



Agenda

City Council Regular Meeting

Tuesday, May 27, 2025 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

- a. Proclamation Recognizing the Month of June as Pride Month
- b. Proclamation Recognizing June 19, 2025 as Juneteenth
- c. A Recognition of Ash-Lee Waddell as an Outstanding Alaskan from Homer

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 Regular Meeting Minutes of May 12, 2025. City Clerk. Recommend adoption.
- b. Memorandum CC-25-144 from City Clerk re: Liquor License Renewal Applications for The Kannery and Don Jose's Mexican Restaurant. Recommend approval.
- c. Memorandum CC-25-145 from Special Projects & Communications Coordinator re: 2026-2031 Capital Improvement Plan and FY27 Legislative Requests Development Schedule.
- d. Ordinance 25-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating the FY25 State of Alaska Community Assistance Program Payment in the Amount of \$143,428.05 for Various Capital Projects. City Manager. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

- e. Ordinance 25-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a 2024 Commercial Passenger Vessel Tax Program Grant from the State of Alaska for \$4,612.50 and a Commercial Passenger Vessel Tax Program 2024 Pass Through Grant from the Kenai Peninsula Borough in the Amount of \$4,612.50 to Replace Several Benches Along the Harbor Walking Path. City Manager/Port Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-146 from Port Director as backup.

- f. Ordinance 25-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$7,000 from Port Reserves for Engineering Support for the 2025 Port Infrastructure Development Program Grant Application. City Manager/Port Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-147 from Special Projects & Communications Director as backup.

- g. Resolution 25-051, A Resolution of the City Council of Homer, Alaska, Approving New One Year Contracts with Moda Health, VSP, and Prudential with a Renewal Date of July 1, 2025. City Manager. Recommend adoption.

Memorandum CC-25-142 from City Manager as backup.

Memorandum CC-25-137 from Employee Committee as backup.

Memorandum CC-25-136 from HR Director as backup.

- h. Resolution 25-052, A Resolution of the City Council of Homer, Alaska, Acknowledging the Cancellation of the Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant to Adopt and Implement the 2021 Edition of the International Building Code. City Manager/City Planner. Recommend adoption.

Memorandum CC-25-149 from City Planner as backup.

- i. Resolution 25-053, A Resolution of the City Council of Homer, Alaska, Establishing the City of Homer Property Tax Mil Levy Rate at 4.5 Mils for 2025. City Manager. Recommend adoption.

- j. Resolution 25-054, A Resolution of the City of Homer, Alaska, Establishing a 2025 Mil Rate of 1 Mil for the Ocean Drive Loop Special Service District. City Manager. Recommend adoption.

Memorandum CC-25-150 from City Clerk as backup.

VISITORS

- a. City Grants Report from the Homer Foundation - Stacey Schultz, Executive Director
- b. Legislative Update - Representative Vance

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

- a. Worksession Report

b. Committee of the Whole Report

c. Mayor's Report

i. Letter from the Mayor re: National Maritime Day

Mayor's Report can be found on the City website and here:

<https://deskofthehomermayor.substack.com/>

d. Borough Report

e. Planning Commission

f. Economic Development Advisory Commission

g. Parks Art Recreation and Culture Advisory Commission

h. Library Advisory Board

PUBLIC HEARING(S)

a. Ordinance 25-36, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District at 3145 Lampert Lane. Planning Commission. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

Memorandum CC-25-128 from City Planner as backup.

b. Ordinance 25-37, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District at 4410 East Hill Road and 1374 East End Road. Planning Commission. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

Memorandum CC-25-129 from City Planner as backup.

c. Ordinance 25-38, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 for the General Fund, Water Fund, Sewer Fund, Port/Harbor Fund and Internal Service Funds. City Manager. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

Memorandum CC-25-143 from Employee Committee as backup.

d. Ordinance 25-39, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

FY26/FY27 Budget Amendments

- [e.](#) Resolution 25-030, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay. City Manager/Personnel Director.

Memorandum CC-25-108 from HR Director as backup.

Memorandum CC-25-109 from Employee Committee as backup.

ORDINANCE(S)

- [a.](#) Ordinance 25-43, An Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-151 from Finance Director as backup.

CITY MANAGER'S REPORT

- [a.](#) City Manager's Report
- [b.](#) Monthly FY25 YTD Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, June 9, 2025 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.

**CITY OF HOMER
HOMER, ALASKA**

Mayoral Proclamation

**Month of June 2025
Pride Month**

WHEREAS, The City of Homer recognizes the fundamental value of every individual and is committed to ensuring that all residents are treated with dignity and respect; and

WHEREAS, Pride Month is celebrated across the country each June to honor the history, courage, and contributions of the LGBTQ+ community, and to recognize the importance of promoting equity, acceptance, and visibility; and

WHEREAS, The diversity of the LGBTQ+ community enriches the cultural fabric of our town and contributes to the vibrancy and resilience of our shared civic life; and

WHEREAS, Homer stands with other communities around the United States in affirming the right of every individual to live authentically, safely, and free from discrimination; and

WHEREAS, The observance of Pride Month provides an opportunity to celebrate love, foster inclusion, and educate ourselves and future generations on the ongoing work of building a more just society;

NOW, THEREFORE, I, Rachel Lord, as Mayor of the City of Homer, do hereby proclaim the month of June 2025, as Pride Month in the City of Homer and encourage residents to engage in acts of compassion, learning, and unity in support of all members of our community.

Dated this 27th Day of May, 2025

Rachel Lord, Mayor

Attest:

Renee Krause, MMC, City Clerk

**CITY OF HOMER
HOMER, ALASKA**

Mayoral Proclamation

***June 19, 2025
as Juneteenth***

WHEREAS, June 19, 1865, marks the date when news of the Emancipation Proclamation finally reached the last remaining enslaved African Americans in Galveston, Texas—more than two years after its issuance—signifying the end of slavery in the United States; and

WHEREAS, Juneteenth stands as a powerful reminder of the resilience, courage, and contributions of Black Americans throughout our nation’s history; and

WHEREAS, Juneteenth is now recognized as a state and federal holiday, offering an opportunity for all Americans to reflect on the values of freedom, justice, and the continued pursuit of equality; and

WHEREAS, The City of Homer acknowledges the importance of this day in honoring the struggles and triumphs of those who came before us and reaffirming our shared commitment to civil rights and human dignity; and

WHEREAS, Recognition of Juneteenth provides an opportunity to build awareness, promote education, and encourage dialogue across all communities.

NOW, THEREFORE, I, Rachel Lord, as Mayor of the City of Homer, do hereby proclaim June 19, 2025, as Juneteenth in the City of Homer and encourage all residents to join in reflection, learning, and community-building efforts that strengthen our collective understanding of freedom and inclusion.

Dated this 27th Day of May, 2025

Rachel Lord, Mayor

Attest:

Renee Krause, MMC, City Clerk

**CITY OF HOMER
HOMER, ALASKA
Mayoral Recognition
of**

Ash-Lee Waddell

An Outstanding Alaskan from Homer recently recognized by the First Lady Volunteer Awards and embodying the true spirit of Homer and our care for one another through service and compassion.

WHEREAS, The City of Homer celebrates its greatest strength, its people, who through resilience, compassion, and commitment create the foundation of our community; and

WHEREAS, Ash-Lee Waddell, a Homer resident, has been recognized as one of six Alaskans selected for the prestigious 2025 First Lady's Volunteer Awards, honoring individuals who go above and beyond in service to others and in strengthening communities across our great state; and

WHEREAS, Ash-Lee's life of service is rooted in her lived experience of challenge, resilience, deep empathy, and an unwavering drive to build a better world for others—particularly children and families facing adversity;

WHEREAS, Ash-Lee has shown extraordinary volunteerism including at her son's school, Fireweed Academy, where she has contributed over 200 volunteer hours in just six months, and through the community with countless acts of kindness including delivering holiday meals, mentoring children, and supporting families in crisis; and

WHEREAS, Her story, defined by grit, love, and action, is emblematic of the spirit of Homer: a town where neighbors lift each other up, and ordinary people quietly accomplish extraordinary good; and

NOW, THEREFORE, I, Rachel Lord, Mayor of the City of Homer, do hereby recognize and honor Ash-Lee Waddell as an outstanding Alaskan, and commend her for embodying the true spirit of Homer through her remarkable dedication, service, and compassion.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 27th day of May, 2025.

Rachel Lord, Mayor

Attest:

Renee Krause, MMC, City Clerk

Session 25-13 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, May 12, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance. The Council conducted a Worksession at 4:00 p.m. to discuss the FY26/FY27 Proposed Budget.

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

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
CITY ATTORNEY GATTI
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA
PUBLIC WORKS DIRECTOR KORT
HR DIRECTOR BROWNING
POLICE CHIEF ROBL
CITY PLANNER FOSTER
DEPUTY CITY CLERK II PETTIT
FINANCE DIRECTOR FISCHER

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order and invited everyone present to stand for the Pledge of Allegiance.

City Clerk Krause called attendance and a full Council was present.

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

Mayor Lord read the Supplemental Items into the Record: **CONSENT AGENDA** *Item f. Resolution 25-046 Authorizing Task Order #2 for Alaska Harbor Consulting, LLC for Engineering and Professional Services to Complete Preliminary Design Engineering Owners Advisory/Engineer and Permitting Services Agreement Task Order #2* *Item g. Resolution 25-047 Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation (ADEC) under its Alaska Drinking Water Fund Program in an Amount Not to Exceed \$491,400 to Finance Ohlson Ln W Bunnell Avenue Water Main Replacement Project. Resolution 25-027(S) Authorizing the Execution and Delivery of Loan Agreement Required by ADEC under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Ln W Bunnell Avenue Water Main Replacement Project and Memorandum CC-25-132(S) from Public Works Director. Item h. Resolution 25-048 Authorizing the City Manager to Accept Loan Funds from the ADEC under its Alaska Clean Water Fund Program in an Amount Not to Exceed \$324,000 to Finance the Ohlson Lane West Bunnell Avenue Water and Stormwater Drain Project. Resolution 25-048(S) Authorizing the Execution and Delivery of a Loan Agreement Required by the ADEC Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project and Memorandum CC-25-133(S) from Public Works Director.* **PUBLIC HEARING** *Item a.*

Resolution 25-043 Amending the City of Homer Fee Schedule to Enact Special Event Fees, Public comment received and Memorandum CC-25-141 from City Manager as backup. **PENDING BUSINESS**
Item a. Memorandum CC-25-123 from ADA Coordinator re: ADA Advisory Board Approved Draft Request for Information. Memorandum CC-25-140 from City Manager - corrected memorandum number.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

Mayor Lord provided a brief explanation of why she was bringing back the issuance of proclamations and recognitions and noted that it would be limited to three per meeting. First come first serve. She then proceeded to read the following into the record and stood for pictures:

- Recognition of the 56th Annual Professional Municipal Clerks Week May 4-10th
- Mayoral Proclamation Peace Officer Memorial Day May 15th & National Police Week May 11-17th
- Mayoral Proclamation National Public Works Weeks May 18-24th
- Resolution 25-044 Recognizing the Month of July as Peony Month

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord invited the public to comment on any item on the agenda with the exception of the following:

- Resolution 25-043 A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule to Enact Special Event Fees. City Manager/Public Works Director.

Dave Eberle, non-resident, Homer Trails Alliance encouraged City Council to include funding for the Diamond Creek Recreation Area proposed pedestrian trail and underpass as Department of Transportation is hesitant to include the underpass in the project design without funding.

Scott Adams, city resident, expressed concerns regarding legal access regarding the proposed Zoning amendment in Ordinance 25-36 for Lambert Lane and access from East Hill Road and E End Road with the proposed Zoning Amendment in Ordinance 25-37.

Larry Slone, city resident, provided rebuttal to Mr. Adams concerns and his intent for the zoning amendment to provide better access and use of his property addressed by Ordinance 25-37.

Pat Case, city resident, expressed comments on Ordinances 25-38 and 25-39 and encouraged Council to support and fund crosswalk improvements.

Josh Krohn, commenting on behalf of KBBi, expressed support for Resolution 25-050, noted the willingness to work with the city to be able to use the upper fields, reporting the difficulties in holding the event in the lower fields.

Kathy Carsow, Chair of the KBI Citizen Advisory Board, expressed comments in support of Resolution 25-050 expressed her appreciation for Councilmembers Davis and Venuti bringing it forward and noting that KBBI represents the community of Homer and is not a “they or them”.

Michael Swoboda, city employee and Vice Chair of the Employee Committee, encouraged the Council to support and approve maintaining the Health Insurance renewal plan supported by the Employee Committee.

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 Special and Regular Meeting Minutes of April 28, 2025. City Clerk. Recommend adoption.
- b. Ordinance 25-36, An Ordinance of the City Council of Homer Alaska Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District at 3145 Lampert Lane. Planning Commission. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

Memorandum CC-25-128 from City Planner as backup.

Councilmember Aderhold pulled. Moved to Ordinances item c.

- c. Ordinance 25-37, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District at 4410 East Hill Road and 1374 East End Road. Planning Commission. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025

Memorandum CC-25-129 from City Planner as backup.

- d. Resolution 25-044, A Resolution of the City Council of Homer, Alaska Designating the Month of July as Peony Month to Celebrate the Beauty, Resiliency, Cultural Significance and Recognize the Unique Bloom Times of the Flower in Alaska. Venuti.
- e. Resolution 25-045, A Resolution of the City Council of Homer, Alaska Approving Amendments to Task Order 24-03, with HDR Engineering, as the Homer Harbor Expansion Owners Representative to Update Tasks Two through Four Refining Geotechnical Investigations Services Scope of Work and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-25-130 from Port Director as backup.

- f. Resolution 25-046, A Resolution of the City Council of Homer, Alaska, Awarding Task Order #2 to Alaska Harbor Consulting, LLC for Engineering and Professional Services to Complete Preliminary Design Engineering to Support Replacement of System 4 in the Homer Harbor and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-25-131 from Port Director as backup.

- g. Resolution 25-047, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation under its Alaska Drinking Water Fund Program in an Amount Not to Exceed \$491,400 to Finance the Ohlson Lane West Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Memorandum CC-25-132 from Public Works Director as backup.

Councilmember Aderhold pulled. Moved to Resolutions item c.

- h. Resolution 25-048, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Accept Loan Funds from the State of Alaska Department of Environmental Conservation Under its Alaska Clean Water Fund Program in an Amount Not to Exceed \$324,000 to Finance the Ohlson Lane West Bunnell Avenue Water and Stormwater Drain Project. City Manager/Public Works Director.

Memorandum CC-25-133 from Public Works Director as backup.

Councilmember Aderhold pulled. Moved to Resolutions item c.

City Clerk Krause read the Consent Agenda as amended into the record.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- a. Safe & Healthy Kids Fair Presentation – Lisa Asselin-Martin

Lisa “Red” Asselin Martin and Annie Garay made a short presentation on the upcoming Safe & Healthy Kids Fair, activities planned, volunteer opportunities and the impact for “showing up” to the kids that attend.

- b. KPEDD Presentation – Cassidi Cameron

Cassidi Cameron provided an impactful variety of data accumulated by KPEDD, their purpose and being one of four federally recognized in the state provides value to the Kenai Peninsula Borough as well as the work done by the organization and the opportunity for community input on the updated CEDS document.

Councilmember Aderhold requested including or separating the data related to areas outside city limits heading east due to the increase in development.

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

- a. Worksession Report

City Manager Jacobsen reported that Council facilitated discussion on:

- Funding 101 after a presentation provided by Finance Director Fischer;
- Emergency Fund balance requirements and unrestricted funds expenditures;
- expressed concerns on the high level of needs city wide;

- amending city code to address Chapter 3 and Chapter 5;
- replacement pages for the budget;
- Increased costs for Health care
- Worksession to discuss COLA of 2.2%

b. Committee of the Whole Report

Councilmember Aderhold reported that Council received presentations on the Kachemak Peatlands Project status and Health Insurance Renewal rates. They had brief discussions on:

- Parcels involved in the Peatlands Project;
 - Funding options
- Resolution 25-046 on the Task Order for Alaska Harbor Consulting LLC.

c. Mayor's Report

Mayor Lord reminded those present and listening that they can read her report on the city website through the following link, <http://www.deskofthehomermayor.substack.com>. She then reported on:

- Traveling to Washington, D.C. for work
 - meeting the new federal lobbyists while there;
- having a milkshake at the Glacier D on the Homer Spit over the weekend with her kids and the work that was done to shore up their building,
- funding for addressing the erosion problems;
- Addressed when and how Council members can submit topics for the agenda or Council consideration.

d. Borough Report

Assembly member Cooper reported the Borough Assembly has started their Budget worksessions with the first Public Hearing scheduled on Tuesday, May 20th with the second one and adoption scheduled for June 3rd. Additional items noted were:

- 2.5% increase in the overall budget
- Mil rate decrease from 4.30 to 3.85%
 - Did not include the Service Area Mil Rates
- Introduced a Land Affordability Ordinance
 - Allows those property owners or potential property owners to participate in the land auctions and receive a 25% decrease off their winning bid and possible funding by the Borough of that land.
 - This would apply to developer/property owner looking to build single family or up to four units on the property

e. ADA Advisory Board Report

Pat Case, Boardmember, reported that the Board reviewed the proposed changes by the City Manager for the Request for Information document and encourage the City Council to adopt that recommendation. He reviewed the time period it took to get to this point and the Board is very excited about the possibilities. Mr. Case then reported that the Board will be submitting their recommendations to amend their Bylaws in June for

Council approval as they would like to add a Student Representative position and already have an interested student and the memorial celebration for Joyanna Geisler will be conducted on May 16th 1:00 p.m. to 4:00 p.m.

f. Planning Commission Report

There was no report provided.

g. Port & Harbor Advisory Commission Report

1. Port & Harbor Property Leases Presentation provided in the packet.

PUBLIC HEARING(S)

- a. Resolution 25-043, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Enact Special Event Fees. City Manager/Public Works Director.

Memorandum CC-25-127 from Public Works Director as backup

Memorandum CC-25-141 from City Manager as backup.

Public Comment received.

Mayor Lord opened the public hearing for Resolution 25-043.

Paul Seaton, non-resident, expressed opposition to Resolution 25-043 since it was not clear on who or what type of event or size group the fees would be applicable.

Karin Marks, city resident, commented on fees being charged in the lower 48 and not particularly in opposition of the resolution but stating that clarification was needed on what type of events would this apply to and how it would be applied.

Brad Anderson, Executive Director, Chamber of Commerce commented on the work of the Chamber and taking on various promotional events to support the city and if they had to pay a \$1000 fee for the 4th of July or Winter Carnival parades that would be cost prohibitive. He reported fielding several calls from chamber members regarding the proposed fees.

Linda Baily, city resident, expressed her concern on damages to city property but she was opposed to Resolution 25-043 due to vague, conflicting information and that existing code provides certain exemptions and allows fees. She believed that there were two issues to address: whether the city should impose fees on civic and non-profit groups and by extension their ticket purchasers and whether to adopt the resolution and the vague conflicting provisions.

Josephine Ryan, city resident, expressed agreement with previous statements and was opposed to Resolution 25-043.

Shelly Gill, non-resident, expressed opposition to Resolution 25-043 believing it was uneven application of the fees and expressed concern on how those fees would be applied to public property such as the Seafarers Memorial or the Pavilions that are on the Spit for groups or people holding political, conservation demonstrations or protest against some issue. She noted that WKFL Park was given to the city to have a space for people to share wisdom, knowledge and love.

Mike Kennedy, city resident, expressed opposition to Resolution 25-043 noting the restrictions to political speech and clarification needed on the application to those demonstrations or gatherings and recounted a time in his younger days of being arrested for selling newspapers on the street.

Kate Finn, city resident, expressed opposition to Resolution 25-043, supporting the previous sentiments expressed and if there was something that the people could do to ensure a safer demonstration that the public was willing to work with the city and learn such things as de-escalation and work diligently to keep people off the sidewalks.

Karen Murdock, non-resident, read her comments in opposition of Resolution 25-043 noting that they were included in the Supplemental Packet expressing concerns on who would pay the proposed fees for closing a road and putting up a deposit believing that these fees could affect the events that are held in Homer which brings people to Homer and benefits the businesses.

Sunrise Kilcher, non-resident, expressed comments on increased costs and protecting what is public to keep it public as things are becoming more privatized.

Larry Slone, city resident, express comments on previous comments by Mr. Kennedy and believed to matter comes down to what is more important to the community, constitutional rights and privileges versus inconvenience to the city and having to pay a few hundred dollars to clean up. He continued stating that there is a balance and a price to be paid, nothing comes free and the more he thinks about what was stated he concurs.

It was determined that there was a motion before the Council to Adopt Resolution 25-043 made at the April 28, 2025 regular meeting and it was postponed to this meeting for public hearing.

Motion on the table: ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-043 BY READING OF THE TITLE ONLY.

Mayor Lord called for discussion.

VENUTI/DAVIS MOVED TO REFER RESOLUTION 25-043 TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION FOR REVIEW AND RECOMMENDATIONS.

Discussion ensued on the following points:

- value that the Commission could provide for clarification
- enforcement issues
- referenced the recommendations from the City Manager regarding postponement or voting down this resolution and working with staff on review of city code and the proposed fees.
- This resolution is not aligned with the community as presented as proven by the public comment provided.

Mayor Lord requested the Clerk to perform a roll call vote on the referral.

VOTE. (Referral) NO. PARSONS, ADERHOLD, DAVIS, HANSEN, ERICKSON, VENUTI

Motion failed.

Main motion before Council: MOVE TO ADOPT RESOLUTION 25-043 BY READING OF TITLE ONLY.

Further discussion facilitated by the Mayor focused on the following:

- Clarification on the special event code
- Proposed fees were not directed specifically at WKFL park or political demonstrations
- Review of Soldotna, Kenai, and Seward fees
 - Those cities have major infrastructure that is available specifically for events
- City participation in the Winter Carnival and 4th of July parades

City Council expressed their appreciation for the comments provided by the public.

Mayor Lord confirming that there was no further discussion by Councilmember requested the Clerk to perform a roll call vote.

VOTE. NO. ADERHOLD, DAVIS, HANSEN, ERICKSON, VENUTI, PARSONS.

Motion failed.

Mayor Lord called for a 10-minute recess at 8:00 p.m. The meeting was called back to order at 8:10 p.m.

ORDINANCE(S)

- a. Ordinance 25-38, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 for the General Fund, Water Fund, Sewer Fund, Port/Harbor Fund and Internal Service Funds. City Manager. Introduction May 12, 2025 Public Hearing and Second Reading Tuesday, May 27, 2025.

Mayor Lord introduced Ordinance 25-38 by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-38 BY READING OF TITLE ONLY.

Mayor Lord facilitated discussion on the following:

- Having two public hearings for the budget since there are still items in limbo.
- Clarification that City Code only required one but previous budgets have had two
 - Council can introduce the ordinance, hold the public hearing and postpone to the June 9th meeting for Second Reading and Public Hearing

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-39, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager. Introduction May 12, 2025 Public Hearing and Second Reading Tuesday, May 27, 2025.

Mayor Lord introduced Ordinance 25-39 by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-39 BY READING OF TITLE ONLY.

Discussion on the following ensued:

- Many items in flux and best to have two public hearings
- Council should forward budget amendments to the City Manager for the May 27th meeting

- this would allow the public and staff enough time for review and comment
- Preference to have separate meetings on the Operating Budget and Capital Budget
 - Possible Capital Budget does not have a hard deadline date
 - Can have additional meetings
 - Operating Budget must be adopted no later than June 20, 2025 according to city code.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-36, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District at 3145 Lampert Lane. Planning Commission. Introduction May 12, 2025 Public Hearing and Second Reading May 27, 2025.

Memorandum CC-25-128 from City Planner as backup

Councilmember Aderhold pulled from the Consent Agenda and moved to ordinances item c.

Mayor Lord introduced Ordinance 25-36 by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCED ORDINANCE 25-36 BY READING OF TITLE ONLY.

Discussion ensued on the following:

- comments brought forth by the public regarding legal access to Lampert Lane
- assurance that notification was sent to neighboring property owners in accordance with city code
- Review of action by the City Planner with clarification on the split zoning, the road easement was platted, just not built, same owner for both parcels
- City does not have legal authority to require the road be constructed before granting the zoning change and it is not provided in existing code
- Hesitation to rezone a rural residential lot

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen noted her report was in the packet and would be happy to answer questions. She additionally facilitated discussion on the following:

- HERC Meeting on May 20, 2025 at the Homer Public Library
 - Public Works recently reconstructed a bridge over the waterway, putting in a new culvert on the west side of the large HERC building providing a safe access point
- Neighborhood meeting scheduled on May 14, 2025 for the Ohlson Lane W Bunnell Avenue Project
 - Public Works did distribute door hangers on property owners in Old Town
 - East Road Services started mobilization on May 12, 2025 moving their site office to the location near the Catholic Church

- Will provide an update on the status of the Highland Avenue Culvert Project for the May 27th meeting
- Received feedback from Council and input from the City Attorney on the Request for Proposal regarding the Fire Department.
 - She is working on it and will provide status update to Council
 - They reviewed other RFP's that were issued by Fire Departments and they were more refined than what she had initially prepared.

b. Monthly FY25 3rd Quarter Report

Councilmember Aderhold questioned the water and sewer rates noting that the sewer revenues were lower than the water and that has been shown in the last few reports.

City Manager Jacobsen reported that Finance Director and she were looking into that matter.

PENDING BUSINESS

- a. Memorandum CC-25-123 from ADA Coordinator re: ADA Advisory Board Approved Draft Request for Information.

Memorandum CC-25-140 from City Manager re: ADA Request for Information

Mayor Lord introduced the item by reading of the title.

ADERHOLD/VENUTI MOVED TO BRING MEMORANDUM CC-25-123 AND MEMORANDUM CC-25-140 TO THE TABLE FOR DISCUSSION.

Discussion by Council facilitated by Mayor Lord ensued on the following points:

- Concerns on giving a green light to this effort with all the city's budget concerns
 - Funding for Harbor Expansion and Float Replacement projects
 - Expending time and energy looking into a project that is not feasible
 - Expectations of doing the project
- If they put one of the lift system in one area of the harbor and will they be required to put additional lift systems in other areas
 - Will offering this service or access require offering means to get people into the boat
- The liability to the city
- What are the ADA regulations on providing access to the Harbor and floats, etc.
- There is no monetary requirement and the ask is seeking possible options
 - There may not be any options available
 - They may not receive any responses, but they tried.
- Communication has been that the members of the board need permission of the Council to seek recommendations or possible solutions
- Amended and revised RFI is clear that there is no funding and looking for ideas or concepts
- New Float system replacement may be able to incorporate a suitable ramp with the appropriate slope that is covered.
- May receive conceptual designs or ideas that are out of the ballpark or definitely a possibility
 - Exploration is a good idea and to provide accessibility for not only those with mobility issues but parents with small children in strollers, toddlers, etc.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF MEMORANDUM CC-25-140.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 25-049, A Resolution of the City Council of Homer, Alaska, Establishing a Community Recreation Building Non-Endowed Field of Interest Fund with the Homer Foundation and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Erickson.

Memorandum CC-25-134 from Councilmember Erickson as backup

Mayor Lord introduced the item by reading of the title and request a motion.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 25-049 BY READING OF TITLE.

Discussion ensued facilitated by the Mayor on points pertaining to the following:

- support of establishing the fund
- best interest of the community to allow fundraising or donations
- Facility engineering will be an allowed expense

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 25-050, A Resolution of the City Council of Homer, Alaska, Directing City Staff to Collaborate with KBBI Public Radio to Facilitate the Annual Concert on the Lawn Fundraiser at Karen Hornaday Park, Addressing Logistical Needs and Minimizing the Impact on City Owned Baseball Fields. Davis/Venuti.

Memorandum CC-25-135 from Councilmember Davis as backup

Mayor Lord introduced the item by reading of the title and request a motion.

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-050 BY READING OF TITLE.

Councilmember Davis reported being approached by a member of the community and they expressed frustration working with city employees.

City Council discussed the following:

- Support for the event and the difficulty of access
- like the spirit of the resolution but noted that access is also directed to those of all ages.
- Council's job and the ability to direct the City Manager
 - City Manager handles the day to day operations of the City.
 -

DAVIS/ERICKSON MOVED TO AMEND RESOLUTION 25-050 TO CHANGE CITY STAFF FOR CITY MANAGER WHEREVER IT WAS WRITTEN.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Manager Jacobsen reported the results from the event in 2023 and 2024 with the Concert on the Lawn and the Renaissance Fair and noted that the Little League organization has an agreement with the city regarding those fields and have priority of use.

Further comments expressed regarding performing a walk through inspection after each event and the resolution did not depict an outcome.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- g. Resolution 25-047, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation under its Alaska Drinking Water Fund Program in an Amount Not to Exceed \$491,400 to Finance the Ohlson Lane West Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Memorandum CC-25-132 from Public Works Director as backup

Resolution 25-047(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and West Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Mayor Lord introduced the item by reading of the title and request a motion.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-047 BY READING OF TITLE.

