



Agenda

City Council Regular Meeting

Monday, October 28, 2024 at 6:00 PM

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

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes for October 14, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-220 from City Clerk re: Liquor License Renewal for Homeslice Pizza. Recommend approval.
- c. Memorandum CC-24-221 from Mayor re: Reappointment of Robert Archibald and David Lewis to the Parks, Art, Recreation & Culture Advisory Commission. Recommend approval.
- d. Ordinance 24-56, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$5,171 for Books and Materials. City Manager/Library Director. Recommended dates: Introduction October 28, 2024 Public Hearing and Second Reading November 12, 2024.

Memorandum CC-24-222 from Library Director as backup.
- e. Resolution 24-113, A Resolution of the Homer City Council Approving the City of Homer 2024 Land Allocation Plan. City Manager.

Memorandum CC-24-225 from Community Development Director as backup.

VISITORS

- a. CARTS Presentation – Jodi Stuart Board President Jessica Schultz, Executive Director
- b. Fire Chief Cicciarella Service Acknowledgement - Mayor Micciche and Special Projects & Constituent Relations Cannava Presenting
- c. State of Alaska Department of Transportation & Public Facilities - Erosion Mitigation on the Homer Spit

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
 - i. Letter from Senate President Gary Stevens re: 2024 Pink Salmon Fishery Fishing Disaster
- d. Borough Report
- e. Library Advisory Board
- f. Planning Commission
- g. Comprehensive Plan Steering Committee Report
- h. Parks Art Recreation and Culture Advisory Commission
- i. Lunch with a Councilmember Report
- j. Champions Report
 - i. Finance
 - ii. Harbor
 - iii. Recreation

PUBLIC HEARING(S)

- a. Ordinance 24-48, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Online with Libraries Grant for FY25 in the Amount of \$6,462 for Internet Service. City Manager/Library Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-208 from Library Director as backup.

- b. Ordinance 24-49, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget to Appropriate \$14,510 from the Homer Accelerated Roads and Trails (HART) Roads Fund for a Safe Street 4 All Safety Action Plan Grant Match. City Manager/Community Development Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-209 from Community Development Director as backup.

- c. Ordinance 24-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$10,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Construction Work for the Re-establishment of the Beluga Slough Outlet. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-210 from Public Works Director as backup.

- d. Ordinance 24-51, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Medical (M) Zoning District. City Planner/Planning Commission. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-211 from City Planner as backup.

- e. Ordinance 24-52, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Transferring \$15,000 within the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund. City Manager/Finance Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-212 from City Manager as backup.

- f. Ordinance 24-53, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port of Homer, Alaska Tariff No.1. City Manager/Port Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-213 from Port Director as backup.

- g. Ordinance 24-54, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$150,000 from the Police Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of Two Police Patrol Vehicles. City Manager/Police Chief. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-214 from Police Chief as backup.

Memorandum CC-24-226 from City Manager as backup.

- h. Ordinance 24-55, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$40,000 from the Public Works Fleet Capital Asset Repair and

Maintenance Allowance (CARMA) Fund for the Purpose of Repairing the Boiler in City Steam Truck E176. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-215 from Public Works Director as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

- [a.](#) City Manager's Report
- [b.](#) General Fund Expenditure Report FY25

Actuals Through September 2024

PENDING BUSINESS

NEW BUSINESS

- [a.](#) Memorandum CC-24-223 from City Clerk Re: Selection of Mayor Pro Tempore for 2024/2025.

RESOLUTIONS

- [a.](#) Resolution 24-114, A Resolution of the Homer City Council Urgently Calling for the Alaska Department of Transportation and Public Facilities and the United States Army Corps of Engineers to Implement Emergency Repairs and the Cooperative Implementation of a Long Term Erosion Mitigation and Maintenance Plan to Stabilize Erosion Conditions on the Homer Spit. Mayor/City Manager/Port Director.

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, November 12, 2024 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 24-21 a Regular Meeting of the City Council of Homer, Alaska was called to order on September 23, 2024 by Mayor Ken Castner 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 ERICKSON, HANSEN, DAVIS, ADERHOLD, VENUTI, CASTNER

STAFF: CITY MANAGER JACOBSEN
DEPUTY CITY CLERK PETTIT
FINANCE DIRECTOR FISCHER
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN
CITY PLANNER FOSTER
POLICE CHIEF ROBL
PORT DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR KORT
CHIEF TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmember Aderhold had requested participation by electronic means and timely notice was provided.

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

Mayor Castner read the supplemental items into the record as follows: **CONSENT AGENDA** Ordinance 24-51, Ordinance 24-51, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Medical (M) Zoning District. City Planner/Planning Commission. Public Comment Received. o. Resolution 24-110, A Resolution of the City Council of Homer, Alaska Approving a Sublease at the Homer Airport Terminal for Sterling Airways, DBA Aleutian Airways, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Airport Terminal Floor Plan **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** g. Comp Plan Steering Committee Report Draft Scenarios for the Comp Plan Rewrite Status Quo, Enhance and Amplify

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

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RECONSIDERATION

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- a. Homer City Council Unapproved Regular Meeting Minutes of September 23, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-205 from City Clerk re Liquor License Renewal for Grog Shop East. Recommend approval.
- c. Memorandum CC-24-206 from Community Development Director re: Addressing Cruise Ship Visits to Homer at Council Request via Resolution 24-049. Recommend approval.
- d. Ordinance 24-48, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Online with Libraries Grant for FY25 in the Amount of \$6,462 for Internet Service. City Manager/Library Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.
Memorandum CC-24-208 from Library Director as backup.
- e. Ordinance 24-49, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget to Appropriate \$14,510 from the Homer Accelerated Roads and Trails (HART) Roads Fund for a Safe Street 4 All Safety Action Plan Grant Match. City Manager/Community Development Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.
Memorandum CC-24-209 from Community Development Director as backup.
- f. Ordinance 24-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$10,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Construction Work for the Re-establishment of the Beluga Slough Outlet. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.
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- g. Ordinance 24-51, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Medical (M) Zoning District. City Planner/Planning Commission. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.
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- h. Ordinance 24-52, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Transferring \$15,000 within the General Fund Capital Asset Repair and

Maintenance Allowance (CARMA) Fund. City Manager/Finance Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-212 from City Manager as backup.

- i. Ordinance 24-53, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port of Homer, Alaska Tariff No.1. City Manager/Port Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-213 from Port Director as backup.

- j. Ordinance 24-54, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$150,000 from the Police Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of Two Police Patrol Vehicles. City Manager/Police Chief. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-214 from Police Chief as backup.

- k. Ordinance 24-55, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$40,000 from the Public Works Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Repairing the Boiler in City Steam Truck E176. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-215 from Public Works Director as backup.

- l. Resolution 24-107, A Resolution of the City Council of Homer Alaska Awarding the Contract for the Deep Water Dock North Mooring Dolphin Repair Project to Fortune Sea Marine Services of Homer, Alaska in an Amount Not to Exceed \$24,718 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-24-216 from Port Director as backup.

- m. Resolution 24-108, A Resolution of the City Council of Homer Alaska Requesting the Governor of the State of Alaska Designated by Proclamation the Area of Prince William Sound Pink Salmon Fishery and any other Applicable Pink Salmon Fisheries as an Area Impacted by an Economic Disaster in 2024, and Supporting a Recovery Plan for Affected Fishermen. Lord/Venuti/Erickson.

- n. Resolution 24-109, A Resolution of the City Council of Homer, Alaska Authorizing a Change Order to the Airport Terminal Sidewalk Replacement Project to Replace the Paved Forklift Loading Area with Concrete and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer.

Memorandum CC-24-217 from City Engineer as backup.

- o. Resolution 24-110, A Resolution of the City Council of Homer, Alaska Approving a Sublease at the Homer Airport Terminal for Sterling Airways, DBA Aleutian Airways, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-24-218 from Port Director as backup.

LORD/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 minutes per visitor)

- a. City of Homer Financial Statements Summary Presentation - Bikky Shrestha, BDO USA, LLP

Mr. Bikky Shrestha with BDO USA, LLP, city auditor, provided a summary presentation of the FY2023 Financial Statement and Audit documents. He responded to questions regarding deviations from the general accounting ledger which indicated inaccuracy stating that there was one issue and it was corrected but was not significant enough to cause concern.

- b. Kenai Peninsula Youth Website Project Update – Ginny Espenshade

Ashe Diaz, and Poppy Smith with Where Can I Homer Project presented a video that they created for the benefit of Homer’s Youth regarding appropriate activities. They identified the young lady in the film as Sophia Laboy (sp).

Mr. Diaz and Ms. Smith responded questions from the Council on the following:

- how often are there free activities available?
 - o Daily
- How many people are working on this project?
 - o Seven to Eight
- Do you foresee any hiccups along the way?
 - o Not really
- Mechanism to replenish?
 - o Funding from youth court and the resilience coalition is committed for this FY and the next two fiscal years
 - o looking for younger students to participate currently have one ninth grader encouraging participation by younger student will create sustainability.
- Where’s your office and how do people get in touch with you? Admin@wherecanhomer.org and the group works out of offices within the Homer Foundation.

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

a. Worksession Report

City Manager Jacobsen reported on the presentation by Public Works Director Kort regarding traffic calming and road design, meeting with a vendor regarding equipment options. Council received statistics from Chief Robl and were advised about a program that would offer city wide traffic review by GPS. Public Works will bring back in February a revised document for the Road Criteria Design Manual. They reviewed a draft TRAFFIC Calming Manual provided by Councilmember Lord.

b. Committee of the Whole Report

Councilmember Lord reported that Council discussed Ordinance 24-46 and what equipment and options that will provide the City, Ordinance 24-54 on funding for police vehicles outside of budget and received a presentation from the city's auditors on the FY23 Financial Statements and Audit.

c. Mayor's Report

Mayor Castner took this time to express his thanks to everyone that sent notes and/or stopped him on the street to thank him for his service. He expressed his heartfelt thanks to all the various volunteers, Commissioners, Boardmembers, residents that make this town work. Thanked the City Staff for carry out and implementing the policies brought forward by Council and then thanked the Councilmembers. Reminding them that looking to the future, that a two year budget was adopted to corral and contain things, warning about adding expenditures outside of the established budget. He then commented on Ordinance 24-54 which was introduced on the Consent Agenda.

d. Borough Report

e. Port & Harbor Advisory Commission

f. Planning Commission Report

g. Comprehensive Plan Steering Committee Report

i. Comprehensive Plan Rewrite Community Worksession Flyer

Kathy Carssow, Chair reported the Steering Committee met last Wednesday, reviewed community survey cross tabs and 3 growth scenarios. Scenarios will be built on the wealth of planning accomplished by this community. She announced the public worksession at Islands & Ocean Visitor Center, Tuesday, October 22, 2024 from 6:00 p.m. to 8:00 p.m. Ms. Carssow reported that the Committee is awaiting a contract amendment.

h. Economic Development Advisory Commission Report

Jonathon Young, Commissioner, commented on the two documents that was submitted (Memorandum CC- 24-207 re: Business License Program and Memorandum CC-24-206 re: Cruise Ships). He recounted the worksessions and meetings held and the information that was contained in the memorandums.

i. Champions Report

- i. Finance
- ii. Harbor
- iii. Recreation

Councilmember Erickson reported that they were back reviewing potential sites for multi-use building and wanted to make sure to have the correct data to make a healthy decision on choosing the right sized building and parcel. They presented questions about the cost of utilities and noted a location of Borough property behind the track at the middle school up to Noview, the HEA property by the police station, the top of the city owned the lot off of Main Street, South of Pioneer. Public Works Director Kort has reviewed that lot, could be challenges, but close to Pioneer and will be reviewing what would be feasible given roads, utilities, parking, etc.

PUBLIC HEARING(S)

- a. Ordinance 24-45(S), An Ordinance of the City Council of Homer, Alaska, Amending the 2025 Operating Budget by Appropriating Funds in the Amount of \$25,000 from the Port Reserves Fund for the Purpose of the Deep Water Dock North Mooring Dolphin Repair Project. City Manager/Port Director. Introduced September 23, 2024 Public Hearing and Second Reading October 14, 2024.

Memorandum CC-24-195 from Port Director as backup.

Mayor Castner introduced the item and opened the public hearing. Seeing and hearing no one wishing to provide testimony, he closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-45(S) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

- b. Ordinance 24-46, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$40,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to Purchase Speed Monitoring Devices. Davis/Lord. Introduced September 23, 2024 Public Hearing and Second Reading October 14, 2024

Mayor Castner introduced the item and opened the public hearing.

Pat Case, city resident, commented on the increased traffic, increased speed and lower speed limits will not change that behavior. Needs true traffic calming measures. Mr. Case also noted the pavement is breaking up and the limited space for walking on the side.

Mayor Castner closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-46 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was a brief discussion on possible postponement, types of traffic calming clarification on the number of devices the ordinance funds, programmable messaging, benefits provided when placed on Ben Walters Lane and prioritizing limited resources.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

- c. Ordinance 24-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating an Additional \$15,000 from the Public Works Capital Asset Repair and Maintenance Allowance (CARMA) Fund to the Airport Terminal Sidewalk Replacement Project. City Manager/City Engineer. Introduced September 23, 2024 Public Hearing and Second Reading October 14, 2024

Memorandum CC-24-196 from City Manager as backup.

Mayor Castner opened the public hearing for Ordinance 24-47. Seeing and hearing no one wishing to provide testimony, he closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-47 BY READING OF TITLE FOR SECOND AND FINAL READING.

There were brief comments regarding support to repair the divots that could be seen from aircraft and taking care of potential accident causing issues prior to an accident happening.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen review her report for Council noting the following:

- Before and after photos of work on Library Trail

- Thanks to Public Works for saving \$50,000 on the project.
- City is working on updating utility billing vendor.
- Homer Animal Shelter 1st first Friday event.
- Memorandum regarding the Council vacancy in supplemental packet detailed how to accomplish filling the vacancy.

Council agreed for a short application period and accomplishing everything on November 12th starting @ 3:30 p.m.

PENDING BUSINESS

- a. Resolution 24-105, A Resolution of the City Council of Homer, Alaska, Accepting the Fiscal Year 2023 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director.

Mayor Castner introduced the item and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 24-105 BY READING OF TITLE ONLY

LORD/VENUTI MOVED TO AMEND LINES 16, 19 AND 25 TO UPDATE THE DATE TO OCOTBER 14, 2024.

There was a brief discussion on updating the resolution.

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

Motion carried.

There was no further discussion.

Mayor Castner requested the Clerk to perform a roll call vote.

VOTE. (Main as amended).YES. ADERHOLD, LORD, VENUTI, DAVIS, ERICKSON, HANSEN.

Motion carried.

NEW BUSINESS

- a. Memorandum CC-24-207 from Economic Development Advisory Commission re: Business License Recommendations.

Council member Lord commented on the information provided within the memorandum.

No Action was taken by Council.

RESOLUTIONS

- a. Resolution 24-111, A Resolution of the City Council of Homer, Alaska, Confirming the October 1, 2024 Election Results. City Clerk.

Mayor Castner introduced the topic and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 24-111 BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Deputy City Clerk Pettit swore in the newly re-elected officials, Councilmembers Aderhold and Erickson and Rachel Lord as Mayor.

Mayor Lord read a recognition plaque for Mayor Castner. Mayor Castner turned the meeting over to Newly Confirmed Mayor Lord and she then expressed her appreciation for the confidence expressed by public.

COMMENTS OF THE AUDIENCE

Jillian Rogers, Manager of the Homer Animal Shelter, expressed her appreciation for Councilmember Venuti and City Manager Jacobsen attending the Open House event and their invaluable support throughout the years.

Ginny Espenshade, city resident provided comments on working with the former Mayor Castner and the impacts to him personally and professionally with the stress and difficulties as well as successes, his support for the area youth and their many sometimes heated discussions with varying viewpoints.

Pat Case, city resident, provided updates on the audible crosswalks and that there was still work to accomplish but they are getting it done. He then reminded Council that crosswalks are still needed on Heath Street and the HAP Loop.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti expressed his appreciation for Mayor Castner and his service, expressed congratulations to Councilmembers on their re-election and welcomed Madame Mayor Lord.

COMMENTS OF THE CITY CLERK

Deputy City Clerk Pettit announced the opening for a Student Representative on the EDC, wished Former Mayor Castner well noting it was a pleasure working with him and congratulated the re-elected Councilmembers.

Mayor Lord thanked Deputy City Clerk Pettit for filling in and hoped City Clerk Krause was better soon.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen expressed her appreciation to former Mayor Castner for his service and that she learned a lot from him noting that she considers him a friend. She thanked him for his support.

COMMENTS OF THE MAYOR

Mayor Lord stated that she would take her 1st stab at this, and expressed her appreciation for Ken, former Mayor Castner, she might always call him Mayor, but, like Melissa, also, considered him a friend, noted they have had some heated dialogues over the years, to put it mildly, and there's never been any doubt of the depth of the dedication he has shown to this community and to the city, and to the Council and to your role as mayor, and you've left very large shoes to fill. She will aim to do her best, knowing she will hear from him for a differing opinion, and hopes that that never changes. Mayor Lord urged the public to go see Fiddler on the Roof. It's amazing. Our community theater is incredible. I can't wait to see the Nutcracker later on this this holiday season. She expressed thanks to the fishing community noting that Councilmembers Erickson and Venuti and she worked on the resolution that was passed in the Consent Agenda, and we got feedback from North Pacific Fisheries Association, some fishermen from Prince William Sound and other fisheries, and just really appreciate that input. So it's a little thing that we can do as a city to acknowledge that, and to ask the Governor and Commissioners at the State level to try to help out as they can. She was pleased to be able to help do that. Mayor Lord reported that she will be heading to Alaska Federation of Natives later this week, and it is indigenous People's Day, and I want to just honor and share my respect for the Alaska natives across the State. She noted that she will be bringing her oldest daughter to AFN and really looking forward to that.

COMMENTS OF THE CITY COUNCIL

Councilmember Aderhold expressed her appreciation for being re-elected for a 4th term, and looking forward to serving the people of Homer for another 3 years. So thank you very much. She expressed to Mayor Castner that she will always appreciate his passion, so thank you for your service as Mayor. Congratulated Rachel on becoming the new Mayor and noted that she was in Texas and got to experience a heat record for this date. It was 99 degrees in Houston today which breaks a record by, I think 7 degrees and was hoping to be back in Homer by the end of the month. But, we'll see how that goes. So look forward to seeing you guys when I'm back in town.

Councilmember Venuti expressed her appreciation to Mayor Castner supporting the youth, picking good people to serve on the advisory bodies and opined he would have done well as a teacher. She expressed her congratulations to Rachel and looks forward to working with Shelly and Donna. Ms. Venuti the noted that If you look in Canada, it would be Thanksgiving today. What a wonderful time to celebrate Thanksgiving when it's not squished into Christmas so happy thanksgiving to all my Canuck friends. There's a few of them that live in town. We always greet each other. She reported that Fiddler on the Roof was over the top. It really was really full house when she attended on Saturday. It was a really good show. I know a lot of the people, most of the people in it, and they did a great job, and I just can't believe their energy and time that went into learning their roles. I want to thank the clerks and the people who helped with the voting, a voting crew, she calls them, for their diligent work to assure that our voting was done smoothly and correctly, it was really appreciated. I know it's hard. Some cities are having a lot of problem with recruiting volunteers to work the elections. She expressed her thanks to the City Manager for attending classes to assure Homer is ready in case of emergencies and believed that EOC training was important.

Councilmember Davis expressed his congratulations to Mayor Lord. He noted that he has only worked with one mayor until today and its been a pleasure, thank you for everything you've taught me over the years, and a couple events. Mr. Davis expressed his congratulations to Donna and Shelly. He then noted community events for the public, October 16th The Homer Chamber is hosting a Members Luncheon on tourism trends in the area at KPC, On October 26th is the fall festival at the Chamber. They'll be having face painting, cookie, decorating,

haunted trail, and much more. Tomorrow, there's something I think, is particularly interesting. The nonprofit organization, Kenai Peninsula Votes is hosting, a showing at KPC of Majority Rules. What's interesting about the documentary is that it's a national documentary that's being shown all around the US and it's about the experience that Alaska has had with ranked choice voting, and it sort of asked the question Could this Alaskan experiment, offer a way forward to what ails American politics. He thought that it's going to be interesting to see from the National Perspective. So that's 5:30 tomorrow at the Kachemak Bay campus.

Councilmember Erickson stated that she wanted to thank everybody for their faith in her to reelect her again, that she was happy to be able to do that noting that the last 3 years have been really good. She has really appreciated working with Mayor Castner and will see him in the theater. Ms. Erickson commented on the previous actions of Mayor Castner in appointing people to the advisory bodies and his dedication and love for Homer. Ms. Erickson commented on the youth calendar, seeing it on Facebook, believing it was a needed thing. She expressed her thanks to the work conducted by the EDC, Chamber of Commerce and Port & Harbor Commission regarding the issue of cruise ships visiting Homer. She expressed her appreciation for the recommendations from EDC on a business license program. Ms. Erickson then expressed concerns on the Diamond Creek trail and the recent slides there. So I just want to encourage everybody when you're out of the back country to be careful, because you can get some frost underneath that mud, and, believe me, I know it's not any fun when you fall with a slide of mud on the frozen ground. Lastly, she echoed the previous sentiments on the production of Fiddler on the roof, and enjoyed it. She commented on seeing the growth and work of the participants over the years and that it was exciting to be there, and looks forward to seeing what the next production is going to be.

Councilmember Hansen commented that she has been here my whole life. I don't really do change very well, although it's very exciting, and it's like something that I pride myself. Having a goal to grow and be a better person. Ms. Hansen stated that it's been rather comfortable to have the same people re-elected the past few times but and to have Mayor Castner be the person that was here, for all my trials and tribulations of being on the Council he has been very paternal for me. However, she was really excited about the changes, and was appreciative of everyone on Council and very grateful.

Mayor Lord stated that before adjourning she invited folks to stick around for cupcakes to celebrate our outgoing former Mayor Castner and our newly elected Council members and also Council Member Venuti wanted me to remind everyone that October 18th is Alaska Day and city offices will be closed.

ADJOURNMENT

Mayor Lord adjourned the meeting at 7:40 p.m. The next regular meeting is Monday, October 28, 2024 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

ZACH PETTIT, DEPUTY CITY CLERK I

APPROVED: _____



MEMORANDUM

Liquor License Renewal Applications for Homeslice Pizza

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 28, 2024
From: Renee Krause, MMC, City Clerk

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

License Type: Restaurant/Eating Place
License #: 6040
DBA Name: Homeslice Pizza
Service Location: 4246 Homer Spit Rd #4, Homer, AK 99603
Licensee: Voglco, LLC
Contact Person: Mary Vogl/Evan Vogl

Recommendation:

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

Attachments:

AMCO Application Packet for Homeslice Pizza
City of Homer Police Non-Objections

License Renewal

Is this application being made by you for the benefit of someone else? If "YES," indicate below or attach explanation.

No

Has the applicant, applicant's spouse, partner, officer, director or stockholders, of the licensed entity become disqualified by law or by facts and conditions from holding a license or permit under the Alcohol and Cannabis Control Information System Alcoholic Beverage Code ? If "YES," indicate below or attach explanation.

No

Have there been changes since your original application that have not been reported on this or previous applications ? If "YES," indicate below or attach explanation.

No

How many hours did you operate in 2022 as set forth in AS 04.11.330?

Operated to meet the minimum 240 hrs.

How many hours did you operate in 2023 as set forth in AS 04.11.330?

Operated to meet the minimum 240 hrs.

Are you a seasonal license and has your operation times/dates/seasons changed?

Yes

Explanation

May-October

Has any person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2022 or 2023.?

No

Have any Notices of Violation been issued for this license in 2022 or 2023?

No

License Number:
6040

License Expiration Date:
12/31/2023

License Trade Name:
Homeslice Pizza

Mailing Address:
 P.O. Box 3350
Homer , AK
99603



Document reference ID : 1273

Licensing Application Summary

Application ID: 1273

Applicant Name: Voglco Llc

License Type applied for: Restaurant Eating Place License (REPL) (AS 04.09.210)

Application Status: In Review

Application Submitted On: 10/15/2024

Entity Information

Business Structure: Limited liability company

Alaska Entity Number (CBPL): 10112776

Entity Contact Information

Entity Address: PO Box 3350, Homer, AK, 99603, USA

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Voglco Llc	Mary Vogl	Member	50
Voglco Llc	Evan Vogl	Member	50

Premises Address

Nearest municipality, city, and/or borough:

Homer

Country, State, Zip:

AK, United States,

Basic Business information

Business/Trade Name:

Homeslice Pizza

Local Government and Community Council Details

City/Municipality

Homer

Borough

Kenai Peninsula Borough

Seasonal Information

Are you conducting seasonal business?

Yes

Please Provide your six-month operating period

May-October

Operation Period Details

Migration

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

Food Service Permit

Entertainment & Service

Public Notice Posting Attestation and Publishers Affidavit

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

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.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

Electronic Signature not collected; application submitted based on paper form.

Payment Info

Payment Type : CC

Payment Id: 76a3b5c2-6bf9-4a0d-9608-d51ddd81890f

Receipt Number:

Payment Date: 12/14/2023 9:51:21 AM



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

Memorandum

TO: ZACH PETTIT, DEPUTY CITY CLERK

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: LT RYAN BROWNING

DATE: OCTOBER 23, 2024

SUBJECT: LIQUOR LICENSE RENEWAL APPLICATION FOR HOMESLICE PIZZA

The Homer Police Department has no objections to the Liquor License Renewal Application within the City of Homer for the following business:

License Type: Restaurant/Eating Place
License #: 6040
DBA Name: Homeslice Pizza
Service Location: 4246 Homer Spit Rd #4, Homer, AK 99603
Licensee: Voglco, LLC
Contact Person: Mary Vogl/Evan Vogl



MEMORANDUM

Reappointment of Robert Archibald and David Lewis to the Parks, Art, Recreation & Culture Advisory Commission.

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: October 28, 2024
From: Mayor Lord

Robert Archibald and David Lewis are hereby reappointed to the Parks, Art, Recreation & Culture Advisory Commission. Terms will expire on October 31, 2027.

Recommendation

Confirm the re-appointment of Robert Archibald and David Lewis to the Parks, Art, Recreation & Culture Advisory Commission.

Attachments:

Robert Archibald Reappointment Application
David Lewis Reappointment Application



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

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

clerk@cityofhomer-ak.gov

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

Applicant Information

Full Name: Robert Archibald

Physical Address Where you Claim Residency: 2125 Sprucewood Dr.

Mailing Address: PO Box 2460

City: Homer State: AK. Zip: 99603

Phone Number(s): (907) 235-8214

Email: robert.e.archibald@gmail.com

Advisory Body You Are Requesting Reappointment To

- Planning Commission
- Parks, Art, Recreation & Culture Advisory Commission
- Port & Harbor Advisory Commission
- Economic Development Advisory Commission
- Library Advisory Board
- ADA Advisory Board
- Other – Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No

What resident type is your current seat? City Resident Non-City Resident

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? 14 Years

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

Kachemak Nordic Ski Club

Friends of Kachemak Bay State Park

Kachemak Bay Water Trail Steering Committee

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

Dear Mayor of Homer,

I have served on this Commission for many years. I have seen successes and been involved in many Management Plans for Parks.

I believe there is value in institutional knowledge.

I have enjoyed my terms on The Parks, Arts, Recreation and Culture Advisory Commission and believe I can still add value to the Commission.

I have been involved in Woodard Creek Coalition, The 2009 Karen Hornaday Master Plan and the Plan currently being updated, Karen Hornaday Playground Project, Homer Beach Policy, Bay View Park upgrade, Non-Motorized Transportation Plan, Advocating for trails and sidewalks, Advocating for all city parks.

I enjoy working with the Staff, Commission members and Public Works on issues related to our mission and would request to be reappointed to this Commission.

Thank You



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

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603
Phone: (907) 235-3130
Fax: (907) 235-3143
clerk@cityofhomer-ak.gov

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

Applicant Information

Full Name: David Go Lewis
Physical Address Where you Claim Residency: 4037 Beluga Cir Homer AK 99603
Mailing Address: same as above
City: _____ State: _____ Zip: _____
Phone Number(s): 907-399-6073
Email: davelyn@gci.net

Advisory Body You Are Requesting Reappointment To

- Planning Commission
- Parks, Art, Recreation & Culture Advisory Commission
- Port & Harbor Advisory Commission
- Economic Development Advisory Commission
- Library Advisory Board
- ADA Advisory Board
- Other - Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No

What resident type is your current seat? City Resident Non-City Resident

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? 6 yrs

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

We still have projects that need to be brought to a finished. I have learned a lot of the over the past six years and I now feel that I have a handle on the way the system works.



MEMORANDUM

Ordinance 24-56, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$5,171 for Books and Library Materials. City Manager/Library Director.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: October 15, 2024
From: Library Director Dave Berry
Through: City Manager Melissa Jacobsen

As you are aware, Homer Public Library was awarded a Public Libraries Assistance (PLA) grant this year, as in every year going back decades. The grant is used for purchasing library materials.

The library was initially awarded \$1,829, far short of the usual \$7,000, due to changes in the budget of the Division of Libraries, Archives and Museums in Juneau. Following public outcry, the division has found enough funds to restore the PLA grant to its normal levels.

Council has previously accepted the original \$1,829. On October 15, 2024, we received a supplemental award letter for a further \$5,171, bringing the total to the usual \$7,000. The grant requires a 1-for-1 match, which is fully covered by the library's operating budget.

RECOMMENDATION:

Accept the funds from the Public Libraries Assistance grant.

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

3 City Manager/
4 Library Director

5 **ORDINANCE 24-56**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
9 APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY
10 ASSISTANCE GRANT FOR FY25 IN THE AMOUNT OF \$5,171 FOR
11 BOOKS AND LIBRARY MATERIALS.
12

13 WHEREAS, The City submitted an application for the Alaska Public Library Assistance
14 Grant for books and library materials; and
15

16 WHEREAS, The State awarded the grant in two payments, the first in the amount of
17 \$1,829 and the second in the amount of \$5,171; and
18

19 WHEREAS, Homer City Council has previously accepted the initial award of \$1,829; and
20

21 WHEREAS, The required total match of \$7,000 is funded in the FY2025 budget.
22

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

25 Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska
26 Public Library Assistance Grant in the amount of \$5,171 for books and library materials as
27 follows:
28

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
157-7100	State of Alaska Public Library Assistance Grant	\$5,171

29
30
31
32

33 Section 2. The City Manager is authorized to execute the appropriate documents.
34

35 Section 3. This ordinance is a budget amendment only, is not of a permanent nature
36 and shall not be codified.
37

38 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.
39

40 CITY OF HOMER
41

42 _____
43 RACHEL LORD, MAYOR

44

45 ATTEST:

46

47 _____

48 RENEE KRAUSE, MMC, CITY CLERK

49

50 YES:

51 NO:

52 ABSTAIN:

53 ABSENT:

54

55 First Reading:

56 Public Hearing:

57 Second Reading:

58 Effective Date:



October 15, 2024

The **Public Library Assistance (PLA) second grant payout** for FY2025 for Homer Public Library will be **\$5171**. We are pleased your library is eligible to receive this supplemental operating grant so that you can provide the best possible service to your library patrons.

In order to receive your grant money, please return the attached grant agreement within thirty days of this award letter. Two different people (the librarian and the appropriate legal authority) must sign the grant agreement, since it is a legal document committing your library to certain obligations in return for receiving the public library assistance grant. Once we have your agreement, we will be able to electronically deposit your grant award (or mail a paper check in specific instances).

Librarians and officials should carefully note and follow the regulations governing the administration of this grant. To remain eligible for future grants, I have highlighted some of the most important grant requirements:

- Meet the four statutory requirements:
 - Maintain a Collection for Lending
 - Provide Interlibrary Loan
 - Provide Reference
 - Offer Children's Programming
- Submit the online Alaska Public Library Report for this fiscal year grant by **September 1, 2025, using the grant budget included in the FY2025 PLA Grant application.** Copies of the grant budget and a budget revision form, to be used if needed, are attached.
- Spend **at least 50% of the combined FY2025 award amount** on library materials and online services to total **\$3,500**.
- Be open 48 weeks and the appropriate number of hours for your population and type of library (weeks closed because of natural disasters will be waived).
- Attend **at least 6 hours of continuing education** (CE) during the current two-year cycle (7/1/2023-6/30/2025).

Please note that in addition to the above requirements, non-profit and school/public libraries have additional requirements. Non-profit organizations must have at least quarterly (4) public board meetings and **submit minutes** to the State Library. School libraries must execute and keep in force a **binding legal agreement** between the school district and the public library governing body. The governing body of the public library may be the municipal assembly, an advisory board appointed by the municipal assembly, or the board of directors of a non-profit corporation.

The State Library audits the records of selected libraries at the end of the grant year and reclaims any grant funds not properly accounted for. Also, any portion of this grant money not spent or encumbered by June 30, 2025, should be returned to the State Library. You may request a brief extension to spend unused FY2025 grant funds.

Please return your signed agreements to Kate Enge at eed.library.grants@alaska.gov. Questions should be directed to Kate at 907-465-2271 or the email above. Thank you!

Sincerely,

Kate Enge
Grants and Continuing Education Librarian
Alaska State Library

Alaska Public Library Assistance Grant Agreement FY2025

This agreement made and entered into on Tuesday, October 15, 2024, by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library**, hereafter referred to as the Grantee.

Whereas, the State of Alaska has appropriated funds for public library assistance; and whereas, the application of the Grantee for a grant for public library assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of \$ **5171** (dispersed after the agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee’s eligibility for additional grants and services.

The Grantee will agree to:

Provide at least the following services free to residents of the municipality or community:

- Establish and maintain a **collection** of books and other materials for loan;
- Provide access to **interlibrary loans**;
- Provide **reference** information; and
- Provide **programming for children**.

Abide by the conditions set forth in its application, guidelines, and approved by the Grantor, including:

- Expend at least **at least 50% of the combined FY2025 award amount** on library materials and online services for each outlet totaling \$3,500.
- The number and timing of **open hours**;
- The existing and ongoing **educational requirements** for the library director.
- Have **trained paid or volunteer staff on duty** in the library during the scheduled open hours.

Maintain accurate financial records for auditing purposes.

- Return any grant funds **unexpended or unencumbered** by June 30, 2025, and all funds for which there is no proper accounting.
- Receive prior approval from the Grantor for **any line item change** that exceeds 10% of the line item, except that no prior approval is required for: Line item changes of less than \$100; or line item changes that add funds to library materials and online services.
- **Expend local funds** in FY2025 of at least **\$5171** for project purposes. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period. Local fund match can include volunteer service as described in the Guidelines.
- Expended funds must be clearly attributable to **public library (not school) services and operations**.

Uphold specific governance requirements

- Non-profits will maintain “**Good Standing**” with the State and **submit minutes** of required quarterly public board meetings.
- School/public libraries will have **an agreement** between the school district and the public library governing body.

Submit reports, certifications, and contact information such as:

- The online **Alaska Public Library Report (APLR)** by September 1, 2025.
- The follow-up **signed certification** for the APLR
- Any changes in director or library **contact information** within 30 days.

Funding for this grant is dependent on the following source:

Library GF	PLA25-Homer-SUP	\$5171
-------------------	------------------------	---------------

By accepting this award or agreement, the grantee may become subject to the audit requirements of State of Alaska Administrative code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and to permit independent auditors to have access to their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

For the Legal Entity

Signature

Signature

Title

Date

Title

Date

MAIL TO: Library Grants Coordinator Alaska State Library,
P.O. Box 110571, Juneau, AK 99801, SCAN TO: library.grants@alaska.gov, or FAX to 907-465-2151



MEMORANDUM

Resolution 24-113, A Resolution of the Homer City Council Adopting the City of Homer 2024 Land Allocation Plan. City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: October 28, 2024
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally, each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development (EDC) and Port and Harbor (PHC) Advisory Commissions. Both Commissions reviewed the plan.

Staff Discussion with the Commissions:

There were three areas discussed over the last year.

1. Overslope near the load and launch ramp
2. Overslope near the steel grid/4311 Homer Spit Road
3. Pier 1 campground and Large Vessel Haul Out Area (PARCAC)

1. Overslope by the load and launch ramp

There is one location available to lease for building a boardwalk out over the harbor, commonly called ‘overslope’ development. Earlier this year, staff had recommended removing this as a leasable area due to lack of interest. The Commissions agreed. Then this fall, there was renewed interest in this location. The Port and Harbor Commission reviewed the idea but did not make a motion about the area as they felt there was not enough information about the new proposal. Staff recommends, and the EDC agreed, to keep this area available for lease. End result: no change in the land allocation plan.

2. Overslope near the fish dock/steel grid

Staff received a letter from a current leaseholder Mike Yourkowski expressing interest in leasing the over slope area in front of 4311 Homer Spit Road. Both Commissions recommended making the area available for lease. The EDC specified it should only be available to the adjacent lease holder (parking, access, and utilities complicate a different leaseholder). Staff met with Port staff, and we recognize there are some unknowns in this area; what is the future of the steel grid and what a rebuilt facility might look like, as well as access, utilities, and more parking demand in an already congested area. Therefore, staff is not recommending this overslope area be advertised as available for lease. It would be difficult to develop for a leaseholder that does not hold the adjacent land lease. (Recall that making available for lease means the property is advertised and the City is soliciting proposals from anyone, regardless of the feasibility of the offering).

Mr. Yourkowski’s lease expires in 2025. As part of a new lease, the Council could consider if this overslope area could be included in a new long term lease of 4311 Homer Spit Road. Council can provide direction to staff when we meet to discuss the Land Allocation Plan.

3. Pier 1 Campground/Large Vessel Haul Out area

Council adopted Resolution 24-024, requesting the Parks, Art Recreation and Culture (PARCAC) and the Port and Harbor Advisory Commissions to review the future land use of this area. To date, PARCAC has completed their recommendations and are attached. PHC is still working on their recommendations. When the PHC is finished, staff will schedule a work session specific to this property, with full recommendations from both bodies. No change is recommended for the 2024 adoption of the Land Allocation Plan.

Both Commissions recommended:

1. Retain Overslope Area 1 as available for lease
2. Consider leasing the overslope area adjacent to 4311 Homer Spit Road (Lot 88-2)

The Chair of each Commission has been invited to participate in the annual work session with council.

Staff Recommendation: Adopt the 2024 Land Allocation Plan by Resolution

Attachments:

1. Draft 2024 Land Allocation Plan
2. Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings
3. Parks, Art Recreation and Culture Recommendations on the Pier 1 Campground area



MEMORANDUM

Land Allocation Plan

Item Type: Action Memorandum
Prepared For: Economic Development Advisory Commission
Date: April 9, 2024
From: Julie Engebretsen, Community Development Director

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

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

Background

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

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

Airport

At the present time, there is no space available for lease at the Homer Airport Terminal. There is some change occurring in air carriers, an unexpected major disruption to air carrier operations due to the runway construction, and the City is in the process of constructing a new restroom in the terminal. Bryan Hawkins is the Airport Manager and does not recommend the City enter in to any new leases until restroom construction is complete. Airport terminal lease space will be revisited next year.

Spit

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

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

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

Attachments:

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

18.08.020 Land allocation plan – Property available for lease.

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

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

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

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property

description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

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

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

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

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

Section A

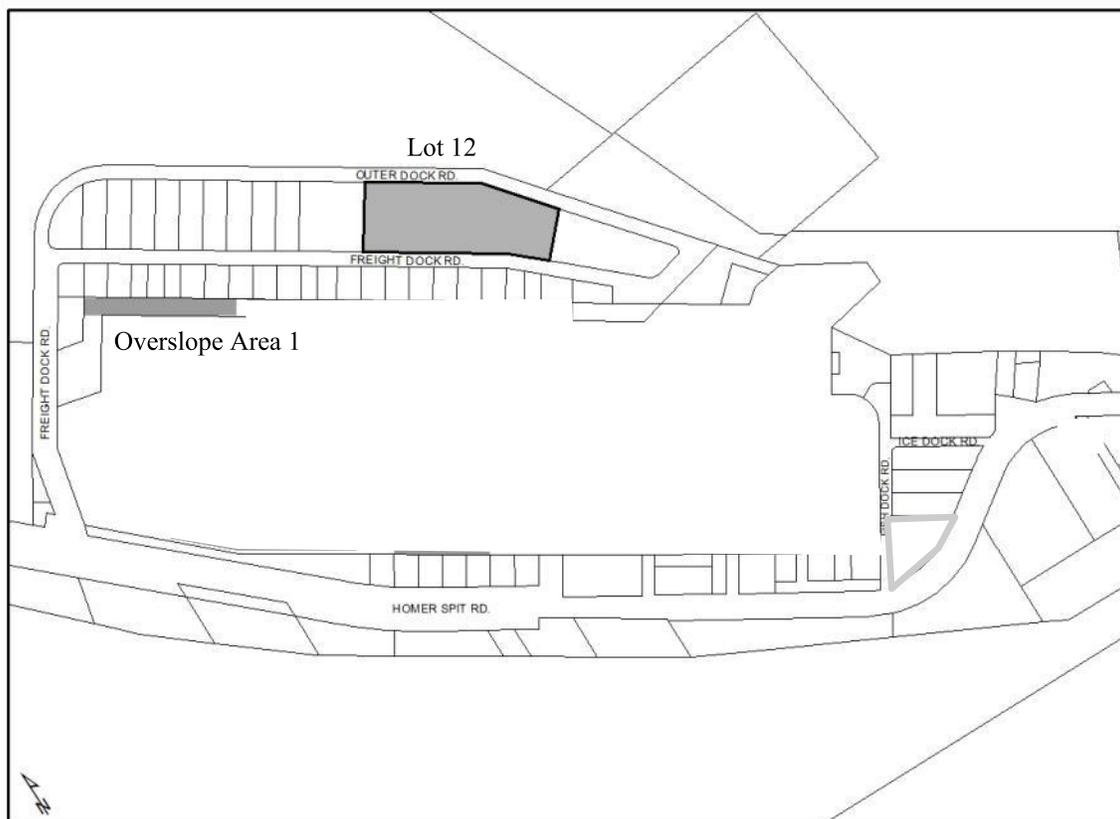
Lands available for lease

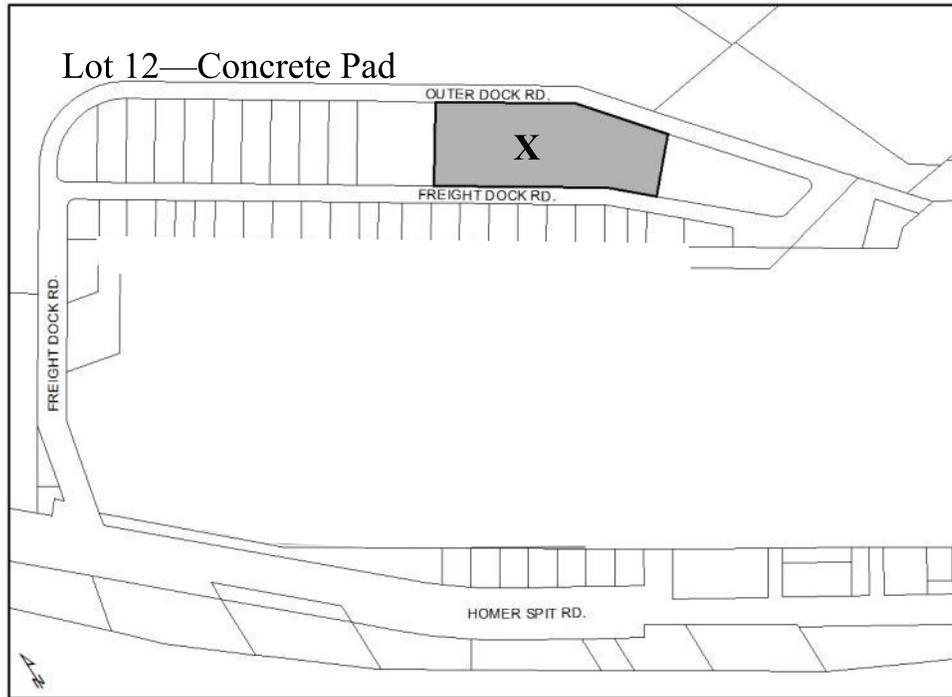
The following lots, and select areas within the Homer Airport are available for lease in 2024. Lease procedures follow the City of Homer City Code, Title 18.

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

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

DRAFT





Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

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

Legal Description: Homer Spit Subdivision no 5 Lot 12

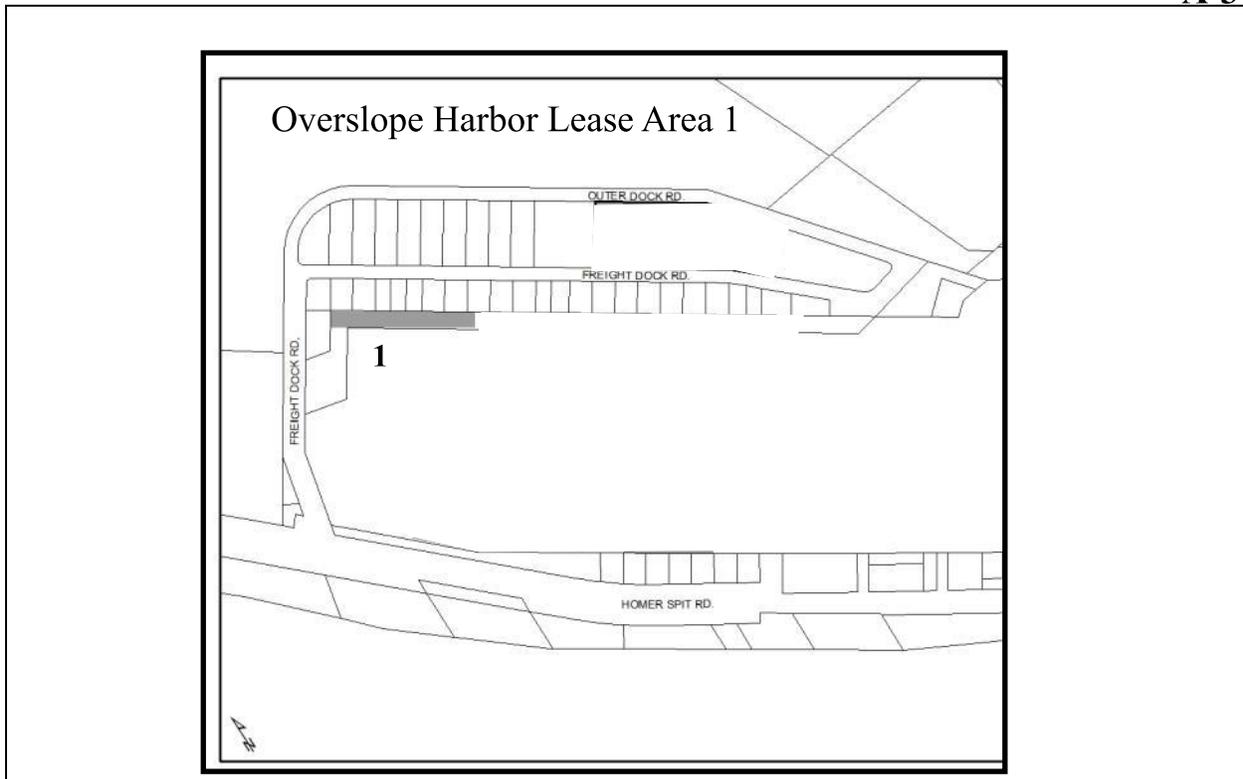
Zoning: Marine Industrial

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

Address: 4380 Homer Spit Road

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

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



Designated Use: Lease Resolution 17-33, 23-043	
Area:	Parcel Number:
Legal Description:	
Zoning: Marine Commercial and Small Boat Harbor Overlay	
Infrastructure:	Address:

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

Recommended for Removal

Motion carried.

- B. Land Allocation Plan
Memorandum from Community Development Director as backup

Community Development Director stated that the City reviews the land allocation plan annually to determine which properties should be out for lease. She added that there might be space at the airport this year, but with the runway construction taking place and other internal construction that the City is doing, she doesn't see space at the airport being feasible for leasing this year. She reviewed her staff report in conjunction with the land allocation plan for the Commission. There were in-depth discussions regarding the over slope areas on the land allocation plan.

BRENNAN/HASCHE MOVED TO REMOVE OVER SLOPE AREA 1 FROM THE LANDS AVAILABLE FOR LEASE PORTION OF THE LAND ALLOCATION PLAN.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report
B. City of Homer Newsletter
C. EDC Strategic Plan 2024-2025
D. EDC Meeting Calendar

Chair Marks noted the informational materials and volunteered herself to deliver the report to City Council on April 22nd.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Hasche said that this is his favorite time of year watching Homer wake up with all the action happening on the Spit.

Commissioner Brown thanked Community Development Director. She also thanked former Commissioner Pitzman for his analysis on the housing market at the previous EDC meeting.

Commissioner Arevalo mentioned that the Homer Soil and Water Conservation District has set up a meeting to offer the chance for public comment on the Fox River Flats RS 2477 right-of-way. She added that there will be flyers going around town on April 16th, and that the public comment period runs through April 26th. The meeting will take place at the Kachemak Bay Campus on Tuesday, April 16th.



MEMORANDUM

Land Allocation Plan

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

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

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

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

Background

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

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

Airport

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

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

Spit

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

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

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

Attachments:

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

18.08.020 Land allocation plan – Property available for lease.

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

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

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

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

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

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

10.B. Land Allocation Plan Annual Review

Ms. Woodruff prefaced with background information to the commission about the land allocation plan and that the commission has an opportunity to weigh in on those changes. Ms. Woodruff shared the suggested staff change of the removal of over-slope area 1 and change Lot 12, the concrete pad, to a long-term lease.

Mr. Hawkins agreed with the recommendation for the removal of overslope area 1. Mr. Hawkins disagreed with the change to a long-term lease for Lot 12, the concrete pad, as it has functioned well as being a short-term lease as it provides secure lay down for the Deep Water Dock services as well as the additional generated revenue.

VELSKO/PITZMAN MOVE TO REMOVE OVER SLOPE AREA ONE FROM LANDS AVAILABLE FOR THE LEASE PORTION OF THE LAND ALLOCATION PLAN

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

10.C. Land Allocation Plan – Large Vessel Haul Out

Ms. Woodruff referenced resolution 24-024 that the city council consider a change of the parcel where the Large Vessel Haul Out resides and discuss the pros and cons of a city-run or public-private partnership. Additionally, Ms. Woodruff shared that the commission will need to discuss the result of the Pier One Theatre. Ms. Woodruff shared the memorandum provided that designate what would be the campground area and the Large Vessel Haul Out Facility area, along with the revenue generated from the campground in 2023.

Commissioner Zeiset shared that it is worth considering a phase-out of the campsite while working towards the haul-out facility. In regards to Pier One Theatre, he shared that the building appears to be unrepairable.

Commissioner Pitzman shared that the option of a Large Vessel Haul Out or the temporary campground was not an equivalent comparison of options. He shares that modernization of the Large Vessel Haul Out would provide local revenue without vessel owners taking their work to another city.

Commissioner Friend shares his support for moving forward and modernizing the Large Vessel Haul Out and providing lighting to the area while camping remains temporary while phasing out. Commissioner Friend shares that the campground could still share a portion of the lot that could be improved with a new layout while providing access to the Fishing Hole. He discussed that any upgrades to the campground while phasing out next to an improved Large Vessel Haul Out would not be a great use of money.

Commissioner Zeiset indicated that it would be helpful to look into grant options for Pier One Theatre to assist in relocating the business as the Theatre is appreciated by the community. Commissioner Zeiset shares that he



MEMORANDUM

Vessel Haul Out/Camping Property

Item Type: Action Memorandum
Prepared For: Mayor Castner and Homer City Council
Thru: Melissa Jacobsen, Interim City Manager
Date: August 15, 2024
From: Parks, Art, Recreation & Culture Advisory Commission

Background

Homer City Council passed Resolution 24-024 requesting the Parks, Arts, Recreation and Culture Advisory Commission to review options related to the Vessel Haul Out/Camping property located at 3854 Homer Spit Road, Tract A-1 of the Fishing Hole Sub KPB parcel ID 18103117 to:

1. Consider the future of this property as a City run campground, and consult with Port and Harbor staff with regard to revenue vs cost to operating the campground.
2. Engage with Pier One Theater about their long term facility plans.

Summary

At the April 18, 2024 regular meeting, Commissioners reviewed a memo related to information from Pier One Theater Executive Director Jennifer Norton, who shared the organization is continuously looking for possible options for an alternative theater location, but have not found any tangible options moving forward.

At the June 20, 2024 regular meeting, Commissioners reviewed the informational memo from Port and Harbor staff in regards to the revenues versus costs related to campground operations that currently offers 88 campsites.

The PARCAC Commission after lengthy discussion voted unanimously to keeping the land available for existing uses of camping and passive recreation. They further agreed that there is a community wide benefit to providing affordable camping, the cultural performances and opportunities at Pier One Theater and that a vessel haul out infrastructure will negatively impact the experiences for local residents and the tourism industry related to activities at the fishing hole, the pavilion and the Pier One theater.

There is a cultural and historical use, tide pooling, and subsistence lifestyle. These are cultural ecosystem services, which are unmeasurable in economic value but have significant tangential health and quality of life benefits. By industrializing the Spit, the city loses these opportunities.

Recommendation:

City Council to maintain the current and existing uses of affordable camping, cultural performances and opportunities of the Pier One Theater and passive recreation.

A. Mid Biennial Budget Amendments
Memorandum PARC-24-027 from Recreation Manager as backup

Recreation Manager Illg explained that he communicated with Parks Maintenance Coordinator Felice who didn't have any mid-biennium amendments to propose, and reviewed his request to have the part time position go full time. There is funding in the Community Recreation budget to cover all but approximately \$12,000 of the cost. He shared the improvements that have happened since bringing on a part-time permanent employee and benefits of shifting the position to full time.

Commissioner Keiser asked where the money would come to make up the short-fall. Mr. Illg explained it will come from the general fund fund balance. Ms. Keiser shared her opposition to the proposal based on the funding shortfall.

Other Commissioners commented in support of making the request and shared benefits they've seen with the part-time position in place.

ARCHIBALD/ROEDL THAT PARCAC SUPPORTS THE REQUEST TO ADJUST THE CURRENT HALF-TIME 0.5 PTE TO A FULL TIME ONE FTE FOR FY2025.

VOTE: YES: ARCHIBALD, LEWIS, ROEDL, KEISER, HARRALD

Motion carried.

B. Scheduling the Spring Park Beach or Park Walk Through

The Commission discussed scheduling and locations. They agree to conduct their park walk through on May 23, 2024 at 5:30 p.m. and visit Karen Hornaday Park.

C. Fishing Hole Campground
Memorandum PARC-24-028 from Port Property Associate as backup.

Community Development Director Engebretsen provided a brief history of the uses on the spit related to camping and vessel haul out in the area around Pier One Theater. Council adopted Resolution 24-024 requesting input from PARCAC and the Port and Harbor Advisory Commission (PHAC).

They reviewed the tasks outlined in the resolution for the PARCAC and PHAC and the demands for use of the area as a year-round haul-out facility along with the need for affordable camping on the spit.

Commissioner Archibald commented that there aren't any guarantees that a haul out would happen in the near or mid-term based on costs to upgrade the area and questions of sustainability for a large

operation. There is revenue stream for camping and why would we give that up until we see tangible evidence there will be an improvement there.

Commissioner Harrald expressed her frustration on the matter. They were just talking about quality of life issues and developing their SWOT, and this is making decisions based on economics of a business to make money. Since she's been on the Commission campsites have been absorbed for a lot of different reasons. She understands the winter use as industrial. She and many others recreate out there a lot and it's hard to imagine where people can do those things in the summer. There's something beyond economics that comes into play with this decision.

The question was posed, there are other camping options; how important is it that the City provide a large amount of camping spaces as a landowner. There were responses that the private campgrounds are more expensive, city campgrounds don't provide facilities for RV's and offer more affordable camping opportunities for visitors. People who are camping are spending money in town and the city receives sales tax.

Commissioner Archibald noted the Kachemak Bay Water Trail put a lot of effort into the pavilion out there that enhances the experience out there. Sandblasting isn't conducive to the enjoyment of that area when people are picnicking and camping.

Commissioner Keiser agreed with others that there is an obligation for the City to provide camping and recreational opportunities for our residents and visitors. The information from Pier One indicates they'll be there for three more years, and may be able to extend five more years. Pier One doesn't want to be there, but they don't have many options. We need to help them find a more appropriate place because if they weren't there, it would open up a huge camping area.

Commissioner Roedl appreciates both sides. He remembers tent camping with his family because it's what they could afford. He also understands the need for the haul-out and that it will bring some jobs to Homer. Having to bring generators into to work on their boats in the winter is challenging so he agrees with bringing in some infrastructure to help support hauling out in the winter.

There was no action required tonight. A memo summarizing their discussion will come to their next meeting for review.

INFORMATIONAL MATERIALS

- A. Creating Community Gardens for People of All Ages
- B. PARCAC Annual Calendar 2024
- C. City Manager's Report for City Council April 8, 2024
- D. City of Homer Newsletter for April 2024

Borough, crafting the Letter to be neutral not literal with the use of the word “shabby”. Further recommendations were made on the proposed “letter to the editor” to address the recent accomplishments and donations and that the Clerk can make the edits and submit for publication.

HARRALD/ROEDL MOVED TO ACCEPT THE LETTER TO THE EDITOR WITH THE AMENDMENTS PROVIDED.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. Memorandum PARC-24-042 re: Beach Policy Review and Special Permits

Vice Chair Archibald introduced the item and opened the floor for discussion.

Discussion ensued on the following:

- Having a worksession on the beach policy
- The process involved in making amendments to the policy
- Having a discussion when interested people will be available to attend a meeting to provide comment.
- Receiving input from the Police Department and Port & Harbor

HARRALD/ROEDL MOVED TO POSTPONE DISCUSSION ON THE BEACH POLICY TO SEPTEMBER MEETING.

Mr. Foust arrived and proceeded to speak from the audience and was provided clarification by Vice Chair Archibald when the appropriate time to comment on the topic would not be now but during Comments of the Audience stating that he was not present when the earlier opportunity was available.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

E. Memorandum PARC-24-044 re: Vessel Haul Out Recommendation

Vice Chair Archibald introduced the item by reading of the title and opened the floor for discussion.

Recreation Manager Illg reviewed the memorandum outlining the actions requested by the Commission.

Discussion was facilitated by Staff with points made on the following:

- Line 56 - Delete the words, “Moral obligation” and amend to state “Strong financial benefit to ensure this is available and accessible.”
 - o This statement could be debated regarding the financial benefits of the vessel haul out proceeds;
- State the questions listed in the proposed memo as bullet points not questions
- Quality of life impacts
 - o Camping creates memorable experiences

- Return customers
- Important Economic driver for the city as a whole
- Recommendation should focus on the land being kept available for camping and passive recreation
- Recognition of the cultural and historical value of the green space
- Fishing Lagoon and pavilion have tangible value that has been interfered with by the vessel haul out services.
- Suggested using Whereas clauses to emphasize the recommendations within the memo such as Whereas the PARCAC recommends keeping the land available for existing uses of camping and passive recreation, and
- Addressing the cultural and historical use of the beach
 - Lovely tide pooling beach
 - Former uses of subsistence such as crabbing
 - Tangential benefits
- Creating parks for people that live here not just visitors
- If the Spit is industrialized the scenic and natural beauty and that value will be lost as people do come here for those things as well.

Recreation Manager Illg will use the comments to re-work the draft and they will use in the presentation to Council. He requested the Commission's support for staff to draft the memo.

Ms. Krause reviewed the recommendation as amended:

Move to recommend keeping the land available for existing uses of camping and passive recreation; and whereas this is a quality of life, traditional use, last of the green open space and provides a financial benefit to keeping it accessible and available.

Mr. Illg stated that staff is looking at presenting to Council at the August 26th meeting and the Commission meets on August 15th he assured the Commission that they have the audio to refer to and staff has previously submitted memos to Council on their behalf.

Commissioner Roedl commented that the Clerk provided an amended recommendation that voiced how the Commission thinks about the issue and he was comfortable having staff draft the memorandum using that recommendations and previously stated edits.

HARRALD/KEISER MOVED TO APPROVE THE DRAFT MEMO TO COUNCIL STRONGLY RECOMMENDING TO KEEP THE LAND AVAILABLE FOR CAMPING AND PASSIVE RECREATION, WHEREAS THIS IS A QUALITY OF LIFE, TRADITIONAL USE, AND LAST OF THE GREEN OPEN SPACES WHICH PROVIDES A FINANCIAL BENEFIT TO KEEPING IT ACCESSIBLE AND AVAILABLE AND USING THE EDITS ADDRESSED DURING THE DISCUSSION AS STAFF SEES FIT.

There was a brief notation from the Clerk stating that the August meeting is on the 15th with Council packet agenda deadline on August 21st so a draft could be provided for review and approval to the Commission. It was determined to leave it to the staff as they were capable of putting forth the Commission wishes and intent and it did not have to come back to the Commission for further review.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 24-113

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2024 LAND ALLOCATION PLAN.

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

WHEREAS, The Port and Harbor, Economic Development and Parks, Art, Recreation &
Culture Advisory Commissions reviewed the draft Land Allocation Plan and made comments;
and

WHEREAS, The City Council discussed the Land Allocation Plan during a work session
on October 28, 2024; and

WHEREAS, There are no recommended changes to the plan.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer
2024 Land Allocation Plan is hereby approved.

PASSED AND ADOPTED by the Homer City Council this 28th day of October, 2024.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: N/A

2024 Land Allocation Plan City of Homer

Adopted by Resolution 24-



Beluga Slough

Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number
Appendix - Homer Harbor Map

Statement of Purpose:

Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

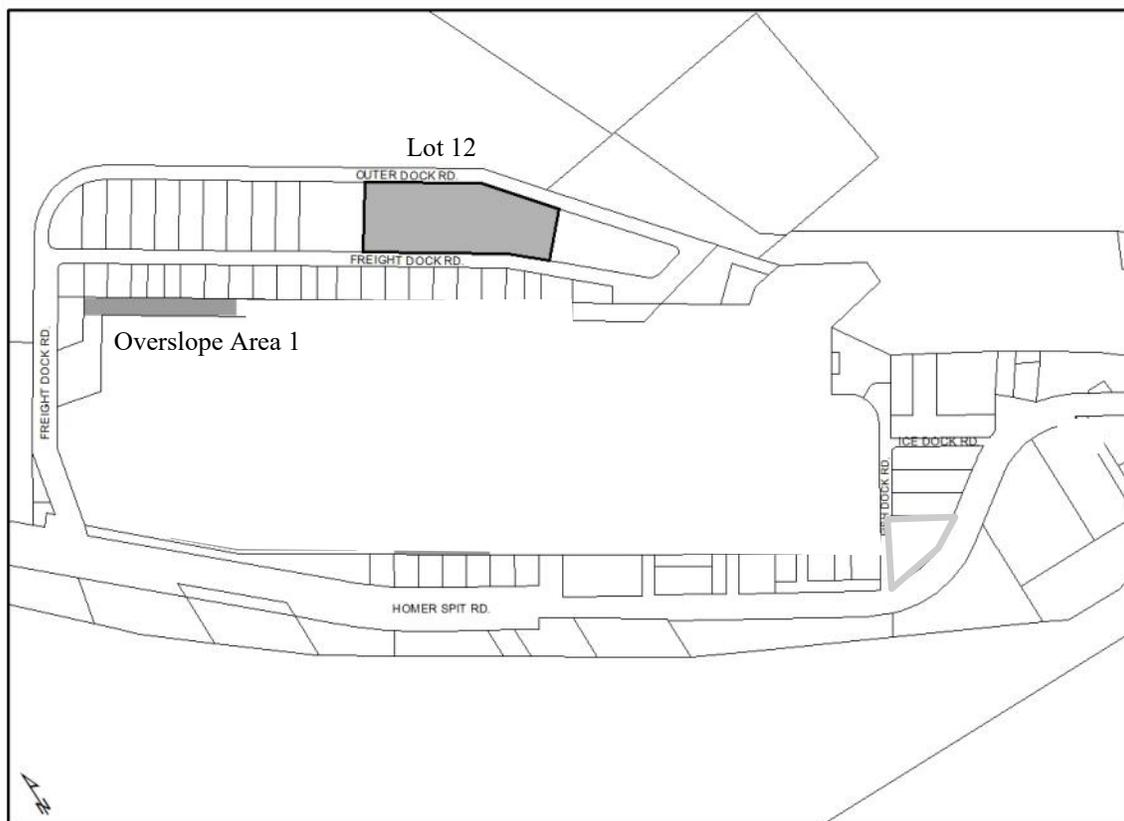
Lands available for lease

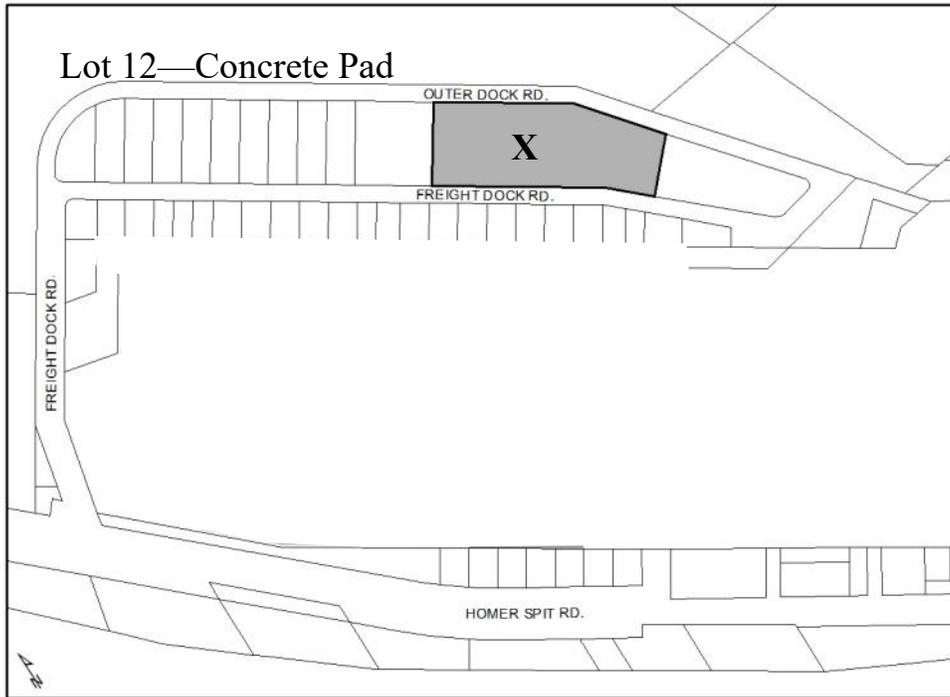
The following lots, and select areas within the Homer Airport are available for lease in 2024. Lease procedures follow the City of Homer City Code, Title 18.

