections. City Manager/ City Clerk. Recommend Adoption.

Memorandum CC-26-111 from City Clerk as backup.

g. Resolution 26-036, a Resolution of the City Council of Homer, Alaska Establishing the City of Homer Property Tax Mil Levy rate at 4.5 Mills for 2026. City Manager. Recommend Adoption.

h. Resolution 26-037, a Resolution of the City Council of Homer, Alaska Establishing a 2026 Mil rate of 1 Mil for the Ocean Drive Loop Special Service District. City Manager. Recommend Adoption. Memorandum CC-26-108 from City Manager as backup.

i. Resolution 26-038, a Resolution of the City Council of Homer, Alaska acknowledging the insufficiency of the petition for the Spruce Lane Special Assessment District. City Manager/City Clerk. Recommend Adoption. Memorandum CC-26-109 from City Clerk as Backup.

j. Resolution 26-039, a Resolution of the City Council of Homer, Alaska, Selecting a Cleanup Alternative for the HERC property with Kenai Peninsula Borough Parcel ID 17510070 to Demolish the HERC 2 Building and Not Pursue Cleanup on the Larger Building. City Manager/Community Development Director. Memorandum CC-26-110 from Community Development Director as backup.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 Minute limit per report)

- a. Chris Hess, Reggie Joule, and Miles Baker, J&H Consulting (City Lobbyists) End of Session Legislative Update.

Chris Hess and Miles Baker provided updates on legislation that passed during the legislative session, vetoed legislation and attempted veto overrides, and the upcoming special session.

- b. Flannery Ballard, Alaska Department of Environmental Conservation. HERC Brownfields Remediation Update.

Flannery Ballard described the brownfields assessment that was completed for the HERC buildings, the Analysis of Brownfield Cleanup Alternatives (ABCA) that was released for public comment, the five alternatives presented in the report, and next steps for pursuing funding.

- c. Eric Engebretsen, Homer Marine Trades Update.

Eric Engebretsen reported on the activities and outreach of the Homer Marine Trades Association.

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

- a. Worksession Report

City Manager Jacobsen reported on the worksession, which addressed the next steps for the City's goal to build a multi-use community recreation center. Council gave direction to the City Manager to work with the champions for the project to write ordinances setting a cap based on size and looking at how to move water & sewer forward for the selected project sites.

- b. Committee of the Whole Report

Councilmember Erickson reported that the Committee of the Whole met for only a short time. The Committee discussed Water/Wastewater rates and will postpone that ordinance tonight to clarify a few areas and make sure the document is fair.

- c. Mayor's Report

Mayor Lord expressed congratulations to Robert Archibald for his legislative citation, saying that she appreciates Senator Stevens and Representative Vance for demonstrating their gratitude. She talked to many people about the open seat on the planning commission and will be making a recommendation for appointment at this meeting. Public comment on the Title 21 is not closed, we are in the middle of a process and it will continue to move forward with a joint worksession between Council and the Planning Commission with opportunities for comment.

The Army Corps Feasibility Study on Harbor Expansion is open for public comments. Comments on that study need to be directed to the Army Corps of Engineers. The Mayor continues working with the Kachemak Swim Club on the pool.

The Homer Food Pantry has reported that the need in Homer is exceeding their capacity. It's also true of pantries across the state. Shelf stable foods especially canned proteins and canned fruit are needed.

- d. Borough Report

- e. Conversation with a Councilmember Report – Aderhold

City Manager Jacobsen reported on Councilmember Aderhold's behalf since she was absent. Discussion at the Conversation with a Councilmember event included Title 21 and Short-term Rentals.

- f. Washington, DC Lobbying Trip Report – Shelly Erickson

Councilmember Erickson reported that she traveled to Washington, DC with Port Director Bryan Hawkins and his wife Jennifer. It was a wonderful time getting out of Homer. She read her written report aloud.

- g. Economic Development Advisory Commission Report

Commissioner Zubek reported that the Commission continued its discussion on short term rentals. There has been an outpouring of feedback from the community, not making any final decisions, just interested in doing research. Next few months of work are broken down ending in a final report in October.

- h. ADA Advisory Board Report

Councilmember Parsons reported that the ADA board had a short meeting with a housekeeping focus. They looked at recreation programming and how the ADA is tied with that. They also had a lengthy discussion and a

show and tell regarding the transition studies from 5-6 years ago. There are some great materials where the board can do self-assessments.

i. Library Advisory Board Report

Board Member Wuestenfeld reported that there is one open seat on the Library Advisory Board. They met on May 19th, and will forego June and July special meetings as previously planned due to the staffing limitations in the clerks office. On June 13 there will be a slacktide event for the Waves to Words fun run from KBBI to the Library. On June 25th, Curious George will be showing at the Porcupine and Bob the Bookmobile will be in attendance. The Book Cart Drill Team will make another appearance at the 4th of July Parade. September 19th will be the capstone event in celebration of the Library's 20th anniversary.

j. Planning Commission Report

Commissioner Schneider reported on the May 20th Planning Commission meeting. A Mechanic shop on E Street wants to expand in a way that would slightly exceed the 30% coverage allowed by code. A Public Hearing was held for a permitted use for a property on Skyline Drive. Commenters were concerned that traffic might increase in the neighborhood. The vacation of a right of way on the Gordon property was approved by the Planning Commission and then the commission approved the plat consideration for that same property. The plat consideration for a lot on bluff park was also approved.

k. Parks, Art, Recreation and Culture Advisory Commission Report

Commissioner Archibald reported that the commission had a worksession where they looked at the trail system around the Pratt museum and viewed a property at 310 Spruceview Drive for consideration as a pocket park. At the regular meeting, the commission had an impressive presentation from Matt Clarke with the Kevin Bell Arena. It's rare to see a community-owned ice rink and they are doing a marvelous job maintaining that.. The 33rd annual Safe and Healthy Kids Fair was a great success.

PUBLIC HEARING(S)

- a. Ordinance 26-24, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a 2026 Alaska Department of Natural Resources Volunteer Fire Capacity (VFC) Grant in the Amount of \$8,585.14 and Appropriating \$953 from the Fire Capital Asset Repair and Maintenance Allowance (CARMA) to Purchase Sixteen Emergency Response Pagers and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Fire Chief. Recommended Dates Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.
Memorandum CC-26-093 from Fire Chief as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-24 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-25, an Ordinance of the City Council of Homer, Alaska Amending the FY26/27 Operating Budget to Provide for Necessary Mid-Biennium Budget Adjustments. City Manager. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.
Memorandum CC-26-094 from Chief Technology Officer as backup
Memorandum CC-26-101 from City Manager as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ERICKSON/VENUTI MOVED TO AMEND ORDINANCE 26-25 BY APPROPRIATING 20,000 FROM THE GENERAL FUND FOR 1-YEAR OPERATING MONEYS FOR KACHEMAK SWIM CLUB DEPENDING ON IF THEY GET THE CONTRACT.

Mayor Lord noted that South Peninsula Hospital has also pledged dollars to the swim club, and the progress at this point depends on the school district.

VOTE (amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-25 TO INCLUDE FUNDING IN THE AMOUNT OF 12,000 FROM THE GENERAL FUND BALANCE TO SUPPORT KBBI FOR WHAT THEY DO FOR LISTENING TO OUR MEETINGS.

Mayor Lord noted that the Borough pays KBBI for their services in broadcasting borough meetings, and it is not free. The Radio station is also an emergency services partner.

VOTE (amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Manager Jacobsen noted that the contract with the City's Federal lobbyist expired in May and will be renewed at the next meeting via resolution. She asked whether Council would support an amendment in the amount of \$3,000 to cover that cost

ERICKSON/DAVIS MOVED TO AMEND ORDINANCE 26-25 BY APPROPRIATING 3,000 FROM THE GENERAL FUND FUND BALANCE DISTRIBUTED AMONG THE LOBBYING ACCOUNTS.

Councilmember Erickson said that she was very impressed with them and getting to know their connections in DC and how they were studied up and knew what the City was needing.

VOTE(amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Motion carried.

- c. Ordinance 26-26, an Ordinance of the City Council of Homer, Alaska Amending the FY26/27 Capital Budget to Provide for Necessary Mid-Biennium Budget Adjustments. City Manager. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.

Memorandum CC-26-102 from City Manager as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-26 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-26 BY APPROPRIATING 50,000 FROM THE PORT & HARBOR RESERVES FOR FENCING TO MEET COMPLIANCE WITH THE FEDERAL SECURITY REQUIREMENTS.

There was no discussion.

VOTE (amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-26 BY APPROPRIATING 30,000 FROM GENERAL FUND CARMA TO ADA CARMA TO FUND ADA IMPROVEMENTS TO THE ENTRANCE OFF PIONEER TO CITY HALL.

Councilmember Venuti noted that the building is old and will need some retrofitting but this will make a difference for many people.

Councilmember Parsons noted that he saw the difference that the downstairs retrofit made for people coming in to City Hall.

VOTE(amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Motion carried.

- d. Ordinance 26-27, an Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Wastewater Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.

Memorandum CC-26-103 from Finance Director as backup.

Memorandum CC-26-114 from Finance Director as backup.

Memorandum CC-26-115 from Councilmember Davis as backup.

Memorandum CC-26-116 from Finance Director as Backup (Supplemental Packet)

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-27 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

Councilmember Davis said that he appreciated seeing three different scenarios in memorandum CC-26-116. To him, only the second scenario makes sense. He asked to know more about the percentage increase in water rates to provide context on the impact of fraction-of-a-cent increases to water rates.

ERICKSON/VENUTI MOVED TO POSTPONE ORDINANCE 26-27 TO THE NEXT MEETING IN JUNE

There was no discussion.

VOTE(Postponement). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 26-29, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$378,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the planning and design of the Woodard Canyon Trail above Karen Hornaday Park. City Manager/ Public Works Director. Recommended Dates introduction May 26, 2026, Public Hearing and Second Reading June 8, 2026.

Memorandum CC-26-112 from Public Works Director as backup.

ERICKSON/DAVIS MOVED TO INTRODUCE ORDINANCE 26-29 BY READING OF TITLE ONLY

Discussion of the ordinance included:

- The high cost of the project, which does not include construction, and questions as to what the cost was for other proposals
- The City's Procurement Policy has guidance that RFPs remain confidential until a contract is awarded by Council
- This ordinance doesn't award the proposal, it only appropriates the money, and Council would have a follow-up resolution to award the project
- Deviating from the RFP procedure could invite an appeal from an applicant.
- There is so much excitement in this community about this trail.

DAVIS/PARSONS MOVED TO AMEND LINES 9 AND 42 AND 45 OF THE ORDINANCE TO STRIKE \$378,000 AND REPLACE IT WITH \$190,000.

Discussion included the following topics:

- This is a development on a steep slope, which is subject to Title 21 Steep Slope standards and the Trails Design Criteria Manual.
- Support for voting down this ordinance and looking again at what we want and need.
- It is a high amount but we would be getting our money's worth.

The City Attorney was consulted for advice on how to proceed. He said that considering where the procurement process is at this stage, it would be appropriate to focus on overall cost and evaluation of that appropriation, amount of the funds and what the scope of the project is going to be.

VOTE(amendment): YES: DAVIS, HANSEN, PARSONS

NO: ERICKSON, VENUTI

ABSENT: ADERHOLD

Motion failed.

VOTE (Introduction) NO: DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI

ABSENT: ADERHOLD

Motion failed.

CITY MANAGER'S REPORT

- a. City Manager's Report

The City Manager shared that final reports on the Airport have been received, those have been provided to the adjustors. The City is waiting for feedback on next steps for what we can do. The City meets with the adjustor every two weeks, so there will be a better update at the next meeting. The AML summer legislative conference is coming up, let the City Clerk know if you want to attend and she'll add you in to the memo for approval.

- b. Monthly FY26 YTD Report

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-26-113 from Councilmember Davis Regarding Seasonal Sales Tax
Councilmember Davis noted that there is a seasonality to the sales at his business, and if tax were higher in the summer and lowered in the winter, we could bring in more revenue and locals would pay much less in the 9

months that the taxes are lowered. This isn't the year to introduce it since we're close to the election and considering the HART sales tax renewal, but he wanted to throw out the information so people could consider it.

Councilmember Venuti noted that with the cost of fuel going up, this could be the tipping point that saw people staying in Anchorage, and let's wait and hope that Anchorage does something with their sales tax.

Mayor Lord noted that her business pays sales tax quarterly. Public Comment included concerns that the peak seasons cross quarters and can cause bookkeeping headaches for business owners.

Appreciation for bringing the idea forward.

- b. Memorandum CC-26-104 Confirming the Appointment of Linda Franklin to the Parks, Art, Recreation and Culture Advisory Commission and _____ to the Planning Commission.

DAVIS/PARSONS MOVED TO ADD JAN KEISER'S NAME TO THE BLANK IN MEMORANDUM CC-26-104

Mayor Lord noted that she spoke with all of the applicants, and that the decision is up to the Council.

Councilmember Venuti noted that she would like to see the application for both applicants in the packet next week.

VOTE(amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Motion carried.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Jonathan Kreiss-Tompkins introduced himself and commented to say that he is running for governor and visiting Homer. He has visited the Hospital and the Research Reserve.

Chrissy Zubek commented that it was great to watch how quick and efficient everything was in the Council meeting.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

The City Manager thanked Council for a good conversation and noted job openings at the City.

COMMENTS OF THE MAYOR

Mayor Lord extended gratitude to board members and commissioners, and to the elected officials. Government is of, by, and for the people, and it requires that we participate. The Little Prince is great! Congratulations to our graduates.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti: Mary Epperson Day is June 6, set many years ago by Jim Hornaday. She was a beloved piano teacher to many young people. She was committed to the arts in Homer and dedicated to the youth in Homer and to the arts. She would be thrilled to see the Little Prince. It's cool that we live in a City that honors

Mary Epperson. Congratulations to Robert Archibald, he certainly deserves that award. He's a humble man saying that anybody could do this. We have to keep his health in our thoughts so that he can continue to serve our city. Thank you to City Staff, Commissioners, and Councilmembers who have put money into the food pantry boxes. They are very thankful for it. They will have a fundraiser coming up in August at the Porcupine Theater. May is almost over and June will be here before we know it.

Councilmember Parsons noted that Robert Archibald celebrated volunteerism and how important and engaging it is. Listening to the commissioners and board members about the passion that they have for volunteering in that capacity is so powerful. He expressed appreciation to Councilmember Davis for his attention to detail.

Councilmember Davis had no comments.

Councilmember Erickson had no comments.

Councilmember Hansen said that on Friday she 'retired' from the Hospital for 3 days and started a new full-time job today. She expressed love for Robert Archibald, saying that he is such a delight.

There being no further business to come before the council, Mayor Lord adjourned the meeting at 8:46 p.m. Next Regular Meeting is Monday, June 8, 2026 at 6:00 p.m., Worksession at 4:00 p.m., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 26-13, a regular meeting of the City Council of Homer, Alaska was called to order on June 8, 2026 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

STAFF: CITY MANAGER JACOBSEN

DEPUTY CLERK PILLIFANT

FINANCE DIRECTOR FISCHER

Other staff may have been in attendance; a full accounting of attendees was not taken at this meeting.

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

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Pat Case, Homer Resident, commented in support of the updates to the HART manual.

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. Ordinance 26-30, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Purpose of Funding Conceptual Planning for a Looped Trail above Karen Hornaday Park. Davis/Erickson. Recommended dates Introduction June 8, 2026 Public Hearing and Second Reading June 22, 2026.
- b. Resolution 26-040, A Resolution of the City Council of Homer, Alaska Approving the Renewal of a Lobbyist Contract with the Ferguson Group for a Term of One Year Commencing July 1, 2026 and Ending June 30, 2027 in the Amount of \$63,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Approval.

Memorandum CC-26-119 from Special Projects and Communications Director as backup.