Mayor Lord requested a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-047 WITH RESOLUTION 25-047(S) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO POSTPONE RESOLUTION 25-047(S) BY READING OF TITLE ONLY UNTIL SUCH A TIME THAT DOCUMENTS ARE RECEIVED FROM STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- h. Resolution 25-048, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Accept Loan Funds from the State of Alaska Department of Environmental Conservation under its Alaska Clean Water Fund Program in an Amount Not to Exceed \$324,000 to Finance the Ohlson Lane West Bunnell Avenue Water and Stormwater Drain Project. City Manager/Public Works Director.

Memorandum CC-25-133 from Public Works Director as backup

Resolution 25-048(S), A Resolution of the City Council of Homer, Alaska Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-048 BY READING OF TITLE.

Mayor Lord requested a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-048 WITH RESOLUTION 25-048(S) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Paul Seaton, non-resident, expressed comments on Resolution 25-043 and read a summarized version of legislation that was applicable to political demonstrations at public parks, streets, roads, sidewalks and city owned airports.

Pat Case, city resident, expressed his appreciation for Council approving the RFI for the Harbor Accessibility and addressed the comments expressed by Council regarding the expense of accessibility that would impact the city and vehemently stating it was the city's responsibility and he was dismayed that organizations always focused on that issue.

Mike Kennedy, city resident, expressed his appreciation for Council action on Resolution 25-043 and his dismay at requiring permits which harkens back to the 1960's and the Civil Rights era.

Mike Swoboda, City employee and Vice Chair of the Employee Committee, encouraged Council to include the increase for the Health Care Renewal in the budget, expressing his understanding for the difficult decisions but stated that employees are struggling and additional increases will have employees wonder if they can continue living in Homer.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented noting the rights of the city to regulate city facilities.

COMMENTS OF THE CITY CLERK

City Clerk Krause commented on the vacancies for student representatives for the Library Advisory Board, Port & Harbor Commission and Economic Development Commission and a vacancy on the ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen expressed appreciation for the public comments shared tonight and reported that the draft operating and capital budgets are available on the website under the Finance Dept.

COMMENTS OF THE MAYOR

Mayor Lord expressed the difficulties one may have in maintaining the proper procedures to keep the meeting to the agenda topics and expressed apologies to Mr. Kennedy for interrupting him during his comments. She then acknowledged that the school year will be ending next week.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen expressed her appreciation of many items on the agenda and you never know where they will take you in the discussions.

Councilmember Erickson announced the memorial service for a member of the Smokey Bay Air, loss of Roberta Highland having served with her on the planning commission, and expressed appreciation for the hard work of Dan Kort and Chad Felice for all the work at Jack Gist Park and the recent events there with the Girls softball teams and Dr. Bell.

Councilmember Aderhold reported her experience participating in the Walk Ability conference in Anchorage, and working on an action plan for the selected City of Kenai to improve mobility around Kenai, and she is looking forward to bringing those techniques to Homer.

Councilmember Parsons announced the memorial service for Joyanna Geisler.

Councilmember Venuti expressed her appreciation for the Proclamations. She then noted the Harbor Fest Event with wooden boat making and the Safe Kids Fair. She expressed appreciation for the public coming and providing comments and recalled the women in black.

Councilmember Davis had no additional comments.

ADJOURNMENT

Mayor Lord adjourned the meeting at 9:54 p.m. The next Regular Meeting is Tuesday, May 27, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED:_____



MEMORANDUM

Liquor License Renewal Applications for Don Jose's Mexican Restaurant and The Kannery

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 27, 2025
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 Application Renewal within the City of Homer for the following:

Type: Beverage Dispensary License
License #: 2252
DBA Name: Don Jose's Mexican Restaurant
Service Location: 127 W Pioneer Avenue, Homer, AK 99603
Endorsement Type: Restaurant Endorsement #15609
Licensee: Don Jose's LLC
Designated Licensee: Don Jose's LLC
Email Address: lizz.nigelguestcpa@gmail.com
Phone #: 907-229-7196 678-382-9654

Type: Beverage Dispensary - Tourism
License #: 5546
DBA Name: The Kannery
Service Location: 451 Sterling Highway, Homer, AK 99603
Endorsement Type: Restaurant Endorsement #15355
Licensee: Ocean Shores, Inc.
Designated Licensee: Ocean Shores, Inc.
Email Address: oceanshoresalaska@gmail.com
Phone #: 907-235-7775 907-299-1400

Recommendation:

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

Attachments:

AMCO Application Packets for: The Kannery and Don Jose's Mexican Restaurant
Non-Objection Homer Police Department



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 20, 2025

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

Licensee: Ocean Shores Inc.

DBA: The Kannery

VIA email: oceanshoresalaska@gmail.com;

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us;

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

rraidmae@kpb.us; slopez@kpb.us; irasor@kpb.us; hmills@kpb.us;

Community Council: n/a

Via Email: n/a

Re: Beverage Dispensary Tourism License #5546 Combined Renewal Notice for 2025/2026 Renewal Cycle

License Number:	#5546
License Type:	Beverage Dispensary Tourism
Licensee:	Ocean Shores Inc.
Doing Business As:	The Kannery
Physical Address:	451 Sterling Highway Homer, AK 99603
Endorsement Type(s):	Restaurant Endorsement #15355
Designated Licensee:	Ocean Shores Inc.
Phone Number:	907-235-7775; 907-299-1400
Email Address:	oceanshoresalaska@gmail.com ;

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

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

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough,

and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 24th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

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

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

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Kevin Richard, Acting Director



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-17: 2025/2026 General Renewal Application

- This form and any required supplemental forms must be completed, **signed by the licensee**, and postmarked no later than December 31, 2024, per AS 04.11.270, 3 AAC 305.050, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal and required fees that have not been postmarked, emailed, or submitted through AK-ACCIS by February 28, 2025, will result in expiration of the alcoholic beverage license per AS 04.11.540.
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the mandatory fees and all documents required, or the application will be returned without being processed, per AS 04.11.270.
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Section 1 - Establishment Contact Information

Doing Business As:	The Kannery	License #:	5546
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If your mailing address has changed, write the NEW address below:

Mailing Address:	3500 Crittenden Dr.		
City:	Homer	State:	AK
		ZIP:	9

Section 2 - Licensee Contact Information

Contact Licensee: The individual listed below must be part of the ownership structure of the licensee listed in Section 1. This person will be the designated point of contact regarding this license unless the Optional contact is completed.

Contact Licensee:	Michael Warburton	Contact Phone:	907-299-1400
Contact Email:	oceanshoresalaska@gmail.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee (such as legal counsel) about your license, list their information below:

Name of Contact:		Contact Phone:	
Contact Email:			

Section 3 - Renewal of Endorsement or Endorsements

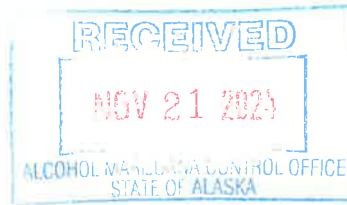
Do you have an active endorsement(s) associated to the license you are renewing? If no skip to the next section.
If **YES** answer **ONE** of the below questions in the affirmative:

- I will renew **ALL** of my active endorsement or endorsements.
- I will **NOT** renew **ANY** of my active endorsement or endorsements.
- I want to renew one or more of my active endorsement or endorsements and I am listing here the endorsement or endorsements I do **NOT** want to renew.

YES NO

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Endorsement Not Renewing		Endorsement Not Renewing	
Endorsement Not Renewing		Endorsement Not Renewing	



Alcohol and Marijuana Control Office
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Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 4 – for Package Stores ONLY: Written Order Information

Package Stores ONLY: Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in calendar years 2025 and/or 2026? If so, if you have not already done so, you will need to apply for a Shipping Endorsement here: <https://accis.license365.com/#>

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

Section 5 – Ownership Structure Certification

Did the ownership structure of the licensed business change in 2023/2024?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If **Yes** and you have **NOT** notified AMCO, you will need to apply for a Change of Officials here: <https://accis.license365.com/#>

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

If **No**, certify the statement below by initialing the box to the right of the statement:

I certify that the ownership structure of the business who owns this alcohol license did not change in any way during the calendar years 2023 or 2024.

Section 6 – License Operation

Unless you continuously operated (more than 240 hours) in 2023 or 2024, check ONE BOX for EACH CALENDAR YEAR that best describes how this alcoholic beverage license was operated as set forth in AS 04.11.330:

- | | 2023 | 2024 |
|---|--------------------------|--------------------------|
| 1. The license was only operated during a specified time (seasonal) each year. (Not to exceed 6 months per year)
<i>If your seasonal operation dates have changed, list them below:</i>
_____ to _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
<i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation and corresponding fee must be provided with this form, or through AK-ACCIS here: https://accis.license365.com/#</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The license was not operated at all or was operated less than the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated. You may submit this through AK-ACCIS here: https://accis.license365.com/#</i> | <input type="checkbox"/> | <input type="checkbox"/> |

Section 7 - Violations and Convictions

Have any Notices of Violation been issued for this license in 2023 or 2024?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Has any person or entity in this application been convicted of a violation of Title 04, 3AAC 304, 3 AAC 305 or a local ordinance adopted under AS 04.21.010 in 2023 or 2024?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2). If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.

Section 8 – Certifications

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



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current, and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.
- I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Michael J Warburton
Printed name of licensee

Michael J Warburton
Signature of licensee

Restaurant and Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit
Sporting Activity/Recreational Site applications must include a completed AB-36: Sporting Activity/Recreational Site Statement
Beverage Dispensary Tourism applications must include a completed AB-37: Beverage Dispensary Tourism Statement
Wholesale applications must include a completed AB-25: Supplier Certification
Common Carrier vessel applications must include a current safety inspection certificate

Manufacturer Direct Shipment Licensees must apply for renewal through the
AK-ACCIS online system here: <https://accis.license365.com/#>

New This Renewal- Endorsement Fee(s) and Paper Application Fee:

Endorsement renewals will require the biennial \$200.00 fee per endorsement. **Multiple Fixed Counter Endorsements** require ONE \$200.00 biennial fee regardless of how many fixed counters are attached to the license.

This paper form requires an additional submission fee of \$150.00 per 3 AAC 305.165(10).
Avoid additional fees and apply through AK-ACCIS here: <https://accis.license365.com/#>

All renewal and supplemental forms are available online:
<https://www.commerce.alaska.gov/web/amco/AlcoholLicenseApplication.aspx>

FOR OFFICE USE ONLY

License Fee:	\$ 2500	Application Fee:	\$ 300.00	Misc. Fee:	\$
Endorsement Fee:	\$	Paper Form Fee	\$150.00		\$
Total Fees Due:					\$ 2950.00



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Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

A new, transfer, or renewal application for a Beverage Dispensary – Tourism license must be accompanied by a written statement that explains how the establishment encourages tourism and meets the requirements currently listed under AS 04.09.350 and 3 AAC 305.325.

This document must be completed and submitted to AMCO's Anchorage office before any tourism license application will be reviewed.

Section 1 – Establishment Information

Enter information for the licensed establishment or the business seeking to be licensed.

Doing Business As:	The Kannery	License #:	5546
License Type:	Beverage Dispensary - Tourism		

Section 2 – Tourism Statement

2.1. Explain how issuance of a liquor license at your establishment has/will encourage tourism.

We attract out of town visitors to Homer with paid & unpaid ads in Tripadvisor, Booking.com etc.
We continue to work with airlines, bus services, art galleries to expand tourism.

2.2. Explain how the facility was/will be constructed or improved as required by AS 04.09.350(c)(1):

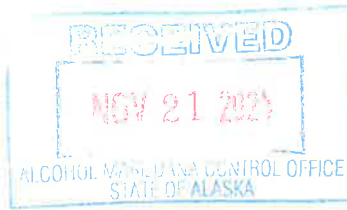
The facility is located at 451 Sterling hwy in Homer. Each room has fridges & microwave ovens. It is ideal for over night stay between tourist destinations such as Seward, Valdez, Anchorage etc.

2.3 Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located?

YES
☒

NO
☐

2.4 If "no" who operates the tourism facility?



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
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Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

2.5 Do you offer room rentals to the traveling public?



If "yes" answer the following questions:

How many rooms are available?

38

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)?

4

Do you stock or plan to stock alcoholic beverages in guest rooms?



If "no" is your facility located within an airport terminal?



2.6 If your establishment includes a dining facility, please describe that facility. If it does not please write "none".

We have the Kannerly doing daily fine dining.

2.7 If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".

We provide access to sea kayaking, hiking, bear viewing, fishing and more. We also have a beautiful beach.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

Section 3 – Certification

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

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.

Michael J Warburton

Printed name of licensee/affiliate

Signature of licensee/affiliate



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 20, 2025

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

Licensee: Don Jose's, LLC

DBA: Don Jose's Mexican Restaurant

VIA email: lizz.nigelguestcpa@gmail.com

CC: None

Local Government 1: City of Homer

Local Government 2: Kenai Peninsula Borough

Via Email: micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscalett@kpb.us;
mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; irasor@kpb.us; hmills@kpb.us;
[mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us

Re: Beverage Dispensary License #2252 Combined 2025-2026 Renewal Notice

License Number:	#2252
License Type:	Beverage Dispensary License
Licensee:	Don Jose's, LLC
Doing Business As:	Don Jose's Mexican Restaurant
Physical Address:	127 W Pioneer Ave Homer, AK 99603
Endorsement Type(s):	Restaurant Endorsement #15609
Designated Licensee:	Don Jose's, LLC
Phone Number:	(907) 229-7196; (678) 382-9654
Email Address:	lizz.nigelguestcpa@gmail.com

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

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

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

Your application will be scheduled for the **June 24th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

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

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

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 4520

Renewal Application Summary

Application ID:	4520
License No:	2252
License Type applied for Renewal:	Beverage Dispensary License(BDL)
Licensee Name:	Don Jose's, Llc
Application Status:	In Review
Application Submitted On:	12/06/2024 11:50 AM AKST

Entity Information

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

Entity Contact Information

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

Renewal Information

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

No

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

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

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

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

Please select the seasonality:

Year-round

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

No

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

No

Attestations

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

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given

to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

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

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

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

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

Signature

This application was digitally signed by : Elizabeth A Barr on 12/06/2024 11:51 AM AKST

Payment Info

Payment Type : Check

Check Number: 1262024

Payment Date: 12/06/2024 11:59 AM AKST



Document reference ID : 4520

Licensing Application Summary

Application ID: 4520

Applicant Name: Don Jose's, Llc

License Type applied for: Beverage Dispensary License(BDL) (AS 04.09.200)

Application Status: In Review

Application Submitted On: 12/06/2024 11:50 AM AKST

Entity Information

Business Structure: Limited liability company

Alaska Entity Number (CBPL): 56813D

Entity Contact Information

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

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Don Jose's, Llc	Jose Ramos	Member	51
Don Jose's, Llc	Maria C. Ramos	Member	49

Premises Address

Address: 127 Pioneer Ave. Homer, Homer, AK, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Don Jose's Mexican Restaurant

Local Government and Community Council Details

City/Municipality Homer

Borough Kenai Peninsula Borough

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

37

 business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

Signature

This application was digitally signed by : Elizabeth A Barr on 12/06/2024 11:51 AM AKST

Payment Info

Jose Ramos

5/15/2025

Payment Type : Check

Check Number: 1262024

Payment Date: 12/06/2024 11:59 AM AKST



MEMORANDUM

FY27 Capital Improvement Plan Development Schedule

Item Type: Informational Memorandum
Prepared For: Mayor Lord and City Council
Date: May 27, 2025
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

Please see the attached schedule for developing the 2026-2031 Capital Improvement Plan (CIP). The schedule is set up to engage Department heads, advisory commissions, local non-profit organizations and agencies in the process of recommending, updating and prioritizing projects for inclusion in the 2026-2031 CIP.

Afterward, I will compile recommendations into a draft CIP for your consideration at a September 8, 2025 work session and eventual approval at the September 22, 2025 City Council meeting.

The City's CIP is a planning tool that describes proposed capital improvement projects ranked by priority, estimated costs, identifies State and Federal priority projects and helps secure project funding. The Legislative Priorities section of the plan identifies multi-year projects requiring State/Federal/Other agency partnerships.

Recommendation:

Approve the schedule proposed for developing the 2026-2031 CIP and FY2027 Legislative Priority Projects.



CITY OF HOMER
2026-2031 CAPITAL IMPROVEMENT PLANNING PROCESS

**2026-2031 CAPITAL IMPROVEMENT PLAN/ FY 202 LEGISLATIVE REQUEST
DEVELOPMENT SCHEDULE**

ACTION	TIMEFRAME
City Council Approval of CIP Schedule	May 27, 2025
Solicit New/Revised Project Information from City Departments, Local Agencies and Non-profits	May 19, 2025
Department Deadline for Input for New Draft	June 17, 2025
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting Dates:
ADA Compliance Committee	July 10 or Aug 14
Planning Commission	July 16 or August 6
Economic Development Advisory Commission	August 12
Library Advisory Board	August 19
Parks, Art, Recreation & Culture Advisory Commission	August 21
Port & Harbor Advisory Commission	August 27
Administrative Review and Compilation	August 21 – September 5
City Council Worksession to Review Proposed Projects	September 8
Resolution on CIP-Legislative Request	September 22
Administration Forwards Requests for Governor's Budget	September 29
Distribution of CIP & State Legislative Requests	October 2025 – February 2026
Compilation/Submission of Federal CDS & CPF Requests	March 2026

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 25-40

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING THE FY25 STATE OF ALASKA COMMUNITY
ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT OF
\$143,428.05 FOR VARIOUS CAPITAL PROJECTS.

WHEREAS, In FY25 the City of Homer received \$143,428.05 from the Community Assistance Program (CAP) which has not yet been accepted or appropriated; and

WHEREAS, The application for the FY25 Community Assistance Program funds indicated the City of Homer would designate those funds towards the purchase of a portable generator.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by accepting the FY25 Community Assistance Program payment as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	FY2025 Community Assistance Program	\$143,428.05

Section 2. The Homer City Council hereby amends the FY23 Capital Budget by appropriating the FY25 Community Assistance Program payment as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
215-xxxx	E-230 Mobile Generator	\$120,000.00
151-xxxx	TruNarc Narcotics Analyzer	\$ 23,428.05

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

43

44 ATTEST:

45

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:



MEMORANDUM

Ordinance 25-41, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a 2024 Commercial Passenger Vessel Tax Program Grant from the State of Alaska for \$4,612.50 and Commercial Passenger Vessel Tax Program 2024 Pass-Through Grant from the Kenai Peninsula Borough in the Amount of \$4,612.50 to replace several Benches along the Harbor Walking Path. City Manager/Port Director.

Item Type: Back-Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 14, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

This ordinance authorizes the acceptance and appropriation of Commercial Passenger Vessel Tax (CPVT) program grant funds for the City of Homer. These funds, provided by the State of Alaska and the Kenai Peninsula Borough (KPB), are distributed to communities that receive commercial passenger vessels, such as cruise ships.

As outlined in Alaska Statute 43.52.230, CPVT funds must be spent on projects that enhance and benefit passengers of these vessels. Eligible uses include infrastructure improvements, amenities, and services that support or are used by cruise ship passengers.

In 2017 and 2018, the City of Homer allocated CPVT funds for the construction of a new public restroom on the Homer Spit, a facility heavily used by cruise ship passengers. In Ordinance 18-33 approved to use future CPVT funds from the State to pay back the Port and Harbor for the Ramp 2 Restroom Replacement, construction was completed in 2018.

The State of Alaska and the KPB have each awarded \$4,612.50 in CPVT funds to the City of Homer for the calendar year 2024. Approval of Ordinance 25-41 will formally accept these grants and appropriate the funds as follows:

- \$4,612.50 toward the outstanding balance on the Ramp 2 Restroom project, as seen in Ordinance 18-33.
- \$4,612.50 for the replacement of several benches along the Harbor walking path with ADA-compliant benches, which provide improved amenities for cruise ship passengers and other visitors.

These improvements contribute to the overall visitor experience and support Homer's efforts to invest in infrastructure that meets the needs of commercial passenger vessel operations.

Approval of this ordinance will allow the Port and Harbor to contribute \$4,612.50 towards the outstanding balance of the Ramp 2 restroom replacement project and \$4,612.50 for the replacement of several benches with ADA-compliant benches.

Recommendation:

Staff recommends approval.

Attachments:

Ordinance 18-33

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 18-33

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE EXPENDITURE OF ACCUMULATED
COMMERCIAL PASSENGER VESSEL (CPV) FUNDS AND FUNDS
FROM THE PORT AND HARBOR FUND TO COMPLETE THE RAMP 2
RESTROOM REPLACEMENT PROJECT.

WHEREAS, Replacing the forty-three year old Ramp 2 public restroom to better serve
the public has been recognized as a capital need in the City of Homer 2018-2023 Capital
Improvement Plan; and

WHEREAS, City of Homer Ordinance 18-28 accepted and appropriated a 2017 Land and
Water Conservation Fund (LWCF) matching grant in the amount of \$263,340 to help upgrade
the Ramp 2 public restroom; and

WHEREAS, City of Homer Ordinance 17-19 accepted 2016 Commercial Passenger Vessel
(CPV) Tax Program grant funds from the Kenai Peninsula Borough, committing those funds to
the Ramp 2 Public Restroom Replacement project; and

WHEREAS, City of Homer Resolution 17-067 further committed accumulated and future
CPV grant funds to meet match requirements for the LWCF grant and for completing the Ramp
2 Restroom replacement project; and

WHEREAS, The State of Alaska and Kenai Peninsula Borough CPV grant managers have
confirmed that using future CPV funds to pay back the Port and Harbor for Ramp 2 restroom
replacement is an eligible grant expense, estimated at a 2-year payback; and

WHEREAS, A final design for the Ramp 2 Restroom rebuild has been completed and
requests for proposals have been issued for construction to commence in the fall.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby authorizes \$263,340 to be expended to
construct the new Ramp 2 public restroom from the accounts described below:

Funding Source:

Description

Amount

CPV Tax Program Fund	\$168,678
Port & Harbor Fund Balance	\$ 94,662

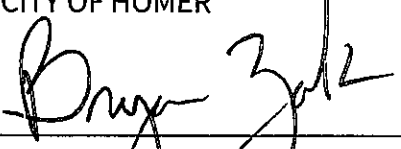
Expenditure:

<u>Description</u>	<u>Amount</u>
Ramp 2 Public Restroom Replacement	\$263,340

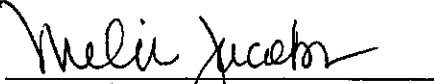
Section 2. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ^{23rd} day of ^{July} June, 2018.

CITY OF HOMER


BRYAN ZAK, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

YES: 5

NO: 0

ABSTAIN: 0

ABSENT: 1

Introduction: 6-25-18

Public Hearing: 7-23-18

Second Reading: 7-23-18

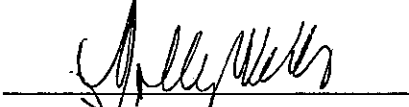
Effective Date: 7-24-18

Reviewed and approved as to form:



Mary K. Koester, City Manager

Date: 7-25-18


Holly Wells, Attorney

Date: 7-26-18

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 25-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND APPROPRIATING A 2024 COMMERCIAL PASSENGER VESSEL TAX PROGRAM GRANT FROM THE STATE OF ALASKA FOR \$4,612.50 AND A COMMERCIAL PASSENGER VESSEL TAX PROGRAM 2024 PASS-THROUGH GRANT FROM THE KENAI PENINSULA BOROUGH IN THE AMOUNT OF \$4,612.50 TO REPLACE SEVERAL BENCHES ALONG THE HARBOR WALKING PATH.

WHEREAS, Over the years, the City of Homer has received revenues commensurate with local cruise ship landings from the State of Alaska and the Kenai Peninsula Borough under the Commercial Vessel Passenger Tax (CPVT) Program; and

WHEREAS, The State of Alaska has awarded the Port & Harbor \$4,612.50 in CPVT revenues from calendar year 2024; and

WHEREAS, The Kenai Peninsula Borough (KPB) awarded the Port & Harbor \$4,612.50 in CPVT revenues from calendar year 2024; and

WHEREAS, Alaska Statutes 43.52.230 requires, "A city or borough that receives a payment under this subsection shall use the funds for port facilities, harbor infrastructure, and other services provided to the commercial passenger vessels and the passengers on board those vessels."; and

WHEREAS, In 2018, the Port and Harbor identified the Ramp 2 Restroom Project in Ordinance 18-33 as eligible for future funding through the State's CPVT program; and

WHEREAS, The City has identified replacing several benches along the Harbor walking path with ADA compliant benches as an eligible project to utilize grant funds from the KPB CPVT fund.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by accepting the State of Alaska CPVT Program pass through grant and the Kenai Peninsula Borough CPVT Program pass through grant for 2024 as follows:

44	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
45	460-xxxx	State of Alaska CPVT CY2024 Pass-Through Grant	\$4,612.50
46	460-xxxx	KPB CPVT CY2024 Pass-Through Grant	\$4,612.50

48 Section 2. The Homer City Council hereby amends the FY25 Capital Budget by
49 appropriating the State of Alaska CPVT Program pass through grant and the Kenai Peninsula
50 Borough CPVT Program pass through grant for 2024 as follows:

52 Transfer to:

53	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
54	415-xxxx	Ramp 2 Restroom	\$4,612.50
55	415-xxxx	ADA Bench Replacement	\$4,612.50

57 Section 3. The City Manager is authorized to negotiate and execute the appropriate
58 documents.

60 Section 4. This ordinance is a budget amendment only, is not permanent nature, and is
61 a non code ordinance.

63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____ day of _____, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

73 ATTEST:

76 RENEE KRAUSE, MMC, CITY CLERK

78 YES:

79 NO:

80 ABSENT:

81 ABSTAIN:

83 First Reading:

84 Public Hearing:

85 Second Reading:

86 Effective Date:



MEMORANDUM

Ordinance 25-42, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$7,000 from the Port Reserves for Engineering Support for the 2025 Port Infrastructure Development Program Grant Application. City Manager/Port Director.

Item Type: Back Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 14, 2025
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager & Bryan Hawkins, Port Director

Summary Statement: The purpose of this Memorandum is to recommend appropriating Port & Harbor Reserve Funds for the purpose of developing a Task Order for professional engineering services to produce a cost estimate, budget narrative and a scope/schedule work plan required for the FY25 Port Infrastructure Development Program (PIDP) grant application.

Background: The Port and Harbor is developing a 2025 PIDP grant application for construction subsidy funds to replace Float System 4 in Homer Harbor.

The City of Homer has engaged HDR for 2025 PIDP grant-writing support services, including producing a Benefit Cost Analysis or a Cost and Schedule Risk Analysis, if necessary. Funding for HDR's services was approved by Ordinance 25-09; Resolution 25-13 approved the Task Order with HDR.

The 2025 PIDP application requires an updated, detailed cost estimate and budget narrative, and a revised scope/schedule work plan. After discussion with HDR about including these deliverables under their task order, staff determined that contracting with Alaska Harbor Consulting, LLC would provide more comprehensive and cost-effective services for developing the detailed cost estimate, budget narrative, and scope/schedule work plan required for the 2025 PIDP application.

Alaska Harbor Consulting brings significant relevant experience to this project, having completed the 2022 Homer Harbor Condition Assessment, provided the project cost estimate for the City's 2023 PIDP grant application, and is currently authorized under Resolution 25-046 (Task Order 2) to complete 35% design and permitting of Float System 4 under the Denali Commission grant.

While Alaska Harbor Consulting's work under Task Order 2 will contribute valuable information to support the 2025 PIDP application, the cost estimate, budget narrative and work plan are outside of the scope of the Denali Commission approved activities and needs to be contracted for

separately. The City seeks Council approval of Port and Harbor Reserve funds to task Alaska Harbor Consulting with the deliverables that extend beyond the scope of Task Order 2 to support a competitive 2025 PIDP grant application.

Recommendation:

Adopt Ordinance 25-42 to appropriate funds needed to develop a Task Order to Alaska Harbors Consulting LLC for FY25 PIDP Grant application assistance. If City Council appropriates the funds, staff will bring a Resolution to City Council that authorizes a Task Order for HDR services.

Attached:

Ordinance 25-09

Resolution 25-046

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 25-09

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$50,000 FROM THE PORT RESERVES FUND FOR THE PURPOSE OF
OBTAINING PROFESSIONAL GRANT WRITING SERVICES TO
ASSIST WITH A FEDERAL FY2025 PORT INFRASTRUCTURE
DEVELOPMENT PROGRAM GRANT APPLICATION TO REPLACE
FLOAT SYSTEMS 4 AND 1 IN THE SMALL BOAT HARBOR.