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

DRAFT





Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

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

Legal Description: Homer Spit Subdivision no 5 Lot 12

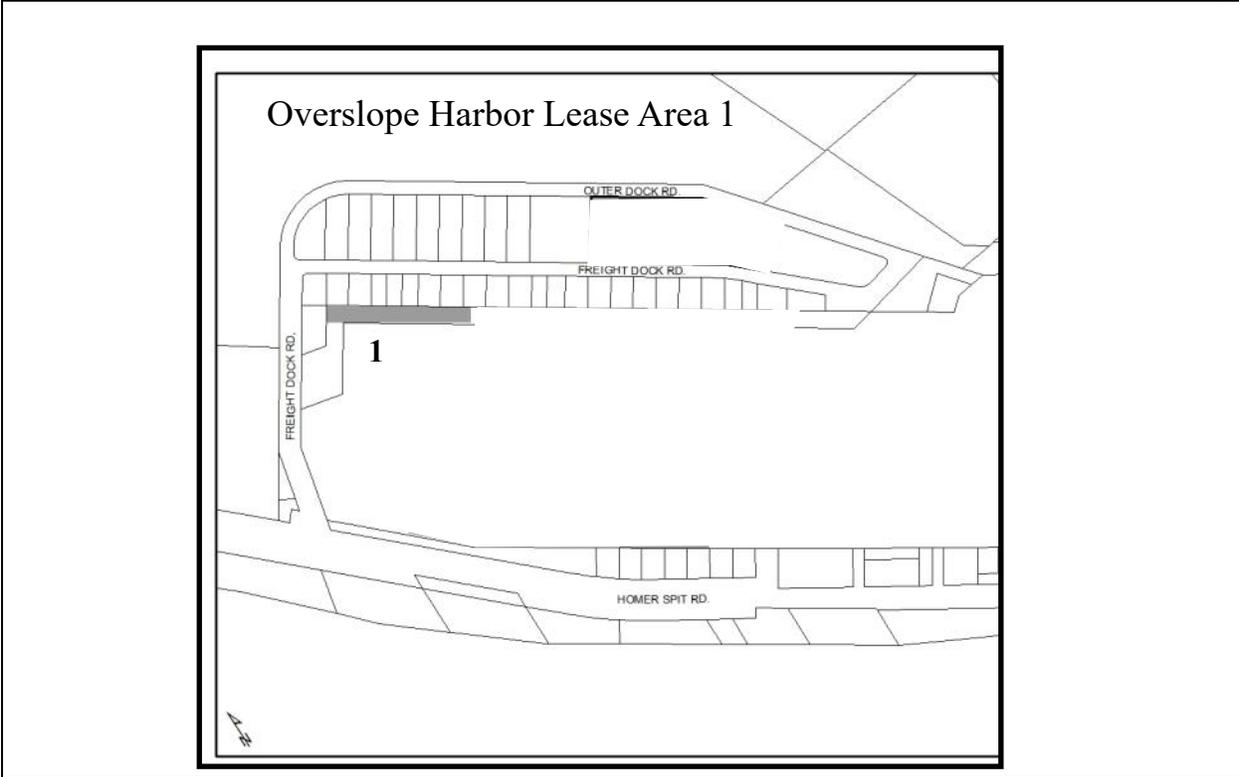
Zoning: Marine Industrial

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

Address: 4380 Homer Spit Road

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

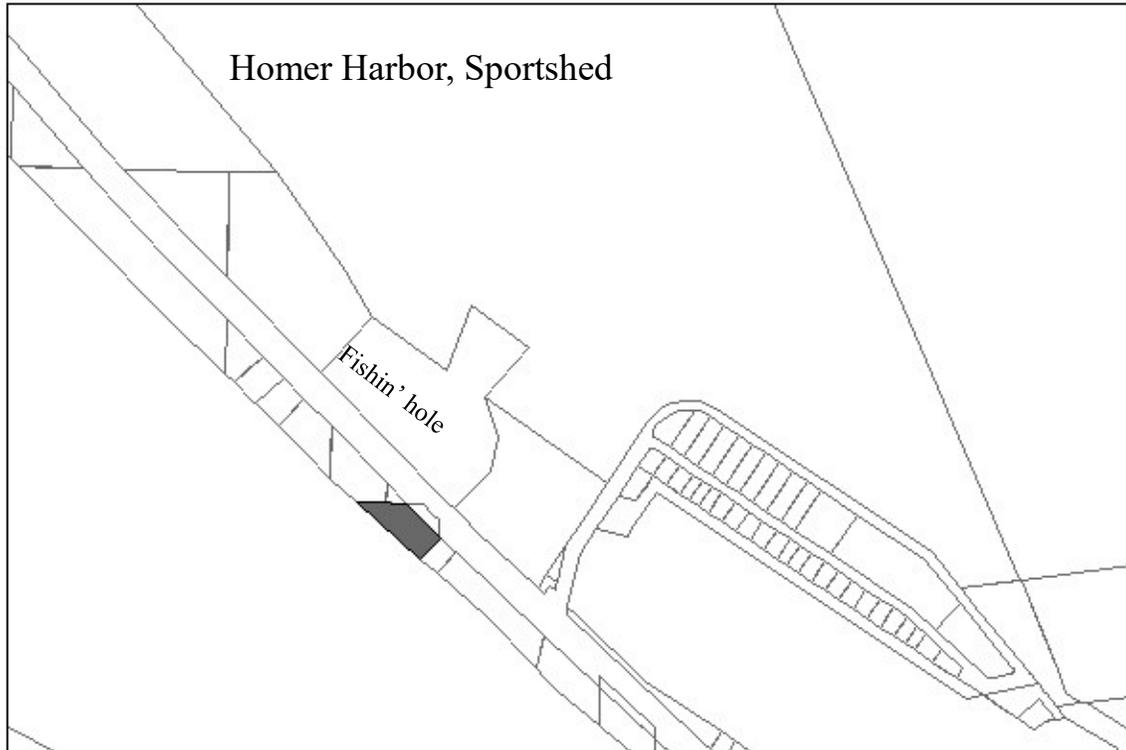
Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.



Designated Use: Lease Resolution 17-33, 23-043	
Area:	Parcel Number:
Legal Description:	
Zoning: Marine Commercial and Small Boat Harbor Overlay	
Infrastructure:	Address:
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.</p>	

Section B Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105, LH01

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

Wetlands: None

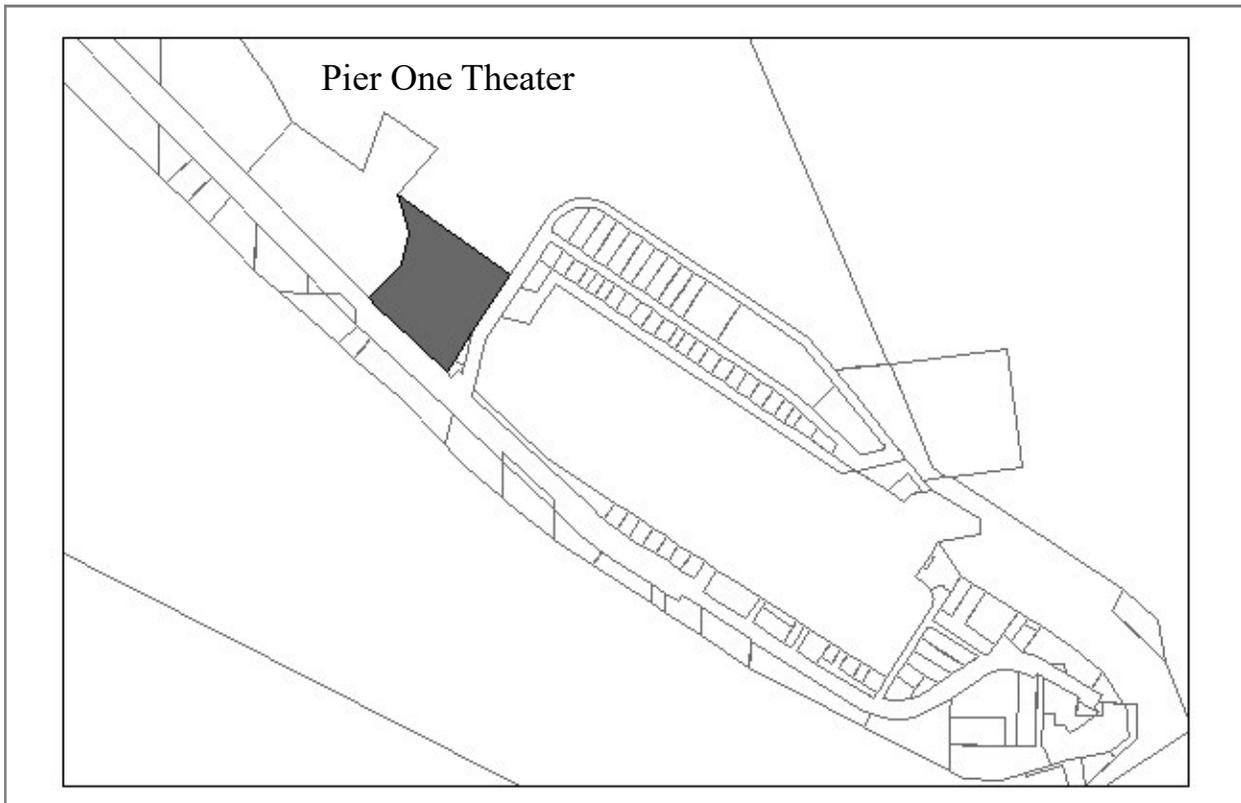
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building. 2019-2020, 2022-2023 continued erosion and parking lot damage

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres	Parcel Number: 18103117
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Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial	Wetlands: N/A
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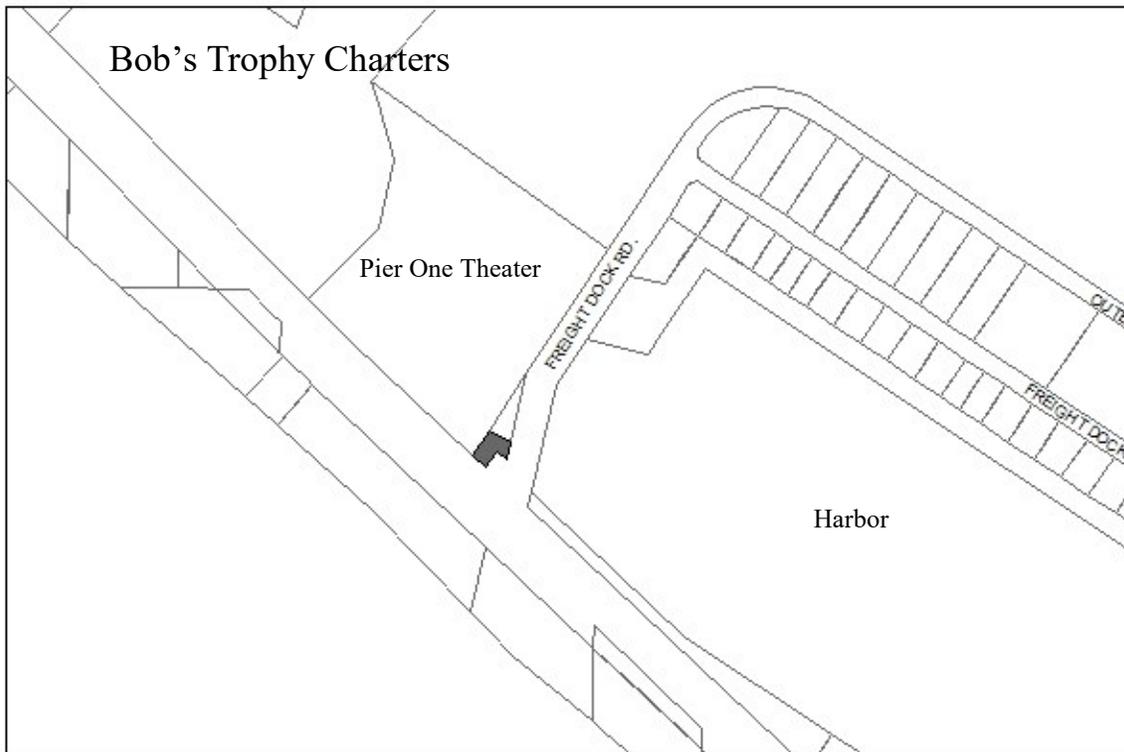
Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
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- This is a large parcel that is used several ways.
- Dredge spoils dewatering and storage, winter barge haul out activity
 - City RV park/campground, and access to the only public RV dump on the spit
 - Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater, Resolution 21-060 9/13/21, 5 year lease no options

Finance Dept. Code:



Designated Use: Lease
Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
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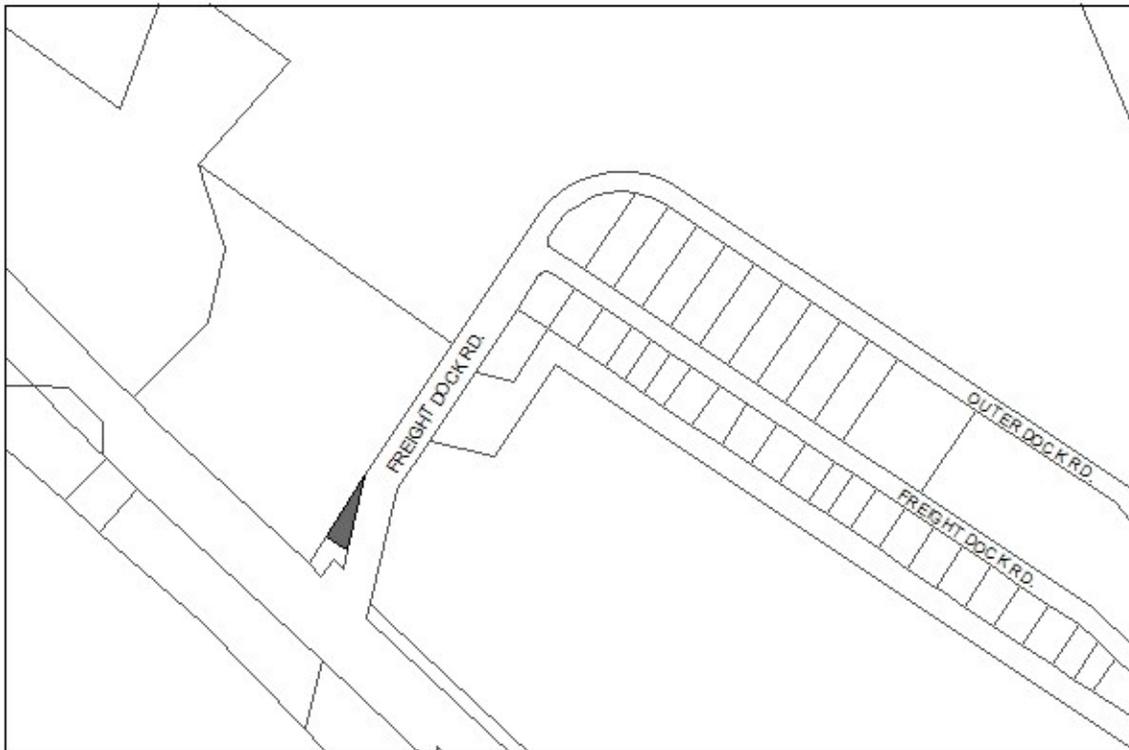
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial	Wetlands: None
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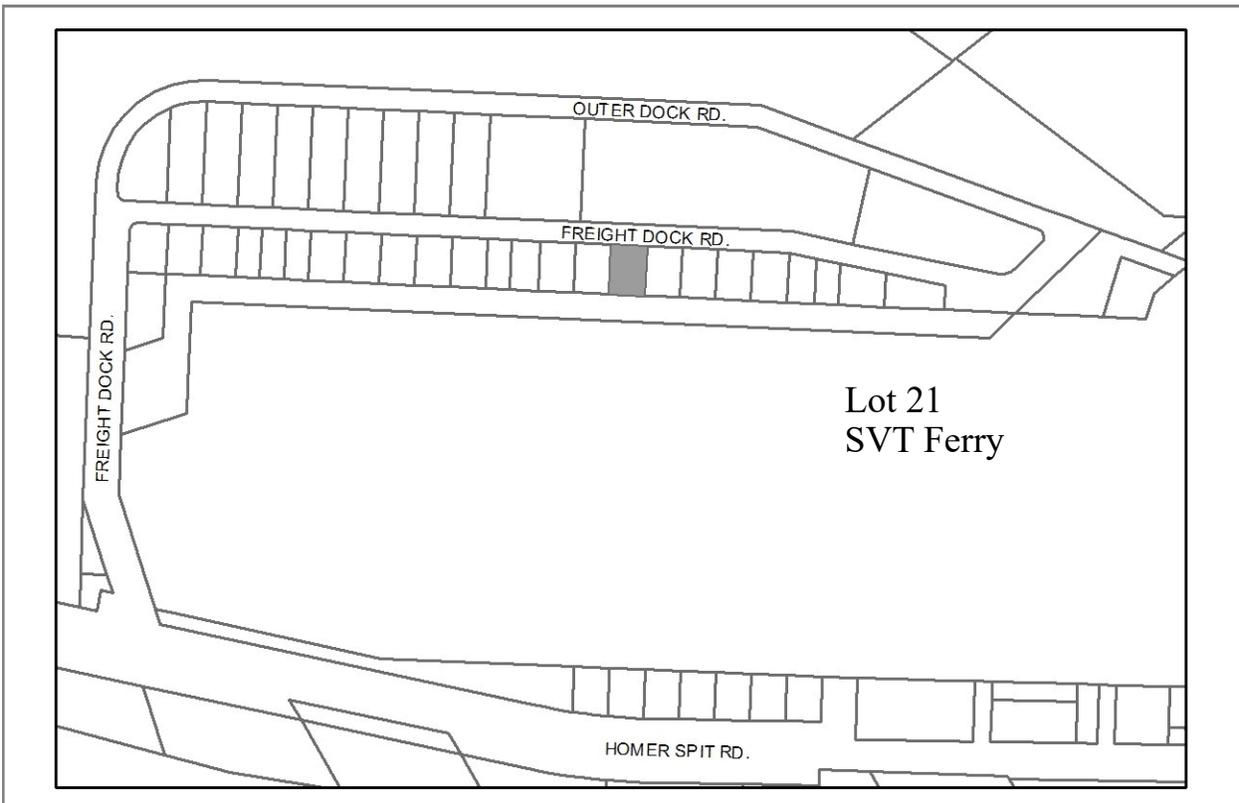
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
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Leased: Resolution 22-084 authorized a lease assignment. Lease expires 2036.

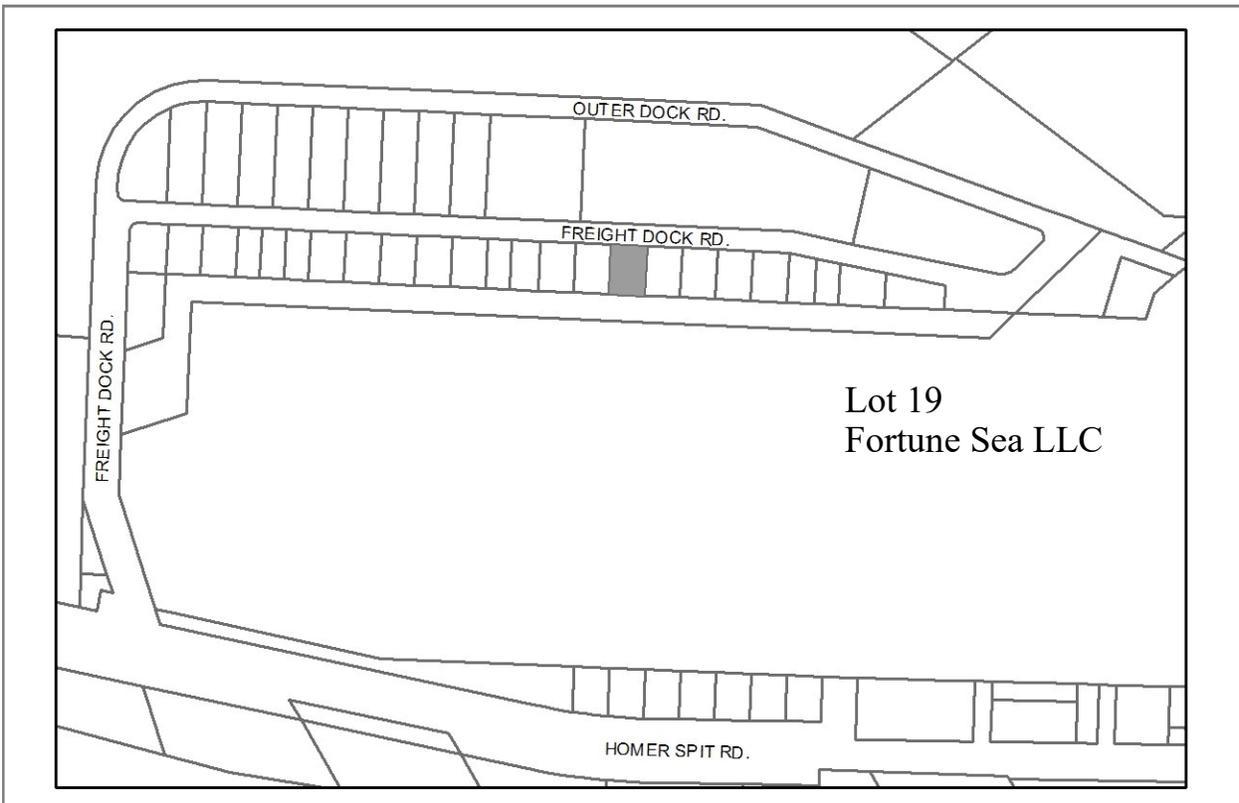
Finance Dept. Code: 400.600.4650



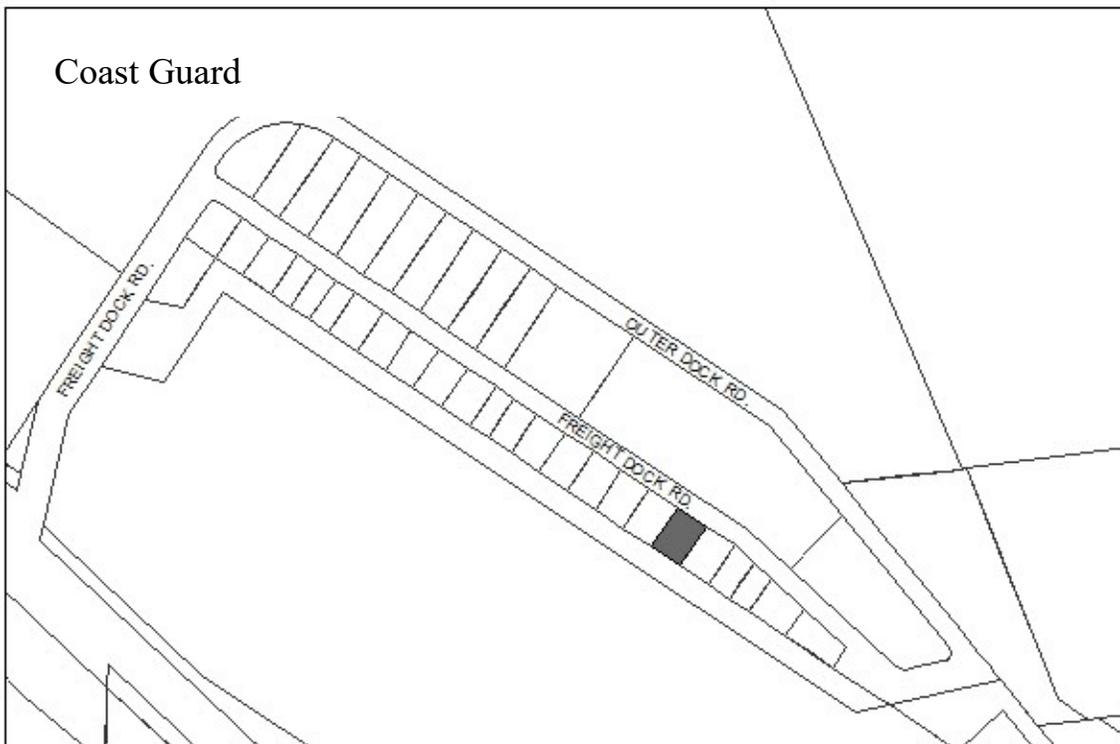
Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103240
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103238
Legal Description: Homer Spit No 5 Lot 19	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4357 Freight Dock Road
<p>Leased to: Fortune Sea, LLC Resolution 23-033. Expiration 2033. Eight year lease with two, one year extensions.</p>	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

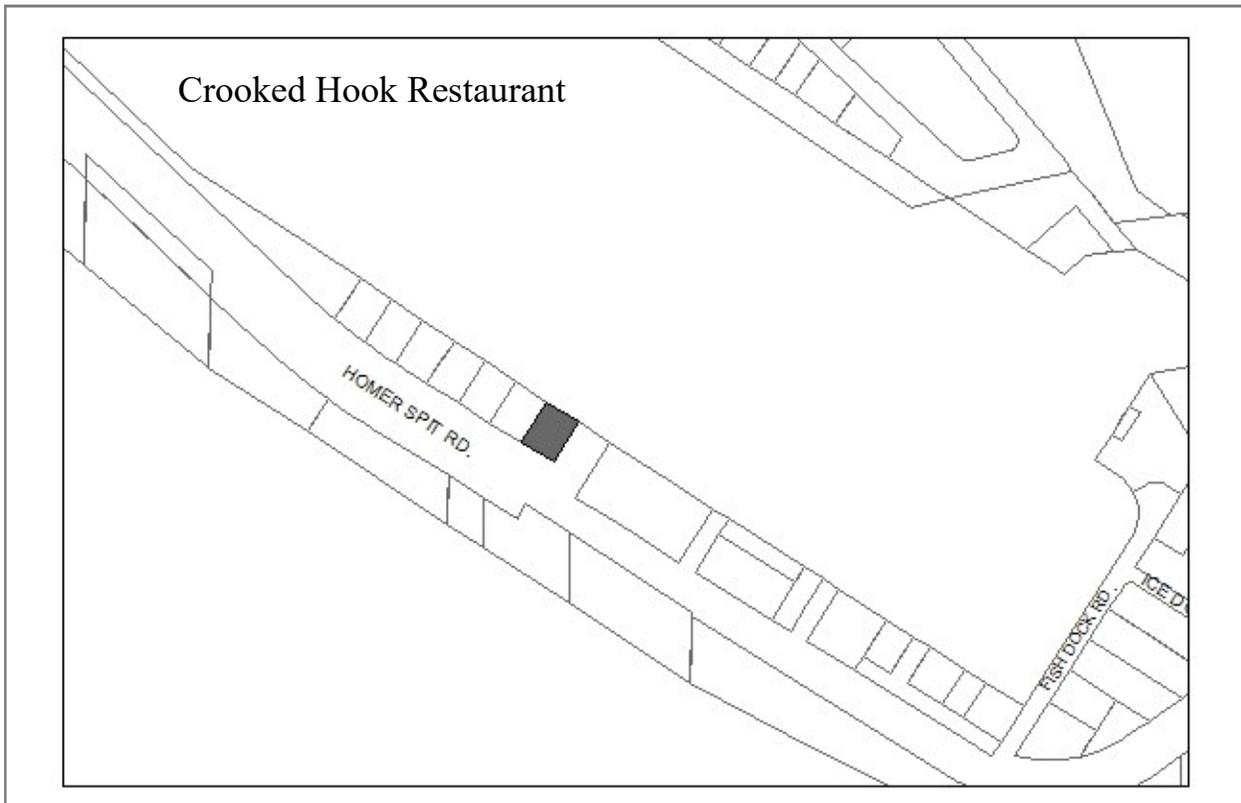
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

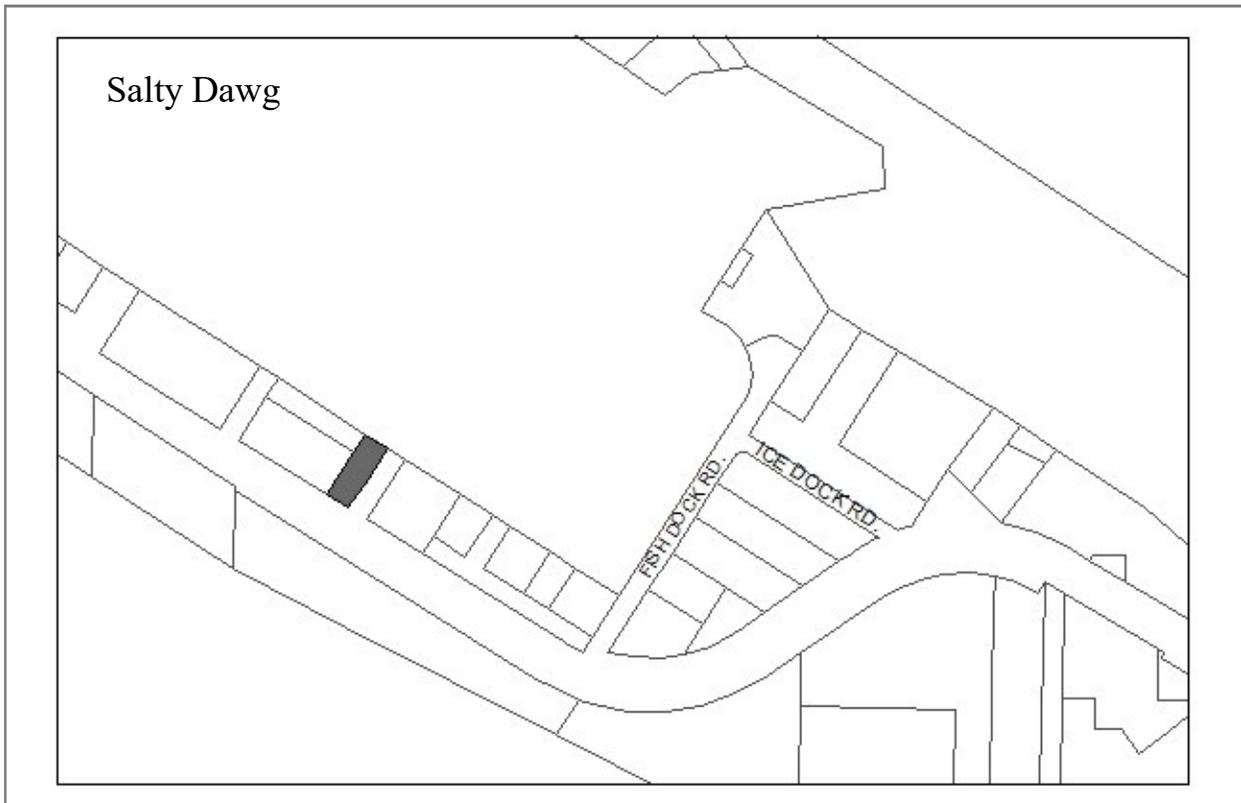
Address: 4373 Freight Dock Rd

Leased to: USCG
 Lease Renewal Options: None
 Expiration: September 30, 2026

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 12,700 sq ft	Parcel Number: 18103316
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
<p>Leased to: Harbor Bar & Grill Expiration: Lease expires 2/1/2046, no options.</p>	
Finance Dept. Code:	



Designated Use: Leased Lands
Acquisition History:

Area: 0.23 acres	Parcel Number: 18103309
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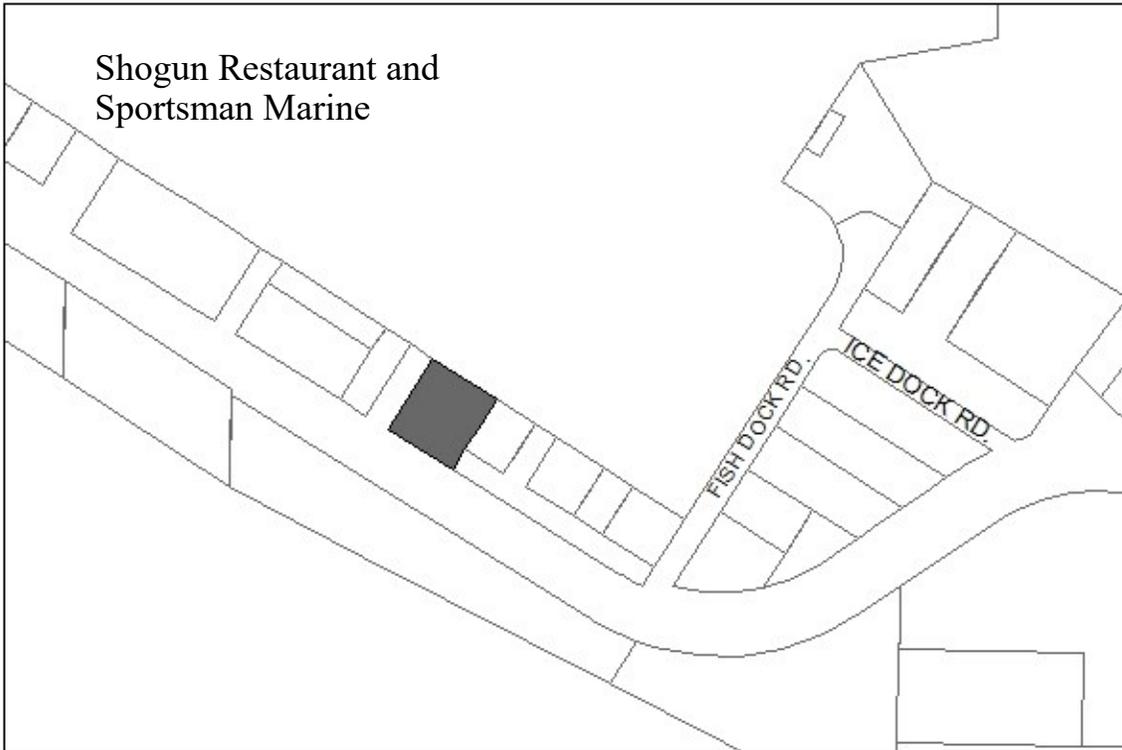
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
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Leased to: John Warren, Salty Dawg
 Expiration: 1/31/2026. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

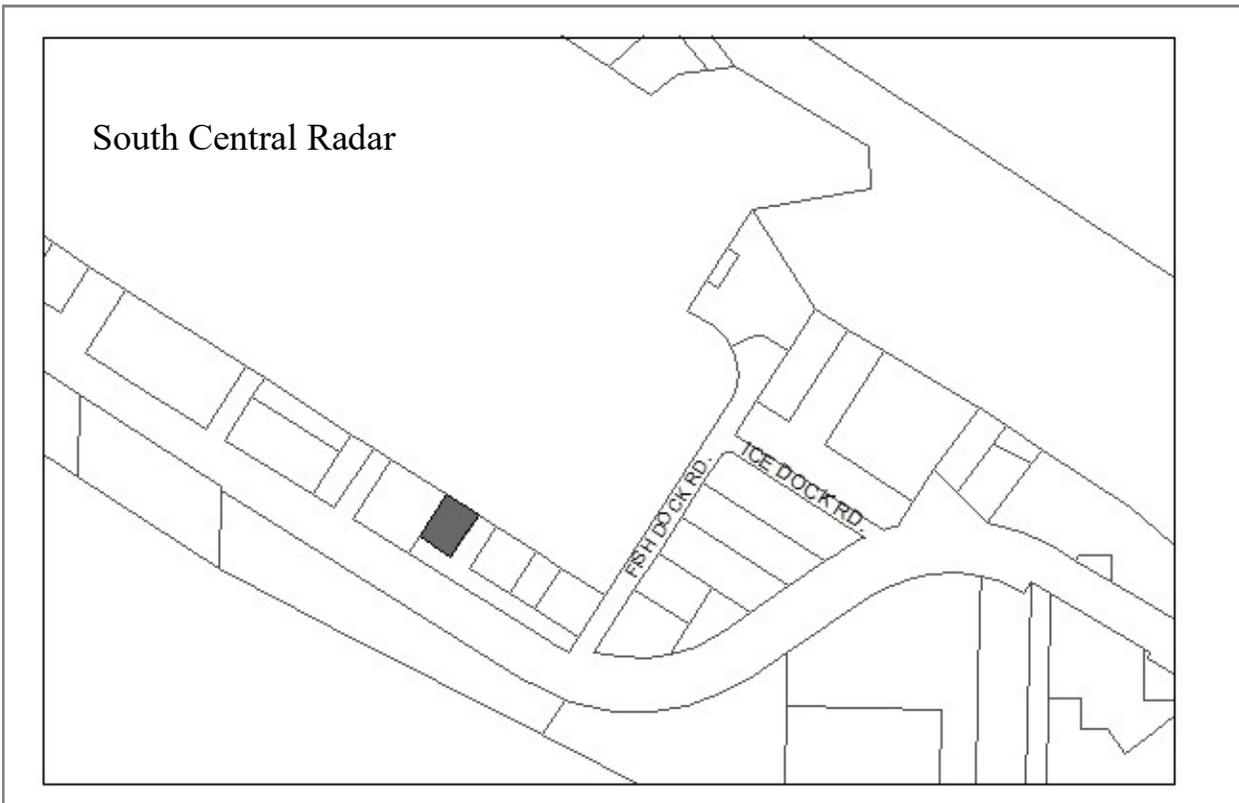
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Berth II, LLC. Resolution 2024-068
 Expiration: 2044 with two 5 year options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres	Parcel Number: 18103431
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Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
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Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)
 Expiration: 11/1/2032, two additional 5 year renewal options. Resolution 22-056 leased a portion of lot 88 -1 for parking.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres	Parcel Number: 18103442
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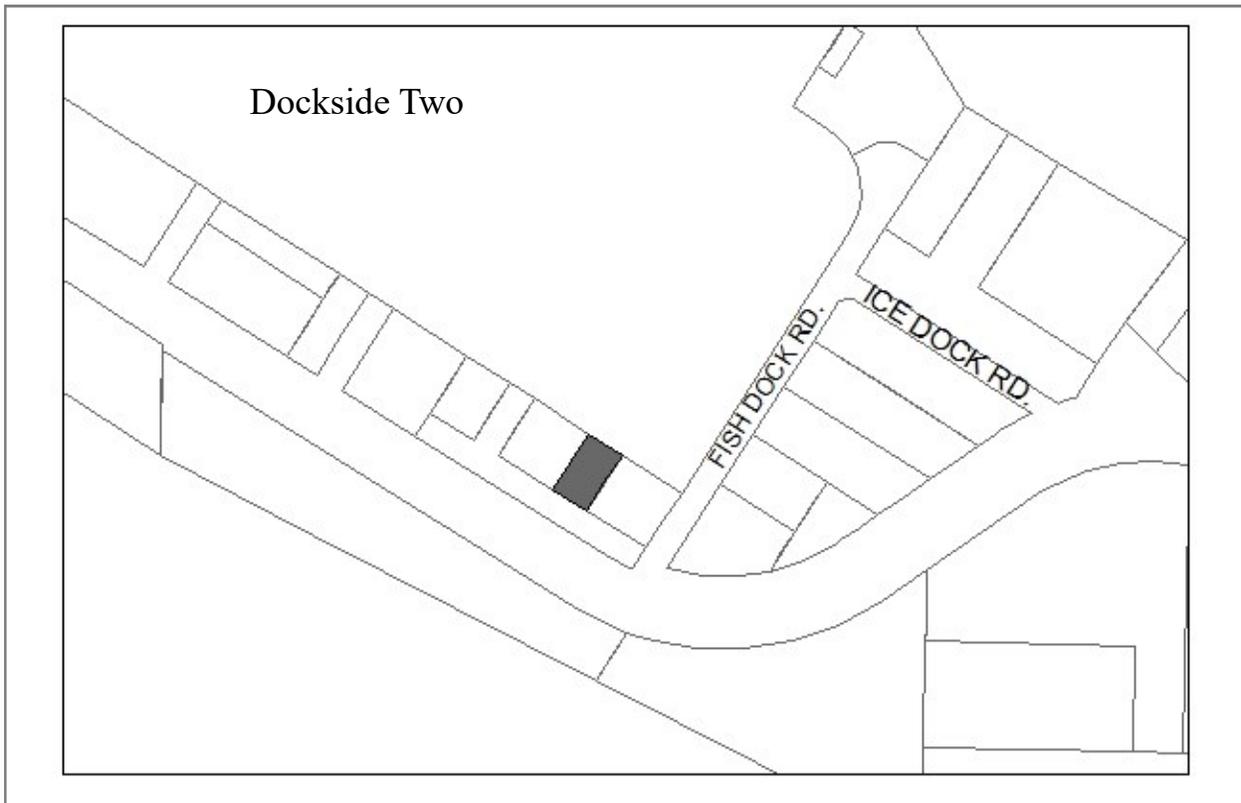
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
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Leased to: Mike Yourkowski
 Lease Renewal Options: one 10 year renewal option.
 Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.
 Resolution 16-084 leased a portion of land for restaurant seating.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
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Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
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Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods
 Expiration: 2027, no options.

Finance Dept. Code:



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

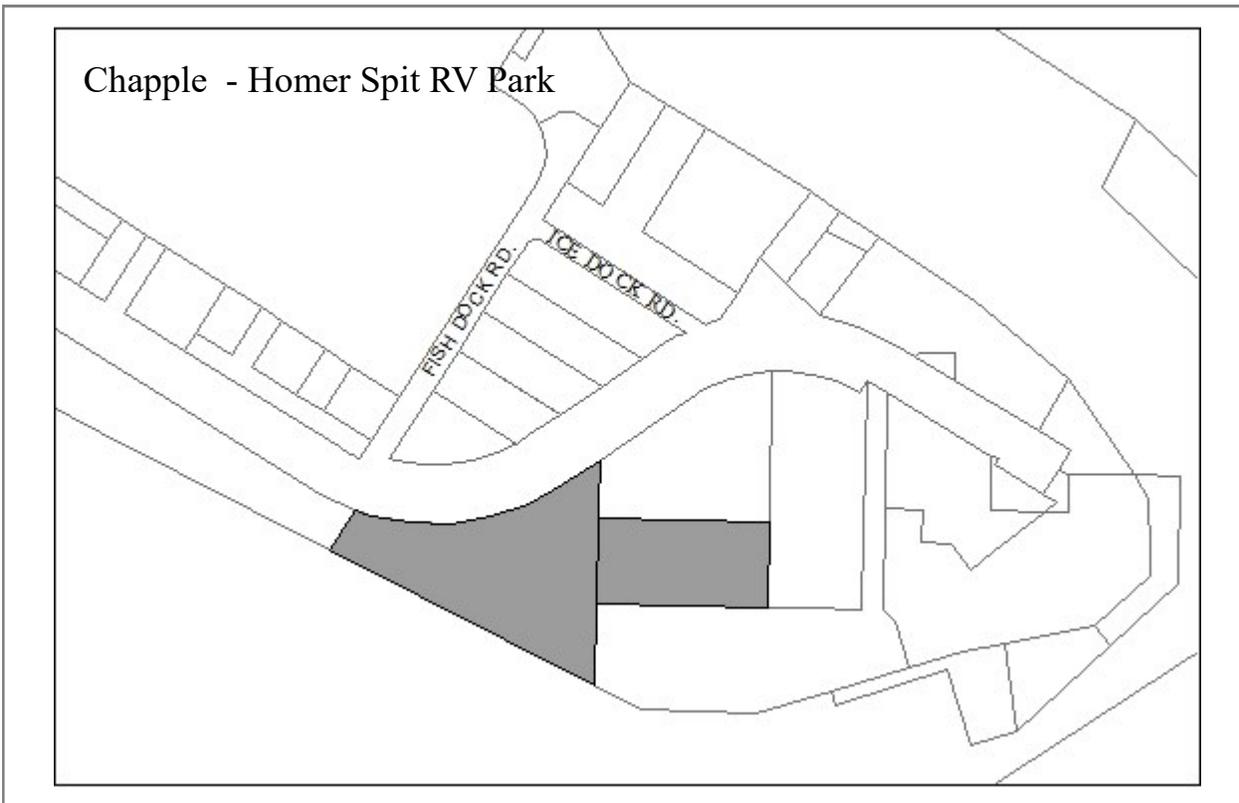
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft	Parcel Number: 18103402, 03
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Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

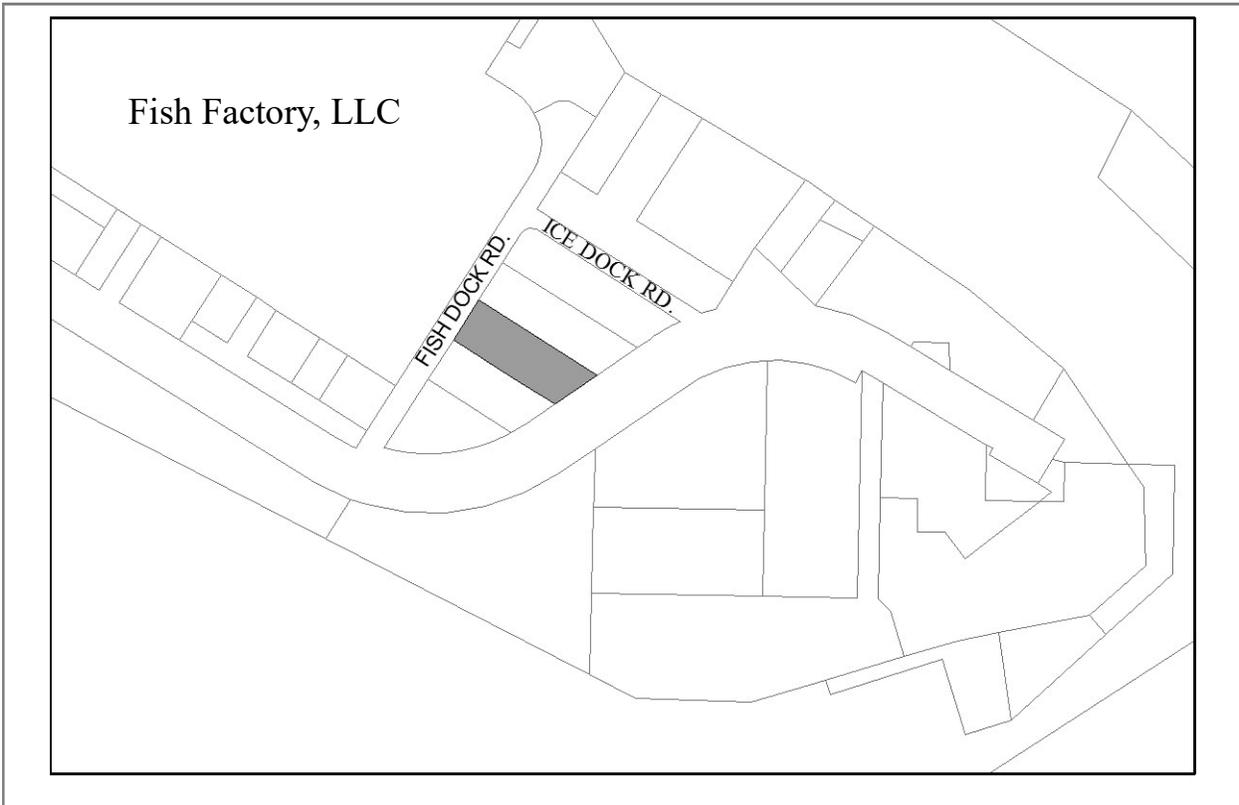
Zoning: Marine Industrial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
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Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069
 Expiration: 12/31/2026, two addition 3 year options.

A portion is reserved for the Seafarers Memorial. Resolution 96-27.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
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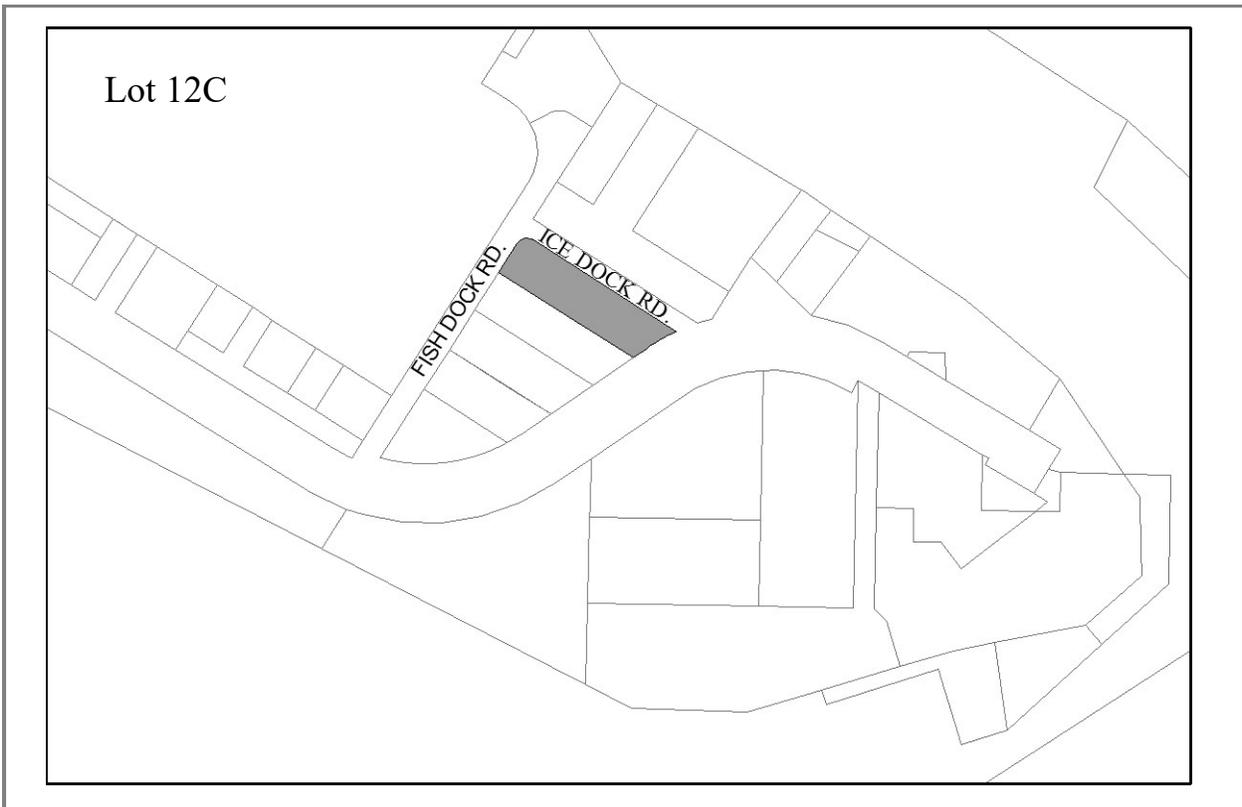
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial	Wetlands: None
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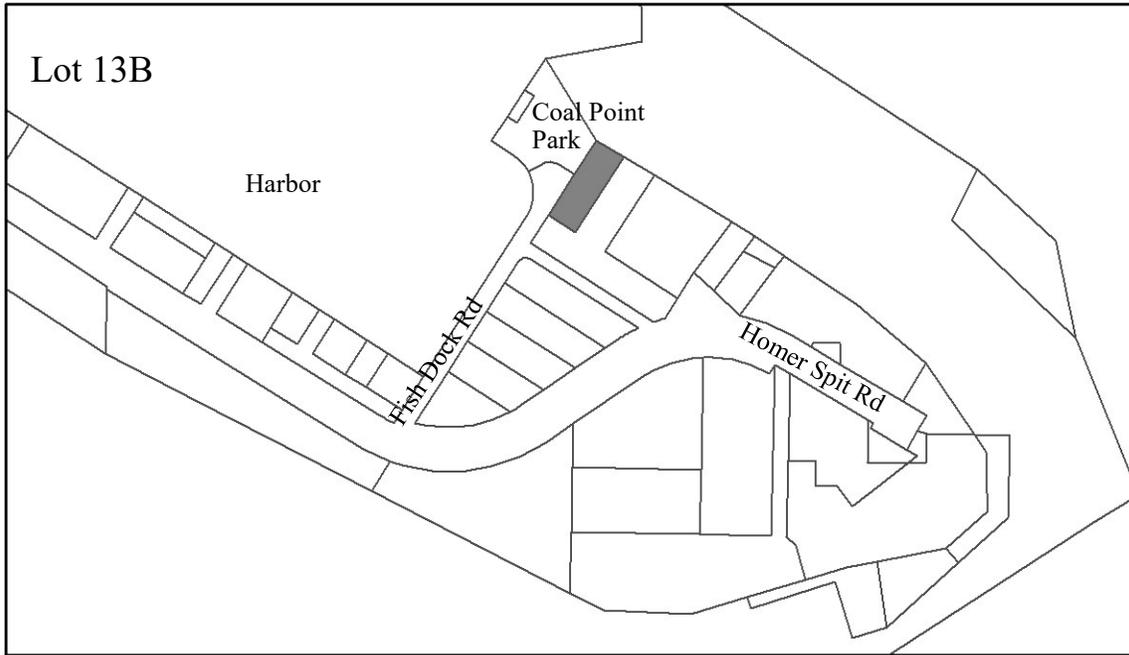
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
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Leased to: Fish Factory, LLC
 Expiration: 12/31/2036 with two 5 year options

Finance Dept. Code:



Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease with two five year options. Resolution 20-0135	
Finance Dept. Code:	



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

Wetlands: N/A

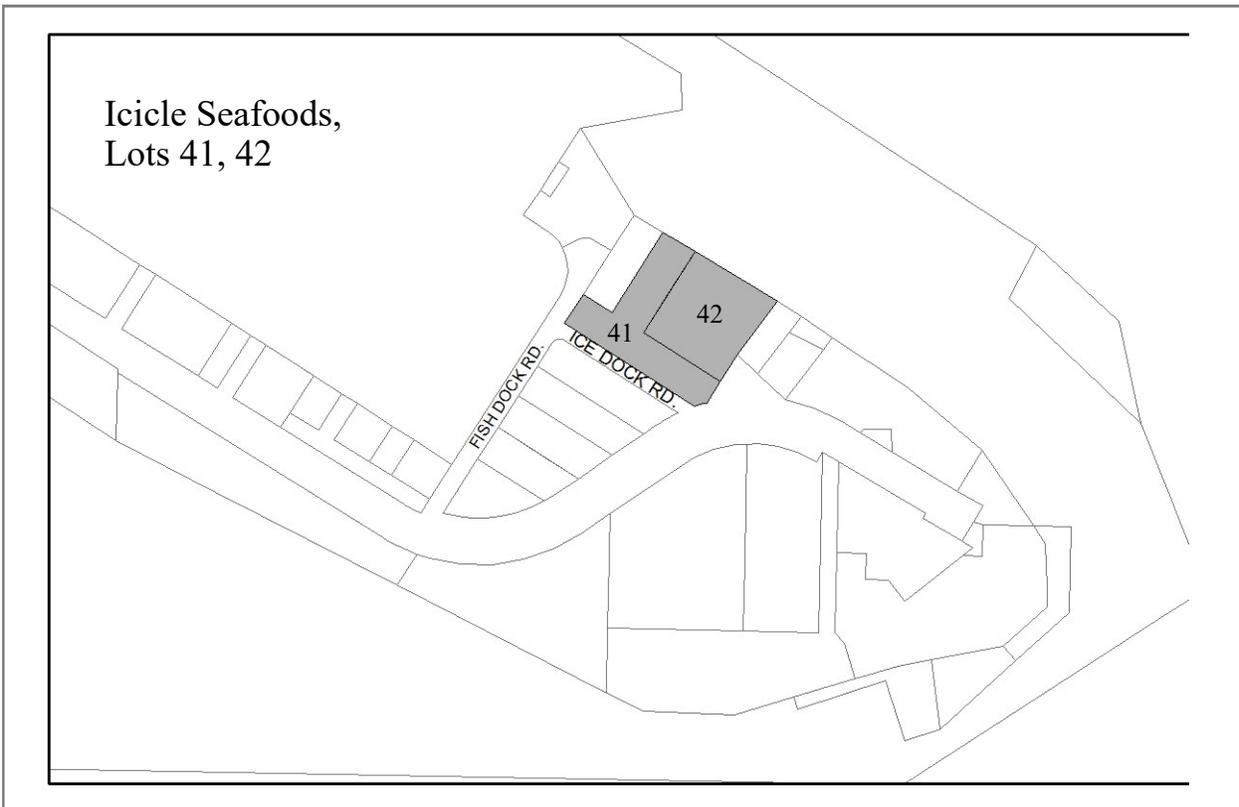
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

Copper River Seafoods Lease, Resolution 22-028. Lease expires 2039.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History: Lot 42, ordinance 17-41

Area: 2.96 acres	Parcel Number: 18103419, 18103418
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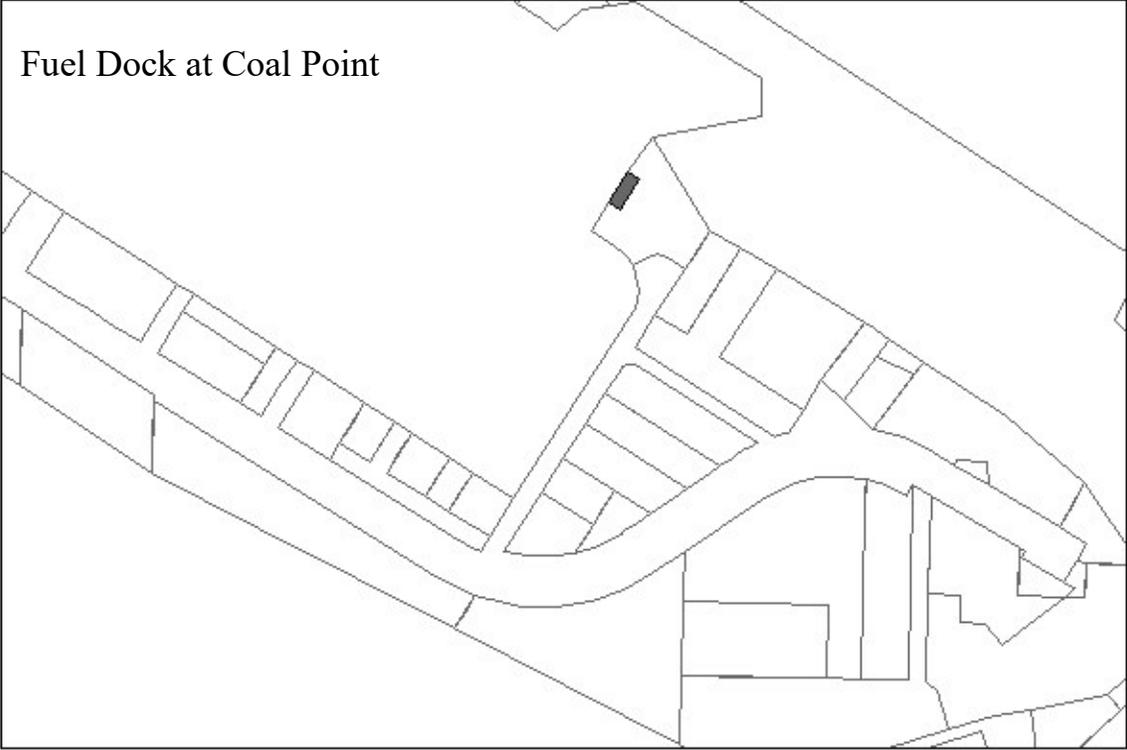
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42

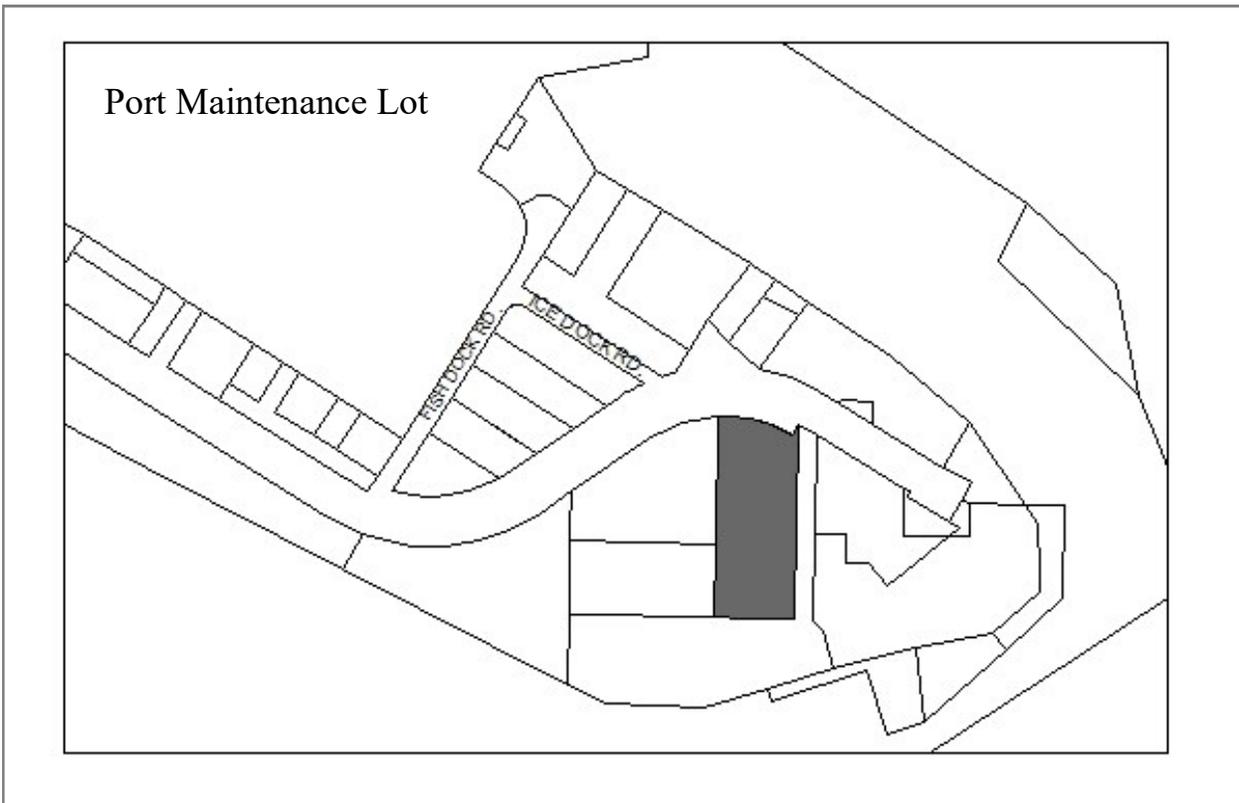
Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
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Leased to: Ocean Beauty Icicle, Inc
 Expiration: 2039 with options. Resolution 17-008, Resolution 20-043

Finance Dept. Code:

 <p>Fuel Dock at Coal Point</p>	
<p>Designated Use: Leased Land Acquisition History:</p>	
<p>Area: 0.07 acres</p>	<p>Parcel Number: 18103427</p>
<p>Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: None</p>
<p>Infrastructure: Paved road, water and sewer.</p>	<p>Address: 843 Fish Dock Road</p>
<p>Leased to: Petro 49, expires 11/30/2038</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

Acquisition History:

Area: 2.23 acres
(Lease is for a small portion of the lot)

Parcel Number: 18103404

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

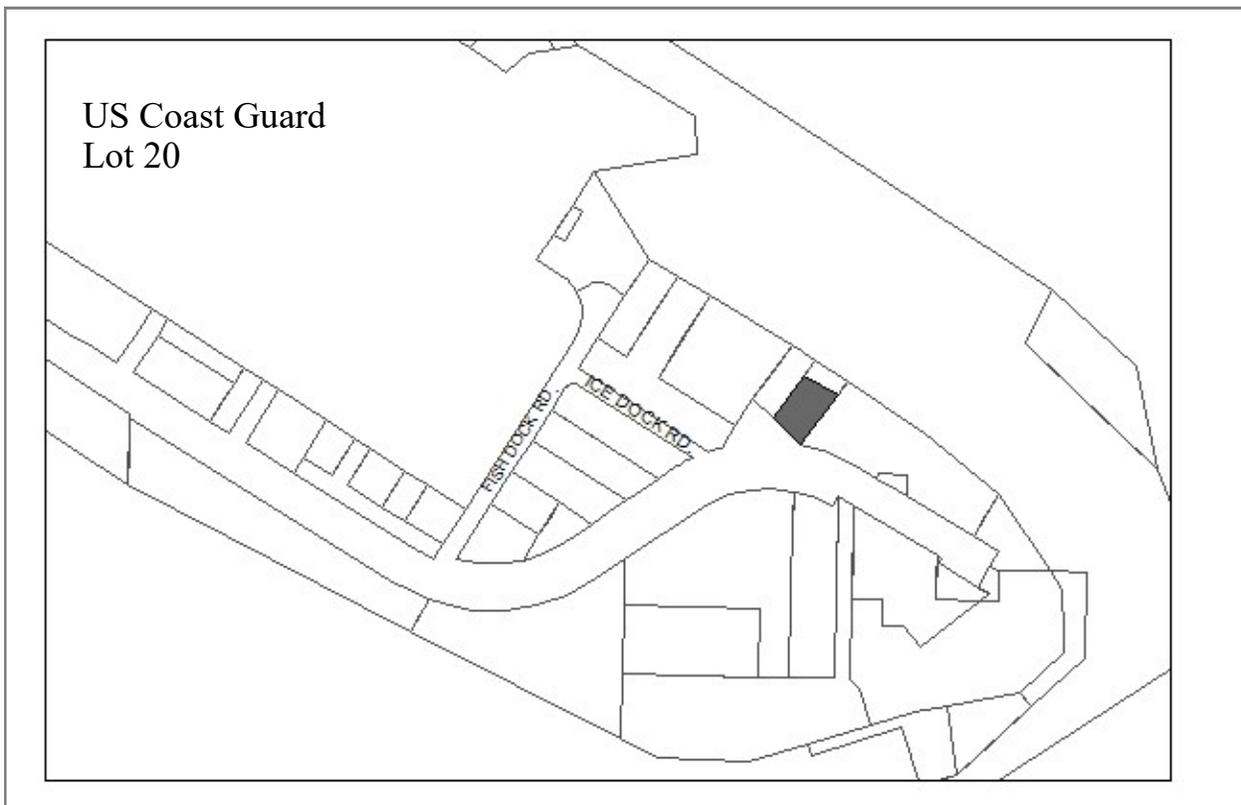
Leased to:

ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.35 acres	Parcel Number: 18103445
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Legal Description: Portion of Government Lot 20

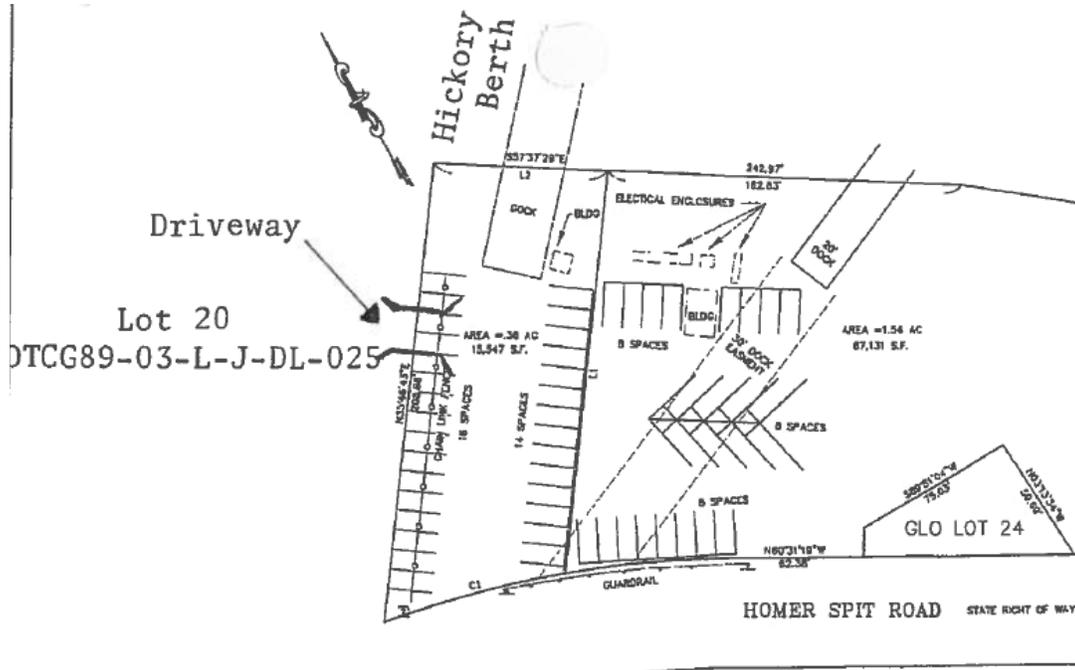
Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
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Leased to: US Coast Guard.
 Resolution 15-009 approved an additional 20 year lease.

Finance Dept. Code:

Hickory Lease

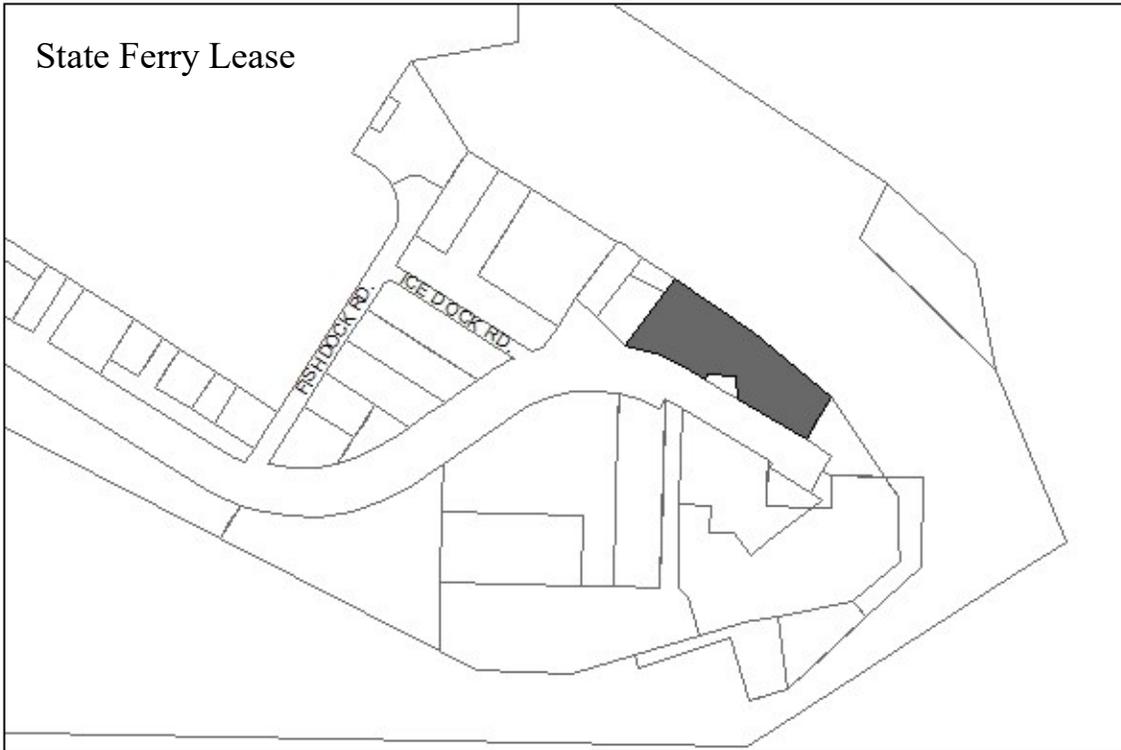


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034. Now month to month, working through federal level, to work out a new long term lease.