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

VISITORS

- a. City of Homer Grants Program Update - Stacy Mack, Homer Foundation Director (10 minutes)

Stacy Mack provided an update on the foundation's disposition of grant funds made available through the City's endowed fund with the Foundation and through a budget appropriation.

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

- a. Worksession Report

City Manager Jacobsen reported on the worksession with Ronnie McPherson of HDR and Robin Carr of the US Army Corps of Engineers (USACE). Council got a high-level overview of what's included in the draft feasibility study.

b. Committee of the Whole Report

Councilmember Erickson reported that the Committee reviewed and discussed the HART policy updates, an update on the Department of Transportation's work on the Sterling Highway affecting a proposed underpass, and the ordinance and resolution related to the Woodard Canyon trail.

c. Special Meeting Report

Mayor Lord confirmed that no special meeting had been held recently.

d. Mayor's Report

Mayor Lord reported that she has worked with the Borough Mayor's office and the Kachemak Swim Club to develop a proposed contract for the operation of the pool. The Borough Mayor's office will negotiate terms with the school district. She shared a story of throwing out the opening pitch for the Little League season and feeling a little intimidated but also happy to see the community activity in person. She noted that the City's Federal lobbyists flagged a proposed change to the regulation related to grants and cooperative agreements, and that she will work with City staff to bring forward a proposed comment letter at the next Council meeting for approval. She will be presenting next week to the Homer Women of Action Group about the Harbor Expansion, and the opportunity for comment on that draft feasibility study is open until June 22nd.

e. Borough Report

Mayor Lord noted that Assemblymember would not be making a report, and she congratulated the Assembly on passing the Borough budget.

f. AML Legislative Committee Report

Councilmember Aderhold clarified that she is making an Alaska Municipal League (AML) Board Meeting Report. The board met for two days earlier in the month. In the last 6 or 7 years AML has grown from a staff of 3 to somewhere around 33 employees. AML is considering restructuring in a way that reflects the new roles that have been added, and is improved internal processes to improve services to members. The City could see some changes from AML, but they will try to keep as many services as possible. Councilmember Aderhold summarized some of the AML services that she could see the City benefiting from. She reported that legislative discussion at the board meeting focused mostly on the proposed natural gas line project. Glenfarne, the project developer, has started reaching out to local governments, so the City may want to think about having a conversation with them.

PUBLIC HEARING(S)

- a. Ordinance 26-28, An Ordinance of the City Council of Homer, Alaska Appropriating Funds in the Amount of \$8,000 from the General Fund Balance and Authorizing the Use of Limited Staff Time and City Equipment for Public Information on the Ballot Proposition for the Continuation of the Homer Accelerated Roads and Trails (HART) Program and Reauthorizing the Three-Fourths Percent (3/4%) Sales Tax Levy for Up to Twenty Additional Years Including Without Limitation Information That May Influence the Outcome of the Election on the Proposition. City Manager. Introduction May 26, 2026, Public Hearing and Second Reading June 8, 2026.

Memorandum CC-26-106 from City Manager as backup.
Public Comment Received.

Mayor Lord opened the Public Hearing.

Pat Case, City Resident, commented in support of the ordinance, saying that it has improved infrastructure in Homer and made our lives better.

There were no further comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-28 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Venuti commented that Pat Case would be an excellent spokesperson for the ballot question.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY26 Q3 Report and Capital Project Closure Report

Mayor Lord congratulated City Manager Jacobsen on 22 years with the City.

City Manager Jacobsen commented on the Airport Terminal, noting that the building can be repaired rather than rebuilt, and that this is an opportunity to look at ADA compliance in that building. The State Department of Transportation (DOT) will be rehabilitating all of the Sterling Highway from Anchor Point into town in a single project instead of a phased approach. City crews will be getting out for summer road maintenance as soon as conditions allow. The City will be coordinating the painting a crosswalk on Heath Street as previously discussed. The City Manager and Chief of Police will be working on a policy about motorized bikes, which are seeing increased presence in town.

Discussion included clarification on the quarterly project closeout report, recognition that the Police Station Project has been paid for and sales taxes will decrease at the end of the year as a result, and road conditions on state-maintained roads.

PENDING BUSINESS

- a. Ordinance 26-27, an Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Wastewater Rates and Updating the City Fee Schedule Accordingly. Introduction May 11, 2026, Public Hearing May 26, 2026, Second Reading June 8, 2026.

Memorandum CC-26-103 from Finance Director as backup.
Memorandum CC-26-114 from Finance Director as backup.
Memorandum CC-26-115 from Councilmember Davis as backup.
Memorandum CC-26-116 from Finance Director as backup.
Memorandum CC-26-122 from City Manager as backup.

ERICKSON/ VENUTI MOVED TO ADOPT ORDINANCE 26-27 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion included the following:

- How to balance funding the CARMA fund with stepped or moderate rate increases for users.
- How to communicate with rate payers about the minimum charge and the effect it has on rates.
- The FY27 budget as adopted includes a 20% transfer to CARMA.
- The purpose of the model is to determine rates that will generate enough revenue to pay for the budget, including budgeted transfers, but Council can decide to pass rates that are different from those determined by the model.
- A shortfall in income would result in budgeted transfers being covered by unassigned fund balance or the operating reserves.

DAVIS/ADERHOLD MOVED TO AMEND ORDINANCE 26-27 IN A WAY THAT THE NUMBERS WILL REFLECT THE NUMBERS OF SCENARIO TWO ON THE LAYDOWN.

There was no discussion.

VOTE (amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 26-041, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Issue a Request for Proposals for Route Identification and Conceptual Planning for a Low-Impact Looped Hiking Trail above Karen Hornaday Park. Davis/Erickson.

Memorandum CC-26-120 from Councilmembers Davis and Erickson as backup.

ERICKSON/DAVIS MOVED TO ADOPT RESOLUTION 26-041 BY READING OF TITLE ONLY

Councilmember Davis shared that the intent of this project is to identify a low impact option to create a route that brings people back to the park from the top of the existing road that is used as a trail.

DAVIS/VENUTI MOVED TO POSTPONE RESOLUTION 26-041 TO THE NEXT REGULAR MEETING ON JUNE 22ND.

Discussion noted that the sponsors of the resolution would be meeting with key City staff to make sure that everything is clear and appropriate.

VOTE(Postponement). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 26-042, A Resolution of the City Council of Homer, Alaska Adopting the Amended Homer Accelerated Roads and Trails (HART) Policy Manual. City Manager/Community Development Director.

Memorandum CC-26-121 from Community Development Director as backup.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 26-042 BY READING OF TITLE ONLY.

Discussion included a request that all use of acronyms be carefully reviewed for the final version of the manual.

DAVIS/ADERHOLD MOVED TO AMEND SECTION 7 ITEM 1 TO INSERT “NOT REQUIRED BY CODE AT THAT LOCATION, OR” AFTER THE WORD “UNLESS”

Councilmember Davis explained that the amendment allows for the construction of rural roads using HART funds without building a sidewalk or a separate trail alongside the rural road.

VOTE (amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Motion carried.

COMMENTS OF THE AUDIENCE

Pat Case, City Resident, commented in support of the crosswalk installation by the library on Heath Street.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

Deputy Clerk Pillifant thanked City Manager Jacobsen for all her help this week and said she's looking forward to City Clerk Woodruff's return.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen read a list of open positions with the City.

COMMENTS OF THE MAYOR

Mayor Lord congratulated all the student athletes going to state for their hard work. She expressed appreciation for the seasonal workers in Homer, noting that it's what our community is built on. She congratulated the Harborfest team for doing a great job, and noted that the Summer Reading Challenge is starting at the Library. She noted that she'll be traveling and not attending the next meeting, so she'll see everyone at the meeting at the end of July.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti congratulated Deputy Clerk Pillifant, who did a great job. She recognized the walkers who participated in the hospital's walking challenge, noting that she has seen a number of people out getting their steps in.

Councilmember Parsons commented that this meeting makes him think of the word 'fruition', having seen both the water rates and the HART policy manual come to fruition and finally get passed. It's inspiring, and he looks forward to more things coming to fruition in the future.

Councilmember Aderhold said she's happy to be here and happy to have a brain that works.

Councilmember Davis had no comments.

Councilmember Erickson gave a shoutout to Bill Bell, who has coached Mariners softball for many years. She recognized the difference he has made as well as many other volunteers who help make kids sports happen, and it is cool to see so many generations of families involved in softball and little league.

Councilmember Hansen echoed the cheers for Dr. Bell, saying he is a fine man.

ADJOURNMENT

There being no further business to come before the Council, Mayor Lord adjourned the meeting at 7:40 p.m. Next Regular Meeting is Monday, June 22, 2026, at 6:00 p.m., Worksession at 4:00 pm., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



MEMORANDUM

Travel Authorization for Council Members Aderhold and Hansen to attend the Alaska Municipal League Summer Conference in Fairbanks, Alaska, August 27-28, 2026

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 17, 2026
From: Amy Woodruff, City Clerk

The Alaska Municipal League (AML) Summer Legislative Conference will take place in Fairbanks, Alaska August 27-28, 2026.

The AML is a voluntary, nonprofit, nonpartisan, statewide organization of 165 cities, boroughs, and unified municipalities, representing over 97 percent of Alaska's residents. This year's Summer Legislative Conference will focus on the following:

- AML-led policy and legislative discussions
- Local government-focused sessions and presentations
- Opportunities for member collaboration and networking
- Advocacy coordination on municipal priorities
- Discussions on community infrastructure, finance, housing, public safety, & economic development
- Engagement with state and federal policymakers

Cost estimates for travel include round trip airfare from Homer to Fairbanks \$750 and room rates at \$254.00 per night. Per Diem is \$58 per day, for three meals. Conference cost is \$275. The approximate total cost is \$1700 per person.

Per the City Council Operating Manual, "Upon returning from travel on City business, [...] Council Members and Mayor will file written reports for inclusion in the next Council meeting packet." Written reports will be included in the September 14th Council Meeting Materials.

Recommendation: Approve travel for Council Members Aderhold and Hansen to attend the AML Summer Legislative Conference in Fairbanks, Alaska August 27-28, 2026.



MEMORANDUM

CC-26-125

Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board for the renewal of Liquor Licenses for BPO Elks Lodge #2127, Harbor Grill, the Twisted Goat, Vida's Thai Food, and Sweetgale Meadworks.

Item Type: Action Memorandum
Prepared For: Mayor Lord and City Council
Date: June 17, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of License Renewal Applications within the City of Homer for the following businesses. The Kenai Peninsula Borough and Homer Police Department have no objections to the renewals of these licenses.

License Type: Club License
License #: 367
DBA Name: BPO Elks Lodge #2127
Service Location: 215 W Jenny Way Homer, AK 99603
Licensee: BPO Elks Lodge #2127
Contact Person: Jan Jonker

License Type: Beverage Dispensary License
License #: 3174
DBA Name: Harbor Grill
Service Location: 4262 Homer Spit Rd, Homer, AK 99603
Licensee: Don Jose's, LLC
Contact Person: Jose Ramos

License Type: Restaurant Eating Place License
License #: 3210
DBA Name: The Twisted Goat

Service Location: 162 W Pioneer Avenue Homer, AK 99603
Licensee: Bubbles Bitch LLC
Contact Person: Josephine Whitby

License Type: Restaurant Eating Place License
License #: 5819
DBA Name: Vida's Thai Food
Service Location: 397 E Pioneer Ave Homer, AK 99603
Licensee: Vida's Thai Food LLC
Contact Person: Wichulada Bunchim

License Type: Winery Retail License
License #: 15277
DBA Name: Sweetgale Meadworks & Cider House
Service Location: 3657 Main Street Homer, AK 99603
Licensee: Sweetgale Wines, LLC
Contact Person: Jason Davis

License Type: Winery Manufacturer License
License #: 5909
DBA Name: Sweetgale Meadworks & Cider House
Service Location: 3657 Main Street Homer, AK 99603
Licensee: Sweetgale Wines, LLC
Contact Person: Jason Davis

RECOMMENDATION:

Voice non-objection and approval for the license renewals.

ATTACHMENTS:

Applications, Renewal Notices, and letters of non-objection for all candidates.



May 7, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **BPO Elks Lodge #2127**

DBA: BPO Elks Lodge #2127

Via email: homerelk@gci.net

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;

slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Club License #367 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#367
License Type:	Club License
Licensee:	BPO Elks Lodge #2127
Doing Business As:	BPO Elks Lodge #2127
Physical Address:	215 W Jenny Way Homer, AK 99603
Designated Licensee:	Jan Jonker
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 23rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7171

Renewal Application Summary

Application ID:	7171
License No:	367
License Type applied for Renewal:	Club License (CL)
Licensee Name:	Bpo Elks Lodge #2127
License Expiration Date:	12/31/2025
Doing Business As:	BPO Elks Lodge #2127
Premises Address:	215 W Jenny Way, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	12/29/2025 01:28 PM AKST

Entity Information

Business Structure:	Non Profit
FEIN/SSN Number:	
Alaska Entity number (CBPL):	5093D
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: 215 W Jenny Way, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer

Borough: Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Jan C Jonker on 12/29/2025 01:29 PM AKST

Payment Info

Payment Type : CC

Payment Id: 3b41834c-4dc0-447f-803c-14bf91950f3a

Receipt Number: 101249836

Payment Date: 12/29/2025 01:35 PM AKST

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

HOMER ELKS LODGE 2127

215 JENNY WAY, HOMER, AK 99603

owned by

HOMER LODGE NO. 2127 BPOE OF THE UNITED STATES OF AMERICA

is licensed by the department to conduct business for the period

December 23, 2024 to December 31, 2026
for the following line(s) of business:

81 - Other Services (except Public Administration)



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	HOMER LODGE NO. 2127, "BENEVOLENT AND PROTECTIVE ORDER OF ELKS" OF THE UNITED STATES OF AMERICA
Previous Legal Name	HOMER LODGE NO. 2127, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA

Entity Type: Nonprofit Corporation

Entity #: 5093D

Status: Good Standing

AK Formed Date: 12/5/1960

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 7/2/2026 [File Biennial Report](#)

Entity Mailing Address: 215 W JENNY WAY, HOMER, AK 99603

Entity Physical Address: 215 W JENNY WAY, HOMER, AK 99603

Registered Agent

Agent Name: Jan C. Jonker

Registered Mailing Address: 215 W JENNY WAY, HOMER, AK 99603

Registered Physical Address: 215 W JENNY WAY, HOMER, AK 99603

Officials

Show Former

AK Entity #	Name	Titles	Owned
	George Hall	Director	
	Jack Alexander	Treasurer	
	Jan C Jonker	Secretary	
	Jill Hockema	President	
	JOHN CHAPPLE III	Director	
	Johnathan Mink	Vice President	
	Michael Parish	Director	
	RONALD HURLEY	Director	
	Thomas Gregoire	Director	

Filed Documents

Date Filed	Type	Filing	Certificate
12/05/1960	Creation Filing	Click to View	
6/19/1986	Biennial Report		
6/27/1988	Biennial Report		
7/09/1990	Biennial Report		
7/06/1992	Biennial Report	Click to View	
7/15/1994	Biennial Report	Click to View	
6/13/1996	Biennial Report	Click to View	
7/06/1998	Biennial Report	Click to View	
12/22/2000	Biennial Report	Click to View	
10/25/2002	Biennial Report	Click to View	
6/28/2004	Biennial Report	Click to View	
7/03/2006	Biennial Report	Click to View	
10/23/2007	Biennial Report	Click to View	
11/15/2007	Agent Change	Click to View	
10/19/2010	Biennial Report	Click to View	
4/02/2012	Biennial Report	Click to View	
4/09/2012	Amendment	Click to View	Click to View
9/25/2014	Biennial Report	Click to View	
5/11/2016	Biennial Report	Click to View	
12/14/2017	Change of Officials	Click to View	
8/21/2018	Biennial Report	Click to View	
3/26/2020	Change of Officials	Click to View	
4/22/2020	Biennial Report	Click to View	
4/12/2022	Change of Officials	Click to View	
4/12/2022	Biennial Report	Click to View	
7/11/2024	Biennial Report	Click to View	
1/03/2025	Change of Officials	Click to View	
4/30/2025	Restated and Amended Articles	Click to View	Click to View

[Close Details](#)
[!\[\]\(9d1697e409fd6c0a20171c0ed29c9bf3_img.jpg\) Print Friendly Version](#)



May 11, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	B.P.O. ELKS LODGE #2127
Business Name	:	BPO Elks Lodge #2127
License Type	:	Club
License Location	:	215 W. Jenny Way, City of Homer
License No.	:	367
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: homerelk@gci.net;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Department Clerk](#)
Subject: RE: 2026-2027 Renewal Notice Lic# 367 BPO Elks Lodge #2127
Date: Friday, May 8, 2026 3:41:10 PM
Attachments: [image001.png](#)

Hello Amy,

The Homer Police Department has no objections to the liquor license renewal for #367 BPO Elks Lodge #2127.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Department Clerk <clerk@ci.homer.ak.us>
Sent: Friday, May 8, 2026 3:29 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic# 367 BPO Elks Lodge #2127

Chief, can you please review this application and let me know if HPD has any objections to the renewal?

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226



May 14, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Don Jose's, LLC**

DBA: Harbor Grill

Via email: harborgrillgm@gmail.com; iramos@alaskadonjoses.com

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Beverage Dispensary License #3174 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#3174
License Type:	Beverage Dispensary License
Licensee:	Don Jose's, LLC
Doing Business As:	Harbor Grill
Physical Address:	4262 Homer Spit Road Homer, AK 99603
Endorsement Type:	Restaurant Endorsement: 15605
Designated Licensee:	Jose Ramos
Phone Number:	[REDACTED]
[REDACTED]	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 16th, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7246

Renewal Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission.

Application ID:	7246
License No:	3174
License Type applied for Renewal:	Beverage Dispensary License(BDL)
Licensee Name:	Don Jose's, Llc
License Expiration Date:	12/31/2025
Doing Business As:	Harbor Grill
Premises Address:	4262 Homer Spit Road, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	05/13/2026 03:37 PM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	56813D
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: 127 W Pioneer Ave, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer

Borough: Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality

Seasonal

Please Provide your six-month operating period

In 2025, Harbor Grill was open 4/12/2025 through 10/01/2025.

Operation Period Details

Harbor Grill opens in April and closes by the end of September.

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?

No

Have any notices of violation or citations been issued for this license during the preceding two years?

Yes

Please provide an explanation of the type of violation or offense.

Alcohol Server Education

Upload Notices of Violation Document

- [3174-Harbor Grill, NOV AM 24-1275.pdf](#)

Endorsements

License #	License Type	Trade Name	License Status	City
15605	Restaurant Endorsement (RE)	Harbor Grill	Active	Homer

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Jose Ramos on 12/31/2025 11:14 AM AKST

Documents

#	File Name	Type	Added On
1	3174-Harbor Grill, NOV AM 24-1275.pdf	Notice of Violation Document	05/13/2026 03:38 PM AKDT
2	#3174 AS.pdf	License Paper Form Application Document	05/13/2026 03:39 PM AKDT

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

DON JOSE'S, LLC

is licensed by the department to do business as

HARBOR GRILL

127 W PIONEER AVE, HOMER, AK 99603

for the period

January 26, 2026 to December 31, 2027
for the following line(s) of business:

72 - Accommodation and Food Services



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	DON JOSE'S, LLC

Entity Type: Limited Liability Company

Entity #: 56813D

Status: Good Standing

AK Formed Date: 9/28/1995

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2027

Entity Mailing Address: 127 W PIONEER AVE, HOMER, AK 99603

Entity Physical Address: 2052 E NORTHERN LIGHTS BLVD, ANCHORAGE, AK 99508

Registered Agent

Agent Name: JOSE RAMOS

Registered Mailing Address: 127 PIONEER, HOMER, AK 99603

Registered Physical Address: 127 PIONEER, HOMER, AK 99603

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Jose' Ramos	Member	51.00
	Maria C Ramos	Member	49.00

Filed Documents

Date Filed	Type	Filing	Certificate
10/12/1994	Biennial Report		
9/28/1995	Creation Filing		
9/28/1995	Creation Filing	Click to View	
12/16/1996	Biennial Report	Click to View	
12/31/1998	Biennial Report	Click to View	
12/14/2000	Biennial Report	Click to View	
1/03/2003	Biennial Report	Click to View	
7/20/2005	Biennial Report	Click to View	
10/15/2006	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
4/24/2009	Biennial Report	Click to View	
3/10/2011	Biennial Report	Click to View	
11/28/2012	Biennial Report	Click to View	
10/23/2014	Biennial Report	Click to View	
12/21/2016	Biennial Report	Click to View	
10/15/2018	Biennial Report	Click to View	
12/08/2020	Biennial Report	Click to View	
12/09/2022	Biennial Report	Click to View	
12/31/2024	Biennial Report	Click to View	

Close Details

 **Print Friendly Version**

Notice of Violation

(3AAC 304.525)

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

Date: 6-14-24

License #/Type: 3174 Beverage Dispensary

Licensee: Don Jose's, LLC

Address: 4262 Homer Spit Road, Homer, AK

DBA: Harbor Grill

AMCO Case #: 24-1275

This is a notice to you as licensee that an alleged violation has occurred. If the Alcoholic Beverage Control Board decides to act against your license, under the provisions of AS 44.62.330 - AS 44.62.630 (Administrative Procedures Act) you will receive an Accusation and Notice of your right to an Administrative Hearing.

Note: This is not an accusation or a criminal complaint.

On 6-11-24 an inspection was conducted at your establishment. Server Kieva Smith was asked to provide proof of server training. Ms. Smith could not locate her card but stated she was current. She was told to stop selling alcoholic beverages until she could provide proof to an Alcoholic Beverage Control Board representative she had current server education. A check with Alaska CHARR the following day revealed she did have current server education.

Your attention is directed to AS 04.21.025: Server education and AS 04.16.150: Licensee responsible for violation

Certified Mail 7021 0950 0001 6766 6673

You are directed to respond in writing to this Notice of Violation within 10 days of receipt to explain what action you have taken to prevent a re-occurrence of this violation. FAILURE TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 10 DAYS WILL RESULT IN YOUR APPEARANCE, EITHER IN PERSON OR TELEPHONICALLY, BEFORE THE ABC BOARD AT THEIR NEXT REGULARLY SCHEDULED BOARD MEETING.

***Please send your response to the address below and include your alcohol license number in your response.**

3 AAC 304.525 (B) provides that upon receipt of a Notice of Violation, a licensee may request to appear before the Director and be heard regarding the Notice of Violation. The request must be made within ten days after receipt of the Notice and the Director must grant an appearance within ten days after receipt of a request. A Licensee shall respond, either orally or in writing, to the Notice.

Alcohol & Marijuana Control Office
ATTN: Enforcement
550 W. 7th Ave, Suite 1600
Anchorage, Alaska 99501
amco.enforcement@alaska.gov

Issuing Investigator: J. Hamilton

Received by:

SIGNATURE: *F.R. Hamilton*

SIGNATURE:

Delivered VIA: Mail

Date:

Davies, Jason M (CED)

From: Harbor Grill Homer <harborgrillgm@gmail.com>
Sent: Monday, June 24, 2024 4:02 PM
To: Hamilton, Joe (CED); CED AMCO Enforcement (CED sponsored)
Subject: Re: TAP Certification Information/Kieva Smith

In order to prevent this happening again, I have created a spreadsheet with employees name on it and the put a checkmark next to the employee once they turn in their taps card and next to that I mark the expiration date, This will ensure there are no staff missing their taps cards and that they are all current. I'm hoping this satisfies the requirements, but please let me know if there is anything else I needed to do! Have a great day!

Cheers,
Dan Rzeszut
General Manager
Harbor Grill Seafood & Steak
Homer, Alaska

On Fri, Jun 21, 2024 at 3:35 PM Hamilton, Joe (CED) <joe.hamilton@alaska.gov> wrote:

I think what they are looking for is something you have done as manger to make sure something like this doesn't happen in the future.

Joe
Sent from my iPhone

On Jun 21, 2024, at 15:32, Harbor Grill Homer <harborgrillgm@gmail.com> wrote:

Good afternoon,

This is regarding case 24-1275. I was just following up on a violation we received from the inspection on 6-11-24. Joe had spoken with Kieva about now having her taps card on her person. She was told to send her valid license info, which I was under the impression she had done, but I can not confirm. I do, however, have a copy of the email from Rebecca on that day which I have included in this email. I was wondering what the next steps for the process would be, or if this satisfies the information that was required showing that she did have a valid TAPS during the inspection and up until August 5th of this year. I can also

forward the email showing she purchased a reprint of the current card if that helps. Thank you for your time, and I apologize for any inconvenience this has caused.

Cheers,
Dan Rzeszut
General Manager
Harbor Grill Seafood & Steak
Homer, Alaska

----- Forwarded message -----

From: **Kieva Smith** <kevashine907@gmail.com>
Date: Wed, Jun 12, 2024 at 12:33 PM
Subject: Fwd: TAP Certification Information/Kieva Smith
To: harborgrillgm@gmail.com <harborgrillgm@gmail.com>

----- Forwarded message -----

From: **Chef** <rgiedosh-ruge@alaskacharr.com>
Date: Tue, Jun 11, 2024 at 4:36 PM
Subject: TAP Certification Information/Kieva Smith
To: Kevashine907@gmail.com <Kevashine907@gmail.com>

Hello Kieva.

This is the information connected with your TAP certification. Please note you are due to expire on **August 8, 2024**. You can renew your certification up to 6 months after this date. Beyond that you will be required to take the class again. You can renew your card at any time by going to www.alaskacharr.com, logging in and selecting the TAP Renewal class option. Be prepared to upload a current copy of your government issued ID for approval. Once that has occurred you may take the exam to secure another 3 years of certification.

Thank you and have a tremendous day!

Issue Date: 8/5/2021
Expiration Date: 8/5/2024
Birthdate: [REDACTED]
Certificate Number: 165502

Rebecca Giedosh-Ruge

ProStart Manager & ServSafe Instructor

Alaska CHARR Future Hospitality Leaders Program

907-947-7762

rgiedosh-ruge@alaskacharr.com

1503 W.31st Ave Ste 102

Anchorage, Alaska 99503



May 15, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Don Jose's LLC
Business Name	:	Harbor Grill
License Type	:	Beverage Dispensary
License Location	:	4262 Homer Spit Road, City of Homer
License No.	:	3174
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: harborgrillgm@gmail.com;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic# 3174 Harbor Grill
Date: Thursday, May 14, 2026 10:55:09 AM
Attachments: [image001.png](#)

Good morning Amy,

HPD has no objection to the renewal of the liquor license for #3174 Harbor Grill.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Thursday, May 14, 2026 8:44 AM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic# 3174 Harbor Grill

Chief,

Please let me know if HPD has any objections to the renewal of this liquor license.

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>



May 1, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Bubbles Bitch LLC**

DBA: The Twisted Goat

Via email: pinkmoon31@yahoo.com

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;

slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Restaurant Eating Place License #3210 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#3210
License Type:	Restaurant Eating Place License
Licensee:	Bubbles Bitch LLC
Doing Business As:	The Twisted Goat
Physical Address:	162 W Pioneer Avenue Homer, AK 99603
Designated Licensee:	Josephine Whitby
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 23rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 6817

Renewal Application Summary

Application ID:	6817
License No:	3210
License Type applied for Renewal:	Restaurant Eating Place License (REPL)
Licensee Name:	Bubble Bitches Llc
License Expiration Date:	12/31/2025
Doing Business As:	The Twisted Goat
Premises Address:	162 W Pioneer Avenue, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	05/04/2026 02:19 PM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	10183520
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address:

P.O. Box 2415, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality:

Homer

Borough:

Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Restaurant Affidavit

Revenue in Food Sales during the first Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during first Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the first Calendar Year in the Renewal Period	82.49
Revenue in Food Sales during the second Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during second Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the second Calendar Year in the Renewal Period	83.34

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in designated dining areas. All dining staff shall be TAP trained and legal serving age. Employed Minors shall only have access to kitchen area and dining area where alcohol is not accessible.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

All dining areas and all access points are always in full view of all staff. All outside dining access points have chain barriers at 36" height with directional signage for guest entry through main doors and "NO Alcohol Beyond this Point". Non-entry points have existing rail barriers. House policies include mandatory TAP training for dining room staff. All employed minors shall not be left unattended in the building at any time.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

Is your license located in Municipality of Anchorage? No

Do you have Approved food service permit for this premises? Yes

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? No

Food and beverage service offered or anticipated is: Table Service

Hours Of Operation

Sunday 12:00 PM - 10:00 PM

Monday 12:00 PM - 10:00 PM

Tuesday 12:00 PM - 10:00 PM

Wednesday 12:00 PM - 10:00 PM

Thursday 12:00 PM - 10:00 PM

Friday 12:00 PM - 10:00 PM

Saturday 12:00 PM - 10:00 PM

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Josephine Whitby on 12/28/2025 01:53 PM AKST

Payment Info

Payment Type : CC

Payment Id: a3422bf4-506c-4a95-9827-396f62d69410

Receipt Number: 101248111

Documents

#	File Name	Type	Added On
1	#3210 Confidential AS.pdf	License Paper Form Application Document	05/04/2026 02:21 PM

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

The Twisted Goat

PO Box 2415, Homer, AK 99603

owned by

Bubble Bitches, LLC

is licensed by the department to conduct business for the period

October 24, 2024 to December 31, 2026
for the following line(s) of business:

72 - Accommodation and Food Services



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Bubble Bitches, LLC

Entity Type: Limited Liability Company

Entity #: 10183520

Status: Good Standing

AK Formed Date: 1/5/2022

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2028

Entity Mailing Address: 162 W PIONEER AVE, HOMER, AK 99603

Entity Physical Address: 162 W PIONEER AVE, HOMER, AK 99603

Registered Agent

Agent Name: Josephine Whitby

Registered Mailing Address: 66090 MOOSEWOOD CT, ANCHOR POINT, AK 99556

Registered Physical Address: 66090 MOOSEWOOD CT, ANCHOR POINT, AK 99556

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Josephine Whitby	Member	50.00
	Susan Margaret Malone	Member	50.00

Filed Documents

Date Filed	Type	Filing	Certificate
1/05/2022	Creation Filing	Click to View	Click to View
1/13/2022	Initial Report	Click to View	
4/21/2022	Entity Address Change	Click to View	
12/18/2023	Agent Change	Click to View	
12/29/2023	Change of Officials	Click to View	
1/04/2024	Biennial Report	Click to View	
5/13/2024	Change of Officials	Click to View	
11/24/2025	Biennial Report	Click to View	
11/24/2025	Agent Change	Click to View	

Close Details

 **Print Friendly Version**



May 7, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Bubbles Bitch, LLC
Business Name	:	The Twisted Goat
License Type	:	Restaurant Eating Place
License Location	:	162 W. Pioneer Avenue, City of Homer
License No.	:	3210
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: pinkmoon31@yahoo.com;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic# 3210 The Twisted Goat
Date: Friday, May 8, 2026 3:41:50 PM
Attachments: [image001.png](#)

Hello Amy,

The Homer Police Department has no objections to the liquor license renewal for #3210 The Twisted Goat.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Friday, May 8, 2026 3:32 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic# 3210 The Twisted Goat

Chief, this is the last one for today, can you please review this application and let me know if HPD has any objections to the renewal?

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226



May 29, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Vida's Thai Food, LLC**

DBA: Vida's Thai Food

Via email: vidasthaifood@gmail.com; andymark180@gmail.com

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;

slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Restaurant Eating Place License #5819 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#5819
License Type:	Restaurant Eating Place License
Licensee:	Vida's Thai Food, LLC
Doing Business As:	Vida's Thai Food
Physical Address:	397 E Pioneer Avenue Homer, AK 99603
Designated Licensee:	Wichulada Bunchim
Phone Number:	[REDACTED]
[REDACTED]	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 23rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 6844

Renewal Application Summary

Application ID:	6844
License No:	5819
License Type applied for Renewal:	Restaurant Eating Place License (REPL)
Licensee Name:	Vida's Thai Food, Llc
License Expiration Date:	12/31/2025
Doing Business As:	Vida's Thai Food
Premises Address:	397 E Pioneer Ave, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	03/30/2026 06:24 PM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	473250460
Alaska Entity number (CBPL):	10027355
Alaska Entity Formed Date:	02/25/2015
Home State:	AK

Entity Contact Information

Entity Address: 142 Lee Dr, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer

Borough: Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Restaurant Affidavit

Revenue in Food Sales during the first Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during first Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the first Calendar Year in the Renewal Period	99.84
Revenue in Food Sales during the second Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during second Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the second Calendar Year in the Renewal Period	99.52

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	No

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Person's under 21 years of age will only have access to the dining area.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

-Back stock alcohol will be stored in a locked area. -Persons under the age of 21 years old will not have access to the chill beverage area. -Employees who sell and serve alcoholic beverages will have a current Server Education Card.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

Is your license located in Municipality of Anchorage? No

Do you have Approved food service permit for this premises? Yes

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? No

Food and beverage service offered or anticipated is: Table Service

Hours Of Operation

Sunday	Close
Monday	11:00 AM - 10:00 PM
Tuesday	11:00 AM - 10:00 PM
Wednesday	11:00 AM - 10:00 PM
Thursday	11:00 AM - 10:00 PM
Friday	11:00 AM - 10:00 PM
Saturday	11:00 AM - 10:00 PM

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Wichulada Bunchim on 03/30/2026 06:34 PM AKDT

Payment Info

Payment Type : CC

Payment Id: 46f80a32-76cb-4e92-93c9-830b415d60a1

Receipt Number: 101227816

Payment Date: 12/11/2025 02:59 PM AKST

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

VIDA'S THAI FOOD LLC

is licensed by the department to do business as

VIDA'S THAI FOOD LLC

142 LEE DRIVE, HOMER, AK 99603

for the period

January 2, 2026 to December 31, 2027
for the following line(s) of business:

72 - Accommodation and Food Services



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Vida's Thai Food LLC

Entity Type: Limited Liability Company

Entity #: 10027355

Status: Good Standing

AK Formed Date: 2/25/2015

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2027

Entity Mailing Address: 142 LEE DRIVE, HOMER, AK 99603

Entity Physical Address: 142 LEE DRIVE, HOMER, AK 99603

Registered Agent

Agent Name: Wichulada Bunchim

Registered Mailing Address: 142 LEE DRIVE, HOMER, AK 99603

Registered Physical Address: 142 LEE DRIVE, HOMER, AK 99603

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Andrew Stubblefield	Member	50.00
	Wichulada Bunchim	Member	50.00

Filed Documents

Date Filed	Type	Filing	Certificate
2/25/2015	Creation Filing	Click to View	Click to View
2/25/2015	Initial Report	Click to View	
9/16/2016	Change of Officials	Click to View	
9/16/2016	Entity Address Change	Click to View	
12/09/2016	Biennial Report	Click to View	
7/27/2018	Entity Address Change	Click to View	
11/29/2018	Biennial Report	Click to View	
12/05/2020	Biennial Report	Click to View	
2/28/2023	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
4/08/2025	Biennial Report	Click to View	

Close Details

 Print Friendly Version



June 2, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Vida's Thai Food, LLC
Business Name	:	Vida's Thai Food
License Type	:	Restaurant Eating Place
License Location	:	397 East Pioneer Ave, City of Homer
License No.	:	5819
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: Andymark180@gmail.com;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: Re: 2026-2027 Renewal Notice Lic# 5819 Vida's Thai Food
Date: Wednesday, June 10, 2026 3:23:02 PM

Amy,
HPD has no objection to the renewal of #5819 Vida's Thai Food.

Thank you
Sent from my iPhone

On Jun 10, 2026, at 12:41 PM, Amy Woodruff <AWoodruff@ci.homer.ak.us> wrote:

Chief Scanlon,

Does HPD have any objection to renewal of this license?

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>
Sent: Friday, May 29, 2026 12:12 PM
To: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>; Department Clerk <clerk@ci.homer.ak.us>; Amy Woodruff <AWoodruff@ci.homer.ak.us>; micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us; slopez@kpb.us; hmills@kpb.us; jwest@kpb.us; vidasthaifood@gmail.com; andymark180@gmail.com
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Subject: 2026-2027 Renewal Notice Lic# 5819 Vida's Thai Food

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

Good afternoon, Local Governing Body(ies),

I have attached the LGB Renewal Notice for the above referenced license



April 30, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Sweetgale Wines, LLC**

DBA: Sweetgale Meadworks & Cider House

Via email: jasondavis63@gmail.com

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Winery Manufacturer License #5909 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#5909
License Type:	Winery Manufacturer License
Licensee:	Sweetgale Wines, LLC
Doing Business As:	Sweetgale Meadworks & Cider House
Physical Address:	3657 Main Street Homer, AK 99603
Designated Licensee:	Jason Davis
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 23rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7138

Renewal Application Summary

Application ID:	7138
License No:	5909
License Type applied for Renewal:	Winery Manufacturer License (WML)
Licensee Name:	Sweetgale Wines Llc
License Expiration Date:	12/31/2025
Doing Business As:	Sweetgale Meadworks & Cider House
Premises Address:	3657 Main Street, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	12/27/2025 08:59 AM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	10089245
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: 3657 Main Street, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer

Borough: Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Jason Davis on 12/27/2025 09:00 AM AKST

Payment Info

Payment Type : CC

Payment Id: aad2736f-6c09-4e63-8dc5-5b6af646eae4

Receipt Number: 101247305

Payment Date: 12/27/2025 09:07 AM AKST

License Detail

LICENSE DETAILS

License #: 2109217

License unavailable for printing

Business Name: Sweetgale Meadworks & Cider House

Status: Expired

Issue Date: 07/08/2020

Expiration Date: 12/31/2023

Has Telemedicine: No

Mailing Address: 3657 Main Street
Homer, AK 99603

Physical Address: 3657 Main Street
Homer, AK 99603

Owners

Owner Name	Entity #	Entity Status
SWEETGALE WINES, LLC	10089245	Non-Compliant

Activities

Line of Business	NAICS	Professional License #
31-33 - Manufacturing	312130 - WINERIES	

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

No Lapses on record for the last 4 years.

Close License Detail

Print Friendly Version

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	SWEETGALE WINES, LLC
Previous Legal Name	Oyster Cove Beachfront Retreat & Paddling LLC

Entity Type: Limited Liability Company

Entity #: 10089245

Status: Non-Compliant

AK Formed Date: 8/6/2018

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2026 [File Biennial Report](#)

Entity Mailing Address:

Entity Physical Address:

Registered Agent

Agent Name: Jason Davis

Registered Mailing Address:

Registered Physical Address:

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Jason Davis	Member	100.00

Filed Documents

Date Filed	Type	Filing	Certificate
8/06/2018	Creation Filing	Click to View	Click to View
10/03/2019	Biennial Report	Click to View	
1/02/2020	Amendment	Click to View	Click to View
10/10/2021	Biennial Report	Click to View	
10/05/2023	Biennial Report	Click to View	

Close Details

 Print Friendly Version



May 7, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Sweetgale Wines, LLC
Business Name	:	Sweetgale Meadworks & Cider House
License Type	:	Winery Manufacturer
License Location	:	3657 Main Street, City of Homer
License No.	:	5909
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: jasondavis63@gmail.com;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic# 5909 Sweetgale Meadworks & Cider House
Date: Friday, May 8, 2026 3:40:07 PM
Attachments: [image001.png](#)

Hello Amy,

The Homer Police Department has no objections to the liquor license renewal for #5909 Sweetgale Meadworks & Cider House.

Thank you,



Michael Scanlon

Chief of Police
Homer Police Department
625 Grubstake Ave
Homer, AK 99603
907-235-3150 (W)
907-235-3151 (F)
907-399-8122 (C)
Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Friday, May 8, 2026 3:31 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic# 5909 Sweetgale Meadworks & Cider House

Chief, can you please review this application and let me know if HPD has any objections to the renewal? Please note that this is license 1 of 2 for Sweetgale and another email will follow shortly.

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](http://CityofHomer,Alaska)



April 30, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Sweetgale Wines, LLC**

DBA: Sweetgale Meadworks & Cider House

Via email: jasondavis63@gmail.com

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;

micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;

slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Winery Retail License #15277 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#15277
License Type:	Winery Retail License
Licensee:	Sweetgale Wines, LLC
Doing Business As:	Sweetgale Meadworks & Cider House
Physical Address:	3657 Main Street Homer, AK 99603
Designated Licensee:	Jason Davis
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 23rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Reece Parks, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7139

Renewal Application Summary

Application ID:	7139
License No:	15277
License Type applied for Renewal:	Winery Retail License (WRL)
Licensee Name:	Sweetgale Wines Llc
License Expiration Date:	12/31/2025
Doing Business As:	Sweetgale Meadworks & Cider House
Premises Address:	3657 Main St, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	12/27/2025 09:02 AM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	10089245
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: 3657 Main Street, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer

Borough: Kenai Peninsula Borough

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Jason Davis on 12/27/2025 09:02 AM AKST

Payment Info

Payment Type : CC

Payment Id: aad2736f-6c09-4e63-8dc5-5b6af646eae4

Receipt Number: 101247305

Payment Date: 12/27/2025 09:07 AM AKST

License Detail

LICENSE DETAILS

License #: 2109217

License unavailable for printing

Business Name: Sweetgale Meadworks & Cider House

Status: Expired

Issue Date: 07/08/2020

Expiration Date: 12/31/2023

Has Telemedicine: No

Mailing Address: 3657 Main Street
Homer, AK 99603

Physical Address: 3657 Main Street
Homer, AK 99603

Owners

Owner Name	Entity #	Entity Status
SWEETGALE WINES, LLC	10089245	Non-Compliant

Activities

Line of Business	NAICS	Professional License #
31-33 - Manufacturing	312130 - WINERIES	

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

No Lapses on record for the last 4 years.

[Close License Detail](#)

[Print Friendly Version](#)

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	SWEETGALE WINES, LLC
Previous Legal Name	Oyster Cove Beachfront Retreat & Paddling LLC

Entity Type: Limited Liability Company

Entity #: 10089245

Status: Non-Compliant

AK Formed Date: 8/6/2018

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2026 [File Biennial Report](#)

Entity Mailing Address:

Entity Physical Address:

Registered Agent

Agent Name: Jason Davis

Registered Mailing Address:

Registered Physical Address:

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Jason Davis	Member	100.00

Filed Documents

Date Filed	Type	Filing	Certificate
8/06/2018	Creation Filing	Click to View	Click to View
10/03/2019	Biennial Report	Click to View	
1/02/2020	Amendment	Click to View	Click to View
10/10/2021	Biennial Report	Click to View	
10/05/2023	Biennial Report	Click to View	

Close Details

 Print Friendly Version



May 7, 2026

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Sweetgale Wines, LLC
Business Name	:	Sweetgale Meadworks & Cider House
License Type	:	Winery Retail
License Location	:	3657 Main Street, City of Homer
License No.	:	15277
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the referenced application for tax compliance and determined that all tax accounts associated with the licensee/applicant are in good standing. Therefore, KPB has no objection to the license renewal.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: jasondavis63@gmail.com;

amco.localgovernmentonly@alaska.gov

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic# 15277 Sweetgale Meadworks & Cider House
Date: Friday, May 8, 2026 3:41:21 PM
Attachments: [image001.png](#)

Hello Amy,

The Homer Police Department has no objections to the liquor license renewal for #15277 Sweetgale Meadworks & Cider House.

Thank you,



Michael Scanlon

Chief of Police
Homer Police Department
625 Grubstake Ave
Homer, AK 99603
907-235-3150 (W)
907-235-3151 (F)
907-399-8122 (C)
Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Friday, May 8, 2026 3:31 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic# 15277 Sweetgale Meadworks & Cider House

Sweetgale License 2 of 2 – please let me know if HPD has any objections.

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>



MEMORANDUM

CC-26-129

Consideration for Exemption to Water and Sewer Service Abandonment

Item Type: Action Memorandum
Prepared For: Mayor Lord and City Council
Date: May 19, 2026
From: Jean Arno, PW Inspector
Through: Daniel Kort, Public Works Director, Melissa Jacobsen, City Manager

Background: During platting actions, the City often requires property owners to abandon water and sewer services that will go unused. This is common with lot line vacations or relocations. Water services are typically abandoned at the main (unless the main is under pavement), and sewer services are cut and capped at the property line.

We do this to prevent leaks on unused lines, and because our code generally only allows for one water and one sewer service per lot.

Purpose: With Homer's growing population and the need for more affordable housing, we should build in some flexibility for larger lots that have the realistic potential for future subdividing. This memo proposes setting criteria to be utilized on a case-by-case basis, to keep installed and capped services in place when it makes sense.

Justifications for Keeping Services on Larger Lot:

- Larger lots in Homer often have subdivision potential under current and future zoning code. Keeping the stubs in place preserves our existing infrastructure, avoids tearing up roads later for new installations, and supports orderly development.
- It saves future owners and the city significant time and money.
- Leak risks can be managed with proper installation, capping, bury depth, and marking which is already the standard practice.
- This approach is consistent with our code's goal of connecting properties to sewer systems and matches current practice for what we require for new subdivisions.

Conditions for an Exception: The Public Works Director would approve exceptions on a case-by-case basis during the plat review. A lot would typically qualify if it shows realistic potential for future subdivision based upon remaining undeveloped property and lot size minimums defined in code (backed by a site plan showing proposed construction of the lot) or is zoned for multi-use development.

Any exception would require:

1. Proper installation and watertight capping per City Standards.
2. Updated utility maps and clear notations on the site plan.
3. A provision that the services must be abandoned later if the lot is not subdivided within a reasonable time frame, or if future construction on the lot has inhibited it from future subdivision.

Conclusion: A strict abandonment rule works fine for small lots, but it creates unnecessary problems for larger parcels that are likely to be subdivided in the future. Adding this flexibility, with clear criteria and safeguards, will help developers and property owners reduce long-term costs, and support our housing goals.

Recommendation: Authorize Public Works to implement this policy on a case-by-case basis.

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

3 City Manager/City Clerk

4 **ORDINANCE 26-31**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE SECTIONS 2.08.040 BYLAWS FOR
8 COUNCIL PROCEDURE, 2.08.110 TELECONFERENCE
9 PROCEDURES AND 2.08.120 TELECONFERENCE – LIMITATIONS.

10
11 WHEREAS, During the annual review of the City Council Operating Manual it was
12 proposed to remove strict limits on teleconference participation by Councilmembers in favor
13 of an approach that emphasizes the value of in-person attendance while recognizing that
14 travel for family, health needs, and work may result in the need to participate in meetings
15 remotely; and

16
17 WHEREAS, Staff recommends allowing for teleconference participation in executive
18 session when council members can ensure they have adequate privacy to prevent disclosure
19 of confidential information; and

20
21 WHEREAS, Given the technological improvements in recent years, the stipend for
22 teleconference participation need not be differentiated from the stipend for in-person meeting
23 attendance as previously established for telephonic attendance; and

24
25 WHEREAS, The City Council Operating Manual’s limit of three teleconference meetings
26 per year and prohibition on teleconference participation in executive session are derived from
27 City Code which requires an amendment by ordinance.

28
29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

30
31 Section 1. Homer City Code Section 2.08.040 Bylaws for Council procedure is hereby
32 amended to read as follows:

33
34 The following bylaws shall govern the procedures of the City Council of the City:

35 a. To abide by existing Alaska State laws pertaining to cities of the first class.

36
37 b. To abide by the current edition of Robert’s Rules of Order insofar as this treatise is
38 consistent with these bylaws, other provisions of the Homer City Code, or unwritten standing
39 rules adopted by the City Council. In all other cases, bylaws, the code or the standing rule
40 shall prevail.

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42 c. The Council’s agenda format specified in the City of Homer City Council Operating
43 Manual, as the same may be amended from time to time, is incorporated herein by reference.

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1. The manual may be revised with Council approval;

2. A copy of the manual shall be available to the public during regular business hours at the Homer City Hall and be available during City Council meetings.

d. Regular Meetings.

1. Second and fourth Mondays of each month at 6:00 p.m., unless otherwise provided by two-thirds vote of the City Council;

2. The agenda shall be provided to each Council member 36 hours prior to meeting, by City Clerk;

3. Adding items to or removing items from the agenda will be by unanimous consent of the Council;

4. Public notice of a regular meeting shall be made as provided in Chapter 1.14 HCC.

e. Special Meetings.

1. Called by Mayor or majority of the Council;

2. If a majority of members are given at least 36 hours' oral or written notice and reasonable efforts are made to notify all members, a special meeting may be held at the call of the presiding officer or at least one-third of the members;

3. Agenda shall be as per subsection (c) of this section;

4. Public notice of a special meeting shall be made as provided in Chapter 1.14 HCC.

f. Emergency Meetings.

1. By unanimous consent of quorum;

2. Required justifiable reason;

3. Informal agenda – limited to emergency;

4. Public notice shall be made as provided in Chapter 1.14 HCC.

g. Teleconference participation in meetings may be authorized pursuant to HCC 2.08.100 through 2.08.120.

h. Quorum – Voting. Four Council members shall constitute a quorum. Four affirmative votes are required for the passage of an ordinance, resolution, or motion. A member of the Council acting as Mayor Pro Tem shall not lose his vote as the result of serving in such office. The Mayor is not a Council member and may vote only in the case of a tie. The final vote on each ordinance, resolution, or substantive motion may be a roll call vote or may be done in accordance with subsection (k) of this section (see AS 29.20.160(c)(d)).

i. Motions to Reconsider. A member of the Council who voted with the prevailing side on any issue may move to reconsider the Council's action at the same meeting or at the next regular meeting of the body. Notice of reconsideration shall be given to the Mayor or City Clerk within 48 hours from the time the original action was taken.

87 j. Abstentions. All Council members present shall vote unless abstention is required by
88 law (AS 29.20.160(d)).

89
90 k. Consensus. The Council may, from time to time, express its opinion or preference
91 concerning a subject brought before it to consideration. The statement, representing the will
92 of the body and a meeting of the minds of the members, may be given by the presiding officer
93 as the consensus of the body as to that subject without taking a motion and roll call vote.

94
95 l. Vacancies. An elected municipal office is vacated under the following conditions and
96 upon the declaration of vacancy by the Council. The Council shall declare an elective office
97 vacant when the person elected:

- 98 1. Fails to qualify or take office within 30 days after his election or appointment;
- 99 2. Resigns and his resignation is accepted;
- 100 3. Is physically or mentally unable to perform the duties of the office as determined by
101 two-thirds vote of the Council;
- 102 4. Is convicted of a felony or misdemeanor described in AS 15.56 and two-thirds of the
103 members of the Council concur in expelling the person elected;
- 104 5. Misses three consecutive regular meetings unless excused;
- 105 6. Is convicted of a felony or of an offense involving a violation of the oath of office;
- 106 7. Is convicted of a violation of AS 15.13 concerning Alaska Public Offices Commission
107 reporting requirements;
- 108 8. No longer physically resides in the municipality and the City Council by two-thirds
109 vote declares the seat vacant; and
- 110 9. Is physically absent from the municipality for 90 consecutive days unless excused by
111 the City Council.

112 m. Salaries of Elected Officials.

113 1. The Mayor and each Council member shall be paid a stipend of \$75.00 for each
114 council-meeting-day in which the person participates in person, or \$50.00 per council-
115 meeting-day in which a majority of the person's participation time is telephonic. A council-
116 meeting-day is any calendar day in which the person participates in any one or more of the
117 following:

- 118 a. A scheduled and publicly noticed meeting of the City Council, including without
119 limitation a regular meeting, special meeting, committee of the whole meeting and meeting
120 in executive session.
- 121 b. A scheduled and publicly noticed meeting of the Board of Adjustment, Board of
122 Ethics, or other board or commission that is composed of the Mayor and Council members.
- 123 c. Training or continuing education programs, and work sessions, that are required by
124 law or commonly recognized best practice to perform the duties of Mayor or Council
125 member.

126 The City shall not spend any funds for elected officials' membership in the Public
127 Employees Retirement System. An elected official may not receive any other compensation
128 for service to the City unless specifically authorized to do so by ordinance. Per diem
129 payments or reimbursements for expenses are not compensation under this section.

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Section 2. Homer City Code Section 2.08.100, Teleconference Procedures, is hereby amended to read as follows:

a. A Mayor or Council member who cannot be physically present for a regularly scheduled Council meeting shall notify the City Clerk ~~at least five days~~ prior to the scheduled time for the meeting of his or her request to participate in the meeting by teleconference ~~means of communication.~~

~~b. Three days prior to the scheduled time for the Council meeting, the City Clerk shall notify the Mayor and Council of the person's request to participate by teleconference.~~

c. At the commencement of the Council meeting a teleconference connection will be established with the person or persons intending to participate by teleconference. ~~If the Council member or Mayor has requested a special exception as outlined in HCC 2.08.120(c) or (d) after a teleconference connection is established the Mayor shall call for a vote of the Council on whether the person(s) may or may not participate by teleconference. Prior to the vote, the Mayor or Council members may make such inquiries as necessary to make a decision. Only the Council members physically present may vote on the question. If a person participates in the meeting by teleconference without a ruling from the Council, it shall be deemed to be with the approval of such participation by the Council, and all actions taken by the Council with the participation of all such persons are valid.~~

~~d. Subsections (a) and (b) of this section do not apply to special meetings or emergency meetings of the City Council called under HCC 1.14.030 and 1.14.050. A Council member or Mayor who requests to participate in a special or emergency meeting of the City Council must notify the City Clerk before the time scheduled for the start of the meeting. The Clerk will notify the Mayor and Council no later than the commencement of the meeting. After a teleconference connection is established with the person or persons requesting to participate by teleconference, a ruling shall be made on the person's participation in the meeting as provided in subsection (c) of this section.~~

~~e. Subsections (a), (b), and (c) of this section do not apply to meetings held while an emergency disaster declaration is in effect and the nature of the disaster significantly impacts a Council member's ability to attend a Council meeting other than by teleconference or other technological means.~~

f. The means used for a teleconference meeting of the City Council must enable each member appearing by teleconference to clearly hear the Mayor, all other Council members, and public testimony at the meeting as well as be clearly heard by all other Council members and members of the public in attendance.

If teleconference participation is interrupted due to poor connectivity that hinders the active participation of a member in the meeting the Mayor will request a brief recess to allow the

173 person an attempt to reestablish a connection. If the person cannot reestablish a clear
174 connection after a recess, the Mayor shall call for a vote of the Council on whether to
175 terminate teleconference participation. Prior to the vote, the Mayor or Council members may
176 make such inquiries as necessary to make a decision. If a majority of the Council votes to
177 terminate teleconference participation, the record will indicate such and the member
178 participating by teleconference shall not be called upon to comment or vote. The Council's
179 determination is final and not subject to veto or appeal.

180
181 g. The City Clerk shall note in the minutes of the council meeting all members appearing by
182 teleconference.

183
184 h. To the extent practicable, materials to be considered by the Council shall be made
185 available to those attending by teleconference.

186
187 Section 3. Homer City Code Section 2.0.120, Teleconference – Limitations, is hereby
188 amended to read as follows:

189
190 a. All Council members and the Mayor should make all reasonable effort to be physically
191 present for every meeting. Teleconference procedures may not be used as a regular means of
192 attendance at meetings except temporarily during events described in subsection ~~(f)~~**(c)** of
193 this section.

194
195 ~~b. Each Council member and the Mayor may attend a maximum of three City Council~~
196 ~~meetings by teleconference during the 12-month period commencing November 1st each~~
197 ~~year. If a member participates in any part of a regularly-scheduled meeting by teleconference,~~
198 ~~it will count towards their maximum allowable teleconference participations.~~

199
200 ~~c. Each Council member and the Mayor may attend additional teleconferences as a special~~
201 ~~exception if expressly approved for good cause in each instance by a vote of the Council.~~
202 ~~Good cause may include, but is not limited to, absence required for work-related travel or~~
203 ~~medical care needed for the individual or the individual's immediate family.~~

204 ~~d. A Council member or the Mayor may request to participate in a meeting by teleconference~~
205 ~~upon notification to the City Clerk before the time scheduled for the start of the meeting as a~~
206 ~~special exception if expressly approved for good cause in each instance by a vote of the~~
207 ~~Council. Good cause may include, but is not limited to, absence required for work-related~~
208 ~~travel or medical care needed for the individual or the individual's immediate family.~~

209
210 e. No Council member or the Mayor shall attend by teleconference means:

- 211 ~~1. An executive session of the City Council.~~
212 2. A hearing on an ethics charge under Chapter 1.18 HCC.

213
214 ~~f. c.~~ Subsections (b) through (e) of this section ~~do~~ **does** not apply to meetings held while an
215 emergency disaster declaration is in effect and the nature of the disaster significantly impacts

216 a Council member’s ability to attend a Council meeting other than by teleconference or other
217 technological means, or when circumstances arise that temporarily prohibit meetings from
218 being held in the City Council Chambers.

219
220 Section 4. This ordinance is of a permanent and general character and shall be included
221 in the City Code.

222
223 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2026.

224
225
226 CITY OF HOMER

227
228 _____
229 RACHEL LORD, MAYOR

230
231 ATTEST:
232
233 _____
234 AMY WOODRUFF, CITY CLERK

235
236 YES:
237 NO:
238 ABSTAIN:
239 ABSENT:
240
241 First Reading:
242 Public Hearing:
243 Second Reading:
244 Effective Date:



MEMORANDUM

CC-26-126

Ordinance 26-32, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 3.16.040 Advertising for Bids and 3.16.110 Competitive Sealed Proposals – Negotiated Procurement. City Manager/City Clerk.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 11, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

SUMMARY:

City Staff propose editing City Code to add flexibility for procurement. The ability to accept electronic bids and proposals will increase competition and reduce advertising costs.

BACKGROUND:

The City is laying the groundwork for electronic submission of bids and proposals for City Projects. Specific references to “envelopes” and requirements for advertising in print newspapers circulated in the City will be removed. At present, proposals and bids for some types of projects come from Anchorage or even out of state. We frequently receive requests to submit materials by email, and Public Works staff once fielded a call from a Plan Holder who intended to drive a proposal to Homer asking for a deadline extension because of weather conditions in Turnagain Pass.

Alaska Statutes do not require that Invitations to Bid (ITBs) and Requests for Proposals (RFPs) be advertised in print, and many other municipalities have removed the requirement from their code. This change does not prohibit the use of print newspapers when appropriate, it simply establishes advertising on the City’s website as the new minimum standard.

The electronic bid system will reduce staff time associated with preparing and publishing RFPs and ITBs, and it will improve bidder compliance with ITB and RFP specifications. Staff plan to roll out the new platform in a hybrid format and continue to accept paper bids for the foreseeable future to accommodate all potential bidders.

RECOMMENDATION:

Adopt the ordinance amending Homer City Procurement Code.

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Section 2. Homer City Code section 3.16.110, Competitive sealed proposals – Negotiated procurement is hereby amended to read as follows:

a. The City Manager may elect to use a competitive sealed proposal process when the bidding process is not practicable.

b. The City Manager will solicit competitive sealed proposals by issuing a request for proposals. The request for proposals will state, or incorporate by reference, all specifications and contractual terms and conditions to which a proposal must respond, and will state the factors to be considered in evaluating proposals and the relative importance of those factors. Public notice of a request for proposals will be given in accordance with HCC 3.16.040(a) ~~and (b).~~

c. Sealed proposals ~~will be designated as such on an outer envelope and will be submitted by mail or in person at the place~~ **in the manner specified in the request for proposals** no later than the time specified in the request for proposals. Proposals not submitted ~~at the place~~ **in the manner** or within the time so specified will not be opened or considered.

~~d. Proposals will be received at the time and place designated in the request for proposals, and will be opened so as to avoid disclosing their contents to competing proposers during the process of negotiation.~~ Proposals, tabulations and evaluations thereof will be open to public inspection only after the contract award. The City Manager will issue a notice of recommendation to award to all responding proposers at least four days prior to approval by the final decision-making authority.

e. In the manner provided in the request for proposals, the City Manager may negotiate with those proposers whose proposals are determined to be responsive and responsible to the request for proposals. Negotiations will be used to clarify and assure full understanding of the requirements of the request for proposals after submission and prior to award to obtain best and final offers. Proposers deemed eligible for negotiations will be treated equally regarding any opportunity to discuss or revise proposals. In conducting negotiations or requesting revisions, no City officer or employee will disclose any information derived from proposals of competing proposers.

f. If fair and reasonable compensation, contract requirements and contract documents can be agreed upon with the most qualified proposer, the contract will be awarded to that proposer.

g. If fair and reasonable compensation, contract requirements and contract documents cannot be agreed upon with the most qualified proposer, the City Manager will advise the

85 proposer of the termination of negotiations. If the proposals were submitted by one or more
86 other proposers determined to be qualified, negotiations may be conducted with such other
87 proposers in the order of their respective rankings. The contract may be awarded to the
88 proposer then determined to be most qualified and advantageous to the City.

89
90 h. Awards will be made by written notice to the proposer whose final proposal is determined
91 to be most advantageous to the City if satisfactory compensation, contract requirements and
92 contract documents are agreed upon pursuant to subsection (g) of this section. No criteria
93 other than those set forth in the request for proposals may be used in proposal evaluation. If
94 the City Manager determines that it is in the best interest of the City to do so, the City
95 Manager may reject all proposals.

96
97 i. When the service is routine and repetitious, the cost of the anticipated service will be
98 considered during evaluation of proposals. This subsection will not apply to a qualifications-
99 based selection process.

100
101 Section 3. This ordinance is of a permanent and general character and shall be included
102 in the City Code.

103
104
105 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2026.

106
107
108 CITY OF HOMER
109
110 _____
111 RACHEL LORD, MAYOR

112 ATTEST:
113
114 _____
115 AMY WOODRUFF, CITY CLERK

116
117 YES:
118 NO:
119 ABSTAIN:
120 ABSENT:
121
122 First Reading:
123 Public Hearing:
124 Second Reading:
125 Effective Date:



MEMORANDUM

Ordinance 26-33, An Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCG) Buoy Tender Berth Space by Establishing Authority in the FY27 Budget for Routine Maintenance to the USCG Buoy Tender Berth Space. City Manager/Finance Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: June 17, 2026
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Purpose of Ordinance:

The Coast Guard has a priority use agreement for their berth space and a portion of the funds paid are to be set aside for use in the event of any required maintenance or repairs.

Homer City Council adopted Ordinance 23-19 establishing a dedicated reserve for required maintenance or repairs associated with the United States Coast Guard (USCG) buoy tender berth space. Now, the City of Homer needs the authority to spend from this reserve to address any required maintenance or repair needs to the berth space for the fiscal year.

This will be an annual ordinance that comes before City Council to establish authority to spend up to a dollar amount on routine maintenance or repairs. An ordinance will be brought forward if additional funding is needed before the end of the fiscal year. All funds not spent within the fiscal year will return back to the USCG Buoy Tender Berth Space Maintenance Reserve for future use.

Recommendation:

Pass Ordinance authorizing up to \$40,000 to be spent on routine maintenance or repair needs associated with the USCG Buoy Tender berth space.

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

3 City Manager/
4 Port Director

5 **ORDINANCE 26-33**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY27 CAPITAL BUDGET TO FUND ANTICIPATED
9 REPAIRS OR MAINTENANCE TO THE UNITED STATES COAST
10 GUARD (USCG) BUOY TENDER BERTH SPACE BY ESTABLISHING
11 AUTHORITY IN THE FY27 BUDGET FOR ROUTINE MAINTENANCE
12 TO THE USCG BUOY TENDER BERTH SPACE.
13

14 WHEREAS, The Coast Guard leases berth space on the West side of the Pioneer Dock to
15 moor their vessel, the USCG Buoy Tender; and
16

17 WHEREAS, As part of their priority use agreement for the USCG Buoy Tender berth
18 space, a portion of funds, paid monthly by the Coast Guard, is set aside for use in the event of
19 any required maintenance or repairs; and
20

21 WHEREAS, The Homer City Council adopted Ordinance 23-19 establishing a dedicated
22 reserve for required maintenance or repairs of the USCG Buoy Tender berth space.
23

24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
25

26 Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
27 appropriating \$40,000 from the USCG Buoy Tender Berth Space Maintenance Reserve for
28 anticipated repairs or maintenance of the USCG berth space as follows:
29

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0383	USCG Buoy Tender Berth Space Maintenance Reserve	\$40,000

30
31
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33

34 Section 2. This is an annual appropriation and will lapse at the end of the fiscal year.
35

36 Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not
37 be codified.
38

39 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of July, 2026.
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CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 26-34, An Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY27 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: June 17, 2026
From: Dan Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Purpose of Ordinance:

The Homer City Council created the Ocean Drive Loop Special Service District to raise tax revenues from benefited property owners to support maintenance and repair of the Seawall they own. The City of Homer is a tax-exempt property owner along the Seawall and, as such, contributes \$10,000 annually through the budget to the Seawall Reserve for the City's portion of repairs.

Now, the City of Homer needs the authority to spend from the Special Service District and reserve to address any routine maintenance or repair needs to the Seawall for the fiscal year.

This will be an annual ordinance that comes before City Council to establish authority to spend up to a dollar amount on routine maintenance or repairs. An ordinance will be brought forward if additional funding is needed before the end of the fiscal year. All funds not spent within the fiscal year will return back to the Special Service District and Seawall Reserve, as appropriate, for future use.

Recommendation:

Pass Ordinance authorizing up to \$5,000 to be spent on routine maintenance or repair needs associated with the Seawall.

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 26-34**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY27 CAPITAL BUDGET TO FUND ANTICIPATED
9 MAINTENANCE TO THE SEAWALL BY ESTABLISHING AUTHORITY
10 IN THE FY27 BUDGET FOR ROUTINE MAINTENANCE TO THE
11 SEAWALL.

12
13 WHEREAS, The Homer City Council created the Ocean Drive Loop Special Service
14 District, and

15
16 WHEREAS, The Special Service District was created to raise tax revenues from benefited
17 property owners to support maintenance and repair of the Seawall they own, which is located
18 on their properties; and

19
20 WHEREAS, As a tax-exempt property owner along the Seawall, the City contributes
21 \$10,000 annually to the Seawall Reserve for the City's portion of repairs to the Seawall; and

22
23 WHEREAS, Based on linear feet, the property owners are responsible for 82% of the wall
24 repairs and the City is responsible for 18% of the wall repairs.

25
26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

27
28 Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
29 appropriating \$5,000 from the Sewall Maintenance Reserve and Ocean Drive Loop Special
30 Service District accounts for the purpose of maintaining the seawall as follows:

31

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
808-0375	Ocean Drive Loop Special Service District (82%)	\$4,100
156-0369	Seawall Maintenance Reserve (18%)	\$900

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37

38 Section 2. This is an annual appropriation and will lapse at the end of the fiscal year.

39
40 Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not
41 be codified.
42

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of July, 2026.

44

45

CITY OF HOMER

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49

RACHEL LORD, MAYOR

50

51 ATTEST:

52

53

54

AMY WOODRUFF, CITY CLERK

56

57 YES:

58 NO:

59 ABSENT:

60 ABSTAIN:

61

62 First Reading:

63 Public Hearing:

64 Second Reading:

65 Effective Date:



MEMORANDUM

CC-26-130

Resolution 26-043, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of Homer Volunteer Fire Department to Apply for the 2026 FEMA Assistance to Firefighters grant. City Manager/Fire Chief

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: June 17, 2026
From: Dan Jager, Fire Chief
Through: Melissa Jacobsen, City Manager

Purpose: To inform City Council of the Homer Volunteer Fire Department's intention to apply for the 2026 FEMA Assistance to Firefighters grant and to request Council support and authorization of the required local match.

Discussion: The department intends to apply for the 2026 FEMA Assistance to Firefighters grant, due June 22, 2026, to purchase 30 sets of structural firefighter turnout gear.

The Homer Volunteer Fire Department seeks authorization to apply for the 2026 FEMA Assistance to Firefighters grant to purchase 30 sets of structural firefighter turnout gear.

Much of the department's current gear has reached or is nearing the ten-year service-life limit established by NFPA 1851 and must be removed from service.

If awarded, the grant would allow the department to replace aging equipment, provide a second set of turnout gear for paid staff when primary gear is being cleaned and decontaminated, maintain operational readiness during back-to-back emergency responses, and reduce the financial burden on the City.

Due to the timing of the grant notice, staff provided advance notice and City Manager approval and now seeks formal Council approval through the accompanying resolution.

Fiscal Impact: The total project cost is estimated to be \$122,700, with \$117,000 funded by the 2026 FEMA Assistance to Firefighters grant and a required 5% local match of \$5,700. The local match will be funded through the Fire General Fund CARMA funds.

Recommendation: Staff recommends adoption of the accompanying resolution supporting the 2026 FEMA Assistance to Firefighters grant application and authorizing the required local match.

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

4 City Manager/Fire Chief

5 **RESOLUTION 26-043**
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AUTHORIZING THE STAFF OF HOMER VOLUNTEER FIRE
9 DEPARTMENT TO APPLY FOR THE 2026 FEMA ASSISTANCE TO
10 FIREFIGHTERS GRANT
11

12 WHEREAS, the Federal Emergency Management Agency (FEMA) administers the
13 Assistance to Firefighters grant to support firefighters and other first responders obtain
14 critically needed resources necessary for protecting the public and emergency personnel from
15 fire and related hazards; and
16

17 WHEREAS, HVFD seeks to apply for the 2026 FEMA Assistance to Firefighters grant to
18 purchase 30 sets of structural firefighter turnout gear, as the department's current gear is
19 expired or soon to expire; and
20

21 WHEREAS, the National Fire Protection Association (NFPA) 1851 standard establishes a
22 maximum service life of ten years from the date of manufacture for all elements of a structural
23 firefighting turnout gear, including coats, pants, helmets, gloves, hoods, and boots, after which
24 the equipment must be retired from service to maintain firefighter safety and compliance with
25 industry standards; and
26

27 WHEREAS, the total project cost is estimated to be \$122,700 consisting of \$117,000 in
28 grant funds and a required 5% local match of \$5,700 to be funded by the City; and
29

30 WHEREAS, due to the June 22, 2026 application deadline, staff provided advance notice
31 and City Manager approval and now seeks formal Council approval;
32

33 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
34 authorizes the staff of Homer Volunteer Fire Department to apply for the 2026 FEMA Assistance
35 to Firefighters grant.
36

37 PASSED AND ADOPTED by the Homer City Council this 22nd day of June, 2026.
38

39 CITY OF HOMER
40
41

42
43 _____
44 RACHEL LORD, MAYOR

45

46 ATTEST:

47

48 _____

49 AMY WOODRUFF, CITY CLERK

50

51 Fiscal information: N/A



MEMORANDUM

CC-26-131

Resolution 26-044, Providing Comment on Proposed Revisions to the Office of Management And Budget’s Uniform Guidance for Federal Grants (2 CFR Part 200) And Directing Transmittal of Comments

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 17, 2026
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

SUMMARY:

Resolution 26-044 authorizes the submission of public comment on proposed changes to federal regulations (commonly referred to as Uniform Guidance in 2 CFR Part 200) governing the award, administration, and termination of federal grants—regulations that directly affect the City of Homer’s ability to plan and deliver major infrastructure projects utilizing federal funds.

BACKGROUND:

The proposed revisions would allow federal grants to be canceled at will based on undefined “national interest” grounds, without any finding of wrongdoing by the recipient and without a meaningful appeals process. They would also allow funding opportunities to be advertised selectively rather than publicly and diminish the merit-based review process that helps ensure fair and equitable competition for Federal funding.

City staff and resolution sponsors have reviewed these proposed changes and identified significant risks to the City. The greatest potential impact is mid-project grant terminations that could strand local matching funds, disrupt expected funding streams for contracts, leave critical infrastructure incomplete or inoperable, and, in the worst case, threaten the financial stability of the City.

While ideally infrastructure maintenance and replacement reserves could be handled through City’s regular budgeting process, federal grants have been essential for completing major capital projects from public safety communications and cybersecurity to water main and harbor float replacement. Approximately \$20.9 million in current and anticipated direct federal, pass-through, and State formula funding could be subject to this discretionary termination risk, including three drinking water system improvements, pedestrian safety upgrades, and two erosion mitigation projects.

The resolution requests that the Office of Management and Budget (OMB) not finalize these provisions and directs that copies of the City's public comment be transmitted to the City's Congressional delegation, requesting their support.

RECOMMENDATION:

Adopt Resolution 26-045

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

3 Mayor/Aderhold

4 **RESOLUTION 26-044**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
7 PROVIDING COMMENT ON PROPOSED REVISIONS TO THE OFFICE
8 OF MANAGEMENT AND BUDGET’S UNIFORM GUIDANCE FOR
9 FEDERAL GRANTS (2 CFR PART 200) AND DIRECTING
10 TRANSMITTAL OF COMMENTS.

11
12 WHEREAS, On behalf of its citizens, the City of Homer (the City) benefits substantially
13 from federal grant funding, including direct federal awards, cooperative agreements and pass-
14 through awards administered by the State of Alaska, to plan, finance, and construct critical
15 infrastructure, including port and road surface transportation systems, water and wastewater
16 infrastructure, disaster mitigation, and emergency response; and

17
18 WHEREAS, As a rural Alaska community, the City faces exceptionally high infrastructure
19 costs due to remoteness, limited transportation access, short construction seasons, and a
20 limited tax base, making federal funding partnerships essential to building and maintaining
21 infrastructure critical for economic development, local health, safety, and quality of life, and
22 for supporting federal assets and capabilities, such as U.S. Coast Guard and law enforcement;
23 and

24
25 WHEREAS, The Office of Management and Budget (OMB) is taking public comment on
26 proposed revisions to the Uniform Administrative Requirements, Cost Principles, and Audit
27 Requirements for Federal Awards (2 CFR Part 200, the “Uniform Guidance”), which governs
28 federal grant administration; and

29
30 WHEREAS, The City finds that certain proposed revisions would reduce the
31 predictability, transparency, and fairness intended by the proposed changes, and increase
32 cost in the administration of federal funding, undermining the federal–state–local partnership
33 necessary to deliver infrastructure projects effectively.

34
35 NOW, THEREFORE, BE IT RESOLVED the City provides the following comments and
36 questions on the proposed regulatory revisions to the Uniform Guidance:

37
38 **SECTION 1. DISCRETIONARY TERMINATION OF AWARDS (§200.340)**

39

40 A. Under current regulations, federal awards may be terminated only for
41 noncompliance, mutual agreement, or expiration of statutory authority. These limitations
42 provide the certainty necessary for the City to commit local funds, execute multi-year
43 contracts, and undertake infrastructure projects in reliance on federal funding.

44

45 The proposed revision to 2 § C.F.R 200.340 (Termination) would introduce a broad
46 discretionary termination standard applicable to both direct and pass-through awards. Under
47 subsection (b)(2), grants can be terminated, with little explanation and no procedural
48 protections, if the agency determines that termination “is in the interest of the federal agency”
49 or if “a Federal award does not effectuate program goals, Federal agency priorities, or the
50 national interest as they exist at the time of the termination.” As a result, as the City interprets
51 the revision, projects already underway could be terminated for reasons unrelated to recipient
52 performance. While awarding agencies would make such decisions, the authority would derive
53 from this OMB rule rather than from program-specific statutes or congressional direction (see
54 Section 4).

55

56 B. This change would effectively convert long-term federal infrastructure commitments
57 into at-will arrangements, introducing uncertainty as to whether funding will continue across
58 administrations and exposing the City to stranded costs, breached contracts, and incomplete
59 infrastructure, and potentially threatening municipal financial stability.

60

61 C. The risk is not hypothetical. The City’s port enterprise, for example, is implementing
62 a federally funded Port Infrastructure Development Program (PIDP) project (Homer Port
63 Coastal FREIGHT), supported by a federal award of approximately \$11.5M toward a total
64 project cost of approximately \$18M. The City is committing \$6M in local funds, entering binding
65 contracts, and structuring operations in reliance on the award. This single project represents
66 a significant share of the port enterprise’s overall budget of approximately \$9.6M,
67 underscoring the scale of the City’s financial exposure.

68

69 Termination under the proposed discretionary standard—absent noncompliance—could
70 leave the City with unfunded obligations and partially completed infrastructure it cannot
71 independently finance. The loss one-third of our moorage capacity would directly impact
72 essential marine transportation services and the broader public benefits they provide. At the
73 same time, the obligation to fulfill contractual commitments would place the enterprise under
74 severe financial strain and jeopardize its long-term fiscal stability.

75 D. Beyond this project, the City estimates that approximately \$20.9 million in current
76 and anticipated direct federal, pass-through, and State formula funding could be subject to

77 this discretionary termination risk. These funds support the replacement of drinking water
78 transmission mains, pedestrian safety, and two erosion mitigation projects in our working
79 waterfront—one of which protects a designated national freight route. These projects
80 collectively support essential public infrastructure, critical supply chain functions, safety, and
81 long-term resource protection, reflecting both local needs and broader state and national
82 interests.

83
84 E. The City is further concerned that discretionary termination of existing grants,
85 whether direct or pass-through from the State of Alaska, would undermine our ability to meet
86 obligations to contractors. Such outcomes could result in significant reputational harm and
87 impair the City’s ability to procure qualified firms for future infrastructure projects.

88
89 F. The City asks the following clarifying questions about discretionary termination of
90 awards:

91 1. Can OMB clarify that federal awards that have already been issued would be subject
92 to discretionary termination?

93 2. Can OMB clarify if priorities can change mid-award? If so,

94 3. Can OMB clarify how terminated infrastructure projects such as harbor float
95 replacements or drinking water system upgrades that are underway will be completed in a
96 manner that is safe for the public?

97 4. Can OMB clarify who is responsible for paying outstanding invoices to contractors for
98 work completed before project termination and how municipalities such as the City can
99 operate within tight budgets if grants are terminated at the federal government’s discretion?

100 5. Can OMB clarify the meaning of “not in the national interest” so it is a clear and
101 transparent definition for all to understand?

102
103 **SECTION 2. REDUCTION IN PUBLIC NOTICE REQUIREMENTS (§200.204)**

104
105 A. Current law requires federal funding opportunities to be publicly posted (e.g., on
106 Grants.gov), ensuring fair access for local governments.

107
108 B. The proposed revision would allow agencies to withhold public notice whenever
109 deemed “not in the national interest,” a standard far broader than existing transparency
110 exceptions, which are narrowly tailored to protect sensitive national security programs and
111 operations.

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113 C. This change would allow funding opportunities to be awarded without public notice,
114 depriving the City of a fair opportunity to compete.

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SECTION 3. WEAKENING OF MERIT-BASED REVIEW UNDERMINES FAIRNESS AND EFFECTIVE USE OF PUBLIC FUNDS (2 C.F.R § 200.205)

A. The current merit-based review process establishes clear, published evaluation criteria and ensures that funding decisions are based on project quality, readiness, and demonstrated public benefit, allowing municipalities of all sizes to compete on a transparent and level playing field.

B. Reducing merit review to advisory, or non-determinative would allow awards to be made on grounds other than project merit, creating a risk that less competitive or less well-developed projects could receive funding based on political access or other non-merit considerations. Such outcomes would undermine public confidence and reduce the effectiveness of federal infrastructure investments by potentially directing limited resources away from the strongest and most beneficial projects.

C. The City invests substantial local resources in developing competitive grant applications, including staff time, technical studies, engineering, environmental review, and project development costs—totaling, for example, over \$2.1 million for the recent Port Infrastructure Development Program (PIDP) application. This investment reflects a commitment to advancing well-designed, high-impact projects that meet program objectives and criteria. A system that diminishes the role of merit-based evaluation risks devaluing these investments and discouraging rigorous project development, to the detriment of applicants, federal funding agencies, and the public.

D. The City is further concerned by proposed revisions to 2 C.F.R. § 200.206 (Federal agency review of risk posed by applicants) and related pre-award provisions, which would expand federal agency discretion in evaluating funding applications. While current regulations require agencies to assess applicant risk based on objective criteria such as financial capacity, performance history, and program integrity, the proposed rule would introduce additional layers of pre-award review by senior agency appointees and broaden evaluation criteria to include alignment with agency priorities, the national interest and rate risk factors such as reputational damage to federal agencies and the Federal government.

This shift represents a significant departure from longstanding, merit-based and technically driven review processes. By introducing discretionary, policy-based considerations into pre-award risk assessments, the proposed changes reduce transparency and predictability in federal funding decisions. For local governments, this creates additional uncertainty as to whether applications will be evaluated consistently over time, complicating

153 long-term infrastructure planning and increasing the risk that critical projects may be delayed
154 or denied funding for reasons unrelated to project readiness or community need.

155

156 E. The City asks the following clarifying questions:

157 1. Will evaluation criteria be defined?

158 2. How will reputational factors be defined, weighted and monitored?

159 3. Will the agencies provide a list of practices or organizations that raise risk?

160

161 **SECTION 4. OMB OVERRIDE OF PROGRAM-SPECIFIC AUTHORITIES**

162

163 A. Current federal grant conditions are established through statutes and administered
164 by individual program agencies, with clear avenues for engagement and congressional
165 oversight.

166

167 B. The proposed revisions would allow OMB to impose government-wide conditions
168 that would effectively supersede program-specific statutory frameworks, shifting decision-
169 making away from agencies and oversight structures accessible to the City.

170

171 C. This would substantially reduce transparency and accountability for agency
172 programs, and replace predictable, statute-based conditions with broad, discretionary
173 rulemaking.

174

175 **SECTION 5.**

176 **EXPANDED FEDERAL COMPLIANCE, VERIFICATION, AND PAYMENT ADMINISTRATION** 177 **REQUIREMENTS INTRODUCES PAYMENT AND DELIVERY RISK**

178 A. The City is also concerned with requirements associated with **2 C.F.R. § 200.206**
179 **(Federal agency review of risk posed by applicants)** and related proposed
180 revisions that would expand the use of government-wide eligibility verification
181 systems. In addition to extending existing requirements to screen applicants
182 through the Do Not Pay Initiative and other federal integrity databases to all
183 recipients, the proposed rule would introduce new workforce verification
184 obligations, including mandatory participation in DHS's E-Verify program. These
185 expanded compliance requirements increase administrative burden and introduce
186 additional uncertainty for local governments managing federally funded
187 infrastructure projects.

188

189 B. The proposed integration would introduce a new layer of payment screening and
190 eligibility verification into the administration of federal awards. While the City

191 supports efforts to prevent fraud and improper payments, these systems are
192 designed for transaction-level screening and are not well-aligned with the structure
193 and purpose of federal grants. In these scenarios, this system would add a layer of
194 administrative bureaucracy that will increase costs and decrease reliability of
195 federal partners.

196 C. The City is also concerned with proposed changes to federal payment and
197 financial management requirements under **2 C.F.R. §§ 200.302 (Financial**
198 **management) and 200.305 (Federal payment)**, which govern the
199 documentation and justification of payment requests. While current regulations
200 already require that payments be limited to immediate cash needs and supported
201 by appropriate financial records, the proposed revisions add new documentation
202 layers and increase scrutiny associated with the drawdown of funds.

203 D.

204 E. These expanded requirements require recipients to provide more detailed and
205 contemporaneous justification for payment requests, increasing administrative
206 burden and the risk of delays in reimbursement. For local governments managing
207 complex infrastructure projects, such delays could disrupt project delivery, strain
208 cash flow, and complicate the timely payment of contractors, particularly where
209 projects rely on reimbursement-based funding structure.

210 E. Federal infrastructure grants function as long-term partnership funding
211 mechanisms, supporting complex, multi-year projects that require substantial upfront local
212 investment, coordinated procurement, and predictable reimbursement. These projects
213 depend on the timely and reliable flow of federal funds to maintain construction schedules and
214 fulfill contractual obligations.

215
216 F. The City's experience with its Port Infrastructure Development Program (PIDP)
217 project (Homer Port Coastal FREIGHT) illustrates these risks. The project involves significant
218 local financial commitments, binding contracts, and tightly sequenced construction activities
219 constrained by seasonal windows and supply chain limitations. Delays in reimbursement—
220 even if temporary—could disrupt project sequencing, delay contractor performance, and
221 increase overall project costs.

222
223 G. Applying payment-screening mechanisms to active infrastructure awards creates a
224 risk of delayed or interrupted disbursements due to administrative errors, data mismatches,
225 or issues involving subrecipients or contractors. For projects such as the City's PIDP effort,
226 where expenditures are already obligated and construction is underway or planned within
227 limited seasonal windows, even brief payment interruptions could result in missed
228 construction periods, remobilization costs, or contractual claims.

229

230 F. These risks are particularly acute in the current inflationary environment, where
231 project costs escalate rapidly and delays directly translate into increased expenses. For rural
232 Alaska communities, where mobilization costs are high and construction windows are short,
233 timing is critical. In this context, delays in federal reimbursement do not merely slow progress
234 but materially increase total project costs and financial exposure.

235

236 **SECTION 6. REQUESTED ACTION**

237

238 The City Council respectfully requests that OMB:

239

240 1. **Retain existing termination standards** in §200.340, limiting termination to
241 noncompliance, mutual agreement, or statutory expiration, and decline to adopt a broad
242 discretionary “national interest” standard;

243

244 2. **Retain public notice requirements** in §200.204, ensuring that all federal funding
245 opportunities are publicly posted, with any exceptions narrowly limited to sensitive
246 national security programs consistent with existing law;

247

248 3. **Maintain merit-based review in (2 C.F.R § 200.205)** as a binding component of award
249 decisions, ensuring that federal funds are awarded based on project quality, readiness, and
250 public benefit;

251

252 4. **If any expanded termination authority is adopted in (§200.340), require procedural**
253 **safeguards**, including advance notice, clear justification, and an opportunity for affected
254 recipients to respond and appeal before termination or modification of active awards
255 supporting in-progress infrastructure projects.

256

257 5. **Refrain from integrating federal grant administration with the Treasury Do Not Pay**
258 **system and Department of Homeland Security E-Verify system and adding additional**
259 **layers of payment justification.** Federal infrastructure grants function as long-term
260 partnership funding mechanisms and depend on timely, predictable reimbursement. **If**
261 **such integration is adopted**, OMB should establish clear safeguards to ensure that
262 payment screening does not disrupt project delivery, including:

263 d) Timely notice to recipients of any payment flags or holds;

264 d) A rapid resolution process with defined timelines;

265 d) Limitations on payment holds for active, compliant awards; and

266 d) Protections ensuring that administrative or data-related issues do not delay
267 disbursements necessary to meet contractual obligations and maintain
268 construction schedules.

269 d) **Place limits on the length or content of payment justifications? What level**
270 **of detail will be required to demonstrate compliance?**

271
272 6. **Extend the implementation date from October 1, 2026 to October 1, 2027.**

273 Extending the implementation date by a year would allow time for federal agencies to
274 implement relevant policies and procedures that would increase transparency and
275 understanding by municipalities such as the City of Homer. It would also allow the City's
276 finance department to develop policies and procedures to best prepare for
277 implementation of the updated Uniform Guidance.

278
279 **SECTION 7. TRANSMITTAL**

280
281 The City Clerk is directed to transmit this Resolution to the Office of Management and
282 Budget as a formal public comment, and to the City's Congressional delegation.

283
284 PASSED AND ADOPTED by the Homer City Council this 22nd day of June, 2026.

285
286 CITY OF HOMER

287
288
289 _____
290 SHELLY ERICKSON, MAYOR PRO TEM

291
292 ATTEST:
293
294 _____
295 AMY WOODRUFF, CITY CLERK

296
297 Fiscal Note: N/A

**MEMORANDUM OF UNDERSTANDING
FOR AUTOMATIC ASSISTANCE
BETWEEN
THE STATE OF ALASKA – DOT&PF / HOMER AIRPORT
AND
CITY OF HOMER FIRE DEPARTMENT**

1. AGREEMENT

This Memorandum of Understanding (“MOU”) is entered into by and between the State of Alaska Department of Transportation and Public Facilities (“DOT&PF”) – Homer Airport and City of Homer, on this ___ day of ____, 20, for a term of _____ (months/years), or until terminated in writing by either party.

2. Purpose

The purpose of this MOU is to document coordination for emergency medical response services at Homer Airport (the “Airport”) during air carrier operations consistent with 14 CFR Part 139.319(i)(4).

3. Scope

This MOU establishes that the City of Homer Fire Department (the “Fire Department”) is the primary agency responsible for Emergency Medical Services (“EMS”) at the Airport, including:

- Patient assessment and triage
- Emergency medical treatment and stabilization
- Coordination of patient transport

This applies to all medical emergencies occurring on Airport property, including those associated with air carrier operations.

4. Responsibilities

DOT&PF (Airport Operator)

DOT&PF shall:

- Maintain and implement the Airport Emergency Plan (“AEP”), including notification procedures for EMS response.
- Notify and request response from the Fire Department during emergencies.
- Provide timely access to the airfield and incident locations.
- Provide situational awareness and coordination support to responding EMS personnel.
- Provide the operational window for air carriers where medical response capability is required per 14 CFR 139.319 and notify the Fire Department if the starting or ending hours of that window change.

City of Homer Fire Department

The Fire Department shall:

- Serve as the primary EMS provider for the Airport.
- Provide personnel, equipment, and transport capability necessary for medical response.
- Ensure that emergency medical services are available during air carrier operations and that responding personnel are trained and current in basic emergency medical services, consistent with 14 CFR §139.319(i)(4).
- Respond in accordance with established dispatch protocols and local response standards.
- Coordinate with receiving medical facilities and other agencies as required.

5. Training and Qualifications

Fire Department personnel providing EMS response will meet or exceed the level of emergency medical training required for availability under §139.319(i)(4). The Fire Department will ensure that required training is current and personnel maintain operational proficiency in these functions.

6. Training Records and FAA Access

The Fire Department shall maintain records documenting personnel training, qualifications, and subject areas covered sufficient to demonstrate current competency consistent with 14 CFR §139.319(i)(4).

Records shall be maintained at the Fire Department.

These records shall be available for inspection by the Federal Aviation Administration (FAA) upon reasonable request, either directly or through coordination with DOT&PF.

7. Availability During Air Carrier Operations

The Fire Department will ensure that personnel trained in emergency medical care are available during air carrier operations.

Availability is provided through established staffing, dispatch, and response protocols that ensure reliable and timely response to airport emergencies.

8. Coordination and Exercises

The Fire Department agrees to participate, as practical, in Airport Emergency Plan (AEP) exercises.

Both parties will coordinate periodically to ensure continued operational readiness, communication, and familiarity with airport procedures and access routes.

9. Amendment

This agreement may be supplemented or clarified through additional written Memoranda of Understanding between the parties for the purpose of:

- Exchanging operational information
- Identifying responsible officials
- Coordinating specific emergency procedures
- Providing additional guidance for fulfilling the responsibilities contained in this agreement

Any changes to the responsibilities, procedures, or liabilities set forth herein shall be made only by written amendment to this MOU signed by both parties.

10. Termination

Either party may terminate this agreement by providing at least ninety (90) days' written notice to the other party and specifying the effective date of such termination. Termination shall not affect any obligations incurred prior to the effective termination date.

11. Jurisdiction; Choice of Law

Any civil action arising from this MOU shall be brought in the superior court for the Third Judicial District of the State of Alaska at Homer or the U.S. District Court for the District of Alaska. The law of the State of Alaska and the City of Homer shall govern the rights and obligations of the parties.

12. Non-Waiver

The failure of either party at any time to enforce a provision of this MOU shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this MOU or any part thereof, or the right of the parties thereafter to enforce each and every protection thereof.

13. Integration

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this MOU shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

14. Interpretation and Enforcement

This MOU is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, not for or against any party. The titles of sections in this Agreement are not to be construed as limitations or definitions but are for identification purposes only.

15. Severability

If any section or clause of this MOU is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this MOU shall remain in full force and effect.

16. Indemnification

To the extent permitted by law, each party (as Indemnitor) agrees to protect, defend, indemnify, and hold the other party (as Indemnitee), and its offices, employees, and agents, free and harmless from and against any and all losses, penalties, damages, assessments, costs, charges, professional fees (including attorney's fees), and other expenses or liabilities of every kind and nature arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind in connection with or arising out of Indemnitor's negligence, acts, errors and/or omissions in connection with the matters discussed in this MOU.

17. Signatures

FOR THE STATE OF ALASKA

Department of Transportation and Public Facilities

Homer Airport

Signature: _____

Name: _____

Title:

Date: _____

FOR CITY OF HOMER FIRE DEPARTMENT

Signature: _____

Name: _____

Title: Authorized Representative

Date: _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Fire Chief

RESOLUTION 26-045

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION/HOMER AIRPORT AND PUBLIC FACILITIES AND HOMER VOLUNTEER FIRE DEPARTMENT FOR AUTOMATIC ASSISTANCE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The State of Alaska owns the Homer Airport property, and the City owns the airport terminal building and leases the land on which the terminal is built; and

WHEREAS, Pursuant to 14 CFR §139.319(i)(4), airport operators must ensure at least one individual trained and current in basic emergency medical services is available during all air carrier operations; and

WHEREAS, The purpose of this Memorandum of Understanding (MOU) is to document coordination for emergency medical response services at the Homer Airport during carrier operations; and

WHEREAS, This MOU establishes that the City of Homer Fire Department is the primary agency responsible for Emergency Medical Services (EMS) at the airport, including patient assessment and triage, emergency medical treatment and stabilization, coordination of patient transport, and applies to all medical emergencies occurring on airport property, including those associated with air carrier operations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby approves the MOU between the State of Alaska DOT&PF/Homer Airport and the Homer Volunteer Fire Department for automatic assistance at the Homer Airport and authorizing the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER ALASKA this 17th day of June, 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

46

47 Fiscal note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Davis/Erickson

ORDINANCE 26-30

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING \$50,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART) TRAILS FUND FOR THE PURPOSE OF FUNDING CONCEPTUAL PLANNING FOR A LOOPED TRAIL ABOVE KAREN HORNADAY PARK.

WHEREAS, The City owns two parcels above Karen Hornaday Park totaling 30 acres; and

WHEREAS, There is strong interest in the community for developing a looped trail system on the properties that will utilize native or lightly improved surfaces, alignment-based drainage, limited excavation, minimized use of imported materials, minimization of tree and shrub removal, and trail alignments responsive to the natural terrain; and

WHEREAS, Council finds that proceeding with a route-focused planning effort is appropriate prior to consideration of more extensive engineering or bid-ready construction design work.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The FY27 Capital Budget is hereby amended as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165	HART Trails	\$50,000

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

43 ATTEST:

44

45 _____

46 AMY WOODRUFF, CITY CLERK

47

48 YES:

49 NO:

50 ABSTAIN:

51 ABSENT:

52

53 First Reading:

54 Public Hearing:

55 Second Reading:

56 Effective Date:

General Fund
Expenditure Report
Actuals through May 2026
92% Fiscal Year Elapsed

Current Fiscal Analysis

	FY26	FY26 YTD	
	ADOPTED BUDGET	ACTUAL	
		\$	%
Revenues			
Property Taxes	\$ 5,431,570	\$ 5,938,798	109%
Sales and Use Taxes	8,374,067	8,476,408	101%
Permits and Licenses	43,463	39,112	90%
Fines and Forfeitures	3,543	2,400	68%
Use of Money	-	-	
Intergovernmental	750,919	581,554	77%
Charges for Services	513,406	488,695	95%
Other Revenues	-	89,549	
Airport	222,248	109,394	49%
Operating Transfers	1,467,157	-	0%
Total Revenues	\$ 16,806,373	\$ 15,725,909	94%
Expenditures & Transfers			
Administration	\$ 2,142,690	\$ 1,840,591	86%
Clerks/Council	867,737	645,638	74%
Planning	466,252	420,550	90%
Library	1,139,976	994,027	87%
Finance	920,718	797,824	87%
Fire	1,721,874	1,490,237	87%
Police	4,614,240	4,213,762	91%
Public Works	3,787,976	2,953,932	78%
Airport	242,066	243,801	101%
City Hall, HERC	169,827	156,770	92%
Non-Departmental	197,000	197,000	100%
Total Operating Expenditures	\$ 16,270,355	\$ 13,954,131	86%
Transfer to Other Funds			
Leave Cash Out	\$ 330,254	\$ -	0%
Other	195,764	-	0%
Total Transfer to Other Funds	\$ 526,018	\$ -	0%
Transfer to CARMA			
General Fund Fleet CARMA	\$ -	\$ -	0%
General Fund CARMA	-	-	0%
Seawall CARMA	10,000	-	0%
Total Transfer to CARMA Funds	\$ 10,000	\$ -	0%
Total Expenditures & Transfers	\$ 16,806,373	\$ 13,954,131	83%
Net Revenues Over (Under) Expenditures w/HART Roads Budget Transfer*	\$ 0	\$ 1,771,778	
		\$ 2,494,463	

*Based off FY26 YTD Roads Maintenance Operating Expenses (\$722,685)

Water and Sewer Fund
Expenditure Report
Actuals through May 2026
92% Fiscal Year Elapsed

Current Fiscal Analysis

	FY26		FY26 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Water Fund	\$ 2,522,112	\$ 2,233,825	89%	
Sewer Fund	2,157,567	2,253,417	104%	
Total Revenues	\$ 4,679,679	\$ 4,487,242	96%	
Expenditures & Transfers				
<u>Water</u>				
Administration	\$ 367,168	\$ 343,947	94%	
Treatment Plant	781,321	480,046	61%	
System Testing	36,000	27,234	76%	
Pump Stations	126,114	100,763	80%	
Distribution System	427,867	446,132	104%	
Reservoir	29,695	28,256	95%	
Meters	207,883	73,716	35%	
Hydrants	219,623	204,468	93%	
<u>Sewer</u>				
Administration	\$ 367,360	\$ 328,770	89%	
Plant Operations	914,573	629,396	69%	
System Testing	18,400	7,446	40%	
Lift Stations	240,124	219,095	91%	
Collection System	335,476	318,274	95%	
Total Operating Expenditures	\$ 4,071,603	\$ 3,207,543	79%	
Transfer to Other Funds				
Leave Cash Out	\$ 25,360	\$ -	0%	
GF Admin Fees	-	-	0%	
Other	10,277	-	0%	
Total Transfer to Other Funds	\$ 35,637	\$ -	0%	
Transfers to CARMA				
Water	\$ 308,460		0%	
Sewer	263,979		0%	
Total Transfer to CARMA Funds	\$ 572,440	\$ -	0%	
Total Expenditures & Transfers	\$ 4,679,679	\$ 3,207,543	69%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 1,279,699		

Port and Harbor Fund
Expenditure Report
Actuals through May 2026
92% Fiscal Year Elapsed

Current Fiscal Analysis

	FY26	FY26 YTD	
	ADOPTED BUDGET	ACTUAL	
		\$	%
Revenues			
Administration	\$ 741,793	\$ 798,591	108%
Harbor	4,269,962	4,008,217	94%
Pioneer Dock	351,663	335,126	95%
Fish Dock	614,006	753,088	123%
Deep Water Dock	170,000	230,473	136%
Outfall Line	2,400	7,200	300%
Fish Grinder	8,000	9,330	117%
Load and Launch Ramp	130,000	80,453	62%
Total Revenues	\$ 6,287,824	\$ 6,222,478	99%
Expenditures & Transfers			
Administration	\$ 1,325,915	\$ 1,073,435	81%
Harbor	1,454,590	1,319,594	91%
Pioneer Dock	105,242	88,808	84%
Fish Dock	915,281	782,002	85%
Deep Water Dock	120,895	126,302	104%
Outfall Line	19,000	10,405	55%
Fish Grinder	47,039	34,870	74%
Parking	211,631	123,050	58%
Camping	119,070	93,901	79%
Harbor Maintenance	492,573	403,396	82%
Main Dock Maintenance	40,858	29,571	72%
Deep Water Dock Maintenance	51,358	37,336	73%
Load and Launch Ramp	118,899	110,526	93%
Total Operating Expenditures	\$ 5,022,351	\$ 4,233,195	84%
Transfer to Other Funds			
Leave Cash Out	\$ 59,849	\$ -	0%
GF Admin Fees	-	-	0%
Debt Service	-	-	0%
Other	248,498	-	0%
Total Transfer to Other Funds	\$ 308,348	\$ -	0%
Transfers to Reserves			
Harbor	\$ 957,125	\$ -	0%
Load and Launch Ramp	-	-	0%
Total Transfer to Reserves	\$ 957,125	\$ -	0%
Total Expenditures & Transfers	\$ 6,287,824	\$ 4,233,195	67%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 1,989,283	



MEMORANDUM

Resolution 26-041, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Issue a Request for Proposals for Route Identification and Conceptual Planning for a Low-Impact Looped Hiking Trail above Karen Hornaday Park. Davis/Erickson.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 3, 2026
From: Councilmembers Davis and Erickson

In our May 26 meeting, Council considered Ordinance 26-29 appropriating \$389,000 for professional services associated with planning and design of a proposed loop trail above Karen Hornaday Park.

The proposed contract resulted from a Request for Proposals (RFP) that included geotechnical investigation, engineering assessment, drainage analysis, slope stabilization, and development of bid-ready design plans for a trail. The scope placed significant emphasis on evaluation and improvement of the existing switchback roadbed trail.

Following discussion, the ordinance failed to receive sufficient support for approval.

This resolution proposes a different approach.

Rather than beginning with extensive engineering analysis and preparation of 100% construction-ready plans, it directs the city manager to issue a more limited RFP focused on identifying the most feasible route for the as-yet unconstructed return segment needed to create a looped hiking trail. The intent is to determine whether a scenic, low-impact trail alignment can be identified before undertaking more extensive engineering and design work.

The resolution reflects several themes repeatedly expressed during public testimony and Council discussion:

- Preference for a hiking trail rather than a multi-use trail intended to accommodate bicycles or motorized vehicles;
- Preference for a low-impact trail design utilizing native surfaces, limited excavation, minimal imported materials, and trail alignments responsive to the natural terrain;
- Avoidance of wet areas, erosion-prone terrain, and unnecessary vegetation removal where feasible;

- Recognition that any future work involving significant vegetation removal, grading, or development on steep slopes may require additional engineering review under Homer City Code; and
- Recognition that future study of drainage, stabilization, scenic overlooks, or other improvements to the existing switchback roadbed may be advisable, but is not the primary purpose of this planning effort.

The resolution specifically directs that the route identification effort be conducted using the City's Level 1 (Backcountry Trail) standards. This designation is generally characterized by narrow native-surface trails, limited grading, and minimal infrastructure, and is therefore more consistent with the low-impact trail concept than higher-level trail classifications incorporating wider corridors and multiple user groups.

The goal of this resolution is not to determine final trail design, construction methods, or future capital expenditures. Rather, it is to identify the most feasible and attractive route for a looped hiking trail and to identify any locations where additional engineering or permitting may later be required.

RECOMMENDATION: Adopt Resolution 26-041

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

3 Davis/Erickson

4 **RESOLUTION 26-041**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 DIRECTING THE CITY MANAGER TO ISSUE A REQUEST FOR
8 PROPOSALS FOR ROUTE IDENTIFICATION AND CONCEPTUAL
9 PLANNING FOR A LOW-IMPACT LOOPED HIKING TRAIL ABOVE
10 KAREN HORNADAY PARK.

11
12 WHEREAS, The City of Homer owns land above Karen Hornaday Park containing an
13 existing primitive switchback roadbed, and surrounding terrain including meadows and
14 forested ridges with scenic views overlooking Kachemak Bay; and

15
16 WHEREAS, For decades the existing roadbed has been used informally by hikers and
17 other members of the public for out-and-back hiking; and

18
19 WHEREAS, The Homer City Council previously expressed interest in development of a
20 looped hiking trail utilizing portions of the existing primitive roadbed together with a new
21 return trail segment; and

22
23 WHEREAS, Resolution 26-010(A) emphasized trail concepts utilizing native or lightly
24 improved surfaces, alignment-based drainage, limited excavation, minimized use of imported
25 materials, minimization of tree and shrub removal, and trail alignments responsive to the
26 natural terrain; and

27
28 WHEREAS, City staff subsequently issued a Request for Proposals utilizing a
29 substantially broader scope of work, including geotechnical investigation and engineering
30 assessment of the entire thirty (30) acres of City-owned property associated with the proposed
31 trail corridor, together with a significant focus on stabilization and improvement of the existing
32 primitive roadbed; and

33
34 WHEREAS, While the City Council appreciates the professionalism and thoroughness of
35 that broader approach, there was not sufficient Council support for appropriation of funding
36 at the scale required for such an extensive engineering and design effort, despite strong public
37 interest in development of a looped hiking trail in this area; and

38
39 WHEREAS, The City Council nevertheless recognizes that portions of the existing
40 roadbed may benefit from future study regarding drainage improvements, slope stabilization
41 and scenic overlook opportunities; however, such analysis is not the primary intent of this
42 Resolution; and

43 WHEREAS, The City Council finds that the primary public interest at this time is
44 identification of the most feasible and scenic low-impact route for the as-yet unconstructed
45 return portion of the proposed looped hiking trail; and

46
47 WHEREAS, Homer City Code contains specific requirements applicable to development
48 on slopes of greater than fifteen percent (15%), including requirements related to vegetation
49 disturbance, grading, drainage, and engineering review; and

50
51 WHEREAS, The City Council desires that any planning effort proceed in a manner fully
52 consistent with Homer City Code requirements related to affected slopes, vegetation
53 disturbance, drainage, and erosion prevention; and

54
55 WHEREAS, The City Council finds that a lower-cost, route-focused planning effort is
56 appropriate prior to consideration of more extensive engineering or bid-ready construction
57 design work; and

58
59 WHEREAS, This resolution is contingent on the adoption of Ordinance 26-30 that
60 appropriates funding for the project.

61
62 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
63 directs the City Manager to prepare and issue a Request for Proposals for professional trail
64 planning services focused primarily on identification and conceptual planning of the most
65 feasible low-impact return trail route connecting the upper (north) end of the existing primitive
66 roadbed back down to Karen Hornaday Park.

67
68 BE IT FUTHER RESOLVED that the Request for Proposals shall emphasize:

- 69
- 70 a. Selection of a scenic and meandering wilderness-style trail alignment to be developed
 - 71 at Level 1 as defined by the City of Homer's Trail Design Criteria Manual;
 - 72 b. Avoidance of wet areas and erosion-prone terrain where feasible;
 - 73 c. Preference for natural or lightly improved trail surfaces wherever feasible;
 - 74 d. Minimization of excavation, grading, imported materials, retaining structures, and
 - 75 other major structural interventions;
 - 76 e. Minimization of tree and shrub removal;
 - 77 f. Preference for trail alignments utilizing slopes of less than fifteen percent (15%) where
 - 78 feasible, and no more than 20% if underlying soil is sand, silt or clay, or 30% if gravel,
 - 79 the maximums allowable per the city's Trail Design Criteria Manual;
 - 80 g. Avoidance, where feasible, of trail alignments requiring removal of trees or shrubs,
 - 81 especially on slopes greater than fifteen percent (15%), recognizing that such
 - 82 disturbance would constitute development activity under Homer City Code and thus
 - 83 trigger requirements for geotechnical engineering assessment;
 - 84 h. Conceptual recommendations for minimal-intervention approaches for crossings of
 - 85 any unavoidable wet areas, drainage areas, or groundwater seeps; including
 - 86 recommendations for any time-sensitive drainage-related or erosion-control work that
 - 87 might be recommended for the existing roadbed.
- 88

89 BE IT FUTHER RESOLVED that the Request for Proposals shall direct that field
90 investigation activities may include pruning of vegetation necessary for route identification
91 and evaluation, but shall not include removal of trees or shrubs, grading, excavation, or other
92 land disturbance activities that may require engineering review or permitting under Homer
93 City Code.

94
95 BE IT FUTHER RESOLVED that the Request for Proposals shall request identification, in
96 consultation with City staff, of any specific areas where additional engineering assessment,
97 geotechnical review, or future permitting may be necessary due to slope conditions, drainage
98 concerns, or unavoidable vegetation disturbance regulated under Homer City Code.

99
100 BE IT FURTHER RESOLVED that the Request for Proposals shall include evaluation of a
101 potential trail easement option along a scenic and relatively stable ridgeline adjacent to the
102 western boundary of the City-owned property above Karen Hornaday Park, recognizing that
103 the adjacent landowner has expressed openness to granting such an easement. If determined
104 feasible, the evaluation shall include recommendations regarding whether the City should
105 pursue this option in order to improve the scenic quality and recreational value of the
106 proposed looped hiking trail.

107
108 BE IT FUTHER RESOLVED that the Request for Proposals is intended primarily as a route
109 identification and conceptual trail planning effort and is not intended to request bid-ready
110 engineering plans, retaining wall design, structural stabilization design, or full civil engineering
111 design of the existing primitive roadbed.

112
113 BE IT FUTHER RESOLVED that nothing in this Resolution prevents the City from
114 separately studying or pursuing future stabilization, drainage, erosion-control, or safety
115 improvements associated with the existing primitive roadbed if determined appropriate by the
116 City Council at a later date.

117
118 PASSED AND ADOPTED by the Homer City Council this 8th day of June, 2026.

119
120 CITY OF HOMER
121
122 _____
123 RACHEL LORD, MAYOR
124

125 ATTEST:
126
127 _____
128 AMY WOODRUFF, CITY CLERK

129
130 Fiscal note: N/A