WHEREAS, The City has long recognized the need to replace floats in the Small Boat Harbor that have reached or are near the end of their useful life; and

WHEREAS, The project is designated a Legislative Priority project in the City's FY2026 Capital Improvement Plan; and

WHEREAS, The federal Port Infrastructure Development Program (PIDP), with augmented funding from the five-year Federal Infrastructure Improvement and Jobs Act, provides a key opportunity to leverage outside funds for the project; and

WHEREAS, In 2023 and 2024, the City applied to the PIDP for federal assistance to replace Float Systems 4 and 1 in Homer's Small Boat Harbor; and

WHEREAS, After Federal review, the City's project, Homer Port FREIGHT, was submitted to the Secretary of the US Department of Transportation for final funding consideration, but was ultimately not selected for award; and

WHEREAS, The US Department of Transportation Maritime Administration has published a preliminary Notice of Funding Opportunity for the FY 2025 PIDP for projects that improve the safety, efficiency, and reliability of the movement of goods around a port; and

WHEREAS, To be successful, a project's application must demonstrate competitiveness on a national level in alignment with the program's merit criteria and support a positive benefit cost ratio, which requires significant project planning time, engagement of partners and the public, environmental review, technical benefit-cost analyses and grant writing; and

WHEREAS, HDR, a term contractor with the City of Homer, experienced with transportation infrastructure project planning and developing Federal grant applications,

assisted city staff with the FY2023 and FY2024 PIDP grant applications and attended the application debriefs; and

WHEREAS, Administration requested an estimate from HDR to provide FY2025 PIDP application revision and resubmission support; and

WHEREAS, If funds are appropriated, Administration will present a Resolution to City Council for authorization of a Task Order for FY2025 PIDP grant re-submission services.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

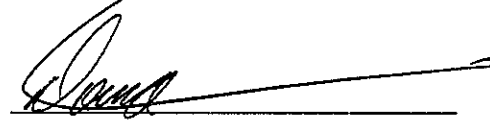
Section 1: The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$50,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	2025 PIDP Application & BCA	\$50,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10th day of February, 2025.

CITY OF HOMER


DONNA ADERHOLD, MAYOR PRO TEM

ATTEST:


RENEE KRAUSE, MMC, CITY CLERK

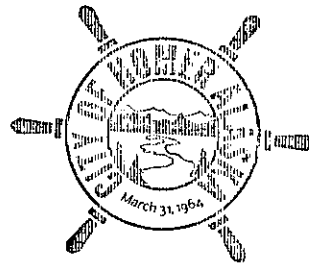
YES: 6

NO: 0

ABSTAIN: 0

ABSENT: 0

First Reading: 1/27/25
Public Hearing: 2/10/25
Second Reading: 2/10/25
Effective Date: 2/11/25



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 25-046

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING A TASK ORDER TO ALASKA HARBOR CONSULTING,
LLC FOR ENGINEERING AND PROFESSIONAL SERVICES TO
COMPLETE PRELIMINARY DESIGN ENGINEERING TO SUPPORT
REPLACEMENT OF SYSTEM 4 IN THE HOMER HARBOR AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, The Homer Harbor Critical Float Replacement project includes System 4 of
the Homer Harbor, which is in critical condition, does not currently meet design or safety
standards, and is at risk of restrictions or decommissioning if not addressed; and

WHEREAS, Homer Harbor Critical Float System Replacement is identified as a
Legislative Priority project in the City of Homer FY26 Capital Improvement Plan; and

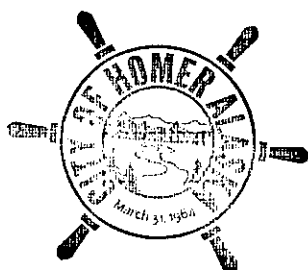
WHEREAS, Alaska Harbor Consulting, LLC, a term contractor with the City of Homer, has
previously provided engineering services for the Port & Harbor, is familiar with the scope and
requirements of harbor infrastructure projects; and

WHEREAS, Staff recommends authorizing Alaska Harbor Consulting, LLC, an
engineering company with familiarity with the scope of the project; and

WHEREAS, Ordinance 25-17(S) accepted a FY24 Denali Commission Transportation
Program Grant to complete design and permitting for the Float System Replacement Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
authorizes a Task Order to Alaska Harbor Consulting, LLC, to complete the preliminary design
engineering to support the replacement of System 4 and authorizes the City Manager to
negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 12th day of May, 2025.



CITY OF HOMER

RACHEL LORD, MAYOR

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44 ATTEST:

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Renee Krause
RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: See Memorandum CC-25-131

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 25-42

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$7,000 FROM THE PORT RESERVES FOR ENGINEERING SUPPORT
FOR THE 2025 PORT INFRASTRUCTURE DEVELOPMENT
PROGRAM GRANT APPLICATION.

WHEREAS, The City is preparing a FY2025 grant application to the Port Infrastructure Development Program (PIDP) for construction funds to replace Float System 4 in the Homer Port and Harbor; and

WHEREAS, The Port and Harbor has engaged with HDR Engineering through Task Order 25-01 to provide certain grant writing support services, including a Benefit Cost Analysis or a Cost and Schedule Risk analysis, if necessary, as approved by Resolution 25-013; and

WHEREAS, The 2025 PIDP application also requires an updated, detailed cost estimate and budget narrative, and a revised scope and schedule work plan; and

WHEREAS, Term contractor Alaska Harbor Consulting, LLC, having completed the 2022 Homer Harbor Condition Assessment, having provided the project cost estimate for the City's 2023 PIDP grant application, and currently is completing 35% design of Float System 4 brings significant relevant experience to this project; and

WHEREAS, Tasking Alaska Harbor Consulting, LLC with preparing the cost estimate, budget narrative and scope/schedule work plan rather than HDR under Task Order 25-01 is the most comprehensive and cost effective approach.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$7,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	2025 PIDP Application Cost Estimate, Budget Narrative, Scope/Schedule Work Plan	\$7,000

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 9th day of June, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Engineering Support for 2025 PIDP Grant Application	DATE	05/22/2025
DEPARTMENT	Port and Harbor	SPONSOR	City Manager/Port Director
REQUESTED AMOUNT	\$ 7,000		

DESCRIPTION	The City is preparing a FY2025 grant application to the Port Infrastructure Development Program (PIDP) for construction funds to replace Float System 4 in the Homer Port and Harbor. The Port and Harbor has engaged with HDR Engineering through Task Order 25-01 to provide certain grant writing support services, including a Benefit Cost Analysis or a Cost and Schedule Risk analysis, if necessary, as approved by Resolution 25-013. The 2025 PIDP application also requires an updated, detailed cost estimate and budget narrative, and a revised scope and schedule work plan. Term contractor Alaska Harbor Consulting, LLC, having completed the 2022 Homer Harbor Condition Assessment, having provided the project cost estimate for the City's 2023 PIDP grant application, and currently is completing 35% design of Float System 4 brings significant relevant experience to this project. Tasking Alaska Harbor Consulting, LLC with preparing the cost estimate, budget narrative and scope/schedule work plan rather than HDR under Task Order 25-01 is the most comprehensive and cost effective approach.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: PORT RESERVES	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance \$ 973,016	Current Balance _____	Current Balance _____
Encumbered \$ 504,998	Encumbered _____	Encumbered _____
Requested Amount \$ 7,000	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda \$ 0	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance \$ 461,018	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

Budget Worksession – Health Insurance Information

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 12, 2025
From: Melissa Jacobsen, City Manager

At the Committee of the Whole we will have a presentation from our Brian Hardy, our Benefit Broker about the results of the bids for health insurance for the upcoming year. I was asked to provide information on the percentage of increase in real dollars regarding health insurance.

The City Manager's draft budget includes \$2,275,991 for the health insurance premium, which is a 27% increase over FY25's budget of \$1,791,912.

Budgeting for health insurance can be challenging in that the costs are based on current enrollment, and this number fluctuates throughout the year as employees leave or join the plan, as they get married, have children, etc... When we renewed our plan with Moda in 2024 for FY25, we had a greater number of employees on the plan (72), but far fewer in the *Family* tier. The *Family* tier is by far the most expensive tier, with a renewal rate is \$4,005.33 for Medical. So that shift in demographics translates to a significant increase in overall cost.

Additionally, when we made the change to Moda last year, they offered us a one-time "premium holiday," which was divided over the year, to discount of over \$150,000.

Last year during renewal, our enrollment numbers were:

Employee 27
Employee + Spouse 12
Employee + Children 20
Family 13
72 total employees

This year we are at:

Employee 19
Employee + Spouse 11
Employee + Children 13
Family 24
67 total employees



MEMORANDUM

Health Insurance Renewal 2025

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: May 12, 2025
From: Aaron Glidden, Chair, Employee Committee
Through: Melissa Jacobsen, City Manager

Summary:

The Employee Committee respectfully requests the renewal of the City's existing healthcare plan, and that Employee out-of-pocket premiums stay the same.

Background:

The Employee Committee met on April 30, 2025 and reviewed the proposed cost increases along with options to the existing plan. Each member took information back to their respective departments to obtain feedback on preferences. The Employee Committee then met on May 7, 2025 to disseminate the department feedback.

The Employee Committee recognizes the budgetary hardship caused by the shortfall of sales tax revenue for the upcoming fiscal year. We understand the need to curb costs and manage the budget as efficiently as possible, but hope that the Council can find a way to do this without placing an undue burden on the employees.

A negative change to the healthcare plan is essentially a reduction in benefits, and an increase in premiums is effectively a pay cut that employees will feel in their day-to-day lives. This, unfortunately, has been the trend in recent years.

Recommendation:

The Employee Committee recommends that the Council secure the funds to renew our existing healthcare plan, and keep our monthly premiums as they are.



MEMORANDUM

Health Care Renewal

Item Type: Informational Memorandum
Prepared For: Mayor Lord and City Council
Date: April 30, 2025
From: Andrea Browning, HR
Through: Melissa Jacobsen, City Manager

The City of Homer's employee benefit plans are due to renew on July 1, 2025.

Below is a summary of the upcoming renewal:

- USI Insurance Services conducted a targeted market review, and solicited bids for healthcare from multiple carriers: Aetna, Premera, and Alaska Municipal Health Trust (AMHT) for medical and dental quotes. Aetna declined to quote, due to uncompetitive rates. Premera and AMHT provided quotes with a substantial increase.
- Moda was the most competitive bid, but that is still an increase of \$217,927 for Medical, Dental, and Vision coverage over FY25 (based on current enrollment numbers).
- At the request of HR, USI requested additional plan options through Moda that provide possible cost savings.
- USI Vice President, Employee Benefits – Brian Hardy will present those plan options to Council.

Claims

The City's renewal position was weaker than last year, based on overall usage and group activity (high claims).

*** We are currently running at 122% loss ratio – which means for every \$1 we paid to Moda in premiums, we have cost them \$1.22 in claims.

Demographics

The renewal rates in the packet provided by USI show rates based on current enrollment.

Our enrollment numbers fluctuate throughout the year. On average, our enrollment has decreased by two (2) employees in the past year. However, our demographics have shifted. For example- we now have 24 families on the plan, compared to 13 families on the plan one year ago. This increases our cost.

***To better illustrate the demographics/ shift in enrollment numbers - last year's enrollment numbers vs. current enrollment:

The July 1, 2024 renewal rates are reflective of 72 total employees on the plan

27	Employee Only
12	Employee + Spouse
20	Employee + Child(ren)
13	Employee + Family

The July 1, 2025 renewal rates are reflective of 67 total employees on the plan

19	Employee Only
11	Employee + Spouse
13	Employee + Child(ren)
24	Employee + Family

Vision, Dental, and Life insurance

- VSP (vision) provided a rate pass, with guaranteed rate until 7/1/2027. FY26 bid is \$11,815 (no increase from last year).
- Moda (dental) FY26 bid is \$104,529 (up from \$101,887 in FY25).
- Prudential (life insurance) provided a rate pass, with a guaranteed rate until 7/1/2027.

Employee Committee

The Employee Committee held a meeting on April 30th and reviewed the Moda plan options with broker Brian Hardy and HR. They will submit a separate memo to City Council with their recommendations once they have spoken with their respective departments and reached a consensus.



City of Homer
Cost Summary
July 1, 2025 Renewal Date

Carriers	Current	Renewal	Option 1	Option 2	Option 3
Medical	Moda	Moda	Moda (Pioneer Network)	Moda	Moda
Dental	Moda	Moda	Moda	Moda	Moda
Vision	VSP	VSP	VSP	VSP	VSP
Total Annual Cost		% Change	% Change	% Change	% Change
Medical	\$1,975,098	\$2,190,383 10.9%	\$1,909,989 -3.3%	\$2,061,563 4.4%	\$2,100,855 6.4%
Dental	\$101,887	\$104,529 2.6%	\$104,529 2.6%	\$104,529 2.6%	\$104,529 2.6%
Vision	\$11,815	\$11,815 0.0%	\$11,815 0.0%	\$11,815 0.0%	\$11,815 0.0%
Annual Total	\$2,088,800	\$2,306,727	\$2,026,333	\$2,177,907	\$2,217,199
Change from Current		\$217,927	-\$62,467	\$89,106	\$128,399
Percentage Change from Current		10.4%	-3.0%	4.3%	6.1%

- USI reached out to Aetna, Premera, and the AMHT for medical and dental quotes for the 2025-26 plan year.
- Aetna declined to quote due to uncompetitive rates.
- Premera:
 - Medical: +35.8% (Additional \$508k from Moda's renewal)
 - Dental: +11.1% (Additional \$9k from Moda's renewal)
 - 1% bundling discount included for adding dental
- AMHT:
 - Medical: +32.4% (Additional \$424k from Moda's renewal)
 - Dental: +11.1% (Additional \$9k from Moda's renewal)

Carrier	A.M. Best Rating	Coverage Requested	Status	Comments
Aetna	A	Medical, Dental	Declined to Quote	Uncompetitive
Moda	NR	Medical, Dental	INCUMBENT	Medical: +10.9% Dental: +2.6%
Premera Blue Cross Blue Shield of AK	A	Medical, Dental	Received	Medical: +35.8% Dental: +11.1%
Alaska Municipal Health Trust (AMHT)	NR	Medical, Dental	Received	Medical: +32.4% Dental: +11.1%



City of Homer
Medical Plan
Benefit Outline and Cost Summary
July 1, 2025 Renewal Date

Benefit Outline	Current	Renewal	Option 1	Option 2	Option 3
Carrier	Moda	Moda	Moda	Moda	Moda
Plan Type, Network	PPO, Endeavor Select	PPO, Endeavor Select	PPO, Pioneer	Value, Endeavor Select	PPO, Endeavor Select
Deductible (Ind / Fam)	\$1,000 / \$2,000	\$1,000 / \$2,000	Tier 1: \$1,000 / \$2,000 Tier 2: \$2,000 / \$4,000	\$1,000 / \$2,000	\$2,000 / \$4,000
Non-Network Deductible (Ind / Fam)	\$2,000 / \$4,000	\$2,000 / \$4,000	Tier 3: \$4,000 / \$8,000	\$2,000 / \$4,000	\$4,000 / \$8,000
Deductible Embedded / Non-Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
Out-of-Pocket Maximum (Ind / Fam)	\$4,500 / \$9,000	\$4,500 / \$9,000	Tier 1: \$7,000 / \$14,000 Tier 2: \$8,550 / \$17,100	\$7,000 / \$14,000	\$4,500 / \$9,000
Non-Network OOP Max (Ind / Fam)	\$45,000 / \$90,000	\$45,000 / \$90,000	Tier 3: \$20,000 / \$40,000	\$45,000 / \$90,000	\$45,000 / \$90,000
Prescription OOP Max (Ind / Fam)	Included w/ Medical	Included w/ Medical	Included w/ Medical	Included w/ Medical	Included w/ Medical
Coinsurance (In / Out)	80% / 50%	80% / 50%	80% / 60%	80% / 50%	80% / 50%
Wellness / Preventive Care	100% (dw)	100% (dw)	100% (dw)	100% (dw)	100% (dw)
Primary Care Office Visit	First 3 Visits: \$5 Copay (dw) 4+ Visits: \$25 Copay (dw)	First 3 Visits: \$5 Copay (dw) 4+ Visits: \$25 Copay (dw)	First 3 Visits: \$5 Copay (dw) 4+ Visits: \$25 Copay (dw)	First 3 Visits: \$5 Copay (dw) 4+ Visits: \$25 Copay (dw)	First 3 Visits: \$5 Copay (dw) 4+ Visits: \$25 Copay (dw)
Specialist Office Visit	\$25 Copay (dw)	\$25 Copay (dw)	\$50 Copay (dw)	\$50 Copay (dw)	\$25 Copay (dw)
Walk-In / Urgent Care Visit	\$25 Copay (dw)	\$25 Copay (dw)	\$50 Copay (dw)	\$50 Copay (dw)	\$25 Copay (dw)
Emergency Room	\$100 Copay / 80%	\$100 Copay / 80%	\$100 Copay / 80%	\$100 Copay / 80%	\$100 Copay / 80%
Outpatient Lab / X-Ray	80% (dw)	80% (dw)	80% (dw)	80% (dw)	80% (dw)
Complex Imaging (MRI, CAT, PET, et al.)	80%	80%	80%	80%	80%
Outpatient Surgical Facility	80%	80%	80%	80%	80%
Inpatient Hospital Facility	80%	80%	80%	80%	80%
Retail Prescription Drug Copays	\$0 / \$10 / \$30 / \$50 (dw)	\$0 / \$10 / \$30 / \$50 (dw)	\$0 / \$15 / \$45 / \$75 (dw)	\$0 / \$15 / \$45 / \$75 (dw)	\$0 / \$15 / \$45 / \$75 (dw)
Mail Order Prescription Drug Copays	3x Retail	3x Retail	3x Retail	3x Retail	3x Retail
Specialty Prescription Drugs	\$10 / \$150 / 30% (dw)	\$10 / \$150 / 30% (dw)	\$15 / \$225 / 30% (dw)	\$15 / \$225 / 30% (dw)	\$15 / \$225 / 30% (dw)

Rates & Total Cost

Employee	19	\$1,129.73	\$1,252.87	\$1,092.49	\$1,179.19	\$1,201.66
Employee + Spouse	11	\$2,595.69	\$2,878.62	\$2,510.12	\$2,709.32	\$2,760.96
Employee + Child(ren)	13	\$2,145.71	\$2,379.59	\$2,074.98	\$2,239.64	\$2,282.33
Employee + Family	24	\$3,611.66	\$4,005.33	\$3,492.60	\$3,769.77	\$3,841.62
Total Employees	67					
Annual Total		\$1,975,098	\$2,190,383	\$1,909,989	\$2,061,563	\$2,100,855
Change from Current			\$215,285	-\$65,109	\$86,465	\$125,757
Percentage Change			10.9%	-3.3%	4.4%	6.4%

Notes

- Deductible applies unless otherwise noted by (dw) = deductible waived.
- Enrollment provided by City of Homer, April 2025.
- The prescription copays are shown at the Value tier / Select tier / Preferred tier / Nonpreferred Tier.
- The benefits for the Pioneer option (Option 1) are shown at the Tier 1 level.



City of Homer
Dental Plan
Benefit Outline and Cost Summary
July 1, 2025 Renewal Date

Benefit Outline	Current	Renewal
Carrier	Moda (Delta Dental)	Moda (Delta Dental)
Plan Type	PPO	PPO
Deductible (Individual / Family)	PPO: \$25 / \$75 Premier: \$50 / \$150	PPO: \$25 / \$75 Premier: \$50 / \$150
Waived For Preventive	Yes	Yes
Annual Maximum	PPO: \$2,100 Premier: \$2,000	PPO: \$2,100 Premier: \$2,000
Preventive Services	100%	100%
Basic Services	80%	80%
Major Services	50%	50%
Endodontics / Periodontics	Basic	Basic
Implants	Major	Major
Orthodontia	50% (dw)	50% (dw)
Eligibility	Adult and Child	Adult and Child
Lifetime Maximum	\$1,500	\$1,500
Rate Guarantee	To 7/1/2025	To 7/1/2026

Rates & Total Cost

Employee	19	\$56.43	\$57.96
Employee + Spouse	11	\$112.11	\$115.17
Employee + Child(ren)	13	\$129.28	\$132.49
Employee + Family	24	\$187.69	\$192.51
Total Employees	67		
Annual Total		\$101,887	\$104,529
Change From Current			\$2,642
Percentage Change			2.6%



City of Homer
Vision Plan
Benefit Outline and Cost Summary
July 1, 2025 Renewal Date

Benefit Outline	Current/Renewal
Carrier	VSP
Exam Copay	\$10
Materials Copay	\$25
Lenses	100%
Frames	100% to \$130; 20% Off Balance
Elective Contacts	100% to \$130
Lasik Surgery Discount	Included
Benefit Frequencies (E / L / F / C)	12 / 12 / 24 / 12
Rate Guarantee	To 7/1/2027

Rates & Total Cost

Employee	18	\$8.17
Employee + Spouse	15	\$13.07
Employee + Child(ren)	11	\$13.34
Employee + Family	23	\$21.51
Total Employees	67	
Annual Total		\$11,815

Notes

1. Enrollment provided by VSP, December 2024.
2. Contacts are covered in lieu of lenses and frames.



City of Homer
Life / AD&D Plan
Benefit Outline and Cost Summary
July 1, 2025 Renewal Date

Benefit Outline	Current / Renewal
Carrier	Prudential
Definition of Earnings	Base Salary Only
Contributory / Non-Contributory	Non-Contributory
Eligibility	FTE Working ≥ 40 HPW
Benefit Amount	1x Earnings to \$100,000
Guarantee Issue	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend To	Age 65
If Disabled Prior To	Age 60
Accelerated Benefits	90%
Portability	Not Included
Conversion	Included
Rate Guarantee	To 7/1/2027

Volumes, Rates & Total Cost

Number of Employees	101
Benefit Volume	\$7,624,750
Life Rate Per \$1,000	\$0.092
AD&D Rate Per \$1,000	\$0.019
Annual Total	\$10,156

Notes

1. Enrollment and volume provided by Prudential, December 2024.



City of Homer
Voluntary Life / AD&D Plan
Benefit Outline and Cost Summary
July 1, 2025 Renewal Date

Benefit Outline	Current / Renewal
Carrier	Prudential
Definition of Earnings	Base Salary Only
Eligibility	FTE Working ≥ 40 HPW
Child Age Requirement	15 Days to Age 19, 25 if FTS
Benefit Increments	
Employee	\$10,000
Spouse	\$5,000
Children	\$2,000
Benefit Maximums	
Employee	Lesser of 7x Earnings or \$500,000
Spouse	50% of Ee Amt to \$150,000
Children	50% of Ee Amt to \$10,000
Guarantee Issue	
Employee	\$100,000
Spouse	\$20,000
Children	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend to	Age 65
If Disabled Prior to	Age 60
Portability	Not Included
Conversion	Included
Participation (Req. / Actual)	15% / 27.7% (28 Ees)
Rate Guarantee	To 7/1/2027

Life Per \$1,000	Employee / Spouse
Under Age 25	\$0.120
25-29	\$0.120
30-34	\$0.130
35-39	\$0.170
40-44	\$0.220
45-49	\$0.340
50-54	\$0.600
55-59	\$1.010
60-64	\$1.360
65-69	\$2.110
70-74	\$3.950
75-99	\$6.850
Child Life	\$0.180

AD&D Per \$1,000	
EE AD&D	\$0.019
SP AD&D	\$0.020
Child AD&D	\$0.010

Notes

- Participation provided by Prudential December 2024.



City of Homer
Flexible Spending Account
Benefit Outline and Cost Summary
January 1, 2026 Renewal Date

Benefit Outline		Current
Administrator		BenefitHelp Solutions
.....		
Annual Contribution Maximum		
Section 125 Health Care	6	\$3,300
Section 129 Dependent Care	-	\$5,000
.....		
Reimbursement Method		Paper*, Direct Deposit
Web Based Administration		Included
Preparation of Plan Document & SPD		Included
IRS Form 5500 Preparation		Included
Discrimination Testing		Included
Carry-Over		Included
Rate Guarantee		To 1/1/2026
.....		

Fees & Total Cost

Per Participant/Account Per Month Fee	\$3.95
Debit Card Fee	Included
Renewal or Annual Fee	\$150
Minimum Monthly Fee	\$75
.....	
Estimated Total Annual Cost	\$284

Notes

1. The IRS carry-over for 2024 into 2025 is \$640. City of Homer elected to restrict to \$500.
2. *Paper checks are subject to a \$5 minimum reimbursement requirement.



Section III

Benefit Resource Center Flyer



Why
won't
they pay
my claim?

Services
denied?!

How can
my claim still be
"in process"?
It's been two
months!

I called my
insurance
carrier, but now
I'm just more
confused.

Do I have
mail-order
prescription
benefits?



Call the Benefit Resource Center ("BRC"),
We're Here To Help!

We speak insurance.

Our Benefits Specialists can help you choose the right plan for you and your family, translate confusing jargon, answer questions about which benefits are on your plan and which aren't, work directly with insurance carriers to resolve tricky issues regarding claims and denials of service—and more!

Benefit Resource Center

BRCWest@usi.com | Toll Free: 866-468-7272

Monday through Friday 8:00am to 5:00pm Mountain, Pacific and Alaska Standard Time



Section IV

Renewal Timeline



Benefits Renewal Timeline for City of Homer

July 01, 2025

Pre-Renewal

Action	Responsibility	Due Week of	Date Completed
Request Employee Census	USI	03/03/2025	03/03/2025
Receive Employee Census	City of Homer / USI	03/24/2025	03/11/2025
Pre-Renewal Meeting	City of Homer / USI	04/08/2025	N/A

Marketing

Action	Responsibility	Due Week of	Date Completed
Carrier Renewals Due	Carriers / USI	03/03/2025	02/27/2025
Request for Proposal Sent to Market*	USI	03/03/2025	03/12/2025
Proposals Received from Market*	USI	03/24/2025	03/25/2025
Renewal / Analysis Meeting	City of Homer / USI	05/03/2025	TBD

Implementation

Action	Responsibility	Due Week of	Date Completed
Carrier/Benefit Decisions Due	City of Homer	05/12/2025	
Enrollment Material	USI	05/26/2025	
Employee Meetings	USI	05/26/2025	
Open Enrollment Paperwork Complete	City of Homer / USI	06/09/2025	
Enrollment Complete	USI	06/16/2025	

Post-Renewal

Action	Responsibility	Due Week of	Date Completed
Post-Renewal Meeting	City of Homer / USI	08/16/2025	
Population Health Management Strategy	USI		
Creditable Coverage Reminder	USI	08/18/2025	
Creditable Coverage Notification to CMS	City of Homer / USI	08/29/2025	

*If deemed to be necessary

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-051

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING NEW ONE-YEAR CONTRACTS WITH MODA HEALTH,
VSP, AND PRUDENTIAL WITH A RENEWAL DATE OF JULY 1, 2025.

WHEREAS, Moda Health extended a renewal offer of a 10.9% medical plan increase for employee healthcare coverage for the 2025-26 plan year; and

WHEREAS, USI conducted a targeted market review and solicited bids for healthcare from multiple carriers; and

WHEREAS, Aetna declined to quote due to uncompetitive rates; and

WHEREAS, Premera Blue Cross extended a bid offer with a 35% increase over Moda's medical plan renewal bid; and

WHEREAS, Alaska Municipal Health Trust (AMHT) extended a bid offer with a 32% increase over Moda's medical plan renewal bid; and

WHEREAS, Moda Health's plan options are the most competitive; and

WHEREAS, The City already has a rate lock with VSP for vision and Prudential for Life Insurance, which provide the best rates for those benefits; and

WHEREAS, The Employee Committee reviewed the benefit coverage and cost projections for the July 1st, 2025 renewal, and would like to stay with Moda Health and the current plan/ renewal option.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves new one-year contracts based upon the proposals with terms beginning on July 1, 2025, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 27th day of May, 2025.

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CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, CITY CLERK

Fiscal Note: \$2,306,727 annual cost of employee health care and life insurance.



MEMORANDUM

Resolution 25-052, A Resolution of the City Council of Homer, Alaska Acknowledging the Cancellation of the Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant to Adopt and Implement the 2021 Edition of the International Building Code. City Manager/City Planner.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: May 14, 2025
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

Summary:

Homer's FEMA BRIC grant application for funding to adopt and implement building codes has been canceled and that the City staff will not continue to pursue the adoption and implementation of building codes unless directed by the City Council.

Building Safety and Code Enforcement was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum, with the goals of ensuring buildings in Homer are safe, that the City has a system for enforcing regulations, and allowing for a denser pattern of development in the future. In November 2022, the Homer City Council approved Resolution 22-086 authorizing the City to apply for a BRIC Grant for funding to adopt and implement building codes in Homer.

Due to the recently announced decision on April 4, 2025, by the Department of Homeland Security (DHS), the FEMA Building Resilient Infrastructure & Community (BRIC) Program has been shuttered and will no longer exist in its current form. As per the DHS/FEMA guidance all projects not yet awarded from FY2020, 2021, 2022 & 2023 will not be awarded. Unfortunately, this includes the City of Homer BRIC award for adopting and implementing building codes, as well as many other projects across Alaska. The State of Alaska Division of Homeland Security and Emergency Management tells us that at this time there is no appeal process to save projects that have not yet been awarded. If there is a change in policy, or the creation of a new program that provides opportunities such as the ones in BRIC we will be notified. At this time, they have no further guidance on if a program like this will return in the future.