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging
Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial

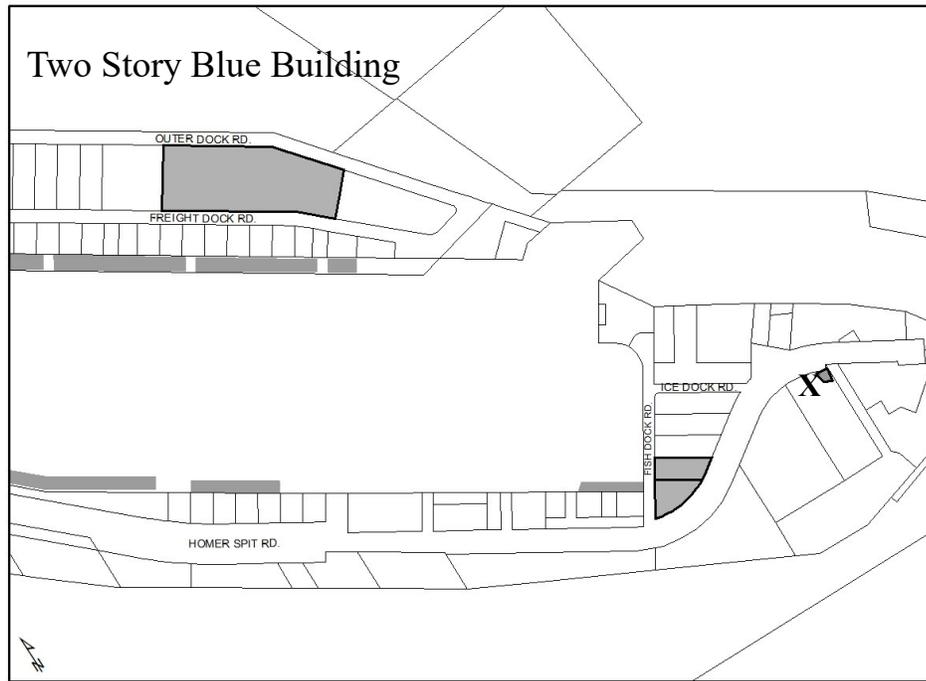
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway
 Expiration: April 30, 2060
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Lands

Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2019 Assessed Value: Land value \$325,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

Zoning: Marine Industrial

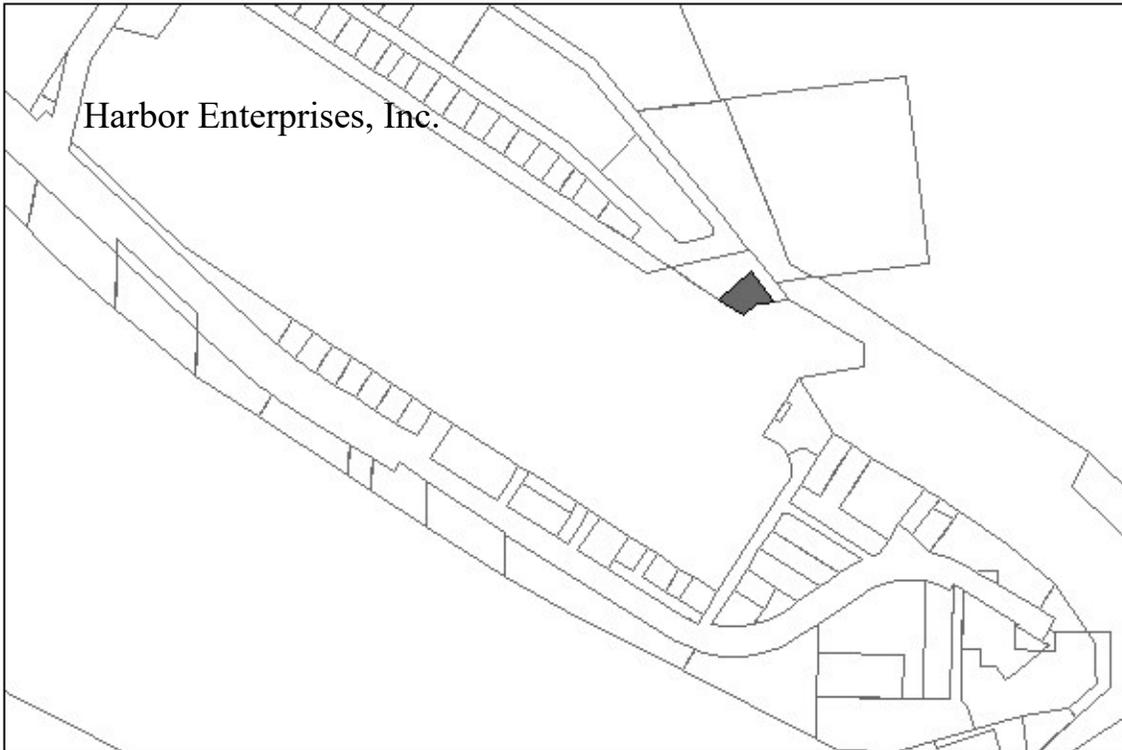
Infrastructure: Water, sewer, natural gas, paved road access

Address: 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

Wetlands: None

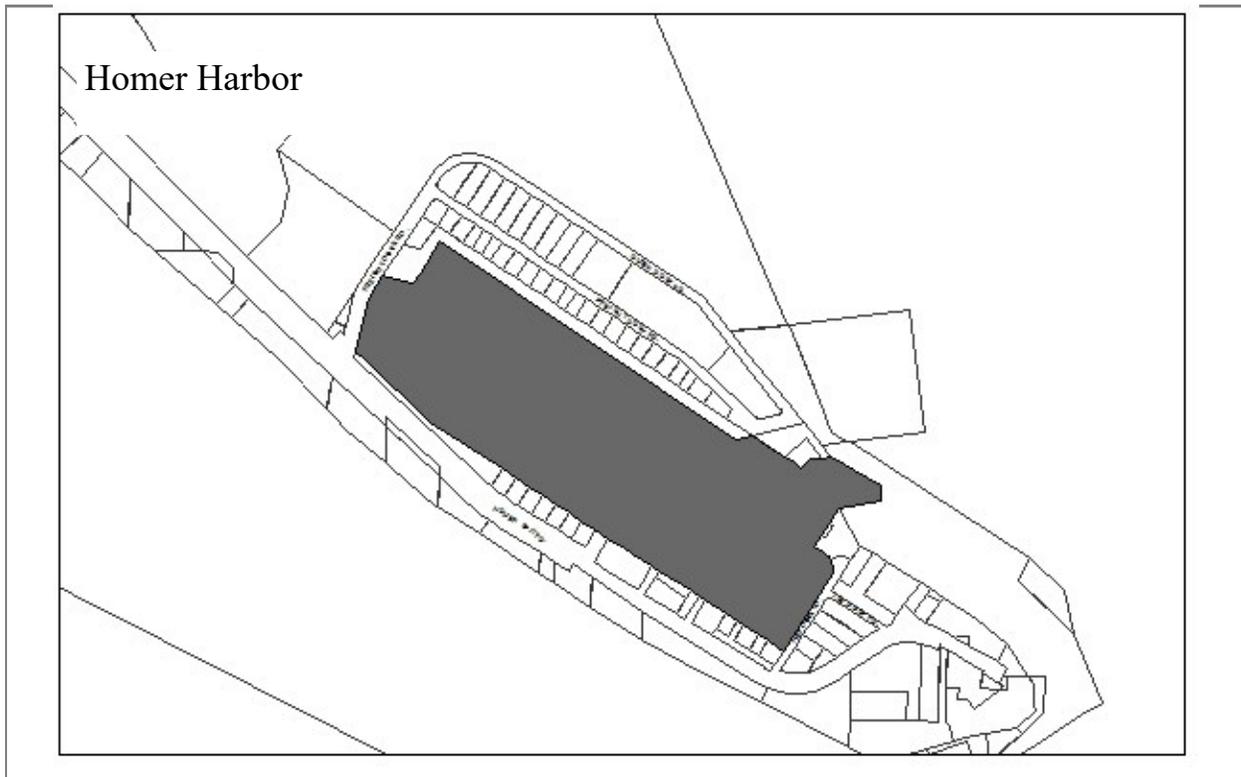
Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
 Resolution 16-031(S) 20 yr lease

Finance Dept. Code:

Section C
Port Facilities



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	Parcel Number: 18103214
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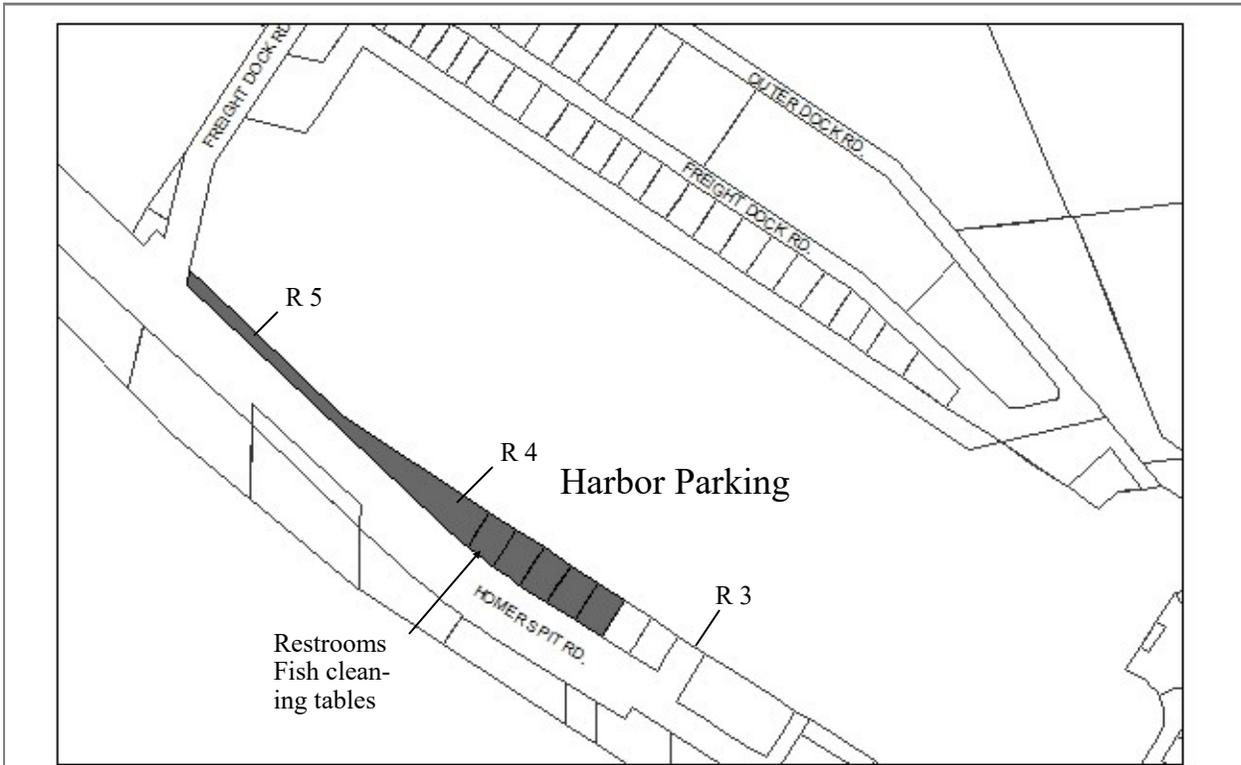
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial/Small Boat Harbor Overlay	Wetlands: N/A
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Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

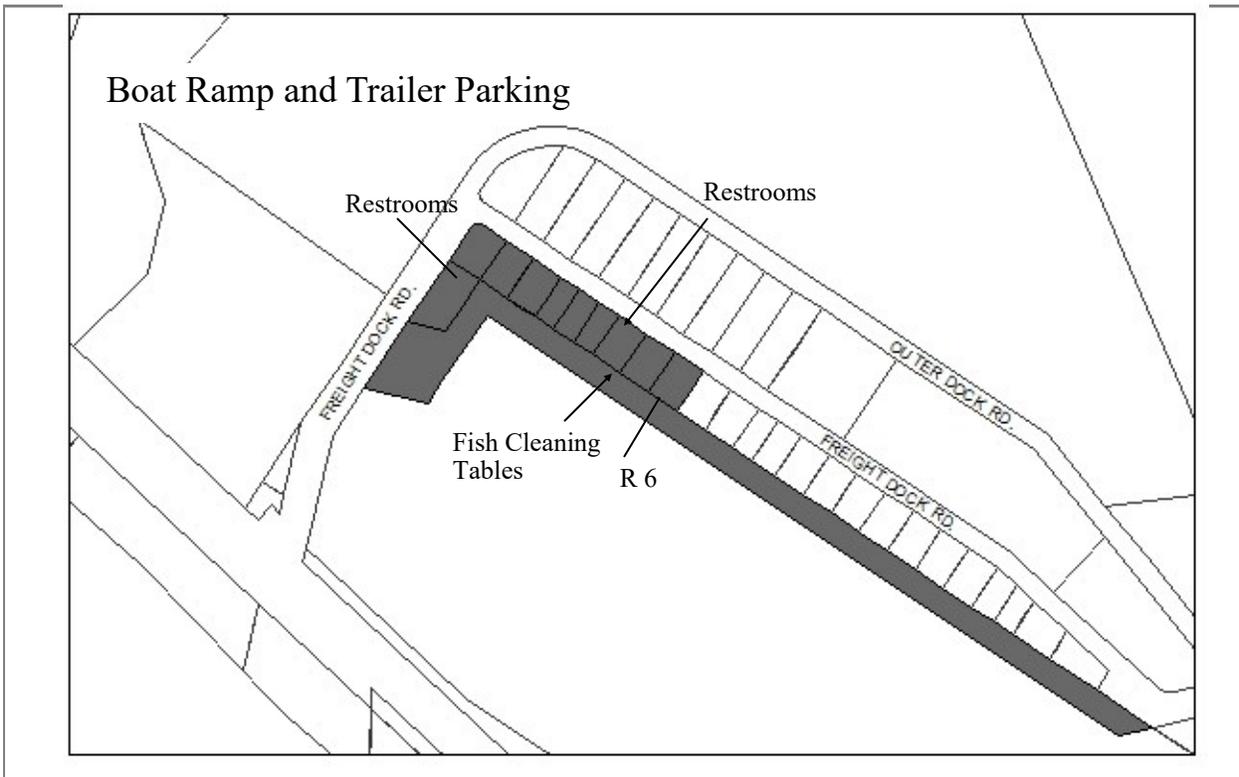
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
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Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

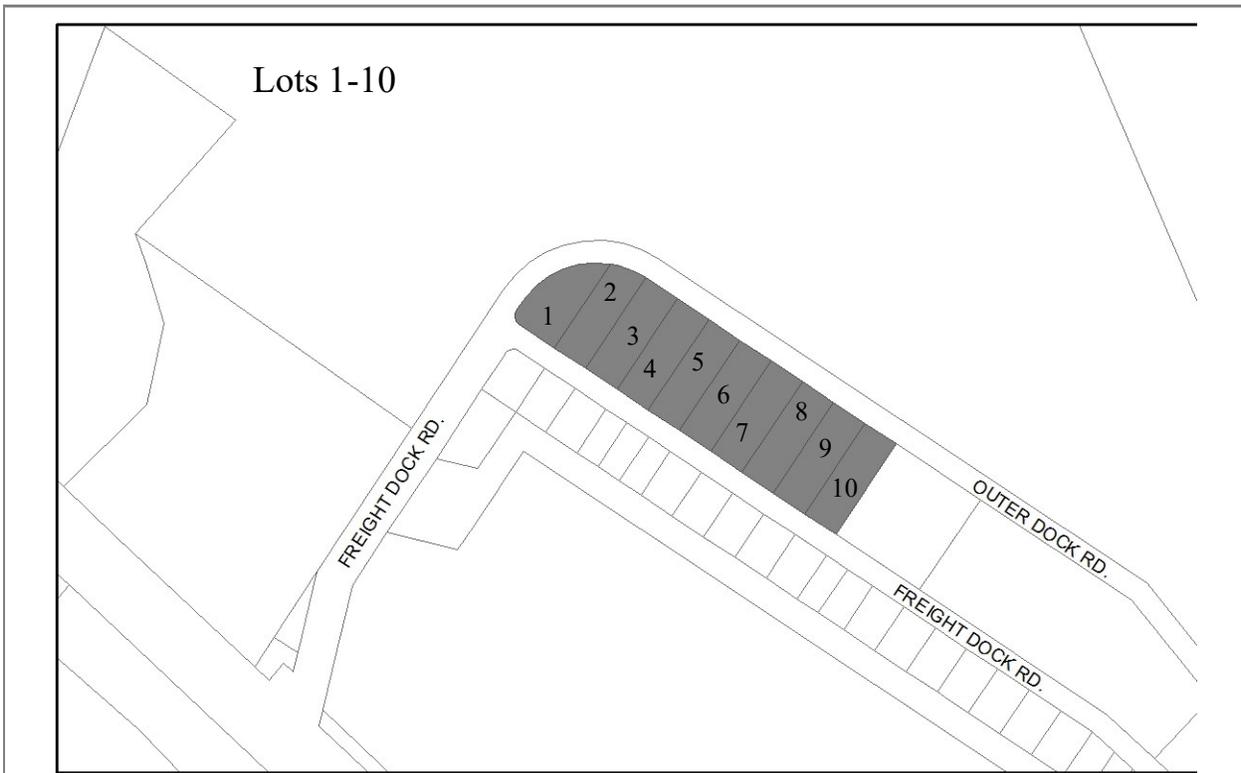
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
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Infrastructure: paved road, gas, water and sewer, public restrooms

Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 6.67 acres

Parcel Number: 181032-21,22-29, 31

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

Zoning: Marine Industrial

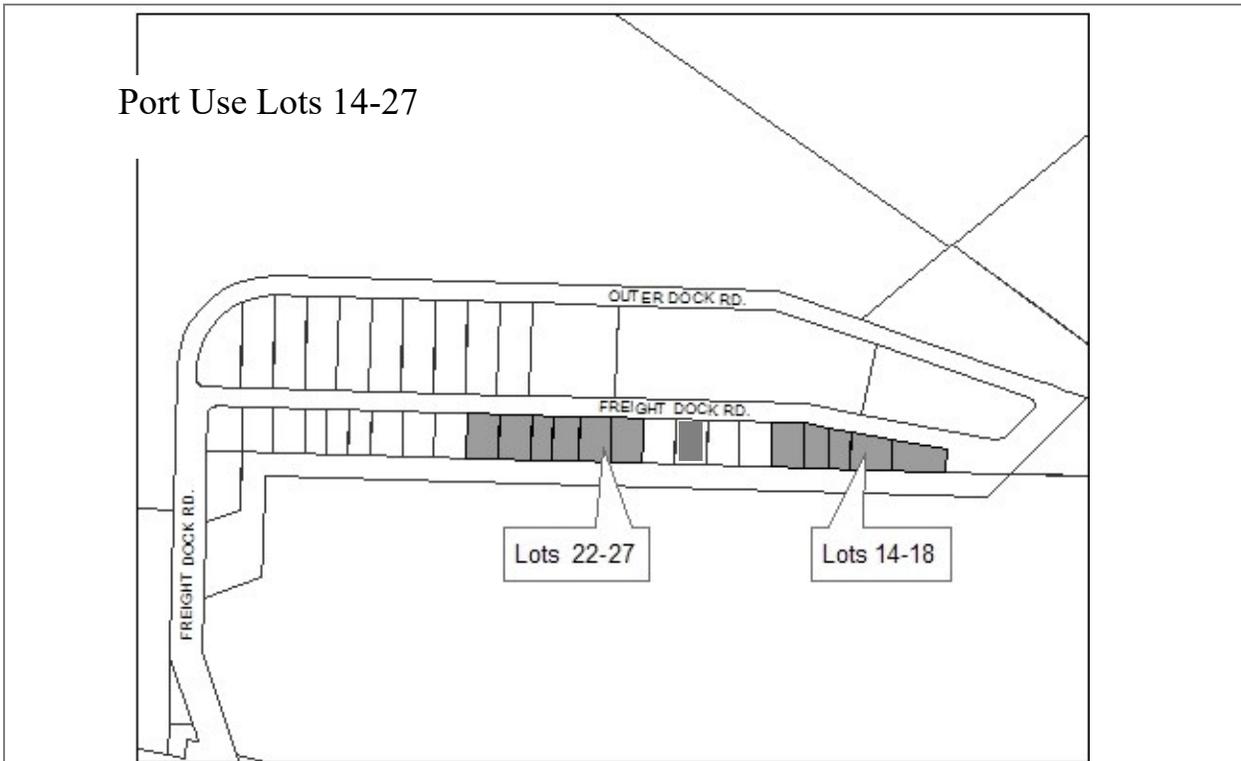
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Lots 1,2,3: Summer boat trailer parking
 Resolution 14-041, Lots 9 and 10 are available for short term lease only

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres	Parcel Number: 18103233-37, 41-46
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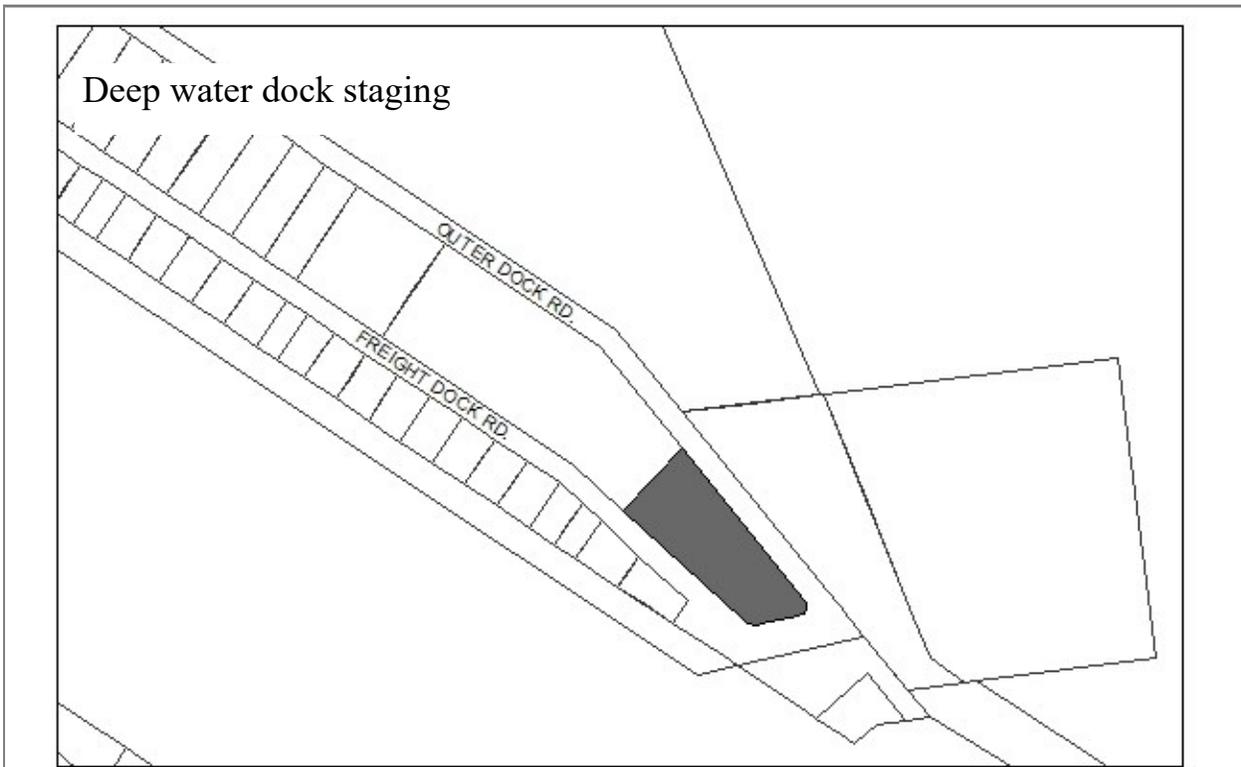
Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, gas, Spit Trail, water and sewer

Notes:
 Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.
 The harbor office completed in 2015 is on lots 22 and 23.

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

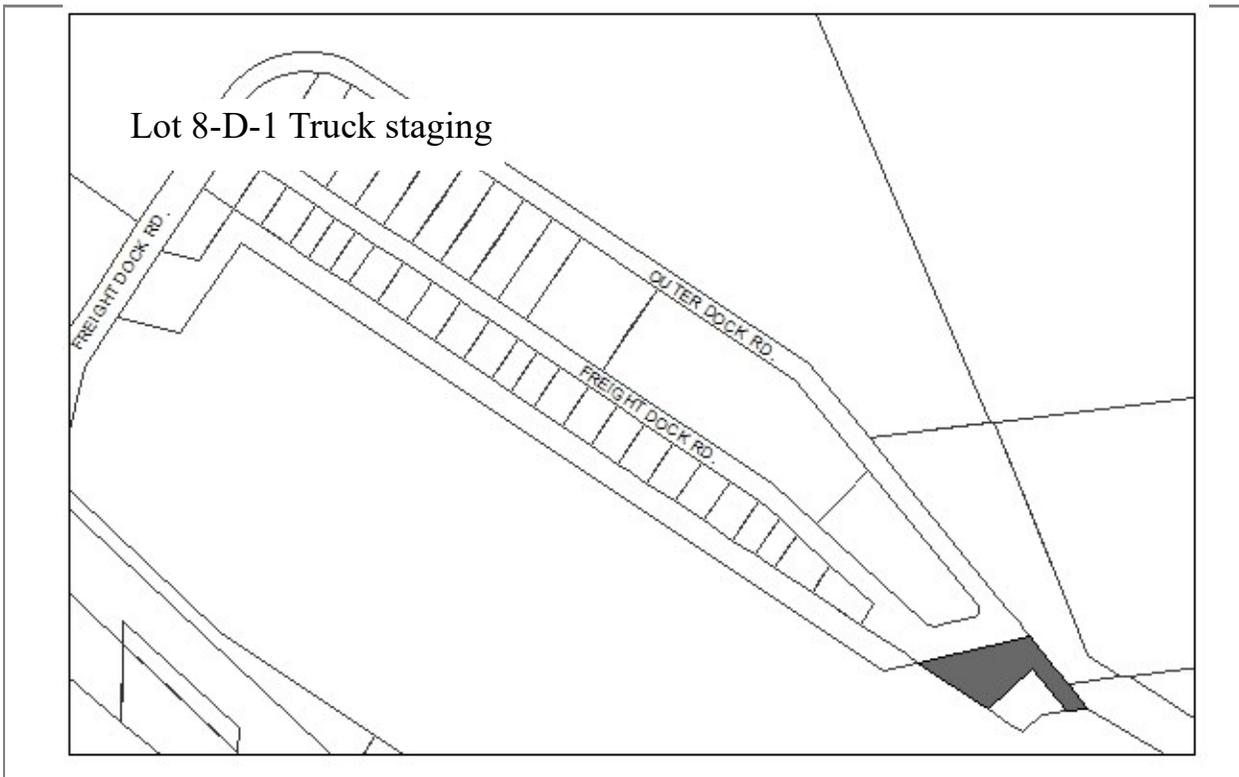
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres

Parcel Number: 18103259

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

Zoning: Marine Industrial

Wetlands: N/A

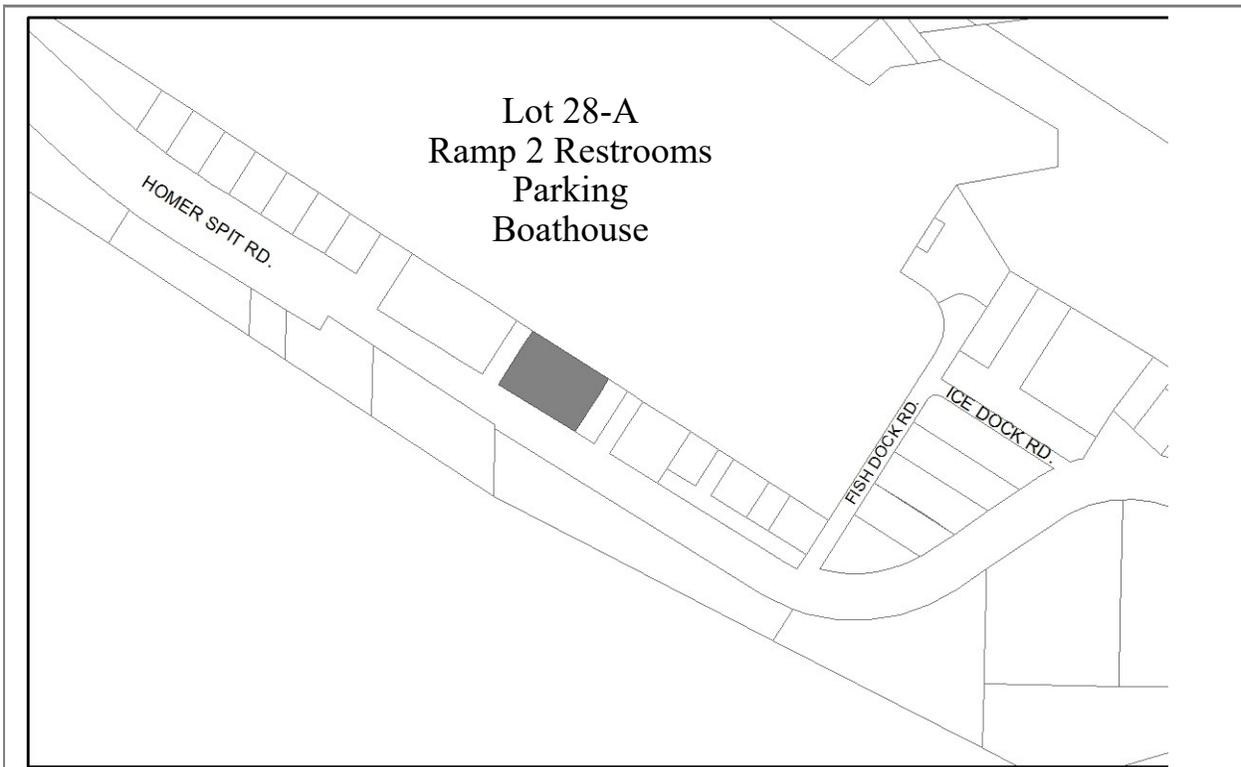
Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

Finance Dept. Code:



Designated Use: Parking, restrooms and boathouse (Reso 16-043)
Acquisition History:

Area: 0.93 acres

Parcel Number: 18103397

Legal Description: Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

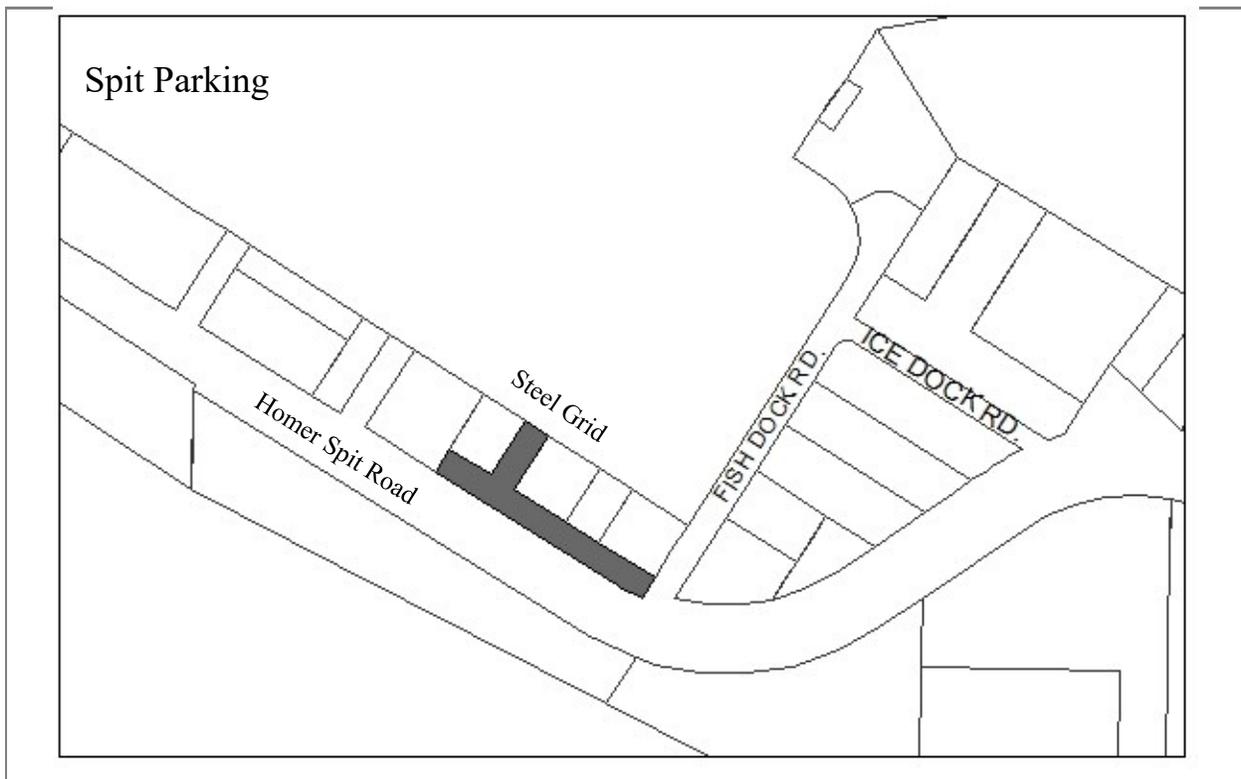
Zoning: Marine Commercial

Infrastructure: Paved road, gas, water and sewer

Former site of Harbormaster Office.
 Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres	Parcel Number: 18103441
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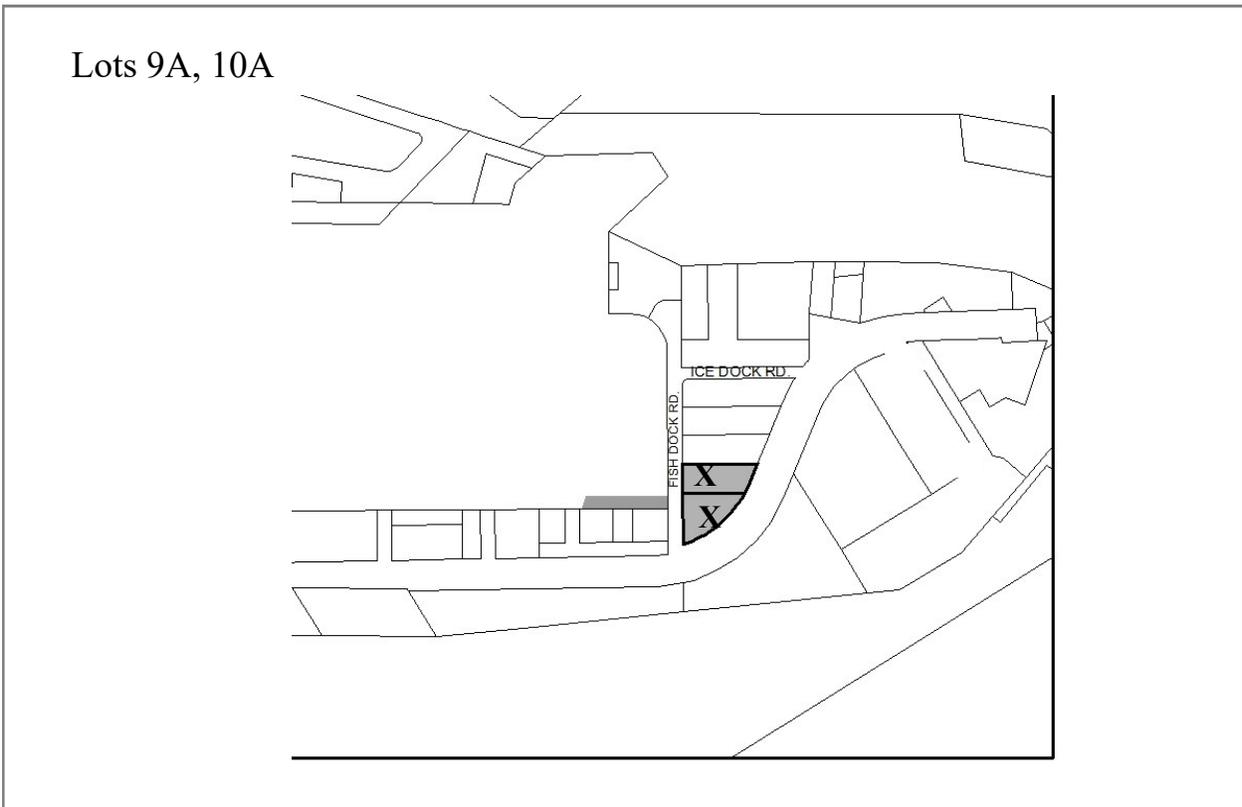
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Commercial	Wetlands: N/A
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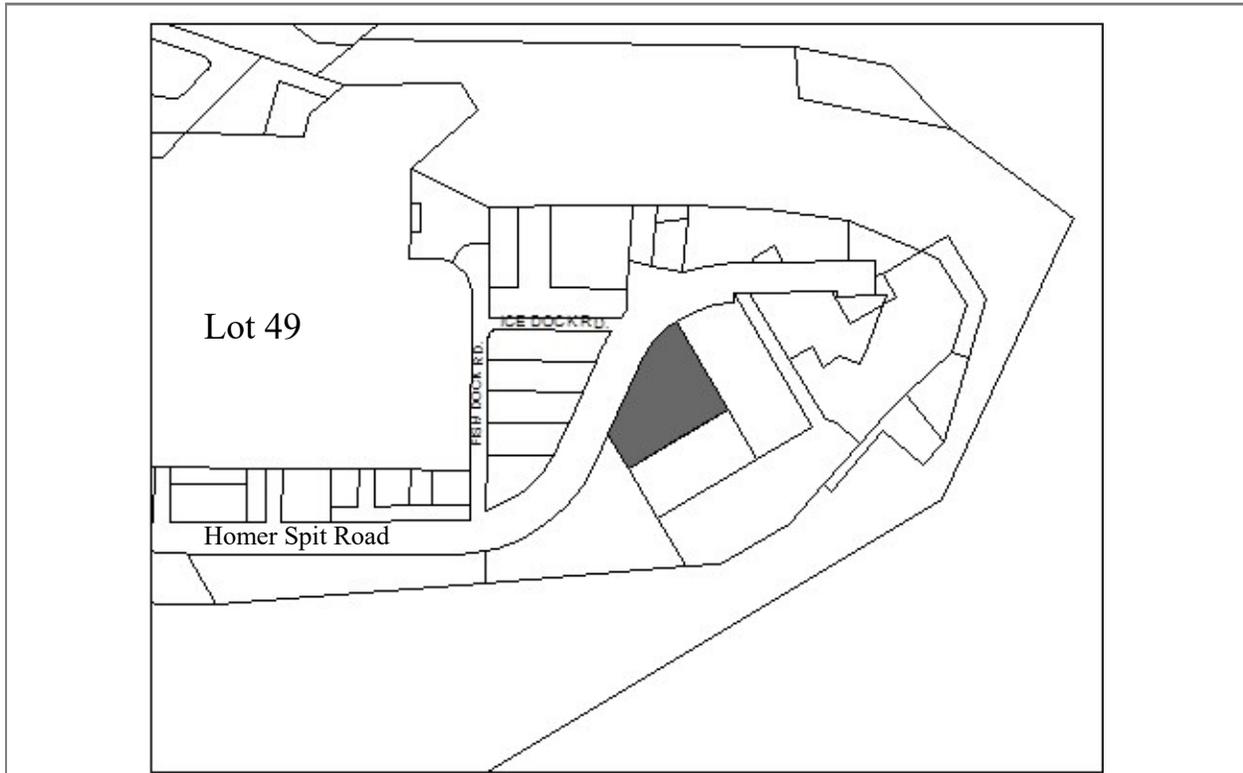
Infrastructure: Paved road

Notes:
 Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Resolution 23-043 Port use for fishery use, short term leases and facility parking	
Acquisition History:	
Area: 1.05 acres (0.52 and 0.53 acres)	Parcel Number: 18103477, 78
2022 Assessed Value: Land value \$333,500	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, gas, Spit Trail, paved road access	Address:
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.</p>	
Finance Dept. Code:	



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres	Parcel Number: 18103403
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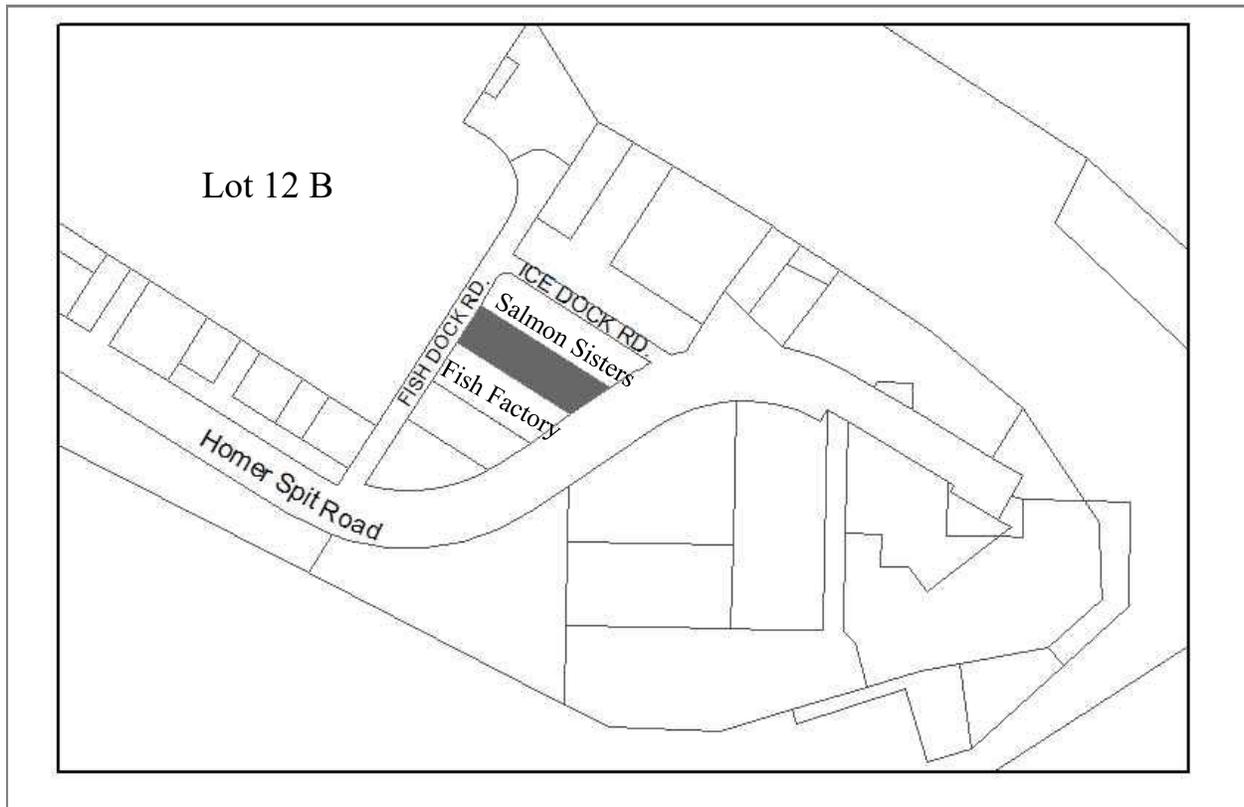
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

Zoning: Marine Industrial	Wetlands: N/A
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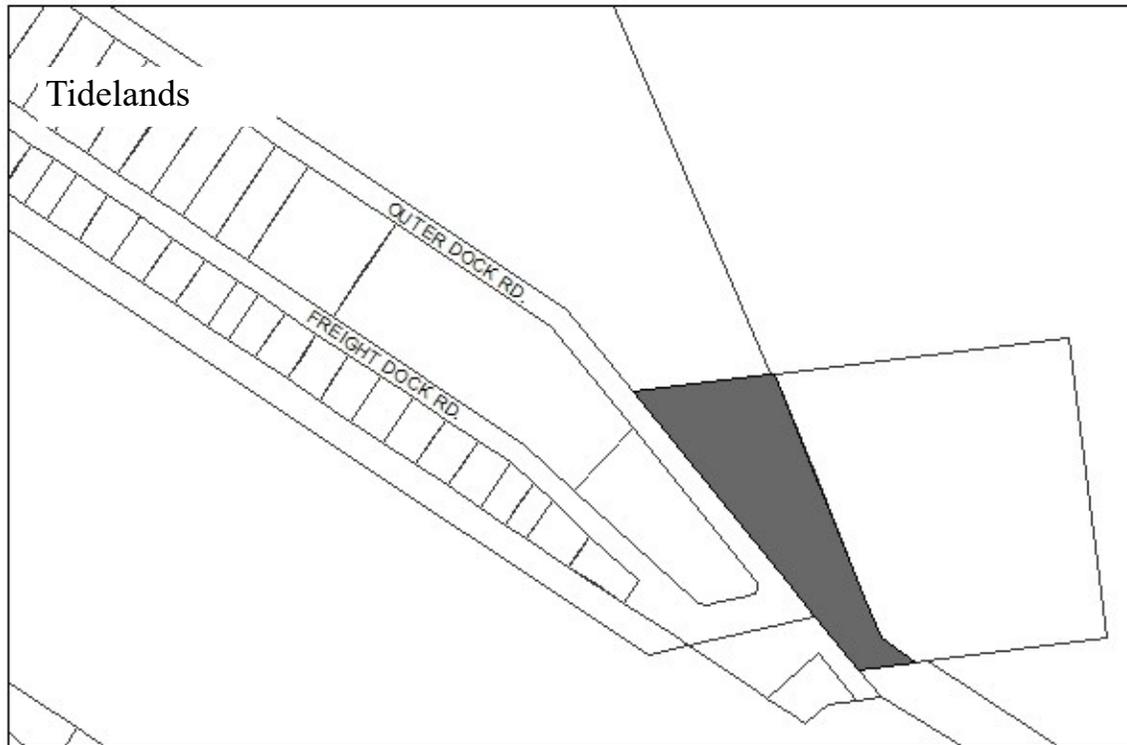
Infrastructure: Paved road, gas, water and sewer

Notes:
 Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.68 acres	Parcel Number: 18103451
Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

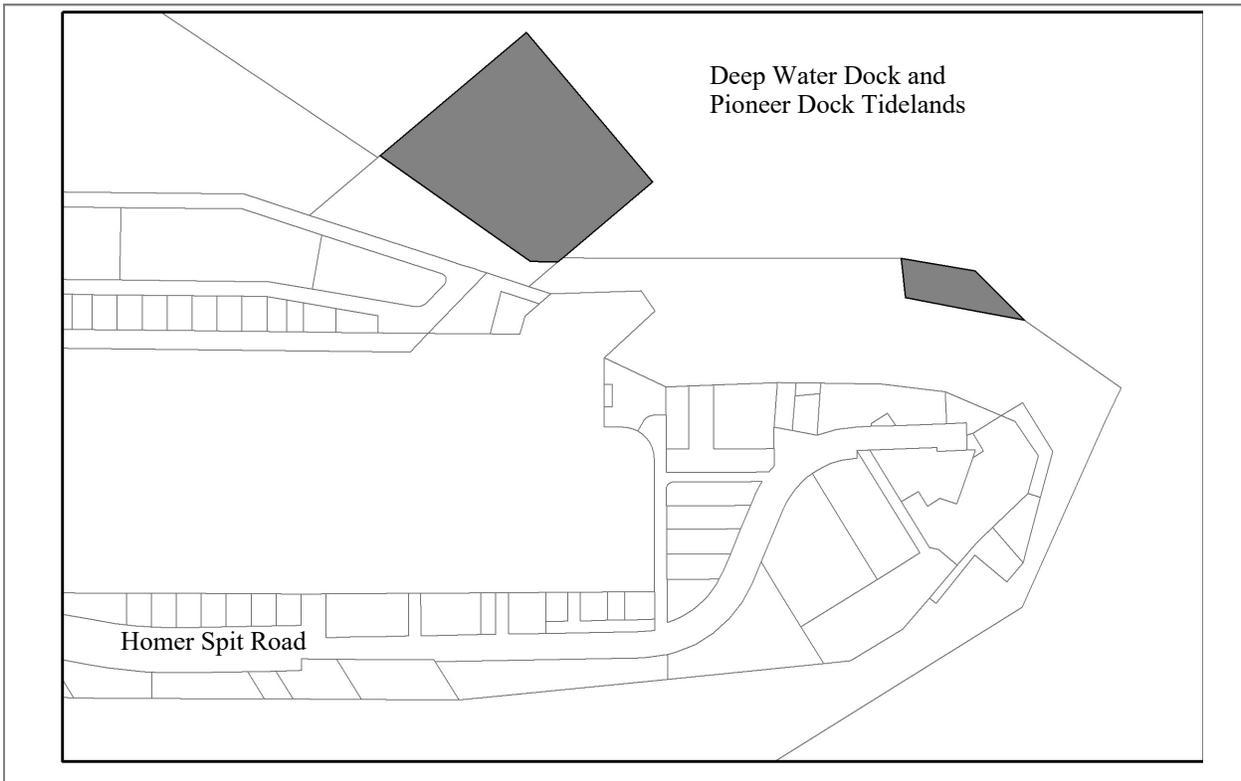
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050
 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Finance Dept. Code:



Designated Use: Port and Harbor Use
Acquisition History: Resolution 17-81

Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
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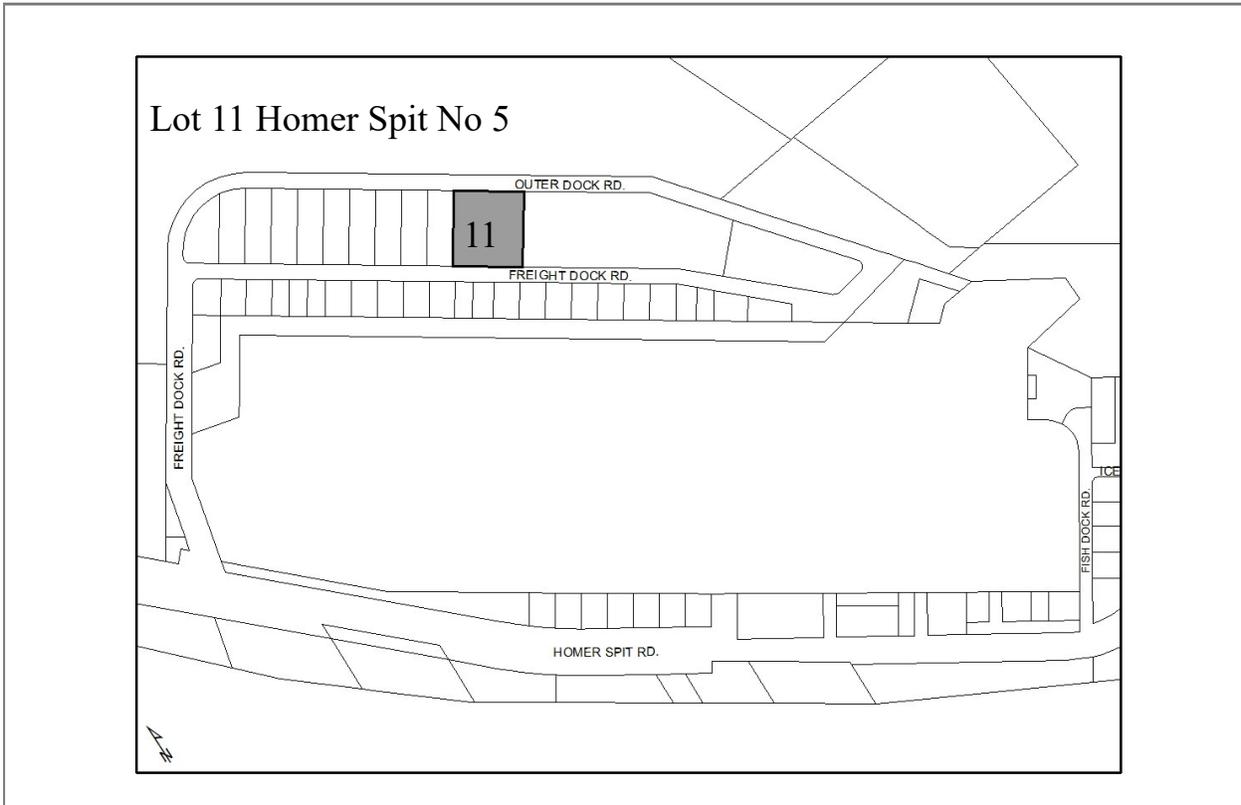
Legal Description: ATS 1373 and ATS 1603

Zoning: Outside city limits	Wetlands: N/A
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Infrastructure:

Notes:
 Acquired from the State of Alaska

Finance Dept. Code:



Designated Use: Port Facility
Acquisition History:

Area: 1.78 acres. A small portion is leased for a telecommunications tower	Parcel Number: 18103230
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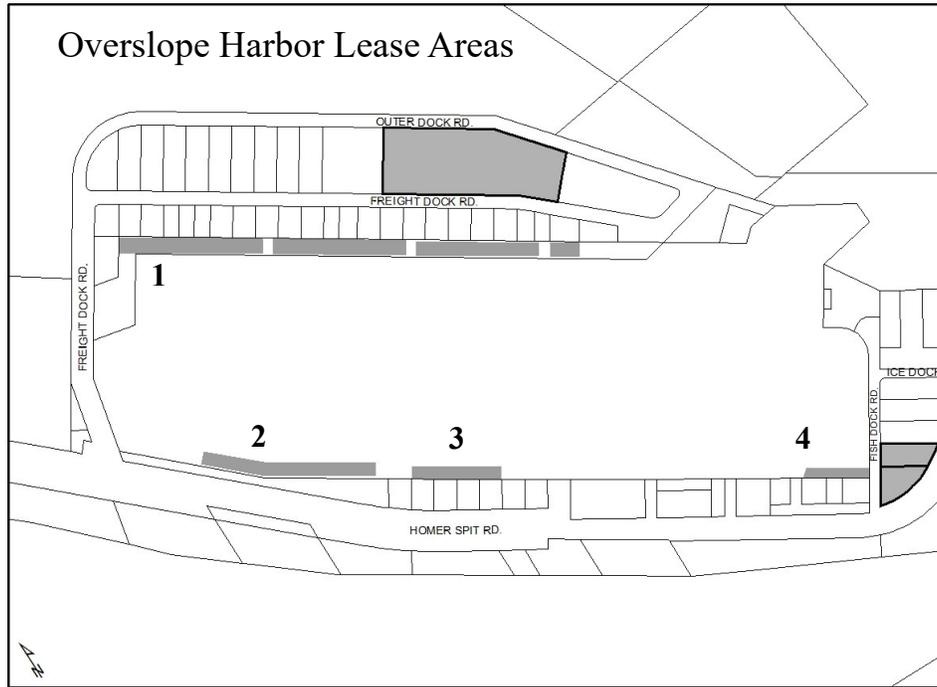
Legal Description: Homer Spit Subdivision No. 5 Lot 11

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access	Address: 4300 Freight Dock Road
--	--

A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01)
 This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)

Finance Dept. Code:



Designated Use: Future overslope lease areas 17-33, 23-043

Acquisition History:

Area:

Parcel Number:

2022 Assessed Value:

Legal Description:

Zoning: Marine Commercial and Small Boat Harbor Overlay

Infrastructure: Water, sewer, gas, Spit Trail, paved road access

Address:

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

Only area 1 is available for lease; other areas are held as conceptual locations for future overslope development.

Finance Dept. Code:

Section D
City Facilities and Other Lands

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Designated Use:

Area:

Parcel Number:

2015 Assessed Value:

Legal Description:

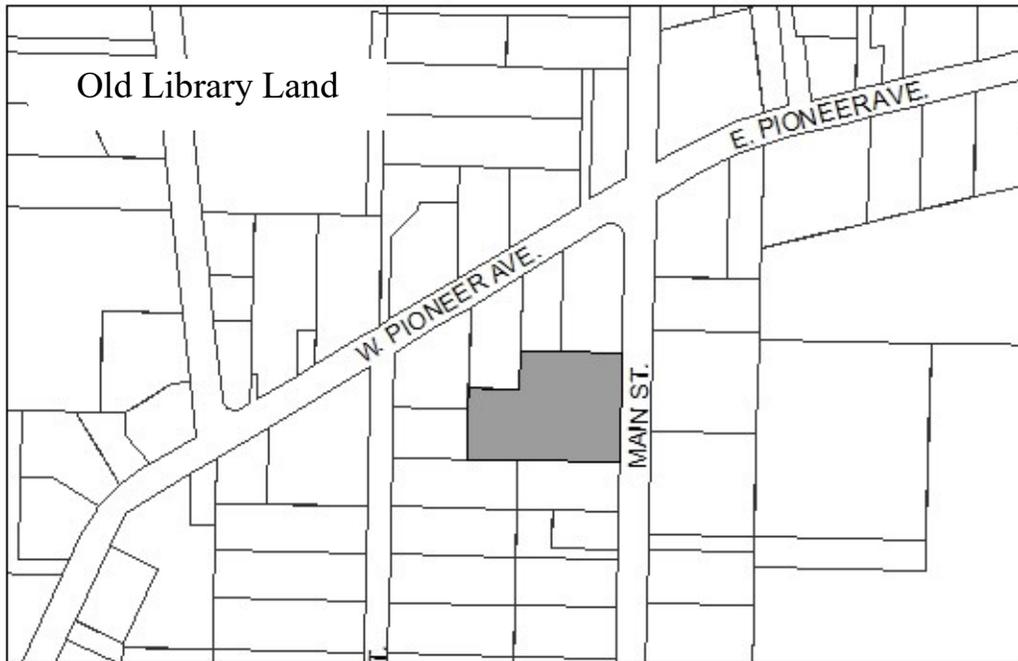
Zoning:

Wetlands:

Infrastructure:

Notes:

Finance Dept.



Designated Use: City Facility and Other Lands (Resolution 20-019)
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was part of the former library site. The library building was subdivided onto its own lot, and sold.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72	
Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2019 Assessed Value: \$8,248,000 (Land 272,600, Structure 7,975,400)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes: Resolution 23-030 supported improvements on the lots based on a design plan developed by Friends of the Homer Library.	
Finance Dept. Code:	



Designated Use: City Hall
Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres	Parcel Number: 17720408
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2019 Assessed Value: \$2,377,700 (Land 188,800 Structure 2,218,900)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

Zoning: Central Business District	Wetlands: None
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Infrastructure: Paved road access, gas, water and sewer.

Notes: New addition and remodel 2011/12. Lower parking area paved.

Finance Dept. Code:



Designated Use: Fire Station and former police station
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres	Parcel Number: 17702057
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2019 Assessed Value: \$1,567,900 (Land: \$224,900 Structures: \$1,303,300)

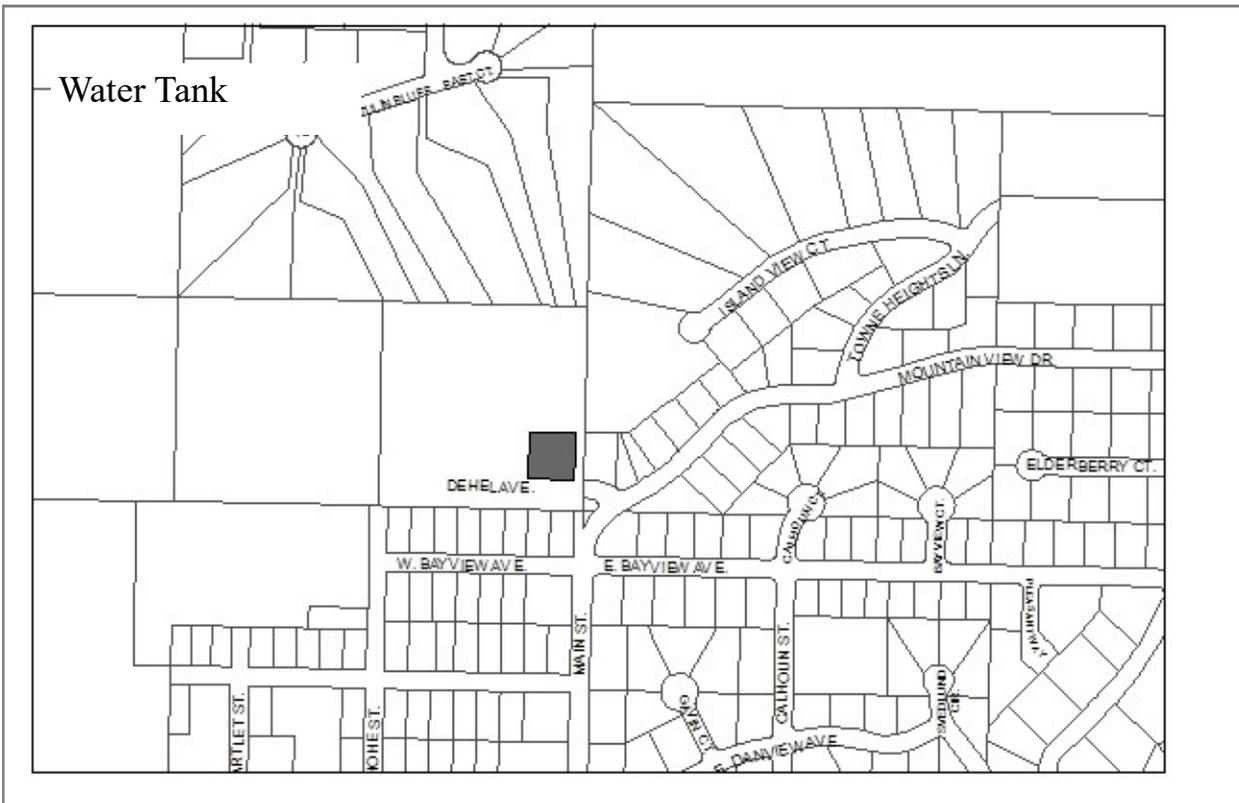
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

Zoning: Central Business District	Wetlands: N/A
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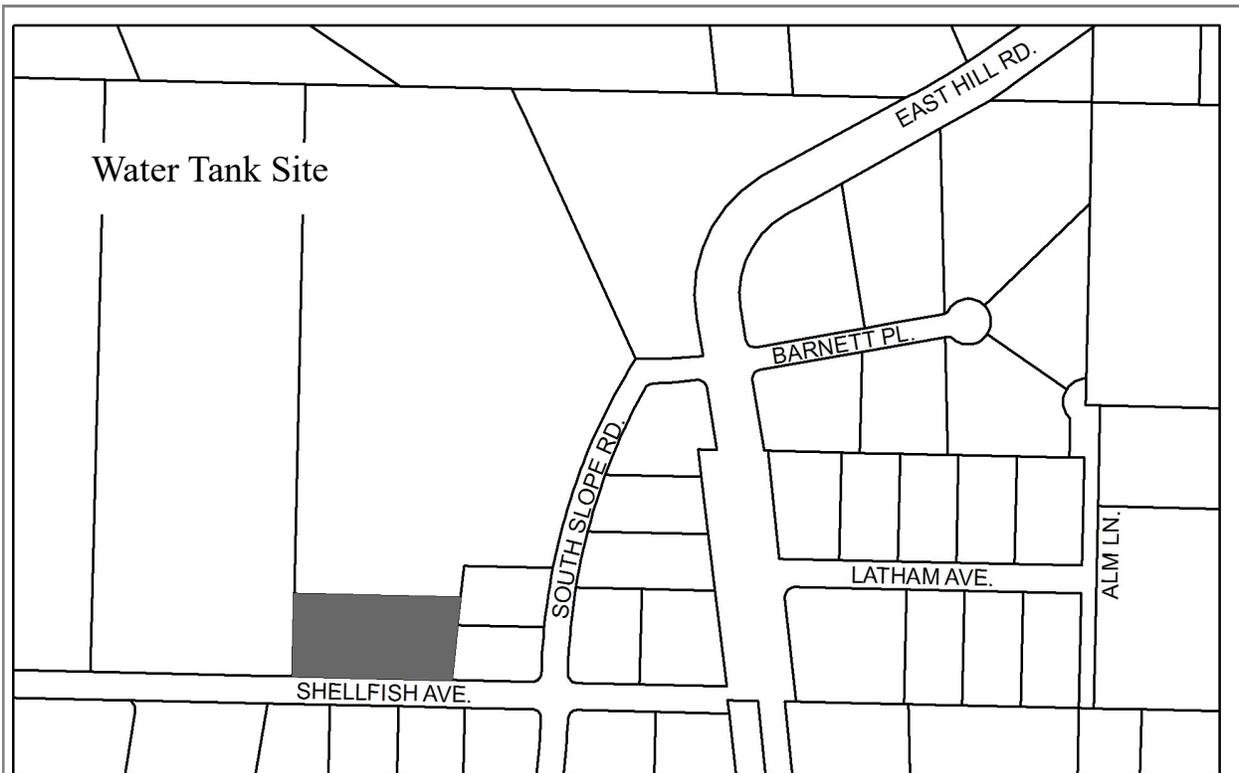
Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018
 Resolution 20-031 assigned management and use of the former police station to the Homer Volunteer Fire Dept

Finance Dept. Code:



Designated Use: Water Tank (A Frame Tank)	
Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2019 Assessed Value: \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



Designated Use: Future Water Tank
Acquisition History: Ordinance 14-39

Area: 1.5 acres

Parcel Number: 17701009

2019 Assessed Value: \$82,000

Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

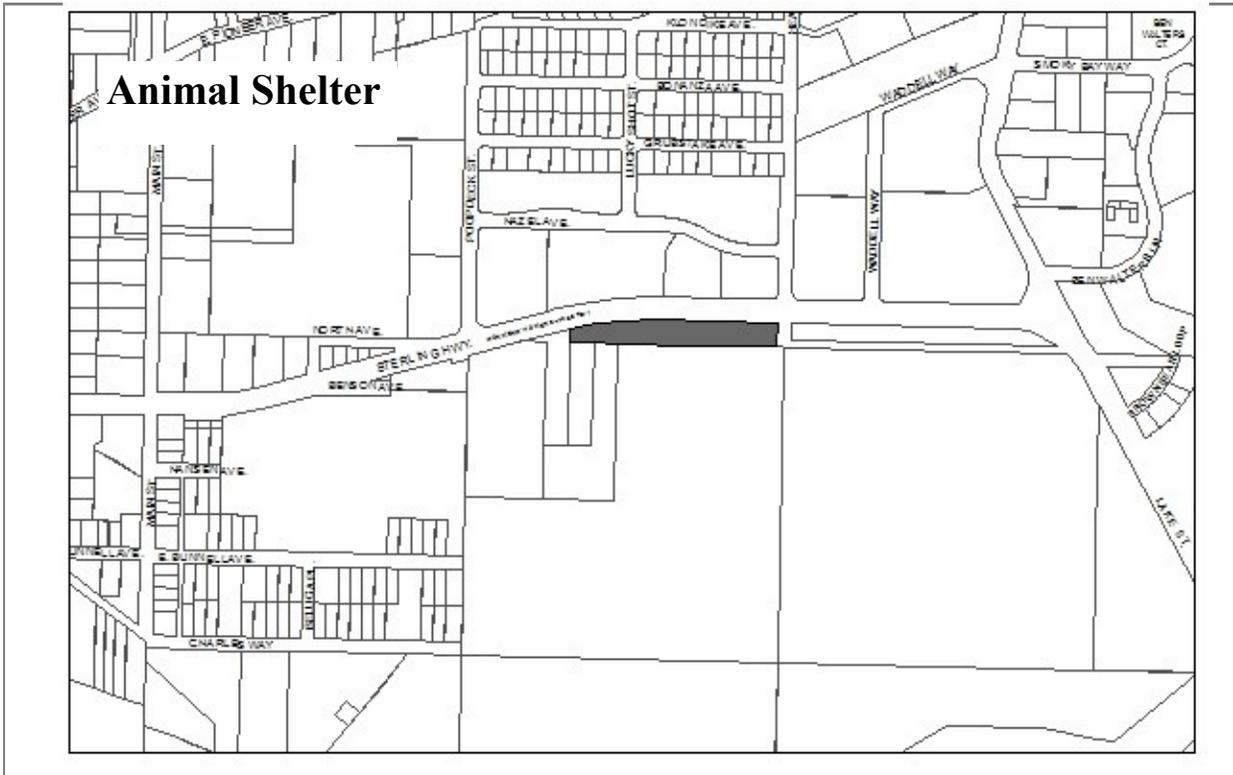
Zoning: Rural Residential

Wetlands:

Infrastructure: N/A

Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

Finance Dept. Code:



Designated Use: Animal Shelter
Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres	Parcel Number: 17714020
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2019 Assessed Value: \$1,474,100 (Land \$311,700, Structure \$1,162,400)

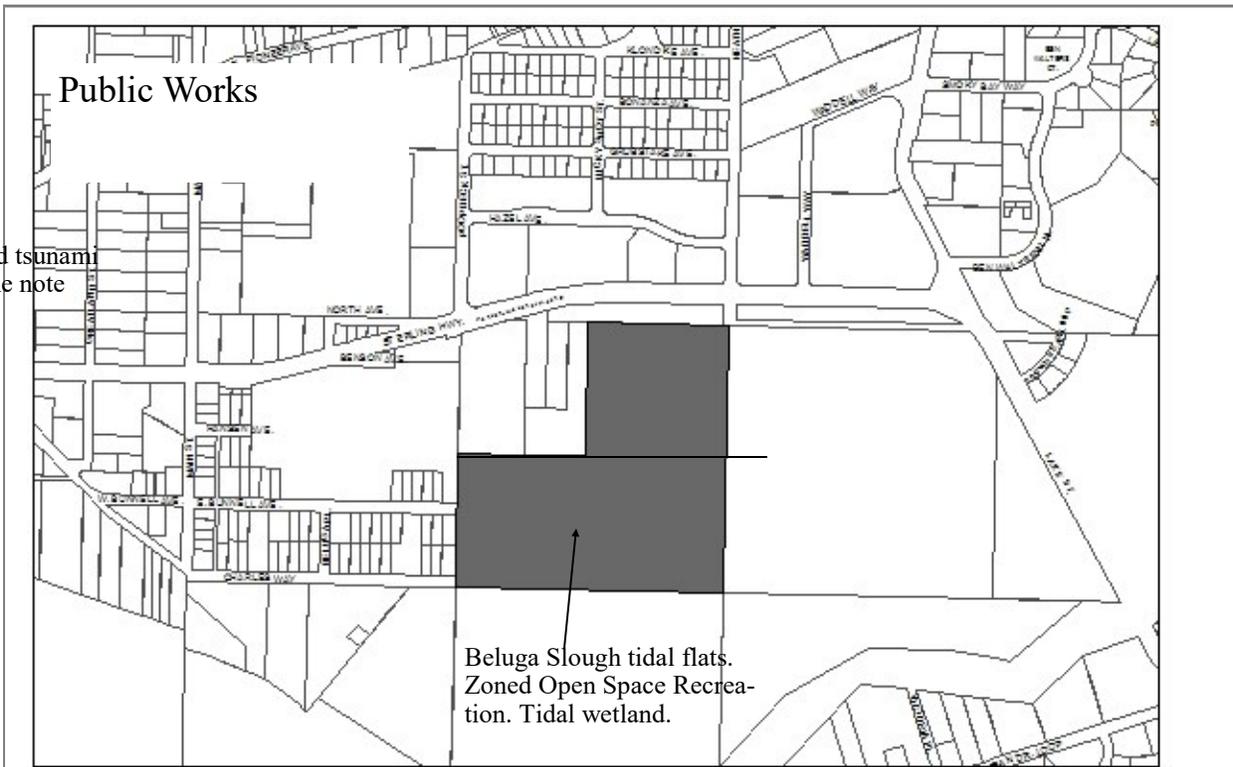
Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, gas, gravel access via Public Works

Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.
 Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	Parcel Number: 17714016
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2019 Assessed Value: \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)

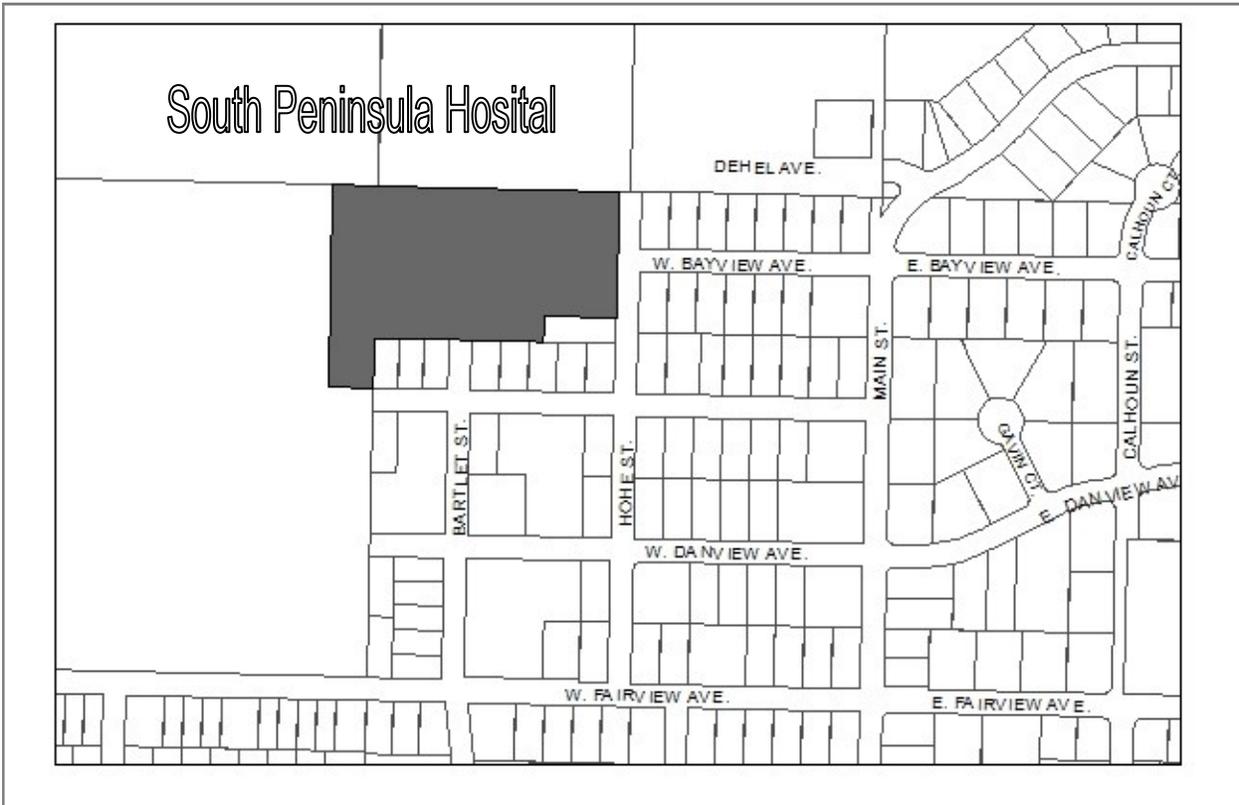
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space	Wetlands: Yes
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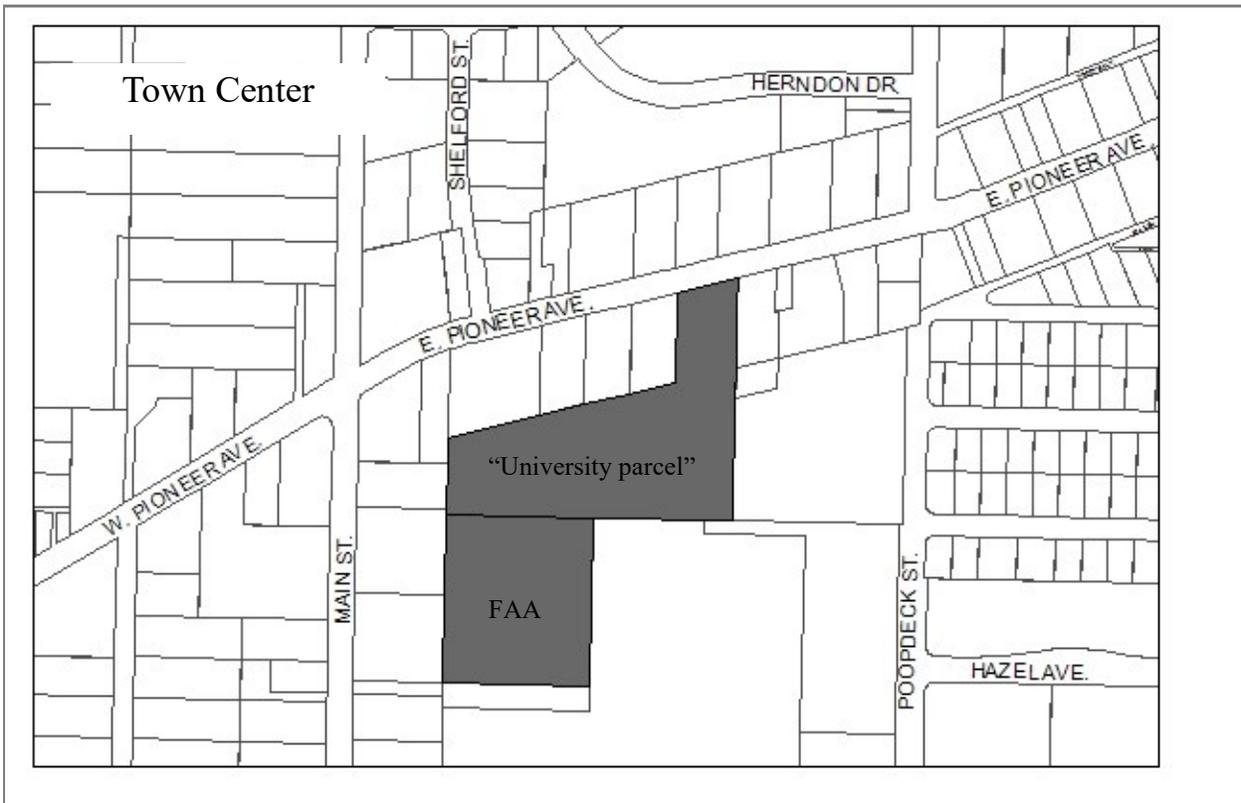
Infrastructure: Paved Road, water and sewer

Notes:
 Within a FEMA mapped flood hazard area and Tsunami inundation zone.
 Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.
 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.

Finance Dept. Code:



Designated Use: South Peninsula Hospital	
Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2019 Assessed Value: \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Medical District	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
Finance Dept. Code:	



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.69 acres

Parcel Number: 17719234, 17708015

2019 Assessed Value: \$382,800

Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.

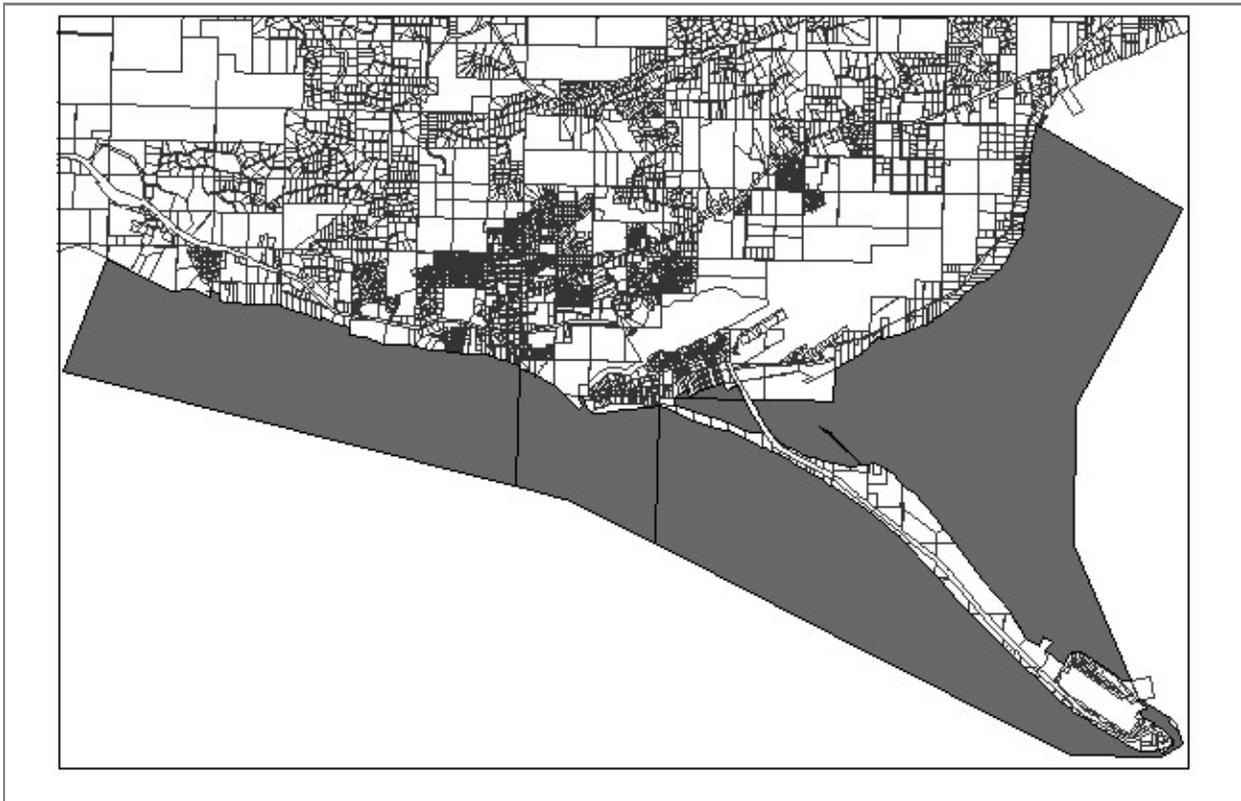
Zoning: Town Center District

Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)

Finance Dept. Code:



Designated Use: Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 18101025, 18101026

2019 Assessed Value: \$12,753,300

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

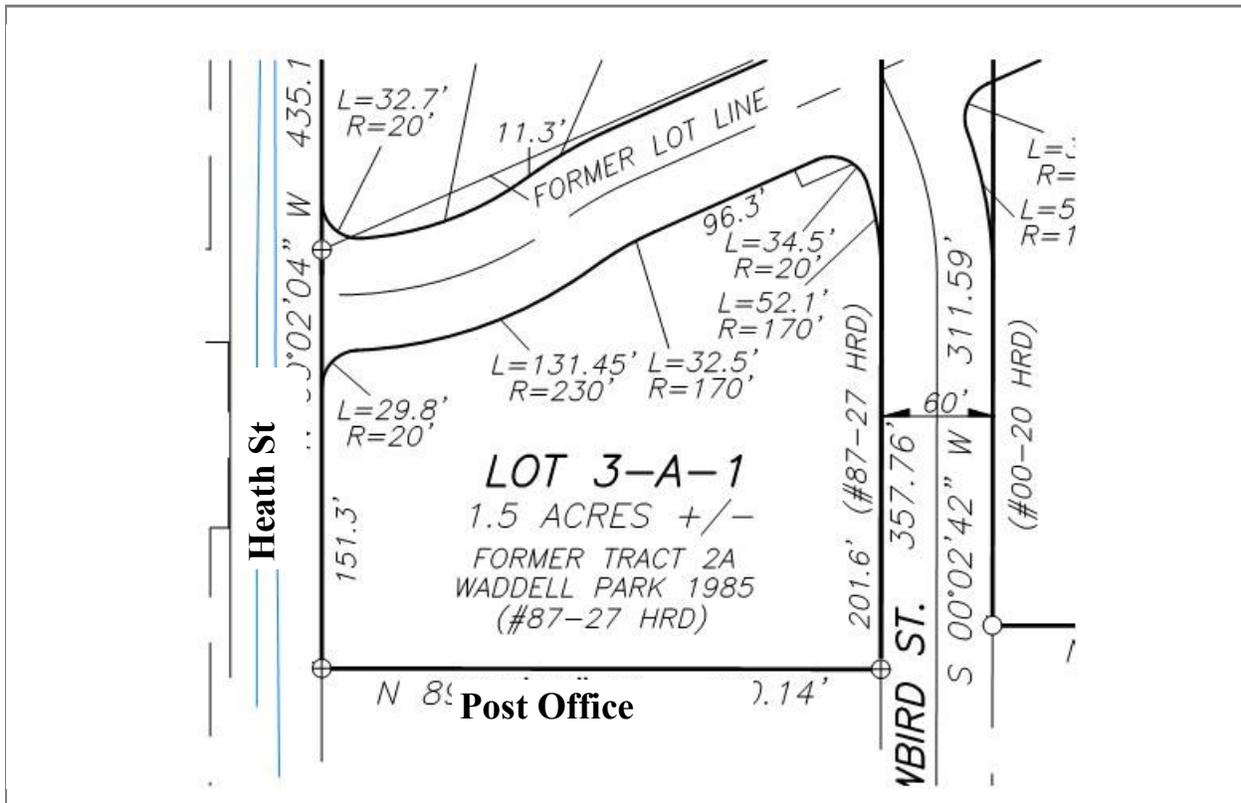
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

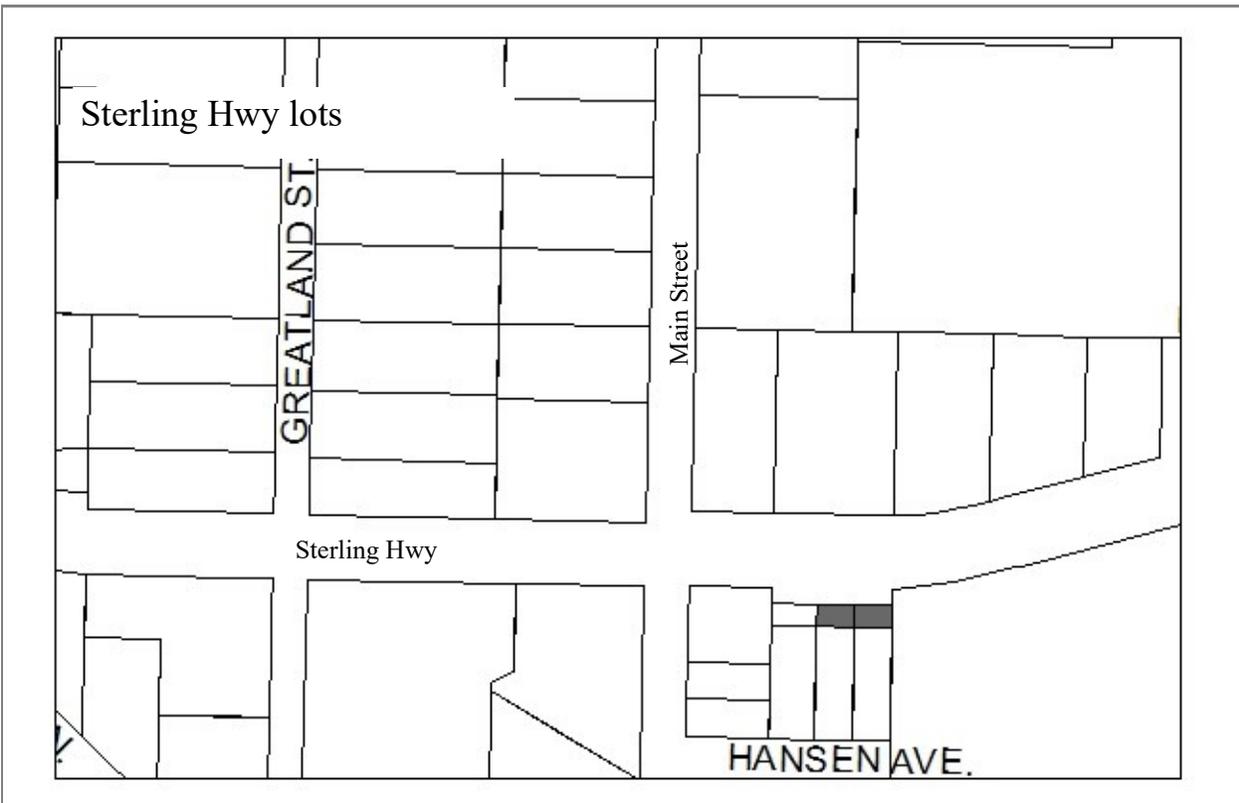
Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: New Police Station Resolution 18-013(A)	
Acquisition History: Purchased	
Area: 1.5 acres	Parcel Number: 17712034
2020 Assessed Value: \$1,922,500	
Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1	
Zoning: CBD	Wetlands: N/A
Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.	
Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds. New police station construction 2019-2020, opened fall 2020.	
Finance Dept. Code:	



Designated Use: Undesignated
Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft	Parcel Number: 177154 02, 03
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2019 Assessed Value: \$2,600

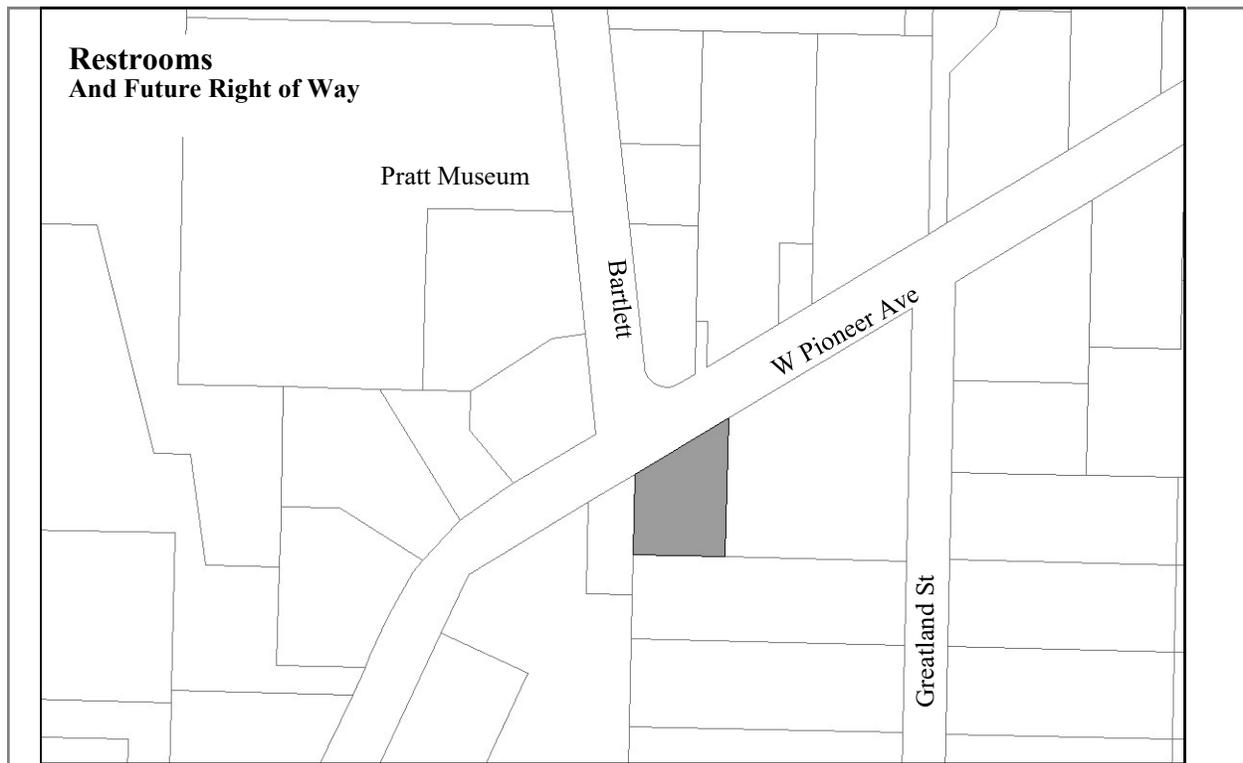
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District	Wetlands: Possibly. Lots are steep.
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Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: Restroom and Future right of way
Acquisition History: Ordinance 2012-42

Area: 0.27 acres	Parcel Number: 17514301
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2019 Assessed Value: \$77,300

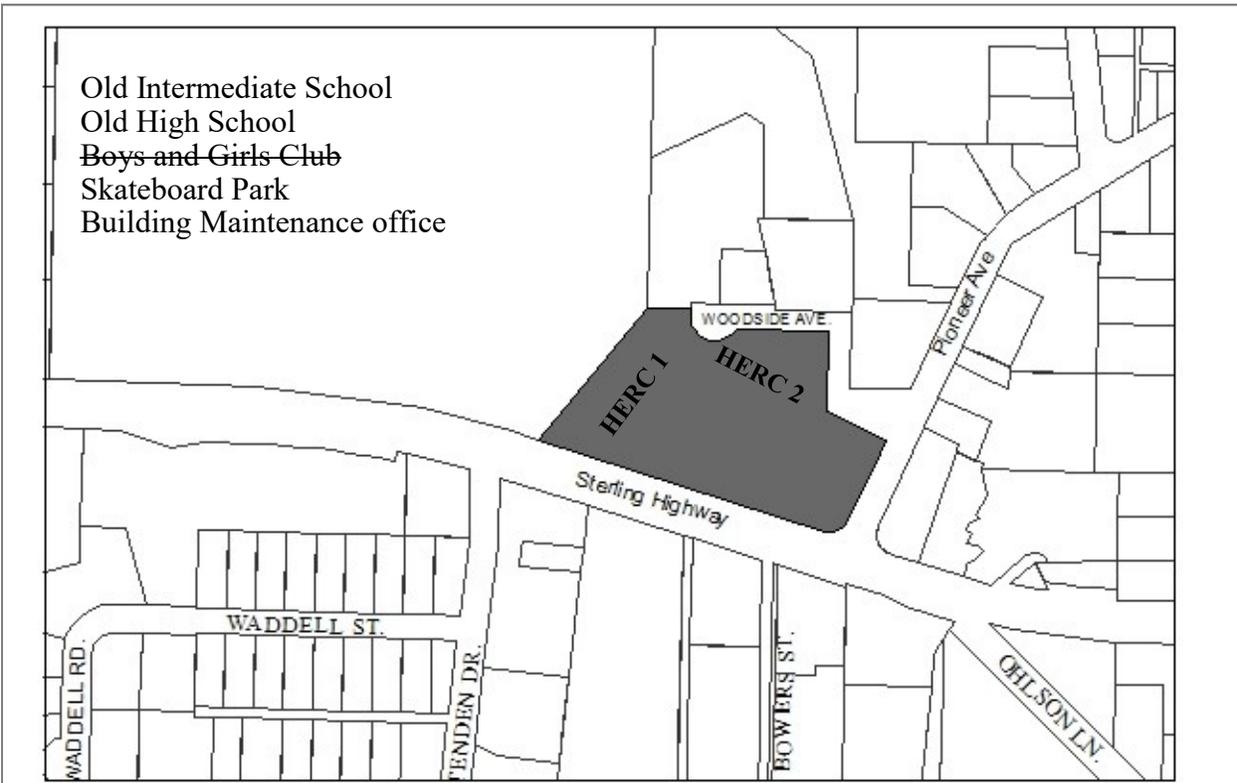
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

Zoning: Central Business District	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

Notes:
 Public restroom constructed 2013-2014
 Future road extension for Bartlett.

Finance Dept. Code:



Designated Use: City Facility and other city lands (Resolution 20-019)

Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres	Parcel Number: 17510070
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2019 Assessed Value: \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District	Wetlands: Creek on western edge
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Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

Finance Dept. Code: 170.0032 175.100.05



Designated Use: Storm Water Retention Area (Resolution 20-059)

Area: 0.32 acres

Parcel Number: 17510230
935 Soundview Ave

2020 Assessed Value: \$0

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

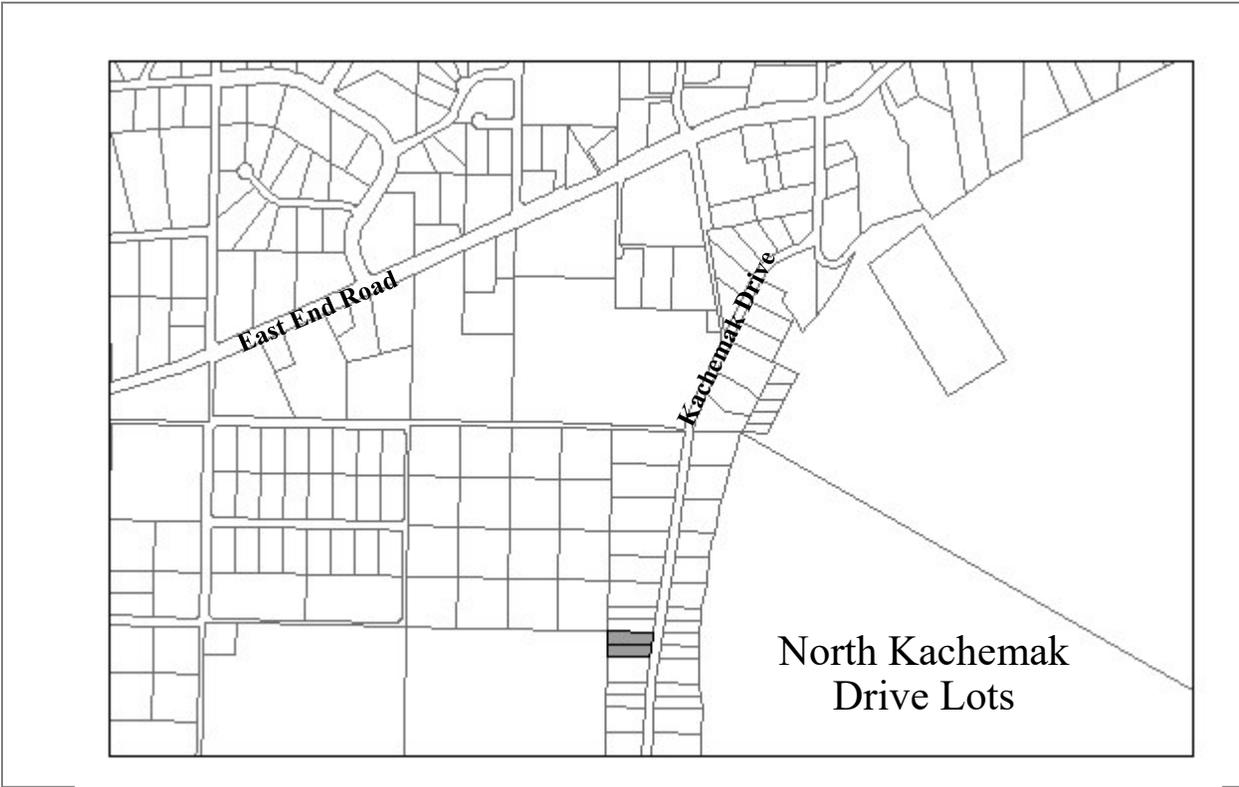
Zoning: Rural Residential

Wetlands: Yes; part of an ACOE permit

Infrastructure:

Notes: Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

Finance Dept.



Designated Use: Ordinance 21-72 Retaining the Property for the Public Purpose of Determining the Special Assessment Liens and Creating a Clear Title to the Property. Acquired through tax KPB tax foreclosure.

Area: 1 acre

Parcel Number: 17909003, 17909004

Legal Description: T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0630311 SUBDIVISION OF LOT 27 & 28 SEC 14 T6S R13W LOT 28A and Lot 28D

Zoning: Rural Residential

Wetlands: Properties are wetland (and very wet)

Infrastructure: Part of the Kachemak Drive water and sewer SAD, and natural gas SAD

Notes:

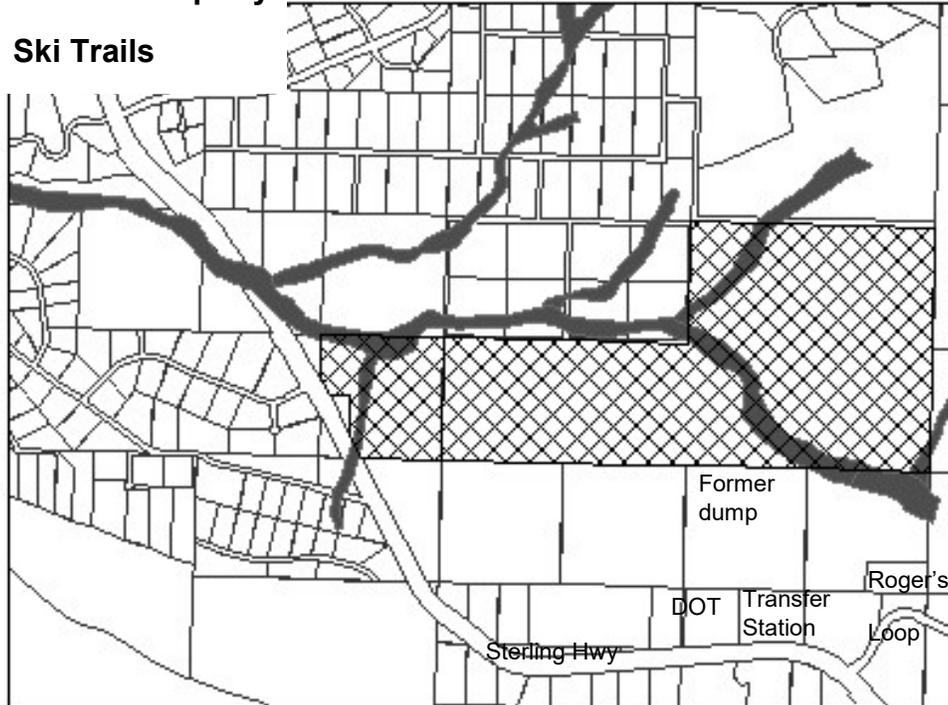
Finance Dept.

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property

Ski Trails



Designated Use: Public Purpose for park land
Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres)

Parcel Number: 17302201, 17303229

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

Zoning: Not in city limits

Wetlands: Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

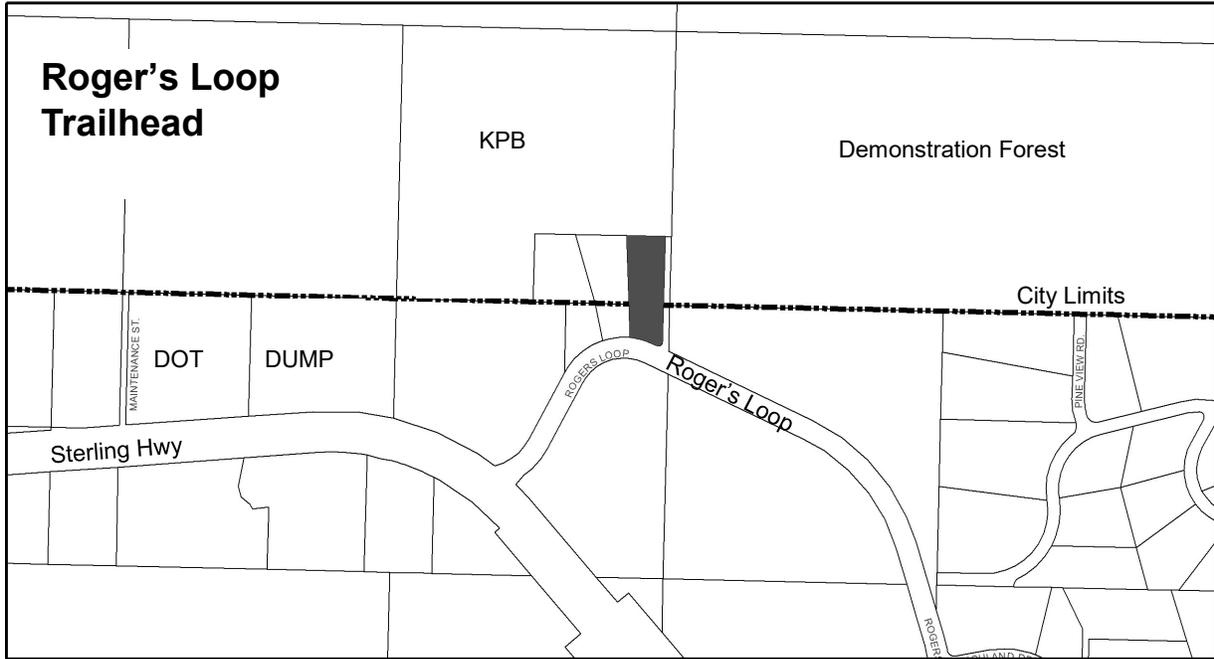
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club. Resolution 24-066, expires 4/30/27.

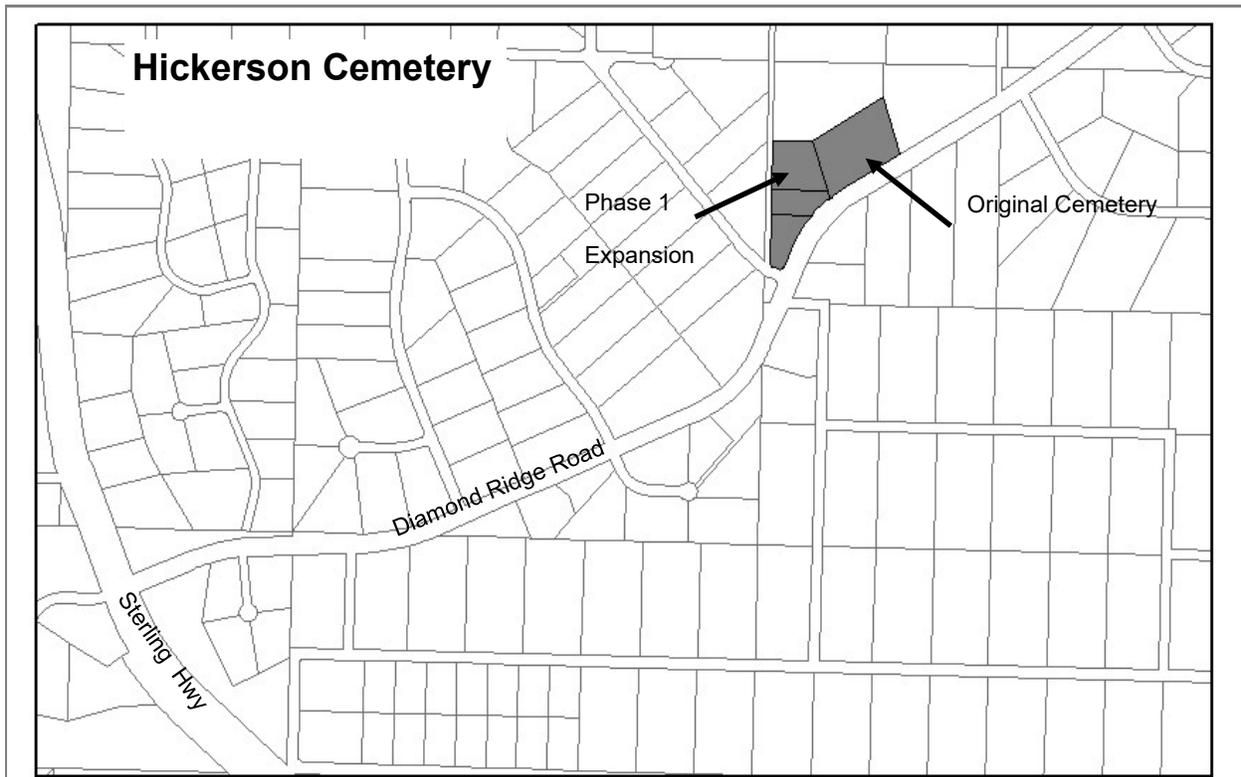
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0
 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan
 The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Roger's Loop Trailhead	
Acquisition History: Ordinance 14-51(A)	
Area: 2 acres	Parcel Number: 17316066, 1736067
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residential. Lot is split by city limits	Wetlands: none
Infrastructure: Paved road access	
<p>Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands</p> <p>Resolution 24-066, expires 4/30/27., Kachemak Nordic Ski Club agreement</p>	
Finance Dept. Code:	



Designated Use: Hickerson Memorial Cemetery
Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres	Parcel Number: 17321011, 13, 14, 15
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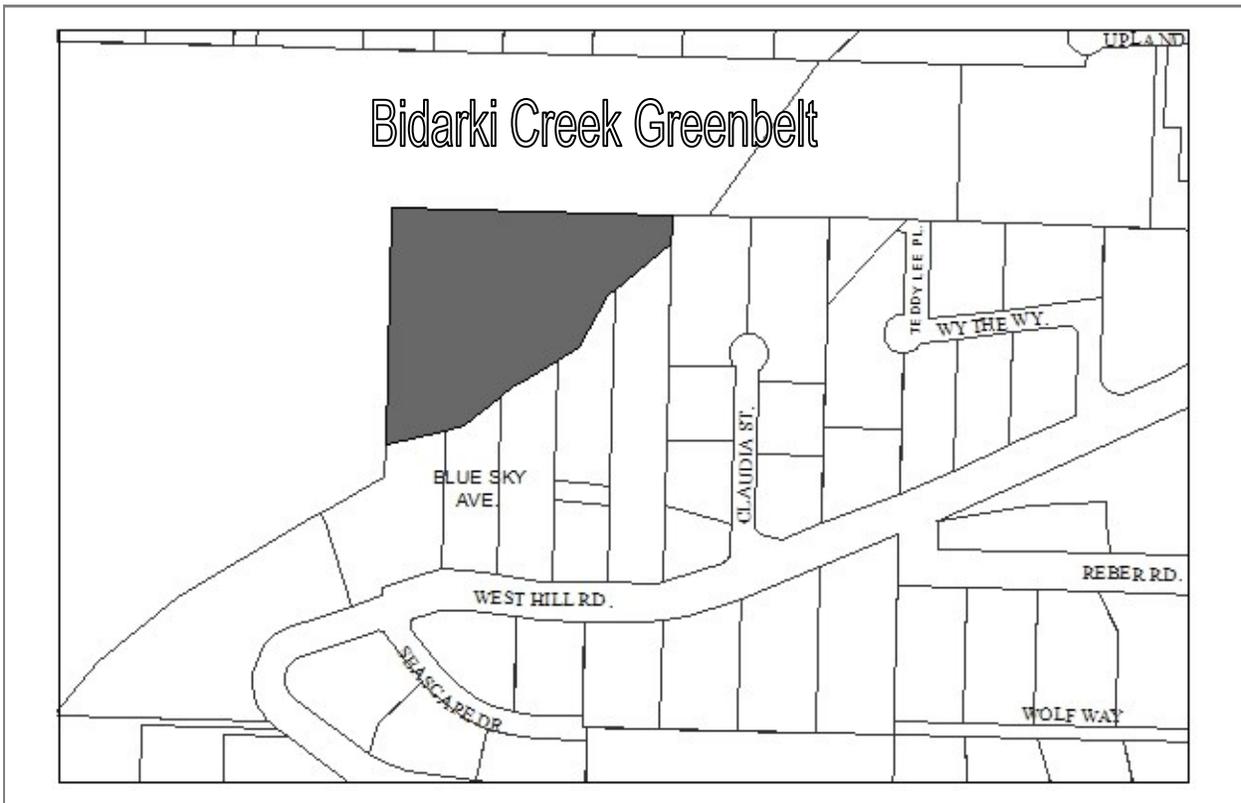
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

Zoning: Not within city limits	Wetlands: N/A
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Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.

Finance Dept. Code:



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres

Parcel Number: 17503025

Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

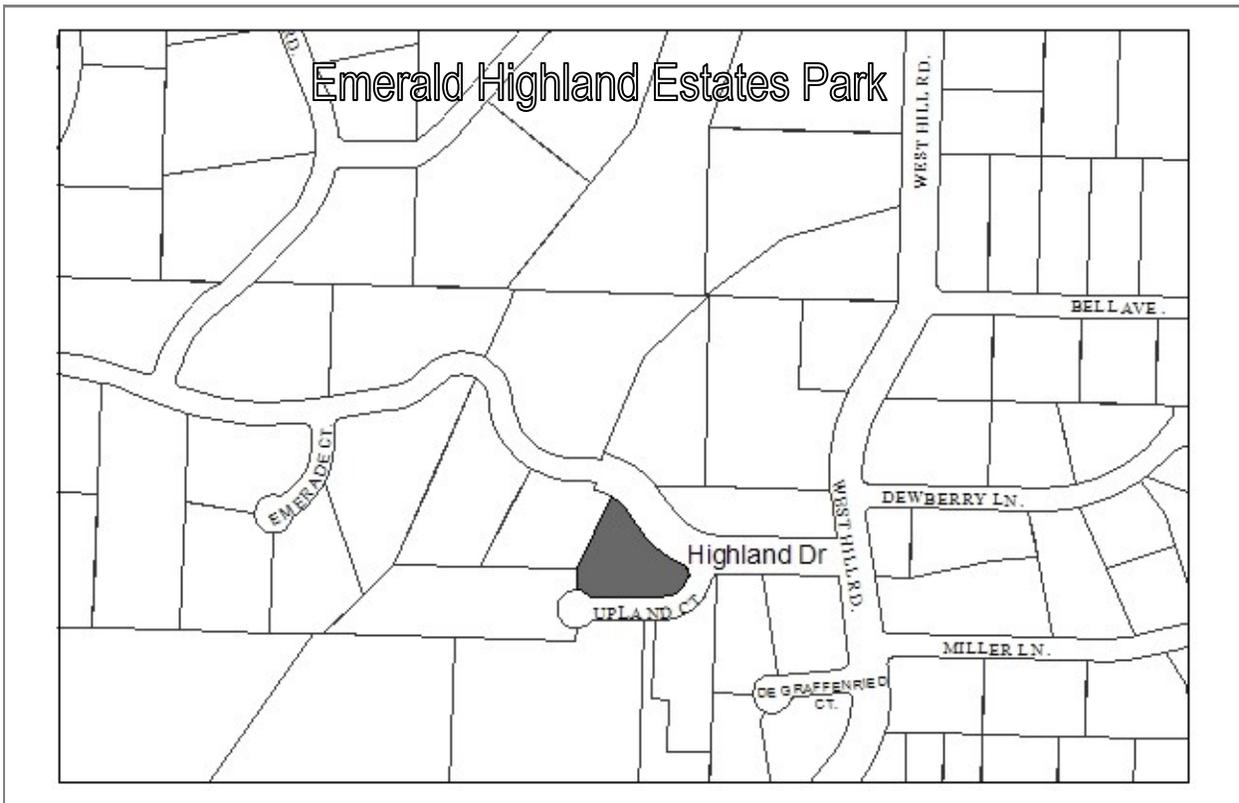
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

Zoning: Rural Residential

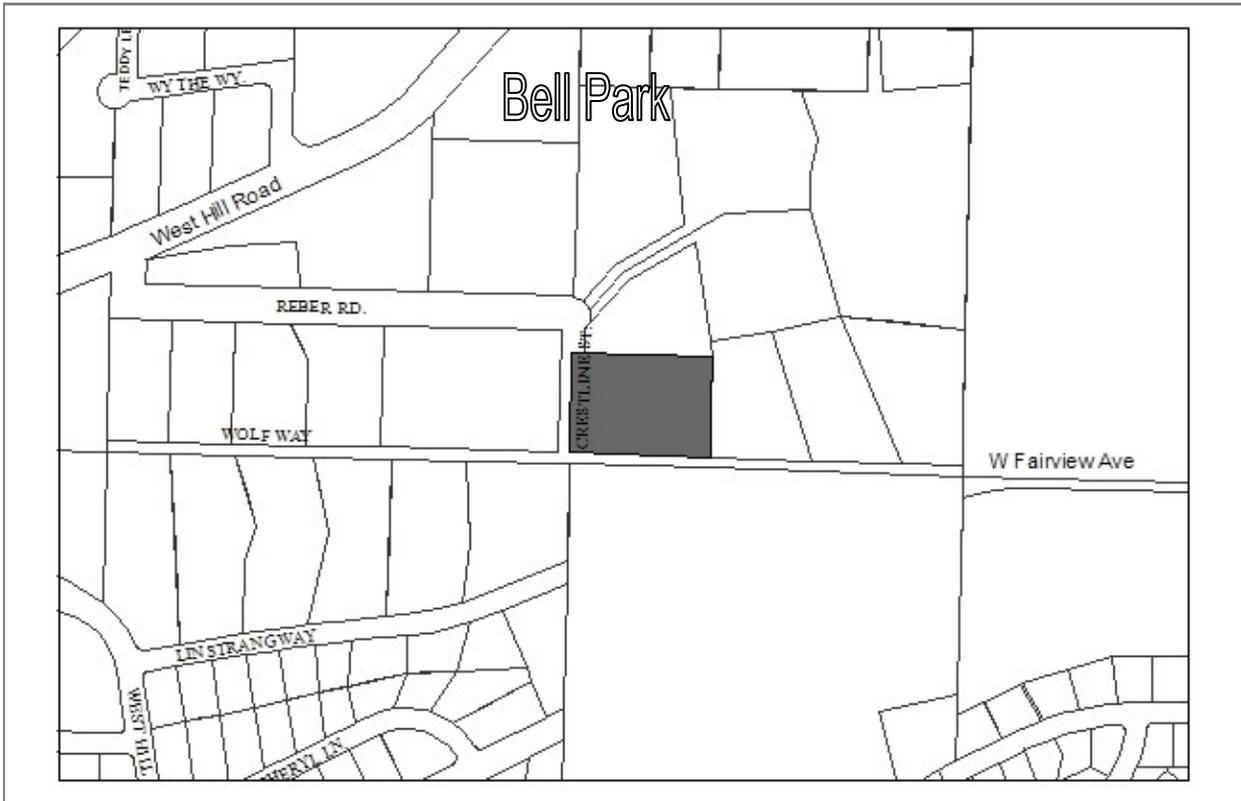
Wetlands: The whole lot is potential wetlands. Creek present long western property line.

Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

History:
 Resolution 2004-24A, Land Allocation Plan
 Resolution 2007-03 Emerald Park Master Plan

Finance Dept. Code:



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres

Parcel Number: 17524006

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

Notes:

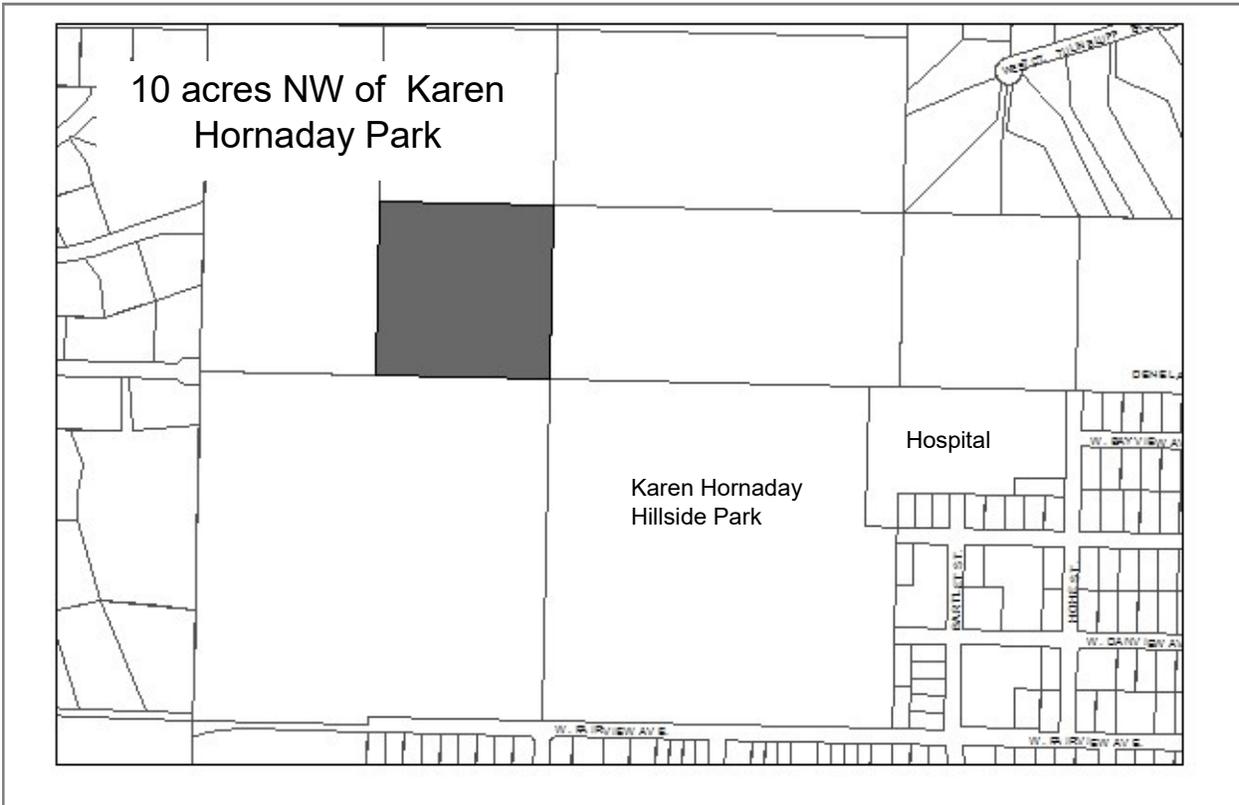
Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.

Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:



Designated Use: Retain for a future park Resolution 2011-37(A)
Acquisition History:

Area: 10 acres	Parcel Number: 17504003
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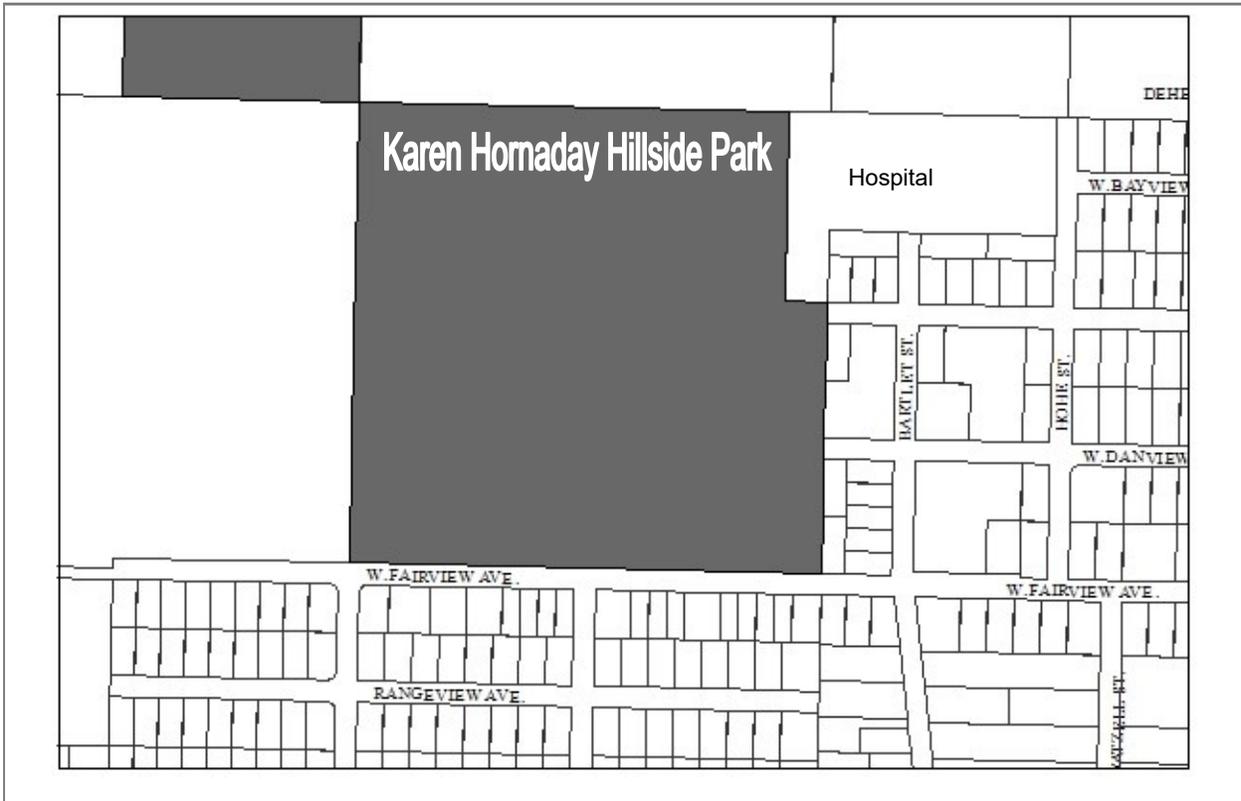
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
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Infrastructure: None. No access.

Notes:

Finance Dept. Code:



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres	Parcel Number: 17504023
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Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Adn

Zoning: Open Space Recreation	Wetlands: Some drainages
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Infrastructure: Water, sewer and road access

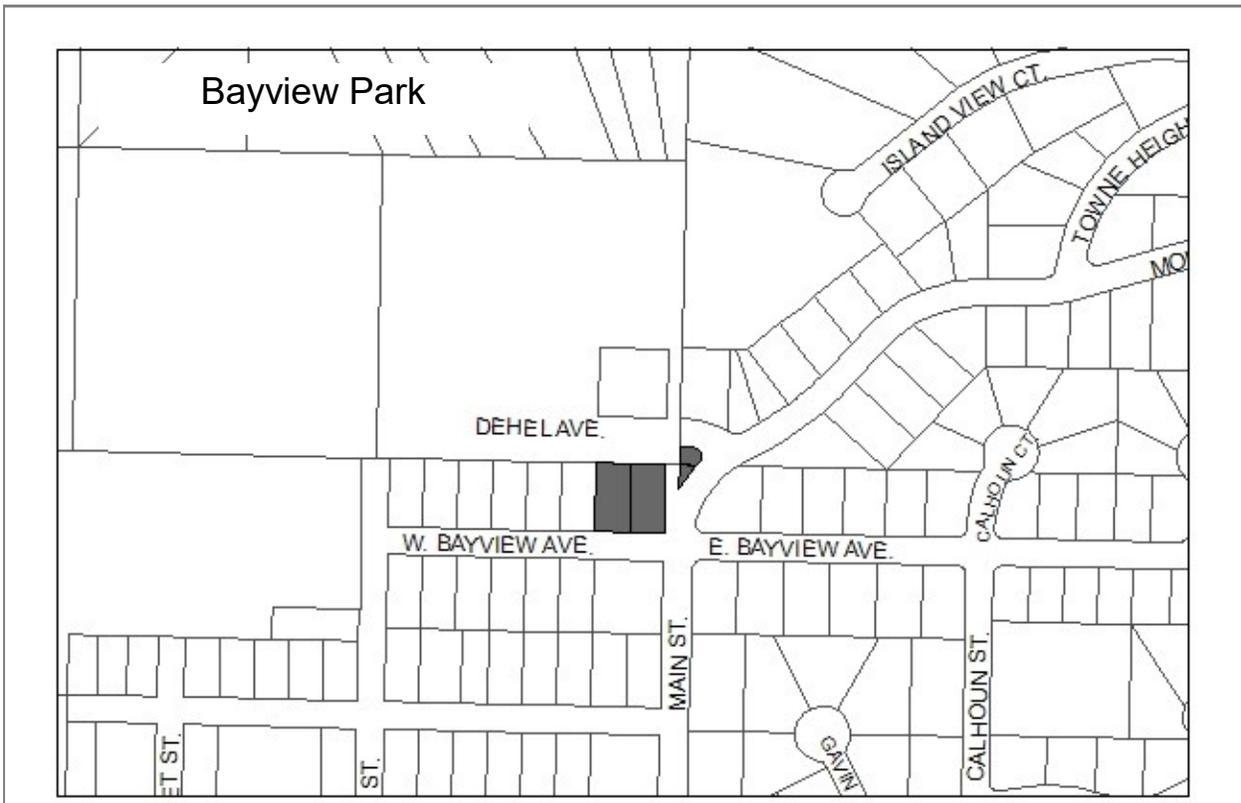
Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.

Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.
 Campground closed for summer 2023
 Restrooms demolished in 2021

Resolution 23-039, Little League agreement expires 12/21/28

Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)



Designated Use: Public Purpose/Bayview Park/Water tank access
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
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Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Paved road access, water, sewer

Notes: Bayview Park reconstruction and new playground equipment fall 2024

Finance Dept. Code:



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
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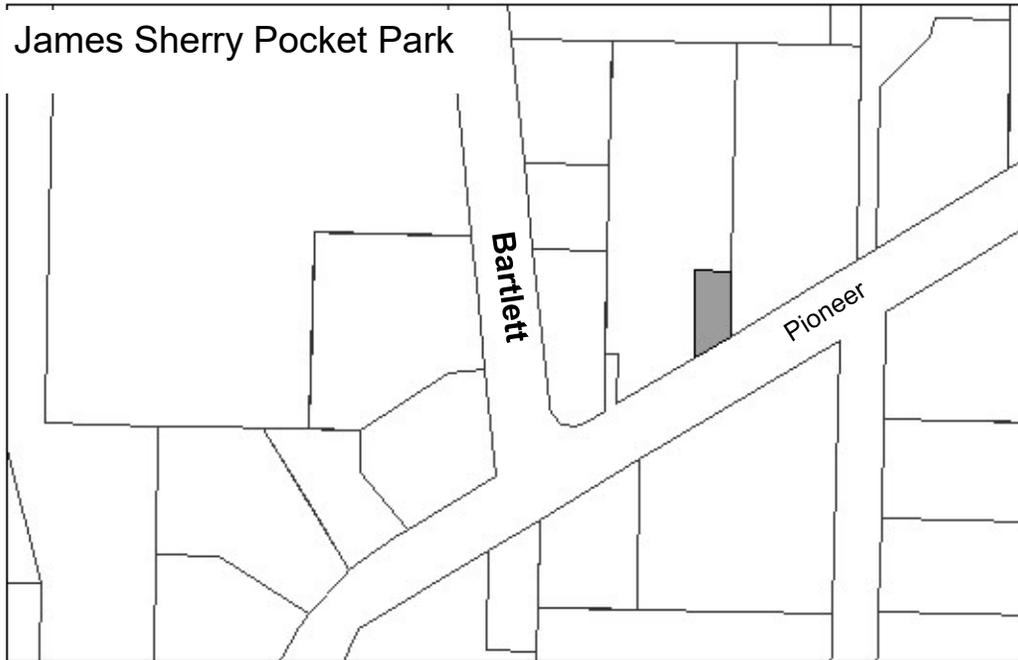
Legal Description: LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A

Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
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Infrastructure: Paved access on Bartlett. Woodard Creek flows through much of the property.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

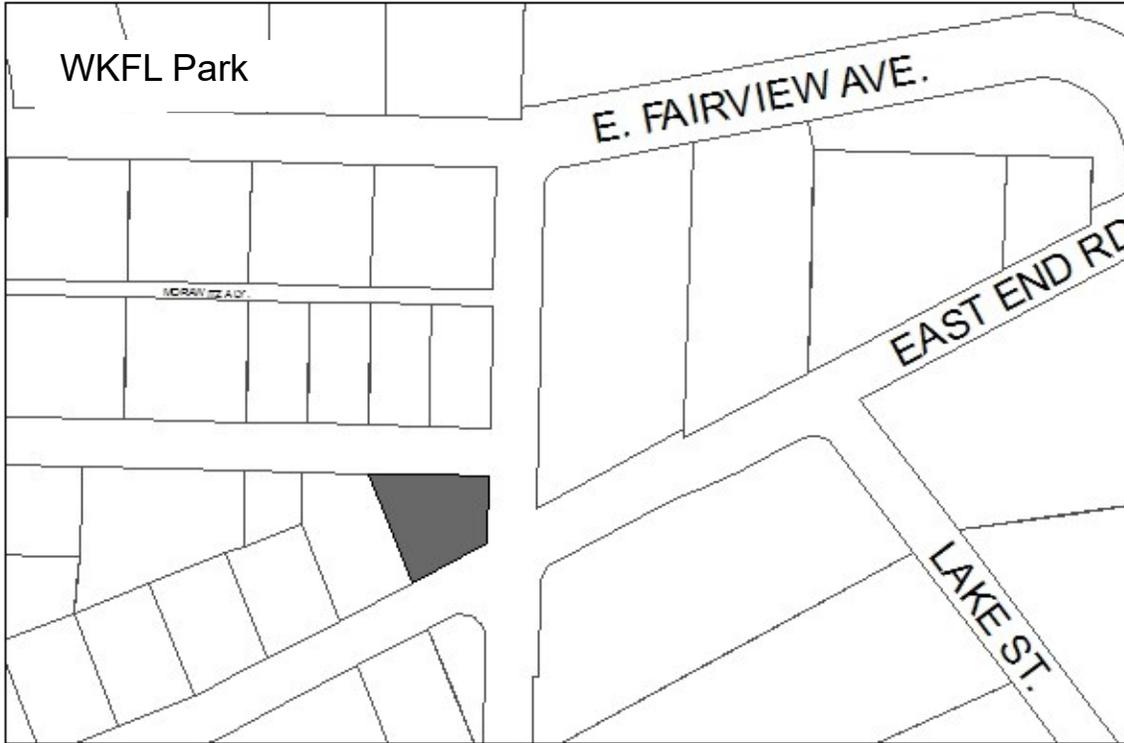
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park
Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres	Parcel Number: 17720204
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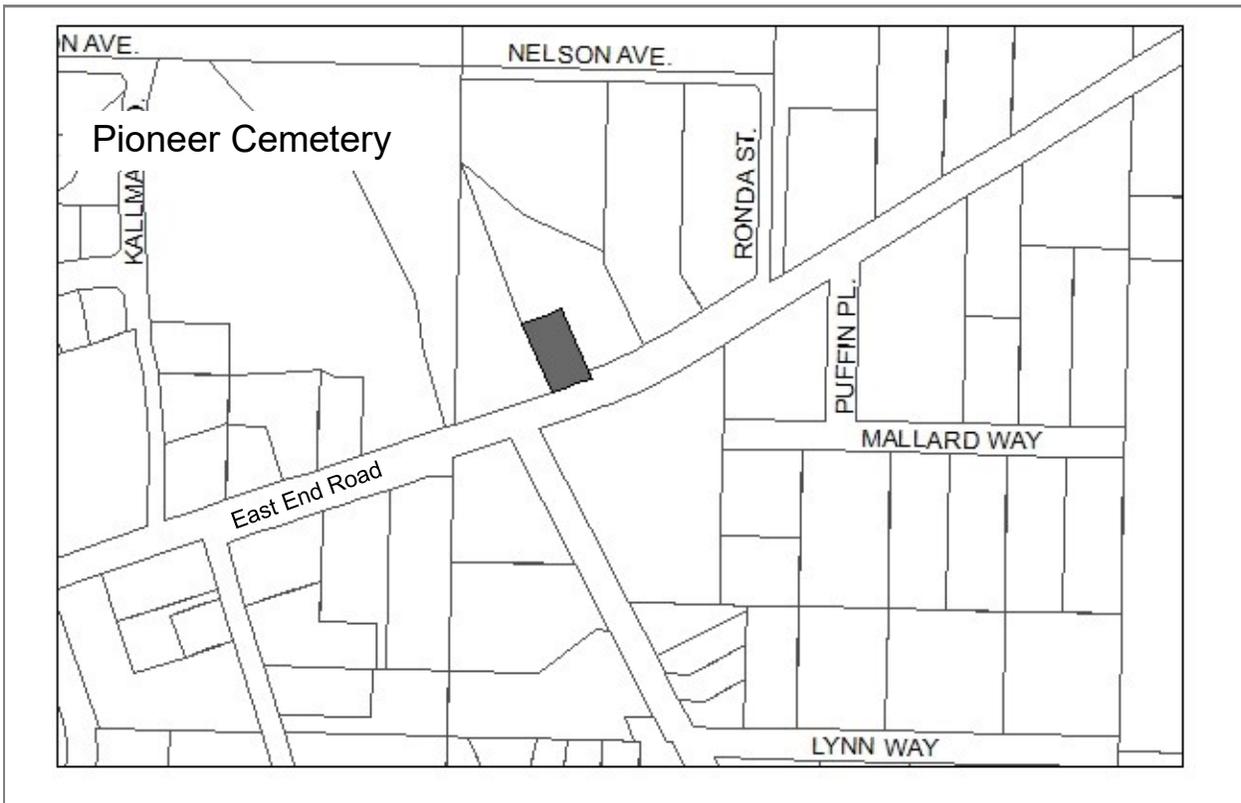
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery
Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres	Parcel Number: 17903007
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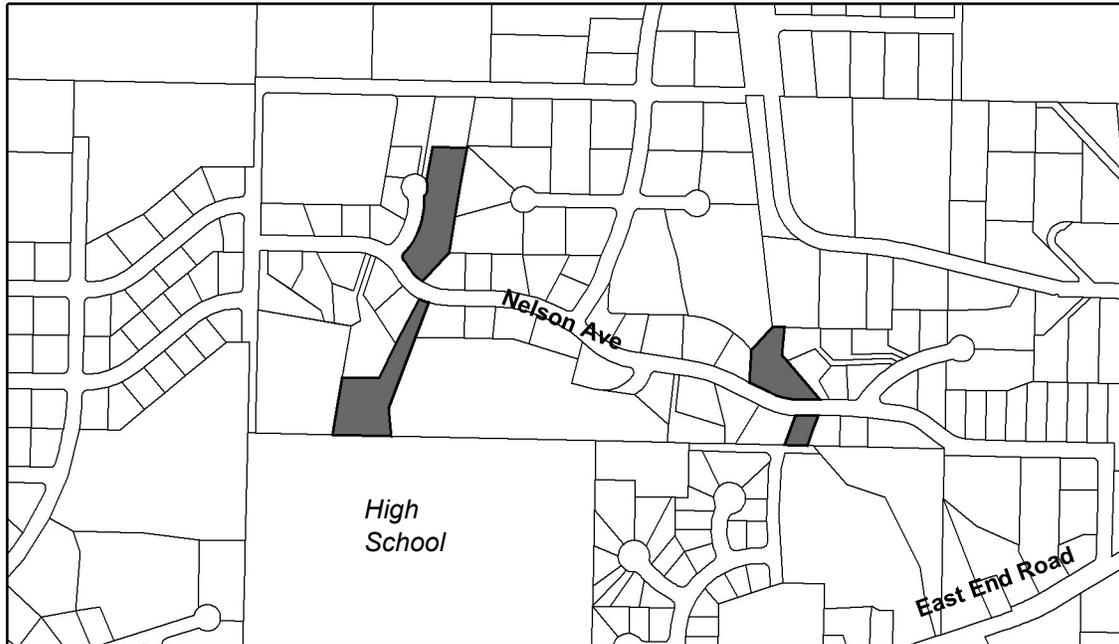
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office	Wetlands: N/A
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Infrastructure: Paved Road

Finance Dept. Code:

Quiet Creek Parks



Designated Use: Parks (Resolution 20-019, 22-006)

Acquisition History: Barnett's South Slope Subdivision Quiet Creek Park Unit 1

Area: 0.86 acres and 0.21 acres

Parcel Number: 17702112, 17702125

Legal Description: T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

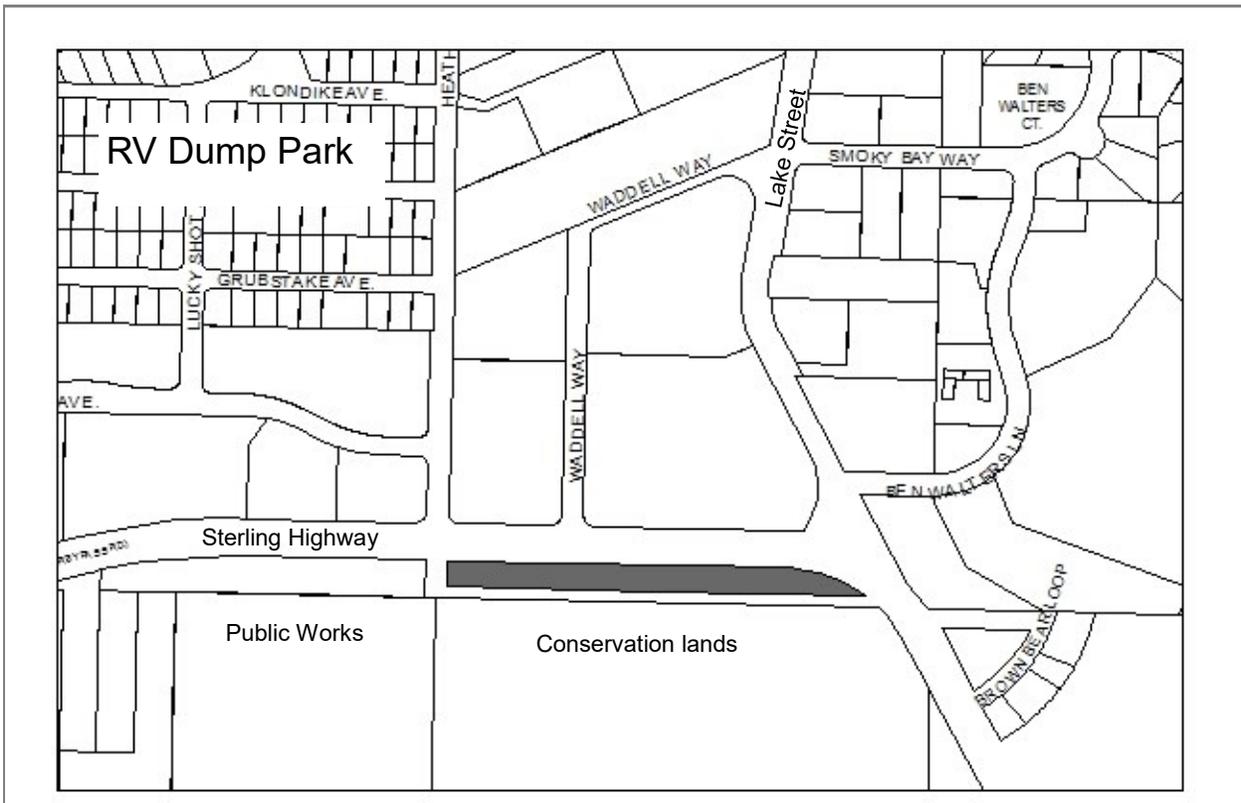
Zoning: Rural Residential

Wetlands: A creek runs through both lots

Infrastructure: Paved Road, water, sewer, natural gas

These lots are generally steep and contain creeks. A small portion of the northwestern lot has a usable area for a small neighborhood pocket park in the future, if requested by the neighborhood.