Recommendation:

Review and adopt Resolution 25-052 acknowledging the cancellation of Homer's FEMA BRIC grant application for funding to adopt and implement building codes and that the City staff will not continue to pursue the adoption and implementation of building codes unless directed by the City Council.

Attachments:

Resolution 22-086 with backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 22-086

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE CITY TO APPLY FOR A FEMA BUILDING
RESILIENT INFRASTRUCTURE & COMMUNITIES GRANT TO ADOPT
AND IMPLEMENT INTERNATIONAL BUILDING CODE 2021 EDITION

WHEREAS, Building Safety and Code Enforcement was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum; and

WHEREAS, Homer does not have an adopted building code, and only commercial structures are reviewed by the State Fire Marshal for any kind of code compliance; and

WHEREAS, The Federal Emergency Management Agency (FEMA) administers the Building Resilient Infrastructure & Communities (BRIC) grant program to support states, local communities, tribes and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards; and

WHEREAS, FEMA provides up to 75% matching funds for building resilient infrastructure and communities projects for up to three years; and

WHEREAS, The City of Homer is a qualified applicant for FEMA BRIC grant assistance for adopting and implementing building codes; and

WHEREAS, The City proposes to apply for up to \$500,000 in FEMA BRIC grant funds to adopt and implement International Building Code 2021 Edition over a total of three years; and

WHEREAS, The City proposes to match grant funds for up to \$125,000 of City staff time and materials to meet the grant match requirements of 25% over a total of three years; and

WHEREAS, The City of Homer intends to use these funds to hire a consultant firm to adopt the IBC 2021 Edition and develop the plan/framework for creating a City of Homer Building Division; and

WHEREAS, The City of Homer intends to use these funds to hire a Building Official to begin implementation of the newly adopted IBC 2021 Code for commercial building projects; and

WHEREAS, The City of Homer intends to use these funds to hire a Building Inspector to begin implementation of the newly adopted IBC 2021 Code for residential building projects; and

WHEREAS, After three years the City of Homer will have an established Building Division, with a Building Official and Building Inspector, enforcing IBC 2021 Edition building codes for both commercial and residential projects; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, supports preparation and submission of a FEMA BRIC grant application for up to \$500,000 and authorizes the City Manager to submit the appropriate documents.

BE IT FURTHER RESOLVED that the City Council expresses its commitment to match grant funds with up to \$125,000 of City staff time and materials to meet the grant match requirements of 25%.

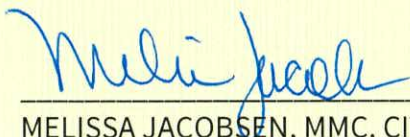
PASSED AND ADOPTED by the Homer City Council this 28th day of November, 2022.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





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 22-205

TO: Mayor Castner and Homer City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Ryan Foster, Special Projects Coordinator

DATE: November 15, 2022

SUBJECT: Resolution 22-086 Authorizing the City to apply for a FEMA Building Resilient Infrastructure & Communities grant to adopt and implement International Building Code Edition 2021

Building Safety and Code Enforcement was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum, with the goals of ensuring buildings in Homer are safe, that the City has a system for enforcing regulations, and allowing for a denser pattern of development in the future. Currently, Homer does not have an adopted building code and only commercial structures are reviewed by the State Fire Marshal for any kind of code compliance. This is not a safe nor sustainable solution in the long term. We also have significant challenges with code enforcement without a Building Official or dedicated code enforcement staff member.

Given the current circumstances, City staff are proposing to move forward with a Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure & Communities (BRIC) grant program application requesting up to \$500,000 to provide funding and resources for adopting the International Building Code (IBC) 2021 Edition and implement the building code by creating a City of Homer Building Division staffed by a Building Official and Building Inspector. In hiring a consultant firm to adopt IBC 2021 and establishing a City of Homer Building Division to implement building codes, staff recommends a three-year process:

- Year 1 – Hire a consultant firm to adopt IBC 2021 Edition and create the plan/framework for creating a City of Homer Building Division
- Year 2 – Hire a Building Official to begin implementation of the newly adopted IBC 2021 Code for commercial building projects
- Year 3 – Hire a Building Inspector to complete the staffing of the Building Division and implement the IBC 2021 Code for residential building projects

What it is: The BRIC program is designed to promote a national culture of preparedness and public safety through encouraging investments to protect the nation's communities and infrastructure and through strengthening national mitigation capabilities to foster resilience. The BRIC program seeks to fund effective and innovative projects that will reduce risk and increase resilience and serve as a catalyst to encourage the

whole community to invest in and adopt policies related to mitigation. A 25% match is required by the City of Homer if awarded and the cost share may consist of cash, donated or third-party in-kind services, materials, or any combination thereof. Staff recommends using staff time and materials for the 25% match, up to \$125,000, spread over three years. The application deadline to the State of Alaska is December 23, 2022, the State deadline to submit applications to FEMA is January 27, 2023, with grant awards anticipated for Summer 2023.

What Homer gets:

1. Delivery of an adopted IBC 2021 Edition Building Code
2. Public and key stakeholder outreach to better inform, guide, and educate on IBC 2021 Codes
3. Presentation of the IBC 2021 Edition to the Planning and Zoning Commission, Economic Development Commission, and City Council public hearings for recommendation and approval
4. Detailed plan/framework for the creation of a City of Homer Building Division and its processes for enforcement
5. A Building Official for the first two years of implementation
6. A Building Inspector for the second year of implementation

What Homer receives when complete: A building code and Building Division that guides the future development of the City with a focus on public safety by ensuring buildings in Homer are safe and that the City has a system for enforcing regulations.

Thank you for your consideration.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
City Planner

RESOLUTION 25-052

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ACKNOWLEDGING THE CANCELLATION OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY BUILDING RESILIENT
INFRASTRUCTURE & COMMUNITIES GRANT TO ADOPT AND
IMPLEMENT THE 2021 EDITION OF THE INTERNATIONAL
BUILDING CODE.

WHEREAS, Building Safety and Code Enforcement was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum; and

WHEREAS, The Federal Emergency Management Agency (FEMA) administers the Building Resilient Infrastructure & Communities (BRIC) grant program to support states, local communities, tribes and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards; and

WHEREAS, The City Council passed Resolution 22-086 authorizing the City to apply for a FEMA BRIC grant to adopt and implement the 2021 Edition of the International Building Code; and

WHEREAS, The city staff submitted an application for a FEMA BRIC grant of up to \$500,000 to adopt and implement International Building Code in December of 2022; and

WHEREAS, The City was notified on April 4, 2025, by the Department of Homeland Security (DHS), the FEMA BRIC Program has been shuttered and will no longer exist in its current form; and

WHEREAS, In accordance with the DHS/FEMA guidance, all projects not yet awarded from FY2020 through FY2023 will not be awarded.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, acknowledges the FEMA BRIC grant application for up to \$500,000 to adopt and implement the 2021 edition of the International Building Code has been canceled.

BE IT FURTHER RESOLVED that the city staff will not continue to pursue the adoption and implementation of building codes unless directed by the City Council.

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43 PASSED AND ADOPTED by the Homer City Council this 27th day of May, 2025.

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CITY OF HOMER

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RACHEL LORD, MAYOR

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51 ATTEST:

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RENEE KRAUSE, MMC, CITY CLERK

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57 Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-053

A RESOLUTION OF THE HOMER CITY COUNCIL ESTABLISHING THE
CITY OF HOMER PROPERTY TAX MIL LEVY RATE AT 4.5 MILS FOR
2025.

WHEREAS, Homer City Code 9.04.040 states that the City Council must establish a mil
rate no later than June 15th of each year; and

WHEREAS, City Council will set the mil rate at 4.5 mils for 2025 with the adoption of
budget Ordinance 25-38; and

WHEREAS, The 4.5 mil rate established by Ordinance 23-20(A) will be maintained.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes the
City of Homer property tax mil levy rate at 4.5 mils for 2025 and authorizes the City Manager to
so inform the Kenai Peninsula Borough.

PASSED AND ADOPTED by the Homer City Council this 27th day of May, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Estimated real property tax revenue refer to FY26/FY27 Operating Budget
Account No. 100-0005-4101.



MEMORANDUM

Resolution 25-054, A Resolution of the City Council of Homer, Alaska Establishing a 2025 Mil Rate of 1 Mil for the Ocean Drive Loop Special Service District. City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: May 27, 2025
From: Renee Krause, MMC, City Clerk

Homer City Code 9.04.040 Annual Tax Levy states that by June 15th of each year the City Council shall establish, by budget ordinance or resolution, the annual property tax levy rate and notify the Kenai Peninsula Borough Assembly of said rate.

Ordinance 25-38 only included reference to the property tax mil rate, so Resolution 25-054 will satisfy the requirement for the Ocean Drive Loop Special Service District.

No changes are proposed to the current Ocean Drive Loop Special Service District mil rate.

Recommendation

Adopt Resolution 25-054.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-054

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ESTABLISHING A 2025 MIL RATE OF ONE (1) MIL FOR THE OCEAN
DRIVE LOOP SPECIAL SERVICE DISTRICT.

WHEREAS, The City of Homer may by ordinance, establish, alter, and abolish differential tax zones to provide and levy property taxes for services not provided generally in the City, or a differential levy than that generally provided in the City; and

WHEREAS, The City Council adopted Ordinance 11-49(S) to create the Ocean Drive Loop Special Service District to provide special services to the properties along the seawall to include operation, maintenance, repair, reconstruction, improvement, administration and other related activities conducted in the course of making and keeping the seawall operational for its intended erosion control purposes; and

WHEREAS, Homer City Code 15.10.020 (b) provides that “the City Council shall annually set the mil levy pursuant to Homer City Code Section 9.04.040, which further states that a mil rate must be established no later than June 15th of each year; and

WHEREAS, The Special Service District is funded by a property tax levied on those properties in the District and the mil rate established herein is in addition to the general real property tax mil rate.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby establishes a 2025 mil rate of 1 mil for the Ocean Drive Loop Special Service District and authorizes the City Manager to so inform the Kenai Peninsula Borough.

PASSED AND ADOPTED by the Homer City Council this 27th day of May, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Acct. 808-375-4518

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

May 13, 2025

Dear Melissa,

The Homer Foundation has proudly administered the City of Homer Grants Program since 2000. Over the past 25 years, more than \$1,028,189 has been awarded to local nonprofits to support the essential programs and services they provide to the Homer community.

For the 2025 funding cycle, a total of \$33,300 was available for distribution. This amount includes \$25,000 allocated from the City's budget and an additional \$8,300 in earned income from the City of Homer Fund, an endowment held at the Homer Foundation. All funds are distributed according to a longstanding agreement between the City of Homer and the Homer Foundation. Award recommendations are made at the discretion of the City of Homer Grants Committee.

This year's Grants Committee was comprised of Homer Foundation Board members Paul Seaton (Chair), Sara Reinert, and Kenneth Schneider, along with community members Kathy Hill, Debbie Fanatia, and Kasey Aderhold. All committee members adhere strictly to the Homer Foundation's Conflict of Interest Policy.

The committee received and reviewed 13 applications. One application, submitted by Kachemak Heritage Land Trust, was deemed ineligible due to receiving in-kind support from the City during the previous fiscal year. Following a thoughtful review process — which included five-minute presentations and a five-minute Q&A with each applicant, the committee recommended the following funding allocations, which were approved by the Homer Foundation Board of Trustees on March 26, 2025:

<u>Organization</u>	<u>2025 Awards</u>
American Legion Auxilliary	\$ 2,500
Bunnell Street Art Gallery	\$ 1,800
Center for Alaskan Coastal Studies	\$ 2,000
Cook Inletkeeper	\$ 1,500
Homer Community Food Pantry	\$ 4,000
Homer Council on the Arts	\$ 2,700
Homer Farmers Market	\$ 3,000
Homer Hockey Association	\$ 1,800
Homer OPUS	\$ 2,500
Hospice of Homer	\$ 3,000
HoWL	\$ 3,000
Kachemak Bay Family Planning Clinic	\$ 3,500
<u>SPROUT</u>	<u>\$ 2,000</u>
Total:	\$ 33,300

It is always a complex task to compare nonprofits with diverse missions, but this year's committee was particularly impressed with the high-functioning nature of these organizations and the broad range of services they offer to the community.

Each year, the Foundation also compiles a summary of the economic impact of applicants. In 2024, these 13 organizations collectively reported \$6.64 million in revenue, including \$3.8 million in new funds brought into Homer through State, Federal, and Foundation grants. They employ 128 staff members — full-time, part-time, and seasonal — with total personnel expenses exceeding \$3.6 million. These figures highlight the nonprofit sector as a key economic driver in Homer.

As many organizations reported declining revenues over the past year — with continued losses projected in the coming fiscal year — the City's support is more critical than ever. General operating support like this program helps sustain vital community services during times of economic uncertainty.

We respectfully encourage the City Council to consider increasing the grant allocation in future cycles to reflect the cumulative impact of inflation. Even a modest increase would significantly enhance the program's impact and demonstrate strong support for Homer's nonprofit community.

Additionally, this funding often serves as leverage when organizations apply for larger State, Federal, or Foundation grants, where local government support is frequently a required or highly valued component. This creates a multiplier effect, strengthening Homer's capacity for health, safety, education, recreation, and cultural enrichment.

On behalf of the Homer Foundation Board and the broader nonprofit community, we thank the City of Homer for its continued partnership and support. Together, we are helping to build a resilient, vibrant, and thriving community for all.

With appreciation,

Stacey Schultz, Executive Director
Homer Foundation
235.0551
sschultz@homerfoundation.org

cc: City Council
Mayor

Prior Year Thank You notes from recipients to follow



KACHEMAK BAY
FAMILY PLANNING
CLINIC

KBFP.C.ORG
PHONE: 907-235-3436
FAX NUMBER: 907-235-8346
3959 BEN WALTERS LANE, HOMER, AK 99603

May 24, 2024

Homer Foundation
3733 Ben Walters Ln., Suite 4
Homer, AK 99603

Dear Mike,

Thank you very much for the generous grant the Homer Foundation recently awarded to Kachemak Bay Family Planning Clinic (KBFP.C) from the City of Homer Grants Program. We appreciate the trust this grant gives KBFP.C to help foster a strong community.

KBFP.C has been rooted in Alaska's Kenai Peninsula for 40 years because access to quality reproductive healthcare and sexual health education is a fundamental part of community wellness. Our low- and no-cost options for clients and the medically accurate information shared in our community education and outreach efforts across the Southern Kenai Peninsula help support the ability of each individual and their families to thrive.

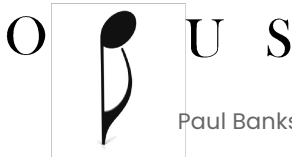
The grant funds will be applied to our operating expenses over the coming months so the highly qualified and compassionate staff who keep KBFP.C running smoothly will be able to keep caring for clients. We look forward to collaborating with partner organizations and agencies including MAPP, South Peninsula Hospital, Sprout, South Peninsula Behavioral Health Services, Public Health, Homer Food Pantry, and Megan's Place.

I look forward to continuing to keep you informed of our work. In the meantime, and on behalf of our staff, providers, and Board of Directors, please know that we are profoundly grateful for this support.

In gratitude,

Claudia Haines, CEO
KBFP.C
claudia@kbfp.c.org

H O M E R



Broad access to music education changes children's lives and transforms community.

Paul Banks Preludes | Fireweed Frescoes | Chapman Eagle Ensemble | Homer Youth String Orchestra Club

February 4, 2025

City of Homer
Attn: Renee Krause, City Clerk
491 E Pioneer Avenue
Homer, Alaska
99603

Dear Homer City Council members,

Re: 2024 Grant from the Field of Interest fund

On behalf of myself, our String Director and our Board of Directors, I would like to thank the City of Homer and Homer City Council members for your \$3,000 grant. As you may know, Homer OPUS is a nonprofit organization that delivers string-based music programs to local youth with the belief that broad access to music education changes children's lives and transforms communities. We rely on donations like yours to make music education accessible to all families, regardless of their financial means.

Through both our violins-in-the-schools and after-school programs, Homer OPUS engages more than 250 students every year, as well as thousands of southern Kenai Peninsula residents who enjoy live performances at venues around the community. Our programs are resoundingly supported by families, schools, and the Homer and Anchor Point communities. Teachers and administrators witness the benefits to students in terms of readiness to learn and positive interventions. And families and the community at large share the joy these students experience playing in ensemble and being part of something larger than themselves. By providing the youngest members of our community with a chance to create music together, and venues where diverse families sit side by side to enjoy the collaborative music-making of their children, we feel we are knitting critical community bonds, one musical note at a time.

We hope you'll join us at Sea of Strings, our April 10, 6pm concert on the Mariner Stage where hundreds of our students come together to perform a free community concert, poster attached.

Thank you for supporting the work we do.

Christina Whiting

Christina Whiting, Program Manager, Homer OPUS



**AMERICAN
LEGION
AUXILIARY**

General Buckner Auxiliary Unit 16
P.O. Box 2643
Homer, Alaska 99603-2643
Email: alegionaux16@gmail.com

April 22, 2025

City of Homer
491 E. Pioneer Avenue
Homer Alaska 99603

Dear City of Homer,

Thank you for choosing the American Legion Auxiliary Unit 16 as a recipient of the 2025 City of Homer Grant. We truly appreciate your support. We feel this award is a big boost to our ability to serve the community and carry out our mission with even greater passion and purpose.

The grant will help us cover costs for our annual 4th of July Community Children's Carnival, which has become a beloved tradition in Homer. This year is especially meaningful as we celebrate the 40th anniversary of the event, and we're thrilled to mark this milestone alongside the City of Homer.

With heartfelt thanks,

Nikki Rich
Treasurer
American Legion Auxiliary Unit 16
Phone: (907)299-8979
Email: alegionaux16@gmail.com



April 9, 2024

Homer City Council,

The City of Homer Fund at the Homer Foundation is batting a thousand or should we say 1,500?

Homer Animal Friends would like to express our appreciation for the \$1,500 grant that we have recently been awarded from the City of Homer Fund.

Our project is once again spays and neuters, but for this particular grant request, all of the funds will be used within Homer's city limits. And what better way to make sure that it stays local than to help cover spays and neuters at the Homer Animal Shelter!

Thank you again, this grant helps achieve our proactive goal of fewer unwanted puppies and kittens by way of spays and neuters and in this case, helps the Homer Animal Shelter and the Homer community at the same time. Great job in keeping grant funding in your budget. We all appreciate it!

Thank you,

Debbie Dauphinais
HAF Board Member



HOSPICE of HOMER

P.O. Box 4174 265 E. Pioneer Ave. Suite 3
Homer, AK 99603 (907) 235-6899
director@hospiceofhomer.org

Compassion in Action

Homer City Council
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Dear Honorable Members of the Homer City Council,

On behalf of Hospice of Homer, I want to express our heartfelt gratitude for your continued support of the City of Homer grants program. This program demonstrates your commitment to fostering a strong and interconnected community by investing in its people and organizations.

Your support of community nonprofits, including our volunteer hospice, creates a vital safety net that helps neighbors in need. This safety net reaches across various neighborhoods, strengthening the fabric of our community and ensuring that a wide range of needs are met with compassion and care.

Through this program, you empower organizations like ours to move from mission to action, turning visions of service into tangible, meaningful outcomes. We are deeply grateful for your leadership and commitment to enhancing the quality of life for all residents in Homer.

Thank you for continuing to make Homer a community that values and uplifts its people.

With appreciation,

Holly Dramis
Executive Director



February 7, 2024

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

Dear City Council Members:

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

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

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

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

Sincerely,

Loren Barrett
Co-Executive Director

cc: Homer Foundation

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

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



February 28th, 2024

To Whom it May Concern:

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Lauren Jerew".

Lauren Jerew, Market Director



P.O. Box 2703, Homer, Alaska 99603 - (907) 235-2647
www.kevinbellarena.org | info@homerhockey.org

Dear Members of the Homer City Council,

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

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

Here are some highlights of our programs and achievements:

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

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

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

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

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

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

Sincerely,



Mike Barth, President
Homer Hockey Association



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

May 21, 2025

Dear Members of the Homer Marine Trades Association and Homer's Maritime Community,

I am honored to recognize **May 22, 2025 as National Maritime Day**, celebrating and honoring the generations of mariners and maritime workers whose contributions have helped shape Homer's history and character.

Established in 1933, National Maritime Day honors the U.S. Merchant Marine and the essential role of the maritime industry in our nation's history, security, and economy. The day commemorates the 1819 transatlantic voyage of the *SS Savannah*, the first steamship to cross the Atlantic Ocean marking a milestone in American ingenuity and maritime progress.

Here in Homer, we are deeply rooted in and shaped by the sea. From commercial and sport fishing to marine construction, shipbuilding, vessel repair, freight, and harbor services, **Homer's marine trades are an economic engine and a cultural cornerstone**. According to the Kenai Peninsula Economic Development District, **maritime work remains one of the top sectors in the Kenai Peninsula economy**, providing stable, year-round employment and fostering innovation and resilience across our coastal communities.

I want to offer **special thanks to the Homer Marine Trades Association (HMTA)** and its members for your dedication to advancing maritime trades, supporting workforce development, and ensuring that Homer remains a hub of marine excellence and opportunity in Alaska. I also look forward to the **first-ever Homer Harbor Fest & Boat Show**, co-sponsored by HMTA and the Homer Chamber of Commerce **on June 7, 2025**.

May we all take a moment on May 22, and every day, to celebrate the people across our maritime industry, and to appreciate their lasting impact on our economy, our City port and harbor, and our community.

With appreciation,

Rachel Lord
Mayor



MEMORANDUM

Ordinance 25-36, An Ordinance of the City Council of Homer Alaska Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District at 3145 Lampert Lane. Planning Commission.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 12, 2025
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the property owner, Jose Ramos, per HCC 21.95.020 (e). On April 16, 2025 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the property at 3145 Lampert Lane from Rural Residential (RR) District to General Commercial 1 (GC1) District. The subject property, 3145 Lampert Lane is split zoned, the northern half of the lot is zoned General Commercial 1 and the southern half of the lot is zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to General Commercial 1 for the southern half of the lot.

The motion to approve the rezoning request by the Homer Planning Commission passed by unanimous consent. Attached are Staff Report 25-018 and the April 16, 2025 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

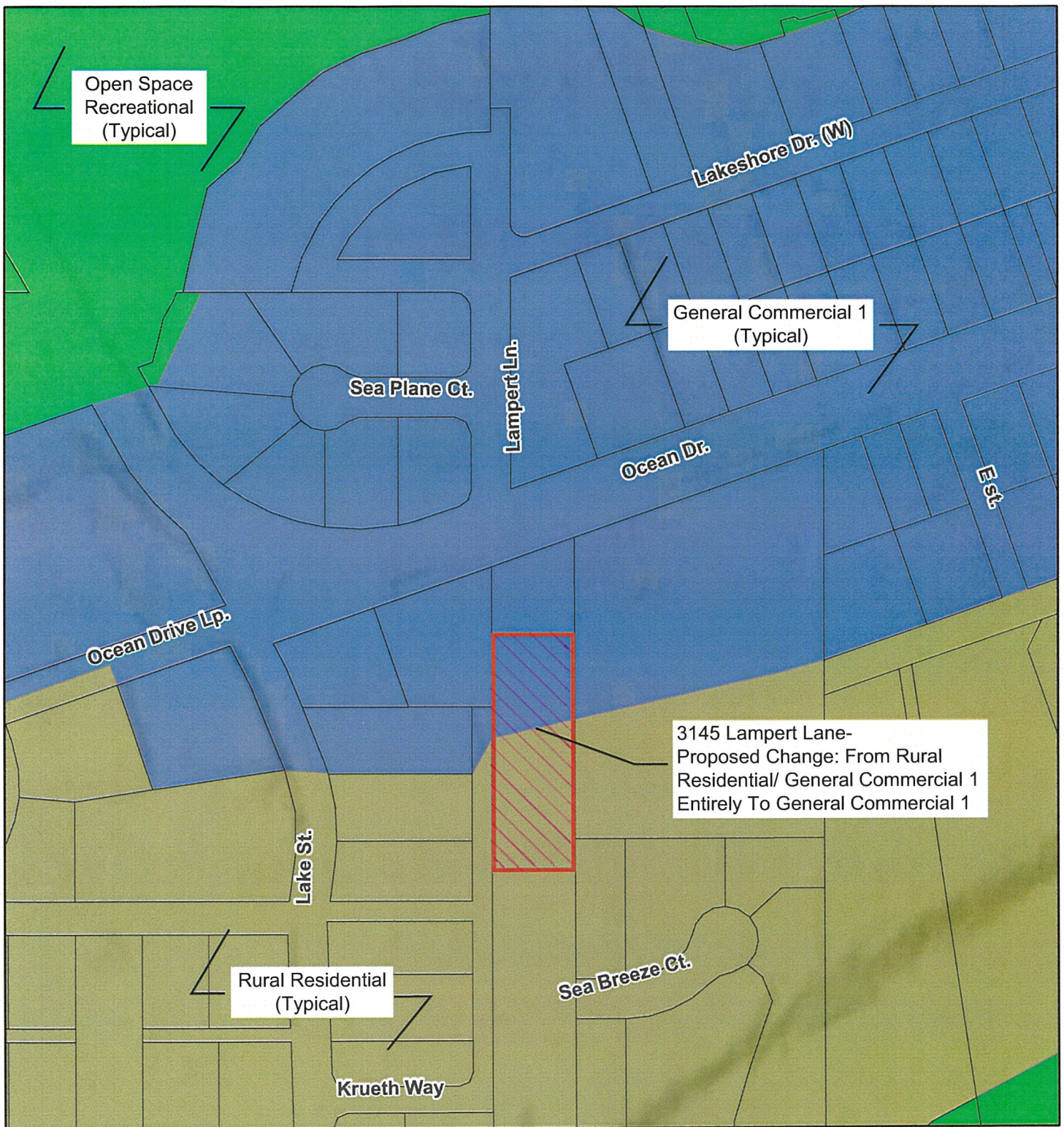
RECOMMENDATION:

The Planning Commission recommended approval of the rezoning request.

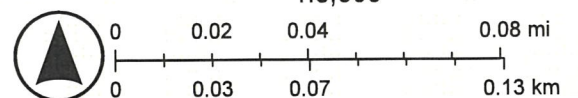
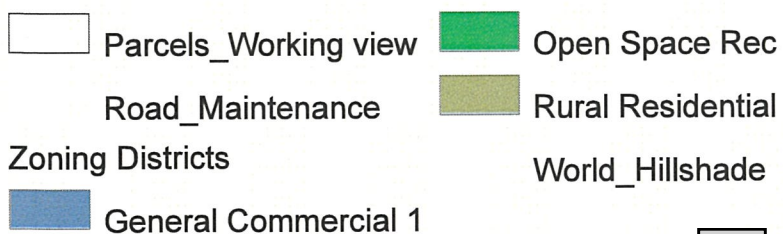
Attachments:

Zoning Map illustrating vicinity of 3145 Lampert Lane
Planning Commission Staff Report 25-018
April 16, 2025 Planning Commission Unapproved Meeting Minutes

3145 Lampert Lane



3/28/2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

STAFF REPORT PL 25-018

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: April 16, 2025
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject property, 3145 Lampert Lane is split zoned, the northern half of the lot is zoned General Commercial 1 and the southern half of the lot is zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to General Commercial 1 for the southern half of the lot.

Applicant: Seabright Survey + Design
1044 East End Road Suite A
Homer, AK 99603

Location: 3145 Lampert Lane

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE
SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH
NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO
THE POB

Parcel ID: 17923019

Size of Existing Lot: 1.02 acres

Zoning Designation: Rural Residential District/General Commercial 1

Existing Land Use: Commercial

Surrounding Land Use: North: Commercial
South: Residential
East: Commercial and Vacant
West: Commercial, Accessory Building, and Vacant

Comprehensive Plan: Economic Vitality Goals 1, 2, & 3, and Land Use Goal 4

Wetland Status: Yes, KWF Wetlands Assessment of Discharge Slope at the very southern edge of the lot.

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 24 property owners of 29 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the General Commercial 1 boundary, on the split zoned lot, south to encompass the entirety of the subject lot. The applicant states that the parcel is currently being used commercially. This rezone application seeks to unify the property as GC 1. The rezone will allow for cleanup and redevelopment of the property. The rezone is justified to correctly change the Rural Residential portion to match the existing General Commercial 1 use. The applicant has also provided additional detailed information in their application.

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: There are specific goals and objectives from the 2018 Comprehensive Plan that support this rezoning:

Economic Vitality Chapter

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

The Ocean Drive corridor is a key area of Homer dedicated to general commercial businesses and development.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer. While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies:

- *Consider zoning regulations that support new business opportunities while minimizing negative impacts.*

This rezoning considers zoning regulations that support new business opportunities in a commercial industry while minimizing negative impacts to neighboring properties.