Finance Dept. Code:



Designated Use: RV Water/Dump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres	Parcel Number: 17712014
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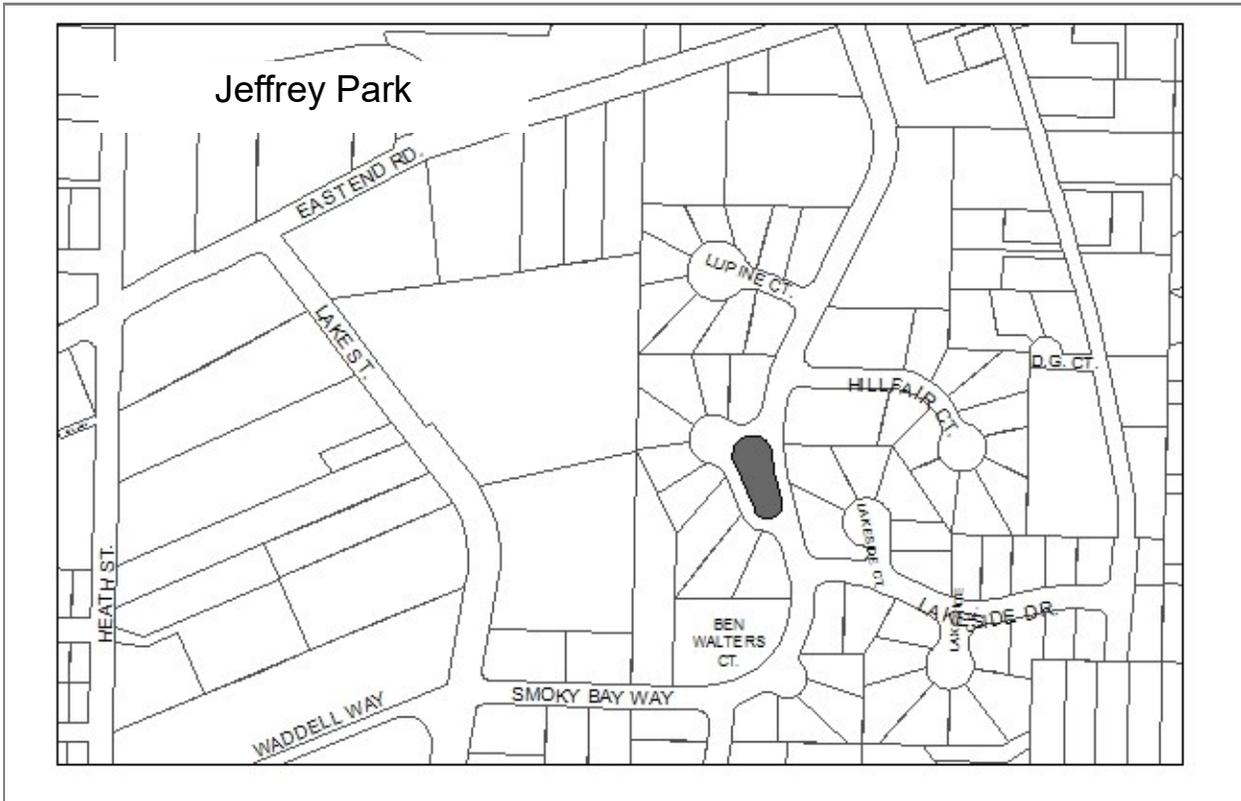
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

Zoning: Central Business District	Wetlands:
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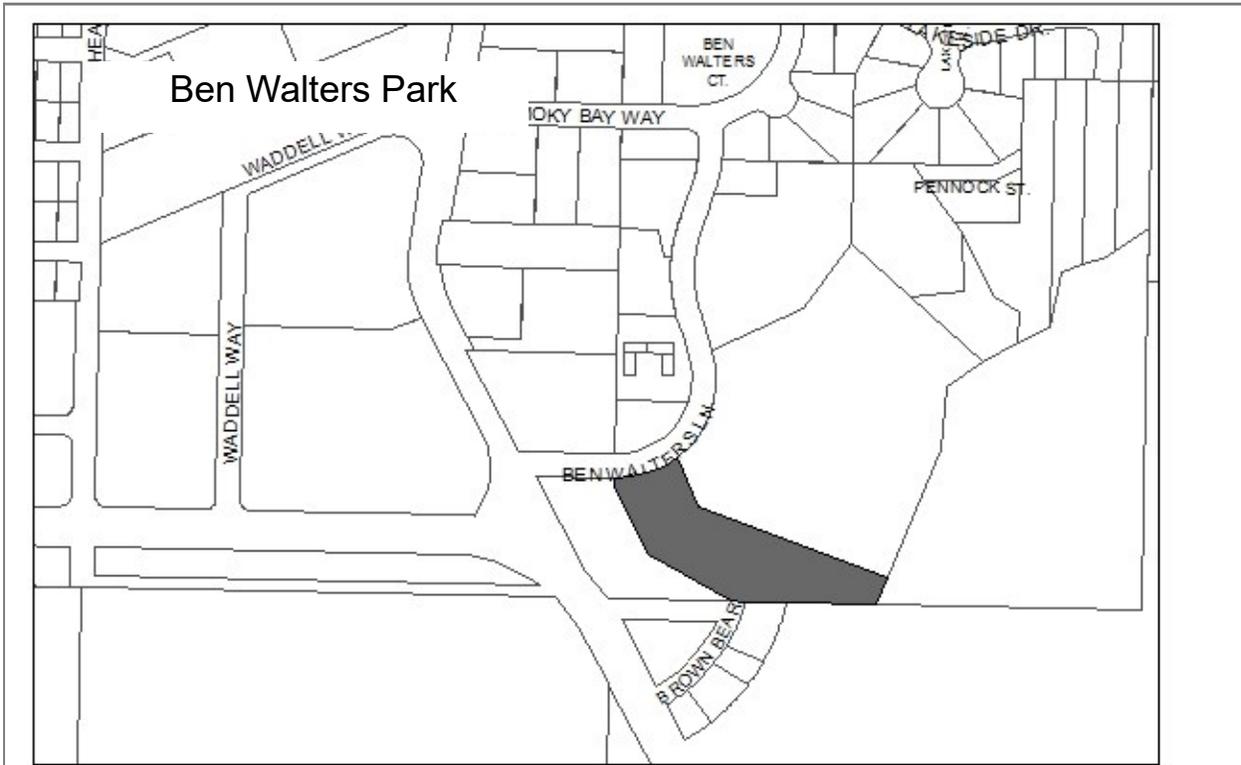
Infrastructure: Water, Sewer, gravel/paved access

Notes: Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park	
Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
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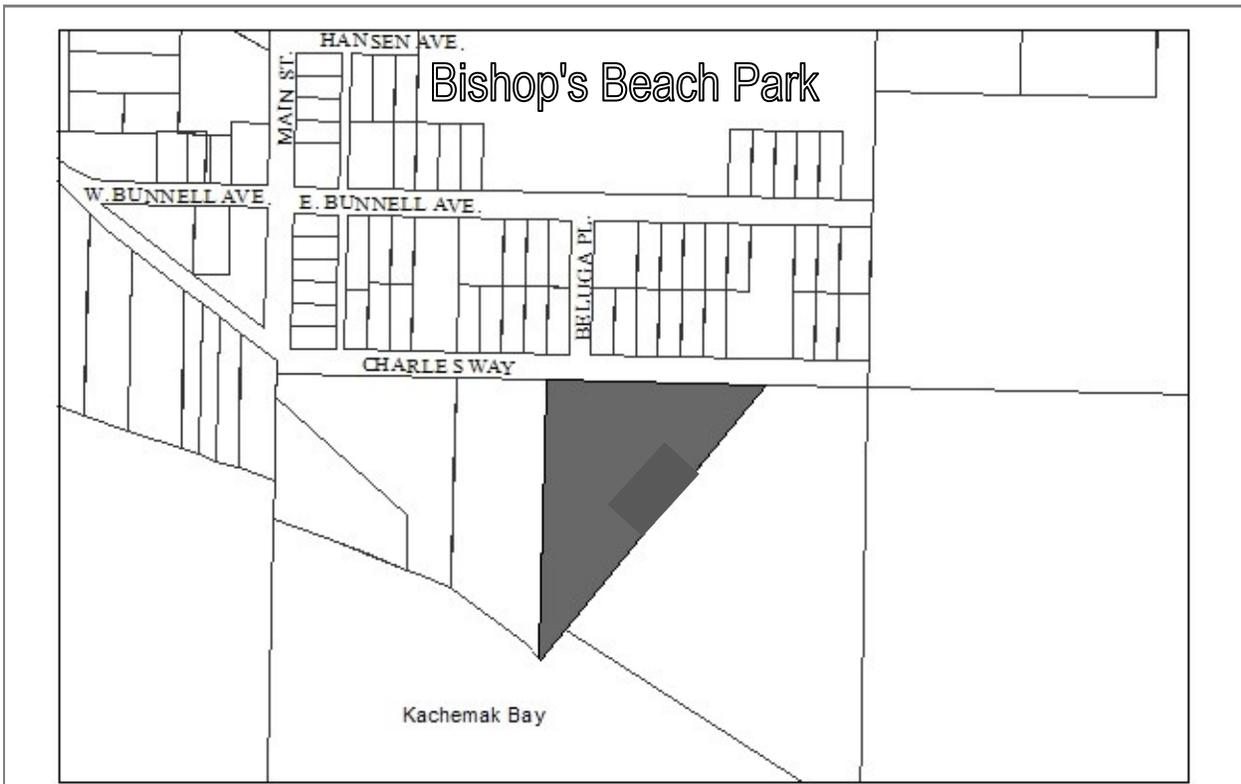
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
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Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.
 Dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019. New swing set 2024.

Finance Dept. Code:



Designated Use: Bishop's Beach Park
Acquisition History: McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)

Area: 3.46 acres	Parcel Number: 17714010, 17714011
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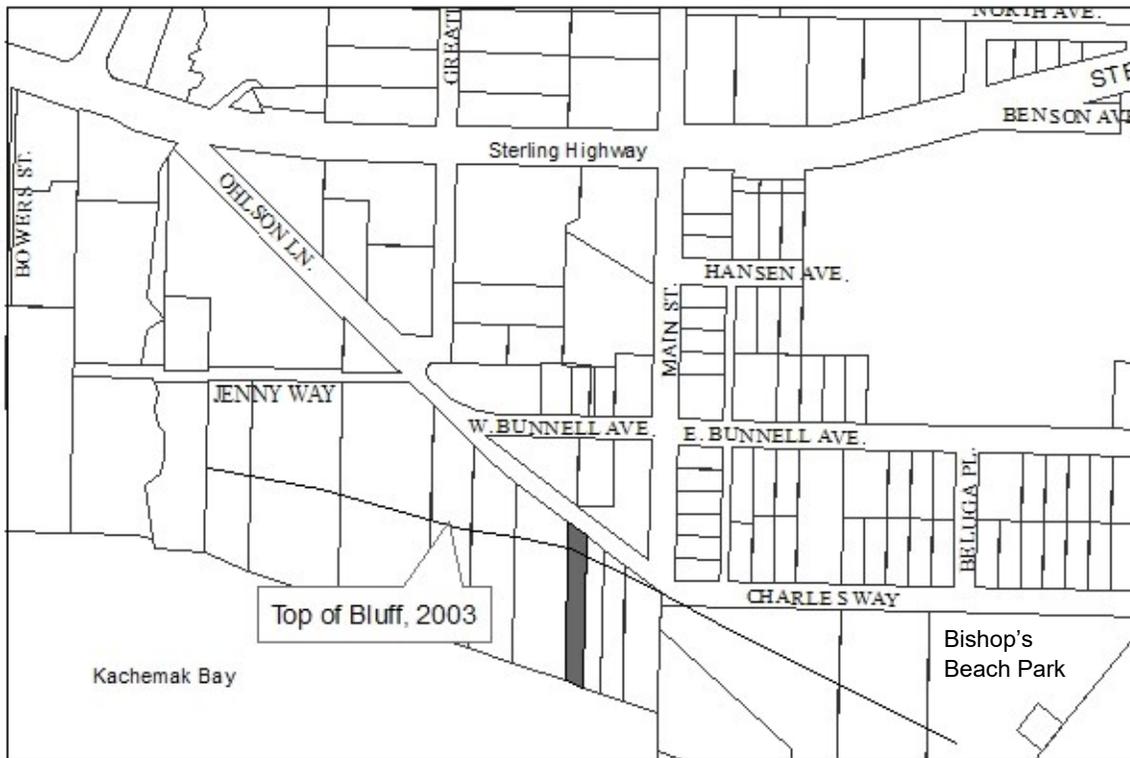
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB

Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
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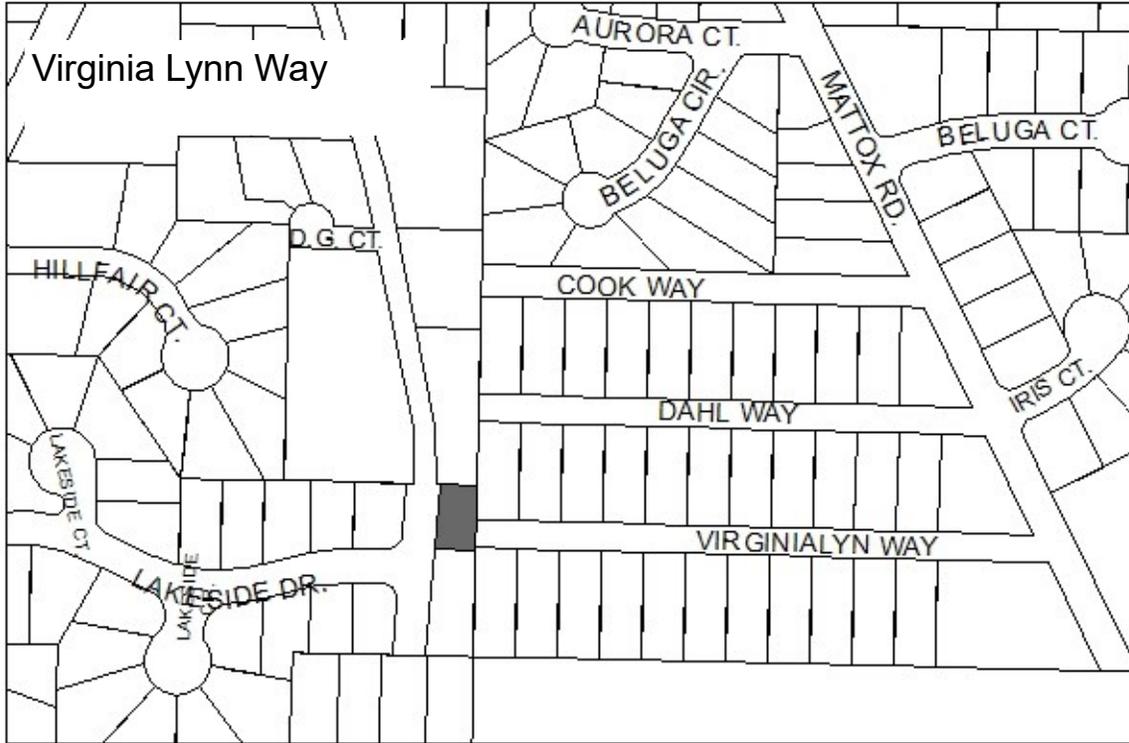
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park
Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

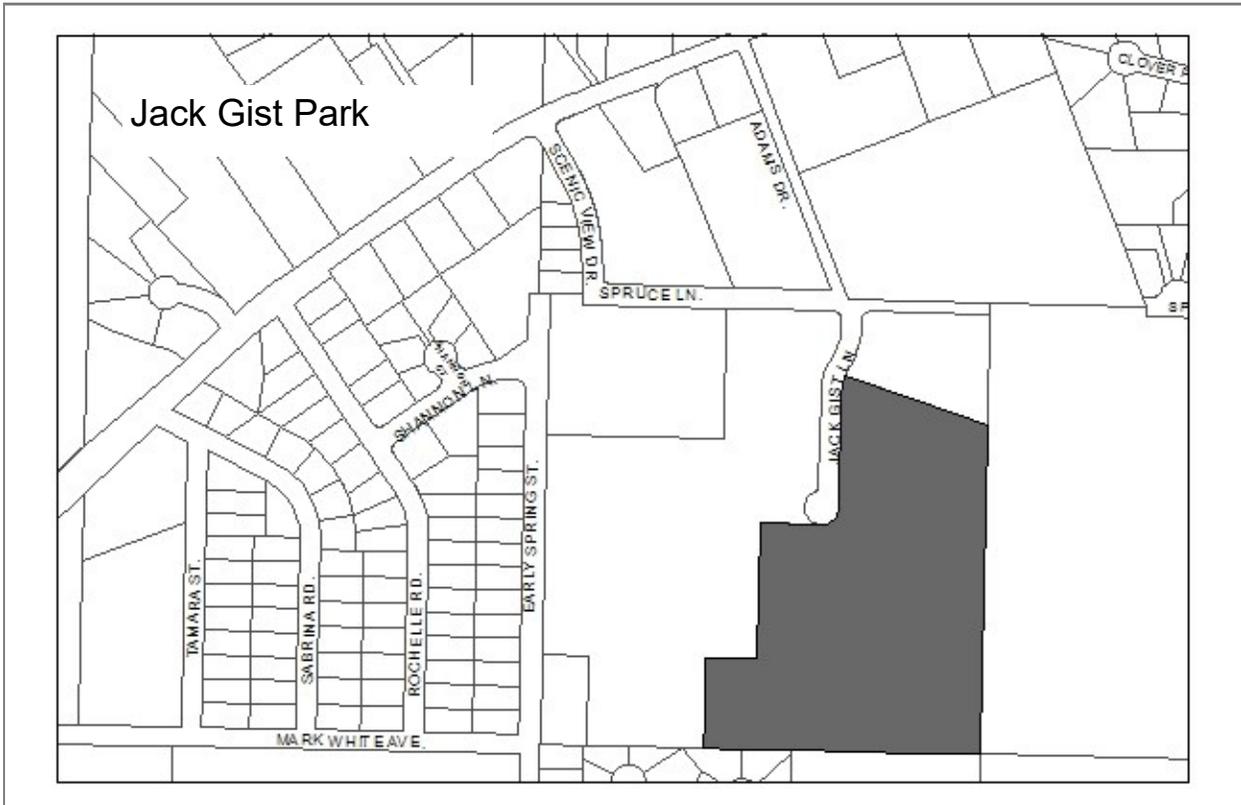
Zoning: Urban Residential

Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. A road was constructed across the parcel in 2020.

Finance Dept. Code:



Designated Use: Jack Gist Ball Park
Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres	Parcel Number: 17901023
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Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
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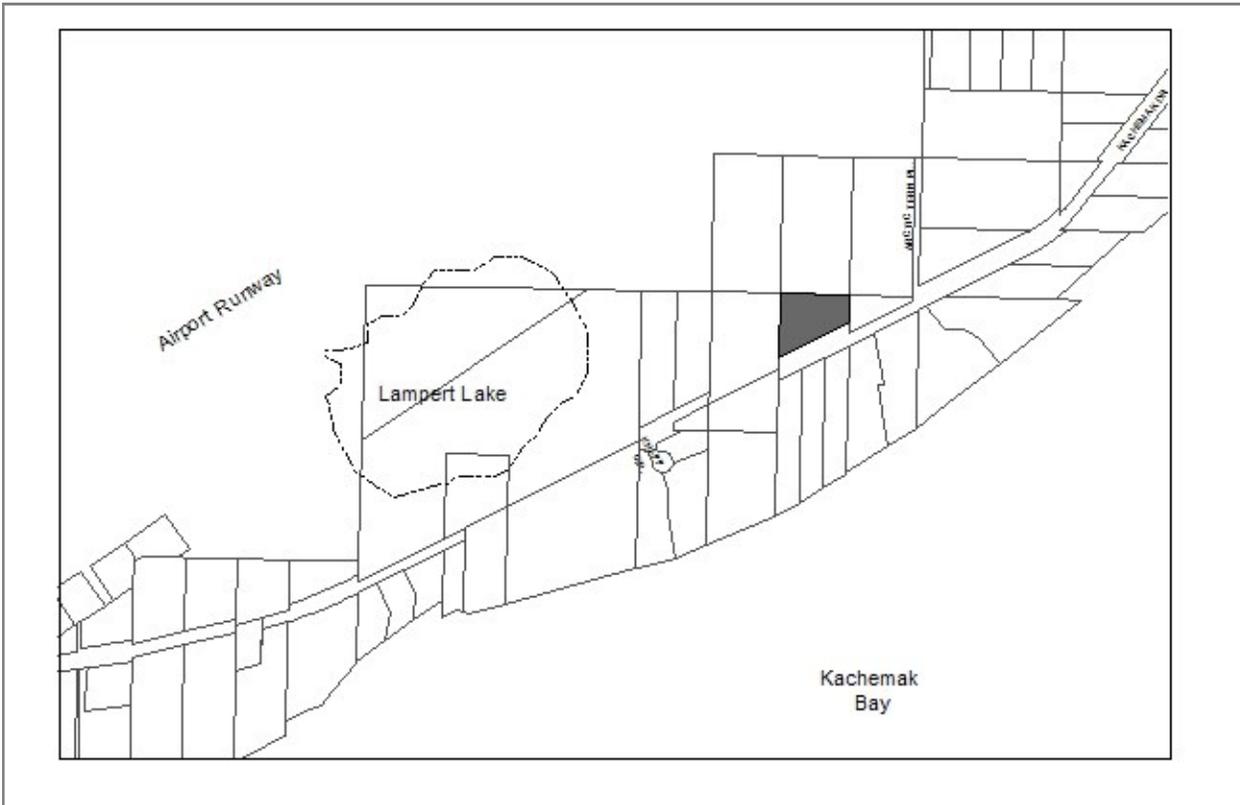
Infrastructure: Gravel road access.

Notes: Former dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

2024: Adjacent property to the west is being developed into a subdivision, providing water, sewer, power and additional road access.

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres	Parcel Number: 17936020
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Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2	Wetlands: 100% Wetlands
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Infrastructure: Paved Road, city water and sewer

Notes: Part of Kachemak Drive Phase 3 water and sewer SAD

Finance Dept. Code:



Designated Use: Resolution 15-030(A): Sell
Acquisition History: Lot 1: Ordinance 97-06(S) KPB

Area: Harry Feyer Subdivision Lot 1: 0.39 acres	Parcel Number: 17911005
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2019 Assessed Value: \$16,000 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential	Wetlands: none known
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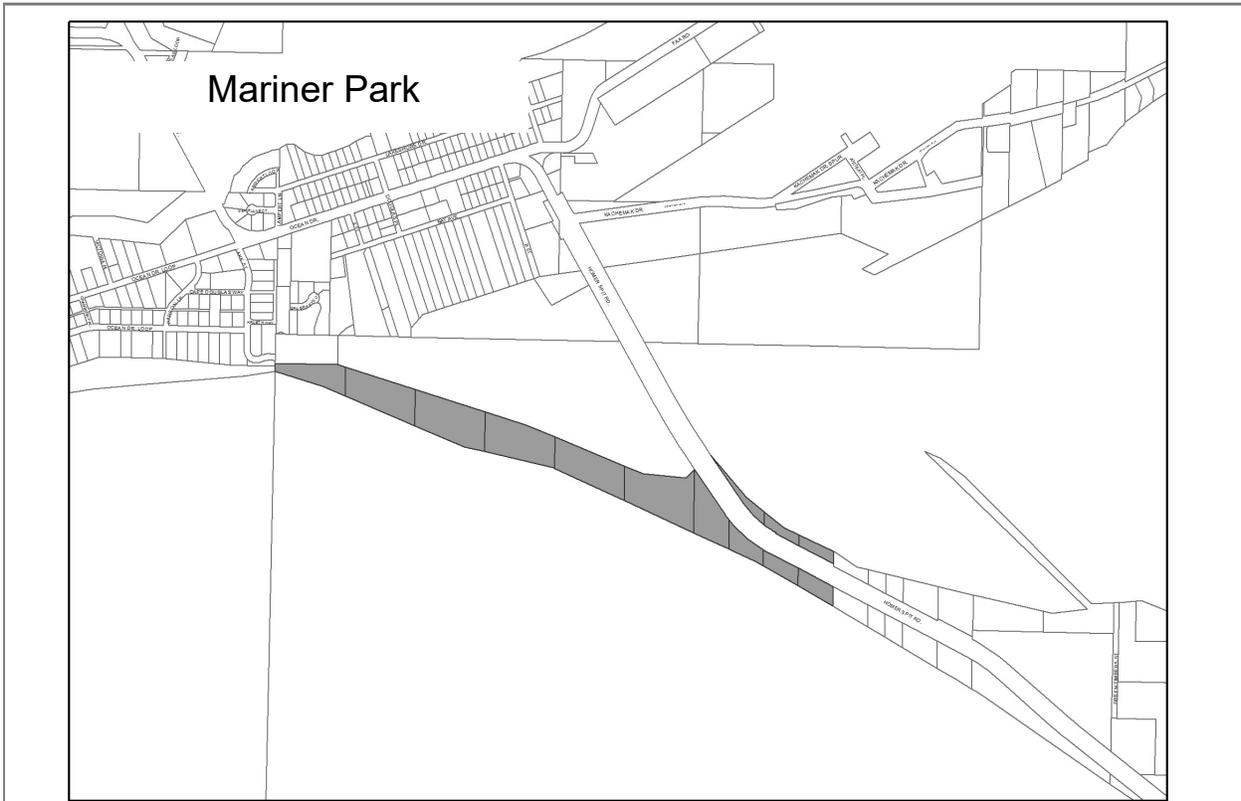
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

Finance Dept. Code:



Designated Use: Park
Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

Area: 32.32 acres	Parcel Number: 18101002-14
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Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

Zoning: Open Space Recreation/Conservation	Wetlands: Tidal
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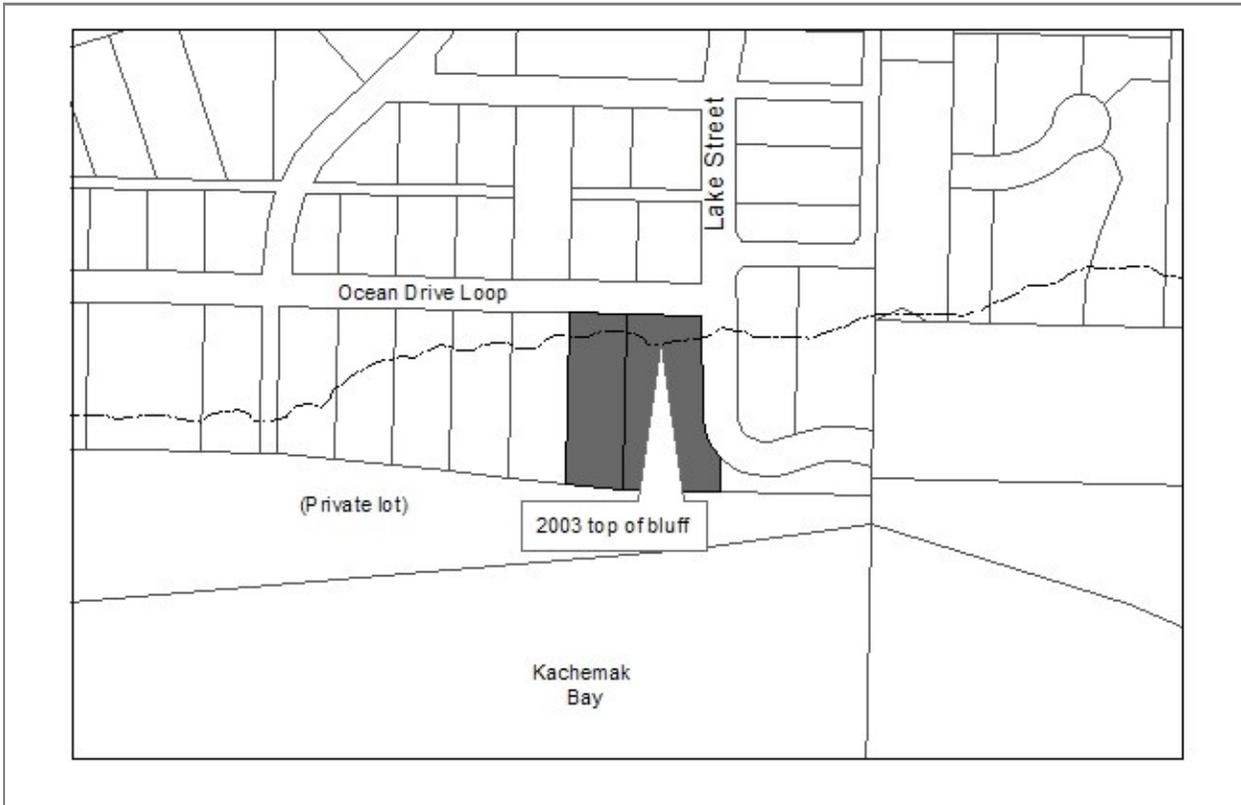
Infrastructure: No infrastructure

Notes: Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.
 2016: new campground office located at Mariner Park.
 12/2018: Relocated mouth of Slough away from Campground area

Finance Dept. Code:



Designated Use: Open Space (Resolution 2018-035)

Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres

Parcel Number: 177177-06, 07

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

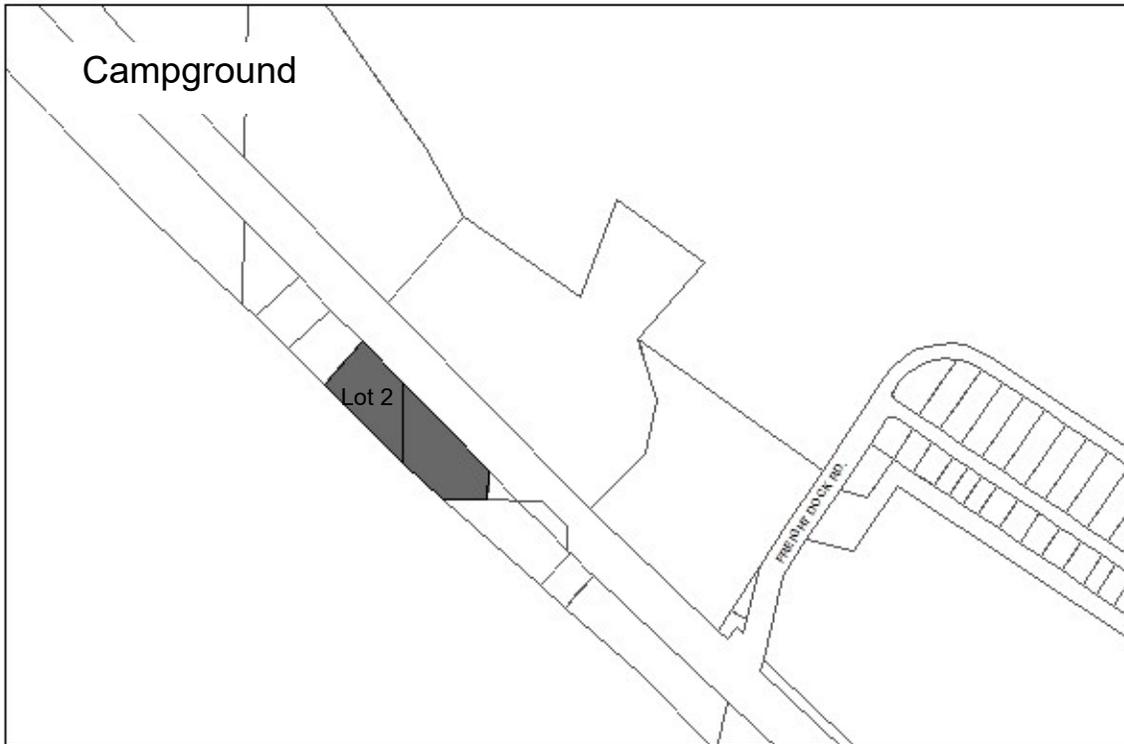
Zoning: Rural Residential

Wetlands: Most of these lots are tidal and critical habitat.

Infrastructure: Gravel road, water and sewer, natural gas, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Resolution 22-005 levied a seawall assessment of \$103,461.73 (combined amount for both lots).

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

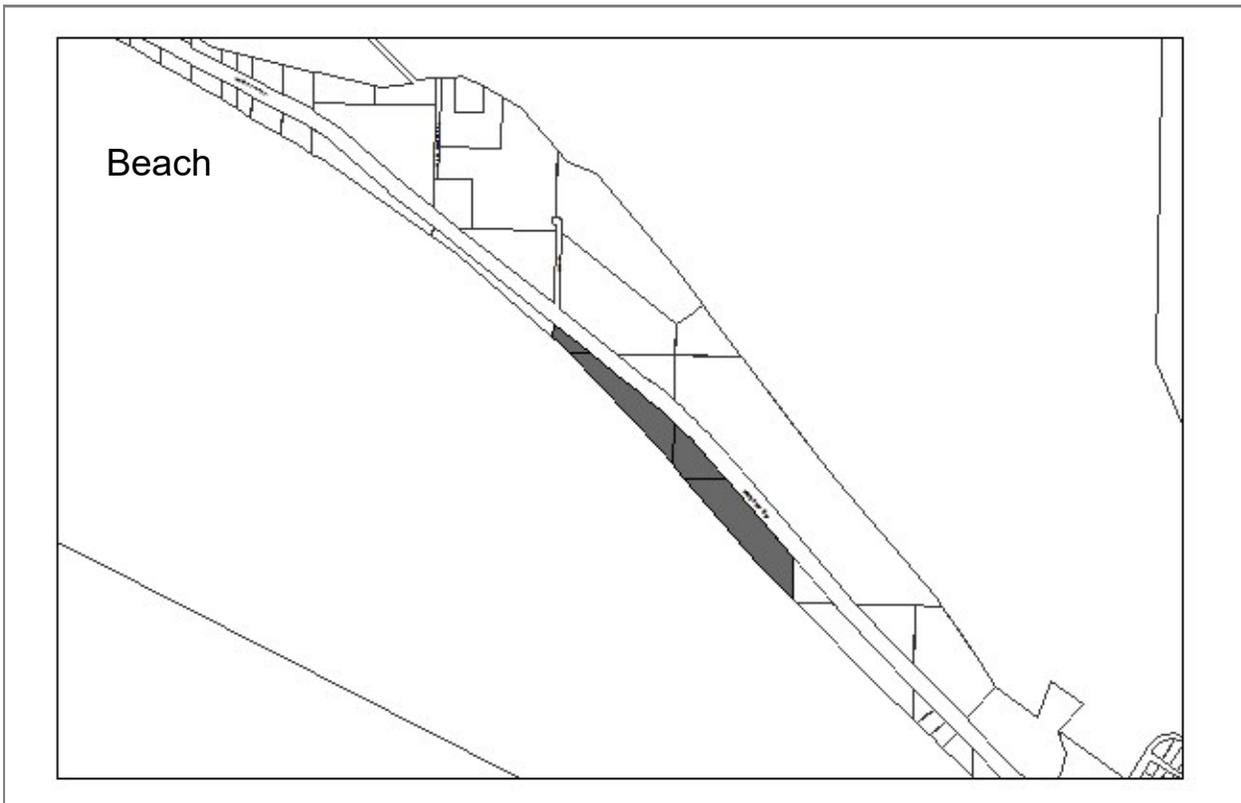
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.
 2016: Campground office sold and removed due to repeated erosion and storm damage.
 2018: Campground closure due to erosion
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation
Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres	Parcel Number: 181030 02, 04, 06 18102011
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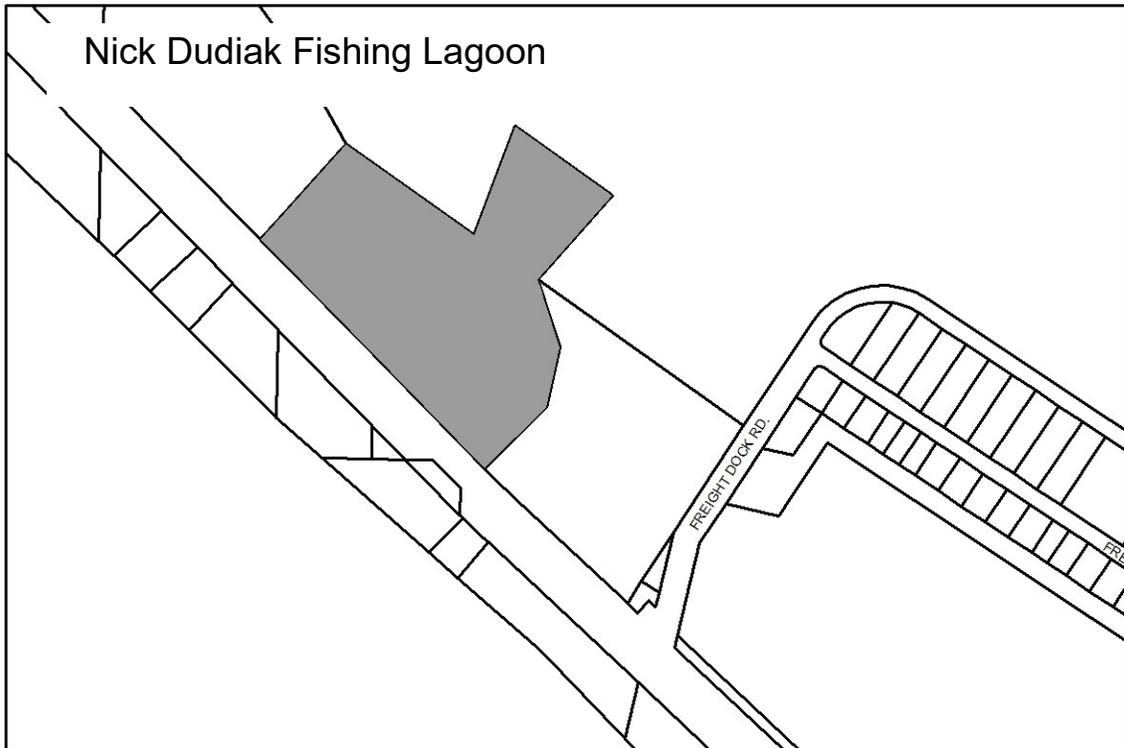
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec	Wetlands: Tidal
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Infrastructure: Paved Road access

Notes:
 Acquisition history of lot 6 should be researched as budget allows

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

Zoning: Open Space Recreation

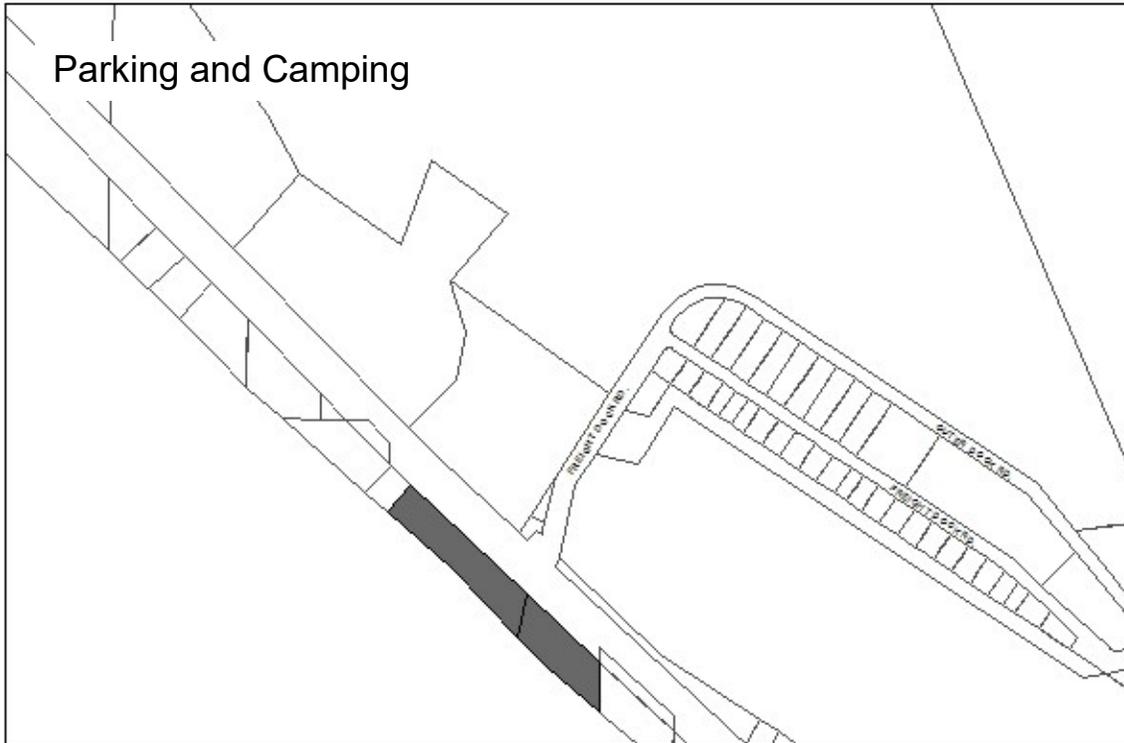
Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.
- Dredging planned in 2023

Finance Dept. Code:



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

Legal Description: Homer Spit Amended Lots 7 and 9

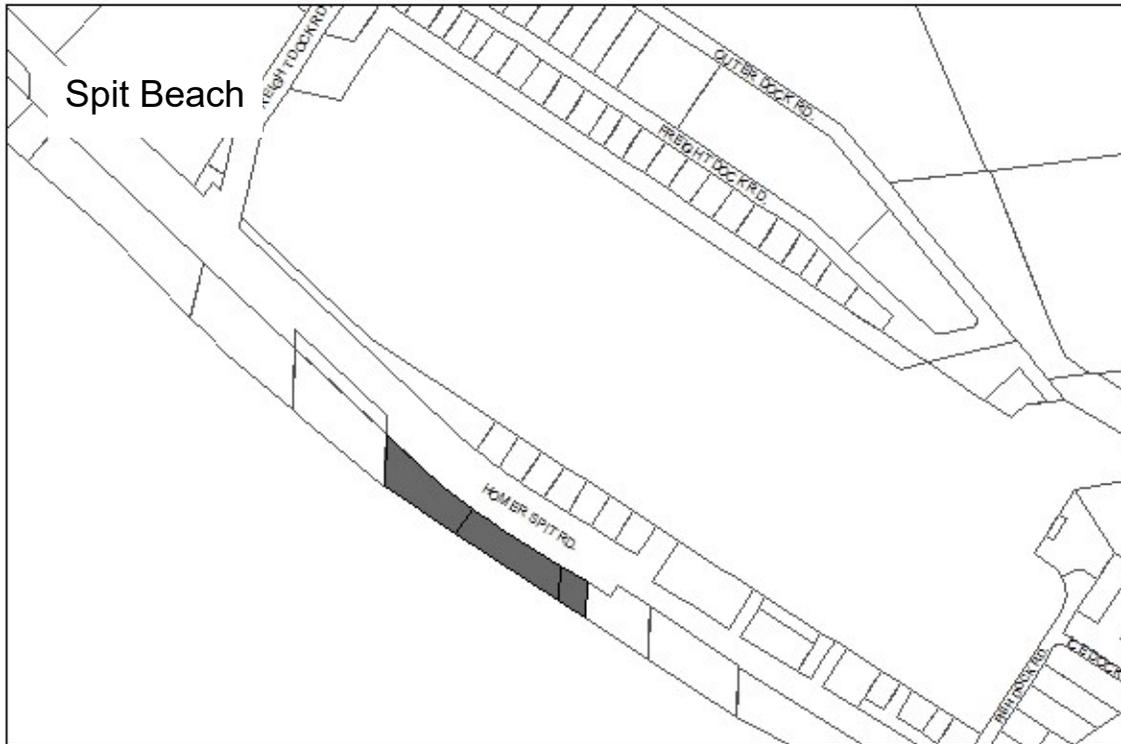
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Continued erosion of campground area. Dredge spoils are placed every spring to protect the highway. Starting in 2019.

Finance Dept. Code:



Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

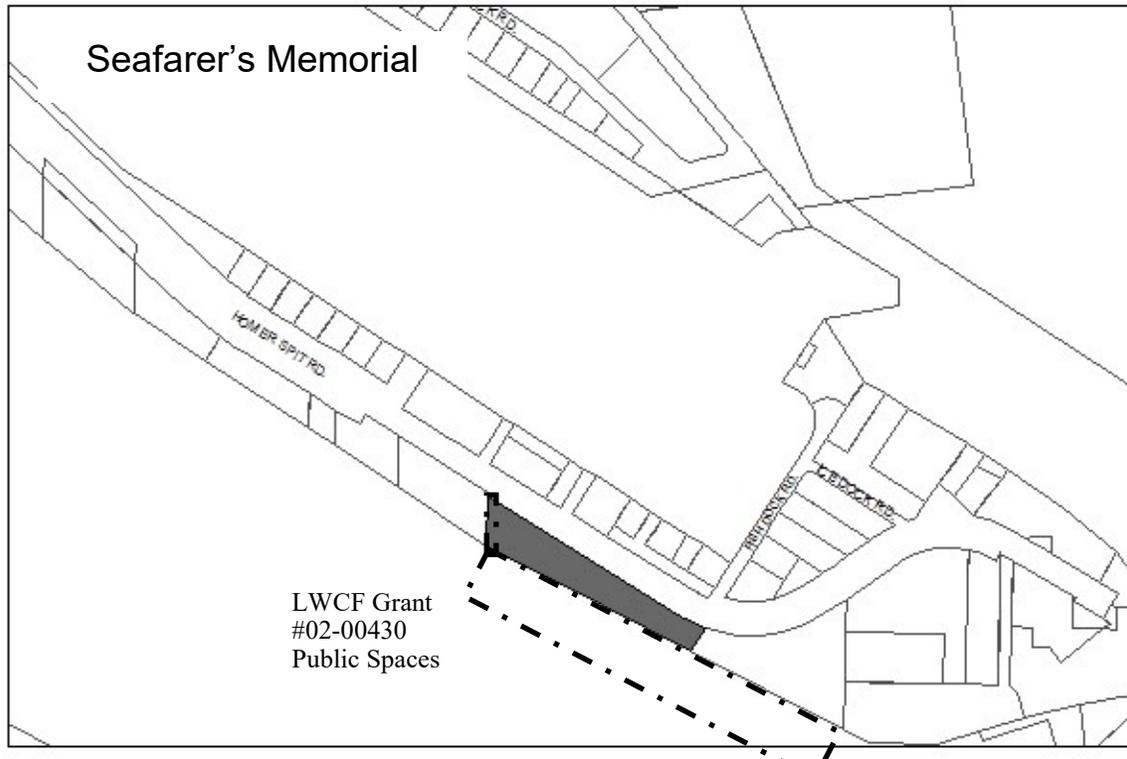
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

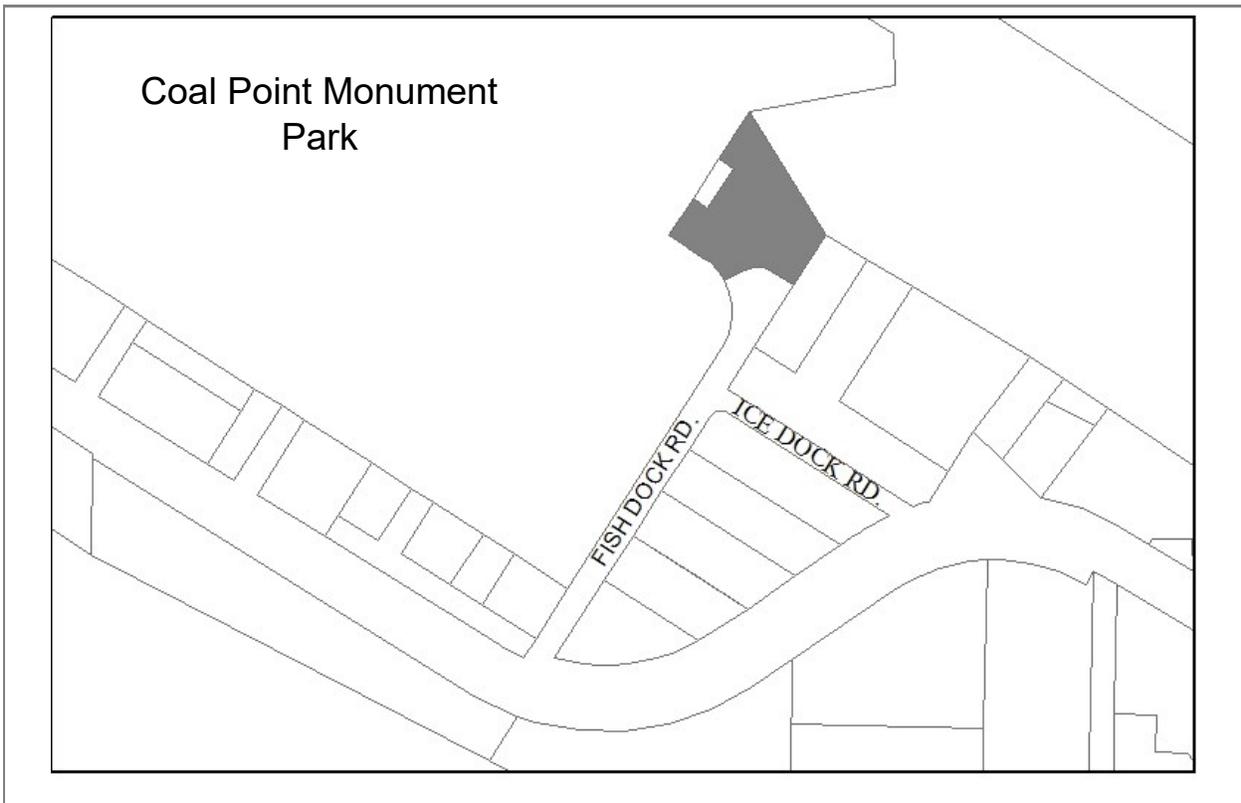
Infrastructure: Paved Road

LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	Parcel Number: 18103426
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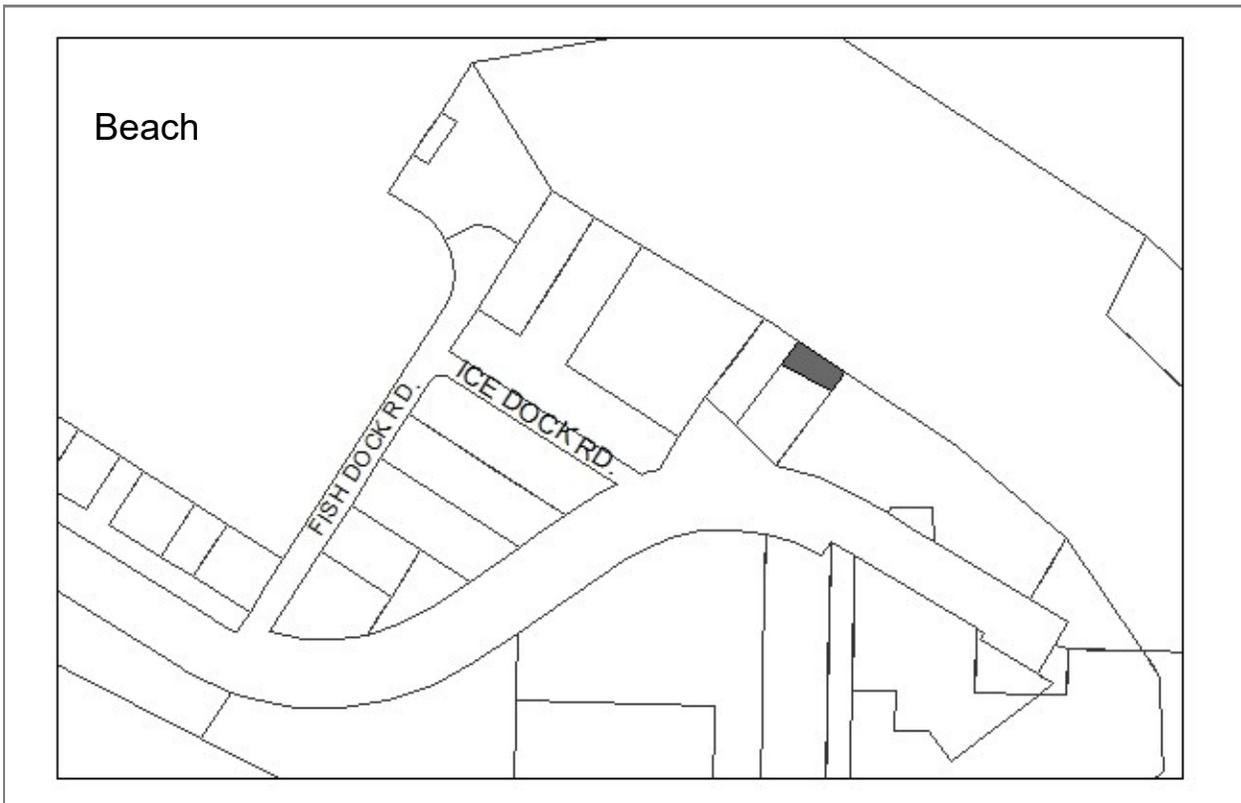
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	Wetlands:
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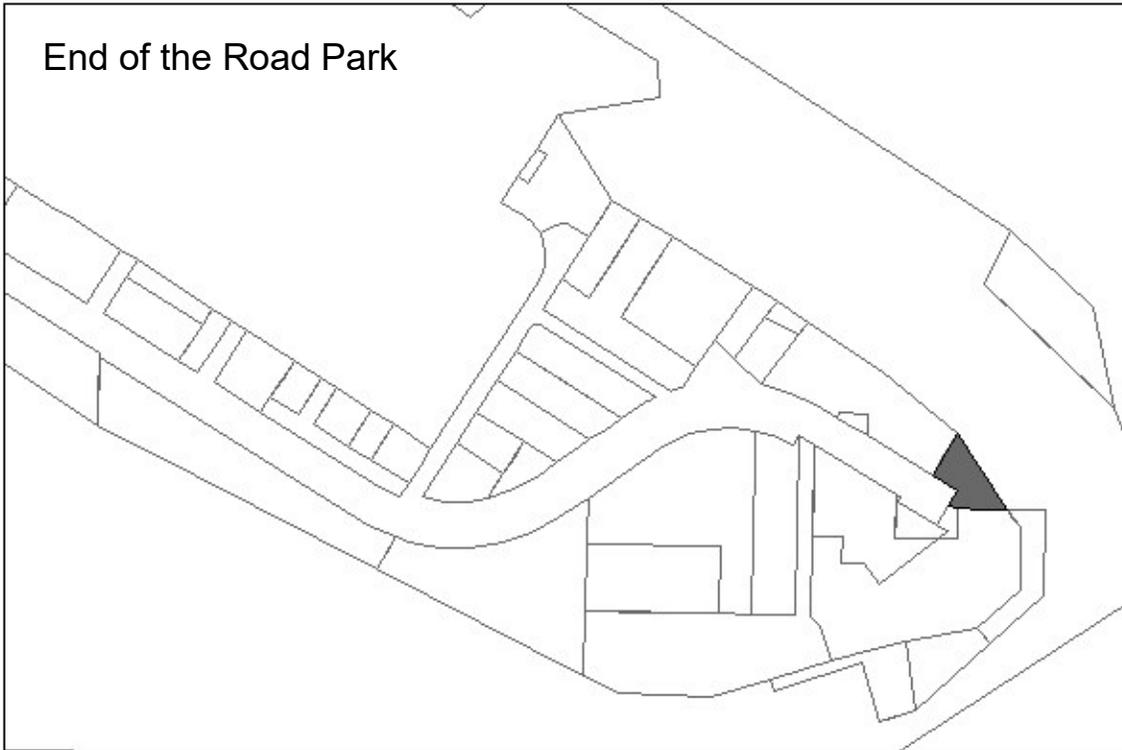
Infrastructure: gravel parking area

Notes:

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock	
Acquisition History:	
Area: 0.11 acres	Parcel Number: 18103446
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	
Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain
Infrastructure:	
Notes:	
Finance Dept. Code:	



Designated Use: End of the Road Park Resolution 13-032
Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

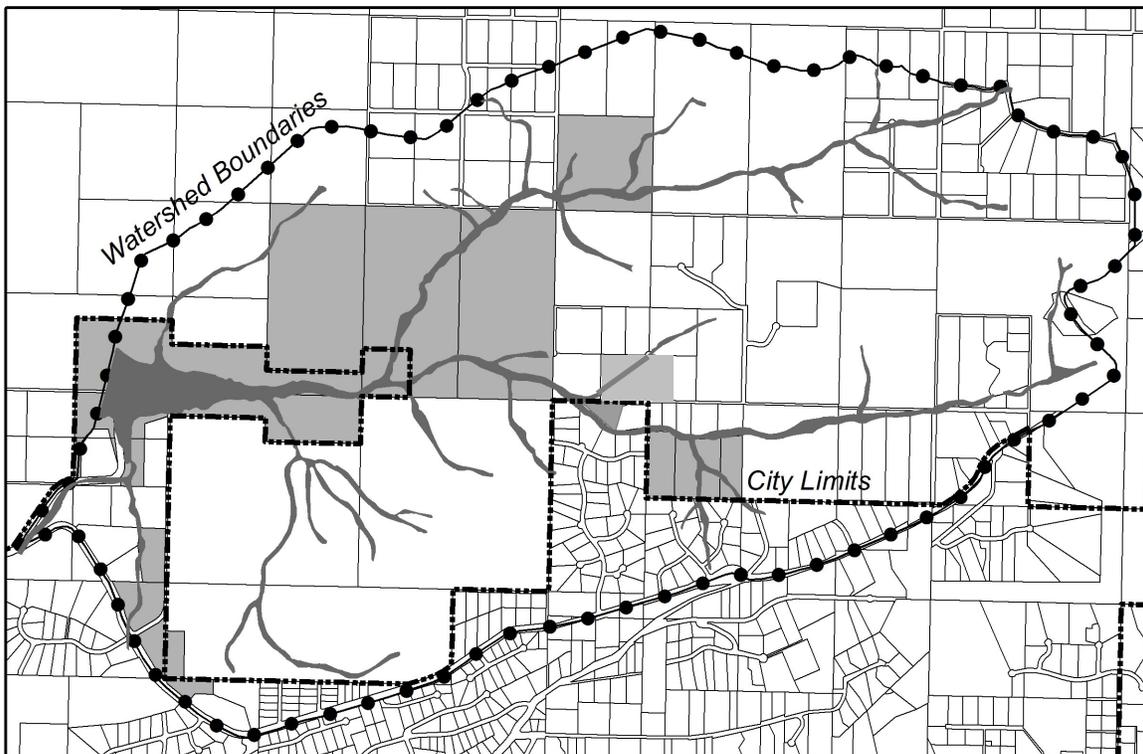
Address:

- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

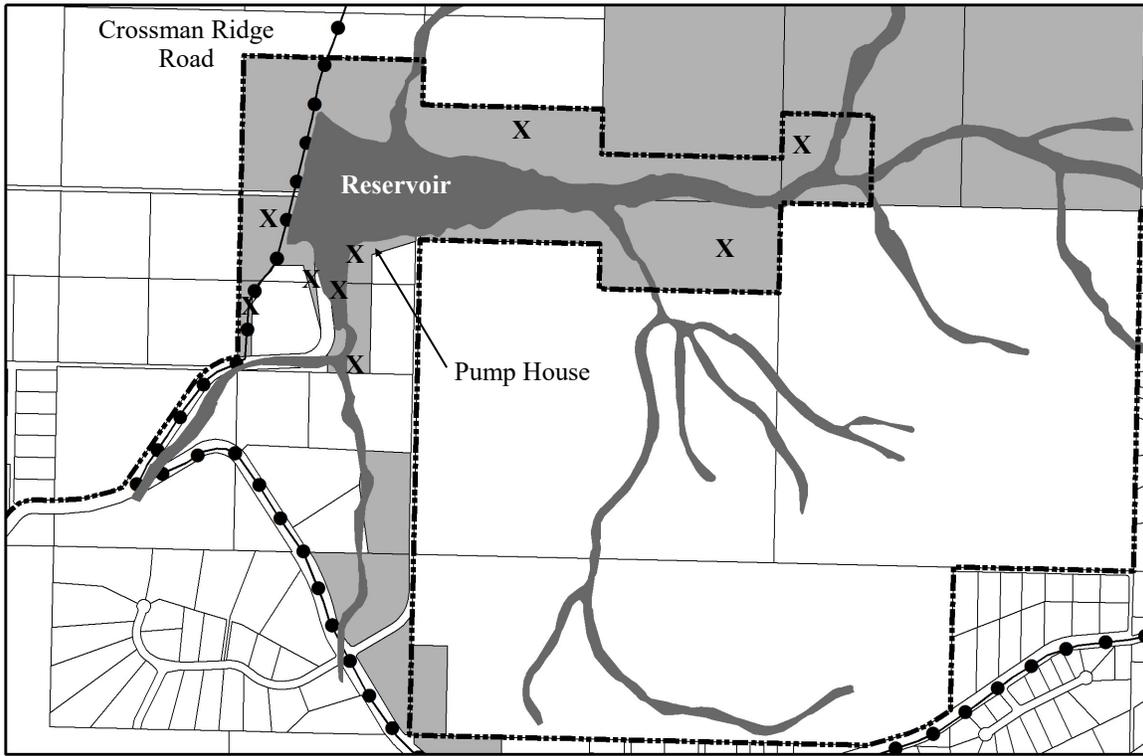
Finance Dept. Code:

City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 25 lots totaling 452.38 acres. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated May , 2023



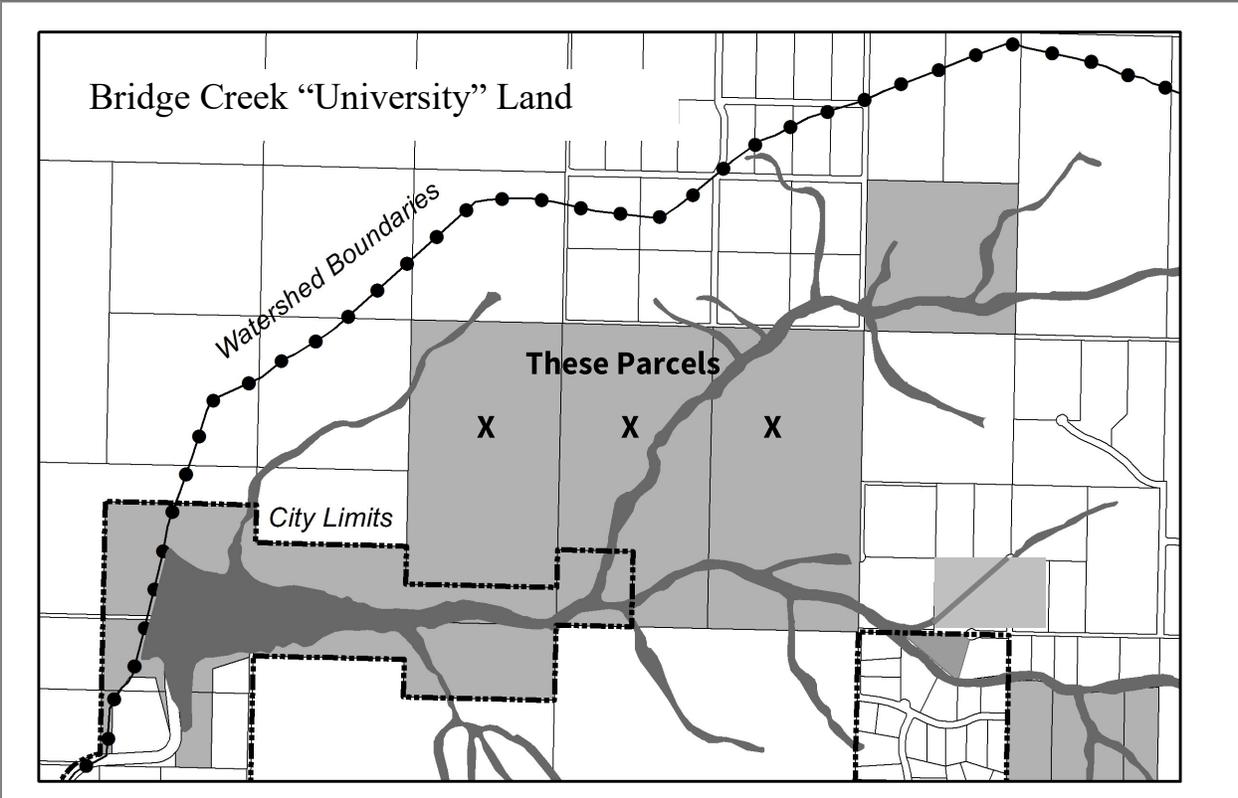
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
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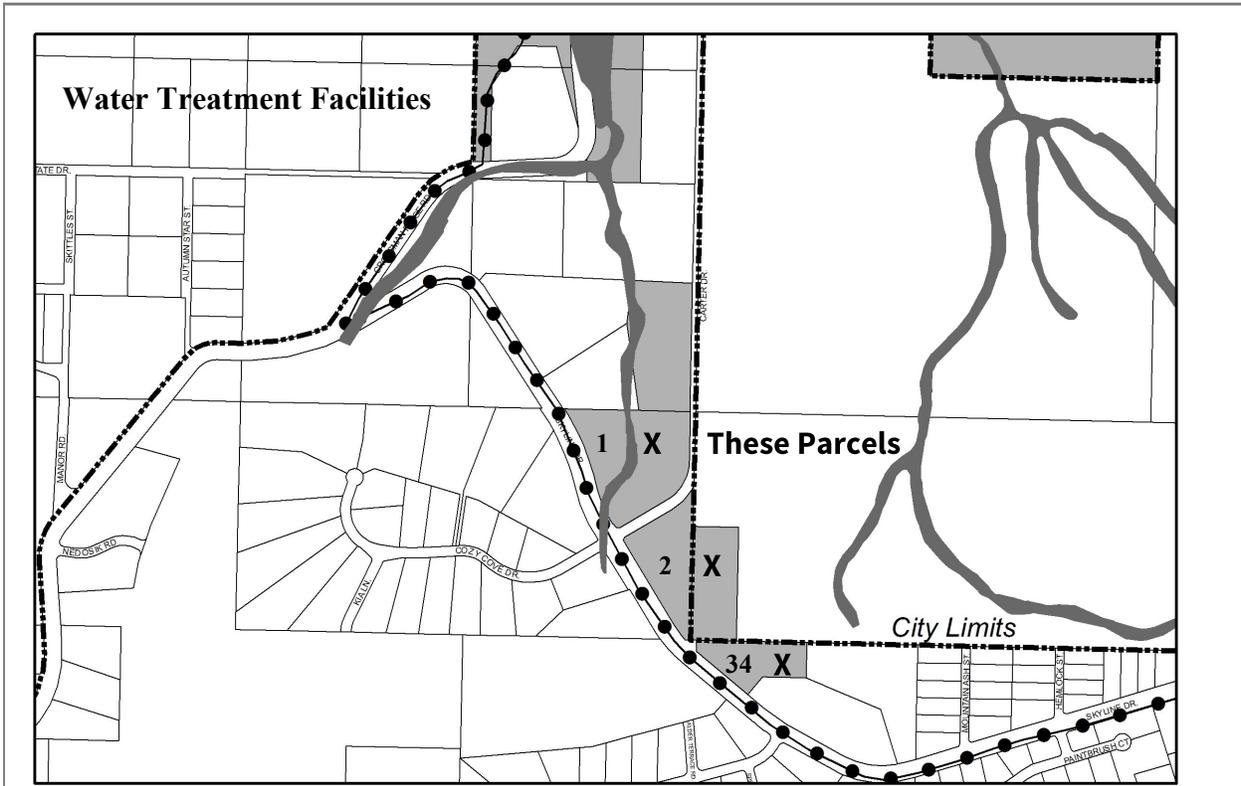
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
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Infrastructure: None. Limited legal and physical access.

Notes:
 Paid \$265,000 for land in 2003.
 Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

Zoning: Rural Residential, Bridge Creek WPD

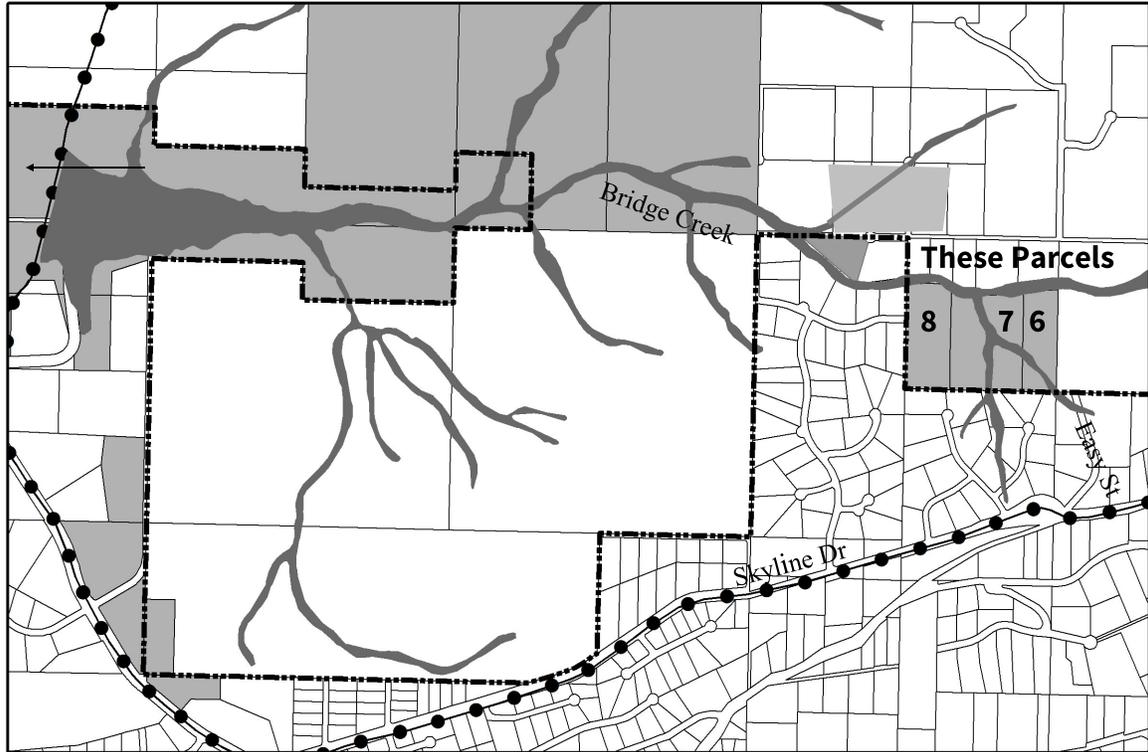
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

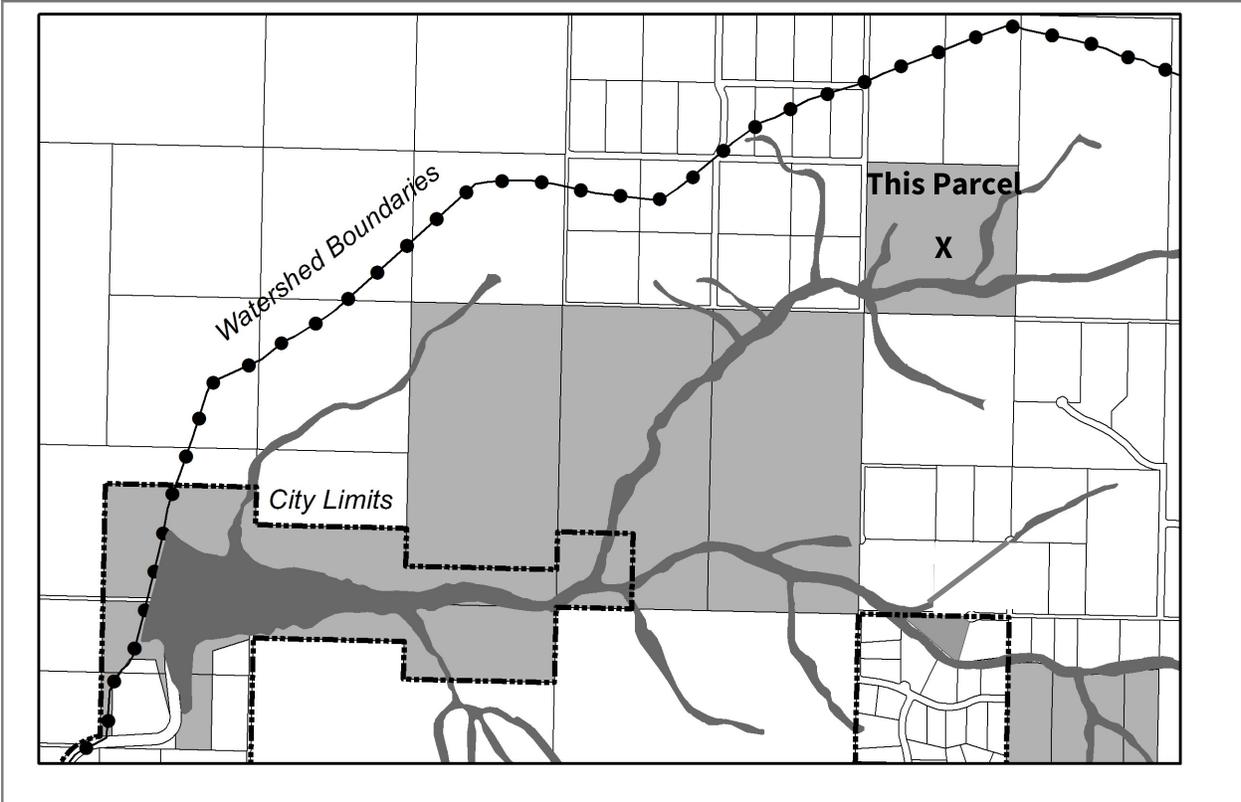
Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Former water treatment plant site. A fire station/equipment storage was constructed in 2014.
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
 Lot 34 is the site of a 1 million gallon water tank.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes	
Acquisition History: Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	Parcel Numbers: 1736600 6, 7, 8
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<p>Notes: Lots purchased 2/25/09 from BIA Lot 6, \$58,735, recorded document 2009-000612-0 Lot 7, \$113,730, recorded document 2009-000613-0 Lot 8, \$75,565, recorded document 2009-000611-0 Total Cost: \$248,030</p> <p>The northern lot line of these lots is bridge creek, and meanders as the creek meanders.</p> <p>Public roadway easement granted 7/29/21 2001-002825-0 Homer Recording District</p>	
Finance Dept. Code:	



Designated Use: Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)
Acquisition History: Tax foreclosure from KPB, Ordinance 15-15,

Area: 40 acres

Parcel Numbers: 17305219

Legal Description: T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

Zoning: Not in city limits, part of the Bridge Creek WPD.

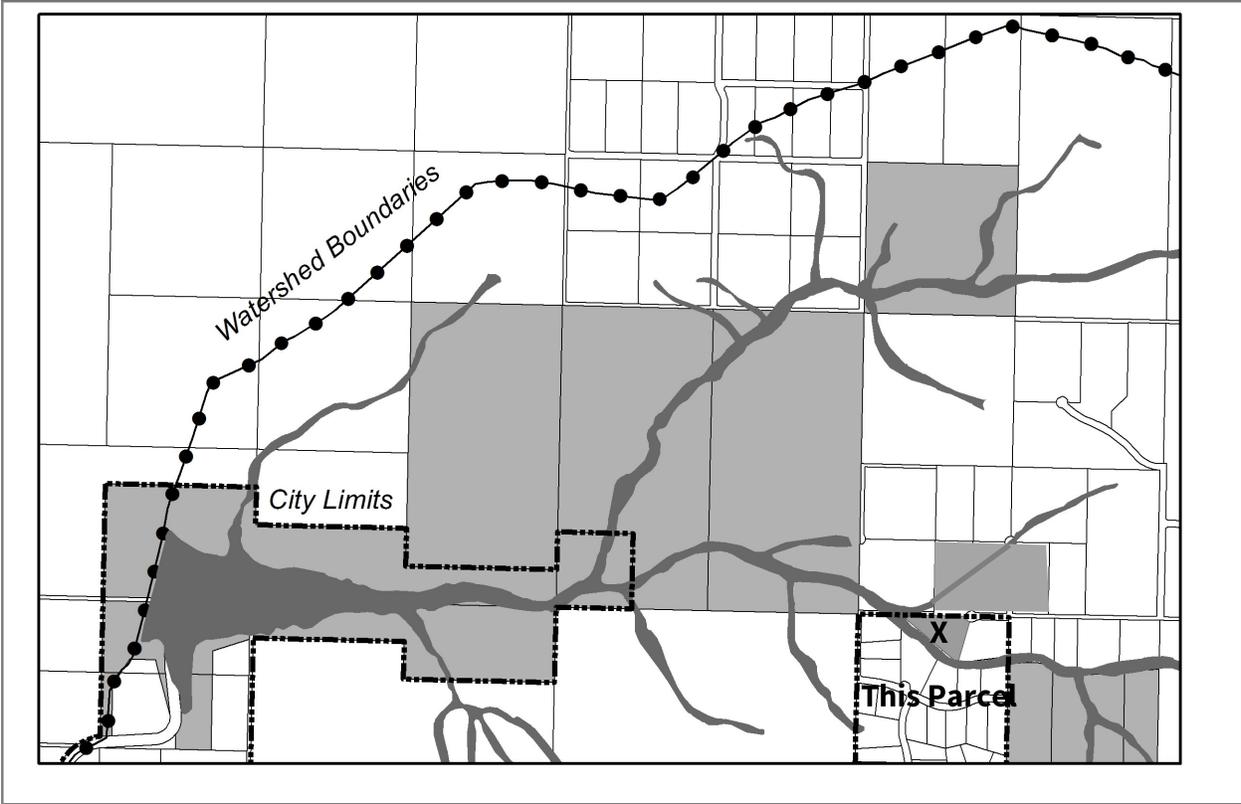
Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21 in 2015.
 Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes (Ord 17-27)

Acquisition History: City purchased from private land owner

Area: 2.86 acres

Parcel Number: 17305408

Legal Description: T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

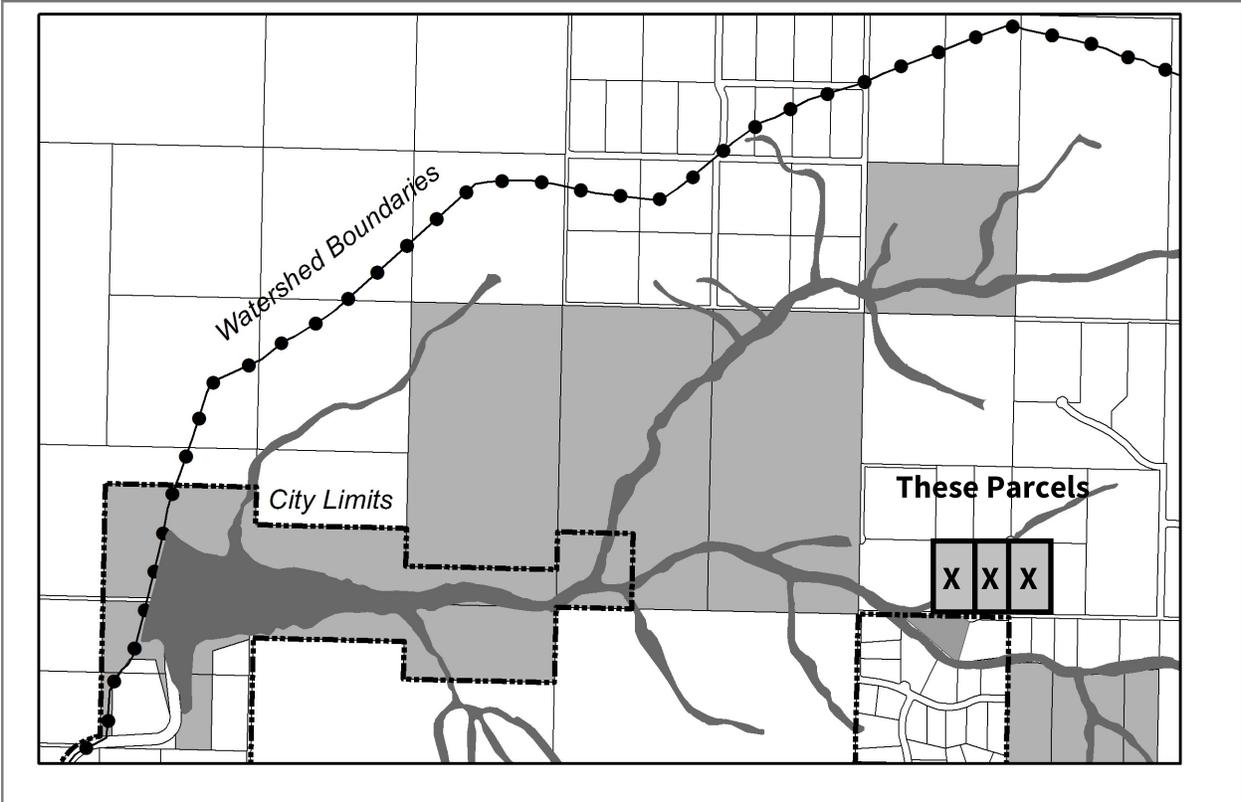
Zoning: RR, and part of the Bridge Creek WPD.

Wetlands: Lot is all wetlands. Bridge Creek runs through the valley on the south side of the lot.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

Notes:

Finance Dept. Code:



Designated Use: Watershed Protection Purposes (Ord 22-01(A) and 23-02(A))

Acquisition History: City purchased from private land owner

Area: 13.86 acres

Parcel Number: 17370003, 04, 05

Legal Description: T 6S R 13W SEC 4 SM Bridge Creek Cooperative Sub Lots 6,7,8

Zoning: Bridge Creek WPD.

Wetlands: Wetlands present, and a tributary to Bridge Creek.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

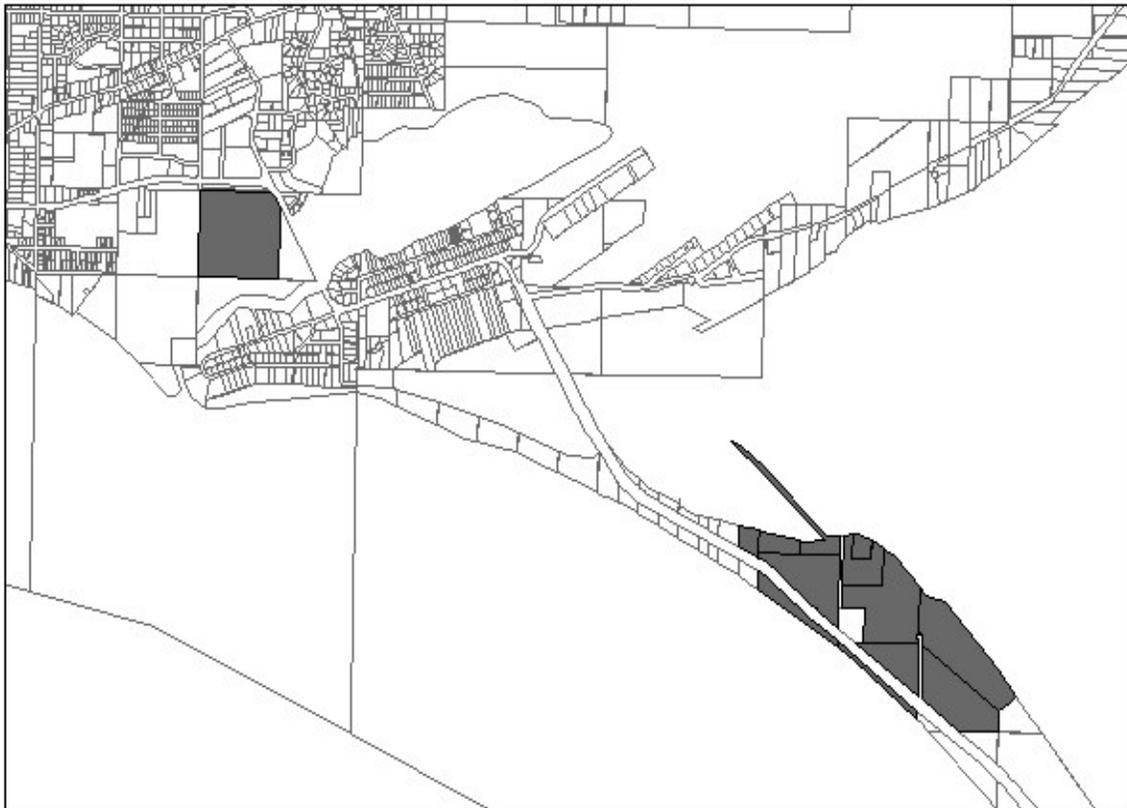
Notes:

Finance Dept. Code:

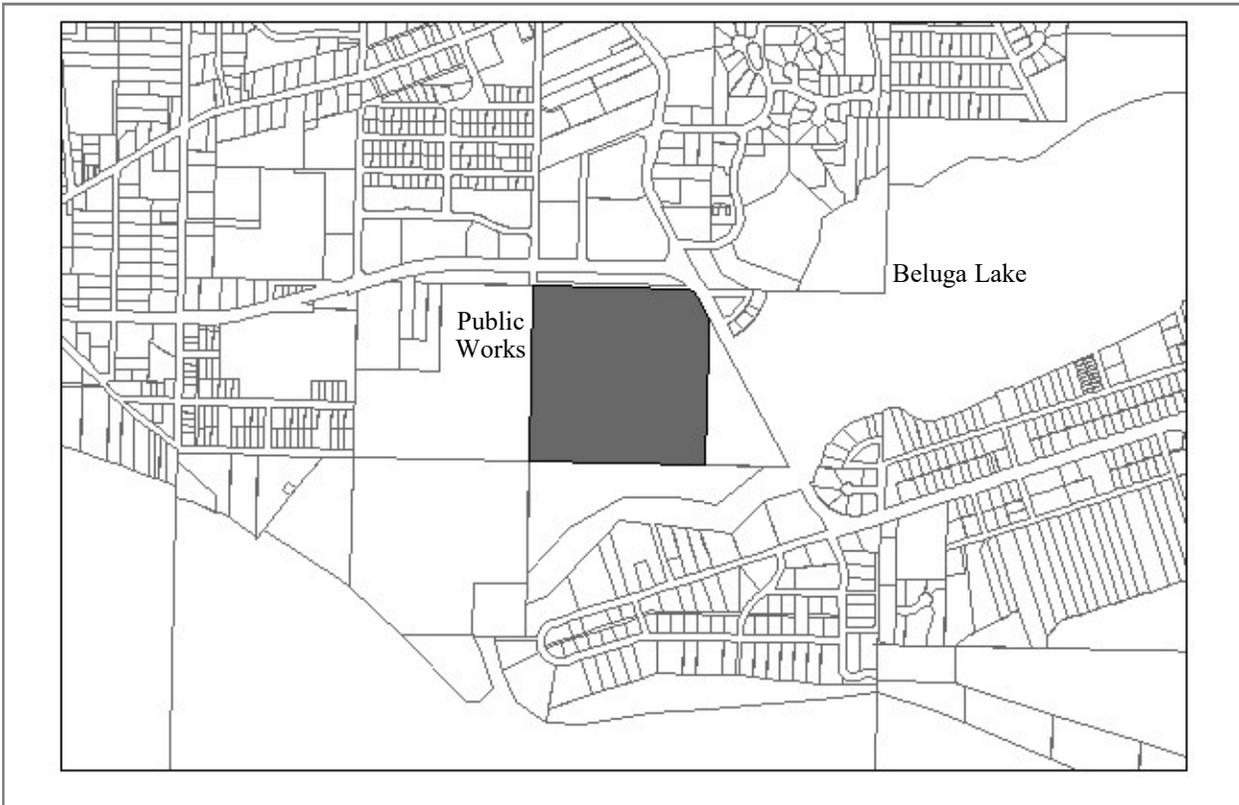
Homer Conservation Easement Lands

Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020



Designated Use:
Acquisition History: EVOS purchase and conservation easement.

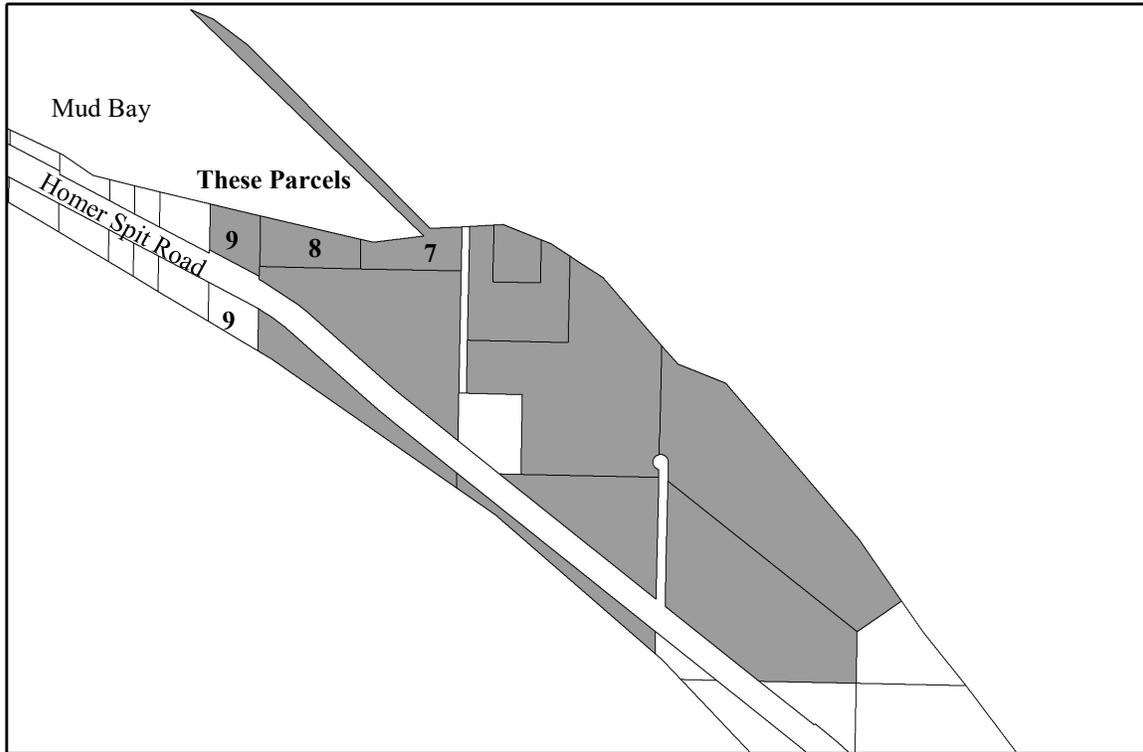
Area: 39.24 acres	Parcel Number: 17714006
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Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

Zoning: Conservation	Wetlands: Beluga Slough Estuary
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- Notes:**
- Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.
 - Parcel is within a FEMA-mapped floodplain.
 - Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network

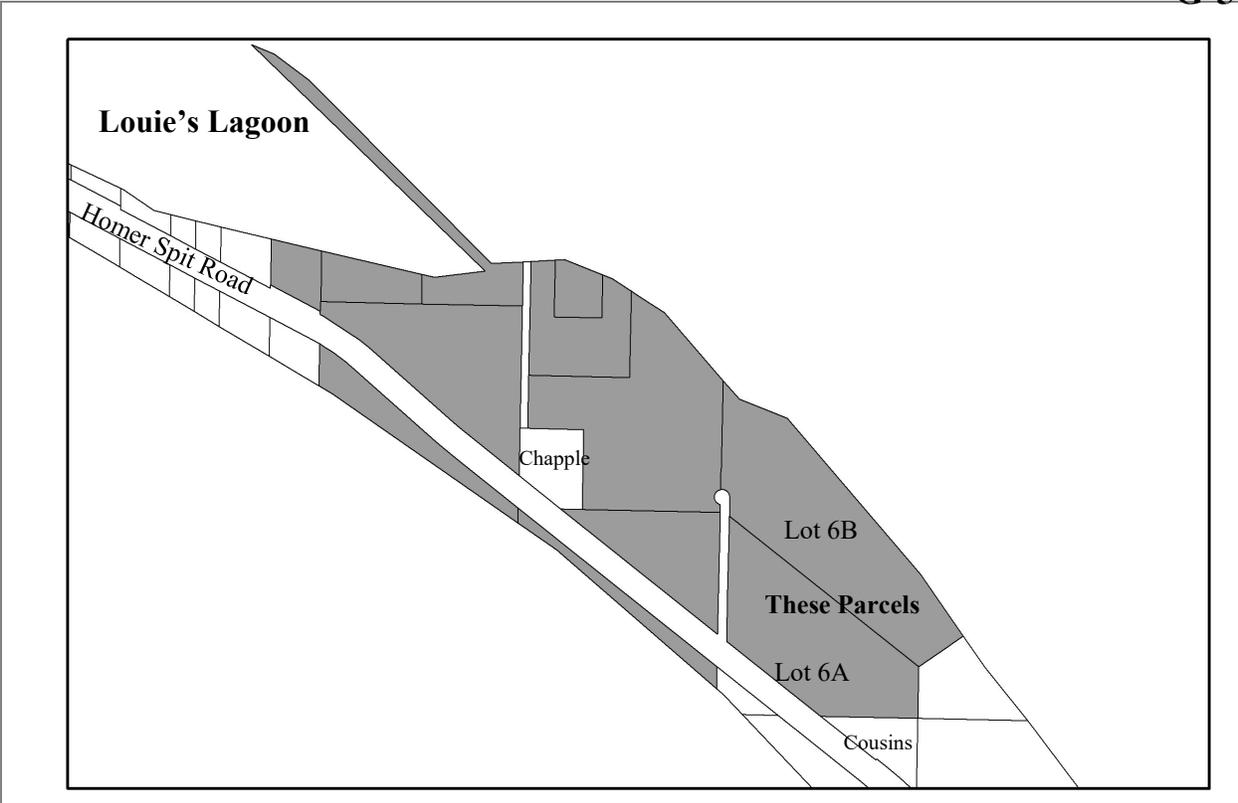
Finance Dept. Code: 392.0013



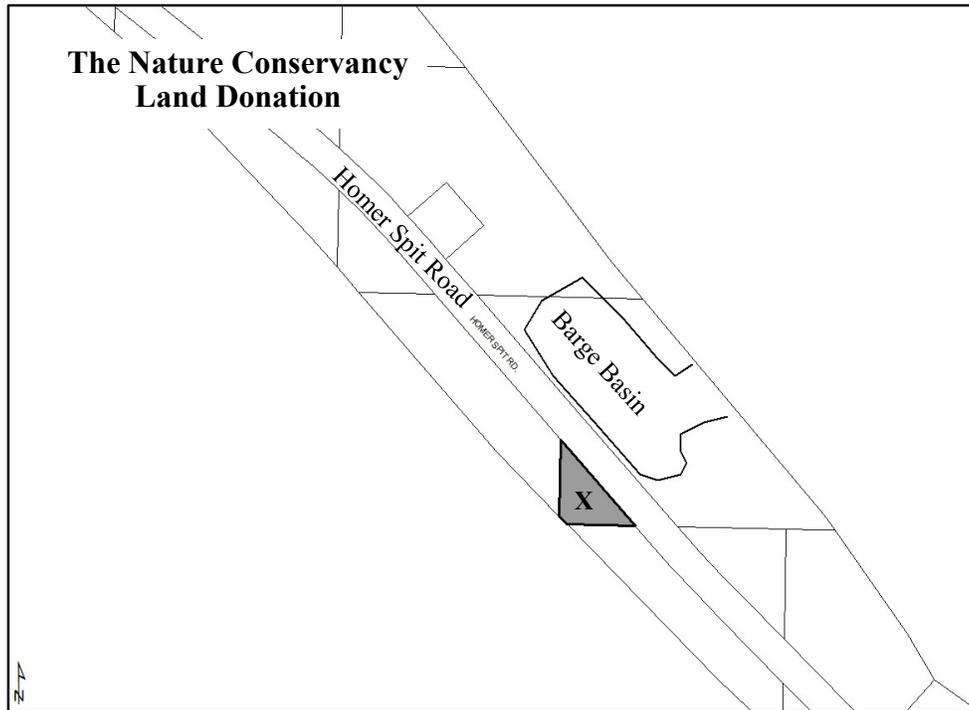
Designated Use:	
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.	
Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	Parcel Number: 181020 02, 01, 18101023, 24
Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
Zoning: Conservation—lots 7 and 8 Open Space Recreation—Lot 9	Environment: State Critical Habitat Area below 17.4 ft . mean high tide line.
Notes:	
<ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: Total: 70.97 acres	Parcel Number: 18102 03, 04, 05, 06, 09, 10,14
Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:	
<ul style="list-style-type: none"> • 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A • THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD • THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD • THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD • PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY • 0770055 WALTER DUFOUR SUB TRACT B TRACT B 	
Zoning: Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
Notes:	
<ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 222, Homer Recording District,4/21/98. • Deeded to the City on same date, Book 0275, Page 236, HRD. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: Total: 45.47 acres	Parcel Number: 181-020 - 18, 19
Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B	
Zoning: Conservation	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
Notes: <ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008. • Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use: Conservation	
Acquisition History: Land donation from The Nature Conservancy, Resolution 20-006	
Area: Total: 2.62 acres	Parcel Number: 18103007
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD	
Zoning: Open Space Recreation	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
<p>Notes:</p> <ul style="list-style-type: none"> • Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land. • Parcel is within a FEMA-mapped flood hazard area. • Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0 	
Finance Dept. Code:	

2024 Land Allocation Plan Spit Map - draft

Legend

-  Parking
-  City Land
-  Parcels
-  Overslope
-  Overslope

2024 Allocation - Section

-  For Lease A
-  Leased B
-  Port Use C
-  City Facility D
-  Park/open space E



City property outlined in red.
Photo taken in 2013.
Property lines are
not exact - use with care
P & Z 10/22/24 JE

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17305408		2.86	T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1	F-8
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	4.32	Hillstrands Homestead Lot 2 inside city limits	F-5
17307096	188 SKYLINE DR	4.02	Hillstrands Homestead Lot 2, portion outside city limits	F-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17370004		4.37	T 6S R 13W SEC 4 SEWARD MERIDIAN HM 0810005 BRIDGE CREEK COOPERATIVE SUB LOT 7	F-9
17370005		4.53	T 6S R 13W SEC 4 SEWARD MERIDIAN HM 0810005 BRIDGE CREEK COOPERATIVE SUB LOT 6	F-9
17370003		4.61	T 6S R 13W SEC 4 SEWARD MERIDIAN HM 0810005 BRIDGE CREEK COOPERATIVE SUB LOT 8	F-9
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-18
17510230		0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2	D-19
17513353		0.56	T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-17
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-20
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	D-13
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17702112		0.86	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 TRACT C	E-15
17702125		0.21	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 Tract D	E-15
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-18
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-19
17714011		0.13	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	E-19
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	D-16
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	E-25
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	E-25
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	D-14
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-17
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17909003	4833 KACHEMAK DR	0.56	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0630311 SUBDIVISION OF LOT 27 & 28 SEC 14 T6S R13W LOT 28A	D-20

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17909004	4849 KACHEMAK DR	0.54	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0630311 SUBDIVISION OF LOT 27 & 28 SEC 14 T6S R13W LOT 28D	D-20
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-24
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-24
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103007		2.62	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD	G-6
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	C-2
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	C-4
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-2
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	C-5
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	C-5
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	C-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	C-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	C-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	C-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	C-5
18103228	4290 FREIGHT DOCK RD	0.67		C-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	C-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	C-15
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	C-7
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	C-5
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	C-5
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	C-5
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	C-5
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	C-5
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	C-5
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	C-5
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	C-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	C-4
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	C-4
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	C-4
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	C-4
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	C-4
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	C-4
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	C-4
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	C-4
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	C-4
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	C-8
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	C-3
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	C-3
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	C-3
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	C-3
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	C-3
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	C-3
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	C-11
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103418		1.47	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	C-10
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	C-11
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	C-11

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-5
Harbor Overslope				C-17

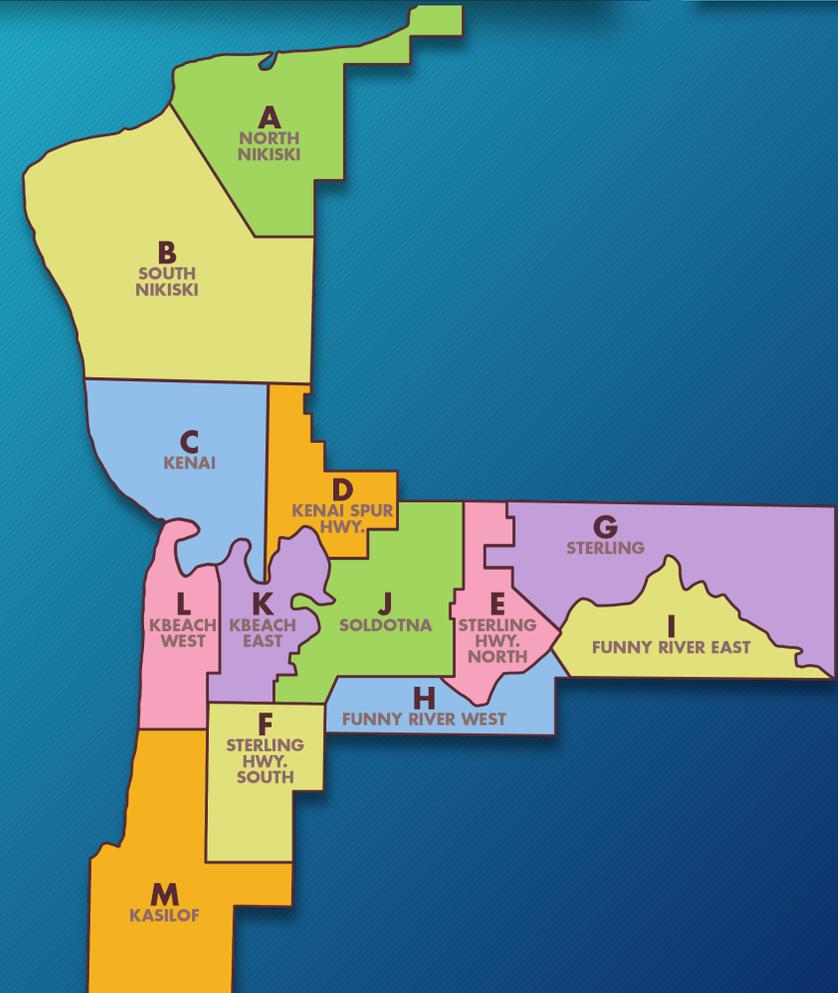
CENTRAL AREA RURAL TRANSIT SYSTEM, INC.



City of Homer Presentation 2024

INTRODUCTION

- Door-to-Door demand response transportation for the central Kenai Peninsula
- Ride reservations are scheduled by 5pm the business day prior
- Service hours: Monday-Saturday 24-hours
- 13 zones -\$2.50 per zone
- 14 employees/8 dedicated vehicles
- Contract provider is Alaska Cab
- CARTS has delivered over 1 million rides since forming in 2001



RECENT IMPROVEMENTS

New Leadership

- Board appointed new Executive Director in February 2024
- Diverse Board of Directors with a wide range of expertise
- Committed to board recruitment to broaden knowledge

Service Hours

- Extended office hours to include Saturdays (9:00am-5:00pm)
- Extended service hours to include Saturdays (24-hours)
- Reduced the number of holiday closures
- Extended after-hours customer support to 24/7
- Additional staffing

Technology

- Dispatching software
- CARTS mobile App
- CB Radios
- Dual-facing dash cameras with advanced AI technology



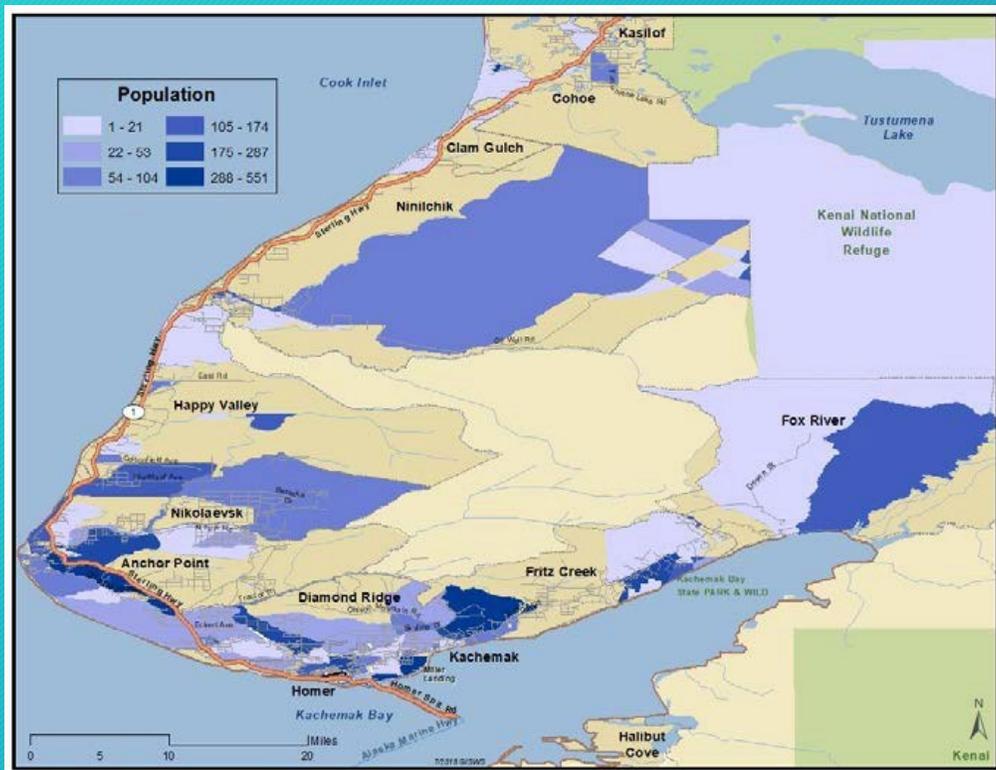
CURRENT TRANSPORTATION OPTIONS

The Southern Peninsula has no year-round, easily accessible public transportation that meets the community transportation needs.

- BUMPS -Unified multi-path service bus, which serves the Southern Peninsula 3-days a week.
- Taxi Providers -Offers demand response transportation to the general public. Contract providers for private, nonprofit, and government agencies.
- Human Service Agencies -Clientele only; eligibility requirements.
- School District - Provides transportation to students attending public, charter, and non-public schools.

UNIQUE DEMOGRAPHIC

South Peninsula Density Map



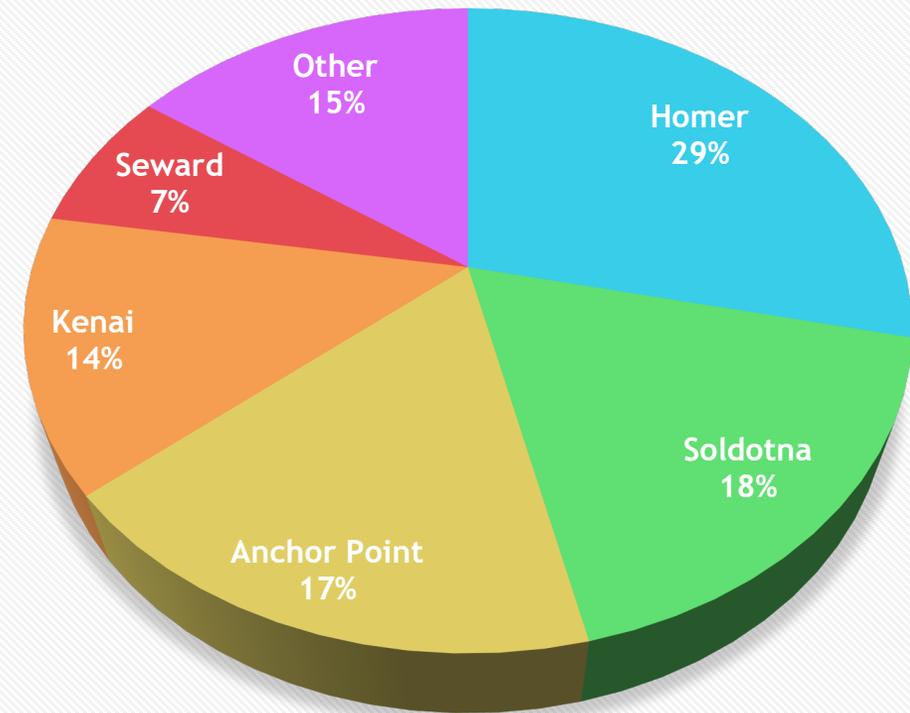
- The South Peninsula's 655 square miles reflect an overall density of 20.1 persons per square mile.
- Central Peninsula- 59.8 persons per square mile
- Anchorage -3,900 persons per square mile
- The South Peninsula's population density is a critically important factor that dictates the design of efficient, cost effective transportation options.

TRANSPORTATION NEEDS

KPEDD, in partnership with the Kenai Peninsula Transportation Committee, created a survey to identify regional public transportation needs throughout the Peninsula.

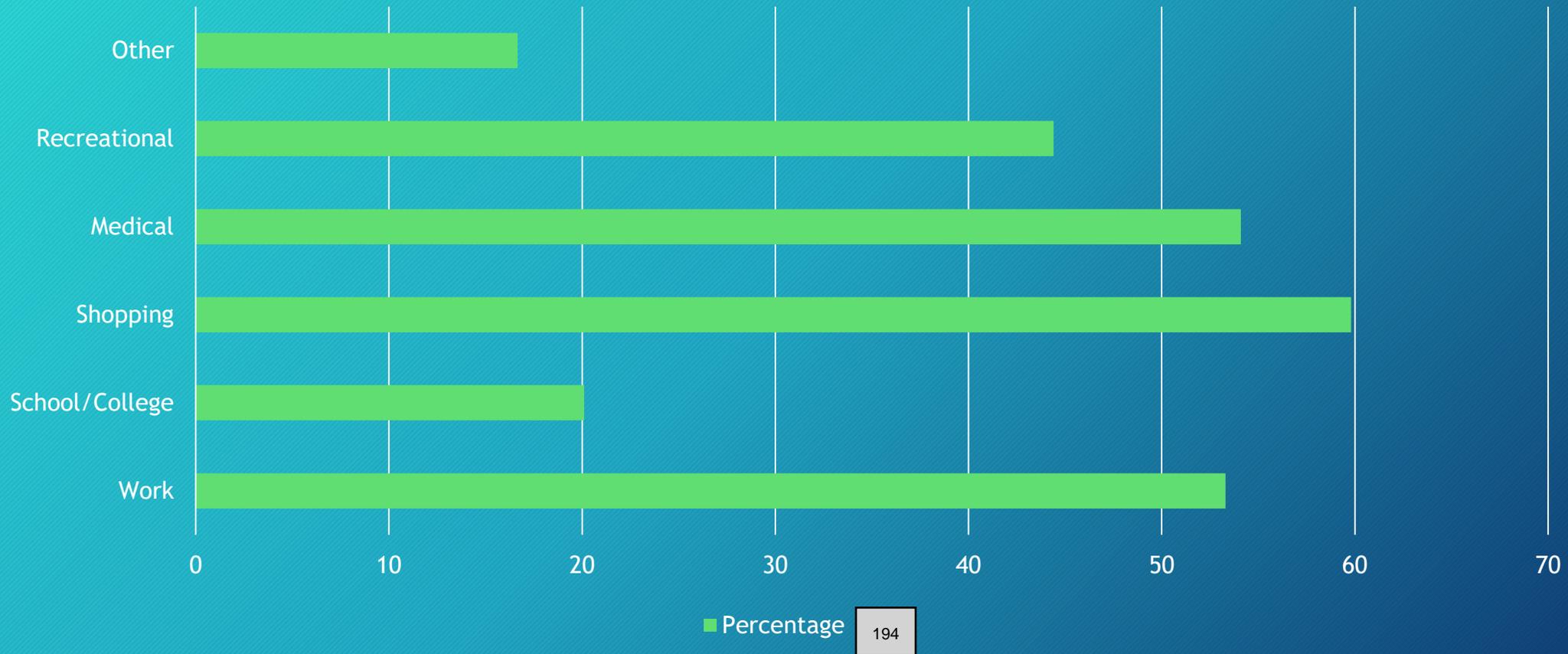
The survey gathered responses from over 300 residents, who lived in communities across the Borough.

Community



TRANSPORTATION NEEDS CONT.

Trip Purpose



TRANSPORTATION NEEDS CONT.

- The primary driver behind public transportation usage often stems from the need to access essential services concentrated in central areas.
- Work, medical appointments, and shopping trips are the leading reasons individual rely on public transportation.
- Residential areas tend to be located in outlying communities, often experiencing limited access to services without the convenience of personal vehicles.
- This geographic disparity creates a strong reliance on public transportation for those residing in these neighborhoods, providing a crucial link to the resources available in the central business districts.

CENTRAL KENAI PENINSULA MODEL



- CARTS recognizes the diverse transportation needs of its clientele and actively collaborates with a range of stakeholders to ensure comprehensive service delivery.
- CARTS leverages a local cab company as a contracted provider to enhance its service offerings and expand accessibility. This partnership allows CARTS to extend its reach to underserved communities.
- Integrating public transportation into a community's existing transportation network, alongside other providers, presents a powerful enhancement to the overall community.

NEXT STEPS...

- Jodi Stuart -President



- Tim Dillon -Vice President



- Harmony Curtis- Secretary



- Katie Cowgill -Treasurer



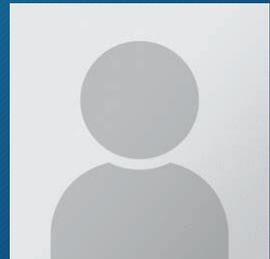
- Tyson Cox -Member



- Maggie Winston -Member



- Vacant position
- Vacant position
- Vacant Position



Jessica Schultz
Executive Director
907-262-6345
jschultz@ridecartsak.org



THANK YOU!



Alaska State Legislature

Office of the Senate President

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305 Center Ave., Ste. 1
Kodiak, Alaska 99615
Phone: (907) 486-4925
Fax: (907) 486-5264



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120 4th St. – State Capitol
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Toll Free: 800-821-4925

Senate President Gary Stevens, Ph.D
Sen.Gary.Stevens@akleg.gov

October 23, 2024

Honorable Governor Michael Dunleavy
Office of the Governor
P.O. Box 110001
Juneau, AK 99811-0001
*Letter delivered electronically to all addressees

Governor Dunleavy,

I am writing to share my support for the request made by my constituents to declare a fishing disaster for the 2024 Pink Salmon Fishery for Prince William Sound, Kodiak, and Lower Cook Inlet. I also support my constituents' request for the Commercial Fisheries Entry Commission (CFEC) to waive permit fees for the upcoming 2025 seasons for all impacted salmon permit owners.

Pink salmon are a critical source of revenue for many Alaskan fishermen and processors and are often over half of the salmon annually harvested in our state. This year, statewide, pink salmon harvests were down 63% compared to 2022. In Prince William Sound, the pink salmon harvest was 85% less than the prior 5-year average harvest. In Kodiak, the harvest was down 72% from two years ago. Coupled with the drastically low harvests are low dock prices which have barely increased due to last year's global market crisis. These losses are felt on many levels for fishing industry families, processors, and communities which benefit from fishery taxes.

Thank you for your attention and consideration of this important issue affecting Alaskans and our state economy. I respectfully request your support in declaring a fishing disaster for the 2024 Pink Salmon Fishery for Prince William Sound, Kodiak, and Lower Cook Inlet and support for the waiving of 2025 permit fees for impacted salmon permit owners.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Stevens".

Sen. Gary Stevens
District C

Attachment: City of Homer Resolution 24-108

cc:

Tyson Gallagher, Office of the Governor, Chief of Staff
Laura Stidolph, Office of the Governor, Legislative Director
Doug Vincent-Lang, Alaska Department of Fish & Game Commissioner
Joe Felkl, Alaska Department of Fish & Game Liaison
Glenn Haight, CFEC Chair

44 WHEREAS, AS 44.33.285 authorizes the Governor, upon recommendation of the
45 Commissioner of the Department of Commerce, Community, and Economic Development, to
46 designate by proclamation an area and other areas impacted by an economic disaster; and
47

48 WHEREAS, The City of Homer is a political subdivision of the State of Alaska; and
49

50 WHEREAS, An economic disaster declaration by the Governor would allow the
51 legislature to appropriate funds for assistance grants and the governor may recommend in the
52 Governor's budget that steps may be taken as provided ins AS 44.33.285-.310 to accelerate the
53 recovery from this disaster.
54

55 NOW THEREFORE BE IT RESOLVED the City Council of Homer, Alaska, respectfully
56 requests that:
57

58 Section 1. Commissioner Julie Sande, Department of Commerce, Community and
59 Economic Development, recommend to Governor Dunleavy to designate, by proclamation, the
60 area of Prince William Sound and any other applicable area's pink salmon commercial fishery
61 as an area impacted by an economic disaster.
62

63 Section 2. Governor Dunleavy designate by proclamation, as described in AS 44.33.285,
64 the area of Prince William Sound pink salmon and any other area that is applicable commercial
65 fishery as an area impacted by an economic disaster and that the State of Alaska implement a
66 recovery plan that provides private assistance and takes other actions that benefit commercial
67 fisheries participants and others that rely on this important fishery resource.
68

69 Section 3. The Commercial Fisheries Entry Commission (CFEC) waive permit fees for the
70 upcoming 2025 season for all impacted salmon permit owners.
71

72 Section 4. The Council also respectfully requests that the State of Alaska urge the
73 Federal Department of Commerce and all other applicable federal agencies to render private
74 and public assistance to all affected persons and entities.
75

76 BE IT FURTHER RESOLVED that:
77

78 Section 5. A copy of this resolution will be provided to Commissioner Julie Sande,
79 Department of Commerce, Community and Economic Development, and to the Office of
80 Governor Mike Dunleavy.
81

82 Section 6. A copy of this resolution will be provided to State Senator Gary Stevens, State
83 Representative Ben Carpenter, State Representative Justin Ruffridge, State Representative
84 Louise Stutes, and State Representative Sarah Vance.
85

86 Section 7. This resolution is effective upon adoption.

87 PASSED AND ADOPTED by the Homer City Council this 14th day of October, 2024.

88

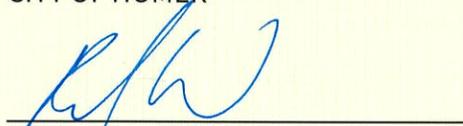
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CITY OF HOMER

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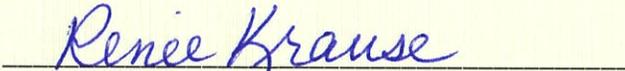
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RACHEL LORD, MAYOR

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95 ATTEST:

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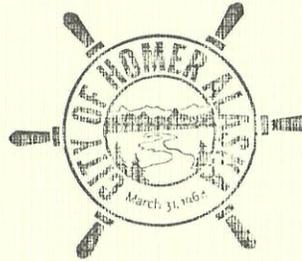


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RENEE KRAUSE, MMC, CITY CLERK

99

100 Fiscal note: N/A





MEMORANDUM

Ordinance 24-48, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Online with Libraries (OWL) Grant for FY25 in the Amount of \$6,462 for Internet Service. City Manager/Library Director.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: Sept. 26, 2024
From: Library Director Dave Berry
Through: City Manager Melissa Jacobsen

I'm pleased to announce that Homer Public Library has received an Online with Libraries (OWL) grant from the Alaska State Library. The grant provides \$6,462 to partially offset the cost of providing internet access to library patrons.

The library already receives funding from the federal government through the e-rate program, which pays 70% of our internet costs. The OWL grant will be applied to the remaining 30% through June 30, 2025.

RECOMMENDATION:

Accept the funds from the Online With Libraries (OWL) grant.



September 23, 2024

The **Online with Libraries (OWL) Internet Cost Assistance Program** award for **FY25** for **Homer Public Library** will be **\$6,462**. The Alaska State Library is pleased that your library is eligible to receive this grant for high-speed internet costs so that you can provide the best possible service to your library patrons.

In order to receive this award, please return a signed copy of the attached grant agreement within thirty days of this award letter. Two different people (the librarian and the appropriate legal authority) must sign the grant agreement as it is a legal document committing your library to certain obligations in return for receiving the OWL Internet Cost Assistance Program award. Upon return of the signed grant agreement, the division will be able to electronically deposit your grant award (or mail a paper check in specific instances).

Librarians and officials should carefully review the conditions governing the administration of this OWL award. To remain eligible for future grants from the Alaska State Library, some of the most important grant requirements are highlighted below:

1. Maintain **internet access for public use** at the library.
2. Maintain accurate financial records for auditing purposes.
3. Use funds for **public library internet access** (not school or staff-only internet).
4. Return any grant funds unexpended or unencumbered by **June 30, 2025**.
5. Submit a final report and copies of all internet bills for the fiscal year by **September 1, 2025**.
6. Notify the OWL Program Manager of changes in director or library contact information within 30 days.
7. Maintain eligibility as a public library by meeting the statutory requirements for the Public Library Assistance Grant (4 AAC 57.064. and 4 AAC 57.067.), including:
 - a. Establish and maintain a collection of books and other materials for loan;
 - b. Provide access to interlibrary loans;
 - c. Provide reference information;
 - d. Provide programming for children;
 - e. Maintain the number and timing of open hours;
 - f. Maintain the existing and ongoing educational requirements for the library director;
 - g. Have trained paid or volunteer staff on duty in the library during scheduled open hours;
 - h. Submit an Alaska Public Library Annual Report; and
 - i. Uphold specific governance requirements for non-profits and school/public libraries.

Any portion of this grant money not spent or encumbered by **June 30, 2025**, must be returned to the Alaska State Library. You may request a short extension to spend unused grant funds. The Alaska State Library audits the records of selected libraries at the end of the grant year. The Alaska State Library will reclaim any unused grant funds and funds not properly accounted for.

Please return the signed agreement to the OWL Program Manager at eed.owlprogram@alaska.gov within 30 days or request an extension if you need more time. After receiving your FY25 OWL grant funds, please send an email to confirm that funds were received to: eed.owlprogram@alaska.gov.

Questions should be directed to the email above or you may call 907.465.2921.

Sincerely,

Stacy R.J. Tomaszewski
Library Technology Consultant & OWL Program Manager
Alaska State Library

**Alaska State Library
Online With Libraries (OWL)
Internet Cost Assistance Grant Agreement FY2025**

This agreement, made and entered into on September 23, 2024 by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library**, hereafter referred to as the Grantee. The FY25 grant period spans July 1, 2024 to June 30, 2025.

Whereas, the State of Alaska has appropriated funds for the Online with Libraries (OWL) Program; and whereas, the application of the Grantee for a grant for Internet Cost Assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of **\$6462** (dispersed after the signed agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee's eligibility for additional OWL grants and services.

The Grantee will agree to:

8. Abide by the conditions set forth in its application, and approved by the Grantor, which includes:
 - a. Maintain **internet access for public use** at the library.
9. Maintain accurate financial records for auditing purposes.
 - a. Expended funds must be clearly attributable to **public library internet access** (not school or staff-only internet).
 - b. Return any grant funds unexpended or unencumbered by **June 30, 2025**, and all funds for which there is no proper accounting.
10. Respond to communication, provide reports, and maintain contact information, such as:
 - a. Submit a final report and copies of all internet bills for the fiscal year by **September 1, 2025**.
 - b. Notify the OWL Program Manager of any changes in director or library contact information within 30 days.
11. Maintain eligibility as a public library by meeting the statutory requirements for the Public Library Assistance Grant (4 AAC 57.064. and 4 AAC 57.067.), including:
 - a. Establish and maintain a collection of books and other materials for loan;
 - b. Provide access to interlibrary loans;
 - c. Provide reference information;
 - d. Provide programming for children;
 - e. Maintain the number and timing of open hours;
 - f. Maintain the existing and ongoing educational requirements for the library director;
 - g. Have trained paid or volunteer staff on duty in the library during scheduled open hours;
 - h. Submit an Alaska Public Library Annual Report; and
 - i. Uphold specific governance requirements for non-profits and school/public libraries.

Funding for this grant is dependent on the following source:

EOWL01004 - OWL	OWL25-HOMER	\$6462
------------------------	--------------------	---------------

By accepting this award or agreement, the grantee may become subject to the audit requirements of the State of Alaska Administrative Code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and permit independent auditors to access their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

For the Legal Entity

Signature

Signature

Title

Date

Title

Date

MAIL TO: OWL Program Manager Alaska State Library, P.O. Box 110571, Juneau, AK 99801
or SCAN TO: eed.owlprogram@alaska.gov
or FAX TO: 907-465-2151

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Library Director

ORDINANCE 24-48

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A STATE OF ALASKA ONLINE WITH LIBRARIES
(OWL) GRANT FOR FY25 IN THE AMOUNT OF \$6,462 FOR INTERNET
SERVICE.

WHEREAS, The City submitted an application for an Online With Libraries (OWL) grant from the State of Alaska, to be used for offsetting the cost of providing internet access to patrons of the Homer Public Library; and

WHEREAS, The State awarded the grant in the amount of \$6,462.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Online With Libraries (OWL) grant in the amount of \$6,462 for internet service as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
	State of Alaska	\$6,462
	Online With Libraries Grant	

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

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

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

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

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



MEMORANDUM

Ordinance 24-49, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget to Appropriated \$14, 510 from the Homer Accelerated Roads and Trails (HART) Roads Fund for a Save Streets 4 All Safety Action Plan Grant Match. City Manager/Community Development Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: October 14, 2024
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

In August of 2022, the Homer City Council approved Resolution 22-063, supporting a grant application by the Kenai Peninsula Borough. The Borough was applying for a federal fund through the Safe Streets 4 All Program, to fund a Borough-wide Safety Action Plan. The grant had a 20% match requirement, which the Borough split between itself and the participating cities based on population and road miles within their respective jurisdictions. Homer's portion was calculated at \$17,110, and at the time the City and Borough intended to meet this match through in-kind staff time on the project. As the project has progressed it has become clear it will not require enough staff time to meet the match. Therefore, the City needs to appropriate funds to pay the remainder of the match, calculated at \$14,510. The funding source would be HART Roads, as this Plan addresses transportation safety. Staff will continue to participate in the project through completion. The Cities of Kenai and Soldotna have similarly already appropriated matching funds.

RECOMMENDATION:

Adopt Ordinance 24-49

ATTACHMENTS

Resolution 22-063

Memorandum 22-140

Kenai Peninsula Borough Memorandum dated March 3, 2023

KPB Ordinance 2022-19-50

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 22-063

A RESOLUTION OF THE HOMER CITY COUNCIL, SUPPORTING THE KENAI PENINSULA BOROUGH'S APPLICATION FOR A SAFE STREETS AND ROADS FOR ALL (SS4A) ACTION PLAN GRANT AND AUTHORIZING THE CITY OF HOMER TO BE INCLUDED AS A JOINT APPLICANT.

WHEREAS, The Safe Streets and Roads for All (SS4A) Grant Program, established under the Infrastructure Investment and Jobs Act, funds initiatives that support the Federal Department of Transportation's goal of zero deaths and serious injuries on our nation's roadways; and

WHEREAS, SS4A funds two activities, Safety Action Plans and Implementation Grants that carry out projects and strategies identified in an Action Plan; and

WHEREAS, Implementation Grants require an applicant to have a qualifying Safety Action Plan in place; and

WHEREAS, Neither the City of Homer nor the Kenai Peninsula Borough currently have a qualifying Action Plan in place; and

WHEREAS, Development of an Action Plan will better position the City of Homer and the Kenai Peninsula Borough to pursue Implementation Grants through the SS4A program in future funding cycles, and to pursue other State transportation grant funds; and

WHEREAS, The guidelines for the SS4A Grant Program encourages joint applications that engage multiple jurisdictions in the same region in order to ensure collaboration and leverage local expertise; and

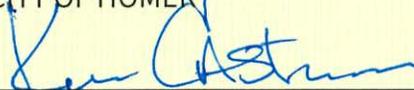
WHEREAS, As the regional government, the Kenai Peninsula Borough has agreed to apply as the lead applicant with participating municipalities included as joint applicants for the SS4A Action Plan Grant; and

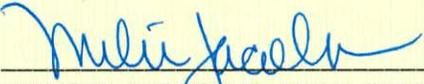
WHEREAS, It is in the best interest of the City of Homer to support the KPB's application and participate as a joint applicant for the SS4A Safety Action Plan Grant.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby supports the Kenai Peninsula Borough's application for a SS4A Safety Action Plan grant and authorizes the City of Homer to be included as a joint applicant.

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PASSED AND ADOPTED by the Homer City Council this 22nd day of August 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Not to exceed \$23,000 anticipated to be in-kind contribution of staff time.





Memorandum 22-140

TO: Mayor Castner and Homer City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
THROUGH: Rob Dumouchel, City Manager
DATE: August 16, 2022
SUBJECT: Resolution Supporting a Regional Application to the Federal Safe Streets For All Program to Develop a Kenai Peninsula Borough-wide Safety Action Plan.

- I. **Issue:** Request for City support of the Kenai Peninsula Borough's application for a Safety Action Plan Grant, with the City of Homer included as a joint applicant.
- II. **Background:** The Safe Streets for All (SS4A) is a Federal IIJA grant program focused on roadway safety with the goal of zero deaths and serious injuries on our nation's roadways. Two types of SS4A grants are available: 1) Safety Action Plan Grants; and 2) Implementation Grants.

A Safety Action Plan identifies roadway safety issues and prioritizes strategies, design and development activities to improve roadway safety and eliminate fatalities and injuries for all users, including pedestrians, bicyclists and motorists. SS4A Implementation grants are awarded for the purpose of developing projects and carrying out strategies identified in the Safety Action Plan. Implementation grants require that a community have a Safety Action Plan in place.

Homer does not have a Safety Action Plan that meets the requirements of the SS4A program and there is no Regional Plan. After discussions with Kinney Engineering and the Public Works Director, the scope of the Master Transportation Plan does not include components of a safety action plan.

The SS4A program encourages multi-jurisdictional applications; regional applications are more competitive under the program. As the regional government, the KPB has agreed to apply as the lead applicant, with participating municipalities included as joint applicants. Upon adoption of an Action Plan, the cities and borough would be eligible to apply for SS4A implementation grants in future funding cycles.

If successful, it is anticipated that a memorandum of agreement would be signed between the Borough and municipalities to refine the project scope, cost and timing. The program requires a 20% local match. All participating communities and the KPB would share in the cost share obligation, which can be fulfilled via cash, in-kind or a combination. The City's cost share would not exceed \$23,000, much of which we anticipate could be in-kind contribution of staff time.

The Resolution before you provides the City's support to the Borough to apply for a SS4A Action Plan Grant. Thank you for your consideration.

Kenai Peninsula Borough Community & Fiscal Projects

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Peter Micciche, Mayor *PAM*
Robert Ruffner, Planning Director *RR*
Scott Griebel, Roads Director *SG*
Brandi Harbaugh, Finance Director *BH*

FROM: Rachel Chaffee, Community & Fiscal Projects Manager *RC*

DATE: March 2, 2023

RE: Ordinance 2022-19-50, Accepting and Appropriating the Safe Streets and Roads for All Assistance Grant and the Required Match Funds Through the U.S. Department of Transportation (Mayor)

The Safe Streets and Roads for All Assistance grant program is held under the Office of the Secretary of Transportation U.S. Department of Transportation (USDOT), and is a federally funded grant opportunity that has a 20% match requirement with an assistance listing number of 20.939. This program was established as a part of the Bipartisan Infrastructure Law, and funds local, regional, and tribal initiatives through grants that support the goal of zero deaths and serious injuries on public roadways.

The eligible activities under the action plan include development of a comprehensive safety action plan, and conducting the planning, design, and development of activities in support of an action plan. Implementation of plan eligible activities include projects that carry out the activities that are listed within a safety action plan that meets the criteria of the USDOT to be determined as a qualified safety action plan. Safety action plans are required in order to seek funding for any implementation project that improves the safety of road systems under this program.

Development of an approved and qualified safety action plan will better position the Kenai Peninsula Borough (Borough) and the Cities to pursue further grant opportunities in the future. It will also support the improvement of long term road safety.

The duration of this project is expected to take two years, and the total cost of this project for all entities is \$1,200,000.00 with a 20% match equaling \$240,000.00. The match can be fulfilled with either cash, or allowable in-kind activities.

The calculation of how the cities will be providing their match was determined based on a combination of the number of road miles in their boundaries and the total population in each area. The match was recognized in Resolution 2022-049. The match calculation for each applicant is as follows:

Page -2-

03/04/23

Re: O2022-19- 50

Kenai Peninsula Borough	\$180,786
Kenai	\$ 21,449
Homer	\$ 17,110
Soldotna	\$ 12,420
Seward	\$ 7,500
Seldovia	\$ 735
<hr/>	
Total Match Requirement	\$240,000

In Resolution 2022-049 the Assembly approved the application, and authorized the Borough to submit the application as the lead agency for this grant process.

The Planning Department is requesting an appropriation of \$180,786 for the Borough's portion of the require match for this grant. The intent is to use in-kind activities that will support the project; however, General Fund local match funds will likely be utilized for a majority of the project for consulting activities for the planning project. The opportunity for greater grant opportunities related to this match is expected to exceed the match requested.

Additionally, each city has committed to providing their match through a passed resolution. These match dollars will be recognized as an income and an expense simultaneously as required by generally accepted accounting principles. This is to recognize that the Borough has received the match from the Cities, and also recognized the expenses on behalf of the Cities for grant purposes.

It is in the best interests of the Borough to accept and appropriate this grant, the match, the city's funds, and for the mayor or his designee to have the ability to enter into agreements with the Cities and granting agency as needed.

Finance Department Funds/Account Verification	
Account No.:	<u>100-27900</u>
Amount:	<u>\$180,786</u>
By:	<u>CJ</u> Date: <u>3/2/2023</u>

Introduced by:	Mayor
Date:	03/14/23
Hearing:	04/04/23
Action:	Enacted as Amended
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2022-19-50**

**AN ORDINANCE ACCEPTING AND APPROPRIATING THE SAFE STREETS AND
ROADS FOR ALL ASSISTANCE GRANT AND THE REQUIRED MATCH FUNDS
THROUGH THE U.S. DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Safe Streets and Roads for All Assistance Grant program with Federal Assistance Number 20.939 (“the Program”) under the Office of the Secretary of Transportation, U.S. Department of Transportation, was established by the Bipartisan Infrastructure Law to fund local, regional, and tribal initiatives through grants to support the goal of zero deaths and serious injuries on public roadways; and

WHEREAS, Resolution 2022-49 authorized and approved the Kenai Peninsula Borough (“Borough”) to submit an application in September, through the Program, for a comprehensive safety plan; and

WHEREAS, the Borough was the lead applicant, with the City of Homer, City of Kenai, City of Seldovia, City of Seward, and the City of Soldotna (“the Cities”) as co-applicants; and

WHEREAS, the application was selected for award for the full amount; and

WHEREAS, development of an action plan will better position the Borough to create safer streets and communities, and to pursue further grant opportunities in future funding cycles to improve the road systems within the Borough and the Cities (“the Project”); and

WHEREAS, the duration of the project is expected to take two years, with a total cost of \$1,200,000.00 with a 20% match of \$240,000; and

WHEREAS, the following match amounts will be met as a minimum match requirement from each of the grant applicants; and

Kenai Peninsula Borough	\$180,786
Kenai	21,449
Homer	17,110
Soldotna	12,420
Seward	7,500
Seldovia	735
<hr/> Total Match Requirement	<hr/> \$240,000

WHEREAS, Resolution 2022-049 also approved the grant match requirements; and

WHEREAS, \$180,786 of the required match funds will be appropriated from the General Fund; and

WHEREAS, \$59,214 of the required match funds will be provided through in-kind services by the Cities; and

WHEREAS, \$59,214 in matching in-kind services provided by the Cities will increase the expenditure and revenue budgets to reflect receipt of these required match funds ; and

WHEREAS, it is in the best interests of the Kenai Peninsula Borough to accept and appropriate the Safe Streets for All grant and required match funds;

NOW, THEREFORE, BE IT ORDERED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. The Mayor or his designee is authorized to execute grant agreements and any other documents deemed necessary to expend the funds and to fulfill the intent and purpose of this ordinance.