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Recognize Emerging Industries

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

This rezoning application supports new economic opportunities for a local business to change and grow.

Land Use Chapter

Goal 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

The Ocean Drive corridor is a well-defined, and most prominent, general commercial business district in Homer. The rezone of this property would support this district, which is rather small, with limited opportunity for infill development.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support land use and economic vitality goals.

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: Split zoned lots are a less than ideal anomaly in Homer, likely created when the zoning districts were originally created, with some zoning districts not adhering/aligning to lot boundaries. This lot consists of a northern half zoned General Commercial 1, and a southern half zoned rural residential, and should not have been split zoned since the adoption of the current districts. There are several other known split zoned lots in the Ocean Drive corridor in Homer. This proposal to rezone the entirety of the lot to General Commercial 1 would be essentially a “clean up” of the zoning for this property and is the best fit for the current commercial use in the City’s key general commercial corridor.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because the split zoned lot is not appropriate and is likely from the adoption of the current districts.

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 and Transportation

City water and sewer are available and access to the subject property is currently via 1103 Ocean Drive, an Alaska Department of Transportation maintained road. Additional future access could be developed at Lampert Lane. Full police and fire services are available. Public services and facilities are adequate to serve the property. The GC1 district and the Ocean Drive corridor is the hub of the general commercial uses in Homer.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies a small area of discharge slope at the very southern edge of the property. Any future development, via zoning permit, would require a determination by the US Army Corps of Engineers.

Land Use Patterns

This property is split zoned, where General Commercial 1 and Rural Residential districts meet. To the north, east, and west are commercial uses reflective of this commercial corridor. To the south is a residence, though there is a buffer of trees and Sea Breeze Court between the residence and the subject property. The majority of the GC1 properties in the Ocean Drive corridor have already been developed, leaving a dearth of zoned commercial space available for future development.

Staff Finding: The rezoning of this 1.02-acre lot to General Commercial 1 is in the best interests of the public as it resolves the issue of a split zoned lot, supports the current commercial use, and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. As-built
5. Public Notice
6. Aerial Map
7. Zoning Districts Map



City of Homer

www.cityofhomer-ak.gov

RECEIVED

MAR 19 2025

CITY OF HOMER
PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Rezoning Application

For Staff Use Only Code: 13-1306

Fee Amount: \$500.00	Received by: EDG	Planning Commission Public Hearing Date: 4.16.25
Date application accepted as complete: 3.19.25	HAPC approval or denial date:	

APPLICANT INFORMATION

Name: Seabright Survey + Design

Phone Number: 907-299-1580

Address: 1044 East End Road Suite A Homer Alaska 99603

Property Owner (if different than applicant)

Name: Jose Ramos (HEATH ST INVESTMENTS, LLC)

Phone Number: 907-229-7196

Address: 127 W Pioneer Ave. Homer Alaska 99603

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 3145 Lampert Ln

Lot size: 1.02 Acres +/-

Tax parcel number: 17923019

Legal Description: Deed Parcel (see attached parcel plot)

Circle one: Is City water available? YES/NO

City Sewer? YES/NO

Electrical Service? YES/NO

What is the existing use of the property? Commercial

What is the proposed use of the property? Commercial

What structures or land uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

North: Commercial Building

South: Residential

East: Commercial Farmer's Market

West: Commercial Building

Zoning

General Commercial 1

Rural Residential

GC1 & RR

GC1 & RR

1. What is the public need and why is this rezone justified?

This property is partially zoned General Commercial 1 and partially Rural Residential. The parcel is currently being used commercially. This rezone application seeks to unify the property as GC1. The rezone will allow for cleanup and redevelopment of the property. The rezone is justified to correctly change the Rural Residential portion to match the existing General Commercial 1 use.

Describe the benefits and detriments of this proposed rezoning to:

- (a) the community.**
- (b) the neighboring landowners.**
- (c) you, the property owner.**

- a) The community will benefit from the increase in tax base and employment opportunities resulting from future proposed redevelopment of the property into a well planned heated garage complex.
- b) The neighboring landowners will benefit from the removal of the outdated building and associated junk. Redevelopment may result in increased activities that are compatible with the proposed rezone to GC 1.
- c) The demand for large garage space for uses including heated storage, manufacturing, etc., requires flat areas located in the GC 1 ZONING DISTRICT. This rezone will rectify the existing and somewhat arbitrary division of the parcel into two zoning districts. The two zoning district classification makes redevelopment of this parcel impracticable.

2. 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?

The redevelopment of the property is designed to contain the possible uses compatible with GC 1. The existing adjacent RR property to the South, East and West are vacant and also potentially contain wetlands. Considering the closest residence is over 120' SE from the southerly boundary, few negative effects are expected to the existing residences.

3. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

Yes. We have concurrence with the Public Works Dept. to upgrade the existing water and sewer services to this property and to enter into an agreement that encumbers 1103 Ocean Dr (owned by the same LLC) to provide easements that center on these services. Electric and Natural Gas services will be upgraded to serve the needs of the proposed future redevelopment.

4. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

We feel clear that the redevelopment will be compatible with the existing adjacent land use.

5. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

In Chapter 4 Land Use Goal 3 seeks to “Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting”. Goal 4 states, “Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes”. We feel this rezoning application is apropos.

6. How would the proposed change affect the public health safety and welfare of the surrounding area?

We believe this rezone will enable the proposed future redevelopment to become a reality. It is our opinion that a well designed and constructed development actually is a significant improvement over the existing use. The public health, safety and welfare of the surrounding area will benefit from the upgrade.

OTHER REQUIREMENTS

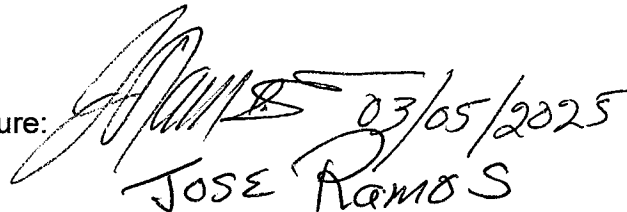
1. The applicant shall provide a map showing the area to be rezoned.
2. The applicant shall provide a petition, signed by a majority of the landowners within the proposed zoning area saying that they support the proposed change.

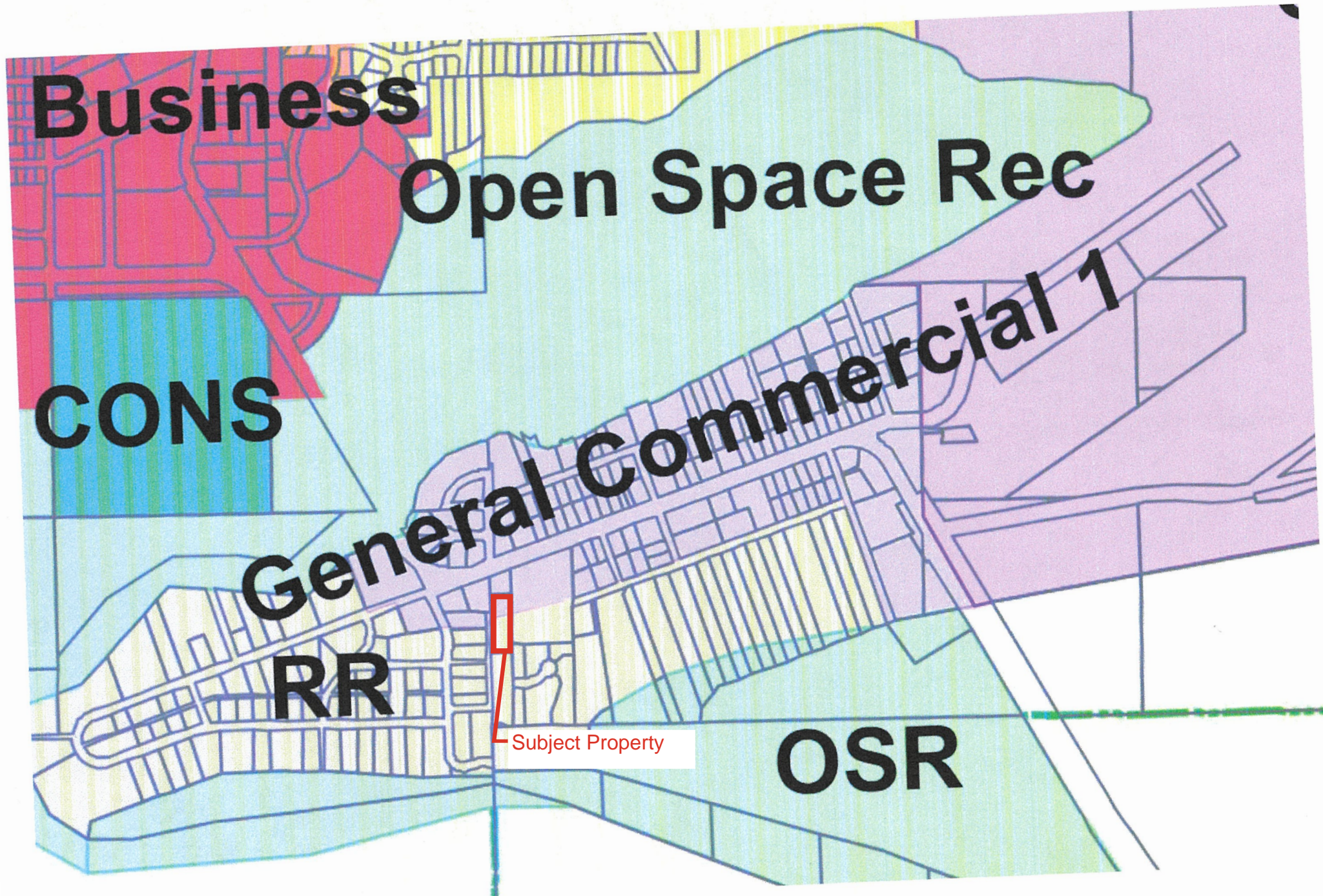
I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

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:

 03/05/2025
JOSE RAMOS





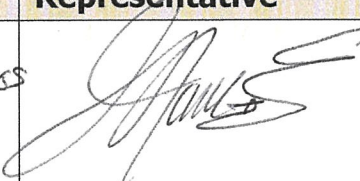
Subject Property

17923019

200 ft

Petition

Proposed amendment:	The property at 3145 Lampert Lane consists of one 1.02 acre deed parcel. Currently the parcel is partially zone General Commercial 1 and partially zoned Rural Residential. This request is to change the zoning of the entire deed parcel to the General Commercial 1 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	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
JOSE RAMOS		T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB	17923019

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

RECEIVED

MAR 19 2025

**CITY OF HOMER
PLANNING/ZONING**

RECEIVED

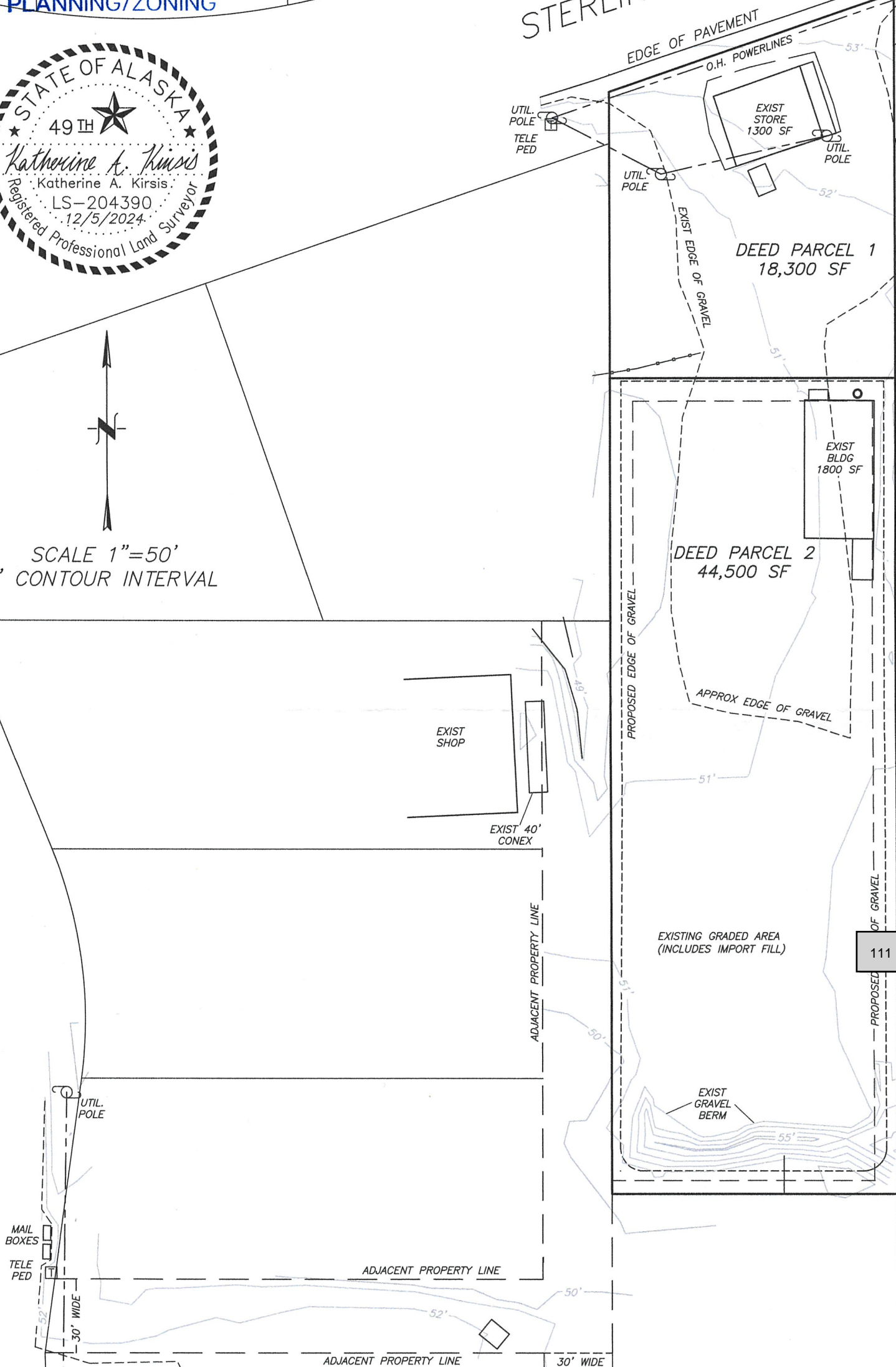
MAR 19 2025

CITY OF HOMER
PLANNING/ZONING



SCALE 1"=50'
1' CONTOUR INTERVAL

STERLING HIGHWAY



ASBUILT & ORIGINAL GROUND TOPOGRAPHY
ENCOMPASSING THE AREA WITHIN THE 2 DEED PARCELS
LOCATED AT 1103 OCEAN DRIVE & LOCATED WITHIN
SECTION 21, T. 6 S., R. 13 W., S.M., HOMER, ALASKA

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

DATE: 1/17/2025

SCALE: 1"=50'

JOB #24-106

SH. #1 OF 1

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, April 16, 2025 at 6:30 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 GENERAL COMMERCIAL 1 (GC1) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District is proposed for the following address:

3145 Lampert Lane

T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

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 April 11, 2025 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.

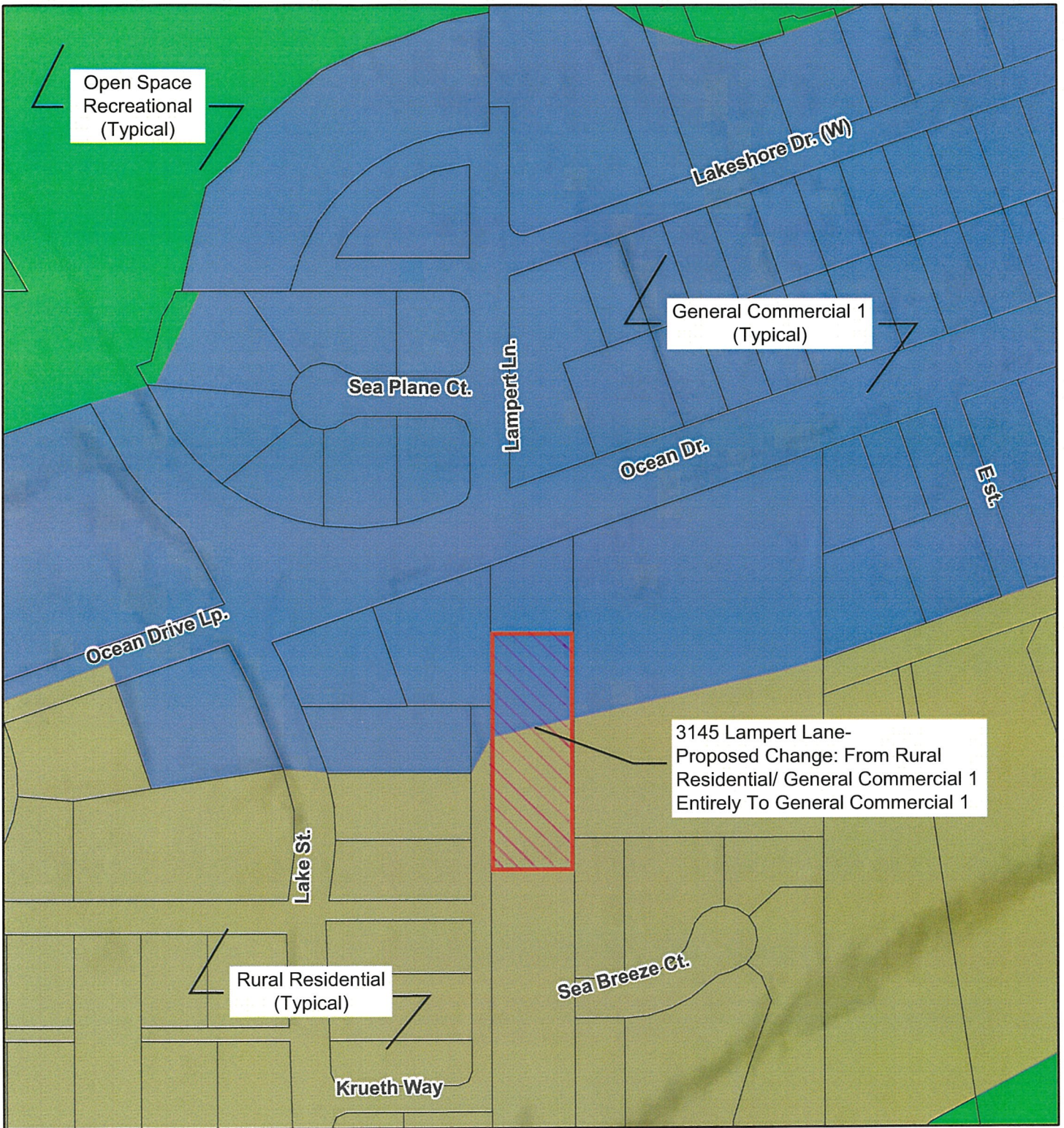
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

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.

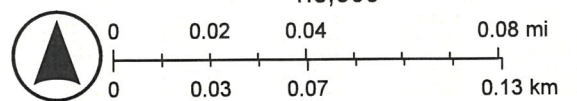
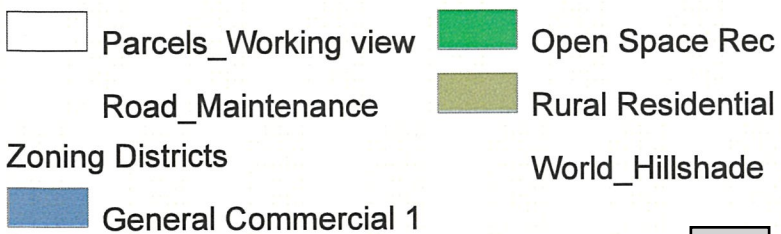
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....

3145 Lampert Lane



3/28/2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Legend

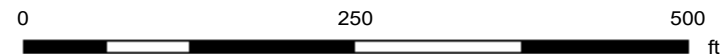
Physical Addresses

Transportation

Mileposts

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 correction or modification of the data. In using these data, you further agree to

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

REPORTS

- A. City Planner's Report, Staff Report 25-17

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

- A. Ordinance 25-XX, 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 General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- ~~B. Ordinance 25-XX, 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 Residential Office (RO) Zoning District.~~

~~Staff Report PL 25-019 as backup~~

~~Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.~~

~~Acting Chair Stark then opened the floor for the Applicant.~~

~~Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are~~

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 25-36

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
GENERAL COMMERCIAL 1 (GC1) ZONING DISTRICT AT 3145
LAMPERT LANE.

WHEREAS, City staff received a completed application by petition of the property owner, Jose Ramos, per Homer City Code (HCC) 21.95.020 (e); and

WHEREAS, The request is consistent with the 2018 Homer Comprehensive Plan furthering specific goals and objectives of the plan; and

WHEREAS, The Homer Planning Commission held a public hearing on April 16, 2025 as required by HCC 21.95.060(c); and

WHEREAS, The motion to recommend approval of the rezoning request by the Homer Planning Commission passed by unanimous consent; and

WHEREAS, The zoning district boundaries shall be as 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 Rural Residential zoning district to the General Commercial 1 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 27th day of May, 2025.

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ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

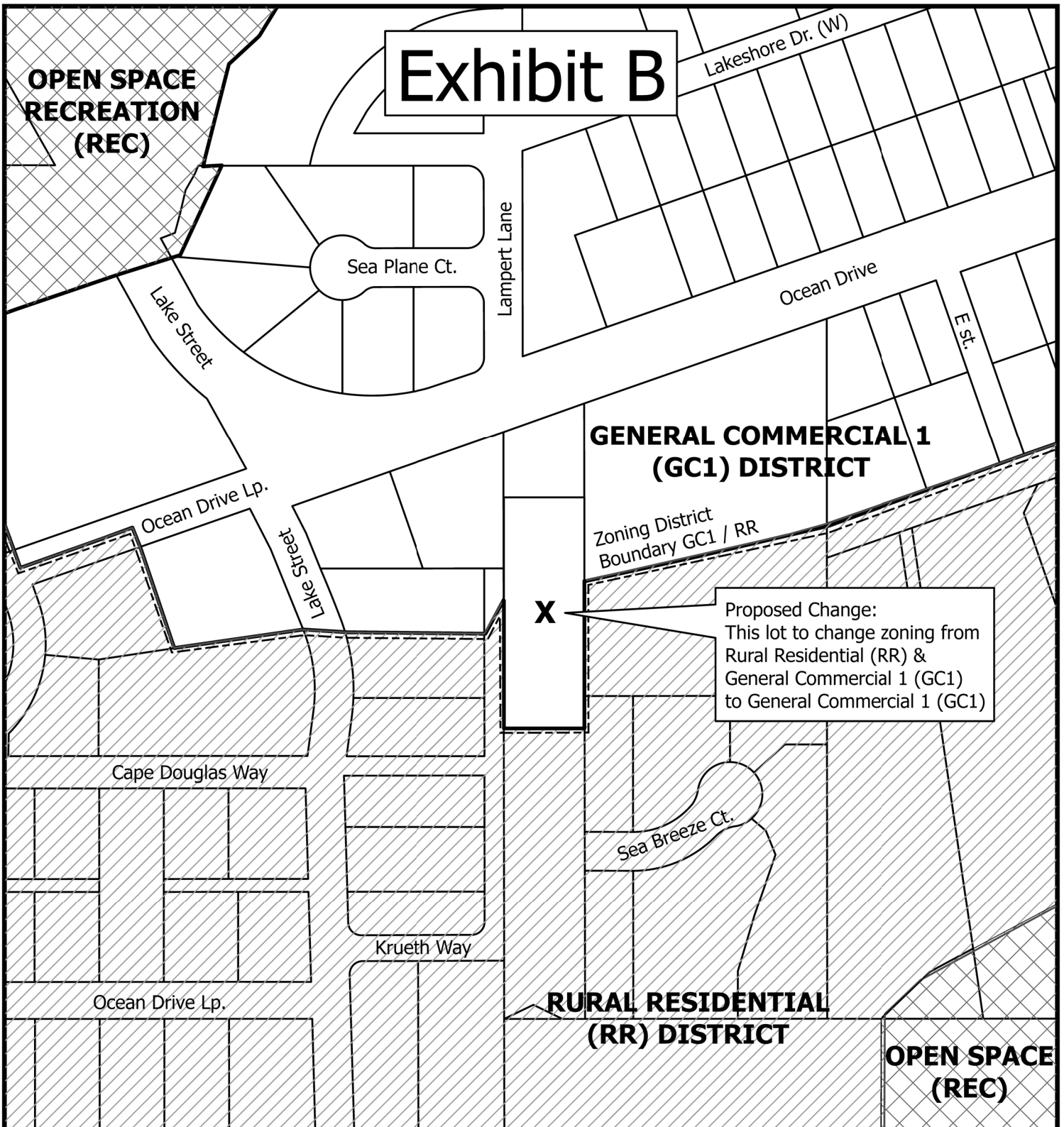
CITY OF HOMER

RACHEL LORD, MAYOR

Exhibit A

Parcel ID	Acreage	Legal Description
17923019	1.02 acres	T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

Exhibit B



City of Homer
Planning and Zoning Department

Exhibit B
Rural Residential &
General Commercial 1 Split Zone
to General Commercial 1
Rezoning

0 125 250 500 750 1,000 Feet



*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.*

City of Homer
Planning & Zoning Department
May 1, 2025

From: [mary griswold](#)
To: [Renee Krause](#)
Subject: Ord 25-36 Lampert Lane rezone public comment
Date: Wednesday, May 14, 2025 10:55:24 AM

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

Please include this public comment in the next CC packet

Re: Ordinance 25-36 to rezone the split zoned lot on Lampert Lane
The owner of this parcel can currently develop Lampert Lane to access the commercial portion of this lot so there no reason to deny the rezone of the entire lot to GC1 on the basis of concern about future access through a RR neighborhood to a commercial property.



MEMORANDUM

Ordinance 25-37, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District at 4410 E Hill Road and 1374 E End Road. Planning Commission.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 12, 2025
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the property owner, William L. Slone, per HCC 21.95.020 (e). On April 16, 2025 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the property at 4410 E Hill Road and 1374 E End Road from Rural Residential (RR) District to Residential Office (RO) District. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone. Per the applicant, this proposal conforms with the Comprehensive Plan's overarching theme to "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character." The primary effect of the zone change for the applicant would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

The motion to approve the rezoning request by the Homer Planning Commission passed by unanimous consent. Attached are Staff Report 25-019 and the April 16, 2025 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

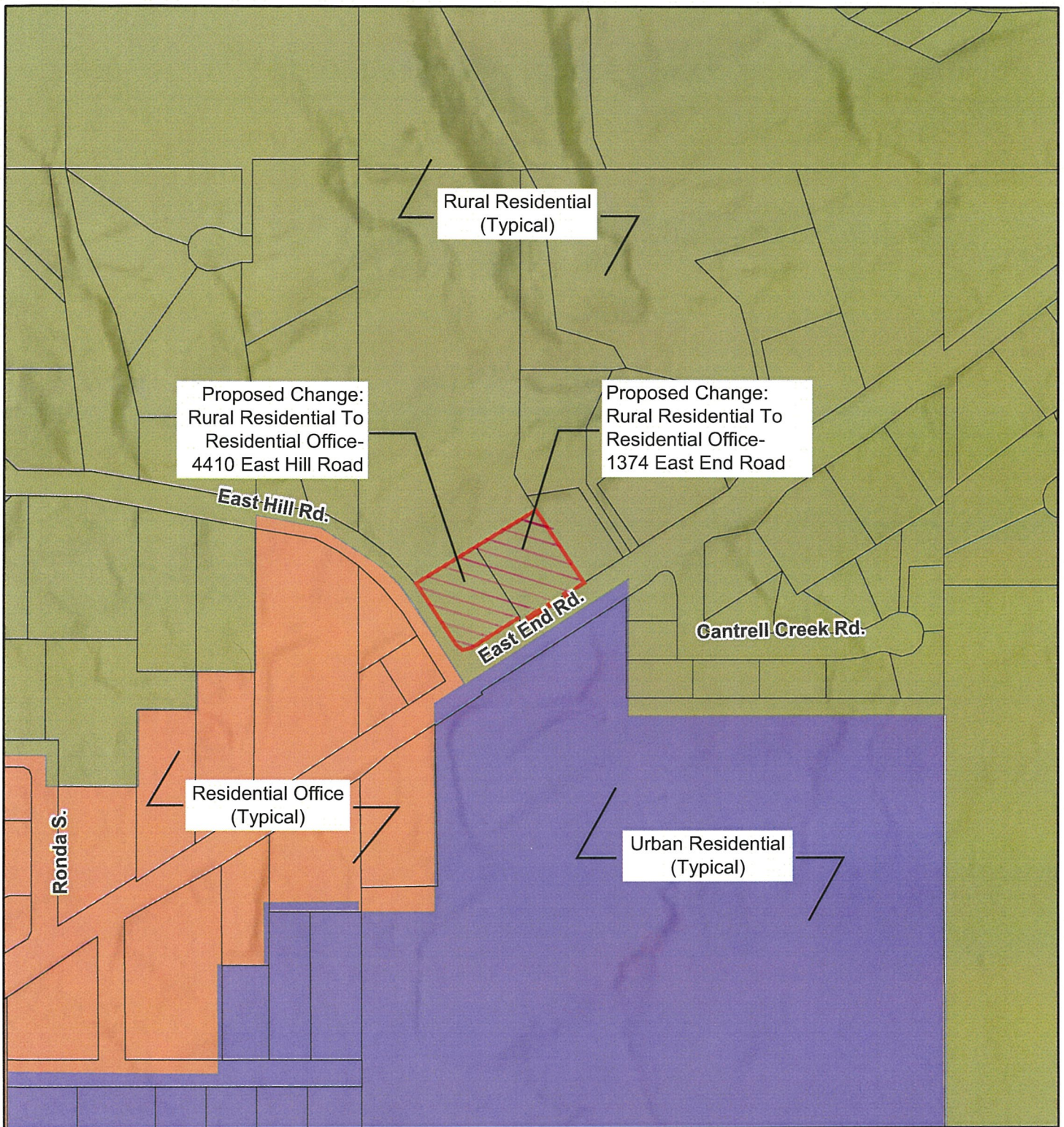
RECOMMENDATION:

The Planning Commission recommended approval of the rezoning request.

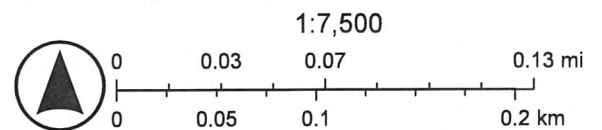
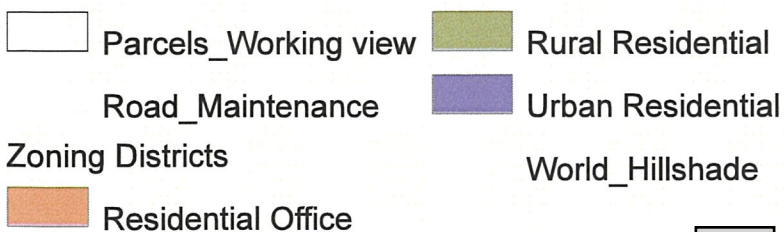
Attachments:

Zoning Map illustrating vicinity of 4410 E Hill Rd and 1374 E End Rd
Planning Commission Staff Report 25-019
April 16, 2025 Planning Commission Unapproved Meeting Minutes

4410 East Hill Rd. & 1374 East End Rd.



3/28/2025



Esri, NASA, NGA, USGS, FEMA

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Ordinance 25-XX, 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 Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.

Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are

not best fit for the area. He provided that this property is isolated and surrounded by other uses which are better suited for Homer at this time.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application, reiterating the points made by City Planner Foster and Mr. Slone. She urged the Commission to think about access when development time comes for these two properties, stating that East End Road doesn't need anymore driveways directly onto it. She added that while there may not be wetlands on this lot, there are drainage issues that need to be addressed during the development process.

Travis Brown shared that he was representing Moore & Moore Services and Blackwell Pump, the two businesses to the east of this lot. He added both parties are in support of the rezone application, and that one of these property owners plans to apply for a similar rezone in the future.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith agreed with Ms. Keiser regarding driveways entering onto East End Road. He noted that he's in support of this rezone given that the parcel is nestled between two properties that are supposedly Rural Residential, but are in fact businesses.

Commissioner Conley voiced his support for the rezone application, reiterating the two adjacent lots that are being used in this capacity.

Acting Chair Stark commented that the rezone application makes sense from his perspective.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-019 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO RESIDENTIAL OFFICE ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.



City of Homer

www.cityofhomer-ak.gov

Planning

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STAFF REPORT PL 25-019

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: April 16, 2025
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject properties, 4410 East Hill Road and 1374 East End Road are zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to Residential Office by extending the boundary of the Residential Office district eastward.

Applicant: William L. Slone
1374 East End Road
Homer, AK 99603

Location: 4410 E Hill Rd and 1374 E End Road

Legal Description: T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 1
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 2

Parcel ID: 17903078 and 17903079

Size of Existing Lot: 0.68 acres and 0.73 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant and Residential

Surrounding Land Use: North: Vacant
South: Institutional
East: Residential
West: Commercial and Vacant

Comprehensive Plan: Economic Vitality Goals 1, 2, & 3

Wetland Status: Yes, KWF Wetlands Assessment of Wetland/Upland Complex on 4410 E Hill Rd.

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 25 property owners of 20 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Residential Office Boundary (RO) east to encompass the subject lots. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone. This proposal conforms with the Comprehensive Plan's overarching theme to "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character." The primary effect of the zone change would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

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: There are multiple goals and objectives from the Economic Vitality Chapter of the 2018 Comprehensive Plan that support this rezoning:

GOAL 1: Define and encourage economic development that meets the desires and interests of Homer residents and supports the unique character of the community.

The East End Road corridor is a significant state maintained east-west route for Homer. Specifically, the Residential Office district is centered on East End road and provides a transition from the urban core to the rural edge of Homer, this type of development helps meet the needs and interests of Homer residents.

GOAL 2: Encourage the retention and creation of more year-round and higher wage employment.

Objective A: Increase year-round employment that will enable local people to work, live, and raise their families in Homer. While almost all city actions will ultimately affect the course of economic change and job growth, city actions to promote year-round jobs include those listed below:

Implementation Strategies:

- *Consider zoning regulations that support new business opportunities while minimizing negative impacts.*

This rezoning considers zoning regulations that support new business opportunities at the key junction of East End Road and East Hill Road while minimizing negative impacts to neighboring properties.

GOAL 3: Identify and promote industries that show a capacity for growth.

Objective A: Recognize Emerging Industries

Homer is a place of big ideas and entrepreneurial spirit. Examples include the fervor with which local agriculture has developed, particularly high tunnel cultivation and commercial peony growing. These are growing local and regional business opportunities. Over time, there will be new economic opportunities that arise; the city should be open to these new ideas and support those that show reasonable opportunities for growth.

This rezoning application supports new economic opportunities for local businesses to change and grow. There is a strong demand for residential and office development in Homer.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support economic vitality.

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 Residential Office district in Homer is centered on East End Road, a major east-west connector for Homer. This district is intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, and acts as a transition zone between commercial and residential neighborhoods in Homer, specifically the downtown core and the rural residential on the outer edges of the City. The RO district along East End Road abruptly ends at East Hill Road, it would be more appropriate for this district to extend across the intersection of East Hill and East End Roads and should have been extended with the creation of the RO district in this corridor. By encompassing the entire intersection in RO, there is an efficiency in services and land use, essentially creating a node of RO uses and more appropriately transitioning from CBD, RO, to RR from the urban core to the rural edge of the City.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because Residential Office is more appropriate for a prominent intersection than Rural Residential.

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 and Transportation

City water and sewer are available at East Hill and East End Road and access to the subject properties would be via East Hill Road and East End Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve the property.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies Wetland/Upland Complex on 4410 E Hill Rd. on the northwestern portion of the property. Any future development, via zoning permit, would require a determination by the US Army Corps of Engineers.

Land Use Patterns

The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

This property is located where Residential Office and Rural Residential districts meet. To the west is a health clinic, to the south is a school, to the east is residential, and to the north is a vacant lot. The residential office district fits well with the existing surrounding land uses and zoning districts.

Staff Finding: The rezoning of 4410 East Hill Road and 1374 East End Road to Residential Office is in the best interest of the public as it supports the transition between the downtown core and the rural edges of the City and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. Public Notice
5. Aerial Map
6. Zoning Districts Map

MAR 14 2025

CITY OF HOMER
PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

For Staff Use Only

Fee Amount:	Received by:	Planning Commission Public Hearing Date:
Date application accepted as complete:		HAPC approval or denial date:

Name: WILLIAM L. SLONE Phone Number: 907 399-7170

Address: 1374 East End Rd.

Property Owner (if different than applicant)

Name: _____ Phone Number: _____

Address: _____

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 4410 E. Hill Rd Lot size: .68 Tax parcel number: 17903078

T6S R13W SEC16 SEWARD MERIDIAN HM 2005096

Legal Description: WATSON RIDGE LOT 1

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

What is the proposed use of the property? Residential Office

What structures or uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

Zoning

North: Vacant RR

South: Elementary School U.R

East: ~~Medical Office~~ ^{Applicant's} Residence RR

West: Medical Office Ro

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MAR 14 2025

CITY OF HOMER
PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(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: WILLIAM L. SLOANE Phone Number: 907 399-7170

② Address: 1374 E. END Rd POB 2761 HOMER

Property Owner (if different than applicant)

Name: _____ Phone Number: _____

Address: _____

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 1374 E. END Rd Lot size: .73 Tax parcel number: 17903079

Legal Description: T6S R 13W SEC 16 SEWARD MERIDIAN NM 2005096
WATSON RIDGE, 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

What is the proposed use of the property? RESIDENTIAL/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>VACANT</u>	<u>RR</u>
South: <u>ELEMENTARY School</u>	<u>UR</u>
East: <u>Trailer Residence</u>	<u>RR</u>
<u>'QUICK-DRAW' WATER DISPENSER</u>	
West: <u>MEDICAL OFFICE</u>	<u>RO</u>
<u>UPPER LOT - VACANT</u>	<u>RO</u>

1. What is the public need and why is this rezone justified?

2. Describe the benefits and detriments of this proposed rezoning to:

- (a) the community.
- (b) the neighboring landowners.
- (c) you, the property owner.

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?

4. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

7. How would the proposed change affect the public health safety and welfare of the surrounding area?

Notes for W.L. Slone zoning-change petition
 4410 E. Hill Rd, 1374 E. End Rd.
 Mar 14, 2025

In accordance with Homer City Code 21.95.020, e.1.b. *Initiating zoning map amendment*, “contiguous lot”, applicant is hereby petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone.

This proposal conforms with the Comprehensive Plan’s overarching theme to “Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer’s character.” The primary effect of the zone change would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

Applicant’s lots specifically lend themselves to this zone change: They are located at a major state-maintained road intersection (corner of East End and East Hill Roads) allowing for easy vehicular access with no maintenance cost to the City. Both lots qualify as “infill” for utilities (water/sewer, electric, and N/G), which are immediately adjacent to the south side of the two lots, as well a state-maintained sidewalk for easy pedestrian or bicycle access. Furthermore, applicant’s lots are surrounded on three sides by either business or school structures, authorized by different zones: An RO medical office to the west; a UR elementary school to the south; and a CUP approved bulk water dispensing facility to the east, as well as a long-established plumbing-supply outlet. Uphill to the north is a large 7 acre vacant lot suitable for upscale residences.

Because applicant’s two lots are subject to adjacent vehicular noise during the day, they are not prime candidates for family residences. However, they would be a very good location for a small business office, studios, or even a medical office thereby adding economic vitality to the city in compliance with chapter 7 of the 2018 Comp Plan. Such structures are typically well-designed, well-built and consequently more welcomed into the local community environment than, say, a trailer park as allowed by RR zoning, but not RO. Furthermore, any RO structure will have no more negative effect on the lot’s vegetative environment than a multi-family house. Currently, both lots have a light screen of trees around the entire perimeter. Applicant anticipates that they will remain for the long term.

In Spring 2023, after a physical inspection, the COE removed the wetlands designation depicted on earlier maps for a portion of applicant’s west lot.

The 2018 Comprehensive Plan states in the Executive Summary that “The Comprehensive Plan identifies a broad, long-term vision for Homer’s future . . .” and “The plan translates community values into broad goals and identifies specific objective and strategies to further those goals.” Thus, primarily for administrative convenience, the Plan employed a broad brush in painting the boundaries of the current zoning map. Title 21 of City Code is the “ground-level” tool for practical implementation of the Comp Plan’s broad goals, fine-tuning, optimizing, and modifying Homer’s land use based on specific characteristics and conditions. Furthermore, even the existing zoning boundaries occasionally are modified by successive Comp Plans. In fact, the 2018 Comp Plan – on page A10 - anticipates future conversion of applicant’s current RR Zone to RT, Residential Transition, allowing modest-dimensioned offices/businesses.

Recent public testimony on the Kachemak Drive lot fish-processing proposal reflected the possibility of a land use “cancer” spreading from one zoning change lot to all others subsequently adjoining it, and eventually infecting the entire original zone. While that scenario is theoretically

possible by code, it remains very unlikely with applicant's lots. As previously noted they are already essentially surrounded by alternative-based uses, with the large vacant north lot almost certainly destined for upscale residential use. Furthermore, that vacant lot also abutts the west RO and could be - again, theoretically - a potentially alternative route for zone change that entirely bypasses applicant's two lots. And to freeze all land-use changes out of resistance to future development, regardless of merit, Code, and the Comp Plan, would stifle Homer's economic growth and welfare.

Applicant's response to the three code criteria – listed below - for map amendmend approval per HCC 21.95.050 are encompassed within his answers to the City's Rezoning Application.

HCC 21.95.050

- a. Is consistent with the Comprehensive Plan and will further specific goals and objectives of the plan.**
- b. Applies a zoning district or district that are better suited to the area that is the subject of the amendment than the district(s) that the amendment would replace, because either conditions have changed since the adoption of the current district(s), or the current district(s) were not appropriate to the area initially.**
- 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.**

Homer Rezone Application
W.L. Slone

1. What is the public need and why is this rezone justified?

Optimises land use, provides utility infill, and public benefit from potential medical clinic/facility.

2. Describe benefits and detriments of this proposed rezoning to:

(a) Community: Increase professional employment; increase sales, revenue, and employment for building trades.

Land use: Encourage infill, increase supply and diversity of housing.

Encourage high-quality buildings, support a variety of dwelling options as well as development of a variety of well-defined commercial/business'.

Transportation: State-maintained roads fronting applicant's lots support community land use. Adjacent sidewalk helps provide alternative to automobile.

Public Services: Encourages the development of community services through office/public related business.

Economic Vitality: Encourage the retention and creation of more year-round and higher wage employment.

(b) Neighboring Landowners: Enhance property values

(c) Property Owner: Optimize land use

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.

Some adjacent properties to the east are already used for business. In addition, structures on lots to the immediate south and west are zoned UR and RO, respectively.

No negative effect compared to potential RR use such as trailer park or heavy equipment storage. Probably increase value of surrounding properties. Furthermore, the Comp Plan anticipates converting the property's zoning status from RR to RT.

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.

Water/sewer, NG, and electric are already available at immediate south boundary of the lots. Road access is via state-maintained roads.

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

No.

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

The following categories align with Comp Plan's overarching vision of Homer, particularly the outlined goals of increasing infill and diversity, and are compatible with city code allowing for fine-tuning of land use for optimization.

Land use: Encourage infill, increase supply and diversity of housing (home-based occupation). Encourage high-quality buildings (office/medical building).

Transportation: State-maintained roads fronting applicant's lots support community land use at no cost or negative effect to city street infrastructure. Adjacent sidewalk helps provide alternative to automobile.

Public Services: Encourages the development of community services through office/public related business.

Economic Vitality: Encourage the creation and retention of more year-round higher wage employment.

Transportation: Minimize stress and maintenance cost on city-maintained roads through use of state-maintained roads.

Health care: Positive health benefit from potential medical clinic or other health-related facility.

Economy: Encourage the retention and creation of more year-round jobs. Potential to support the wellness and healthcare industries.

Environment: Maintain same or higher level of scenic appearance than potential RR use such as trailer park or heavy equipment storage.

How would the proposed change affect the public health safety and welfare of the surrounding area?

Public Health: Medical benefit from potential medical clinic/office.


Safety: Wide, well-regulated state-maintained access roads (East End and East Hill Rds.) easily accommodate light traffic increase in lieu of traffic hazard at lots with more restricted access.

Welfare: Increased employment and city taxes to help maintain city services.

101

Petition


Proposed amendment:	The at <u>4410 E Hill Rd Lot</u> consists of one parcel which is <u>.68</u> acres. Currently the parcel is <u>R.R.</u> . This request is to change the zoning of the entire property, <u>from R.R.</u> to the <u>RO-Residential Office</u>	
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	As a natural part of the growth and development of the city pursuant to the 2013 <u>Comp Plan</u> . It optimizes land use, provides utility infill, and increases employment & tax receipts for Homer with valuable office structures, home-based business or medical clinic.	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
WILLIAM L. STONE		<u>T65 R 13W SEC16 SEWARD</u> <u>MERIDIAN 4M 2005096</u> <u>WATSON RIDGE LOT 1</u>	<u>17903078</u>

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Petition

Proposed amendment:	The at <u>B74 East End Rd Lot</u> consists of one parcel which is <u>2.73</u> acres. Currently the parcel is <u>RR</u> . This request is to change the zoning of the entire property, from <u>RR</u> to the <u>RO</u> .	
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	As a natural part of the growth and development of the city pursuant to the 2018 Comp Plan. It optimizes land use, provides utility infill, and also increases employment & tax receipts for the owner with valuable office structure, home based business & medical clinic	

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Wendy Stone		T6.5 R 13W SEC 16 SEWARD MERIDIAN 4M 2005096 WATSON RIDGE LOT 2	17903079

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Lot 1

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.

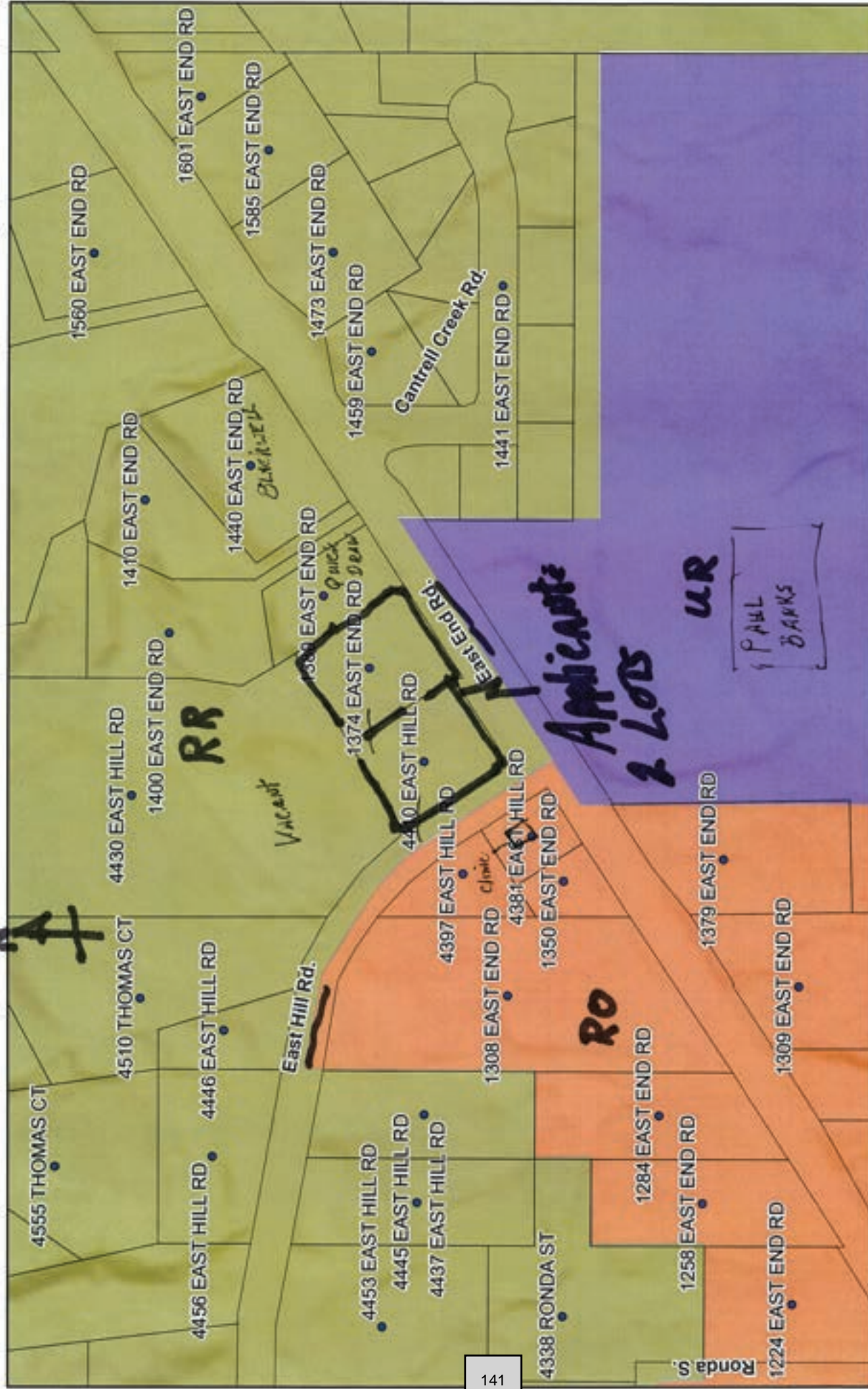
I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

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: _____

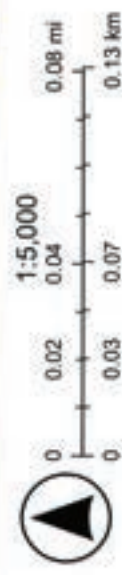
Property Owner Signature: _____

East End Rd. & East Hill Rd. Rezone Map



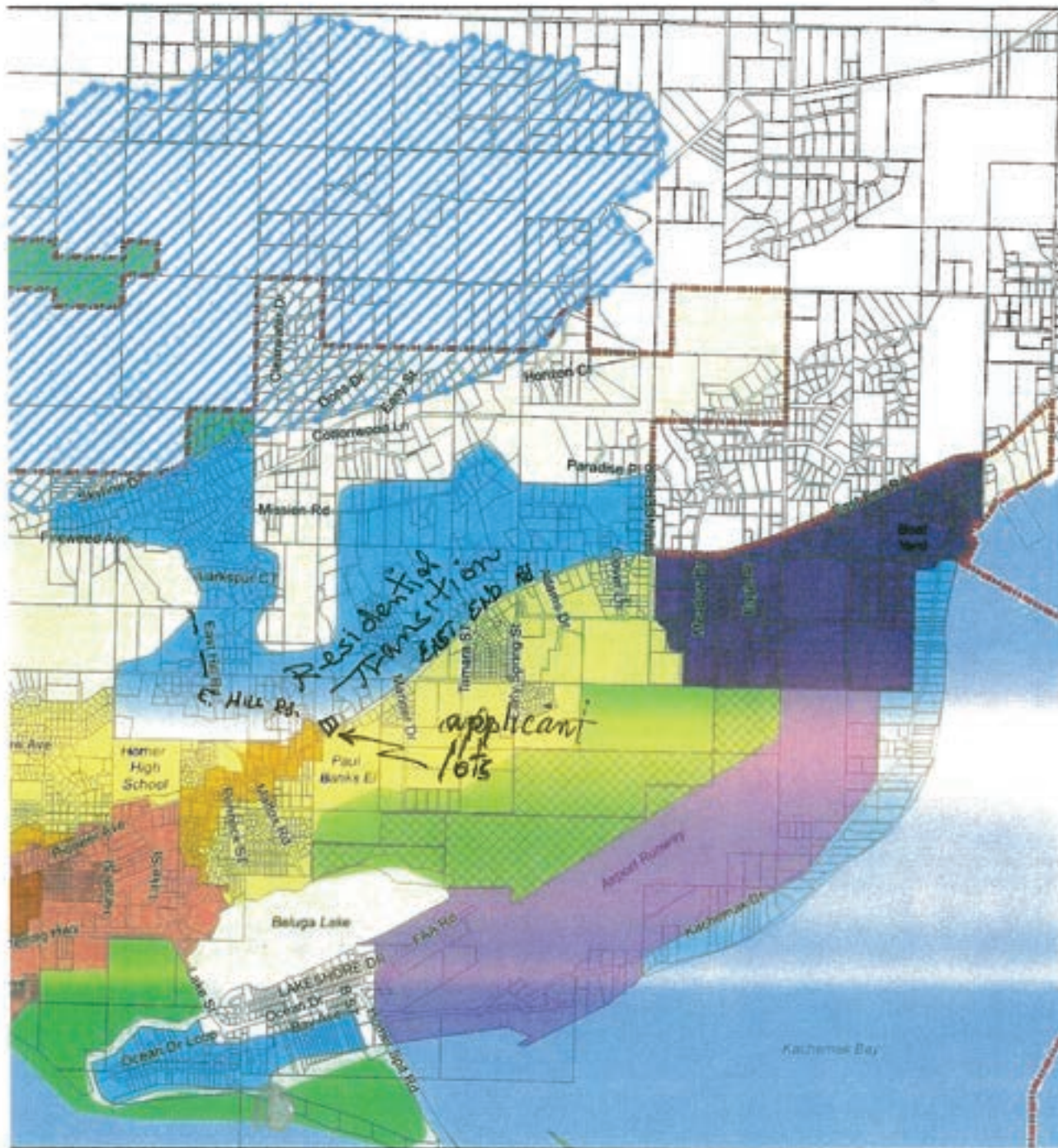
3/11/2025

- Parcels_Working view
- Address
- Road_Maintenance
- Zoning Districts
 - Residential Office
 - Rural Residential
 - Urban Residential
 - World_Hillshade



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, COSAR, N Robinson, NCEAS, NLS, OS, NMA, Geostaatynnen, Rijkswaterstaat, GSA, Geoland, City of Homer P & Z Department - 3.11.2025

2018 Comp Plan Land Use Recommendations Map p. A10

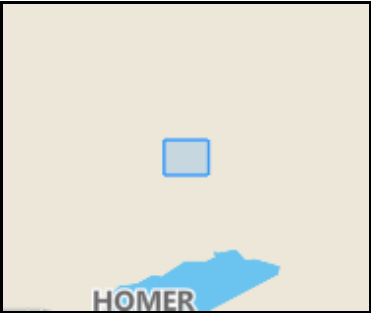


City Limits
Airport Critical Habitat Area

for Overlay



City of Homer



Legend

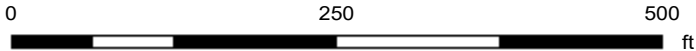
Transportation

Mileposts



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 correction or modification of the data. In using these data, you further agree to the data, or use of the data.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 25-37

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
RESIDENTIAL OFFICE (RO) ZONING DISTRICT AT 4410 E HILL ROAD
AND 1374 E END ROAD.

WHEREAS, City staff received a completed application by petition of the property owner, William L. Slone, per Homer City Code (HCC) 21.95.020 (e); and

WHEREAS, The request is consistent with the 2018 Homer Comprehensive Plan, furthering specific goals and objectives of the plan; and

WHEREAS, The Homer Planning Commission held a public hearing on April 16, 2025 as required by HCC 21.95.060(c); and

WHEREAS, A motion to recommend approval of the rezoning request by the Homer Planning Commission passed by unanimous consent; and

WHEREAS, The zoning district boundaries shall be as 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 Rural Residential zoning district to the Residential Office 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 27TH day of May, 2025.

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ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER

RACHEL LORD, MAYOR

Exhibit A

Parcel ID	Acreage	Legal Description
17903078	0.68 acres	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 1
17903079	0.73 acres	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 2

Exhibit B

**RURAL RESIDENTIAL
(RR) ZONING**

Proposed Change: This lot
to change zoning from
Rural Residential (RR) to
Residential Office (RO)

East Hill Rd.

Zoning District
Boundary RO / RR

East End Road

Cantrell Creek Rd.

**RESIDENTIAL OFFICE
(RO) DISTRICT**

Proposed Change: This lot
to change zoning from
Rural Residential (RR) to
Residential Office (RO)

Zoning District
Boundary RO / UR

**URBAN RESIDENTIAL
(UR) DISTRICT**



City of Homer
Planning and Zoning Department

Exhibit B
Rural Residential to
Residential Office
Rezoning



0 125 250 500 750 1,000 Feet

*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.*

City of Homer
Planning & Zoning Department
May 1, 2025



MEMORANDUM

Employee Wage COLA 2025

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: May 12, 2025
From: Aaron Glidden, Chair, Employee Committee
Through: Melissa Jacobsen, City Manager

Summary:

The Employee Committee respectfully requests a 2.2% COLA for upcoming fiscal year.

Background:

The Employee Committee met on March 5, 2025, and several more times since, to discuss the upcoming budget and the feasibility of a COLA. After gathering feedback from all departments, the EC overwhelmingly supports the addition of a 2.2% COLA, to keep pace with inflation.

The Employee Committee recognizes the budgetary hardship caused by the shortfall of sales tax revenue for the upcoming fiscal year, and does not envy the hard decisions that Council will have to make to come up with a balanced budget. We hope that Council understands that not implementing a COLA is essentially a pay cut, as our wages do not have the same buying power that they did a year ago.

We believe that wages that keep up with the Cost of Living go a long way to help with employee morale and retention.

Recommendation:

The Employee Committee recommends that the Council secure the funds to implement a 2.2% COLA for the upcoming year.

Attachments:

AK Department of Labor CPI Tables (2019-present)
COLA comparison across municipalities



Department of Labor and Workforce Development

RESEARCH AND ANALYSIS

[Home](#)
[MENU](#)

CPI TABLES (2019 - PRESENT)

Urban Alaska

(Index value and 12-month percent change)

YEAR	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	ANNUAL	HALF 1	HALF 2
2019		227.183 2.5%		228.553 2.7%		234.179 2.5%		230.406 0.7%		227.552 -0.3%		226.527 0.0%	228.676 1.4%	228.858 2.6%	228.495 0.2%
2020		226.51 -0.3%		222.909 -2.5%		225.245 -3.8%		226.984 -1.5%		228.343 0.3%		227.259 0.3%	226.153 -1.1%	225.049 -1.7%	227.258 -0.5%
2021		229.478 1.3%		233.519 4.8%		239.296 6.2%		239.899 5.7%		242.708 6.3%		243.568 7.2%	237.188 4.9%	232.679 3.4%	241.698 6.4%
2022		246.369 7.4%		251.041 7.5%		268.916 12.4%		258.149 7.6%		261.093 7.6%		256.634 5.4%	256.423 8.1%	252.271 8.4%	260.576 7.8%
2023		256.856 4.3%		258.866 3.1%		259.93 -3.3%		263.407 2.0%		263.984 1.1%		261.178 1.8%	260.372 1.5%	257.938 2.2%	262.806 0.9%
2024		261.34 1.7%		267.046 3.2%		267.559 2.9%		267.313 1.5%		269.404 2.1%		267.312 2.3%	266.208 2.2%	264.376 2.5%	268.039 2.0%
2025		269.022 2.9%													

U.S. City Average

(Index value and 12-month percent change)

YEAR	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	ANNUAL	HALF 1	HALF 2
2019	251.712 1.6%	252.776 1.5%	254.202 1.9%	255.548 2.0%	256.092 1.8%	256.143 1.6%	256.571 1.8%	256.558 1.7%	256.759 1.7%	257.346 1.8%	257.208 2.1%	256.974 2.3%	255.657 1.8%	254.412 1.7%	256.903 1.9%
2020	257.971 2.5%	258.678 2.3%	258.115 1.5%	256.389 0.3%	256.394 0.1%	257.797 0.6%	259.101 1.0%	259.918 1.3%	260.28 1.4%	260.388 1.2%	260.229 1.2%	260.474 1.4%	258.811 1.2%	257.557 1.2%	260.065 1.2%
2021	261.582 1.4%	263.014 1.7%	264.877 2.6%	267.054 4.2%	269.195 5.0%	271.696 5.4%	273.003 5.4%	273.567 5.3%	274.31 5.4%	276.589 6.2%	277.948 6.8%	278.802 7.0%	270.97 4.7%	266.236 3.4%	275.703 6.0%
2022	281.148 7.5%	283.716 7.9%	287.504 8.5%	289.109 8.3%	292.296 8.6%	296.311 9.1%	296.276 8.5%	296.171 8.3%	296.808 8.2%	298.012 7.7%	297.711 7.1%	296.797 6.5%	292.655 8.0%	288.347 8.3%	296.963 7.7%

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Homer	0%	0%	0%	0.0%	2.0%	0.0%	0.0%	1.5%	0.5%	0.5%	3.0%	1.0%	7.0%	1.5%	
Cordova	2%	2%	3%	2.25%	3.10%	3%	1.50%	1.50%	0%	2%	2%	2%	0		3.5%
Kenai	1.10%	1.10%	0.90%	3.60%	2%	3.50%	0	0	0.80%	0.20%	2%	0.22%	4.35%		
Palmer	0	0	0	0	0	3%	0	0	0	0	0	0	0		
Seward	0	1%	1.80%	2.50%	3%	3%	0	0	2.10%	0	0	0	0		
Wasilla	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%		
Kenai Penit	3.00%	2%	4.60%	2.50%	3.50%	2.50%	1%	0.50%	0.50%	0.50%	2.00%	2.00%	1.50%		
Average	1.16%	1.19%	1.76%	1.84%	2.23%	2.43%	0.64%	0.79%	0.84%	0.74%	1.57%	1.03%	2.12%		
CPI	1.80%	3.20%	2.2%	3.1%	1.6%	0.5%	0.4%	0.5%	3.0%	1.4%	-1.1%	4.9%	8.1%	1.5%	2.2%

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 25-38

AN ORDINANCE OF THE HOMER CITY COUNCIL APPROPRIATING FUNDS FOR THE FISCAL YEARS 2026 and 2027 FOR THE GENERAL FUND, THE WATER FUND, THE SEWER FUND, THE PORT/HARBOR FUND, AND INTERNAL SERVICE FUNDS.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2026:

General Fund	\$16,636,358
Water Fund	\$ 2,522,112
Sewer Fund	\$ 2,157,567
Port/Harbor Fund	<u>\$ 6,287,824</u>
Total Expenditures	\$27,603,861
Internal Service Funds	\$3,126,681

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2027:

General Fund	\$17,134,397
Water Fund	\$ 2,649,471
Sewer Fund	\$ 2,264,144
Port/Harbor Fund	<u>\$ 6,458,249</u>
Total Expenditures	\$28,506,261
Internal Service Funds	\$3,270,225

Section 3. The amounts appropriated by this ordinance are appropriated to the objects and purposes stated in the adopted budget.

Section 4. Grant funds.

(a) If grant funds that are received during the fiscal year exceed the amounts of such funds appropriated by this ordinance by not more than \$25,000, the affected appropriation is increased by the amount of the increase in receipts.

(b) If grant funds that are received during the fiscal year exceed the amounts appropriated by this ordinance by not more than \$25,000, the appropriation from city funds for the affected program may be reduced by the excess if the reduction is consistent with applicable federal and state statutes.

(c) If grant funds that are received during the fiscal year fall short of the amounts appropriated by this ordinance, the affected appropriation is reduced by the amount of the shortfall in receipts.

Section 5. Donations or charitable contributions. If donations or contributions are received during the fiscal year that exceed the amounts of such funds appropriated by this ordinance by not more than \$5,000, the affected appropriation is increased by the amount of the increase in receipts.

Section 6. A copy of the adopted budget shall be certified by the City Clerk and filed in the office of the City Clerk.

Section 7. The supporting Line Item Budget detail as presented by the Administration and reviewed by the City Council is incorporated as part of this Budget Ordinance.

Section 8. The property tax mill levy is set at 4.5 mills for 2025.

Section 9. This Ordinance is limited to approval of the budget and appropriations for Fiscal Year 2026 and 2027, is a non-code Ordinance and shall become effective July 1, 2025.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

83
84 YES:
85 NO:
86 ABSTAIN:
87 ABSENT:
88
89 First Reading:
90 Public Hearing:
91 Second Reading:
92 Effective Date:

Operating Budget Amendments - FY26/27

Request Name	Sponsor	FY26 Amount	FY27 Amount	Funding Source	Status
Homer Business Advisor (AKSBDC)	Venuti	\$ 20,000	\$ 20,000	General Fund Unassigned Fund Balance	

Capital Budget Amendments - FY26/27

Request Name	Sponsor	FY26 Amount	FY27 Amount	Funding Source	Status
Green Timbers Trailhead, Parking Lot, and Connector Trails	Aderhold	\$ 250,000		HART Trails	
Trackless MT7 Municipal Sidewalk Tractor	PARCAC	\$ 250,000		SPLIT - \$125,000 HART Roads, \$125,000 HART Trails	

FY26 Proposed Budget Amendment Form

Fund Name: General Fund Unassigned Fund Balance

Project Name: Homer Advisor, Alaska Small Business Development Center

Account #	Account name	Page #	Increase	Decrease	Balance
100	General Fund Unassigned Fund Balance			\$ 20,000	\$ 1,787,839
100-0350-5210	Non-Departmental Professional Services	29	\$ 20,000		\$ 20,000

Rationale:

Homer's support for small businesses is crucial in the current financial landscape shaped by changes from the state and federal governments. The Small Business Development Center's Homer Advisor position, a partnership with the University of Alaska, Borough, and the Homer Chamber of Commerce is a key investment in the small businesses contributing to sales tax and property tax revenue. Importantly, the Economic Development Advisory Commission has recommended approval of this in the budget, further underscoring the need for the Homer Advisor position.

Data was gathered on the 2024 SBDC work on the Peninsula for a February presentation to the Kenai Peninsula Assembly. Despite its smaller population, Homer had the highest demand for SBDC services, surpassing even Soldotna and Kenai. The Homer position, with an office provided by the Homer Chamber of Commerce, is a lifeline for those who need assistance but could not visit the office in person if it were in Soldotna or Kenai. Starting a small business is complicated, but this service supports and follows the business's success in the early stages. Homer's Economy is heavily reliant on small businesses and entrepreneurs.

This small investment increases sales and property taxes. It also sends a message that Homer has the backs of small businesses as they get the information and support needed to succeed.

Requested By: _____
Caroline Venuti

Prepared By: _____
Caroline Venuti

FY27 Proposed Budget Amendment Form

Fund Name: General Fund Unassigned Fund Balance

Project Name: Homer Advisor, Alaska Small Business Development Center

Account #	Account name	Page #	Increase	Decrease	Balance
100	General Fund Unassigned Fund Balance			\$ 20,000	\$ 1,787,839
100-0350-5210	Non-Departmental Professional S	29	\$ 20,000		\$ 20,000

Rationale:

Homer's support for small businesses is crucial in the current financial landscape shaped by changes from the state and federal governments. The Small Business Development Center's Homer Advisor position, a partnership with the University of Alaska, Borough, and the Homer Chamber of Commerce is a key investment in the small businesses contributing to sales tax and property tax revenue. Importantly, the Economic Development Advisory Commission has recommended approval of this in the budget, further underscoring the need for the Homer Advisor position.

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This small investment increases sales and property taxes. It also sends a message that Homer has the backs of small businesses as they get the information and support needed to succeed.

Requested By:
Caroline Venuti

Prepared By:
Caroline Venuti

FY26 Proposed Budget Amendment Form

Fund Name: HART Trails

Project Name: Green Timbers trailhead, parking lot, and connector trails

Account #	Account name	Page #	Increase	Decrease	Balance
165-xxxx	HART Trails	84		\$ 250,000	\$ 762,633
165-xxxx	Green Timbers trail reserve	84	\$ 250,000		\$ 250,000

Rationale:

This would set aside funds as match for HTA to seek grant funding to construct a parking lot at Green Timbers and trail to connect the Diamond Creek Recreation Area trails on the north side of Sterling Highway to the Diamond Creek State Recreation Area on the south side of the highway via a culvert under the highway at Diamond Creek that the City is working with DOT&PF to include in their Sterling Highway reconstruction. DOT&PF would like to see a financial commitment from the city before agreeing to include design of the culvert underpass in their final construction plans. If the culvert underpass is not constructed by DOT&PF, the funds would be returned to HART Trails. There may also be ways for the city to work with DOT&PF and the construction contractor to reduce the overall costs to the city.

See also page 84 of the capital budget for PARCAC's description and value of the project.

Requested By:
Donna Aderhold

Prepared By:
Donna Aderhold

FY26 Proposed Budget Amendment Form

Fund Name: HART Roads and HART Trails

Project Name: Trackless MT7 Municipal Sidewalk Tractor

Account #	Account name	Page #	Increase	Decrease	Balance
160-xxxx	HART Roads	17		\$ 125,000	\$ 125,000
165-xxxx	HART Trails	17	\$ 125,000		\$ 125,000

Rationale:

At the May 15, 2025 PARCAC Regular meeting the Parks, Art, Recreation & Culture Advisory Commission requested staff to send a memo on their behalf to the Mayor and City Council regarding the potential FY26 Capital Budget request of a "Trackless - MT7 Municipal Sidewalk Tractor" for the amount of \$250,000. The commission supports the purchase of this tractor but is requesting the capital budget purchase be split from the HART Roads Fund (\$125,000) and the HART Trails Fund (\$125,000) with the rationale that the equipment would be use for both sidewalks and trails.

Requested By: _____
PARCAC

Prepared By: _____
PARCAC

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 25-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2026 AND
2027 CAPITAL BUDGET.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2026:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 79,000
General Fund CARMA (156)	\$ 261,600
Utility CARMA (256)	\$ 189,200
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 260,000
HART Roads (160)	\$ 0
HART Trails (165)	\$ 265,000
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 1,054,800

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2027:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 326,500
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 326,500

Section 3. The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 4. This Ordinance is limited to approval of the Budget and appropriations for Fiscal Year 2026 and 2027, is a non-code Ordinance and shall become effective July 1, 2025.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Resolution 25-030, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay. City Manager/Personnel Director

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: April 7, 2025
From: Andrea Browning, Personnel Director
Through: Melissa Jacobsen, City Manager

Overview

The Personnel Regs are periodically reviewed in order to determine if revision and/or clarifications are necessary.

The following proposed changes take into consideration recommendations by:

- The Employee Committee (after receiving input from their respective departments)
- Department Heads
- Administration

Suggestions were compiled by HR, and discussed with the Employee Committee, Department Heads, and the City Manager. After a careful vetting process and much consideration given to best practices and fiscal impacts, Administration recommends the following revisions.

Recommended Changes

Human Resources Director Browning has worked with the Employee Committee to review other comparable Alaska municipalities current Shift Differential and On-Call rates relative to the City of Homer.

When comparing both Shift Differential rates as well as On-Call rates of pay, it is evident that the City has fallen behind our surrounding municipalities. City Manager Jacobsen has reviewed the data and agrees that an adjustment to both rates is due in order to maintain parity.

The data gathered, as well as recommendations of Administration, are included for your consideration.

Shift Differential

A "shift differential" is extra pay given to employees who work outside of standard business hours, swing or grave shifts (nights). Shift differential essentially compensates them for working less desirable shifts that may disrupt their regular schedule; it is additional pay on top of their regular hourly rate and is paid as a percentage of their base pay to incentivize employees to take on these shifts. As you can see by the table below, the City has fallen behind other municipalities.

Administration's recommendation: Increase the Swing Shift differential to 3%, and Graveyard Shift differential to 6%. The Employee Committee supports this recommendation.

Current Rates	Swing/Graveyard
City of Homer	2% swing / 4% grave
City of Cordova	4% for most *Some CBA's are 3% swing/ 6% grave (8 hours or less) *CBA's are 4 ½ % grave (shifts longer than 8 hours)
City of Kenai	3% swing / 6% grave
City of Palmer	3% / 6% grave (Police & Dispatch only)
City of Seward	3% swing/ 6% grave
City of Soldotna	7% (6pm-6am)
City of Wasilla	2 ½ % swing / 5% grave + CBA's that vary
Kenai Peninsula Borough	3.75% / 7.5% Police Dispatch/ Custodians/ IT Others are lower, per CBA's

Current Personnel Regulations read:

Chapter 5 - Salary Administration

5.8 Shift Pay. Additional pay is provided to employees that are assigned to work in a swing or graveyard shift. An employee must work at least half of their scheduled work day in a swing or graveyard shift to be entitled to shift pay. Any continuous shift with at least half of the hours in a higher shift rate shall have the entire shift paid at the appropriate higher shift rate. Shift differential shall be calculated as part of an employee's hourly rate of pay for overtime compensation purposes. All shifts should be scheduled so that each employee works 80 hours within each pay period. Shift differential shall not be paid for any non "working" hours. Fire Department Emergency Services personnel on a fourteen-day work schedule will not receive shift differential.

5.8.1 Swing Shift. Employees assigned to work between the hours of 4:00 p.m. and midnight will receive two percent additional pay to their hourly rate of pay for hours worked during a swing shift.

5.8.2 Graveyard Shift. Employees assigned to work between the hours of midnight and 8:00 a.m. will receive **four** percent additional pay to their hourly rate of pay for hours worked during a graveyard shift.

Change: Increase Swing Shift differential to 3% and Graveyard Shift differential to 6%.

Fiscal impact: The estimated cost citywide would be roughly \$23,800. This value is determined by increasing FY24 actuals by the proposed rate. This is not precise, as the employee demographics can change between the fiscal years.

On-Call Pay

On-call pay is compensation for employees who are available to work outside of their regular hours, even if they aren't actively working. On-call pay compensates employees for being ready to respond to work-related needs and emergencies.

Background: In FY24 there were 22,600.75 hours of On-Call pay, which totaled \$67,803. In FY26 we will be adding the IT department to the on-call schedule. At the current rate of \$3.00/hour, the IT department will cost \$12,189 annually, which accounts for most of the increase from FY24 to FY26 shown below.

FY26: Current \$3.00/ hour, the estimated On-Call cost for all departments in FY26 would be \$84,267 (\$38,361 General Fund, \$30,474 Utility Fund, \$15,432 Enterprise Fund).

Increasing the On-Call rate

\$4.25/hour; increases the total estimated cost for FY26 to \$119,378 annually. This is a \$51,575 increase over FY24.

\$5.00/hour; increases the total estimated cost for FY26 to \$140,445 annually. This is a \$72,642 increase over FY24.

On Call Pay	Estimated			
	FY26			
	Hours	Current \$3.00	\$4.25/hour	\$5.00/hour
IT	4063	\$12,189	\$17,268	\$20,315
Fire	500	\$1,500	\$2,125	\$2,500
Ice Plant	5144	\$15,432	\$21,862	\$25,720
Equipment Oper.	3133	\$9,399	\$13,315	\$15,665
W/WW	8983	\$26,949	\$38,177	\$44,915
Building Maint.	6266	\$18,798	\$26,631	\$31,330
		\$84,267	\$119,378	\$140,445

As you can see by the table below, the City has fallen behind other municipalities.

Administration's recommendation: Increase the On-Call Pay to \$5.00 per hour

The Employee Committee supports this recommendation.

<i>Current Rates</i>	<i>On-Call pay per hour</i>
City of Homer	\$3.00/ hour; 2-hr minimum call-out
City of Cordova	\$5.00/hour Police & Fire ; \$2/hour all others
City of Kenai	5% rate computed against Step-A
City of Palmer	2 hours at OT rate per day/period
City of Seward	2 hours at OT rate per day/period
City of Soldotna	\$4.25 hour
City of Wasilla	2 hours at OT rate per day/period
Kenai Peninsula Borough	2-hour minimum call-out

Current Personnel Regs read:

Chapter 5; Salary Administration

5.14 On-Call Pay. All full-time employees that are required to be on call shall be compensated at the rate of **\$3.00** per hour for all on-call hours outside of work hours. On-call compensation received shall be calculated as part of the employee's hourly rate of pay for overtime compensation purposes. On-call employees that are called back for unscheduled work after completing their work day shall be paid a minimum of two hours pay at their hourly overtime rate. On-call employees scheduled to work weekend hours outside their normal work week will be paid overtime regardless of the number of hours worked during the workweek. On-call employees should not be on leave or take leave during scheduled on-call periods and should not consume alcohol or drugs while on-call. The on-call duty definition does not pertain to Fire Department personnel when they are not required to be accessible for work assignment.

Change: Increase On-Call Pay to \$5.00 per hour

Fiscal impact: **\$56,178** (Addition of IT is \$20,315 of that total)

Estimated FY26 \$140,445 cost at \$5.00/hour on-call pay

Less estimated FY26 \$84,267 cost at \$3.00/hour on-call pay = \$56,178

* Roughly 36% of the on-call hours are charged to the Utility Fund and 18% are charged to the Enterprise Fund.



MEMORANDUM

Resolution 25-030, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay. City Manager/Personnel Director

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: April 2, 2025
From: Michael Swoboda, Vice Chair Employee Committee
Through: Melissa Jacobsen, City Manager

Summary:

Propose a cost of living adjustment (COLA) to the on-call pay rates for the On-call employees of the City of Homer. This adjustment aims to ensure that compensation remains fair and competitive, reflecting the increasing living costs in our region. This would keep us in line with other municipalities and help account for wage compression of on-call duties.

Background:

The On-call position plays a crucial role in maintaining the city's infrastructure, ensuring public safety, and providing essential services. Employees assigned to on-call duties are expected to be available beyond regular working hours and within an immediate response range of their location of work, often responding to emergencies that require immediate attention. Currently, the on-call compensation structure is as follows:

Weekdays: \$3/Hour & 1.5x pay for call outs
Weekends: \$3/Hour & 1.5x pay for call outs
Holidays: \$3/Hour & double pay for call outs

These rates have remained unchanged since at least 2005, with no adjustments made during the tenure of any current employee, despite a significant rise in the cost of living in Homer and addition of job duties and infrastructure expansion.

Rationale for Adjustment:

Increased Living Costs: According to recent data, the cost of living in Alaska has risen significantly, impacting housing, utilities, and other essential expenses. The U.S. Bureau of Labor Statistics reports

a cumulative inflation rate of approximately 64% over the past 20 years, reflecting significant increases in the cost of goods and services. This has resulted in wage compression for employees who have the responsibility to be On-call for after-hours emergencies, with increased job responsibilities due to the growth of Homer and addition of services.

Employee Retention and Morale:

Competitive compensation is vital for retaining skilled personnel. Adjusting on-call pay to align with current living costs demonstrates the city's commitment to its employees' well-being, potentially reducing turnover and enhancing job satisfaction. This also ensures alignment with industry standards in comparable regions and municipalities.

Recommendation:

The Employee Committee recommends implementing a COLA to the current on-call pay rates, effective 07/01/2025. The proposed rates are:

Proposed adjusted pay:

Weekdays: \$5/Hour & 1.5x pay for call outs

Weekends: \$5/Hour & 1.5x pay for call outs

Holidays: \$5/Hour & double pay for call outs

These adjustments are calculated based on the percentage increase in the cost of living since the last pay adjustment, ensuring that compensation remains aligned with current economic conditions. That same \$3 would be equivalent to \$5.61 as of December 2024. The proposed \$5 hourly rate for on-call pay is designed to reflect inflationary trends and ensures alignment with industry standards in comparable regions and municipalities.

Financial Impact:

This adjustment will be funded through a combination of the general fund and the enterprise funds of the city. FY 2026 is expecting 28,089 of on-call worked. This was broken up between 6 departments. Fire, W/WW, ice plant, equipment operators, building maintenance, and IT. This would result in a total financial need of \$140,445.00 this would be an increase of \$56,178. \$28,254 of this would be paid for through enterprise funds of the W/WW and harbor and \$27,924 would be allocated through the general fund.

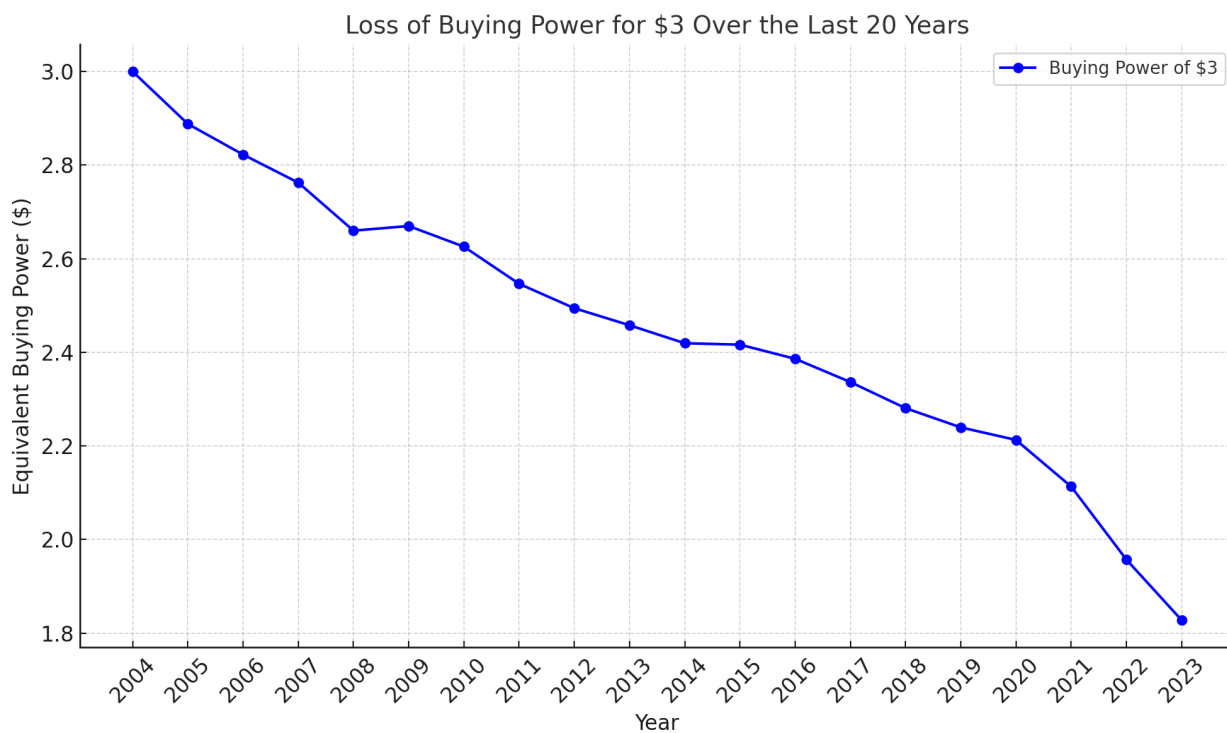
Precedent for Change:

The creation of a separate wage scale for exempt employees was created due to wage compression for exempt employees resulting in an increase in wages of 9% in FY24 and an additional 2% in FY25.

The estimated fiscal impact for FY24 is \$72,697 and \$17,609.50 in FY25 resulting in a total impact of \$90,306.50 this was passed unanimously through council on 2/12/2024.

Conclusion:

Implementing this cost of living adjustment will not only support our dedicated On-Call employees but also enhance the efficiency and responsiveness by fostering a motivated and stable workforce. This proposal is consistent with the City of Homer's commitment to equitable compensation and the well-being of its workforce, ensuring we continue to attract and retain skilled personnel essential to maintaining our city's infrastructure.



Source Reference:

U.S. Bureau of Labor Statistics. (2024). Consumer Price Index Historical Tables for U.S. City Averages. Retrieved from <https://www.bls.gov/cpi/tables/home.htm>

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Personnel Director

RESOLUTION 25-030

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE CITY OF HOMER PERSONNEL REGULATIONS,
CHAPTER 5, SECTION 5.8.1, SWING SHIFT; SECTION 5.8.2,
GRAVEYARD SHIFT; AND SECTION 5.14, ON-CALL PAY.

WHEREAS, Pursuant to Regulation 1.6, Revisions and Amendments, the City Manager may recommend revisions to the Personnel Regulations at any time with the revisions effective upon the approval of the City Council; and

WHEREAS, The City Manager recommends amending Chapter 5, Section 5.8.1 Swing Shift to increasing the shift differential from 2% to 3%; and

WHEREAS, The City Manager recommends amending Chapter 5, Section 5.8.2 Graveyard Shift to increasing the shift differential from 4% to 6%; and

WHEREAS, The City Manager recommends amending Chapter 5, Section 5.14 On-Call Pay to increasing the on-call pay from \$3.00 per hour to \$5.00 per hour.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby amends the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay, as outlined above.

PASSED AND ADOPTED by the Homer City Council this 14th day of April, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: \$0 to budget; \$23,800 Shift Differential / \$56,178 On-Call Pay actual cost



MEMORANDUM

Ordinance 25-43, An Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: May 21, 2025
From: Elizabeth Fischer, Finance Director
Through: Melissa Jacobsen, City Manager

The purpose of this memo is to provide an overview of the model used to generate the water and sewer rates.

Introduction:

The basic principles and assumptions of this model were developed by the most recent Water and Sewer Task Force. The purpose of this model is to generate a utility rate that is a product of budget assumptions and the backing out of fixed fee components. The intent was to provide the City with a mechanism that connected the water and sewer rates to the actual costs to maintain the infrastructure.

The format of the rate model has changed from the one the Water and Sewer Task Force generated, but the basic principles and assumptions remain the same. These changes were made to more accurately reflect the City's budget structure. The rate model is to be presented prior to the beginning of the fiscal year and will be directly connected to the budgeted revenue requirements for that year.

Worksessions were held on February 10th and 24th of this year to discuss the rate model structure and the possible re-introduction of a monthly service fee. The discussion concluded with a decision to keep the current model structure intact and to not incorporate a monthly service fee at this time. Future worksessions will be held during FY26 to discuss the rate model in more detail.

Water Rate Model:

This model generates a rate based on water revenues and consumption.

Revenues

The revenue inputs are defined as follows:

- FY26 Operating Revenue Required – pulled directly from the operating budget

- Formula: Total Water Revenue - Water CARMA Transfer –
 - $\$2,522,112 - \$328,971 = \$2,193,141$
- CARMA Budget Transfer – pulled directly from the operating budget
 - Formula: Total Water Operating Expenditures * 15%
 - $\$2,193,141 * 0.15 = \$328,971$
- Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY26 calculation.
- Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
 - Formula: Connection Fees + Services & Meters + In Lieu of City Sales Tax + Penalty & Interest
 - $\$16,384 + \$34,302 + \$560 + \$8,146 = \$59,392$
- Deduct Portion Collected through Service Fee – Not used in FY26 calculation.
- Hydrant Rents – This is related to the costs associated with maintaining the water hydrants.
 - Formula: Budgeted at 10% of operating revenue required and the costs are shared 50/50 between the General Fund and the Water/Sewer Fund.
 - $(\$2,193,141 / 2) * 10\% = \$109,657$
- Surplus Water Sales (Bulk) Surcharge Only – This amount is determined by applying the bulk surcharge (0.004/gallon) to the prior fiscal year total gallons consumed by bulk users. This is backed out because these expenses are captured by the separate rate for bulk users.
 - $22,364,700 \text{ gallons} * 0.004 = \$89,459$
- Revenue Required for Commodity Rate Calculation – Summation of revenue required less deductions. This represents the amount of revenue necessary to generate to meet operating budget needs for upcoming fiscal year.

Consumption

The water consumption line is determined by prior calendar years gross meters water sales (in gallons). The water usage at the Sewer Treatment Plant has been backed out of this figure, as it has been determined to be an operational cost. The model rounds up to the nearest million for ease of reporting.

Rates

The water rates are broken into three categories:

1. The commodity rate (per gallon) is generated by dividing the total revenue required by the estimated water sales. This ensures that the whole population of water users are contributing to an equal share of costs.
2. The bulk rate (per gallon) is applying a surcharge of 0.004 per gallon to the set commodity rate.
3. The monthly fees is determined by dividing the budgeted administrative costs by the current number of water meters. This fee was not used in FY26 calculation.

Sewer Rate Model:

This model generates a rate based on sewer revenues and usage.

Revenues

The revenue inputs are defined as follows:

- FY26 Operating Revenue Required – pulled directly from the operating budget
 - Formula: Total Water Revenue - Sewer CARMA Transfer
 - $\$2,157,567 - \$281,422 = \$1,876,145$
- CARMA Budget Transfer – pulled directly from the operating budget
 - Formula: Total Sewer Operating Expenditures * 15%
 - $\$1,876,146 * 0.15 = \$281,422$
- Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY26 calculation.
- Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
 - Formula: Services & Meters
 - $\$17,577$
- Fixed Fee Components
 - Lift Stations Costs - These costs are pulled straight from the current operating budget. These costs are backed out because the users on the lift station bear the complete costs associated with maintaining this infrastructure.
 - Pumping Fee - The City RFP's the pumping contract every three years and the costs of the contract is divided up amongst the number of Kachemak City users.
 - Dumping Station Fee - These costs come directly from the current operating budget. This fee has been determined to be an operational cost and, as such the fee is not forwarded along to customers.
 - Multi-Units and Kachemak City meters - This is an additional fee charged to help offset added costs associated with maintaining such infrastructure.
- Revenue Required for Commodity Rate Calculation – Summation of revenue required less deductions. This represents the amount of revenue necessary to generate to meet operating and capital budget needs for upcoming fiscal year.

Usage

The sewer usage is determined by the by the number of gallons actually billed for in the prior fiscal year. The model rounds up to the nearest million for ease of reporting.

Rates

The sewer rate is broken into two categories:

1. Non-lift rate is generated by dividing the total revenue required by the projected billable volume for non-lift.

2. Lift station rate is generated by dividing the total revenue required by the projected billable volume for only the lift zone.

Rate Analysis:

Current Rates

Water Rates:

Commodity (per gal): \$0.0172
Bulk (per gal): \$0.0212
Monthly Fees: \$0

Sewer Rates:

Non-Lift Station: \$0.0171
Lift Station: \$0.0272

Proposed Rates – Scenario 1

Water Rates:

Commodity (per gal): \$0.0165
Bulk (per gal): \$0.0205
Monthly Fees: \$0

Sewer Rates:

Non-Lift Station: \$0.0186
Lift Station: \$0.0294

Rate Comparison

	Low Volume Animal Shelter		Average Volume City Hall		High Volume Library		Lift-Station (Year-Round) Port & Harbor - Maintenance	
	Existing	Scenario 1	Existing	Scenario 1	Existing	Scenario 1	Existing	Scenario 1
	Consumption		Consumption		Consumption		Consumption	
	2400	2400	4000	4000	5900	5900	1800	1800
Water Rate	0.0172	0.0165	0.0172	0.0165	0.0172	0.0165	0.0172	0.0165
Sewer Rate	0.0171	0.0186	0.0171	0.0186	0.0171	0.0186	0.0272	0.0294
Charges:								
Water	41.28	39.60	68.8	66.00	101.48	97.35	30.96	29.70
Sewer	41.04	44.64	68.40	74.40	100.89	109.74	48.96	52.92
Service	0	0	0	0	0	0	0	0
Total Bill	\$ 82.32	\$ 84.24	\$ 137.20	\$ 140.40	\$ 202.37	\$ 207.09	\$ 79.92	\$ 82.62
Impact	\$ 1.92		\$ 3.20		\$ 4.72		\$ 2.70	

Recommendation:

Review the model and approve the rates as proposed.

Rate Calculation - Scenario 1

WATER Rate Model	
Revenues	
FY26 Operating Revenue Required - Water	\$ 2,193,141
CARMA Transfer Requirement	328,971
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(59,391)
Deduct Portion Collected through Service Fee	0
Hydrant Rents (10% of Total)	(109,657)
Multi-Units (\$5/unit/mo.)	(39,000)
Surplus Water Sales (Bulk) surcharge only	(89,459)
Revenue Required for Commodity Rate Calculation	\$ 2,224,605
Water Consumption (Gallons)	
Gross Meters Water Sales	135,288,200
Total Estimated Water Sales	135,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0165
Bulk Rate (per gal)	\$ 0.0205
Monthly Service Fees	\$ -
Consumption Additional Information:	
FY24 Gross Meters Water Sales (Gallons)	135,288,200
SEWER Rate Model	
Revenues	
FY25 Operating Revenue Required - Sewer	\$ 1,876,145
CARMA Transfer Requirement	281,422
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(17,577)
Lift Stations Costs	(237,180)
Pumping Fee	(9,804)
Dumping Station Fees	(10,370)
Multi-Units (\$5/unit/mo.)	(39,000)
Revenue Required for Commodity Rate Calculation	\$ 1,843,637
Sewer Usage (Gallons)	
Projected Billable Volume	77,000,000
Projected Billable Volume - Lift Zone Only	22,000,000
Total Projected Billable Volume	99,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0186
Lift Station Rate	\$ 0.0294
Lift Station Additional Information:	
CY23 Actually Billed Gallons (Lift Zone Only)	21,909,500

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

3 City Manager/
4 Finance Director

5 **ORDINANCE 25-43**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE CITY OF HOMER WATER AND SEWER RATES AND
9 UPDATING THE CITY FEE SCHEDULE ACCORDINGLY.

10
11 WHEREAS, Water and sewer utility services shall be reviewed annually and shall take
12 effect the first full billing period in July; and

13
14 WHEREAS, Based on the water sewer rate model prepared by the Water Sewer Rate
15 Task Force and adopted by the Homer City Council in Resolution 13-048(S-2)(A-3) adjustments
16 to the rates are recommended and warranted to reflect the true cost of water and sewer
17 services.

18
19 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

20
21 Section 1. The City Council of Homer, Alaska hereby amends the City Fee Schedule
22 under water and sewer fees as follows:

23
24 **WATER**

25
26 A 4.85% of total charges charged to every customer outside of city limits in lieu of city sales tax will be
27 applied to those water accounts outside city limits.

28
29 **Customer Classification Definitions for Determining Water Connection and Extension**
30 **Permit Fees**

31
32 Single Family Residential: A unit providing housing for one household; with less than 25% of the
33 building area used for business or commercial purposes.

34
35 Multi-Family Residential: A building or lot occupied by more than one household: contained within one
36 building or several building within one complex. Examples of multi-family units includes duplexes, four-
37 plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot
38 (where units are normally rented or occupied for longer than one month at a time). Examples of units
39 not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units are
40 routinely rented or occupied for less than one month at a time.)
41

42 **Commercial:** Any user not defined as Residential.

Water Connection Fee	
Single Family	\$300.00*
Multi-Family/Commercial	\$375.00*
*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a water connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.	

43
44 **Customer Classification Definitions for Determining Water Rates**

45
46 **Bulk Water Customers:** The bulk water customers are the resellers of water or water users who
47 purchase water from the water plant directly and are not in the metered water distribution system.

48
49 **Non-Bulk Customers:** All customers who receive water from the metered water distribution system.

50
51 **Multi-Units:** An additional \$5 monthly charge shall apply to each of the units of a building or lot
52 occupied by more than one household or commercial entity contained within one building or several
53 buildings within one complex. Examples of multi-family units include duplexes, four-plexes and up,
54 apartments, condominiums, co-housing projects, and multiple structures on one lot (where units are
55 normally rented or occupied for longer than one month at a time). Examples of units not considered as
56 multi-family include hotels, motels, and B&B's seasonal rooms/cabins (where units are routinely rented
57 or occupied for less than one month at a time.)

58
59 This fee applies to all multi-unit structures defined in the sewer section of this for apartments, rental
60 units or multi-unit buildings where each unit would have one or more restrooms and are intended to
61 be rented on a monthly basis where there is only one meter installed, excluding a rental building
62 restroom used for shared or public use.

63
64 **Water Rate Schedule**

65 All water utility services shall be billed according to the following schedule. This schedule is for monthly
66 water service and is in addition to any charges for connecting or disconnecting the service, installation
67 of the service or any assessment of the improvements.

Table III

Water Rates

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer	\$0.00	\$0.0172 \$0.0165
Lift-Station Customer	\$0.00	\$0.0172 \$0.0165
Multi-units (additional per unit)	\$5.00	
Bulk Water	\$0.00	\$0.0212 \$0.0205

68
69 **Meter Size Deposits**

A \$750 meter deposit shall apply to metered fire hydrant connections. The deposit will be returned when the meter is returned undamaged. This deposit may be waived upon the recommendation of the Public Works Superintendent.

If a bulk water customer purchases a meter from the City for measuring the quantity of water purchased, it shall be exempt from the monthly meter service charge. It is the responsibility of the bulk water customer to maintain that meter so the City can accurately determine the amount of water being purchased. In the event the meter fails, it is the bulk water customer's responsibility, at its expense, to repair it or purchase a replacement meter from the City. The City may at any time test the meter for accuracy.

Size (inches)	Residential Users	Non-residential Users
5/8	\$75.00	\$220.00
3/4	\$80.00	\$230.00
1	\$90.00	\$250.00
1-1/2	\$115.00	\$310.00
2	\$150.00	\$370.00
3	\$220.00	\$525.00
4	\$310.00	\$730.00
6	\$520.00	\$1,225.00

SEWER

Customer Classification Definitions for Determining Sewer Connection and Extension Permit Fees

Single Family Residential: A unit providing housing for one household; with less than 25% of the building area used for business or commercial purposes.

Multi-Family Residential: A building or lot occupied by more than one household: contained within one building or several buildings within one complex. Examples of multi-family units includes duplexes, four-plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot (where units are normally rented or occupied for longer than one month at a time). Examples of units not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units are routinely rented or occupied for less than one month at a time.)

Commercial: Any user not defined as Residential.

Sewer Connection Permit Fee	
Single Family	\$255.00*
Multi-Family/Commercial	\$330.00*
*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a sewer connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.	

Customer Classification Definitions for Determining Sewer Rates

Lift Station Zone Customer: There are eleven sewage lift/pump stations that are used for pumping wastewater or sewage from areas with lower elevation than the treatment plant. Customers who are located in these areas shall be charged additional fees for the cost added to the services (see Table I and II).

Non-Lift Station Zone Customer: Customers who are located in the zone that do not need lift/pump station services.

Sewer System Dischargers (Sewer ONLY customers): Customers who use sewer service only shall be charged a monthly fee of \$5 plus sewer usage fee based on assessed volume of 3,000 gallons per month multiplied by the applicable sewage rate (see Table II). Kachemak City Local Improvement District (LID) members have contributed to the initial cost of the sewer treatment plant and the collection system.

For Kachemak City LID dischargers connected within the LID, the City of Homer shall bill Kachemak City in one single bill at the Lift-Station Zone Rate of ~~\$87.85~~ **\$92.95** (~~\$81.60~~ **\$88.20** + ~~\$6.25~~ **\$4.75**) per month per customer. Kachemak City shall be billed a \$5 monthly service charge to cover all Kachemak City sewer customers and shall be responsible for payment to the City of Homer.

Sewer Rate Schedule

All sewer utility services shall be billed according to the following schedule (Table I, II). This schedule is for monthly sewer services and is in addition to any charges for connecting or disconnecting the service, installation of the service, or any assessment of the improvements.

Sewer Rates

Table I

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer		\$0.0171 \$0.0186
Lift-Station Customer		\$0.0272 \$0.0294
Multi-units (additional per unit)	\$5.00	N/A

Sewer ONLY Customers Rates

Table II

	Fees/Rate/Usage	Per Customer Per Month
Non-Lift-Station Customer	\$0.0171/Gal \$0.0186/Gal	\$51.30 \$55.80
Lift-Station Customer	\$0.0272/Gal \$0.0294/Gal	\$81.60 \$88.20
Monthly Service	\$5.00/customer/mo.	\$5.00 (Kachemak City customers will be exempt from \$5 monthly service fee. Kachemak City will be billed a \$5 monthly service fee to cover all Kachemak City sewer customers.)
Pumping Fee (If Applicable)		\$6.25 \$4.75
Assumption: Avg. Sewer Usage	3,000 Gal/Mo.	

Domestic sewer service customers who use large quantities of City water in addition to their domestic use shall be allowed, with the Public Works Director's approval, to install an additional water meter on the domestic water use line for the purpose of metering and charging for domestic sewer system use. Sewer system use will be billed monthly.

The City will allow, upon approval by Public Works and a permit from the Public Works Department, a second water usage meter – called a seasonal sewer meter – for each customer that desires to measure the flow of City water that is not discharged to the sewer system during the summer growing season, June 15 through September 15. Rates noted above do not apply.

Seasonal Sewer Meter Fee is \$251.75.

This second meter will be read monthly during the summer and sewer charges will be credited monthly. The meter may not be subject to read during the fall and winter months. Any charges accrued during that period will be reflected the first billing cycle the meter is read.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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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: May 20, 2025
SUBJECT: City Manager's Report for May 27, 2025 Council Meeting

Land Purchase Complete!

The City is now the official owner of the 20-acre parcel north of Hornaday Park. Thank you to all the folks that helped make that happen – what a great addition to public greenspace in Homer! City staff is coordinating with the Kachemak Heritage Land Trust (KHLT) on trail planning efforts. KHLT contacted the National Park Service (NPS), which offers a free technical assistance program for open space projects such as this. NPS responded favorably to the proposal, but is not able to take on additional projects at this time, unfortunately. It is unknown how the Reduction in Force (RIF) process will affect the NPS, but they expect some movement on this issue in the next month. Staff will follow up in June/July to see where their capacity and programs have landed.

Homer Education and Recreation Center (HERC) Brownfield Meeting

The Alaska Department of Environmental Conservation (ADEC) is providing technical assistance to the City through the Brownfields Assessment and Cleanup Program (DBAC). Consultants were here May 19-21 to finalize contaminant testing at the HERC site and from there they will develop an Analysis of Brownfield Cleanup Alternatives (ABCA). The



analysis compares different cleanup methods for a Brownfield site, considering effectiveness, feasibility and cost. The ABCA is slated to be completed in August and ADEC will follow up with a public comment period.

During their site visit, the City, ADEC staff and consultants hosted a community informational meeting regarding the HERC at the Homer Public Library on May 20, 2025 to discuss Brownfields, remediation challenges, and what is happening now at the HERC.

Kenai Peninsula Comprehensive Economic Development Strategy Update

The Kenai Peninsula Economic Development District (KPEDD) is in the process of updating the Kenai Peninsula's 5-year Comprehensive Economic Development Strategy, or CEDS. The CEDS is guided by community input and lays out long-term strategies for economic growth, job creation, infrastructure improvement, and regional adaptability. KPEDD is hosting a community meeting in Homer on May 29 to hear from Homer residents. It is from 11 AM–12 PM at the Kachemak Bay Campus at 533 E. Pioneer Ave, Homer. If you cannot attend in person, you can join virtually by scanning the QR code on the attached flier, or visit www.kpedd.org/ceds where you can provide comments online.

Reminder! Public Input Opportunity on a Proposed Community Recreation Center Site

The City Council is interested in public input on a proposed location for a new Multi-Purpose Recreation Facility. Please plan to attend the Economic Development Advisory Commission (EDC) meeting on June 13th, the Parks, Art, Recreation, and Culture Advisory Commission (PARCAC) on June 15th and/or the Planning Commission meeting on June 18th or visit the City website to provide comments online.

Safe and Healthy Kids Fair

The 32nd Annual Safe and Healthy Kids Fair was a complete success! The City of Homer involvement included staff help and equipment from the Library, Fire Department, Public Works, and Community Recreation. There was an estimated 400 plus visitors, 200 free hot dogs eaten, 85 free helmets given away, 38 vendors, 20 + volunteers, four live bands, four new bikes given away and a countless number of smiles from the kiddos.



Highland Drive

The decrease in spring rainfall has slightly slowed to rate of erosion/subsidence of the downslope side of Highland Drive. The City reduced the impacted section of the road to one lane and placed 50% load limits signs at both ends to reduce the load near the edge of this slope to reduce risk to public and the load passing over this road. The lane closure and weight limit will remain in place for the foreseeable future. The City contracted RESPEC Engineering in March to design the replacement culvert due to the complexity of the Bidarki Creek crossing. The City has received the 50% design drawings and provided feedback to RESPEC. The cost estimate was a little higher than the City expected, so we are applying some “Value Engineering” principles to the design to attempt to reduce the anticipated project costs. The final design is expected to be completed by early June and we anticipate bidding the project after receipt, providing adequate funding is available in the HART Roads Fund.

Beluga Slough Lift Station

This project is near completion and is expected to wrap up before May 30th. Once it's done, East Road Services will be re-initiating pumping operations using the lift station, removing the bypass pumping system, removing traffic control devices, restoring the asphalt path and sweeping up pathway, and demobilizing equipment.

Ohlson Lane / West Bunnell Ave

East Road Services mobilized to the site a week ago and began limited work. As they demobilize from the Beluga Slough Lift Station project, you will begin to see more activity on this project. The initial work on this project has been locating water service connections and widening Ohlson Lane to accommodate the parking lane. Efforts were temporarily paused to complete the lift station project and allow for construction materials to be shipped to Alaska.

Alaska DOT Grader Training

The State of Alaska offers annual training opportunities to communities for free. The City of Homer has capitalized on this free training by sending 3 staff members this year to the training event. The training is sponsored by the Alaska DOT, and they bring up an experienced grader training expert from the Lower 48 who is nationally recognized as one of the top trainers in the nation. This has proven to be very valuable training tool to the City of Homer and other communities around the state.

HVFD Trainings

Fire Engineer, Derek Haws and Samantha Woods, both of Homer Fire completed a 40-hour Fire Officer-1 class this week. The class was taught by Chief Kirko and 6 other firefighters from WES and KESA also completed the course.

HVFD fire personnel trained with our high pressure air bag system, performing rescue operations of a mannequin trapped under a vehicle. The event was modeled after a vehicle vs. bicyclist scenario with entrapment of the bicyclist stuck under the vehicle. Crews systematically used the heavy lift air bags to raise the vehicle straight up and off the patient allowing EMS to care for the injured patient.



Tent Camp West on the Homer Spit is Reopening

Over the last 10-15 years, the Tent Camp West area on the Homer Spit has experienced significant coastal erosion. The storm surge event in November of 2024 further accelerated this erosion, causing serious damage to Tent Camp West. Port and Harbor have been restoring the beach and were able to open the campground for Memorial Day Weekend.

City Manager Meetings and Events:

May 13th – Conversations with a Councilmember w/Councilmember Davis

May 14th – Met with folks re: demonstrations

May 15th – Met with Katheryn Schake, KBNERR, Marie McCarty, KHLT, and KPB Mayor Micciche and staff re: Kachemak Peatlands Project

May 16th – Met with USACES and HDR on Homer Harbor Expansion Project

May 19th - Met with KBBI re: Concert on the Lawn planning

May 20th - Kick off meeting with our federal lobbyist, The Ferguson Group & ADEC/Brownfields public meeting

Ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments:

- Kenai Peninsula Comprehensive Economic Development Strategy Update Flyer
- Homer Harbor Expansion Project monthly report



COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

PUBLIC ENGAGEMENT

**Thursday, May
29, 2025**
11 AM - 12 PM

**Kachemak Bay
Campus
"Big Room"**
**533 E. Pioneer Ave
Homer, Ak 99603**

**Can't attend in person?
Join us virtually!**



What is the CEDS?

The Comprehensive Economic Development Strategy (CEDS) is a regionally-driven plan that guides economic growth and resilience across the Kenai Peninsula Borough. It's developed and led by KPEDD with input from the community.

Why it matters:

The CEDS drives long-term economic development—supporting job creation, improving infrastructure, and strengthening the region's ability to adapt and thrive.

Your voice matters:

Community involvement is key. Help shape the strategy by sharing your input and participating in the process.

Learn more or get involved at: www.kpedd.org/ceds/



WE WANT YOUR INPUT!

CEDS Outreach Opportunities

May 28th Kenai/Soldotna Joint
Chamber Luncheon CEDS
Presentation
@ Soldotna Sports Complex
12 PM - 1 PM

May 28th Soldotna City Council
Presentation @ Soldotna City Hall
6 PM

*Join virtually on the City of Soldotna website

**This digital flyer will be updated as outreach opportunities are scheduled



MEMORANDUM

City Managers Report
City Council
May 27, 2025

Homer Spit Erosion Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: May 20, 2025
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager and Bryan Hawkins, Port Director

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

We are pleased to report that Federal funds to complete the US Army Corps of Engineers final two fiscal years of activities were secured in the Federal Fiscal Year 2025 Continuing Resolution.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- The Geotechnical team:
 - Reviewed geophysical fieldwork results (sub-bottom profiling, hydrographic and topographic survey data) and recommended collecting eight core samples after selection of the Tentatively Selected Plan (TSP).
 - Will be coordinating the Ship Simulation, again after TSP.
 - Will continue to refine the TSP according to data and information collected in the core sampling and ship simulation, eventually bringing the TSP design to a preliminary design to be advanced in the Pre-construction, Engineering, and Design (PED) phase.
- The USACE Environmental Resources team:
 - Completed their environmental fieldwork in March.
 - Convened a meeting with the Environmental Stakeholder's Working Group on April 24, 2025 where they shared preliminary information gathered from the environmental fieldwork and solicited recommendations for Post-Construction Environmental Monitoring and Surveys related to Harbor infrastructure (e.g., breakwater, float systems) and Harbor Activities, including vessel operations and dredging operations.
- The USACE Project Development team overall is:
 - Developing cost estimates and reviewing and refining benefits calculations for the four alternatives being considered as they work toward an internal Tentatively Selected Plan Milestone Meeting on June 25, 2025.

- Conducting a preliminary review of the project alternatives using their standard Four Accounts evaluation framework. This comprehensive assessment examines the project from multiple perspectives: national economic efficiency, environmental impacts and benefits, remote and subsistence harbors, and other social considerations. The Corps will analyze how the project performs across these four accounts to ensure that their decisions consider not just economic factors, but also environmental stewardship and community impacts when arriving at a TSP recommendation.

HDR – Owner Representative:

- Presented the In-Person Quarterly Report to City Council on April 28, 2025.
- Attended twice-monthly USACE Project Development Team meetings and twice-monthly meetings with City.
- Joined City of Homer representatives to discuss the Homer Harbor Expansion study on KBBi public radio's May 14, 2025 Coffee Table program. If you were not able to listen live, a recording will be posted at <https://www.kbbi.org/show/coffee-table>.
- Provides communications support as-needed; keeps [Homer Harbor Expansion website](#) updated.
- Is coordinating with a contracted firm to schedule and conduct geotechnical core sampling which will occur later in the summer, after the TSP and the approximate basin size, configuration and location are determined.

City of Homer staff:

- Attended twice-monthly USACE Project Development Team meeting and twice-monthly meetings with HDR.
- Met in person with USACE on May 16 to discuss steps the US Army Corps of Engineers is taking to reach a Tentatively Selected Plan as described above.
- Discussed the Homer Harbor Expansion General Investigation on KBBi public radio's May 14 Coffee Table program.
- Ongoing communications/outreach: Information and updates about the study are being disseminated through the [Homer Harbor Expansion website](#), the City's quarterly newsletter, the [City of Homer Facebook](#) and [Instagram](#) pages and through HHE email subscriber list as needed.

RECOMMENDATION:

Informational Only.

General Fund
Expenditure Report
Actuals through April 2025
83% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25	FY25 YTD	
	ADOPTED	ACTUAL	
	BUDGET	\$	%
Revenues			
Property Taxes	\$ 4,225,672	\$ 5,325,007	126%
Sales and Use Taxes	9,296,032	7,301,612	79%
Permits and Licenses	41,723	40,097	96%
Fines and Forfeitures	8,381	2,882	34%
Intergovernmental	746,338	566,228	76%
Charges for Services	445,762	531,241	119%
Other Revenues	-	104,342	
Airport	202,406	181,291	90%
Operating Transfers	1,568,082	20,710	1%
Total Revenues	\$ 16,534,397	\$ 14,060,392	85%
Expenditures & Transfers			
Administration	\$ 2,201,751	\$ 1,651,402	75%
Clerks/Council	942,104	609,812	65%
Planning	446,281	336,286	75%
Library	1,126,251	881,872	78%
Finance	948,850	666,513	70%
Fire	1,973,062	1,459,067	74%
Police	4,416,940	3,891,292	88%
Public Works	3,663,001	2,473,178	68%
Airport	239,580	183,369	77%
City Hall, HERC	190,449	132,044	69%
Non-Departmental	191,000	191,000	100%
Total Operating Expenditures	\$ 16,339,269	\$ 12,475,835	76%
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	\$ 12,475,835	75%
Net Revenues Over (Under) Expenditures	\$ 0	\$ 1,584,557	

Water and Sewer Fund
Expenditure Report
Actuals through April 2025
83% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25 ADOPTED BUDGET	FY25 YTD ACTUAL	
		\$	%
<u>Revenues</u>			
Water Fund	\$ 2,494,551	\$ 2,091,808	84%
Sewer Fund	2,213,812	1,699,513	77%
Total Revenues	\$ 4,708,362	\$ 3,791,322	81%
<u>Expenditures & Transfers</u>			
<u>Water</u>			
Administration	\$ 350,977	\$ 292,415	83%
Treatment Plant	726,654	540,270	74%
System Testing	36,000	24,697	69%
Pump Stations	123,793	77,711	63%
Distribution System	393,195	377,013	96%
Reservoir	19,191	9,483	49%
Meters	288,507	53,129	18%
Hydrants	214,868	163,353	76%
<u>Sewer</u>			
Administration	\$ 348,160	\$ 281,664	81%
Plant Operations	938,779	627,001	67%
System Testing	18,000	12,900	72%
Lift Stations	230,206	172,687	75%
Collection System	378,085	272,165	72%
Total Operating Expenditures	\$ 4,066,415	\$ 2,904,487	71%
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	\$ 2,904,487	62%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 886,835	

Port and Harbor Fund
Expenditure Report
Actuals through April 2025
83% Fiscal Year Elapsed

Current Fiscal Analysis

	FY25	FY25 YTD	
	ADOPTED	ACTUAL	
	BUDGET	\$	%
<u>Revenues</u>			
Administration	\$ 640,736	\$ 682,794	107%
Harbor	4,045,337	3,766,839	93%
Pioneer Dock	302,106	252,853	84%
Fish Dock	578,477	540,931	94%
Deep Water Dock	188,651	206,467	109%
Outfall Line	4,800	4,800	100%
Fish Grinder	7,390	6,460	87%
Load and Launch Ramp	130,000	68,281	53%
Total Revenues	\$ 5,897,497	\$ 5,529,425	94%
<u>Expenditures & Transfers</u>			
Administration	\$ 1,227,954	\$ 978,261	80%
Harbor	1,658,848	1,190,523	72%
Pioneer Dock	89,120	75,149	84%
Fish Dock	817,052	500,587	61%
Deep Water Dock	107,656	104,870	97%
Outfall Line	13,500	3,140	23%
Fish Grinder	45,150	17,733	39%
Harbor Maintenance	558,501	423,609	76%
Main Dock Maintenance	54,546	39,074	72%
Deep Water Dock Maintenance	65,046	46,542	72%
Load and Launch Ramp	141,549	98,645	70%
Total Operating Expenditures	\$ 4,778,920	\$ 3,478,132	73%
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	\$ 3,478,132	59%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 2,051,292	