SECTION 2. The amount of \$1,200,000 received from the Office of the Secretary of Transportation, U.S. Department of Transportation be appropriated to account 271.94910.23SSR.49999 for the Safe Streets and Roads for All grant.

SECTION 3. The amount of \$180.786 be appropriated from the General Fund fund balance to account 271.94910.23SSR.49999 as match funds.

SECTION 4. The amount of \$59,214 in in-kind match provided by the Cities be appropriated to account 271.21110.23SSR.49999 as match funds.

SECTION 6. That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.

SECTION 7. That this ordinance is effective retroactively to February 21, 2023.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 4TH DAY OF APRIL, 2023.

Brent Johnson

Brent Johnson, Assembly President

ATTEST:

Michele Turner

Michele Turner, CMC, Acting Borough Clerk



Yes: Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Ribbens, Tupper, Johnson
No: None
Absent: None

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>SS4A Grant Match</u>	DATE	<u>10/09/2024</u>
DEPARTMENT	<u>Community Development</u>	SPONSOR	<u>CM/Community Development Director</u>
REQUESTED AMOUNT	<u>\$ 40,000</u>		

DESCRIPTION	<p>The City Council approved Resolution 22-063 Supporting Kenai Peninsula Borough’s Application for a Safe Streets and Roads For All (SS4A) Safety Action Plan Grant and Authorizing the City of Homer to be included as a Joint Applicant. The Borough’s match for the grant was divided between the Borough and incorporated Cities based on road miles and population and Homer’s portion is \$17,110. The intention of the Borough and the Cities was to meet the match requirement through in kind services, primarily staff time working on the project, but the project will not require enough staff time to meet the match requirements. Staff continues to work on the project but estimates the grant match will require \$14,510 in appropriated funds.</p>
-------------	---

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

FUNDING SOURCE 1: HART Roads (160)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 6,721,038</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 4,524,376</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 14,510</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 40,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,142,152</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

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

3 City Manager/
4 Community Development Director

5 **ORDINANCE 24-49**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING THE FY25 CAPITAL BUDGET TO APPROPRIATE \$14,510
9 FROM THE HOMER ACCELERATED ROADS AND TRAILS (HART)
10 ROADS FUND FOR A SAFE STREETS 4 ALL SAFTEY ACTION PLAN
11 GRANT MATCH
12

13 WHEREAS, The City Council approved Resolution 22-063 Supporting Kenai Peninsula
14 Borough’s Application for a Safe Streets and Roads For All (SS4A) Safety Action Plan Grant and
15 Authorizing the City of Homer to be included as a Joint Applicant; and
16

17 WHEREAS, The Borough’s match for the grant was divided between the Borough and
18 incorporated Cities based on road miles and population and Homer’s portion is \$17,110; and
19

20 WHEREAS, The intention of the Borough and the Cities was to meet the match
21 requirement through in kind services, primarily staff time working on the project, but the
22 project will not require enough staff time to meet the match requirements; and
23

24 WHEREAS, Staff continues to work on the project but estimates the grant match will
25 require \$14,510 in appropriated funds.
26

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

29 Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
30 appropriating 14,510 as follows:
31

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART ROADS	\$14,510

34
35 Section 2. This ordinance is a budget amendment only, is not of a permanent nature and
36 is a non code ordinance.
37

38 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of October, 2024.
39

40 CITY OF HOMER
41

42 _____
43 KEN CASTNER, MAYOR

44 ATTEST:
45
46 _____
47 RENEE KRAUSE, MMC, CITY CLERK
48
49 YES:
50 NO:
51 ABSTAIN:
52 ABSENT:
53
54 First Reading:
55 Public Hearing:
56 Second Reading:
57 Effective Date:



MEMORANDUM

Ordinance 24-50, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$10,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Construction Work for the Re-establishment of the Beluga Slough Outlet. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: October 1, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Background:

The Beluga Slough Outlet is subject to the re-establishment of a storm berm during storms with westerly winds that coincide with very high tide events. These storms are more frequent during late winter and early spring; however, they can occur at any time throughout the year. A storm event in March of 2024 created a storm berm that closed off the Beluga Slough Outlet. The project to re-establish the Outlet was delayed due to some citizen concerns. The Public Works Department (PWD) contracted with East Roads Services in late August to re-establish the Beluga Slough Outlet for \$5,000 using the work done to re-establish the Mariner Park Slough as a means to estimate the project effort. During construction, it was found that the volume of water retained in the Beluga Slough significantly impacted the effort to re-establish the Beluga Slough Outlet. The effort ran short of money prior to completion of the planned full excavation. The PWD in conjunction with East Road Services determined that the water flowing from the Slough after the re-establishment of the Outlet was continuing to erode at the storm berm and the outlet would be naturally re-established after this effort.

An unusual storm event in mid-September that coincided with a high tide of greater than 20-feet, recreated a storm berm and closed off the Beluga Slough Outlet. Subsequent rainfall during the following 2 days re-filled the entire Beluga Slough to the water level observed in early April.

In early 2023 the City was awarded an Alaska Clean Water Actions (ACWA) Grant from the Alaska Department of Environmental Conservation in the amount of \$153,307 for the Beluga Slough Green Infrastructure Stormwater Treatment System. This project is anticipated to begin construction in late October or early November. The floodwater in the Beluga Slough is encroaching upon the proposed construction site for this project. Without re-establishment of the Beluga Slough Outlet, additional construction dewatering costs is likely as well as the need to construct a coffer dam to hold the floodwater back from the open excavation. Both costs would be borne by the construction project

and would be in excess of the Grant, and therefore paid for by the City. With the timely re-establishment of the Beluga Slough Outlet, only general construction dewatering will be needed as the Treatment System will be constructed within a wetland with high groundwater and low permeability soils. This Treatment System must be completed before Spring of 2025 because the Grant expires on June 30, 2025 and the City's consultant must collect stormwater samples for laboratory analysis to provide as part of a report proving the concept of the new Treatment System.

Recommendation:

The Public Works Department is recommending the City of Homer approve the re-establishment of the Beluga Slough Outlet.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Re-Establishing Beluga Slough Outlet</u>	DATE	<u>10/09/2024</u>
DEPARTMENT	<u>Finance</u>	SPONSOR	<u>City Manager/Finance Director</u>
REQUESTED AMOUNT	<u>\$ 10,000</u>		

DESCRIPTION	<p>A majority of the City of Homer's (City) stormwater flows through Beluga Lake, Beluga Slough and eventually discharging to Kachemak Bay through the Beluga Slough Outlet. An unusual fall storm in September in conjunction to a greater than 20-foot tide closed the outlet of the Beluga Slough again. The Beluga Slough Green Infrastructure Project is nearing construction and is impacted by the floodwater elevation encroaching upon the construction site of the project. Reestablishing the outlet will help alleviate added project costs associated with dewatering the construction site. The Public Works Department has secured \$153,307 in State and Federal grant funding for the Beluga Slough Green Infrastructure Project.</p>
-------------	--

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

FUNDING SOURCE 1: General CARMA (156-0375)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 100,129</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 10,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 15,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 75,129</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 24-50**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
9 \$10,000 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND
10 MAINTENANCE ALLOWANCE (CARMA) FUND FOR CONSTRUCTION
11 WORK FOR THE RE-ESTABLISHMENT OF THE BELUGA SLOUGH
12 OUTLET.

13
14 WHEREAS, A majority of the City of Homer's (City) stormwater flows through Beluga
15 Lake, Beluga Slough and eventually discharging to Kachemak Bay through the Beluga Slough
16 Outlet; and

17
18 WHEREAS, The City made an attempt to re-establish the Beluga Slough Outlet in late
19 August; and

20
21 WHEREAS, The excavating was completed within the \$5,000 available allocation in
22 similar fashion to the efforts to re-establish the Mariner Slough Outlet; and

23
24 WHEREAS, An unusual fall storm in September in conjunction to a greater than 20-foot
25 tide closed the outlet of the Beluga Slough again; and

26
27 WHEREAS, The Beluga Slough Green Infrastructure Project is nearing construction and
28 is impacted by the floodwater elevation encroaching upon the construction site of the project;
29 and

30
31 WHEREAS, Reestablishing the outlet will help alleviate added project costs associated
32 with dewatering the construction site; and

33
34 WHEREAS, The Public Works Department has secured \$153,307 in State and Federal
35 grant funding for the Beluga Slough Green Infrastructure Project.

36
37 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

38
39 Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
40 appropriating \$10,000 as follows:



MEMORANDUM

Ordinance 24-51, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Medical (M) Zoning District. Planning Commission.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 14, 2024
From: Ryan Foster, AICP, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the property owner, Jeffrey Murphy, per HCC 21.95.020 (e). On September 4, 2024 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the property at 4323 Main Street from Rural Residential (RR) District to Medical (M) District. The motion to approve the rezoning request by the Homer Planning Commission failed by a vote of 3-3. Attached are Staff Report 24-042 and the September 4, 2024 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:

The Planning Commission motion to approve the rezoning request failed by a vote of 3-3.

Attachments:

Planning Commission Staff Report 24-042
September 4, 2024 Planning Commission Unapproved Meeting Minutes



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

STAFF REPORT PL 24-042

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: September 4, 2024
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend denial of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The applicant requests a change in zoning from Rural Residential to Medical.

Applicant: Jeffery Murphy
3675 Main Street
Homer, AK 99603

Location: 4323 Main Street (a new address needs to be assigned)

Legal Description: T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2007086 TSUNAMI VIEW SUB
LOT 2

Parcel ID: 17504022

Size of Existing Lot: 4.82 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant

Surrounding Land Use: North: Vacant
South: Institutional
East: Residential
West: Vacant

Comprehensive Plan: Land Use: Medical or Rural Residential

Wetland Status: No KWF Wetlands Assessment on the lot.

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 12 property owners of 11 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Medical District Boundary north to encompass the subject lot. The applicant states that buyers approach him looking for Medical District property and they are having a difficult time finding suitable parcels and that the rezoning will help fill this need.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Applicant: See attached application.

Analysis: The 2018 Comprehensive Plan identifies Medical District as a new land use with the following intent:

“Acknowledge demand for medical services will increase with a larger, aging population. Enact zoning regulations that allow medical services to expand with the growing need for life long medical care, in a localized area near the hospital.”

The Comprehensive Plan Land Use Recommendations Map (see attached) identifies the new Medical District to be recommended south of the subject property.

Per the 2018 Comprehensive Plan, the Rural Residential land use is “intended to provide areas for low density residential development and limited agricultural pursuits.” The Comprehensive Plan Land Use Recommendations Map identifies the subject parcel as Rural Residential.

Staff Finding: The proposed zoning change is inconsistent with the Comprehensive Plan and the Comprehensive Plan Land Use Recommendations Map.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: See attached application.

Analysis: The conditions of the subject property have not changed significantly since the creation of the Medical District. The steep slopes and development challenges of the subject property remain unchanged and the initial creation of the Medical District was appropriate.

Tsunami View Subdivision

Plat note #2 of the Tsunami View Subdivision (see attached) from 2007 notes the following restriction for development of the subject property.

- 2. Roads and other development shall not be constructed within areas designated as “slopes exceeding 30%” unless development plans, including a geotechnical study and hydrologic study of the area, have been submitted to and approved by the City of Homer



The view of the subject property from the South Peninsula Hospital (facing north)



The view of the subject property from the South Peninsula Hospital with retaining wall (facing north)

Staff Finding: The amendment would apply a zoning district that is not better suited to the area because conditions have not changed since the creation of the Medical District boundaries and the initial creation of the Medical District was appropriate.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: See attached application.

Analysis:

Public Services

City water and sewer are available at Hohe Street and access to the subject property would be via Hohe Street, a City maintained road, but the road would need to be extended. Full police and fire services are available. Public services and facilities are adequate to serve the property.

Public Facilities and Environmental Conditions

The 2022 Local Hazard Mitigation Plan addresses the topic of landslides and the associated Landslide Hazard Areas Map (see attached) depicting the subject property in an area with slopes over 20 degrees (those at higher risk of landslides) and to the south, the South Peninsula Hospital as a critical facility.

Slope Analysis

Based on the best current information, the average slope of the subject property is approximately 40% (see attached Slope Analysis Map). Per Homer City Code 21.44.030 Slope development standards:

b. Area of Development.

1. Except where the City Engineer approves a site plan under HCC 21.44.050 that provides for a larger area of development, the area of development on a lot with an average slope:

a. Of 15 to 30 percent shall not exceed 25 percent of the total lot area.

b. Greater than 30 percent but less than 45 percent shall not exceed 10 percent of the total lot area.

At approximately 40% average slope, the subject property shall not exceed 10 percent of the total lot area without a site plan approved by the City Engineer per HCC 21.44.050. The low density development imposed by the steep slopes on the subject property is more appropriate for a Rural Residential Zoning District.

Staff Finding: The rezoning of this 4.82-acre lot that from Rural Residential to Medical is not in the best interest of the public, as it is most suitable for Rural Residential development based on its current environmental conditions as stated above, which can limit the potential negative impacts development could have on critical infrastructure to the south, including the South Peninsula Hospital.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend denial to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. Public Notice
5. Aerial Map
6. Comprehensive Plan Land Use Recommendations Map
7. Tsunami View Subdivision
8. Local Hazard Mitigation Plan Landslide Section and Map
9. 4323 Main Street Slope Analysis Map



City of Homer

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Planning
491 East Pioneer Avenue
Homer, Alaska 99603
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(p) 907-235-3106
(f) 907-235-3118

Rezoning Application

For Staff Use Only

Fee Amount:	Received by:	Planning Commission Public Hearing Date:
Date application accepted as complete:		HAPC approval or denial date:

APPLICANT INFORMATION

Name: Jeffery L. Murphy Phone Number: 907-290-0069

Address: 3675 Main ST Homer, AK 99603

Property Owner (if different than applicant)

Name: Same Phone Number: _____

Address: _____

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 4323 Main ST Lot size: 4.82 Ac Tax parcel number: 17.504022

Legal Description: T6S R13W SEC 19) Seaward Morillon Hm 2007086 Tsunami View Sub lot 2

Circle one: Is City water available? YES/NO City Sewer? YES/NO Electrical Service? YES/NO

What is the existing use of the property? Vacant undeveloped

What is the proposed use of the property? Medical office

What structures or land uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use	Zoning
North: <u>nothing</u>	<u>Reval Residential</u>
South: <u>Hospital</u>	<u>Medical District</u>
East: <u>Res office</u>	<u>Res. office</u>
West: <u>Open space - park</u>	<u>Open Space Res</u>

1. What is the public need and why is this rezone justified?

lack of available undeveloped property in
the medical district

2. Describe the benefits and detriments of this proposed rezoning to:

(a) the community.

(b) the neighboring landowners.

(c) you, the property owner.

There is no detriment and there is a huge need
for larger developable properties in this district

3. Can the proposed land use be developed in a manner that is compatible with development in adjacent zoning districts? If so, how? What effect will this change have on the surrounding properties?

yes, no adverse effects

4. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

yes, all services (water sewer, electric, gas)
are adjacent to the property

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

no negative impact

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

is compatible

7. How would the proposed change affect the public health safety and welfare of the surrounding area?

improve it

OTHER REQUIREMENTS

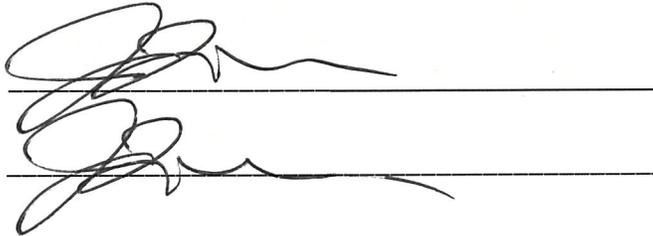
1. The applicant shall provide a map showing the area to be rezoned.
2. The applicant shall provide a petition, signed by a majority of the landowners within the proposed zoning area saying that they support the proposed change.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

Owner of record Lessee _____ Contract purchase duly authorized to act for a person who has the following legal interest, _____ and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

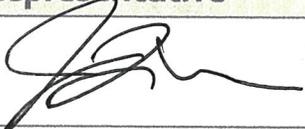
Applicant Signature: _____

Property Owner Signature: _____

The image shows two handwritten signatures in black ink. The first signature is written over a horizontal line and is followed by a second horizontal line. The second signature is also written over a horizontal line and is followed by a second horizontal line. The signatures are cursive and somewhat stylized.

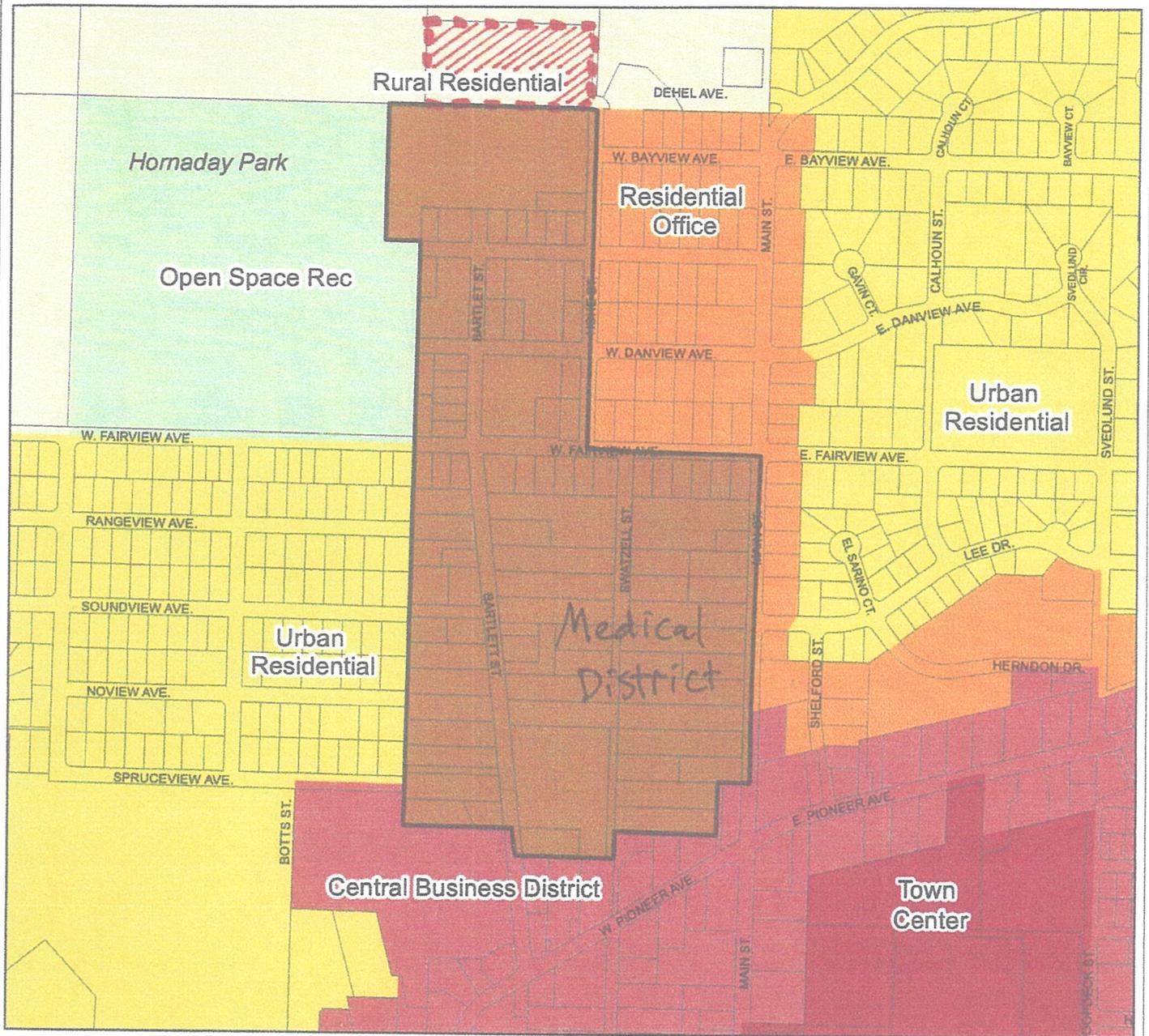
Petition

Proposed amendment:	The property at 4323 Main St. consists of one parcel which is 4.82 acres. Currently, the parcel is zoned Rural Residential. This request is to change the zoning of the entire property, Lot 2 Tsunami View Subdivision, to Medical District.
HCC 21.95.020(e)(3)(a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	I have buyers approaching me looking for medical District Property and they are having a difficult time finding Suitable Parcels - This Rezoning will help fill this need.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Jeffery L. Murphy		T6S R 13 W SEC 18 Seward Meridian HM 2007086 Tsunami View Sub LOT 2	17504022

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Rezone Proposal



Legend

Zoning Districts

-  Central Business District
-  Town Center
-  Rural Residential
-  Urban Residential
-  Residential Office
-  Open Space Rec
-  Medical District



- Proposed lot to be rezoned from Rural Residential to Medical



0 250 500 Feet



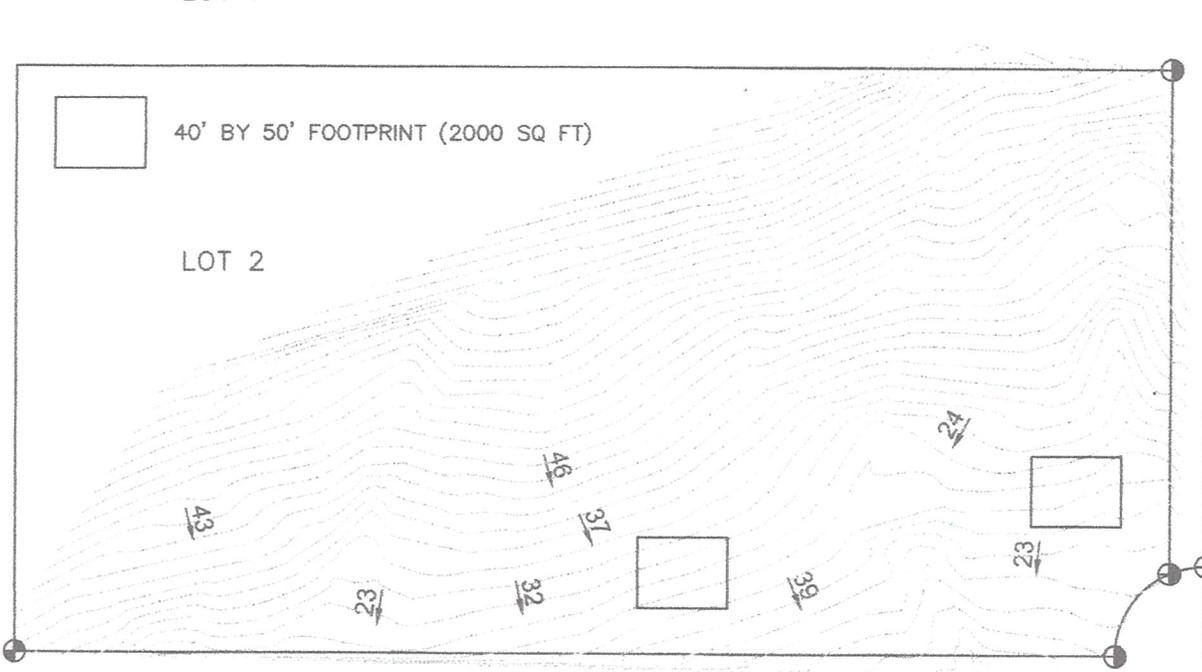
City of Homer
Planning and Zoning Department

5/20/2020

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

TOPOGRAPHIC SURVEY
(4' CONTOURS)

LOT 1



LOT 2

SOUTH PENINSULA HOSPITAL

LEGEND

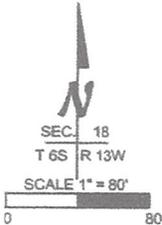
- ⊕ FOUND BRASS CAP
- ⊖ FOUND REBAR WITH ALUMINUM CAP

I hereby certify that I have performed a topographic survey of the following property:

LOT 2, TSUNAMI VIEW SUBDIVISION,
SECTION 18, TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN.

Homer Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on any property lying adjacent thereto, and that no improvements on property lying adjacent thereto encroach on the premises in question, other than those shown.

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382



**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, September 4, 2024 at 5:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to Medical (M) Zoning District is proposed for the following address:

**4323 Main Street
T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2007086 TSUNAMI VIEW SUB LOT 2**

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 30, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

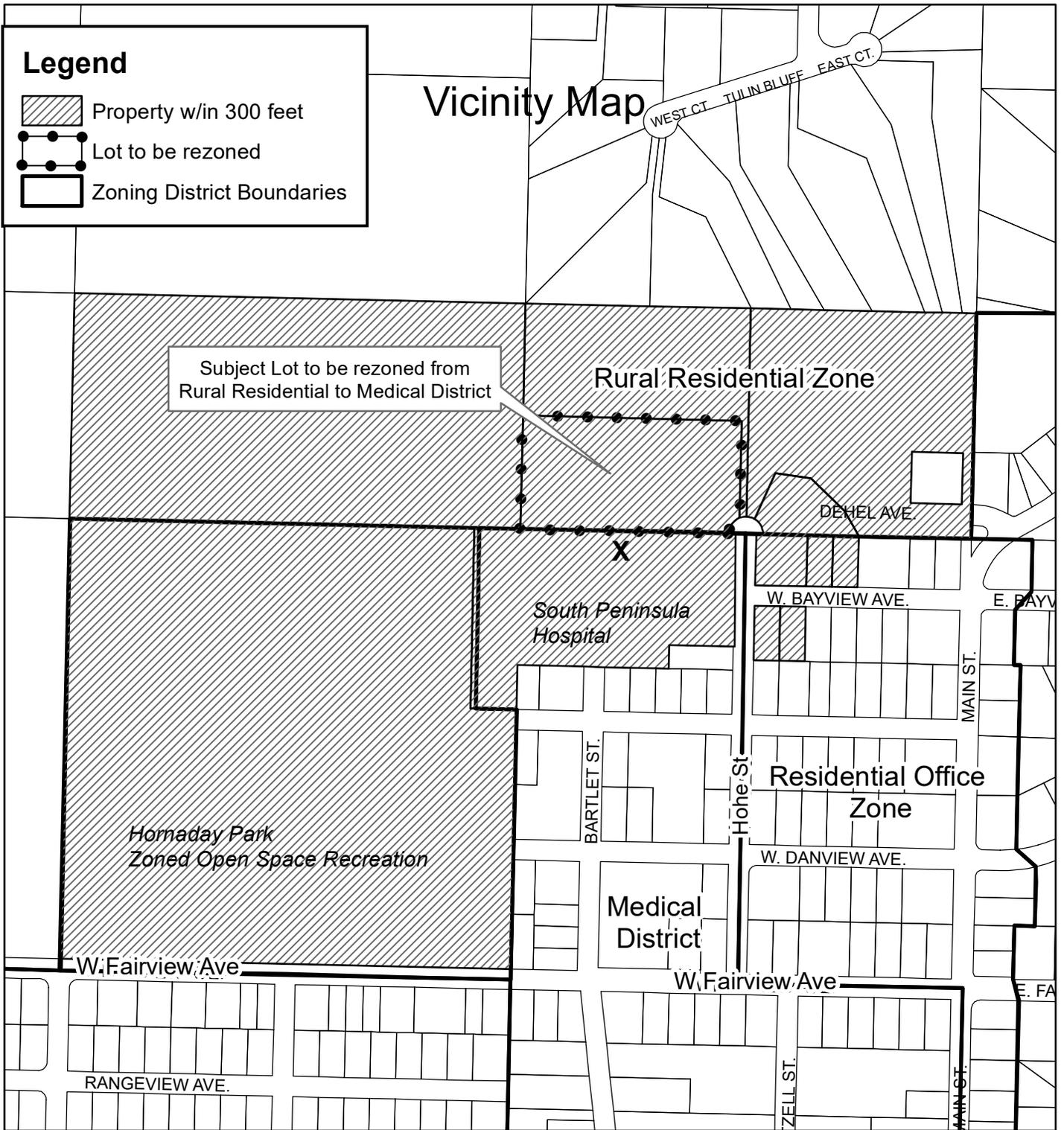
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....
VICINITY MAP ON REVERSE

Legend

-  Property w/in 300 feet
-  Lot to be rezoned
-  Zoning District Boundaries

Vicinity Map

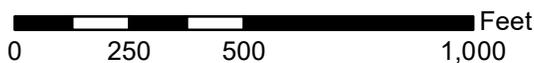


City of Homer
Planning and Zoning Department

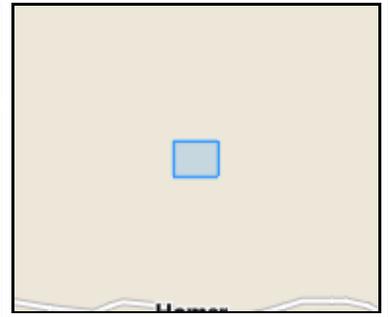
August 22, 2024

**Request for a Rezone from
Rural Residential to Medical District**

Marked lots are within 300 feet
and property owners notified.



*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*



Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

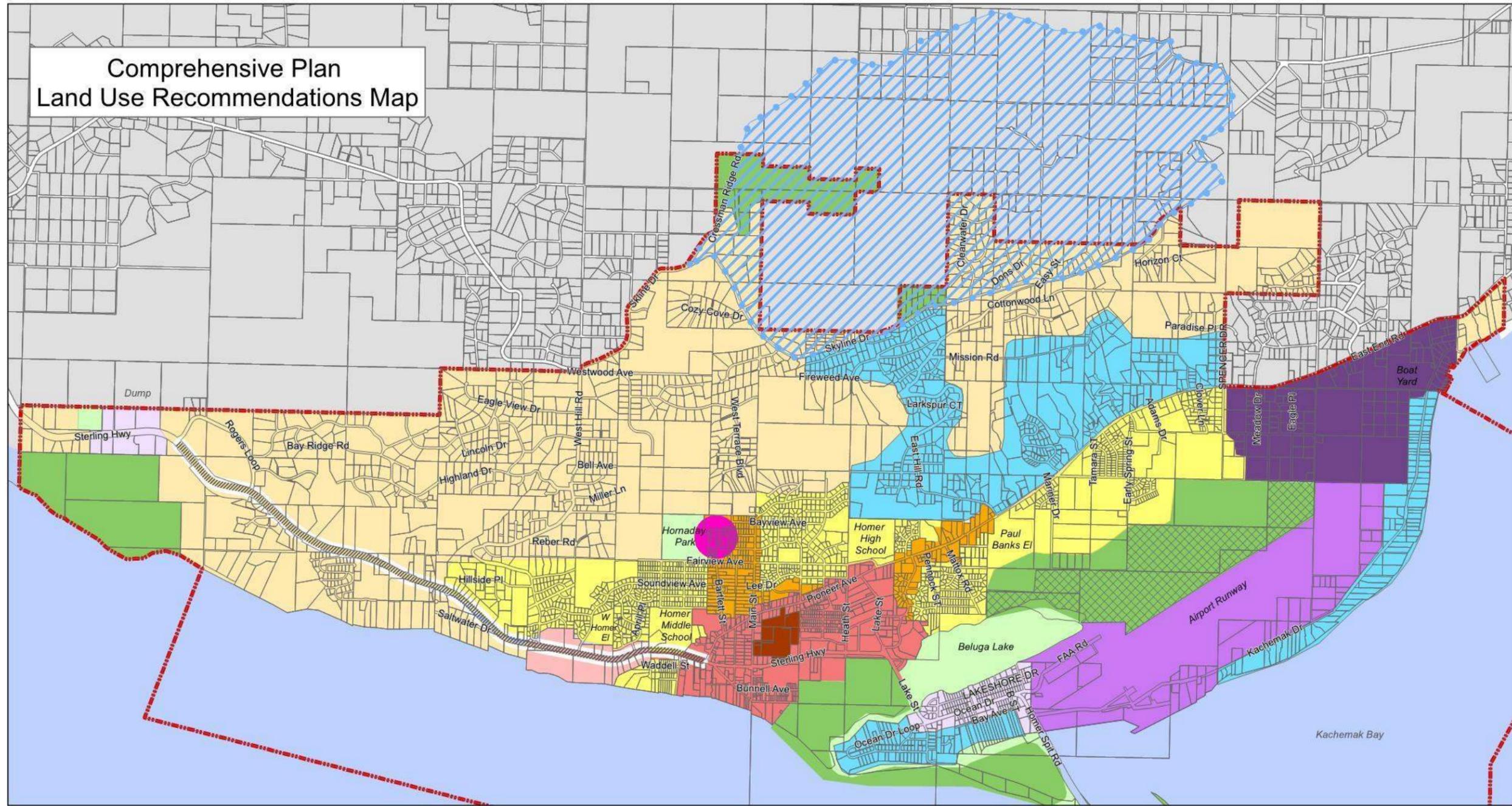
Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

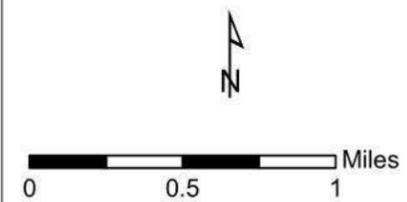
Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

Comprehensive Plan Land Use Recommendations Map

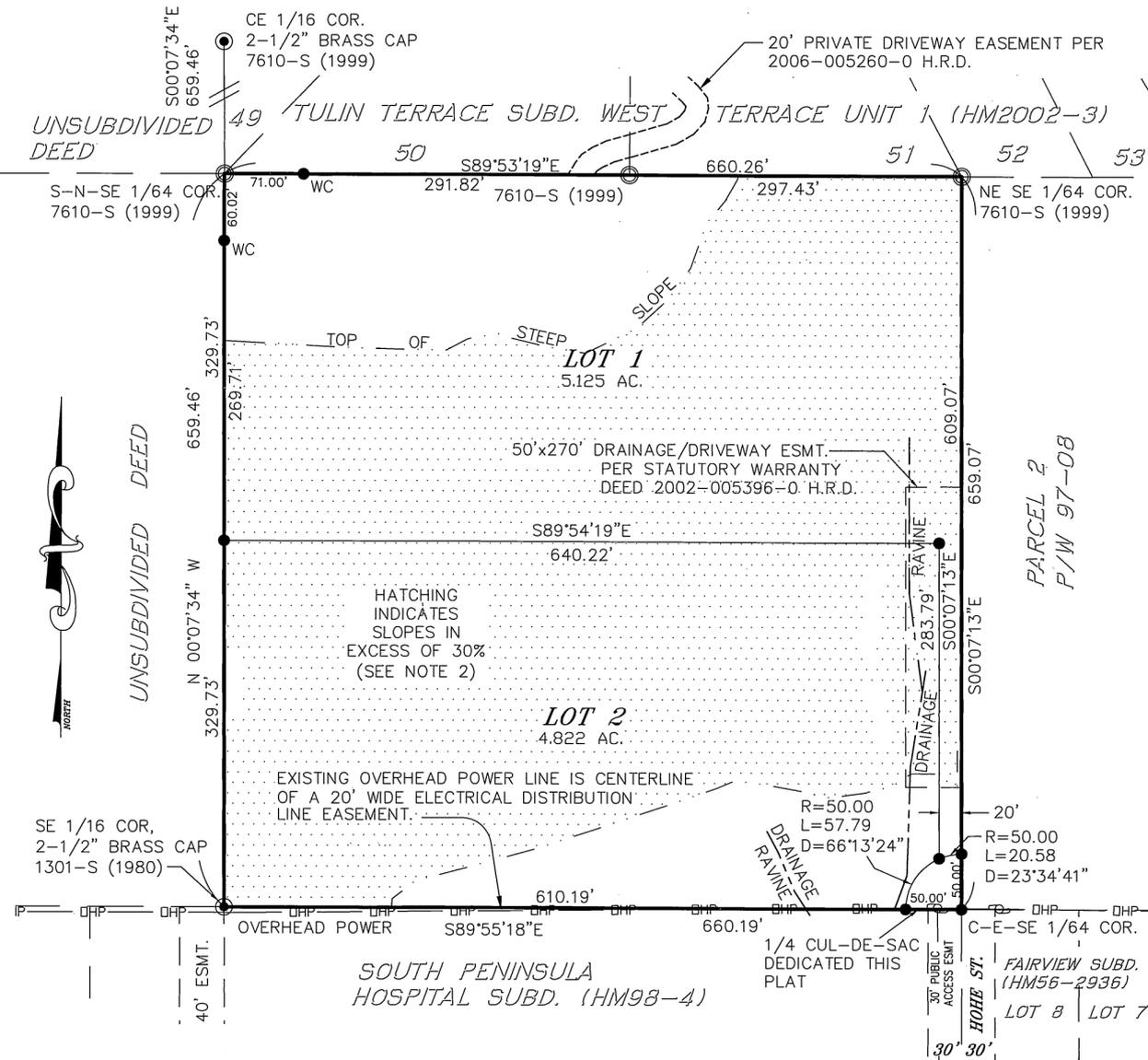


Legend

Land Use Recommendations	
	Town Center
	Medical District
	Rural Residential
	Bridge Creek Watershed
	Gateway Business District
	General Commercial 2
	Residential Office
	Open Space Rec
	Conservation
	Downtown Mixed Use
	East End Mixed Use
	Residential Transition
	Airport Critical Habitat Area
	Scenic Gateway Corridor Overlay
	City Limits



City of Homer



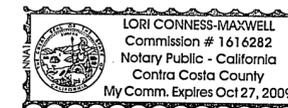
CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent grant all easements to the use shown.

Barbara Riley
 Barbara Riley
 1004 Rock Ridge Way
 Pittsburg, CA 94656-4348

NOTARY'S ACKNOWLEDGMENT

For Barbara Riley
 *Subscribed and sworn to before me this 27th day
 of September, 2007.
Lori Conness-Maxwell 10/27/2009
 Notary public for California My Commission Expires
 * proved on the basis of satisfactory evidence



NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. ROADS AND OTHER DEVELOPMENT SHALL NOT BE CONSTRUCTED WITHIN AREAS DESIGNATED AS "SLOPES EXCEEDING 30%" UNLESS DEVELOPMENT PLANS, INCLUDING A GEOTECHNICAL STUDY AND HYDROLOGIC STUDY OF THE AREA, HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HOMER.
3. A MINIMUM OF 15 FEET SHALL BE PROVIDED BETWEEN ANY STRUCTURES AND THE TOP OF THE BANK OF ANY DEFINED DRAINAGE.
4. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE.
5. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
6. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT CONSTITUTE ACCEPTANCE OF ANY ENCROACHMENTS.
7. RESTRICTIVE COVENANTS AFFECTING LOT 1 ARE FILED AS SERIAL NO. 2006-05261, HOMER RECORDING DISTRICT, NOVEMBER 9, 2006.

WASTEWATER DISPOSAL FOR LOT 1
 LOT 1 IS AT LEAST 200,000 SQUARE FEET, OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL FOR LOT 2
 PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Gary D. Nelson 7610-S 9-11-2007
 SURVEYOR LICENSE # DATE

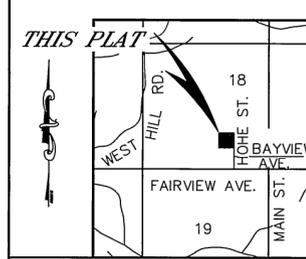
LEGEND

- SET 2 1/2" AL-CAP ON 5/8" REBAR
- ⊙ FOUND 2 1/2" BRASS CAP ON 3/4" GALVANIZED PIPE
- ⊙ FOUND 2" AL-CAP ON 5/8" REBAR
- ⊖ POWER POLE
- OHP- OVERHEAD POWER LINE

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 27, 2005
 KENAI PENINSULA BOROUGH
 BY *Max J. Beal*
 Authorized Official

VICINITY MAP
 SCALE: 1" = 1 MILE



DATE	6-15-2007
SCALE	1"=100'
JOB No.	3853
DRAWING:	3853

TSUNAMI VIEW SUBDIVISION

A SUBDIVISION OF PARCEL 3, P/W 97-08, (BK 261, PG 996, HRD) LOCATED IN THE SE1/4 SEC. 18, T6S, R13W, S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA CONTAINING 9.992 ACRES

ABILITY SURVEYS
 GARY NELSON, PLS
 (907) 235-8440
 152 DEHEL AVE., HOMER ALASKA 99603

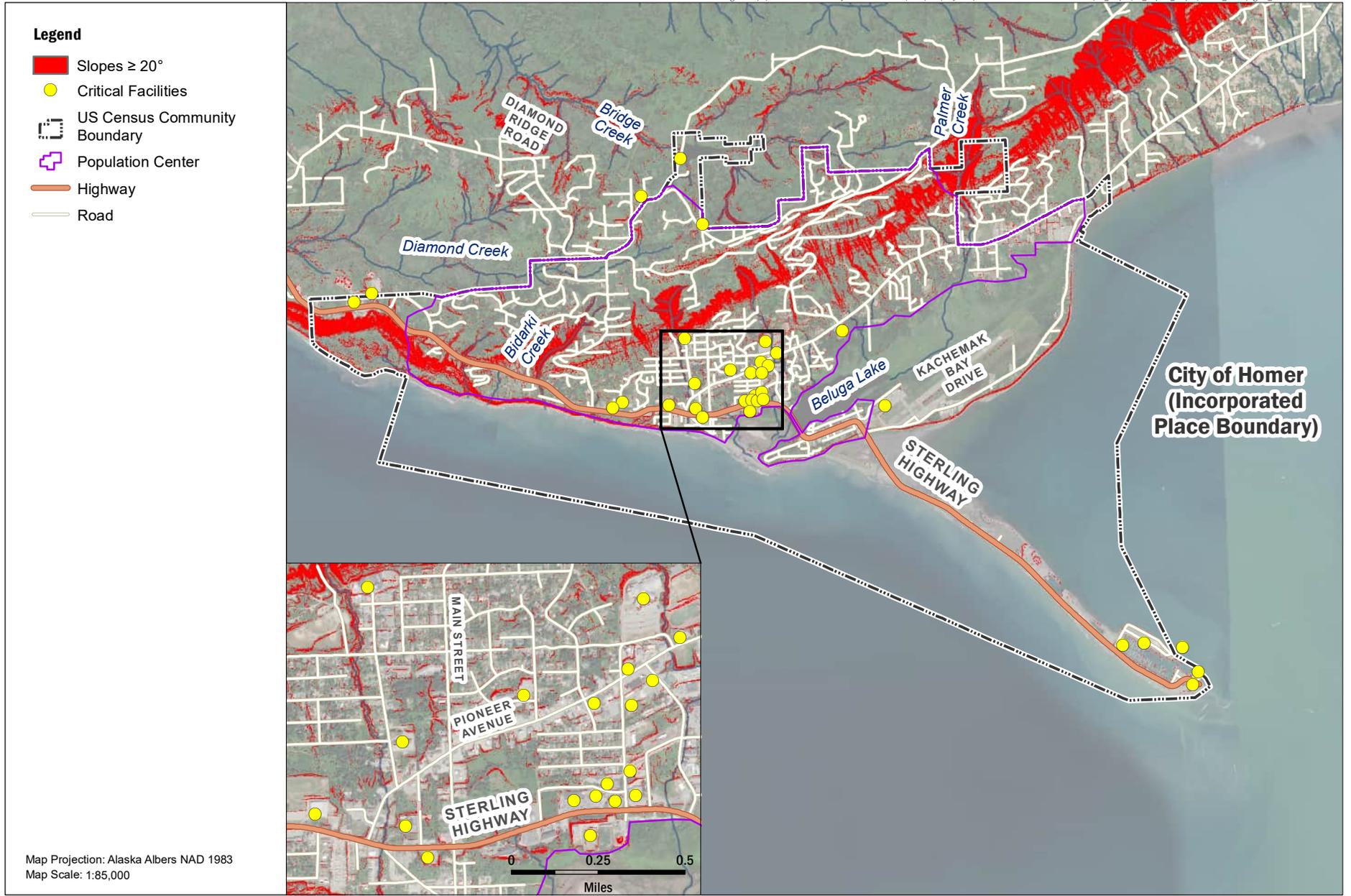
3.5 LANDSLIDE

Table 3-6: Landslide

Profile	Description
Nature	<p>Landslide is a general term for the dislodging and fall of a mass of soil or rocks along a sloped surface, or for the dislodged mass itself. The term is used for varying phenomena including mudflows, mudslides, debris flows, rock falls, rockslides, debris avalanches, debris slides, and slump-earth flows. Landslides may result from a wide range of combinations of natural rock, soil, or artificial fill. The susceptibility of hillside and mountainous areas to landslides depends on variations in geology, topography, vegetation, and weather. Landslides may also occur because of indiscriminate development of sloping ground or the creation of cut-and-fill slopes in areas of unstable or inadequately stable geologic conditions. Landslides often occur together with other hazards, which can exacerbate conditions as described below:</p> <ul style="list-style-type: none"> • Shaking due to earthquakes can trigger events ranging from rock falls and topples to massive slides • Intense or prolonged precipitation that causes flooding can also saturate slopes and cause failures leading to landslides • Wildfires can remove vegetation from hillsides, significantly increasing runoff and debris flow potential • Landslides into a reservoir can indirectly compromise dam safety; a landslide can even affect the dam itself • Saturation by water is also a primary cause of landslides. Saturation can occur in the form of intense or prolonged rainfall, snowmelt, changes in groundwater levels, and surface water level changes along coastlines, earth dams, and banks of lakes. <p>Another type of landslide occurs in areas cut by perennial streams; as floodwaters erode channel banks, rivers have undercut clay-rich sedimentary rocks along their southern bank, thereby destabilizing the ground and causing the ground above it to slide.</p>
Location	<p>In North America, there is an association between landslides and hilly terrain (particularly with slopes ranging from about 20 to 40 degrees). Areas on the mountainous terrain in the city which includes slopes greater than 20 degrees, are shown in Figure 4. The highest concentration of these slopes is along the bluffs running between Skyline Drive East End Road and on the west end of the city, just south of the Sterling Highway (Bluff Point).</p> <p>The Bluff Point landslide is well documented and shown in Figure 5.</p>
History	<p>The ADGGS has identified over 1,000 slope failure scars using aerial photographs and light detection and ranging (LIDAR) data from the Homer and Kachemak areas. At least one severe landslide occurred in Homer above Kachemak following the Great Alaskan Earthquake.</p> <p>Notable landslide failures in Homer since the 2010 LHMP include:</p> <ul style="list-style-type: none"> • In 2013, heavy rains caused a 16-foot mudslide down Bear Creek Drive (3 miles east on East End Road). Uphill, when heavy rains saturated the narrow Bear Creek Canyon, it “let go,” which sent trees and debris down Bear Creek, jamming a culvert on the uphill side of East End Road. A disaster declaration was made for several rain-soaked areas in the Kenai Peninsula Borough. • In 2015, a landslide occurred along a stretch of Kachemak Drive near the Homer Airport. The slide resulted in the closure of Kachemak Drive approximately 0.5-mile from Homer Spit Road to the top of the hill by the old airport. The slide took out a 100-foot section of the east bound lane of Kachemak Drive, pushing clumps of spruce and alder trees into Mud Bay.

Table 3-6: Landslide

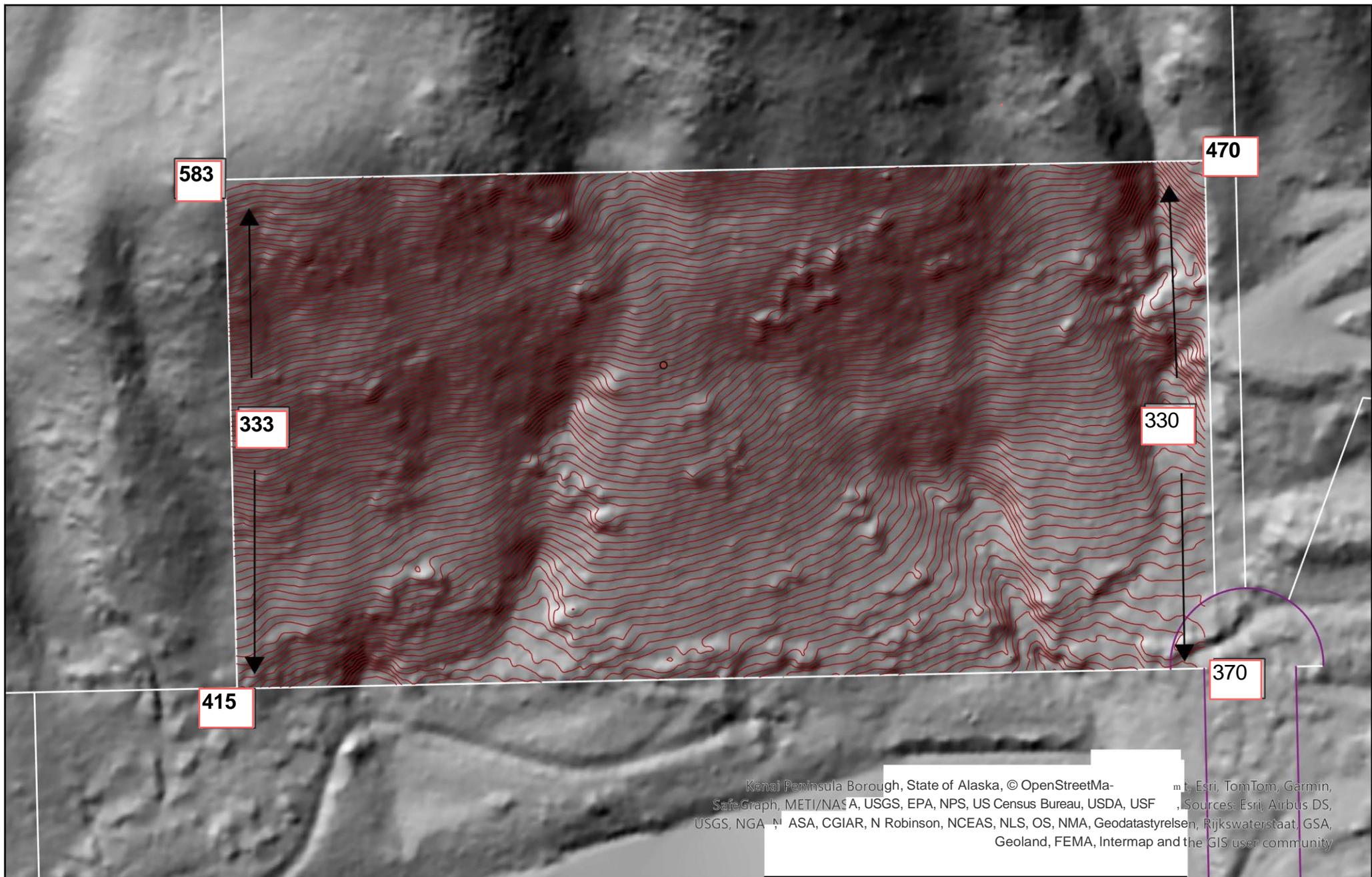
Profile	Description
Extent / Severity	No official landslide dataset exists for the City of Homer. However, in North America, there is an association between landslides and hilly terrain (particularly with slopes ranging from about 20 to 40 degrees). As such, the mountainous terrain in Homer that includes slopes greater than 20 degrees is at greatest risk of slide. Approximately 17% (1,504 acres) of Homer is in this hazard area.
Recurrence Probability	Shallow landslides can occur at any time but are more likely to happen when the ground is nearly saturated. However, deep-seated landslides are generally triggered by deep infiltration of rainfall (which can take weeks or months to occur) and therefore typically follow major storm events. It is assumed that the probability of a future landslide event will be highly tied to winter storm/rain events. Based on historical occurrences, severe winter storm conditions are likely in the City of Homer every 2 to 7 years.



US Census TigerLine (2021)
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar
Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
and the GIS User Community

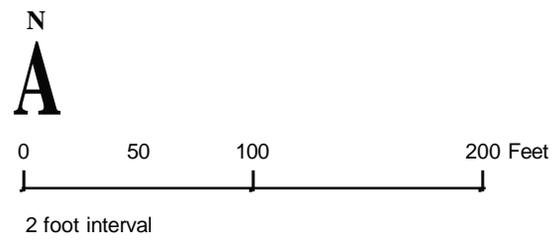
LAND FAILURE HAZARD AREAS

Figure 4



Kenai Peninsula Borough, State of Alaska, © OpenStreetMap contributors, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

4323 Main St Re-Zone Slope Analysis



Average Slope 247 %



Dept. Public Works
8/28/2024

CALL TO ORDER

Session 24-14, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:35 p.m. on September 4th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER CONLEY, VENUTI, S. SMITH, SCHNEIDER, STARK & H. SMITH

ABSENT: COMMISSIONER BARNWELL (EXCUSED)

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record, and requested a motion and second to approve the agenda as amended.

SCHNEIDER/H. SMITH MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

- A. Staff Report 24-045, Storm Water Works Tracts One, Preliminary Plat Consideration

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster for a brief explanation. Mr. Foster explained that the Commission originally approved the preliminary plat consideration at its August 7th, 2024 Regular Meeting. He continued, providing that Commissioner H. Smith issued a timely notice for reconsideration regarding this plat on August 9th, 2024.

VENUTI/H. SMITH MOVED TO RECONSIDER THE STORM WATER WORKS TRACTS ONE, PRELIMINARY PLAT CONSIDERATION.

Commissioner H. Smith stated that in reviewing the previous discussion and thinking about some of the public testimony from the previous meeting, it had occurred to him that the redrawing of these boundaries on the plat would effectively eliminate the road easements, preventing certain properties in the area from having access. He said that he wanted to be able to have a fuller conversation about the effect of that on the adjacent properties, and what that would mean for their ability to develop and to be usable.

Chair S. Smith shared his opinion that he feels the decision on a project like this should be reserved for after the Comprehensive Plan is adopted.

Commissioner Stark commented that he feels the Commission’s original decision on the matter complies with due process.

Commissioner Conley said that it’s good to get the full value of agenda items when the Commission meets and discusses them, but warned the Commission of the precedent they might set for themselves if they continue to reconsider items frequently.

With no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, S. SMITH, SCHNEIDER, H. SMITH, CONLEY, STARK.

Motion carried.

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of August 7, 2024
- B. Decisions and Findings CUP 24-11, 3869 Jennifer Place

Chair S. Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

H. SMITH/SCHNEIDER MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner’s Report, Staff Report 24-041

City Planner Foster reviewed his staff report included in the packet, noting the following:

- Comprehensive Plan Survey results and Interactive Map results are being compiled, and will start to be released into the community next week
- Joint Worksession between the Planning Commission and PARCAC targeted for September 18th at 5:00 p.m.
- Planning Commissioner Training – two-part virtual Planning Commissioner Training hosted by the Alaska Chapter of the American Planning Association on Sunday, October 27th
- Next Regular Meeting is on Wednesday, September 18th
- Appeal has been submitted for CUP 24-09, 955 Sterling Highway

B. Comprehensive Plan Steering Committee Report

City Planner Foster encouraged the Commission to review the unapproved minutes from the last meeting, in addition to Commissioner Barnwell's report.

PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT, Staff Report 24-042

Chair S. Smith introduced the item by reading of the title before deferring to City Planner Foster for an explanation.

Mr. Foster provided a summary overview of his staff report included in the packet. He noted that a new address will be assigned to this property in the future, but that for now the address is 4323 Main Street.

Chair S. Smith opened the floor for the Applicant.

Jeffery Murphy addressed the Commission, stating that the medical district was completed to acknowledge that the demand for medical services will increase with an aging population. He added that the property he owns couldn't be any closer to the hospital, as it abuts the hospital. He acknowledged that the property is certainly steep slope, but stated that doesn't mean that he can't do anything with it. Mr. Murphy also pointed out that most of the uses permitted in the rural residential zoning district are identical to those that are permitted in the medical zoning district, noting that the major difference is that medical offices and medical support buildings are not permitted in the rural residential zoning district. He stressed to the Commission that the best use for this piece of property was for it to be included in the medical district rather than rural residential.

Chair S. Smith opened the public hearing period. There were no comments.

Chair S. Smith opened the floor to questions and comments from the Commission.

Commissioner H. Smith questioned Mr. Murphy if he took part in any of the discussions when the medical district was formed, or if there was any consideration for that piece of property to be included in the medical district. Mr. Murphy stated that he talked with one member of the Planning Department at that time, who informed him that the property was undevelopable, and further that he never followed through on it.

Commissioner H. Smith then asked the members that were on the Commission at that time if this property was something that was considered to be included in the medical district, or had there been anything provided as a pro or con, or why it wasn't included.

Chair S. Smith noted that he and Commissioner Venuti were the only members from that time period that remain active on the Commission, and that he doesn't recall this lot ever being considered as part of the medical district. He went as far as saying that everything that the Commission previously debated was further south. Commissioner Venuti stated that he recalled everything exactly as Mr. Smith laid it out.

Commissioner H. Smith asked if this land was appropriate for any kind of zoning designation if it isn't even appropriate for the medical district. He added that there is a land problem in Homer, and that at some point the realization needs to occur that there is a level of risk that will be incorporated into a lot of things that the Commission deals with.

Chair S. Smith stated that in evaluating the legitimacy of the concerns of steep slope building he isn't certain that he views them as logical.

Commissioner Stark added that the Commission shouldn't be in fear of developing areas with steep slopes, highlighting the development that is taking place on both West Hill Road and East Hill Road.

Commissioner Schneider stated that this is an item that should be considered by the Comprehensive Plan that's being developed, as well as the forthcoming rezoning process.

Commissioner Venuti said that as an experienced inspector he couldn't imagine anything being built on that slope, whether it be residential or medical. He provided the reasoning for his statement, claiming that any negative effect of something being built up there would have a dramatic effect on the hospital.

Commissioner Conley pointed out that by rezoning this property, the Commission would likely be accelerating the timeline of the property getting developed, and questioned if that is what they want to see happen there.

STARK/H. SMITH MOVED TO RECOMMEND APPROVAL OF APPLICATION 24-042 TO CHANGE RURAL RESIDENTIAL ZONE TO MEDICAL DISTRICT ZONE.

There was no further discussion. Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: STARK, H. SMITH, S. SMITH

VOTE: NO: VENUTI, CONLEY, SCHNEIDER

Motion failed.

PLAT CONSIDERATION

1. Staff Report 24-043, Thomas Court Subdivision, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster who provided a summary of his report included in the packet. Mr. Foster noted that this is the third time that this plat is being seen by the Commission.

Chair S. Smith opened the floor for the Applicant.

Karen Christopher explained that her property contains two homes, and Thomas Court runs through both of them. She mentioned that there are four families who live with her on Thomas Court, and that they drive right through her property to get to East Hill Road, stating that's the way it's always been. Ms. Christopher stated that she and her husband are wishing to subdivide a large log home on the property given the costly payments. The subdivision would allow them to sell the log home while retaining their current residency here in Homer.

Chair S. Smith opened the floor for public comments, but there were none.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Commissioner H. Smith asked Ms. Christopher if that was a private road easement or a city road that cuts through her property. Ms. Christopher answered that it's a private road. Mr. Smith then questioned if she has a road easement agreement with the people on the north side on Thomas Court that provides those people with access from East Hill Road, to which Ms. Christopher affirmed this was correct.

Commissioner Schneider inserted that he needed to declare a potential conflict of interest, claiming that the Applicant is a current client of his as they are currently in a business relationship.

VENUTI/H. SMITH MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST.

Commissioner Conley asked if the relationship between Mr. Schneider and the Applicant would affect the way that he perceives this application, to which Mr. Schneider asserted that it would not.

Commissioner Venuti questioned Mr. Schneider on whether he had any financial interest in this project that he would gain. Mr. Schneider jokingly answered, "only that she can afford to pay me."

Commissioner H. Smith asked Mr. Schneider if any of his income would be affected if he were to vote in the negative. Mr. Schneider stated that there is no direct connection between this vote and any funds involved.

When asked if he would benefit financially as a result of the Commission potentially approving the plat, Mr. Schneider stated that he would not benefit in any way.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: H. SMITH, CONLEY, STARK, VENUTI, S. SMITH

Motion failed.

VENUTI/CONLEY MOVED TO ADOPT STAFF REPORT 24-043 AND RECOMMEND APPROVAL OF THE THOMAS COURT SUBDIVISION PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. RECOMMEND THE SURVEYOR PROVIDES APPROXIMATE LOCATIONS OF SLOPES OVER 20 PERCENT IN GRADE OR DEMONSTRATES THAT THERE ARE NO SLOPES OVER 20 PERCENT.
2. THE OWNER WILL NEED TO ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY. A NEW WATER AND SEWER SERVICE WILL NEED TO BE PROVIDED TO LOT 1-E-1. BOTH EXISTING HOUSES WILL NEED TO BE SERVED BY THEIR OWN WATER AND SEWER SERVICES WITH NO LINES CROSSING PROPERTY LINES, EXCEPT WHERE THE LINE COMES FROM THE MAIN LINE IN THE PUBLIC RIGHT-OF-WAY TO THE PROPERTY BEING SERVED.

Chair S. Smith commented that the first time the Commission saw this application, the tenant in Lot 1-E-1 was saying that the particular lot line adjustment caused her cabin to be in violation of some sort. He questioned City Planner Foster if that issue had been resolved. Mr. Foster answered that these are two very different applications, with the prior application having a dedicated right-of-way.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. Staff Report 24-044, Bayview Gardens Subdivision Addn. 1 Jennings 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster, who provided a summary of his report included in the packet.

Chair S. Smith opened the floor for the Applicant.

Katie Kirsis stated that she is the surveyor who prepared the plats for this project. She added that it's a simple plat, claiming that they're just moving a lot line. She made herself available for questions.

Chair S. Smith opened the public comment period, but none were offered.

Chair S. Smith then opened the floor to questions and comments from the Commission, but there were none.

Chair S. Smith then requested a motion and second.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 24-044 AND RECOMMEND APPROVAL OF THE BAYVIEW GARDENS SUBDIVISION ADDITION 1 JENNINGS 2024 REPLAT, PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. THE UTILITY EASEMENT IS DEPICTED AS A 10' UTILITY EASEMENT PER (HM 76-104), HOWEVER IT SPELLS IT OUT AS A 15' UTILITY EASEMENT IN NOTE #1. A 15' UTILITY EASEMENT SHOULD BE DEPICTED ON THE PLAT TOO.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report 24-045, Storm Water Works Tracts One, Preliminary Plat Reconsideration Memorandum from Deputy City Clerk as backup

Chair S. Smith introduced the item by reading of the title, and noted the motion that was on the table as a result of the reconsideration:

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

Commissioner H. Smith questioned what determinations had been made that would eliminate access to some of these properties. City Planner Foster stated that if the Commission is looking to obtain more information regarding this plat that the best practice would be to postpone the item to the next meeting in order for the item to be re-noticed. This would provide a way for City Staff to provide a notification to the appropriate parties that can answer the questions that are being asked. Mr. Smith added that part of his concern is that the Commission is allowing a replat of one property that could affect several properties.

Chair S. Smith stated that he tends to agree with Commissioner H. Smith that the letter from the surveyor in the initial application gave indication that there were some things being requested with this application that jeopardized access to other lots, adding that further clarification would be helpful.

After lengthy discussion among the Commission about the cleanest way to move forward with the motion on the floor, Deputy City Clerk Pettit requested the Chair call a recess so he could determine the best way to move forward with the motion on the floor.

Chair S. Smith declared a 10-minute recess at 8:36 p.m.

Chair S. Smith called the meeting back to order at 8:46 p.m.

SCHNEIDER/VENUTI MOVED TO POSTPONE STAFF REPORT 24-045 STORM WATER WORKS TRACTS ONE, PRELIMINARY PLAT RECONSIDERATION UNTIL THE NEXT REGULARLY SCHEDULED MEETING, ALLOWING CITY STAFF TO PURSUE RE-NOTIFICATION AND GATHER ANY INFORMATION NECESSARY CONCERNING THE REPLAT.

Chair S. Smith offered an amendment to the motion before being informed by Deputy City Clerk Pettit that an amendment is out of order at this time given the higher ranking motion to Postpone to a Certain Time.

There was no further discussion.

Chair S. Smith requested the Clerk to perform a roll-call vote for the postponement.

VOTE: NO: H. SMITH, CONLEY, STARK, VENUTI, S. SMITH, SCHNEIDER.

Motion failed.

Commissioner Conley asked a clarifying question regarding the different numbers between the two staff reports that pertain to the Storm Water Works Tracts One Preliminary Plat. City Planner Foster noted that Staff Report 24-045 was associated with the reconsideration, and that the original staff report was Staff Report 24-036.

SCHNEIDER/CONLEY MOVED TO POSTPONE STAFF REPORT 24-036 UNTIL THE NEXT REGULARLY SCHEDULED MEETING SO THAT STAFF CAN RE-NOTICE AND PROVIDE THE PLANNING COMMISSION WITH ADDITIONAL INFORMATION, INCLUDING THE IMPACT THAT THE REPLAT WILL HAVE ON THE NEIGHBORING PROPERTY OWNERS IN REGARDS TO ACCESS.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines
- C. Comprehensive Safety Action Plan – Safe Streets and Roads Flyer

Chair Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work tonight.

Deputy City Clerk Pettit thanked the Commission for always teaching him new things and testing his knowledge.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked everyone for serving tonight, and noted that the training session with City Clerk Krause was interesting.

Commissioner H. Smith thanked everyone for their time this evening, and thanked Deputy City Clerk Pettit for including the larger plats as part of the packet.

Commissioner Stark thanked City Planner Foster for his analysis and guidance, and thanked Deputy City Clerk Pettit for his work tonight. He also thanked the Commissioners for their hard work tonight.

Commissioner Conley thanked the Commission and City Staff.

Commissioner Schneider echoed all of the previous comments, and noted that he always learns so much at these meetings.

Chair S. Smith thanked the City Staff, and noted that he will likely be out for the October 16th meeting.

ADJOURN

There being no further business to come before the Commission Chair S. Smith adjourned the meeting at 9:00 p.m. The next Regular Meeting is **Wednesday**, September 18, 2024 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk I

Approved: _____

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 24-51

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION
OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO MEDICAL
(M) ZONING DISTRICT.

WHEREAS, City staff received a completed application by petition of the property owner,
Jeffrey Murphy, per HCC 21.95.020 (e); and

WHEREAS, The 2018 Homer Comprehensive Plan Land Use Recommendations Map
designates the proposed area for Rural Residential zoning; and

WHEREAS, The Homer Planning Commission held a public hearing on September 4,
2024 as required by HCC 21.95.060(c); and

WHEREAS, The motion to approve the rezoning request by the Homer Planning
Commission failed by a vote of 3-3; a

WHEREAS, The Zoning district boundaries shall be shown on the official Homer Zoning
Map per HCC 21.10.020 (c).

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the
attached Exhibit A from RR zoning district to the Medical zoning district as depicted on Exhibit B.

Section 2. The City Planner is authorized to note on the Homer Zoning Map the
amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 3. This Ordinance is of a non-Code ordinance of a permanent nature and shall
be noted in the ordinance history of Homer City Code 21.10.030.

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

CITY OF HOMER

KEN CASTNER, MAYOR

44

45

46 ATTEST:

47

48

49 _____
RENEE KRAUSE, MMC, CITY CLERK

50

51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

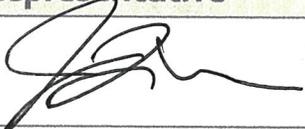
57 Public Hearing:

58 Second Reading:

59 Effective Date:

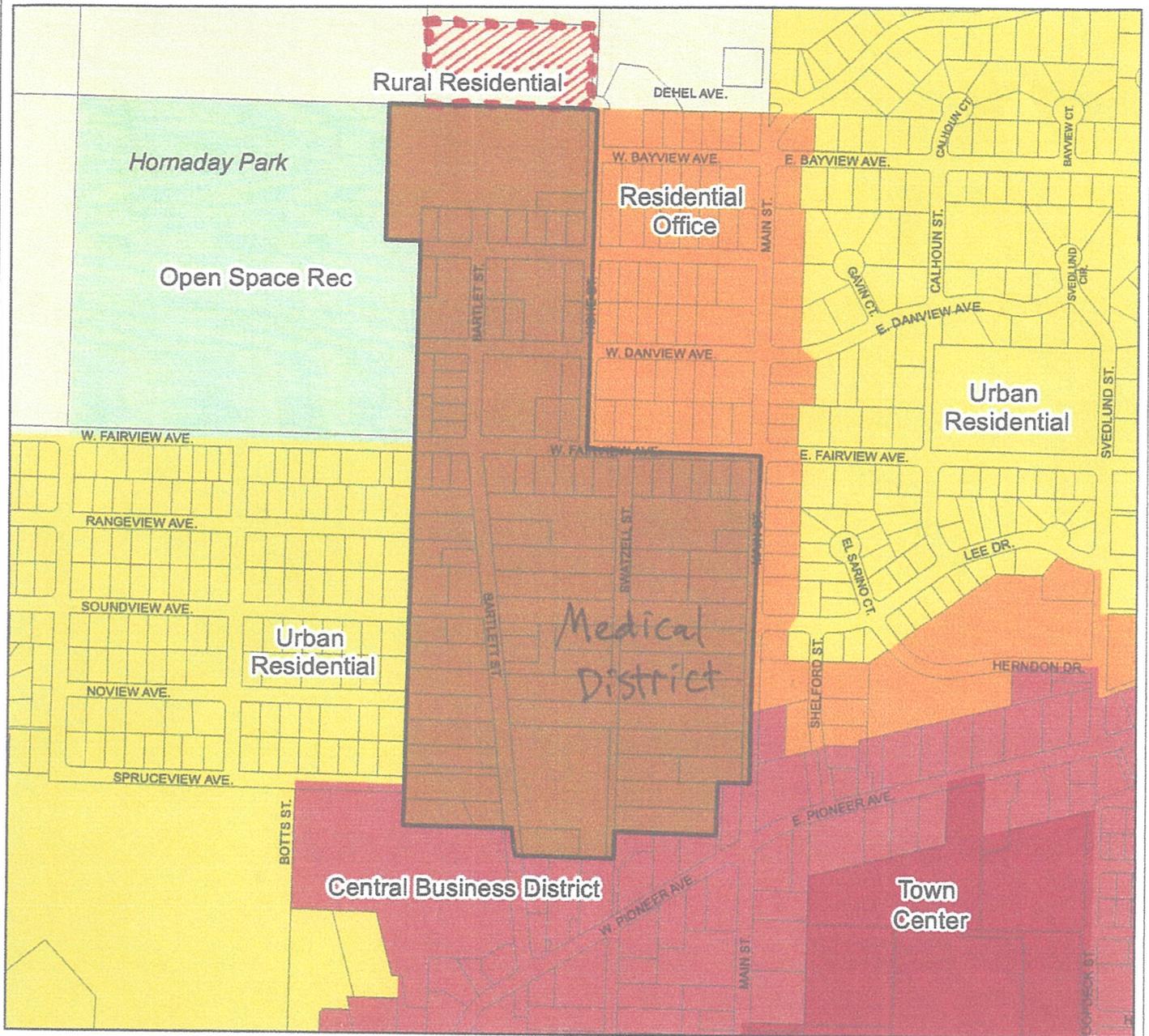
Petition

Proposed amendment:	The property at 4323 Main St. consists of one parcel which is 4.82 acres. Currently, the parcel is zoned Rural Residential. This request is to change the zoning of the entire property, Lot 2 Tsunami View Subdivision, to Medical District.
HCC 21.95.020(e)(3)(a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	I have buyers approaching me looking for medical District property and they are having a difficult time finding suitable parcels - This rezoning will help fill this need.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Jeffery L. Murphy		T6S R 13 W SEC 18 Seward Meridian HM 2007086 Tsunami View Sub Lot 2	17504022

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Rezone Proposal



Legend

Zoning Districts

-  Central Business District
-  Town Center
-  Rural Residential
-  Urban Residential
-  Residential Office
-  Open Space Rec
-  Medical District



- Proposed lot to be rezoned from Rural Residential to Medical



0 250 500 Feet



City of Homer
Planning and Zoning Department

5/20/2020

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



MEMORANDUM

Ordinance 24-52, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Transferring \$15,000 within the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund. City Manager/Finance Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 8, 2024
From: Melissa Jacobsen, City Manager

At the June 10, 2024 meeting, City Council adopted Ordinance 24-26 and reestablished the General Fund CARMA subaccounts. This coincided with the adoption of Ordinance 24-24(A) adopting mid-biennium budget adjustments and it caused some misallocation between subaccounts.

The Finance Director recommends a transfer of \$15,000 from the General Fund CARMA to City Hall CARMA (\$13,000) and Recreation CARMA (\$2,000) to resolve the misallocations.

RECOMMENDATION:
Adopt Ordinance 24-52

**CITY OF HOMER
FINANCIAL SUPPLEMENT**

PROJECT NAME	<u>GF CARMA Balance Transfer</u>	DATE	<u>10/09/2024</u>
DEPARTMENT	<u>Finance</u>	SPONSOR	<u>City Manager/Finance Director</u>
REQUESTED AMOUNT	<u>\$ 15,000</u>		

DESCRIPTION	<p>Subaccounts were re-established within the General Fund CARMA fund via Ordinance 24-26 and was passed coincidingly with the Mid-Biennium Capital Budget (Ordinance 24-24(A)) causing some misallocation between the subaccounts. Within the General Fund Capital Asset and Maintenance Allowance (CARMA) fund there are two subaccounts (City Hall CARMA and Recreation CARMA) with a negative balance due to over encumbering available funds.</p> <p>The subaccount balances are closely monitored and over encumbering of funds will no longer occur. There are available funds in the General CARMA subaccount to address these negative balances.</p>
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FUNDING SOURCE(S)	OPERATING	General CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: <u>General CARMA (156-0375)</u>	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 100,129</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 15,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 10,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 75,129</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Finance Director

ORDINANCE 24-52

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY25 CAPITAL BUDGET BY TRANSFERRING \$15,000 WITHIN THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND.

WHEREAS, Subaccounts were re-established within the General Fund CARMA fund via Ordinance 24-26 and was passed coincidingly with the Mid-Biennium Capital Budget (Ordinance 24-24(A)) causing some misallocation between the subaccounts; and

WHEREAS, Within the General Fund Capital Asset and Maintenance Allowance (CARMA) fund there are two subaccounts (City Hall CARMA and Recreation CARMA) with a negative balance due to over encumbering available funds; and

WHEREAS, The subaccount balances are closely monitored and over encumbering of funds will no longer occur; and

WHEREAS, There are available funds in the General CARMA subaccount to address these negative balances.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by transferring \$15,000 within the General Fund CARMA as follows:

Transfer from:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0375	General CARMA	\$15,000

Transfer to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0384	City Hall CARMA	\$13,000
156-0385	Recreation CARMA	\$2,000

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

43 ENACTED BY THE HOMER CITY COUNCIL this ____ day of October, 2024.

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45

CITY OF HOMER

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KEN CASTNER, MAYOR

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51 ATTEST:

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53

RENEE KRAUSE, MMC, CITY CLERK

55

56 YES:

57 NO:

58 ABSENT:

59 ABSTAIN:

60

61 First Reading:

62 Public Hearing:

63 Second Reading:

64 Effective Date:



MEMORANDUM

Ordinance 24-53 Adopting the revised Port of Homer Alaska Terminal Tariff No. 1

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 2 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Staff conduct an annual review of our Port of Homer Tariff No. 1 to make sure it reflects our current polices and rates, submitting any prospective changes to the City for review and approval. The following information listed below pertains to this year's proposed edits/changes.

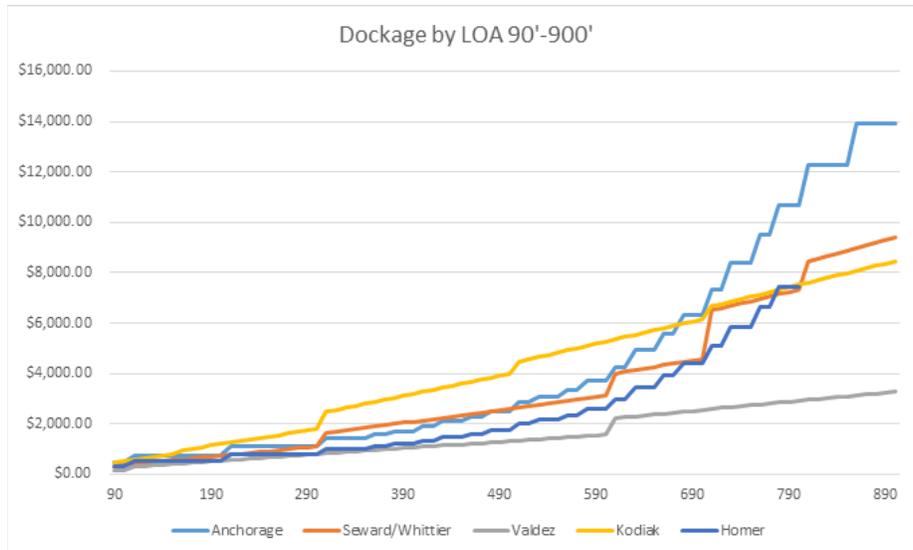
Policies

- Liability, indemnity, Insurance [RULE 5]- The City Lawyers and staff have revised the insurance language sections to clarify and better represent the requirements to protect both users and the City as they utilize harbor facilities.
- Special Terminal Use Permits [Rule 21.01]- For administrative reasons, all Terminal Use Permits have been changed from annual renewal requirements to every 3 years. The proposed language change is to reflect current policy

Fees

- Cold Storage Inspection fee \$50- removing fee- In practice, we don't use this fee.
- Stall Swap Request \$25- increase of fee to \$100- Stall Swap Requests represent individual preferences of a stall permittee who wishes to relocate to another location within their stall size class within the harbor. Unlike stall wait lists, these individual requests take significant staff time and attention in both the initial request period and the later tracking until a match is found. Also, unlike stall waitlists that require an annual fee to remain on the list, the stall swap request is a one-time fee and remains on file until a new location fitting the requested perimeters is found. Operations has requested an increase in this fee to \$100 to represent the associated staff time.
- Gangway and Camel Rental Fee -addition- We already rent these items. The addition of these fees in the tariff is intended to match the tariff to current operational administrative policy.

- Dockage, Deep Water Dock & Pioneer Dock- increase fee - We have not adjusted these fees in about a decade and a recent informal rate study conducted with similar nearby harbors has shown that we have been outpaced and our fees are too low to maintain the infrastructure effectively. (see attached graph). Staff recommend a 16% increase this year, with an annual 5% increase (mirroring our moorage rate structure) applied to following years moving forward. This planned increase would get us back to competitive rates by 2027. We also plan to conduct another informal comparison study again in 3-5 years to reassess.



- Dry moorage- Large Vessel Haul Out Facility- add- Due to overcrowding within the harbor basin, during the winter months on System 5, available space at the Large vessel haul out facility has been utilized for dry moorage with preference of use/space always given to those vessels that are conducting work.
- Parking, Monthly pass for vehicles over 20ft, decrease- The decrease from \$85 to \$70 for the monthly parking pass for vehicles over 20ft is necessary with the new online ability to purchase parking passes. A “monthly pass” will now simply be \$70 for ease of both software and human navigation.
- Moorage- increase fee- Adjustments for next year’s commodity rate have been added in preparation for January 1 2025 per the Homer Harbor’s current moorage rate and CPI increase policies.

Port and Harbor Advisory Commission made a motion in support of tariff changes and recommended council approval of Ordinance 24-53

RECOMMENDATION:

Move to recommend Council approval of Ordinance 24-53 adopting the proposed changes to Tariff No. 1.

10.C. Tariff Edits for 2025
Memorandum from Port Director as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Director Hawkins. Mr. Hawkins explained that the largest change to the tariff was in regards to insurance for vessels, noting that the limits for commercial vessels has been changed to \$1 million, whereas the limit for all other vessels is \$300,000. There was brief discussion regarding moorage, the right to deny access to vessels who don't have insurance, and the work skiff exemption.

FRIEND/ZEISET MOVED TO AMEND THE EFFECTIVE BEGINNING DATE OF THE WORK SKIFF EXEMPTION TO JANUARY 1, 2026.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SHAVELSON/ZEISET MOVED TO FORWARD TO HOMER CITY COUNCIL THE ANNUAL PORT TARIFF #1 CHANGES REFLECTED IN THE SEPTEMBER 18, 2024 MEMORANDUM FROM STAFF ALONG WITH THE AMENDMENT TO THE EFFECTIVE DATE OF THE WORK SKIFF EXEMPTION.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

11. INFORMATIONAL MATERIALS

11.A. September 2024 Port Operations Report
August 2024 Statistics

11.B. September City Manager's Report to Council

CM's Report for September 9, 2024
CM's Report for September 23, 2024

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

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE MAYOR

45 unrest, shortage of or action by labor, riots or strikes of any persons in their employ or in the
46 service of others.

47
48
49

5.03. INDEMNITY

50 **(A) DEFENSE AND INDEMNITY**

51 Users of the City of Homer's **Terminal Facilities, as defined in this Tariff, Section 3.02**, Port
52 facilities including **but not limited to**, vessels **owners** and crew **members, their** vessel
53 **owners** and its agents or instruments, shippers or consignees, and shore personnel shall
54 **defend**, indemnify and hold harmless the City **of Homer, its officers, employees, and**
55 **agents** against any and all claims, **demands, losses, damages, or expenses** arising from
56 any breach or default in performance of any obligation to such parties to be performed under
57 the terms of this Tariff or arising from any act or omission of said parties **and** for all costs,
58 attorneys' fees, expenses and liabilities incurred in the defense of any such claims, action or
59 proceeding brought against the City of Homer except for those caused by the City's own
60 negligence.

61
62

(B) MOORAGE AT HOMER'S TERMINAL FACILITIES

63 **Vessel owners and operators shall defend, indemnify, and hold harmless the City of Homer,**
64 **its officers, employees, and agents against any and all claims, demands, losses, damages, or**
65 **expenses arising from or connected to moorage at the City of Homer's Terminal Facilities**
66 **brought against the City except for those caused by the City's own negligence. The City shall**
67 **not be held liable for any loss or damage incurred to the vessel or its associated items or be**
68 **regarded as a "bailee" or "warehouseman". Vessel owners use the City of Homer's Terminal**
69 **facilities moorage at their own risk; the City is not responsible for providing products or**
70 **services to protect vessels from damage.**

71
72

73 5.04. — LIMITS OF LIABILITY — No provisions contained in this Tariff shall limit or relieve the Port
74 of Homer from liability for its own negligence nor require any person, vessel or lessee to indemnify
75 or hold harmless the Port of Homer from liability for its own negligence.

76

77 **5.04** INSURANCE – Rates named in the Tariff do not include insurance of any kind. The City of
78 Homer shall be under no obligation to provide any insurance of any type for any vessel, cargo, or
79 liability arising out of use of the City docks or Terminal facilities. Terminal facility users shall
80 comply with any applicable insurance requirements included in **this Tariff and** the Homer City
81 Code or Alaska Statutes.

82

83 **5.05 All vessel owners using the City of Homer's Terminal Facilities are required to carry**
84 **liability insurance with a minimum of \$300,000 coverage and add the City as a certificate**
85 **holder. Transient moorage users who do not provide proof of liability insurance will only**
86 **be permitted to purchase moorage at the daily rate. Reserved moorage users who do not**
87 **provide proof of liability insurance will not be permitted to renew their stall permit.**
88 **Commercial boats-defined as vessels that are operated as part of a business, including but**
89 **not limited to commercial fishing, charter fishing, vessel-for-hire, freight, tow, and**
90 **construction are required to carry at a minimum \$1,000,000 of liability insurance, and to**
91 **add the City of Homer as an additional insured with waiver of subrogation. All reserved**

92 **stall holders, annual and semi-annual transient moorage users are required to add the City**
93 **of Homer as a certificate holder. Human-powered vessels are exempt from these insurance**
94 **requirements.**

95
96 **5.06** ADDITIONAL INSURANCE – The City reserves the right to **require** request additional
97 insurance coverage by users of the Port’s facilities or to be named additional insured at the
98 discretion of the City. The City may request any additional insurance as deemed appropriate for
99 port activities. For vessels that may be hazardous or become a menace to other vessels, their
100 occupants, City facilities, the Port Director or City Manager may require an operator or owner of
101 a vessel to furnish evidence that there is currently in effect liability insurance in an amount
102 satisfactory to the City. The vessel’s owner or agent shall file a certificate of insurance or other
103 satisfactory evidence signed by an agent or officer of the insurance company and stating the
104 effectiveness and expiration date.

105
106
107 *Under Rule 16 RATES: Labor, Towing, Pumping, Equipment, Special Services, Sewage, Third*
108 *Party Billing, Search & Rescue-*

109
110 16.05. SPECIAL SERVICES – Special services including waste, ~~bulk oil~~, or garbage disposal shall
111 be billed at the City’s actual cost, including City labor costs, plus 125% of City costs for services.
112 This includes the costs for outside services arranged and paid for by the City. **For bulk oil**
113 **disposal fees see Appendix A Fee Schedule.** Except where otherwise required by law, the Port
114 Director has the authority to provide, arrange for or refuse the provision of services in addition to
115 those set out in this Tariff.

116
117 *Under Rule 21 DOCK FUELING & BUNKERING AT THE PIONEER DOCK & DEEP WATER DOCK-*

118
119 21.01. SPECIAL TERMINAL USE PERMIT AND REQUIREMENTS: For Petroleum Product Transfer –
120 Fueling vessels at the Pioneer Dock and the Deep Water Dock by truck or vessel is permitted with
121 the permission of the Port Director and the completion of a Special Terminal Use Permit. The
122 Special Terminal Use Permit shall be completed ~~annually with an annual~~ **every three years with**
123 **its associated** permit issuance fee. Fee cost can be found in Appendix A fee schedule. In addition,
124 the Permittee shall file timely fuel wharfage reports stating the gallons of petroleum product
125 dispensed with the required payment.

126
127 *Under APPENDIX A-FEE SCHEDULE-*

128
129 APPENDIX A- FEE SCHEDULE

130
131 The Port Director has authority to protect rates against inflation, raising them by a
132 calculated percentage using the Consumer Price Index –Urban Alaska/Anchorage table, at
133 the Port Director’s discretion and with City Council’s approval.

134
135 **PORT & HARBOR FEES**

136 Effective 1/1/2024

137 Please add 7.85% sales tax to fees unless otherwise noted

138 FISH DOCK

139 Note: Vessels left unattended at Fish Dock or obstructing access will be charged \$150.00 per
140 hour

- 141 • Fish Dock use permit: \$5.00 per issuance
- 142 • Special Terminal use permit: \$200 per issuance
- 143 • Annual Crane Card: \$52.00 w/signed Authorization Agreement
- 144 • Crane Card Replacement: \$5.00 per card replaced
- 145 • Cranes:

0 - 15 minutes	\$22.66	<u>Crane Capacity</u> :
16 - 30 minutes		\$45.32 2½ ton #1, #3, #4, #5, #6, #8
147 31 - 45 minutes		\$67.98 5 ton #2, #7
148 46 - 60 minutes	\$90.64	
- 149 • Ice: \$ 130.90 Per Ton
- 150 After hours call out for Ice delivery = \$250.00 fee per call out
- 151
- 152 • Seafood Wharfage: \$4.76 per ton of seafood/fish product across the dock, regardless of
153 species
- 154 • Ice/Non Fish Wharfage: \$14.50/ton, Includes ice not purchased from City & transferred
155 Freight NOS over Fish Dock
- 156 • Community Fish Grinder: \$5 per tub (approx. 100lbs), \$30 per tote (approx. 1,000lbs);
157 processing plant connection fee to outfall line \$7,000 (can be in 5 annual installments plus
158 7.5% interest); Annual outfall connection maintenance fee \$2,400.
- 159 • Cold Storage:
 - Lockers #1 – 8 (8' x 10') \$334.75 per month
 - Locker #9 (10' x 22') \$920.90 per month
 - ~~Inspections \$50.00 per hour~~
- 161
- 162

163 HARBOR

- 164 • Harbor Labor: \$200.00 per hour, plus equipment and direct costs (towing)
165 \$100.00/half hour minimum
- 166 • Pumps: \$40.79/day for electric pump
167 \$69.97/hour for gas pump, minimum charge of one hour. Includes
168 attendant time
- 169 • Tow: skiff with operator 1 hour \$365.00
- 170 • Load & Launch Ramp: (Fees are inclusive of sales tax)
171 \$25 per day - (\$13.00 launch fee plus a \$12 parking impact levy for a
172 total of \$25)
173 \$250 per season (April 1 – Oct. 15) - (\$130.00 launch fee plus \$120
174 parking impact levy= \$250)

175 \$25.00 per hour for unattended vessel/blocking ramps
176 \$100 penalty for commercial loading @ L&L ramp during peak hours
177 between 6am-6pm

- 178 • Insufficient Funds: \$50 insufficient funds check fee

179
180 GRIDS Required: moorage agreement, grid utilization form, schedule, & pay in
181 advance for first tide

- 182 • Wood: Max. 59 feet
183 0-59 feet \$2.10/ft/tide
- 184 • Steel: Max. 200 displacement tons - vessels 60 ft. to 120 ft
185 60-80 feet \$5.10/ft/tide 101-120 feet \$7.64/ft/tide
186 81-100 feet \$6.50/ft/tide 121-140 feet \$8.48/ft/tide

187
188 STALL WAIT LIST Stalls are offered once a year, mid-October
189 • Stall Wait List: \$30.00 per year per listing; prorated fee to the May Stall Wait List due
190 date

- 191 • Stall Swap Request: ~~\$25.00~~ **\$100** per request

192
193 ELECTRICITY Billing cycle is the 16th to the 15th of each month; Kilowatt cost
194 determined by public utility

- 195 • Daily/Flat Rate: 110v \$10.20/calendar day (monthly rate after 15
196 days)
197 208v/single phase \$20.12/calendar day (monthly rate after 17
198 days)
199 208v/3 phase \$45.20/calendar day (monthly rate after 7

200 consecutive days)
201 • Monthly Rate: 110v \$152.67
202 208v/single phase \$341.70
203 208v/3 phase & 480v \$28.80 + electrical usage charge per kilowatt

- 204 • Metered Reserved Stalls: \$23.95/month + electrical usage charge per kilowatt
205 Vacancy notification waiver available

- 206 • Winter Power: \$28.80 connect/disconnect fee + \$28.80/month + electrical usage
207 charge per kilowatt
208 Available October 16 – April 15 with signed application

209 Note: A transient vessel connected to power April 16 - October 15 will be charged the daily rate.
210 If a transient vessel consumes more electricity than would be covered by these flat rates, then
211 such transient vessel shall be charged for the actual consumption. Charges for kilowatts may
212 be adjusted without advance notice.

213 PORT

214 • Barge Ramp/Beach Use:

- 215 01' - 36' = \$1.50 per ft based on length overall of vessel + 1 ton wharfage (\$5.14)
 216 37' - 49' = \$1.50 per ft based on length overall of vessel + 2 tons wharfage (\$10.28)
 217 50'+ = \$1.50 per ft based on length overall of vessel (+ wharfage as reported)
 218 Annual Pass (Jan 1-Dec 31) for vessels ≤ 36' = (landing + 1 ton wharfage) x 10
 219 Annual Pass (Jan 1-Dec 31) for vessels 37' to 49' = (landing +2 tons wharfage) x 10
 220 Penalty for going dry on barge ramp/causing restricted access- \$150 per tide cycle

222 • Dockage:

223 Note: These charges are applicable to all berthing locations on the Deep Water Dock and
 224 Pioneer Dock

- 225 - \$ 963.06 Cruise Ship Service Charge
 226 - \$52.00 Dockage Service Charge
 227 - Lightering Fee \$1,500, plus \$6.00 per passenger
 228 - Passenger wharfage fee (non-regulated) \$0.00 per passenger
 229 - Passenger wharfage fee (regulated) \$0.00 per passenger

230 **-Gangway Rental- \$100 per day**

231 **-Camel Fender Rental \$50 per day**

232

0' to 100'	\$338	<u>\$392</u>	451' to 475'	\$1,604	<u>\$1,861</u>	651' to 675'	\$3,917	<u>\$4,544</u>
101' to 200'	\$506	<u>\$587</u>	476' to 500'	\$1,762	<u>\$2,044</u>	676' to 700'	\$4,420	<u>\$5,127</u>
201' to 300'	\$788	<u>\$914</u>	501' to 525'	\$1,996	<u>\$2,315</u>	701' to 725'	\$5,119	<u>\$5,938</u>
301' to 350'	\$1,005	<u>\$1,166</u>	526' to 550'	\$2,154	<u>\$2,499</u>	726' to 750'	\$5,858	<u>\$6,795</u>
351' to 375'	\$1,098	<u>\$1,274</u>	551' to 575'	\$2,334	<u>\$2,707</u>	751' to 775'	\$6,644	<u>\$7,707</u>
376' to 400'	\$1,206	<u>\$1,399</u>	576' to 600'	\$2,582	<u>\$2,995</u>	776' to 800'	\$7,459	<u>\$8,652</u>

401' to 425'	\$1,337	\$1,551	601' to 625'	\$2,957	\$3,430
426' to 450'	\$1,490	\$1,728	626' to 650'	\$3,443	\$3,994

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

235

- 236 • Storage: Open areas, fishing gear \$.12 per square foot/month
- 237 Open areas, non-fishing gear \$.17 square foot/month
- 238 Fenced storage yard \$0.22/sq ft/month
- 239 Deck Shelter Storage- prearranged \$35/per month
- 240 Demurrage - \$.09 per sq ft per day
- 241 *(Haul- Out Facility)*
- 242 Upland Dry Dockage for vessel w/annual moorage= \$.17 per sq
- 243 ft/month
- 244 Upland Dry Dockage for vessel w/transient moorage = \$.20 per sq
- 245 ft/month
- 246 Upland Dry Dockage for vessel w/ no moorage= \$.25 per sq ft/month
- 247 **Dry Moorage - \$0 w/ current annual moorage paid (only available**
- 248 **for large vessels with annual moorage, priority shall be given to**
- 249 **Upland Dry Dockage needs over Dry moorage)**
- 250 Dry Dockage admin fee \$50
- 251 Haul Out facility Vendor Fee \$150
- 252
- 253 • Water: \$38.81 per 1,000 gal. – minimum 5,000 gals
- 254 Scheduled delivery – \$102.00 connect/disconnect
- 255 Unscheduled delivery – \$139.32 connect/disconnect
- 256
- 257 • Wharfage: \$5.14/ton wharfage on N.O.S. Freight (Not Otherwise Specified) for the
- 258 Barge Ramp & Beach
- 259 \$7.96/ton wharfage on N.O.S. Freight for the Deep Water Dock &
- 260 Pioneer Dock
- 261

262 *Except as otherwise specifically provided, rates are in*

263

264 U.S. dollars (USD) per short ton of 2000 lbs. or per 32 cubic foot. Short ton
 265 =0.907185 metric tons (mt)

COMMODITY	WHARFAGE RATE (\$USD)
Aggregate (Gravel, stone, minerals)	\$1.00 per short ton/\$1.10 per mt
Agricultural Products (Grains, corn, legumes, etc.)	\$3.50 per short ton/\$3.86 per mt
Containerized Cargo	\$8.00 per short ton/\$8.82 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1 ≥100 Short tons	\$7.96 per short ton/\$8.77 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 101 ≥ 1,000 Short Tons	\$6.00 per short ton/\$6.61 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1,001 ≥ 10,000 Short Tons 10,000 + Short Tons	\$5.00 per short ton/\$5.51 per mt \$4.50 per short ton/\$4.96 per mt
Freight N.O.S. (Barge Ramp and Beach)	\$5.14 per short ton/ \$5.67 per mt
Freight N.O.S. (Fish Dock) ICE Fish Dock	\$14.50 per short ton/ 15.98 per mt \$14.50 per short ton/ 15.98 per mt
Hazardous materials, as established by Dept of Transportation materials commodity List. At location designated for loading, unloading or staging by USCG permit	\$8.00 per ton /Min. 1 ton
Livestock (horses, mules, cattle, hogs, sheep, goats, fowl)	\$10.12 per head
Petroleum	\$0.84 \$1.26 per barrel/ \$0.02 \$0.03 per gallon
Poles, Logs, cant or cut	\$3.95 per thousand board feet
Seafood/Fish Products (regardless of species) (all docks)	\$4.76 per short ton/\$5.24 per mt

266
 267 • Disposal Oil \$50/drum
 268 Used Antifreeze \$8.00/gallon

269		Oily Water/Bilge Slop	\$5.00 /gal delivered in drums
270	<u>PARKING</u>		
271	• <u>Fee pay day use parking:</u>	Day Use Fee Parking	\$10 per calendar day
272		Seasonal permits for day use parking	\$150
273		Monthly permits for day use parking	\$100.
274	• <u>Long term parking:</u>	Annual parking permit	\$150
275		Monthly parking permit >20ft	\$70
276		Monthly parking permit <20ft	\$85 \$70
277		Weekly parking permit >20ft	\$25
278		Weekly parking permit <20ft	\$35
279		Trailer parking (no boat)	\$7 per linear ft./month
280		Parking Citation	\$25 per citation
281		Failure to pay parking citation	\$25 for each month
282	past due		

283 * Parking permits refer to vehicles unless otherwise specified as “trailer”. Citations specific to
 284 long term parking overstay shall be limited to \$250 per calendar year, with \$150 of the fine
 285 credited toward an annual permit if applicable

286
 287 MOORAGE

288 Note: Mooring charges commence when a vessel is made fast to a wharf, pier, harbor float or
 289 other facility. A vessel moored between 12:01 a.m. and 10:00 a.m. shall be charged a full day’s
 290 moorage.

291 • Reserved: ~~[\$63.41~~ **70.77**+ (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee.
 292 (\$.05/ft caps at 86’)

293 • Annual Transient: ~~[\$63.41~~ **70.77**+ (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee.
 294 (\$.05/ft caps at 86’)

295 • Semi-Annual Transient: ~~[\$42.48~~ **47.42**+ (LOA x \$.05)] x LOA, plus \$33.50 administrative
 296 fee (\$.05/ft caps at 86’)

297 • Monthly Transient: ~~[\$10.78~~ **12.03** + (LOA x \$.05)] x LOA, plus \$8.50 administrative fee
 298 (\$.05/ft caps at 86’)

299 *Vessels that properly register and prepay moorage may deduct
 300 \$0.50/foot/month

301 • Daily: ~~[\$1.90~~ **2.12**+ (LOA x \$05)] x LOA, plus \$1.50 administrative fee (\$.05/ft
 302 caps at 86’)

303 *Vessels that properly register and prepay moorage may deduct
 304 \$5.00/day

305
 306 Section 2. This Ordinance is of a permanent and general character.
 307

308 Section 3. This ordinance is effective January 1, 2025.

309

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

311

312

CITY OF HOMER

313

314

315

KEN CASTNER, MAYOR

316

317

318

319 ATTEST:

320

321

322 _____
RENEE KRAUSE, MMC, CITY CLERK

323

324 YES:

325 NO:

326 ABSTAIN:

327 ABSENT:

328

329 First Reading:

330 Public Hearing:

331 Second Reading:

332 Effective Date:



MEMORANDUM

Ordinance 24-54, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$150,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Two Police Patrol Vehicles. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 3, 2024
From: Chief Robl
Through: Melissa Jacobsen, City Manager

The purchase of two new police patrol vehicles at an estimated cost of \$150,000 was slated as an anticipated FY26/27 project. Chevrolet is now taking orders for new police vehicles and have had limited openings for new police vehicle purchases so I would like to take advantage of this opportunity.

If approved, HPD will purchase and equip 2 new patrol vehicles for the police department's fleet. These will replace two vehicles that are ten years old, have over 100,000 miles, and have seen many years of hard daily usage. We have been purchasing Chevy Tahoe's and I would like to buy two new ones to keep our fleet maintenance uniform. I intend to purchase these off of the state contract.

RECOMMENDATION:
Adopt Ordinance 24-54

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Patrol Vehicles</u>	DATE	<u>10/09/2024</u>
DEPARTMENT	<u>Police</u>	SPONSOR	<u>City Manager/Police Chief</u>
REQUESTED AMOUNT	<u>\$ 150,000</u>		

DESCRIPTION	Homer Police Officers respond to all types of calls for service and make routine patrols of the city with patrol vehicles. It is essential for Homer Police Department (HPD) to maintain their fleet in a reasonable manner to allow efficient and continual delivery of service to the public.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	POLICE FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	100%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Police Fleet CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 150,120</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 150,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 120</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____



MEMORANDUM

Ordinance 24-54, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$150,000 from the Police Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of Two Police Patrol Vehicles. City Manager/Police Chief.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 23, 2024
From: Melissa Jacobsen, City Manager

At the introduction of Ordinance 24-54 Council requested more information about the lifecycle replacement for police patrol vehicles, including a fleet replacement schedule and maintenance information for the vehicles being request to replace.

I met with Public Works Head Mechanic Mike Parish and Public Works Director Kort to discuss some fleet matters and Mr. Parish explained that we don't have a current fleet replacement schedule, and he is working to complete a schedule in time for upcoming the FY26/27 budget discussions.

We talked specifically about the patrol vehicles scheduled for replacement, which are the two 2015 Ford Explorers listed in the chart on page 55 of the FY24/25 capital budget. He confirmed the 10 year/100,000 mile replacement plan for police patrol vehicles and that these vehicles have exceeded both thresholds. This mileage takes into account both driving time and idle time, as the time a vehicle idles adds to the overall mileage wear to the engine. Other factors he shared that support the replacement of these vehicles include suspension issues and the vehicle low profile creates less clearance between the ground and the underside of the vehicle. These factors have resulted in added vehicle maintenance, beyond routine maintenance.

As discussed at the last Council Committee of the Whole meeting, police vehicle manufactures have limited times where they take orders for new police vehicles. There is currently an opening for placing orders an HPD would like to take advantage of this timing, as there won't be another opportunity to order until early next year or into the next budget cycle.

This purchase will use most of the police fleet CARMA funding, and filling that subaccount will be a separate budget discussion. Delaying the purchase could result in increased prices by the next ordering cycle, and result in a bigger hit to their subaccount.

RECOMMENDATION: Approve funding for the purchase of two new police patrol vehicles.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Police Chief

ORDINANCE 24-54

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMDENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$150,000 FROM THE GENERAL FUND FLEET CAPITAL ASSET
REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE
PURCHASE OF TWO POLICE PATROL VEHICLES.

WHEREAS, Homer Police Officers respond to all types of calls for service and make routine patrols of the city with patrol vehicles; and

WHEREAS, It is essential for Homer Police Department (HPD) to maintain their fleet in a reasonable manner to allow efficient and continual delivery of service to the public.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$150,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
152-0382	Police Fleet CARMA	\$150,000

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 October, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

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



MEMORANDUM

Ordinance 24-55, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$40,000 from the Public Works Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Repairing the Boiler in City Steam Truck E176. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: Homer City Council
Date: October 4, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Summary:

Allocation of funds towards the repair of the boiler associated with Steam Truck E176.

Background:

The City of Homer (City) owns two older model Steam Trucks to thaw frozen ditches and culverts associated with glaciation of storm water during the winter months. Truck E160 is a 1984 model Ford truck fitted with a steamer, and Truck E176 is a 2006 model Freightliner truck fitted with a steamer.

During the latter part of the winter of 2023/2024, the boiler in Steam Truck E176 had a mechanical failure causing the overheating of the boiler causing subsequent damage. This is the newer of the City's two Steamer Trucks. These Steamer Trucks are a critical pieces of equipment to reestablish storm water flow in ditches and culverts during winter months' glaciation. Without these critical pieces of equipment, there is substantial risk for glaciation to cross roadways and potential flooding upon private property.

Conducting repair work on a boiler requires specific certifications and there are a limited number of companies capable of doing this work. There are even fewer companies interested in working on older boilers or mobile boiler systems. Due to the limitations, the Public Works Department was only able to identify one company interested in performing this repair after three months of effort. The truck was taken to the repair shop for an estimate in September. The estimate for the repair was provided as \$36,436, and an estimate to replace the boiler was also provided as \$69,179.06. Public Works believes the repair will adequately resolve the issues. The budget request of \$40,000 provides a small contingency if needed.

Recommendation:

Adopt Ordinance 24-55

ALASKA BOILER & BURNER LLC

1221 E 71st Ave
 Anchorage, AK 99518
 +19075614242
 office@akboiler.com
 https://www.akboiler.com



Estimate

ADDRESS
Mike Parish CITY OF HOMER

SHIP TO
Mike Parish CITY OF HOMER

ESTIMATE #	DATE
3179	09/30/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		REBUILD OF VAPOR 4992-4BT BOILER			
	Services	45063009 INNER COIL (PLUGGED)	1	7,703.00	7,703.00
	Services	45053010 INTERMEDIATE COIL	1	7,665.00	7,665.00
	Services	45053011 OUTER COIL	1	9,488.00	9,488.00
	Services	GASKET AND SEAL KIT, REFRACTORY, AND COIL PADS	1	2,220.00	2,220.00
	Services	12 HOURS LABOR TO REMOVE AND REINSTALL BOILER FROM TRUCK	12	195.00	2,340.00
	Services	36 HOURS TO REBUILD THE BOILER	36	195.00	7,020.00

Thank you for the opportunity to provide this estimate. It is valid for 30 days from the date above. Estimated pricing is subject to change due to unforeseen circumstances. Shipping charges are not included in the estimate. Actual shipping costs will be added to the final invoice. To accept the estimate and proceed with the work please sign and return to office@akboiler.com.

TOTAL \$36,436.00

Accepted By

Accepted Date

A 1.5% MONTHLY FEE WILL BE ACCESSED ON PAST DUE BALANCES

ALASKA BOILER & BURNER LLC

1221 E 71st Ave
 Anchorage, AK 99518
 +19075614242

office@akboiler.com
<https://www.akboiler.com>



Estimate

ADDRESS
Mike Parish CITY OF HOMER

SHIP TO
Mike Parish CITY OF HOMER

ESTIMATE #	DATE
3181	10/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	4492-4BT VAPOR STEAM GENERATOR 40BHP, 1380 LBS/HR FROM AND AT 212 DEGREES 300 PSI DESIGN, 250 PSI MAX OPERATING NO. 2 OIL FIRED 120V 1 PHASE ELECTRICAL REQUIREMENT INCLUDES ELECTRONIC CONTROLS WITH FLAME SAFEGUARD. CYCLING TEMPERATURE THERMOCOUPLE AND DIGITAL CONTROLLER	1	68,095.18	68,095.18
	Services	PRIME MOVER FOR 40BHP STEAM GENERATOR TEFC MOTOR: 230V, 3 PHASE 60HZ. INCLUDES MOTOR STARTERS, MOTOR SHIPS LOOSE BELTS AND GUARDS BY OTHERS. ALL PRICES FOB FRANKLIN PARK IL. LEAD TIME 12-16 ARO	1	1,083.88	1,083.88

A 1.5% MONTHLY FEE WILL BE CHARGED ON PAST DUE BALANCES

Thank you for the opportunity to provide this estimate. It is valid for 30 days from the date above. Estimated pricing is subject to change due to unforeseen circumstances. Shipping charges are not included in the estimate. Actual shipping costs will be added to the final invoice. To accept the estimate and proceed with the work please sign and return to office@akboiler.com.

TOTAL

\$69,179.06

Accepted By

Accepted Date

A 1.5% MONTHLY FEE WILL BE ASSESSED ON PAST DUE BALANCES

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Steam Truck Boiler Repair</u>	DATE	<u>10/09/2024</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 40,000</u>		

DESCRIPTION	Public Works owns two trucks fitted with steamers to thaw frozen ditches and culverts when storm water glaciation occurs during winter months. During the 2023/24 winter, one truck, E176, had a mechanical failure causing the overheating of the boiler causing subsequent damage. The steamer trucks are critical pieces of equipment that are necessary for maintain storm water flow in the winter months.
-------------	---

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

FUNDING SOURCE 1: Public Works Fleet CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 152,514</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 0</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 40,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 112,514</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 24-55

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING \$40,000 FROM THE PUBLIC WORKS FLEET CAPTIAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE OF REPAIRING THE BOILER IN CITY STEAM TRUCK E176.

WHEREAS, Public Works owns two trucks fitted with steamers to thaw frozen ditches and culverts when storm water glaciation occurs during winter months; and

WHEREAS, During the 2023/24 winter, one truck, E176, had a mechanical failure causing the overheating of the boiler causing subsequent damage; and

WHEREAS, The steamer trucks are critical pieces of equipment that are necessary for maintain storm water flow in the winter months.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$40,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
152-0383	Public Works Fleet CARMA	\$40,000

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 October, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

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



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: October 23, 2024
SUBJECT: City Manager's Report for October 28, 2024 Council Meeting

Bayview Park Grand Re-Opening Celebration

Bayview Park improvements are **almost** complete and we are ready to celebrate! The City is hosting a Bayview Park re-opening celebration Wednesday, October 30th at 1:30 pm. Everyone is welcome to attend. Enjoy hand-warming hot cocoa and treats for the kids and thank our partners: Kachemak Bay Rotary Club, the Alaska Department of Health and our community for helping us transform Bayview Park into a fun and accessible destination for preschool age children and their families!



In the meantime, please note that the park is not yet reopened. Paving was completed on October 22, after which there will be some cleanup, installing the last of the play equipment and spreading mulch – so it is close to being open. The Alaska Department of Health helped fund the project through a Healthy & Equitable Communities Grant, which was supplemented by City of Homer HART funds and a Homer-Kachemak Bay Rotary Club donation of playground equipment.



Homer Spit Road Erosion

On October 17th, following a high tide reaching over 22 feet and winds blowing up to 25 mph there was significant erosion on the west side of the Homer Spit Road resulting in damage to the unprotected section of the road which is encroaching on the roadbed itself with some areas just a few feet from the edge of the pavement. Port Director Hawkins reported the issue to AKDOT Commissioner Ryan Anderson, the US Army Corps of Engineers (USACE), Representative Vance and Senator Stevens. Director Hawkins emphasized that if we continue to monitor this situation passively, before the end of the winter storm season we may have to close one lane of the highway due to the extent of the erosion. Inspections by AKDOT engineers and USACE are anticipated to happen soon.



Comprehensive Plan Open House

The City held an open house for the Comprehensive Plan on Tuesday October 22nd. The meeting was well attended by some 90 participants and good conversations were held all around on the three growth scenarios that were developed through the initial Comprehensive Plan surveys and public meetings. An online opportunity will be available soon where folks who were unable to attend can review the information and provide feedback to Agnew::Beck. The next Comprehensive Plan Steering Committee is scheduled for Monday December 2nd.



Community Development Update

For the first time in 19 months, Community Development is fully staffed! Homer residents Will Anderson and Jackie McDonough have joined the team; Will is an Associate Planner and Jackie is a Community Development Associate. Will has previously worked in Homer as a framing contractor and holds degree in Architecture. Jackie is a 9-year veteran of the Homer Public Library and brings a wealth of knowledge about the community to the team.

Attachments:

- Memo from City Manager re: Ohlson Lane & West Bunnell Road and Water Improvement Project
- Memo from Public Works Director re: Road Grader Purchase
- Current job openings
- Small Business Development Quarterly Report
- City Council Work Session Schedule



MEMORANDUM

Ohlson Lane and W. Bunnell Avenue Roadway and Water Improvements Update

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 22, 2024
From: Melissa Jacobsen, City Manager

In 2020 a City Council Retreat was held and the Council at that time identified road improvements as a priority issue. Following that, former Public Works Director Keiser worked to develop a roads financial plan (Ord 20-33). The current plan includes a full reconstruction project for Ohlson Lane and West Bunnell for design and construction of the road, sidewalk, storm drain, water main, and traffic calming.

Design work was authorized by Task Order in Resolution 22-052. This work uncovered the need for more comprehensive storm drain improvements and replacement of an old 8" cast iron water distribution line as explained in Memo CC-23-168. This memo also includes a breakdown of project components, funding sources, estimated costs, and subsidies.

Resolutions 23-068 and 070 authorized the application of ADEC Clean Water and Drinking Water loans for the storm drain and water main pipe replacement portions of this project, and the projects are included on the ADEC Intended Use Plans with an anticipated start date of June, 2025.

On January 3, 2024, Nelson Engineering completed a 95% design for this project. According to the cost estimate attached to the 95% design, the project will cost a total of \$2,370,409 to construct, minus \$815,400 in loan subsidy leaves \$1,555,009. Nelson is currently working to complete the 100% design for this project and anticipates an increased total project cost based mostly on steadily escalating material costs over the last year.

In an effort to stay on track with this project we will be bringing an ordinance forward on November 12th to appropriate \$2 million from HART Roads for this project. This will ensure the funds are available for the project to proceed to construction in the summer of 2025.

Attachments:

Ordinance 20-33
Resolutions 22-052, 23-068 and 070
Memorandum CC-23-168

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

3 City Manager/
4 Public Works Director

5 **ORDINANCE 20-33**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE 2020 CAPITAL BUDGET AND AUTHORIZING
9 EXPENDITURE OF \$175,000 FROM THE HART-ROAD FUND FOR
10 THE SMALL WORKS ROAD REPAIR PROGRAM.

11
12 WHEREAS, At the January 2020 Planning Retreat City Council identified road
13 improvements as a priority issue; and

14
15 WHEREAS, Every traffic and transportation-related study the City has ever
16 commissioned has identified the need to provide reliable access and convenient connectivity
17 for residential, commercial and emergency traffic, which is impeded when roads are not
18 passable by residents, business owners or emergency vehicles during certain times of the year;
19 and

20
21 WHEREAS, The Road Maintenance Plan will:

- 22 a. catalog the condition of City roads and drainage ways;
23 b. provide a systematic way of
24 1. assessing the condition of the City's roads/drainage networks; and
25 2. documenting regular preventative maintenance activities, which are funded by
26 the normal Operating Budget; and
27 c. identify situations where regular preventative maintenance is not enough; that is,
28 the conditions require more extensive repair or reconstruction.

29
30 WHEREAS, The City has the capacity in labor and equipment to perform ordinary
31 maintenance on road beds and surfaces; and

32
33 WHEREAS, There are conditions that require materials, supplies or 3rd party contractor
34 support, the costs for which are not covered in the ordinary operating budget; and

35
36 WHEREAS, The City proposed to create a Small Works Road Repair Program to fund
37 such spot repairs; and

38
39 WHEREAS, The Homer City Council on April 24, 2017 passed Resolution 17-038, which
40 adopted the Homer Accelerated Roads and Trails Program ("HART") Manual. The HART
41 Manual identified a set of nine criteria for projects that may be considered for HART funding;
42 and

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WHEREAS, The criteria, which would be met by the Small Works Road Repair Program, include:

- Improves life, safety and traffic flow
- Corrects deficiencies of existing systems
- Corrects drainage problems
- Reduces maintenance costs

WHEREAS, The HART-Roads Fund has sufficient capital to fund a Small Works Road Repair Program.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer’s 2020 Capital Budget is hereby amended by appropriating \$175,000 from the HART-Roads Fund to complete the Fuel Island Replacement Project.

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
160-xxxx	HART Roads	\$175,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 27th day of July, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

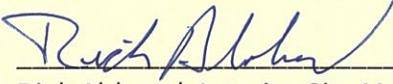
MELISSA JACOBSEN, MMC, CITY CLERK



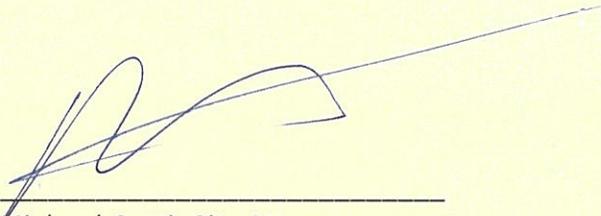
YES: 5
NO: 0
ABSTAIN: 0
ABSENT: 1

85 First Reading: 6.22.20
86 Public Hearing: 7.27.20
87 Second Reading: 7.27.20
88 Effective Date: 7.28.20

89
90 Reviewed and approved as to form:

91 
92 _____
93 Rick Abboud, Interim City Manager

94
95 Date: 7/28/2020



Michael Gatti, City Attorney

Date: 9/25/2020

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 22-052

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING TASK ORDERS TO KINNEY ENGINEERING, HDL
ENGINEERING, AND NELSON ENGINEERING FOR PAVEMENT
RESTORATION PROJECTS AND AUTHORIZING THE CITY MANAGER
TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, A Pavement Restoration Program was funded by Ordinance 22-26; and

WHEREAS, Public Works has reassessed the City's paved roads, identified what they feel
are the most pressing needs, and developed a schedule of improvements and finds that some
of the projects require design or other preparatory work; and

WHEREAS, Term contracts with Kinney Engineering, HDL Engineering, and Nelson
Engineering were approved by Resolution 22-038; and

WHEREAS, Public Works requested proposals for the necessary design work from
multiple engineering firms, that were directed to use local surveying firm, regardless if they
had their own in-house survey team.

NOW, THEREFORE BE IT RESOLVED that the City Council of Homer, Alaska Authorizes
task orders to Kinney Engineering, HDL Engineering, and Nelson Engineering and authorizes
the City Manager to negotiate and execute the appropriate documents as follows:

Firm	Project	Estimated Cost
Kinney Engineering	Bay Avenue/B. Street/E. Street	\$69,925
HDL Engineering	Develop Grind/Pave Specifications	\$8,680
Nelson Engineering	Ohlson Lane/Bunnell Avenue	\$55,518
Nelson Engineering	Island View Court	\$69,320

PASSED AND ADOPTED by the Homer City Council this 13th day of June, 2022.

CITY OF HOMER



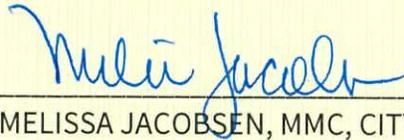
KEN CASTNER, MAYOR

44 ATTEST:

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48 MELISSA JACOBSEN, MMC, CITY CLERK

49

50 Fiscal Note: Ordinance 22-26 Fund 160



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

3 City Manager/
4 Public Works Director

5 **RESOLUTION 23-068**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 AUTHORIZING THE CITY MANAGER TO APPLY FOR CLEAN WATER
9 STATE REVOLVING LOAN FUNDS FROM THE ALASKA
10 DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN THE
11 AMOUNT OF \$324,000 TO PROVIDE UPGRADED STORM WATER
12 IMPROVEMENTS AS PART OF THE OHLSON LANE AND BUNNELL
13 AVENUE PAVEMENT RESTORATION PROJECT.

14
15 WHEREAS, Nelson Engineering (Nelson) was commissioned to design the Ohlson
16 Lane/Bunnell Avenue Pavement Restoration Project, which included basic road-side ditches
17 and culverts to convey storm water; and

18
19 WHEREAS, During the investigation of the existing conditions, we determined more
20 comprehensive improvements were needed to address chronic drainage issues; and

21
22 WHEREAS, The 2022 estimated costs of the storm water upgrades is \$324,491; and

23
24 WHEREAS, The storm water upgrade project is listed on the Alaska Department of
25 Environmental Conservation's FY24 Intended Use Plan for Clean Water State Revolving Loan
26 Funds and the City is eligible for a Principal Forgiveness Subsidy in the amount of \$324,000;
27 and

28
29 WHEREAS, In order to receive this subsidy, the City must apply for the loan funds.

30
31 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
32 authorizes the City Manager to apply for Clean Water State Revolving Loan Funds in the
33 amount of \$324,000 for the storm water upgrades to the Ohlson Lane/Bunnell Avenue
34 Pavement Restoration Project and to execute the necessary documents.

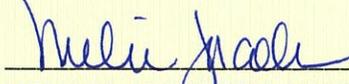
35
36 PASSED AND ADOPTED by the Homer City Council this 24th day of July, 2023.

37
38 CITY OF HOMER

39 

40
41 KEN CASTNER, MAYOR
42

43 ATTEST:

44 
45 _____

46 MELISSA JACOBSEN, MMC, CITY CLERK

47

48 Fiscal Note: N/A*



44 ATTEST:

45

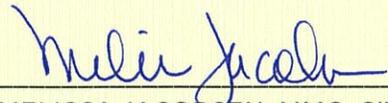
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MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





MEMORANDUM

Resolutions 23-068, 23-069, 23-070, and 23-071

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: July 13, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

Issue: The purpose of this Memorandum is to update the Council on the Ohlson Lane/Bunnell Avenue Pavement Restoration Project and recommend new strategies.

Background: One of the projects in the Pavement Restoration Program established by Ordinance 22-26 was the Ohlson Lane/Bunnell Avenue Project. Resolution 22-052 authorized issuance of a Task Order, in the not to exceed amount of \$55,518, to Nelson Engineering to design the project. In the course of the design work, we learned that Ohlson Lane and Bunnell Avenue have an old 8" cast iron water distribution line, which is subject to cracking and should be replaced before the roads are repaved. The estimated cost for the water line replacement is \$540,000, as a stand-alone project. We submitted a Questionnaire for an Alaska Department of Environmental (ADEC) State Revolving Loan (SRF) for the water line replacement. The project is now listed on the ADEC's Intended Use Plan for SRF Drinking Water monies in the amount of \$491,400. Further, we've been offered a Principal Forgiveness Subsidy in the amount of \$491,400. The remaining costs will be requested from the Water CARMA Fund at later date.

Also, in the course of the design work, we learned that more comprehensive storm drain improvements are needed to address long-standing problems on Bunnell Avenue. The estimated cost is \$324,491 as a stand-alone project. Storm drain projects qualify for ADEC SRF Clean Water monies, so we submitted a Questionnaire for this project as well. This project is now listed on the ADEC's Intended Use Plan in the amount of \$324,000. Further, we've been offered a Principal Forgiveness Subsidy in the amount of \$324,000.

The ADEC's Intended Use Plan is good for three years, after which the City must re-apply for eligibility and there is no guarantee we will be offered new subsidies. In order to lock in the subsidies, we must apply for the loans.

The City needs to decide how it wants to proceed. We recommend moving forward with the road project by adding the water line replacement component and the upgraded storm drain improvements. This will give us a fully-functional road system, with a rehabilitated road bed, new pavement, a sidewalk on the south side of the road, a new water line and comprehensive storm water improvements. The cost estimates for the three elements of the project were developed as if each project were built separately. It is highly likely we will achieve some economies of scale if we build all three elements at the same time; for example, we will only need to pay for one SWPPP plan, one traffic control plan, one set of mobilization costs, etc. The estimated total cost of the entire project are:

Component of Project	Funding Source	Est. Cost	Subsidy
• Road restoration project	HART Road	\$1,171,292	\$0
• Storm drain improvements	HART Road	\$ 342,491	\$324,000
• Water line replacement	Water CARMA	<u>\$ 540,000</u>	\$491,400
	Total Project Cost	\$2,053,783	

The design for the road work was funded, a contract was issued to Nelson Engineering and the work is almost complete. That contract did not include design of a water line. Nelson’s proposal to design the water line is estimated to be \$55,867. The contract did include most of the storm water work, but some additional effort is necessary. Nelson’s proposal to provide this additional effort is estimated to be \$11,634. Both costs will be covered by the ADEC Principal Forgiveness Subsidies. The FY24 Capital Project includes \$90,000 design work related to Ohlson Lane/Bunnell Avenue.

RECOMMENDATIONS:

That the City Council adopt Resolutions authorizing the City Manager to apply for ADEC SRF loan funds, in order to lock in Principal Forgiveness Subsidies:

Ohlson Lane/Bunnell Avenue Water Line Replacement	\$491,400
Ohlson Lane/Bunnell Avenue Storm Drain	\$324,000

That the City Council authorize a new Task Order to Nelson Engineering for the design of a water line replacement in the Not to Exceed amount of \$55,867.

That the City Council authorize a new Task Order to Nelson Engineering to design more comprehensive storm drain improvements in Bunnell Avenue for the Not To Exceed amount of \$11,634.



MEMORANDUM

Road Grader Lease

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 23, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

The City currently owns and uses five graders. This chart is information from the FY24/25 capital budget document-

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating
EQ OPS	E169	1980 CAT 12G GRADER - Herdon Grader	1980	20	3
EQ OPS	E164	1994 720A CHAMPION GRADER	1994	20	5
EQ OPS	E168	2002 163H AWD CAT GRADER	2002	20	4
EQ OPS	E180	2021 CAT 160 AWD GRADER	2021	20	2
	E181	2022 CAT 160 AWD GRADER	2022	20	1

E169 is a small 1980's grader. It functions as a spring breakup grader that is used as the ground softens and frost boils start to surface in the roads. Its light weight helps retain the integrity of the roads when plowing is needed during this time of year.

E164 is a 1994 model grader that has served the City well and is currently functioning as a backup grader. It has significant transmission issues and is currently out of service with no return to service date.

E180 and 181 are newer graders that are running well and should do well in their 20-year lifespan.

E168 is a 2002 model that has passed its 20-year mark and is showing its age in transmission leakage to the point the operators carry a jug of transmission fluid with them and have to scrape the ice off the windows of the cab on their routes.

The purpose of this ordinance is to appropriate funds to lease a new 2024 model 160-15AWD grader under a government contract. The lease term is seven years at a 5.49% interest rate and the City would

own the grader interest rate at the end of the term. According to the NC Machinery representative the lease will be through Caterpillar and the CAT Finance Gov Lease has a non-appropriations clause which allows the City to return the machine to NC Machinery if for some reason the funds aren't appropriated in order to continue the lease during the length of the contract.

The Homer Accelerated Roads and Trails (HART) Fund has a provision for equipment purchases and Council has approved this in the past to purchase a grader. However, a fair amount of HART Roads funding has been appropriated in recent years to fund various projects, and there are other projects on the immediate horizon that will require HART Roads funding to complete. As of October 9th the remaining available balance in the fund is approximately \$2.1 million (per financial supplement attached to Ordinance 24-49).

Public Works Fleet CARMA has a balance to accomplish the first annual payment. Going forward a budgeted transfer will be necessary to fund future payments.

From a road maintenance and rolling stock perspective, graders E168, 180, and 181 (E164 is the backup) are used for winter maintenance and snow plowing city roads around and within our subdivisions. There are three winter plowing routes and typical snow event requires 14-16 hours of operator time to complete. With the addition of new subdivisions within the City over the past few years, the requirement for plowing is growing and Public Works will likely be establishing a fourth route soon. Reliable equipment is necessary for the operators to complete their routes safely, timely and efficiently.

With the lease purchase of the 2024 grader, E168 will move to the backup grader position and E164 will be sold through surplus at the next available opportunity.

Our intent is to bring an ordinance before Council at their November 12th meeting after the City Attorney has an opportunity to review and provide input.



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

Current Job Listings

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

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<input type="text" value="Employment Type"/>	<input type="text" value="Department"/>	<input type="text" value="Sort By"/>

Number of Jobs: 3

Firefighter/ ALS EMT/ Driver Operator (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Fire | Homer, AK, USA | Full Time
 Posted: Oct 01, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Part-Time Port Property Associate (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port and Harbor Administration | Homer, AK, USA | Part Time | \$25.32 - \$26.34 per hour
 Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port & Harbor Administrative Assistant (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

Port and Harbor Administration | Homer, AK, USA | Full Time | \$22.38 - \$23.94 per hour
 Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

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October 17, 2024

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Dear Mayor Lord, City Council, and City Staff,

This letter serves as our quarterly report from July 1 to September 30, 2024. Homer Business Advisor Robert Green put together another steady quarter for the Alaska SBDC. On August 22, Robert joined the Small Business Administration, the Alaska Women's Business Center, and Business Impact NW to present a Business Power Workshop. The workshop was so well attended, it set the Alaska SBDC record for the most attendees to an SBA workshop in Homer. Robert continues to excel with client satisfaction, now reaching nine consecutive quarters with 100% client satisfaction on surveys. Here is a summary of deliverables to the Homer community during the quarter (year):

Client Hours: 116.6 (376.2)	Jobs Supported: 63 (184)
Total Clients: 53 (101)	Capital Infusion: \$0 (\$1,000,000)
New Businesses Started or Bought: 2 (3)	Client Surveys: 100% positive (100% positive)

This next section provides lists of the top advising topics and top industries obtaining technical assistance from the Alaska SBDC in Homer. The top topics list was nearly identical to last quarter, with assistance to entrepreneurs looking to start new businesses again number one, followed by managing an established business, buy/sell business, and financing/capital. For industries, food services moved atop the list, followed by professional services and manufacturers, which joined the list in the quarter.

Topics

1. Start-up Assistance: 44.8 hrs (38%)
2. General Management: 16.6 hrs (14%)
3. Buy/Sell Business: 14.9 hrs (13%)
4. Financing/Capital: 14.5 hrs (12%)
5. Business Planning: 14.0 hrs (12%)

Industries

1. Food Services: 19.0 hrs (16%)
2. Professional: 15.5 hrs (13%)
3. Manufacturer: 15.4 hrs (13%)
4. Services: 11.5 hrs (10%)
5. Accommodation: 11.0 hrs (9%)

We would like to thank the City of Homer for supporting the Homer Business Advisor position. We greatly appreciate the knowledge, experience, and consistency Robert Green brings to efforts in Homer. Please do not hesitate to contact us if you have any questions.

Sincerely,

DocuSigned by:

98AFA012679B4D7...

Jon Bittner
Executive Director
Alaska SBDC

Council Meeting Dates	Work Session Topic
Monday, August 12	<i>E-session: Cyber Security Risk Assessment Review</i>
Monday, August 19 Off-Cycle	<i>Joint Session with ADA Advisory Board</i>
Monday, August 26	<i>Capital Improvement Plan & Legislative Requests</i>
Monday, September 9	<i>Vessel Haul Out/Camping Land Allocation Rescheduled</i>
Monday, September 16 Off-cycle	<i>Joint Worksession with Economic Development Advisory Commission Rescheduled</i>
Monday, September 23	<i>End of Year Financial Worksession</i>
Monday, October 14	<i>Traffic Calming Measures Worksession</i>
Monday, October 21	<i>Joint Worksession with Planning Commission To be Rescheduled in Early 2025</i>
Tuesday, October 22	<i>Comp Plan Event, Islands & Ocean Visitor Center</i>
Monday, October 28	<i>Land Allocation Plan</i>
Tuesday, November 12	<i>Special Meeting 3:30 p.m. Council member interviews</i>
Monday, November 18	<i>Joint Worksession with Economic Development Advisory Commission</i>
Monday, November 25	

General Fund
Expenditure Report
Actuals through September 2024
25% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25		FY25 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Property Taxes	\$ 4,225,672	\$ 2,776,013	66%	
Sales and Use Taxes	9,296,032	2,644,602	28%	
Permits and Licenses	41,723	12,997	31%	
Fines and Forfeitures	8,381	1,104	13%	
Use of Money	0	0		
Intergovernmental	746,338	2,513	0%	
Charges for Services	445,762	152,799	34%	
Other Revenues	-	27,192		
Airport	202,406	45,505	22%	
Operating Transfers	1,568,082	20,710	1%	
Total Revenues	\$ 16,534,397	\$ 5,683,436	34%	
Expenditures & Transfers				
Administration	\$ 2,201,751	\$ 520,540	24%	
Clerks/Council	942,104	156,634	17%	
Planning	446,281	85,712	19%	
Library	1,126,251	296,658	26%	
Finance	948,850	200,639	21%	
Fire	1,973,062	494,397	25%	
Police	4,416,940	1,313,777	30%	
Public Works	3,663,001	800,057	22%	
Airport	239,580	45,321	19%	
City Hall, HERC	190,449	41,314	22%	
Non-Departmental	191,000	166,000	87%	
Total Operating Expenditures	\$ 16,339,269	\$ 4,121,048	25%	
Transfer to Other Funds				
Leave Cash Out	\$ 178,375	\$ -	0%	
Other	6,752	-	0%	
Total Transfer to Other Funds	\$ 185,128	\$ -	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	\$ 16,534,397	\$ 4,121,048	25%	
Net Revenues Over (Under) Expenditures	\$ 0	\$ 1,562,388		

Water and Sewer Fund
Expenditure Report
Actuals through September 2024
25% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25	FY25 YTD	
	ADOPTED BUDGET	ACTUAL	
		\$	%
Revenues			
Water Fund	\$ 2,494,551	\$ 831,310	33%
Sewer Fund	2,213,812	673,147	30%
Total Revenues	\$ 4,708,362	\$ 1,504,457	32%
Expenditures & Transfers			
<u>Water</u>			
Administration	\$ 350,977	\$ 109,189	31%
Treatment Plant	726,654	180,190	25%
System Testing	36,000	5,999	17%
Pump Stations	123,793	15,421	12%
Distribution System	393,195	96,240	24%
Reservoir	19,191	2,631	14%
Meters	288,507	14,161	5%
Hydrants	214,868	42,855	20%
<u>Sewer</u>			
Administration	\$ 348,160	\$ 114,766	33%
Plant Operations	938,779	170,654	18%
System Testing	18,000	4,070	23%
Lift Stations	230,206	47,520	21%
Collection System	378,085	106,103	28%
Total Operating Expenditures	\$ 4,066,415	\$ 909,798	22%
Transfer to Other Funds			
Leave Cash Out	\$ 12,216	\$ -	0%
GF Admin Fees	-	-	0%
Other	15,597	-	0%
Total Transfer to Other Funds	\$ 27,813	\$ -	0%
Transfers to CARMA			
Water	\$ 325,376	\$ -	0%
Sewer	288,758	-	0%
Total Transfer to CARMA Funds	\$ 614,134	\$ -	0%
Total Expenditures & Transfers	\$ 4,708,362	\$ 909,798	19%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 594,658	

Port and Harbor Fund
Expenditure Report
Actuals through September 2024
25% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25		FY25 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Administration	\$ 640,736	\$ 216,448	34%	
Harbor	4,045,337	2,494,762	62%	
Pioneer Dock	302,106	107,631	36%	
Fish Dock	578,477	239,937	41%	
Deep Water Dock	188,651	64,805	34%	
Outfall Line	4,800	-	0%	
Fish Grinder	7,390	6,255	85%	
Load and Launch Ramp	130,000	49,975	38%	
Total Revenues	\$ 5,897,497	\$ 3,179,813	54%	
Expenditures & Transfers				
Administration	\$ 1,227,954	\$ 383,171	31%	
Harbor	1,658,848	437,319	26%	
Pioneer Dock	89,120	24,805	28%	
Fish Dock	817,052	178,262	22%	
Deep Water Dock	107,656	33,216	31%	
Outfall Line	13,500	2,370	18%	
Fish Grinder	45,150	13,426	30%	
Harbor Maintenance	558,501	134,598	24%	
Main Dock Maintenance	54,546	12,157	22%	
Deep Water Dock Maintenance	65,046	12,507	19%	
Load and Launch Ramp	141,549	47,243	33%	
Total Operating Expenditures	\$ 4,778,920	\$ 1,279,075	27%	
Transfer to Other Funds				
Leave Cash Out	\$ 49,513	\$ -	0%	
GF Admin Fees	-	-	0%	
Debt Service	0	-	0%	
Other	380,573	-	0%	
Total Transfer to Other Funds	\$ 430,086	\$ -	0%	
Transfers to Reserves				
Harbor	\$ 688,491	\$ -	0%	
Load and Launch Ramp	-	-	0%	
Total Transfer to Reserves	\$ 688,491	\$ -	0%	
Total Expenditures & Transfers	\$ 5,897,496	\$ 1,279,075	22%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 1,900,738		



MEMORANDUM

Selection of Mayor Pro Tem for 2024/2025

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 17, 2024
From: Renee Krause, MMC, City Clerk

Per Homer City Code 2.08.080, Mayor's absence: At the first meeting of the Council following certification of the municipal election each year, there shall be appointed a Mayor Pro Tempore, by majority vote of the Council, to act as Mayor during the Mayor's temporary absence or disability.

Pursuant to Council's Operating Manual: A Mayor Pro Tem shall be elected by the majority of the Homer City Council. The term of the Mayor Pro Tem shall be until the call for election by the Homer City Council of a New Mayor Pro Tem. The Mayor Pro Tem shall, in the absence of the Mayor, act as Mayor of the City of Homer as though they themselves had taken the Oath of Office of Mayor with all duties, responsibilities and powers of the office of the Mayor of the City of Homer. The Mayor Pro Tem, when acting in that capacity, does not lose the privilege or duty to vote as a Councilmember.

Pursuant to Council's Operating Manual: Council Seat- Customarily the selection is by seniority. Senior members may choose a different seat prior to the junior members being seated. The Mayor Pro Tempore shall have first seating choice and then the Senior Councilmembers and so on and so forth. (Resolution 04-89)

RECOMMENDATION: Councilmember _____ is selected/appointed as Mayor Pro Tempore for the City of Homer for 2024/2025.

After Council selects the Mayor Pro Tempore they may have first seat choice, including remaining where they are currently seated.

42 WHEREAS, An October 16, 2024 storm with southwest winds of approximately 25 miles
43 per hour and a 22-foot tide caused significant damage to the road bed in the unprotected
44 section of the road, brought erosion to within two feet of the edge of the pavement and created
45 an immediate public safety concern; and
46

47 WHEREAS, Any additional moderate wind and high tide events now threaten to
48 compromise the outbound lane of the Spit Road, risking partial or complete closure of this vital
49 transportation corridor; and
50

51 WHEREAS, Multiple technical studies, including the U.S. Army Corps of Engineers' 2017
52 Dredged Material Management Guidance Manual, their 1989 *Storm Damage Reduction Final*
53 *Interim Feasibility Report with Engineering Design and Environmental Assessment* report, and
54 HDR, Inc.'s 2019 Coastal Erosion Assessment, have provided detailed erosion management
55 strategies, with the HDR report recommending a traditional revetment coupled with a beach
56 renourishment program and sediment management plan for long term viability of the Spit and
57 maintenance of the Spit Road.
58

59 NOW, THEREFORE BE IT RESOLVED, The City of Homer urgently calls upon the ADOT&PF
60 and the USACE to:
61

- 62 1. Immediately implement emergency erosion mitigation measures to protect the
63 threatened Homer Spit Road from imminent failure; and
- 64 2. Simultaneously develop and execute a comprehensive, long-term erosion
65 mitigation and stabilization strategy that includes both hardened protection
66 strategies (including perched bench, groin field, offshore breakwater) and
67 sediment management for improving resilience of existing roadway embankment.
68

69 BE IT FURTHER RESOLVED, The City of Homer implores the Alaska State Legislature to
70 prioritize this critical infrastructure project by:
71

- 72 1. Allocating necessary state funding to protect this vital transportation and
73 economic corridor; and
- 74 2. Advocating for and supporting a long-term Homer Spit erosion mitigation and
75 stabilization project in partnership with the USACE; and
76

77 BE IT FURTHER RESOLVED, The City of Homer calls upon Alaska's federal delegation to:

- 78 1. Champion the Homer Spit protection project at the federal level; and
- 79 2. Secure federal funding required for both immediate emergency measures and
80 long-term stabilization efforts through the USACE.
81

82 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 28th day of October, 2024.
83

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CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK