



# Agenda

## City Council Regular Meeting

Monday, September 22, 2025 at 6:00 PM

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

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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### 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. UAA/KPC Adult Education Program 40 Years of Service Recognition

### 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 for September 8, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-229 from City Clerk re: Liquor License Renewal for Mermaid Café and Liquor License Location Transfer Application for Slack Tide. Recommend approval.
- c. Memorandum CC-25-230 from City Clerk re: Marijuana License Renewal for Cosmic SeaWeed, LLC. Recommend approval.
- d. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.
- e. Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional \$5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025



Memorandum CC-25-232 from City Engineer as backup.

- [f.](#) Resolution 25-084, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1983 Engine 4 Spartan Pumper Tanker Pursuant to Homer City Code 18.30.010-020 and Homer City Code 18.30.040(b). City Manager/Acting Fire Chief. Recommend adoption.

Memorandum CC-25-237 from Acting Fire Chief as backup.

- [g.](#) Resolution 25-085, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the 2025-2028 Snow Removal and Sanding Services to Gregoire Construction of Homer, Alaska in the Amount of \$700 for Snow Removal per trip and the Amount of \$491 for Sanding per trip, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption.

Memorandum CC-25-238 from Public Works Superintendent as backup.

## **VISITORS**

- [a.](#) Building and Supporting Recovery Ready Communities by Jaclyn Rainwater and Harold Sargeant with Kachemak Bay Recovery Connection

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Planning Commission
- f. Economic Development Advisory Commission
- g. Library Advisory Board
- h. Americans with Disabilities Act Advisory Board
- i. Parks Art Recreation and Culture Advisory Commission

## **PUBLIC HEARING(S)**

- [a.](#) Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

Memorandum CC-25-221 from Port Director as backup.



- [b.](#) Resolution 25-082, A Resolution of the Homer City Council Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027. Mayor/City Council.

Memorandum CC-25-235 from Special Projects & Communications Coordinator as backup.

## **ORDINANCE(S)**

- [a.](#) Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-234 from Community Development Director as backup.

## **CITY MANAGER'S REPORT**

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

## **PENDING BUSINESS**

- [a.](#) Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Referred August 11, 2025 to Planning Commission and Economic Development Advisory Commission Postponed to September 22, 2025 Introduction Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-231 from Community Development Director as backup.

Memorandum CC-25-204 from City Manager as backup.

## **NEW BUSINESS**

## **RESOLUTIONS**

- [a.](#) Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. Community Dev. Director/City Manager.

Memorandum CC-25-228 from Community Development Director as backup.

- [b.](#) Resolution 25-083, A Resolution of the City Council of Homer, Alaska Establishing Procedures for Managing Small Capital Project Budget Overages. City Manager.

Memorandum CC-25-236 from City Manager as backup.



**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, October 13, 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



**CITY OF HOMER  
HOMER, ALASKA  
IN APPRECIATION AND RECOGNITION**

***UAA/Kenai Peninsula College Adult Education Program  
40 Years of Community Service***

WHEREAS, All Alaskans deserve access to opportunities to gain academic, technical and employability skills essential to leading prosperous and productive lives; and

WHEREAS, The Kachemak Bay Campus Adult Education Program was established in 1985 when KRC Director Carol Swartz wrote the original grant; and

WHEREAS, The Kachemak Bay Campus Adult Education program annually provides educational and job training to more than 100 residents of Homer, Anchor Point, the villages of Seldovia, Port Graham, Nanwalek, Voznesanka, Razdolna and Kachemak Selo; and

WHEREAS, These programs contribute valuable services, improving and developing lives through education and bolstering the workforce and economy of the Kenai Peninsula; and

WHEREAS, The Kachemak Bay Campus Adult Education and Literacy program incalculable benefits to citizens from all backgrounds of life, broadens opportunities for the Southern Kenai Peninsula residents have to increase their likelihood to create more flourishing careers.

NOW THEREFORE I, Rachel Lord, Mayor of the City of Homer, Alaska hereby recognizes the University of Alaska Kenai Peninsula College Adult Education Program for:

**40 years of Service to the Community**

IN WITNESS THEREOF, I have hereunto set my hand and the seal of the City of Homer, to be affixed this 22<sup>nd</sup> day of September, 2025

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, ADAC, CITY CLERK



Session 25-22 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, September 8, 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.

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

**ABSENT:** COUNCILMEMBER ERICKSON (EXCUSED)

**STAFF:** CITY MANAGER JACOBSEN  
CITY CLERK KRAUSE  
PORT DIRECTOR HAWKINS  
HR DIRECTOR BROWNING  
PUBLIC WORKS DIRECTOR KORT  
FINANCE DIRECTOR FISCHER  
INFORMATION TECHNOLOGY OFFICER JIRSA  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN

#### **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, Councilmember Erickson requested excusal and timely notice was provided.

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

Mayor Lord read the Supplemental Items into the Record as follows: **Under REPORTS** Item f. Planning Commission Report – Written Reports provided by Commissioner Scott Smith and Charles Barnwell **Under CITY MANAGER'S REPORT** Item b. FY25 4<sup>th</sup> Quarter Financial Report. **LAYDOWNS provided** under **REPORTS** item e. Comprehensive Plan and Title 21 Rewrite Update, Memorandum from City Planner and Under **CITY MANAGER'S REPORT** item a. Flyer for Candidate Forum hosted by the Homer Chamber of Commerce

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

#### **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

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

- a. Ordinance 25-57, Appropriating \$40,000 from the General Fund CARMA Fund for the Purchase of Global Positioning System (GPS) Survey Equipment.



- b. Ordinance 25-58, Appropriating \$20,000 from the Fishing Hole CARMA Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision.
- c. Ordinance 25-59, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials.

Kate Finn, city resident, expressed concerns on the application before the Corps of Engineers submitted by a private property owner on the Homer Spit wanting a permit to place fill materials for a small parking lot.

Mayor Lord noted the processes that would be required if the property owner was granted a permit by the Corps of Engineers, until then there was no action that could be taken by the city.

## 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 Meeting Minutes for August 19, 2025 and Regular Meeting Minutes for August 25, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-218 from City Clerk re: Liquor License Renewals for Bidarka Best Western/Otter Room and Wild Honey Bistro and Liquor License Transfer for Patel's #2 to Slack Tide. Recommend approval.
- c. Memorandum CC-25-219 from City Clerk re: Confirmation of Election Judges and Canvass Board for the City of Homer Regular Election October 7, 2025. Recommend approval.
- d. Memorandum CC-25-220 from Mayor re: Student Representative Appointments to the Library Advisory Board, Economic Development Advisory Commission and Port & Harbor Advisory Commission. Recommend approval.
- d. Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

Memorandum CC-25-221 from Port Director as backup.

- e. Resolution 25-076, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library's Policy on Overdue Materials. Aderhold. Recommend adoption.

Memorandum CC-25-222 from Library Director as backup.

- g. Resolution 25-077, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Loan from the State of Alaska Department of Environmental Conservation (ADEC) under its Alaska Drinking Water Fund Program in an Amount Not To Exceed \$1,331,882 to Finance the A-Frame Transmission Line Replacement Project. City Manager/Public Works Director. Recommend adoption.



Memorandum CC-25-223 from Public Works Director as backup.

- h. Resolution 25-078, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Acquisition of Real Property Consisting of 26.5 Acres, More or Less and Designating the Use as Conservation. Community Development Director/City Manager. Recommend adoption.

Memorandum CC-25-224 from Community Development Director as backup.

- i. Resolution 25-079, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Highland Drive Culvert Replacement Project to East Road Services, Inc., of Homer, Alaska, in the Amount Not to Exceed \$587,990 and Authorize the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-225 from City Engineer as backup.

- j. Resolution 25-080, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Coastal FREIGHT Project, Endorsing the City's Grant Application to the United States Department of Transportation Maritime Administration's FY2025 Port Infrastructure Development Program (PIDP) and Committing Local Match Funds. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-226 from Special Project & Communications Coordinator as backup.

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS**

- a. The Ferguson Group - Chris Griffin and Lane Dickson

- i. 2025 Federal Advocacy Strategy
- ii. City of Homer 2025 Federal Legislative Platform

Mayor Lord introduced the item and invited Chris Griffin and Lane Dickson to speak to the Council.

Mr. Dickson and Mr. Griffin presented their presentation providing an overview of the proposed efforts and tasks before The Ferguson Group for the upcoming and previous quarter. They reviewed their efforts on behalf of the City in support of the various projects that may benefit from federal funding opportunities but will also be keeping their eyes open for opportunities for any projects listed in the Capital Improvement Plan.

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

- a. Worksession Report



City Manager Jacobsen reported on the presentation of the Capital Improvement Plan development process and tasks requested of Council.

b. Committee of the Whole Report

Councilmember Aderhold reported on the Council discussion on Resolution 25-080, paving of Eric Lane and West Fairview along with pedestrian safety measures, addressing speeding traffic with input from the Public Works Director, Water Quantity Report from the Public Works Director and handling of Karen Hornaday Park boundaries through the Land Allocation Plan to address the newly acquired property.

c. Mayor's Report

Mayor Lord acknowledged the errors in her newsletter, will have a special election focused newsletter, meeting the new Homer High School principal and encouraging him to speak to Council with any concerns or comments, attending a ribbon cutting ceremony for the new entrance approach at the High School, Homecoming Week, moving the recreation center project forward and asking staff to include the 2022 proposed conceptual design and town center information for review and scheduling an All Hands Worksession for November 3, 2025 on how to communicate effectively with Council and attending a Congressional Staff Meeting on September 18<sup>th</sup> while Mayor pro Tem Aderhold will be welcoming Tandem Bike Riders to Homer.

d. Borough Report

Kelly Cooper, Assemblyperson reported on two propositions that will be affecting Homer voters on the Borough Ballot Amending the Election date to November and Hand Counting Ballots explaining the impacts to the Borough and City. She addressed the status of the Transfer Station being closed due to staffing issues and provided clarification on the impacts to the hand counting of ballots and moving elections to November.

e. Comprehensive Plan and Title 21 Status Update

Ryan Foster, City Planner provided a written report as a laydown and spoke to his report. He noted that the draft of Title 21 is expected to be presented to the Planning Commission.

f. Planning Commission

Scott Smith, Chair and Charles Barnwell, Vice Chair provided written reports for the Supplemental packet.

Commissioner Barnwell provided a verbal summary of his written report noting the action items that Commissioner Smith summarized in his written report. He then provided commentary on the Comprehensive Plan and that the Commission voted not to recommend Council approve Ordinance 25-54 due to concerns regarding existing businesses are required to perform such as hooking up to water and sewer, noise impacts if they used generators, and parking.

g. Port and Harbor Advisory Commission

There was no report provided.

**PUBLIC HEARING(S)**

- a. Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. Public Works



Director/City Manager. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-209 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing.

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD /VENUTI MOVED TO ADOPT ORDINANCE 25-57 BY READING OF THE TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-212 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing.

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-58 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-213 from Library Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing.



There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-59 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Venuti expressed comments regarding appreciation for the staff applying for grants and the inherent benefits to the Library.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

- a. City Manager's Report
- b. FY25 4<sup>th</sup> Quarter Report                      Refer to Supplemental Packet

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen reviewed her report and facilitated discussion on the following:

- Proposed amendment to the procurement policy to allow for a set dollar amount over authorized budget amount authorized by Department Director and City Manager.
  - Preference expressed that Council approves all amounts.
  - Staff Standard Operating Procedures for developing estimates or costs
    - Having consistency across departments.
- HERC Toxin Report
- Links in the Mayor's Newsletter to the City Manager's Report very valuable to the public
- HEA Land update for the next meeting
- Annual Toddler Swap Homer High School Commons
- National Diaper Awareness Week

## **PENDING BUSINESS**

## **NEW BUSINESS**

## **RESOLUTIONS**

## **COMMENTS OF THE AUDIENCE**

Mike Jones, City Resident and Candidate for City Council expressed comments on the Mayor's Newsletter and the process and information provided.

## **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti commented it was a very good meeting.

## **COMMENTS OF THE CITY CLERK**



City Clerk Krause did not have any comments.

### **COMMENTS OF THE CITY MANAGER**

City Manager Jacobsen stated that interviews for the Fire Chief position will start this week with a staff panel first and she will look forward to their recommendations upon her return. She then announced the open positions within the city and encouraged interested persons to visit the city website to find out more about the positions available with the City.

### **COMMENTS OF THE MAYOR**

Mayor Lord expressed a big shout out of appreciation to the new student representatives on the Commissions and Board. Noting that there were three appointed tonight, and also to all the election workers who signed up. We have a really strong roster of election workers this year, so thanks to the folks who stepped forward for that. It takes a community.

### **COMMENTS OF THE CITY COUNCIL**

Councilmember Venuti expressed her appreciation to the students that stepped up and noted the interesting comments they wrote on why they wanted to serve. She then recognized the work of the Advisory Bodies expressing appreciation for their hard work and announced the following events: Peony Celebration meeting of the year, Putting on the Ritz in October, Food Bank Empty Bowl Event in November.

Councilmember Parsons expressed his appreciation for the Clerk's Office Staff, the wonderful summer with everything going smoothly and it's all due to how hard the staff is working, with direction from the City Manager and expressing congratulations to the community on a wonderful summer joy to watch and participate in, the student representatives are cool and it is proof that they are invested in the community and want to be involved.

Councilmember Aderhold reported attending a random seminar on marine invasive species at the college and it was interesting to see that ballast water from ships, boats is no longer a major concern but the bad news is that the hulls of vessels still bring invasive species into the waters of Cook Inlet and Kachemak Bay, recommending that they keep that in mind as it has huge economic impacts.

Councilmember Davis expressed appreciation for the summer like day and wrapping up the meeting to enjoy the last couple of hours and he will not be attending the September 22<sup>nd</sup> meeting announcing the various Candidate Forums that will be held on the 16<sup>th</sup> at the College, Homer Public Library on the 18<sup>th</sup> and 24<sup>th</sup>.

Councilmember Hansen commented that it was good meeting and noted that her children were growing up so fast and her mom growing older, so she appreciated being able to get the meetings done early to be able to spend the time with her family.

### **ADJOURNMENT**

Mayor Lord adjourned the meeting at 7:23 p.m. stating the next Regular Meeting is Monday, September 22, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



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RENEE KRAUSE, MMC, CITY CLERK

APPROVED: \_\_\_\_\_





# MEMORANDUM

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## Renewal Alcohol License Applications for Mermaid Café and Liquor License Transfer Application for Patel's #2 to Slack Tide

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Renee Krause, MMC, ADAC, City Clerk

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

Type: Package Store - Seasonal  
License #: 3472  
DBA Name: Slack Tide  
Service Location: 4400 Homer Spit Road #3, Homer, AK 99603  
Licensee: Uncle Thirsty's, LLC  
Designated Licensee: Thomas Beck  
Email Address: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)  
Phone: 907-630-0663

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

Type: Restaurant or Eating Place  
License#: 4728  
DBA Name: Mermaid Cafe  
Service Location: 3487 Main Street Homer, AK 99603  
Licensee: Andrew and Sally Wills  
Designated Licensee: Andrew and Sally Wills  
Email address: [books@ak.net](mailto:books@ak.net)  
Phone: 907-399-4338

### Recommendation:

Voice non-objection and recommend AMCO approve the Liquor License Applications.

### Attachments:

AMCO Application Packets for: Slack Tide and Mermaid Café  
Kenai Peninsula Borough Non-Objection  
Homer Police Department Non-Objection





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

August 25, 2025

City of Homer  
Kenai Peninsula Borough

VIA Email: [mjacobsen@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); [rkrause@ci.homer.ak.us](mailto:rkrause@ci.homer.ak.us); [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us); [micheletturner@kpb.us](mailto:micheletturner@kpb.us);  
[sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us);  
[slopez@kpb.us](mailto:slopez@kpb.us); [jrasor@kpb.us](mailto:jrasor@kpb.us); [hills@kpb.us](mailto:hills@kpb.us)

<b>License Type:</b>	Package Store	<b>License Number:</b>	3472
<b>Licensee:</b>	Uncle Thirsty's LLC		
<b>Doing Business As:</b>	Slack Tide		
<b>Premises Address</b>	4400 Homer Spit Rd. #3, Homer 99603		
<b>Endorsement(s):</b>	none		

☐ **New Application**

☒ **Transfer of Location Application**

☐ **Transfer of Ownership Application**

☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,  
Kristina Serezhenkov, Local Government Specialist  
For,  
Kevin Richard, Director  
[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)





## Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

**Section 1 – Transferor Information**

Enter information for the **current** licensee and licensed establishment.

Licensee:	Uncle Thirsty LLC	License #:	3472		
License Type:	Package Store-Seasonal	Statutory Reference:	04.09.230		
Doing Business As:	Patels 2				
Premises Address:	4287 Homer Spit Rd. #1				
City:	Homer	State:	AK	ZIP:	99603
Local Governing Body/Bodies:	City of Homer				

**Transfer Type:**

- ☐ Regular transfer
- ☐ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☒ Location transfer

**OFFICE USE ONLY**

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	





RECEIVED

APR 08 2025

Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcohol Beverage Control Board

## Form AB-01: Transfer License Application

### Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Uncle Thirsty LLC				
Doing Business As:	Slack Tide				
Premises Address:	4400 Homer Spit Rd. #3				
City:	Homer	State:	AK	ZIP:	99603
Community Council, (If applicable):	City of Homer				

Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	(907) 630-0663		

Designated Licensee:	Thomas Beck			
Contact Phone:	(907) 299-8667	Business Phone:	(907) 630-0663	
Contact Email:	dearunclethirsty@gmail.com			

Seasonal License? ☒ Yes ☐ No If "Yes", write your six-month operating period: April 1 - Sept 30

### Section 3 – Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

22,176 ft. (4.2 miles)

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

31,152 ft. (5.9 miles)





Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 4 – Sole Proprietor Ownership Information

This section must be completed by any **sole proprietor** who is applying for a license. Entities should skip to Section 5.  
If more space is needed, please attach a separate sheet with the required information.  
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

### Section 5 – Entity Ownership Information

This section must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.  
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, whether manager managed or member managed, the following information must be completed for each **member with an ownership interest of 10% or more** and for each **manager regardless of ownership share**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.
- For **any entity**, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Tom Beck				
Title(s):	Member	Phone:	907-299-8667	% Owned:	100%
Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-630-0663		





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10189583	AK Formed Date:	3/10/2022	Home State:	AK
Registered Agent:	Tom Beck	Agent's Phone:	907-630-0663		
Agent's Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-299-8667		

Residency of Agent:

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

☒ ☐





## Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

## Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?



If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Thomas Beck  
Package Store # 479 Grog Shop  
Package Store # 2301 Grog Shop East End  
Package Store # 3176 Patel's  
Package Store # 4432 Rum Locker  
Package Store # 2531 Homer Liquor & Wine

## Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?



If "Yes", disclose the name of the individual and the reason for this authorization:

Sonja Beck - manager; assisting with logistics of license transfer and other office work







Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 8 – Transferor Certifications**

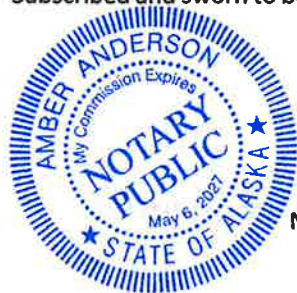
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

T. Beck  
Signature of transferor

Tom Beck  
Printed name of transferor

Subscribed and sworn to before me this 18 day of February, 2025.



Amber Anderson  
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27

\_\_\_\_\_  
Signature of transferor

\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_







Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 9 – Transferee Certifications

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

Initials

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

TB

I certify that all proposed licensees have been listed with the Division of Corporations.

TB

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.

TB

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.

TB

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

TB

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 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.

TB

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

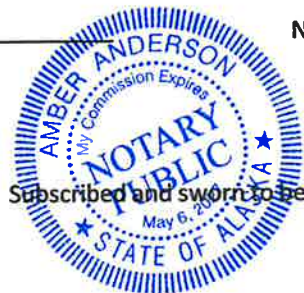
TB

  
Signature of transferee  
Tom Beck  
Printed name

  
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27



Subscribed and sworn to before me this 18th day of Feb, 2025









## Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

## Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.**

## The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
  - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
  - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
  - Stored
  - Served/Sold
  - Manufactured
  - Consumed
- All diagrams must include:
  - Dimensions (AMCO does not accept diagrams drawn to scale)
  - Cross streets
  - Points of reference, such as a compass rose indicating True North
  - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
  - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.



## Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Uncle Thirsty's LLC	License Number:	3472
License Type:	Package Store		
Doing Business As:	Slack Tide		
Premises Address:	4400 Homer Spit Road #3		
City:	Homer	State:	AK
		ZIP:	99603





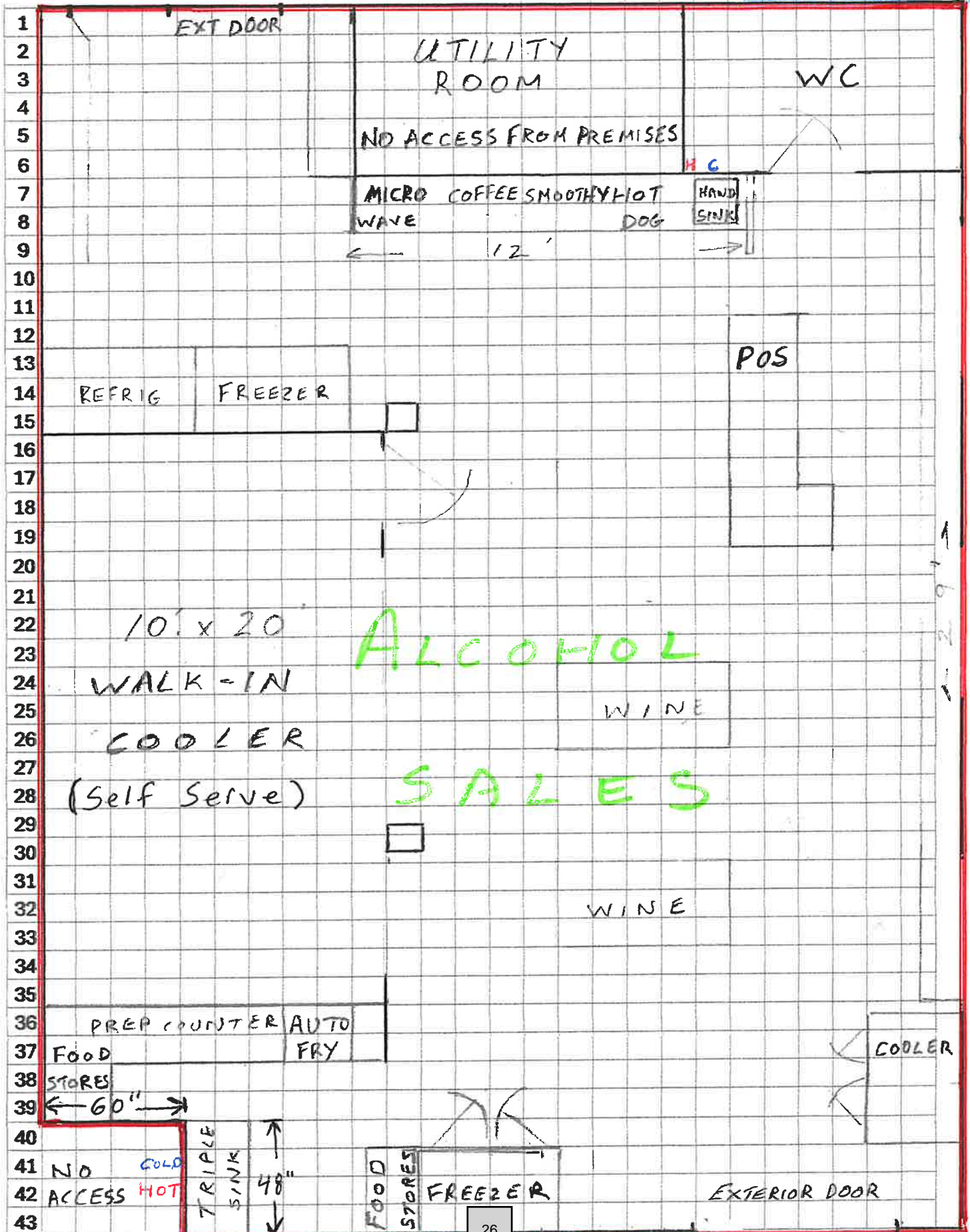


SLACK TIDE  
4400 HOMER SPIT ROAD #3  
FLOOR PLAN

RECEIVED

APR 08 2025

ALCOHOL MARIJUANA CONTROL OFFICE  
STATE OF ALASKA







Imagery

Bookmarks

HOMER HARBOR

Proposed Location

4400 HOMER SPIT ROAD  
UNIT #3

RAMP #1

4400 HOMER  
SPIT RD

HOMER SPIT ROAD

TO HOMER

FISH DOCK ROAD

Scale

2934

100 ft

RECEIVED

APR 08 2025

ALCOHOL MARIJUANA CONTROL OFFICE  
STATE OF ALASKA

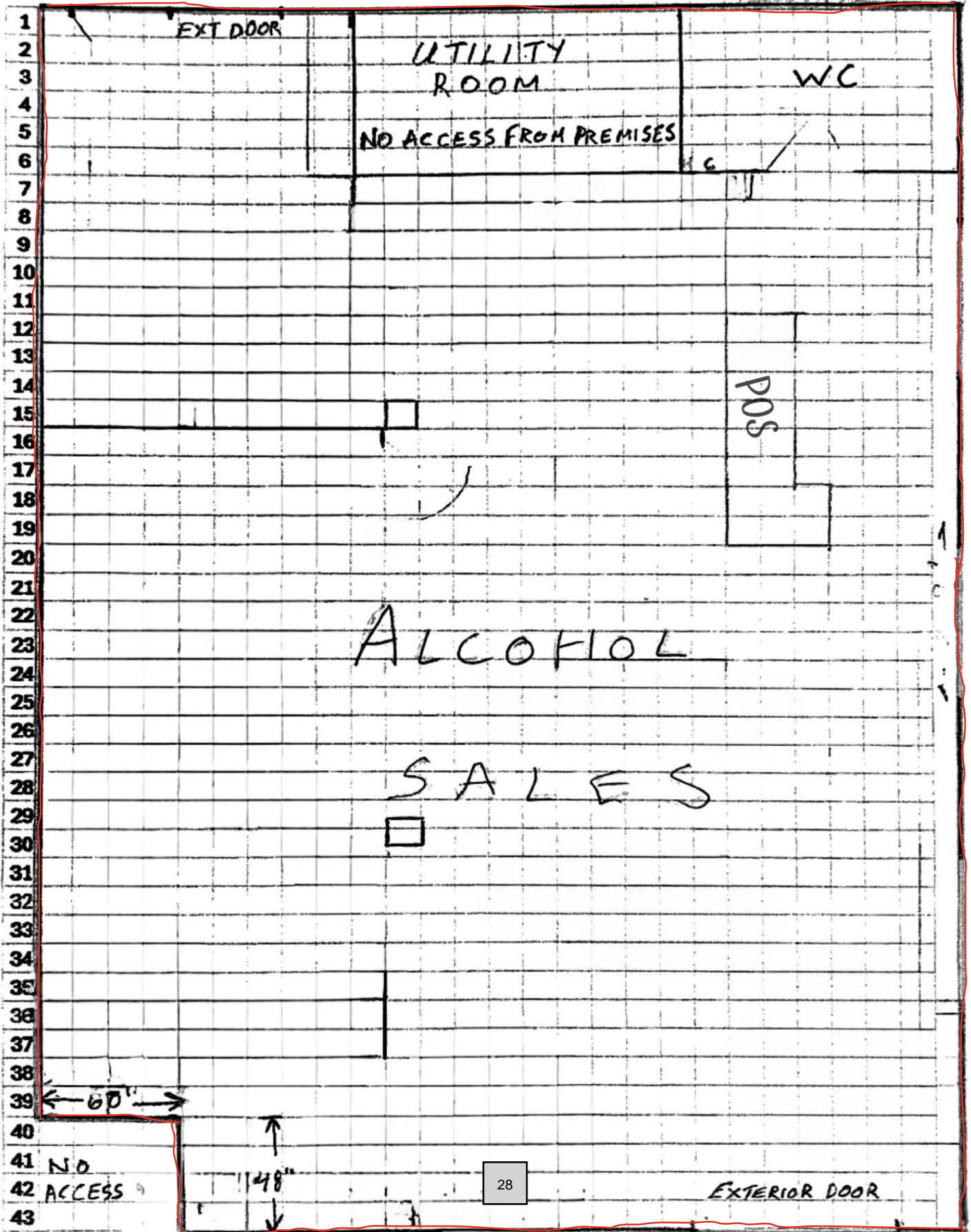


SLACK TIDE  
4400 HOMER SPIT ROAD #3  
FLOOR PLAN

UNRECORDED

APR 08 2023

ALCOHOL & GAMING CONTROL OFFICE  
STATE OF ALASKA







THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

September 16, 2025

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: Andrew & Sally Wills

DBA: Mermaid Café

VIA email: [books@ak.net](mailto:books@ak.net);

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via Email: [mjacobsen@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); [rkrause@ci.homer.ak.us](mailto:rkrause@ci.homer.ak.us); [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us);

[micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [mboehmler@kpb.us](mailto:mboehmler@kpb.us);

[rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [irasor@kpb.us](mailto:irasor@kpb.us); [hmills@kpb.us](mailto:hmills@kpb.us);

Community Council: n/a

Via Email: n/a

Re: Restaurant or Eating Place License #4728 Combined Renewal Notice for 2025-2026 Renewal Cycle

<b>License Number:</b>	#4728
<b>License Type:</b>	Restaurant or Eating Place
<b>Licensee:</b>	Andrew & Sally Wills
<b>Doing Business As:</b>	Mermaid Café
<b>Physical Address:</b>	3487 Main Street Homer, AK, 99603
<b>Designated Licensee:</b>	Andrew & Sally Wills
<b>Phone Number:</b>	907-399-4338
<b>Email Address:</b>	<a href="mailto:books@ak.net">books@ak.net</a> ;

☒ 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 **December 2<sup>nd</sup>, 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](mailto: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 in 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](mailto:amco.localgovernmentonly@alaska.gov).

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

We have received a complete 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](mailto:Alcohol.licensing@alaska.gov)

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





Alaska Alcoholic Beverage Control Board

## Form AB-17: 2025/2026 General Renewal Application

- This form and any required supplemental forms must be completed, \_\_\_\_\_, 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:	Mermaid Caye	License #:	4728
--------------------	--------------	------------	------

If your mailing address has changed, write the NEW address below:

Mailing Address:	P.O. Box 382		
City:	Homer	State:	Alaska
		ZIP:	99603

### 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:	Andrew M. Wills	Contact Phone:	907-399-4338
Contact Email:	books@ak.net		

**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

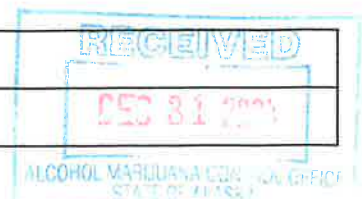
Do you have an active endorsement(s) associated to the license you are renewing? If no skip to the next section.

1. I will renew **ALL** of my active endorsement or endorsements.
2. I will **NOT** renew **ANY** of my active endorsement or endorsements.
3. 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 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	







#### Section 4 –

#### : Written Order Information

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:

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

<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.

*HW*

#### Section 6 – License Operation

describes how this alcoholic beverage license was operated as set forth in AS 04.11.330:

that best

1. The license was **only operated during a specified time (seasonal)** each year. (Not to exceed 6 months per year)  
If your seasonal operation dates have changed, list them below:

2023	2024
<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_ to \_\_\_\_\_

2. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.  
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:

<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. 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:

<input checked="" 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 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.







- 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.

Andrew Wills

Printed name of licensee

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:

**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:

All renewal and supplemental forms are available online:



**FOR OFFICE USE ONLY**

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





Alaska Alcoholic Beverage Control Board

**Form AB-33: 2025/2026 Renewal Restaurant Receipts Affidavit**

**What is this form?**

A restaurant or eating place licensee must file a complete copy of this form along with its 2025/2026 license renewal application, in order to provide evidence to the Alcoholic Beverage Control Board that this licensed restaurant's receipts from the sale of food upon the licensed premises constitute no less than 50% of the gross receipts (food + alcohol sales) of the licensed premises for each calendar year in 2023 and 2024, as currently required by AS 04.09.210(e) and AS 04.09.360(g). This form is confidential.

This form must be completed and submitted with Form AB-17 to AMCO's main office before a license renewal application may be reviewed.

**Section 1 – Establishment Information**

This form is being submitted for the following license:

Licensee:	Andrew Wills & Sally Wills	License #:	4728
License Type:	Restaurant / Eating place		
Doing Business As:	Mermaid Cafe		

**Section 2 – Gross Receipts for 2023 and 2024**

Please fill out the following information carefully, contact AMCO staff if you have questions regarding this form. Enter the dollar amounts of the food and gross (food + alcohol) receipts on the licensed premises and calculate the percentage of gross revenue that is from food sales on the licensed premises for each calendar year. (Food Revenue ÷ Gross Revenue x 100 = %)

\$ 0	÷	\$ 0	X 100 =	0 %
2023 Food Sales Fi		2023 Food + Alcohol Sales		2023 Percent from Food

\$ [REDACTED]	÷	\$ [REDACTED]	X 100 =	93.87 %
2024 Food Sales		2024 Food + Alcohol Sales		2024 Percent from Food

I declare under penalty of perjury that this form, including all accompanying schedules and statements, is true, correct, and complete.

Andrew Wills  
Printed name of licensee

[Signature]  
Signature of licensee





AMCO  
NOV 1 2023

550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-29: Waiver of Operation Application**

**Why is this form needed?**

This form is the means by which a licensee may request that the Alcoholic Beverage Control (ABC) Board waive the operating requirement of AS 04.11.330(a)(3) or (d). If a recreational site license has not been operated at least once in a calendar year, or if a license of any other type has not been operated for at least 240 hours in each calendar year, then a complete copy of this form and the corresponding fees must be submitted for that calendar year, per 3 AAC 304.170.

This application must be accompanied by a non-refundable waiver application fee of:

- for a 1<sup>st</sup> request, an amount equal to  $\frac{1}{2}$  the applicable biennial license fee; or
- for a 2<sup>nd</sup> or subsequent request, double the amount of the fee paid for the previous waiver application.

The ABC Board will determine whether, through no fault of the licensee or because the premises are under construction, the licensed premises count not be operated for the required time during the calendar year. The ABC Board may impose conditions along with the approval of an application for waiver, and it may deny a third or subsequent application for waiver. If an application for waiver is denied, an application for license renewal for the succeeding license period will be denied by the Board. In addition to the waiver application fee, the applicant must pay a late fee of \$1,000 for an application that is received too late for Board consideration at its meeting before November 30 of the year for which the waiver is requested. Please check AMCO's website for meeting agenda deadlines.

Please note that a licensee must submit a separate completed copy of this form and pay a separate corresponding fee for each license and for each calendar year during which a license was not operated in compliance with AS 04.11.330.

**Section 1 – Establishment Information**

Enter information for the license that has not been operated for the time required under AS 04.11.330.

Licensee:	Andrew M. Wills	License Number:	4728
License Type:	Restaurant / Eating Place		
DBA:	Mermaid Cafe		
Premises Address:	3487 Main St.		
City:	Homer	State:	Alaska
		ZIP:	99603
Local Governing Body:	Homer City Council		

**Section 2 – Request Number and Calendar Year**

☐ 1<sup>st</sup> Request    ☒ 2<sup>nd</sup> Request    ☐ 3<sup>rd</sup> Request    ☐ Other \_\_\_\_\_

Request for Calendar Year 2023

Approved 9/15/25

#100685541

uploaded to legacy system on 11/22/23





AMCC  
NOV 1 2023  
Alaska Alcoholic Beverage Control Board

## Form AB-29: Waiver of Operation Application

### Section 3 – Reason for Non-operation

Provide an explanation as to why the licensed premises were not operated:

We thought we found a team to help us run the cafe but the woman in charge had a family emergency. (Her daughter's cancer came back and they had to go to Seattle for 4-6 months.) Help has been very hard to find since Covid. We plan to open in 2024.

### Section 4 – Certifications

The following must be completed for establishments located within the boundaries of a local governing body:

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

Initials

I certify that I will provide a true copy of this application to the local governing body listed on Page 1 of this form prior to ABC Board consideration of this application.

AW

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.

AW

Andrew M. Wills

Printed name of licensee

Andrew M. Wills

Signature of licensee

Office Use Only			
Waiver Application Fee:	600	Late Fee:	X
Transaction #:		100695541	

pd \$600 by credit card by phone  
w/ Trish 10/30/23

uploaded to  
legacy on 11/22





Thursday, September 18, 2025

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Wills, Andrew & Sally
Business Name	:	Mermaid Café
License Type	:	Restaurant/Eating Places - Public Convenience
License Location	:	3487 Main St., City of Homer
License No.	:	4728
Application Type	:	License Renewal

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [books@ak.net](mailto:books@ak.net);





# MEMORANDUM

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## Renewal Alcohol License Applications for Mermaid Café and Liquor License Transfer Application for Patel's #2 to Slack Tide – Non- Objection

**Item Type:** Back up Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Renee Krause, MMC, ADAC, City Clerk/ADA Coordinator

---

The Homer Police Department has no objections to the transfer of location for the following:

Type: Package Store - Seasonal  
License #: 3472  
DBA Name: Slack Tide  
Service Location: 4400 Homer Spit Road #3, Homer, AK 99603  
Licensee: Uncle Thirsty's, LLC  
Designated Licensee: Thomas Beck  
Email Address: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)  
Phone: 907-630-0663

The Homer Police Department has no objection to the application for the renewal of the following:

Type: Restaurant or Eating Place  
License#: 4728  
DBA Name: Mermaid Cafe  
Service Location: 3487 Main Street Homer, AK 99603  
Licensee: Andrew and Sally Wills  
Designated Licensee: Andrew and Sally Wills  
Email address: [books@ak.net](mailto:books@ak.net)  
Phone: 907-399-4338





# MEMORANDUM

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## Retail Marijuana Store License Renewal Applications for Cosmic Seaweed

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** September 22, 2025  
**From:** Renee Krause, MMC, ADAC, City Clerk

---

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

Type: Concentrate Manufacturing Facility  
License #: 39840  
DBA Name: Cosmic SeaWeed, LLC  
Service Location: 271 E Bunnell Avenue, Homer, AK 99603  
Licensee: Cosmic SeaWeed LLC  
Designated Licensee: Chris Long  
Email Address: [pyrofish13@gmail.com](mailto:pyrofish13@gmail.com)  
Phone: 419-708-0174

### Recommendation:

Voice non-objection and approval for the Marijuana License Renewal Application.

### Attachments:

AMCO Application Packet Information  
City Planner Non-Objection  
Kenai Peninsula Borough Non-objection  
Homer Police Department Non-objection





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

September 12, 2025

Licensee: Cosmic SeaWeed, LLC

DBA: Cosmic SeaWeed, LLC

VIA email: [pyrofish13@gmail.com](mailto:pyrofish13@gmail.com)

Local Government: Homer

Local Government2: Kenai Peninsula Borough

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

Community Council:

Via Email:

BCC: [amco.admin@alaska.gov](mailto:amco.admin@alaska.gov)

Re: Marijuana Concentrate Manufacturing Facility License Combined Renewal Notice

<b>License Number:</b>	#39840
<b>License Type:</b>	Marijuana Concentrate Manufacturing Facility
<b>Licensee:</b>	Cosmic SeaWeed, LLC
<b>Doing Business As:</b>	Cosmic SeaWeed, LLC
<b>Physical Address:</b>	271 E Bunnell Avenue Homer, AK 99603
<b>Designated Licensee:</b>	Chris Long
<b>Phone Number:</b>	419-708-0174
<b>Email Address:</b>	<a href="mailto:pyrofish13@gmail.com">pyrofish13@gmail.com</a>

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.



At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2025/2026 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,



Kevin Richard, Director  
907-269-0350



License Number: 39840

License Status: Active-Operating

License Type: Marijuana Concentrate Manufacturing Facility

Doing Business As: COSMIC SEAWEED, LLC

Business License Number: 1088609

Designated Licensee: Chris Long

Email Address: pyrofish13@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.639470, -151.539520

Physical Address: 271 E Bunnell Avenue  
Homer, AK 99603  
UNITED STATES

Licensee #1	Entity Official #1
<div>Type: Entity</div> <div>Alaska Entity Number: 10093588</div> <div>Alaska Entity Name: Cosmic SeaWeed, LLC</div> <div>Phone Number: 419-708-0174</div> <div>Email Address: cosmicseaweed@gmail.com</div> <div>Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES</div>	<div>Type: Entity</div> <div>Alaska Entity Number: 10183878</div> <div>Alaska Entity Name: Cosmic Enterprises LLC</div> <div>Phone Number: 419-708-0174</div> <div>Email Address: cosmicseaweed@gmail.com</div> <div>Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES</div>

Entity Official #2
<div>Type: Individual</div> <div>Name: Chris Long</div> <div></div> <div></div> <div>Phone Number: 419-708-0174</div> <div>Email Address: pyrofish13@gmail.com</div> <div>Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES</div>

**Note:** No affiliates entered for this license.





Alaska Marijuana Control Board

# Form MJ-20: 2025-2026 Renewal Application Certifications

## Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

**This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.**

## Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Cosmic SeaWeed, LLC	License Number:	39840		
License Type:	Marijuana Concentrate Manufacturing Facility				
Doing Business As:	Cosmic SeaWeed, LLC				
Premises Address:	271 E Bunnell Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

## Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Chris Long (100% Manager, Member of Cosmic Enterprises, LLC)
Title:	Member

## Section 3 – Violations & Charges

**Read each line below, and then sign your initials in the box to the right of any applicable statements:**

Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.

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

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

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

I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.

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

**Sign your initials to the following statement only if you are unable to certify one or more of the above statements:**

Initials

**I have attached a written explanation** for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).

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



**Form MJ-20: 2025-2026 Renewal Application Certifications****Section 5 – Certifications**

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

Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

CL

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

CL

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

CL

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

CL

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

CL

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

CL

**Initial this box if you are submitting an original fingerprint card and the applicable fees** to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed.

N/A

If multiple licenses are held, list all license numbers below:

N/A

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.

CL

**Chris Long**

Printed name of licensee

*Chris Long*

Signature of licensee



Title	MJ-20 39840 Concentrate - Chris V.1 BB.pdf
File name	MJ-20%2039840%20C...is%20V.1%20BB.pdf
Document ID	667eefa244a1228ec18e67100c4c3e67042ada9b
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

## Document History



SENT

**06 / 18 / 2025**

00:29:10 UTC

Sent for signature to Chris C Long (pyrofish13@gmail.com)  
from brenda@jdwcounsel.com  
IP: 24.237.42.39



VIEWED

**06 / 18 / 2025**

00:31:35 UTC

Viewed by Chris C Long (pyrofish13@gmail.com)  
IP: 166.137.171.29



SIGNED

**06 / 18 / 2025**

00:32:16 UTC

Signed by Chris C Long (pyrofish13@gmail.com)  
IP: 98.97.33.201



COMPLETED

**06 / 18 / 2025**

00:32:16 UTC

The document has been completed.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### MEMORANDUM

TO: MAYOR LORD AND HOMER CITY COUNCIL  
THROUGH: MELISSA JACOBSEN, CITY MANAGER  
FROM: RYAN FOSTER, CITY PLANNER  
DATE: SEPTEMBER 18, 2025  
SUBJECT: COSMIC SEAWEEED, LLC MARIJUANA LICENSE COMBINED  
RENEWAL APPLICATION FOR A CONCENTRATE  
MANUFACTURING FACILITY

I have received and reviewed the marijuana license application for Chris Long of Cosmic SeaWeed, LLC, for a marijuana concentrate manufacturing facility (License No. 39840) located at 271 E Bunnell Avenue, Homer, AK 99603.

I have no objection to the new marijuana license application for a marijuana concentrate manufacturing facility on zoning-related issues.





Thursday, September 18, 2025

**Sent via email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)**

Renee Krause, City Clerk  
City of Homer

RE: Renewal Application for Marijuana Product Manufacturing Facility

Business Name	:	Cosmic Seaweed, LLC
License Location	:	Homer/271 E. Bunnell Ave.
License No.	:	39840
License Type	:	Marijuana Product Manufacturing Facility

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough (KPB) has reviewed the above referenced application and has no objection to the issuance of the license.

Should you have any questions, or need additional information, please don't hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [pyrofish13@gmail.com](mailto:pyrofish13@gmail.com)





# MEMORANDUM

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## Marijuana Concentrate Manufacturing Facility License Combined Renewal Application for Cosmic SeaWeed, LLC - NON-OBJECTION

**Item Type:** Action Memorandum

**Prepared For:** Mark Robl, Chief of Police  
Ryan Foster, City Planner

**Copy to:** Lisa Linegar, Dispatch Supervisor  
Ryan Browning, Lieutenant  
Will Anderson, Associate Planner

**Date:** September 16, 2025

**From:** Zach Pettit, Deputy City Clerk II

---

The Homer Police Department has no objection to the renewal of the marijuana concentrate manufacturing facility license combined renewal application for:

Type:	Marijuana Concentrate Manufacturing Facility
License #:	39840
DBA Name:	Cosmic SeaWeed, LLC
Service Location:	271 E Bunnell Avenue, Homer, AK 99603
Licensee:	Cosmic SeaWeed, LLC
Designated Licensee:	Chris Long
Email Address:	pyrofish13@gmail.com





# MEMORANDUM

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**Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters.**

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** September 22, 2025  
**From:** Donna Aderhold, Councilmember  
**Through:** Melissa Jacobsen, City Manager

---

**Summary:**

The Kenai Peninsula Borough (KPB) and the City of Homer will hold municipal elections on October 7, 2025, and the City of Homer coordinates its elections with the KPB. The KPB election this year includes five propositions, two of which (Propositions 1 and 5) are citizens initiatives to be voted on by all eligible borough voters.

Based on the KPB voter pamphlet, Proposition 1 would require that “all paper ballots cast in person on election day would be counted manually by hand, rather than using electronic tabulating equipment. The hand counting would occur immediately after the polls close at local precincts, and the ballots would be counted by registered voters of the Kenai Peninsula Borough.” Also based on the KPB voter pamphlet, Proposition 5 would change “the regular borough election date from the first Tuesday of October to the first Tuesday following the first Monday in November” which aligns with the State of Alaska regular election.

**Background:**

As a bit of background, the Homer City Clerk, who served as a subject matter expert, and I served as members of two recent KPB assembly organized task forces associated with municipal elections:

- Election Stakeholder Group convened in 2019 to “research ways to increase voter participation by developing sustainable election processes that maximize accessibility and inclusivity while conserving public resources”; and
- Voter Turnout Workgroup convened in 2023 to “explore actionable options and ideas that are aimed at increasing awareness, participation, and voting in local elections, including but not limited to, changing the Borough election day to align with that of the State of Alaska”.

Both groups provided recommendation reports to the KPB assembly at the conclusion of their meetings, which are available on the KPB website at the link: <https://www.kpb.us/local-governance-and-permitting/leadership-governance/working-groups-initiatives/inactive-task-forces>

The voting machines used by the KPB and City of Homer are tabulators and operate on the same principles as the standardized paper tests given to students before the age of fully computerized tests in that the tabulators are programmed to read ballots for specific elections and count the filled-in bubbles for each race. As part of



the election process, the KPB currently selects, at random, three precincts to audit each year with a hand count, and the audits indicate that the electronic tabulators have a greater than 99% accuracy rate.

If passed, the citizen initiative ballot measures would apply to KPB elections and not to the City of Homer elections, but the adoption of one or both ballot measures could significantly affect City of Homer elections.

The State of Alaska Division of Elections runs elections for state (governor, legislature, and statewide ballot measures) and federal (U.S. President and Congress) offices, and state law requires that their elections be conducted completely separate from municipal elections (i.e., no equipment, workers, tables, ballots, or other election requirements may be shared). In addition, state elections are held every other year during even numbered years, and municipal elections are held annually.

Based on this information, I would like Homer City Council members to understand the possible consequences of voting to approve KPB Proposition 1 and/or Proposition 5, as listed below.

#### PROPOSITION 1: HAND COUNT IN PERSON PAPER BALLOTS FOR BOROUGH ELECTIONS

Key provisions from the KPB voter pamphlet:

1. Hand Counting of Paper Ballots: The proposed citizen initiative ordinance mandates that all paper ballots cast in person on election day be manually counted by hand by registered voters of the Kenai Peninsula Borough. The counting would take place after the polls closed at local voting precincts.
2. Absentee Ballots: Absentee ballots would still be accepted and processed according to Alaska State Law and KPB Code of Ordinances, Title 4. These absentee ballots would be added to the election day count after they are processed.
3. Implementation Date: If approved by the voters at the October 7, 2025 election, this ordinance will be effective on January 1, 2026.

Possible consequences to KPB elections:

- The KPB would likely need to hire more election workers for their municipal elections:
- Polls are open for 13 hours (7:00 am to 8:00 pm) on election day and some poll workers work the entire time without much break. To reduce worker fatigue and stress, KPB would need to have poll workers for multiple shifts. Poll workers are required to start no later than 30 minutes prior to the opening of the polling precincts and would be required to stay until the hand count is concluded.
- Before tabulating or counting ballots, election workers are required by law to ensure the number of ballots handed out while the polls are open matches the number of ballots voted and the number of ballots spoiled. Error rates in this step without the electronic tabulators would likely increase and it would take longer to complete this step and move to hand counting ballots.



Hand counting ballots would likely lead to high error rates:

- KPB ballots typically include multiple races on each ballot, potentially including races for assembly, school board, and various road, emergency services, and/or hospital service area boards. In addition, there could be any number of propositions. Each of these would need to be hand counted.
- Hand counting late in the evening and after midnight would be difficult when most people are naturally tired and have reduced concentration ability and decision-making capabilities.
- Hand counting ballots is highly dependent on the honesty and integrity of the individuals involved in counting.
- The proposition does not include a provision for recounting ballots by hand or with a tabulator to check for accuracy.

Possible consequences for City of Homer elections:

- City of Homer elections would continue to use machine tabulators.
- Currently, the City of Homer and KPB coordinate elections and share some voting equipment and election workers. It may no longer be possible to coordinate some aspects of elections.
- Attracting election workers is a perennial issue. If the KPB requires more election workers, the City of Homer may have fewer qualified individuals interested in working its elections.

#### PROPOSITION 5: CHANGE THE CURRENT ELECTION DATE TO ALIGN WITH THE STATE OF ALASKA ELECTION DATE

Key provision from the KPB voter pamphlet:

1. Change of Regular Election Date. The proposed citizen initiative ordinance changes the regular borough election date from the first Tuesday of October to the first Tuesday following the first Monday in November.

Possible consequences to KPB elections:

- Because state and municipal elections must be separate, many current polling places would not have adequate room for both elections, and voters could be required to go to two voting locations on Election Day, leading to voter confusion.
- There are a limited number of companies nationwide that are certified to prepare and print ballots for elections. These companies would likely prioritize the state/federal ballots over municipal ballots, which may lead to difficulties in the KPB receiving ballots timely before elections.
- The KPB may have difficulty hiring the number of election workers needed because many election workers work during municipal elections in October and state elections in November.
- State and federal elections would likely take priority for voters, who may pay less attention to municipal candidates and issues before election day (i.e., voter turnout may increase, but voter education on local issues may decrease).
- Voter turnout for municipal elections may swing widely each year because state elections are held every other year.



Possible consequences to City of Homer elections:

- City of Homer elections would continue to be held on the first Tuesday of October unless the City Council took action to change the election date to match borough and state elections.
- If the City of Homer maintained the October election date, the City would be responsible for all aspects of its elections. There would be no coordination with the borough and no sharing of resources.
- The cost of each election to City of Homer residents would likely increase if the city and borough elections are no longer aligned.
- Turnout for City of Homer elections would likely decline.
- If the Homer City Council took action to move elections to match the borough and state, the issues of hiring election workers, locating election sites, voter turnout swings, and voter understanding of local issues listed above would apply.

**Recommendation:**

This memorandum is informational only. No action is needed.





# MEMORANDUM

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**Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional \$5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** September 3, 2025  
**From:** Leon Galbraith, P.E., City Engineer  
**Through:** Melissa Jacobsen, City Manager

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**Summary:**

Appropriation of an additional \$5,000 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.

**Background:**

The FY24/25 Capital Budget included \$250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that “boosts” the pressure in a water main that is on the low pressure side of a pressure zone. A couple of years ago the pump in the Paintbrush Station failed, leaving over a dozen homes located on Paintbrush Street without water. The City delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old that we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. The relay fit and we were able restore water service. This put the City on notice that more comprehensive upgrades were needed as soon as possible. That’s why funding was requested in the FY24 Capital Budget.

A task order was issued to RESPEC Engineering, LLC for \$47,000 to perform design engineering, which was authorized by Resolution 23-077. Then, a contract was awarded to Beachy Construction for \$276,300 authorized by Resolution 24-085. Ordinance 24-33 was passed at the same time as Resolution 24-085 appropriating an additional \$73,300 from the Water CARMA Fund to cover the construction contract award.

An additional \$5,000 is needed to hire a water truck to provide supplemental water and system pressure in order to maintain water service to the residences while mechanical and electrical equipment is being replaced. The use of the water truck to provide this supplemental water and system pressure is intermittent throughout the project. The Public Works Department plans to hire



Moore & Moore Services, Inc. for this purpose. Because this purchase will be less than \$5,000, it will count as an incidental procurement according to the City of Homer Procurement Policy Manual and will therefore not require any formal competitive process.

**Recommendation:**

Therefore, the Public Works Department is requesting an additional appropriation of \$5,000 to facilitate maintaining water service to residents while changing out mechanical and electrical equipment.

**Attachments:**

Ordinance 23-23(A-3)  
Resolution 23-077  
Resolution 23-085  
Ordinance 24-33



## Capital Budget Ordinance

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 23-23(A-3)**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2024 AND  
2025 CAPITAL BUDGET.

**WHEREAS, Capital projects that have been closed through the FY24/25 capital budget planning process are outlined in Memorandum CC-23-153.**

**NOW, THEREFORE,** 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 2024:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ <del>165,000</del> <b>270,000</b>
General Fund CARMA (156)	\$ <del>627,397</del> <b>1,037,136 745,175</b>
Utility CARMA (256)	\$ 1,163,834
Port Fleet Reserves (452)	\$ 115,000
Port Reserves (456)	\$ 335,000
HART Roads (160)	\$ <del>3,070,667</del> <b>2,880,667 2,973,667</b>
HART Trails (165)	\$ <del>386,000</del> <b>376,314</b>
HAWSP (205)	\$ <del>0</del> <b>10,000</b>
<b><u>General Fund Unassigned (100)</u></b>	<b><u>\$20,000 97,500</u></b>
<b><u>General Fund Seized Assets (157-0745)</u></b>	<b><u>\$16,268.78</u></b>
 Total Capital Expenditures	 \$ <del>5,862,898</del> <b>6,112,637 6,102,758.78</b>

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2025:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 80,000
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0



43 HAWSP (205) \$ 0 150,000  
44 General Fund Unassigned (100) \$350,000  
45  
46 Total Capital Expenditures \$ ~~80,000~~ 580,000  
47


48 Section 3. The amounts appropriated by this ordinance are appropriated to the  
49 purposes stated in the adopted budget.  
50

51 Section 4. This Ordinance is limited to approval of the Budget and appropriations for  
52 Fiscal Year 2024 and 2025, is a non code Ordinance and shall become effective July 1, 2023.  
53

54 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 26 day of June,  
55 2023.  
56

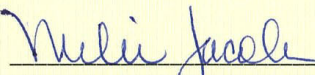
CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

AYES: 5

NOES: 1

ABSTAIN: 0

ABSENT: 0

First Reading: 4-24-23

Public Hearing: 5-8-23, 5-22-23, 6-12-23, 6-26-23

Second Reading: 6-26-23

Effective Date: 7-1-23



<b>Repair Pond Liner at Sewer Treatment Plant</b>	\$25,000	Waiting for fix on effluent pipe before proceeding	22-29
<b>½ of Utility Financial Management</b>	\$8,646	Original project complete; may conduct one more related plan under contract	21-03

#### FY24/25 Proposed Projects

<b>Description</b>	<b>Amount Requested</b>	<b>CM Approved?</b>
<b>Coatings for Digestors</b>	\$300,000	NO
<b>Coatings for Clarifiers</b>	\$450,000	NO
<b>Replace Water Meters</b>	\$50,000	YES – Water CARMA
<b>Million Gallon Water Tank Aeration System</b>	\$60,000	YES – Water CARMA
<b>Raw Water Line Replacement Design</b>	\$86,000	YES – Water CARMA
<b>PRV Replacement West Trunk Line</b>	\$21,000	YES – Water CARMA
<b>Final Design – Beluga Lift Station</b>	\$100,000	YES – Sewer CARMA
<b>Paintbrush Booster Station Pump Upgrade</b>	\$250,000	YES – Water CARMA
<b>WTP Membrane Filter Train FY24</b>	\$80,000	YES – Water CARMA
<b>WTP Membrane Filter Train FY25</b>	\$80,000	YES – Water CARMA
<b>WWTP Aeration Pond Effluent Box</b>	\$73,000	NO
<b>Kachekmak City Septic Pumping Contract</b>	\$55,770	NO
<b>Transfer Switch STP</b>	\$38,500	YES – Sewer CARMA
<b>Dredge Sludge Lagoon at WTP</b>	\$60,000	NO
<b>Design for Replacing 8” Cast Iron Distribution Line</b>	\$90,000	YES – Water CARMA
<b>Master Water &amp; Sewer Plan</b>	\$90,000	NO
<b>Electrical Works for Sewage Lift Station – 30 Acres</b>	\$67,000	NO
<b>Spit Parking Lot Storm Drain Project</b>	\$1,198,628	NO
<b>Fleet Replacement</b>	\$50,000	YES – Water CARMA
<b>Vehicle Replacement (E-131, E-130, E-114)</b>	\$66,667	YES – Water CARMA
<b>Vehicle Replacement (E-131, E-130, E-114)</b>	\$66,667	YES – Sewer CARMA
<b>Jack Gist Park Water/Sewer Extension</b>	\$120,000	N/A – Added by Council – General Fund Unassigned Fund Balance (\$77,500) and HAWSP (\$42,500)
<b>Karen Hornaday Park – Water/Sewer Extension FY24</b>	\$30,000	N/A – Added by Council – General Fund Unassigned Fund Balance (\$20,000) and HAWSP (\$10,000)
<b>Karen Hornaday Park – Water/Sewer Extension FY25</b>	\$500,000	N/A – Added by Council – General Fund Unassigned Fund Balance (\$350,000) and HAWSP (\$150,000)



## Utility CARMA – Fund 256

Utility CARMA - Fund 256				
Current Information - as of 6/22/23				
Account Name	Current Balance	Encumbrances	Available Balance	
Water	\$ 2,025,540	\$ 117,260	\$ 1,908,280	
Sewer	\$ 1,876,822	\$ 1,257,532	\$ 619,290	
	\$ 3,902,362	\$ 1,374,792	\$ 2,527,570	

Open Encumbrances - as of 6/22/23			
Description	Requestor	ORD #	Budget Remaining
Fire Hydrant Replacement Program	Water	22-37	\$ 100,000
PR Station Hatch Improvement	Water	21-36(S-2)	\$ 13,385
1/2 of Utility Financial Mgmt	Water	21-03	\$ 3,875
Rehab of Electrical Control Works for Lift Stations	Sewer	22-80	\$ 263,417
Broken Clarifier Belt at Waste Water Treatment Plant	Sewer	22-73(S), 22-55, 22-34(S)	\$ 962,236
Manhole Repair for East Hill Repaving Project	Sewer	22-29	\$ 3,004
Repair Pond Liner at Sewer Treatment Plant	Sewer	21-36(S-2)	\$ 25,000
1/2 of Utility Financial Mgmt	Sewer	21-03	\$ 3,875
			\$ 1,374,792

Requested Projects			
Description	Requestor	Fiscal Year	Budget Amount
Fleet Replacement	Water	FY24	\$ 50,000
Replace Water Meters	Water	FY24	\$ 50,000
Million Gallon Water Tank Aeration System	Water	FY24	\$ 60,000
Raw Water Line Replacement Design	Water	FY24	\$ 86,000
PRV Replacement West Trunk Line	Water	FY24	\$ 21,000
Paint Brush Booster Station Pump Upgrade	Water	FY24	\$ 250,000
WTP Membrane Train	Water	FY24	\$ 80,000
Design for Replacing 8" Cast Iron Distribution Line	Water	FY24	\$ 90,000
Vehicle Replacement (E-131, E-130, E-114)	Water	FY24	\$ 66,667
WTP Membrane Train	Water	FY25	\$ 80,000
Replace Lift Station Access Hatch	Sewer	FY24	\$ 14,000
Fleet Replacement	Sewer	FY24	\$ 50,000
Launch Ramp Lift Station Enclosure	Sewer	FY24	\$ 13,000
WWTP Digester Blowers	Sewer	FY24	\$ 48,000
Transfer Switch, STP	Sewer	FY24	\$ 38,500
Vehicle Replacement (E-131, E-130, E-114)	Sewer	FY24	\$ 66,667
Beluga Lift Station	Sewer	FY24	\$ 100,000
			\$ 1,163,834

Future Fund Activity			
Activity Description	FY23 Amount	FY24 Amount	FY25 Amount
Operating Budget Transfer - Water CARMA <sup>1</sup>	\$ 106,804	\$ 309,240	\$ 316,946
Operating Budget Transfer - Sewer CARMA <sup>2</sup>	\$ 234,166	\$ 254,332	\$ 272,020
Utility Operations to Water CARMA Transfer	\$ -	\$ -	\$ -
Utility Operations to Sewer CARMA Transfer	\$ -	\$ -	\$ -
Net Activity	\$ 340,970	\$ 563,572	\$ 588,966

Proposed Future State				
Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Water	\$ 2,025,540	\$ 117,260	\$ 106,804	\$ 2,015,084
			FY24 Projects	\$ (753,667)
			FY24 Net Activity	\$ 309,240
			FY24 Ending Balance	\$ 1,570,657
			FY25 Projects	\$ (80,000)
			FY25 Net Activity	\$ 316,946
			<b>FY25 Ending Balance</b>	<b>\$ 1,807,604</b>
Sewer	\$ 1,876,822	\$ 1,257,532	\$ 234,166	\$ 853,456
			FY24 Projects	\$ (330,167)
			FY24 Net Activity	\$ 254,332
			FY24 Ending Balance	\$ 777,621
			FY25 Projects	\$ -
			FY25 Net Activity	\$ 272,020
			<b>FY25 Ending Balance</b>	<b>\$ 1,049,641</b>

<b>Utility CARMA Ending FY25 Balance (Est.):</b>	<b>\$ 2,857,245</b>
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(1) and (2) FY23 Budget transfers are done at end of fiscal year



CITY OF HOMER  
HOMER, ALASKA

City Manager  
Public Works Director

**RESOLUTION 23-077**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING A CONTRACT WITH RESPEC COMPANY LLC IN THE  
NOT TO EXCEED AMOUNT OF \$42,000 TO DESIGN THE  
PAINTBRUSH BOOSTER STATION UPGRADES AND AUTHORIZING  
THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE  
APPROPRIATE DOCUMENTS.

WHEREAS, The FY24 Capital Budget includes \$250,000 to upgrade the Paintbrush  
Booster Station; and

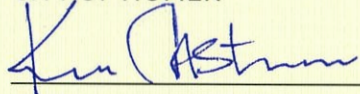
WHEREAS, the City asked RESPEC Company LLC (RESPEC), represented by Homer's  
only professional mechanical engineer, to provide a proposal for designing the Booster Station  
Upgrades because RESPEC had already consulted with City staff to make emergency repairs  
when the Booster Station failed last year; and

WHEREAS, RESPEC proposed to provide more detailed investigations and  
specifications for new equipment, for the estimated cost of \$41,819.65; and

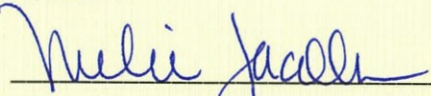
NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes  
issuance of a Task Order to RESPEC, in the Not to Exceed amount of \$42,000 to prepare provide  
professional services to help the City upgrade the Paintbrush Booster Station and authorizes  
the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 14<sup>th</sup> day of August, 2023.

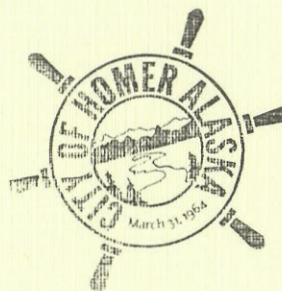
CITY OF HOMER

  
KEN CASTNER, MAYOR

ATTEST:

  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: FY24 Capital Budget







# MEMORANDUM

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**Resolution 23-077, A Resolution of the City Council of Homer, Alaska Approving a Task Order with RESPEC Company LLC in the Not to Exceed Amount of \$42,000 to Design the Paintbrush Booster Station Upgrades and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** July 18, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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**I. Issue:** The purpose of this Memorandum is to recommend the award a Task Order to RESPEC Company LLC (RESPEC) to design renovations to the Paintbrush Booster Station.

**II. Background:**

The FY24 Capital Budget includes \$250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that “boosts” the pressure in a water main that is on the low pressure side of a pressure zone. Last winter, the pump in the Paintbrush station failed, leaving over a dozen homes without water. We delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old, we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. It was our lucky day! The relay fit and we were able restore water service. But, this put us on notice that more comprehensive upgrades were needed as soon as possible. That’s why we requested funding in the FY24 Capital Budget.

A local mechanical engineer, employed by RESPEC) helped us scope out and estimate the costs of a more permanent solution. Once we got the project funded, we asked RESPEC to submit a proposal to provide more comprehensive engineering services to implement the permanent solution. They’ve proposed to do this work for the Not to Exceed cost of \$42,000.

**III. RECOMMENDATION:** That the City Council award a Task Order to RESPEC in the Not To Exceed amount of \$42,000.





# STATEMENT OF SERVICES

## CITY OF HOMER — BOOSTER PUMP STATION UPGRADES



AUGUST 2023





# CITY OF HOMER – BOOSTER PUMP STATION UPGRADES

The City of Homer (CITY) has requested that RESPEC Company, LLC and S&B, Inc. (ENGINEER) provide engineering services to upgrade the Paintbrush potable water booster pump station serving the Homer distribution network. This Statement of Services serves to identify the proposed scope, deliverables, assumptions, owner's responsibilities, schedule, and fee.

## 1.0 PROJECT SCOPE SUMMARY

- A. Paintbrush Booster Pump Station
  - a. Replace existing pump skid with like sized variable speed pumps (VFD's not integral to pump)
  - b. Replace pumping system accessories
    - i. Pressure transmitter on inlet header
    - ii. Pressure gauge on inlet header
    - iii. Pressure transmitter on outlet header
    - iv. Pressure gauge on outlet header
    - v. Isolation valves x4
    - vi. Check Valves x3
    - vii. Pressure Tank x1
  - c. Add level (float) switch in vault for flood detection
  - d. Add temperature sensors in vault for high/low temperature alarms
  - e. Add control panel with cellular telemetry for remote monitoring and alarms
    - i. Pumps (New)
      - 1. High/Low Inlet Pressure
      - 2. High/Low Outlet Pressure
      - 3. Pump Fault
      - 4. Pump Hours
    - ii. Vault
      - 1. High water level (flood)
      - 2. High/Low Temp
      - 3. Station Intrusion
      - 4. Smoke Detection
  - f. Replace power service equipment (meter/main, and panelboard)
  - g. Add surge protection device (Type 2 SPD)

## 2.0 ENGINEERING REQUIREMENTS

Upon this Agreement becoming effective, the ENGINEER shall perform the tasks:

- / Design development submittal, Pre-final design document submittal, Construction documents submittal
- / RESPEC Project Management
  - » Coordinate project design with RESPEC and S&B engineers to develop a singular complete ready-for-construction design package.
- / Mechanical
  - » Replace booster pumps, inlet and outlet pipe headers, valves, and pressure tank at the Paintbrush BPS



- » Support Electrical and I&C upgrades.

#### / Electrical

- » Replace electrical service equipment, panelboard, and booster pumps.
- » Provide surge protection device at panelboard (Type 2 SPD).
- » Support Mechanical and I&C upgrades.
- » Coordinate power service modifications with local utility, HEA.

#### / Instrumentation and Controls (S&B Inc.)

- » Support Mechanical and Electrical upgrades and replace booster pumps.
- » Provide cellular telemetry and remote monitoring for alarms.

## 2.1 65% DESIGN DEVELOPMENT

- / Review as-built drawings and photos of the site to determine existing conditions.
- / Develop design documents to upgrade BPS and replace booster pumps, per Project Scope summary listed above.
  - » Design narrative/ design criteria document
  - » Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - » Mechanical and Electrical Specifications (on the drawings)

## 2.2 95% PRE-FINAL DESIGN DOCUMENTS

- / Update the design based on comments received from 65% design and further develop for construction.
  - » Design narrative/ design criteria document
  - » Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - » Mechanical and Electrical Specifications (on the drawings)
  - » I&C Specifications
    - 40 61 00 – Control Systems Integration
    - 40 61 10 – Control Narratives (May be provided on Block Diagrams)



## 2.3 CONSTRUCTION DOCUMENTS

- / Update the design based on comments received from 95% design and finalize design and issue signed Construction Documents.
  - » Design narrative/ design criteria document
  - » Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - » Mechanical and Electrical Specifications (on the drawings)
  - » I&C Specifications
    - 40 61 00 – Control Systems Integration
    - 40 61 10 – Control Narratives (May be provided on Block Diagrams)

## 3.0 ASSUMPTIONS

1. No demolition plans/drawings. Demo work will be covered via notes and within specifications if needed.
2. Site work is limited to intercepting the underground feeder at the service equipment – no additional site work is anticipated.
3. P&ID's will not be included in the design package.
4. Permitting support and services during construction are excluded from this Statement of Services and can be covered by a separate scope of work that is to be developed at the City's request.

## 4.0 OWNER RESPONSIBILITIES

1. Provide record drawings for the booster pump station.
2. Drawings in AutoCAD format of the site for use as the Project base plans.
3. Access to booster pump station for on-site investigations as needed.

## 5.0 SCHEDULE

The schedule for the project is as follows, or to be determined, pending coordination with the OWNER:

- |                                   |   |
|-----------------------------------|---|
| 1. Notice-to-Proceed:             | TBD                                     |
| 2. 65% Design Development         | 10 weeks after NTP                      |
| 3. 95% Pre-Final Design Documents | 8 weeks after receiving comments on 65% |
| 4. Construction Documents         | 3 weeks after receiving comments on 95% |





## 6.0 METHOD OF PAYMENT

The Consultant will perform the services on a lump sum basis for \$41,819.65. See attachment for additional information.

**END OF STATEMENT OF SERVICES**





The prices quoted are valid and in effect for 90 days. After 90 days, prices are subject to change in accordance with RESPEC's commercial practices.

Homer - Booster Pump Station Upgrades  
08/03/23  
SUMMARY

			Subconsultant		
Phase		Mechanical	Electrical	S&B, Inc.	Total
1	#420 - Design Development (65%)	\$7,590.00	\$4,570.00	\$7,313.30	\$20,204.63
2	#430 - Pre-Final Design (95%)	\$5,820.00	\$3,760.00	\$4,161.38	\$14,157.52
3	#440 - Construction Documents (100%)	\$2,825.00	\$1,305.00	\$3,025.00	\$7,457.50
Subtotal		\$16,235.00	\$9,635.00	\$14,499.68	\$41,819.65
Est Tax					\$0.00
Total					\$41,819.65





Phase

#420 - Design  
Development (65%)

	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$205.00	\$170.00	\$125.00		
Task				0	\$0.00
Site Visits, Review Record Information, Reference material		4		4	\$680.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		4		4	\$680.00
Project Setup			2	2	\$250.00
Design Analysis, Criteria Narrative		4		4	\$680.00
Drawings - Paintbrush Vault Plan and Sections		4	8	12	\$1,680.00
Drawing - Legend, Notes, Details		2	4	6	\$840.00
Specifications (Sheet specs)		4	2	6	\$930.00
Vendor Coordination		2		2	\$340.00
QA/QC	2	1	1	4	\$705.00
Multi-Discipline Submittal Compiling		4	1	5	\$805.00
Hourly Subtotal	2	29	18	49	
Cost	\$410.00	\$4,930.00	\$2,250.00		\$7,590.00

Phase

#430 - Pre-Final Design  
(95%)

	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$205.00	\$170.00	\$125.00		
Task				0	\$0.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		4		4	\$680.00
Design Analysis, Criteria Narrative, Calcs		2		2	\$340.00
Drawings - Paintbrush Vault Plan and Sections		4	6	10	\$1,430.00
Drawing - Legend, Notes, Details		1	1	2	\$295.00
Specifications (Sheet specs)		2	1	3	\$465.00
Vendor Coordination		2		2	\$340.00
Client Review Meeting		1		1	\$170.00
Review Comment Resolution		2	2	4	\$590.00





QA/QC	2	1	1	4	\$705.00
Multi-Discipline Submittal Compiling		4	1	5	\$805.00
<b>Hourly Subtotal</b>	<b>2</b>	<b>23</b>	<b>12</b>	<b>37</b>	
<b>Cost</b>	<b>\$410.00</b>	<b>\$3,910.00</b>	<b>\$1,500.00</b>		<b>\$5,820.00</b>

Phase

#440 - Construction Documents (100%)

	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$205.00	\$170.00	\$125.00		
<b>Task</b>				<b>0</b>	<b>\$0.00</b>
Address review &/or client comments		2	2	4	\$590.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		2		2	\$340.00
Finalize and Stamp Drawings		2	2	4	\$590.00
				0	\$0.00
QA/QC	1	1	1	3	\$500.00
Submittal Compiling		4	1	5	\$805.00
<b>Hourly Subtotal</b>	<b>1</b>	<b>11</b>	<b>6</b>	<b>18</b>	
<b>Cost</b>	<b>\$205.00</b>	<b>\$1,870.00</b>	<b>\$750.00</b>		<b>\$2,825.00</b>

<b>Mechanical Hours</b>	<b>5</b>	<b>63</b>	<b>36</b>	<b>104</b>	
<b>Mechanical Cost</b>	<b>\$1,025.00</b>	<b>\$10,710.00</b>	<b>\$4,500.00</b>		<b>\$16,235.00</b>



Phase

#420 - Design

Development (65%)

	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$185.00	\$155.00	\$125.00		
Task				0	\$0.00
Review Record Information, Reference material		2		2	\$310.00
General Correspondence; Coordination & Meetings		2		2	\$310.00
Project Setup			1	1	\$125.00
Design Analysis, Criteria Narrative, Calcs		2		2	\$310.00
Drawings - Site and Vault Power, Schedules, Diagrams		4	6	10	\$1,370.00
Drawing - Legend, Notes, Details		2	4	6	\$810.00
Specifications (Sheet specs)		4	1	5	\$745.00
				0	\$0.00
QA/QC	1	1	1	3	\$465.00
Submittal Compiling			1	1	\$125.00
Hourly Subtotal	1	17	14	32	
Cost	\$185.00	\$2,635.00	\$1,750.00		\$4,570.00

Phase

#430 - Pre-Final Design

(95%)

	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$185.00	\$155.00	\$125.00		
Task				0	\$0.00
General Correspondence; Coordination & Meetings		2		2	\$310.00
HEA & COH Coordination		2		2	\$310.00
Design Analysis, Criteria Narrative, Calcs		2		2	\$310.00
Drawings - Site and Vault Power, Schedules, Diagrams		2	4	6	\$810.00
Drawing - Legend, Notes, Details		1	2	3	\$405.00
Specifications (Sheet specs)		2		2	\$310.00
				0	\$0.00
Client Review Meeting		1		1	\$155.00
Review Comment Resolution		2	2	4	\$560.00
				0	\$0.00
QA/QC	1	1	1	3	\$465.00
Submittal Compiling			1	1	\$125.00
Hourly Subtotal	1	15	10	26	
Cost	\$185.00	\$2,325.00	\$1,250.00		\$3,760.00





Phase

#440 - Construction Documents (100%)

	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$185.00	\$155.00	\$125.00		
Task				0	\$0.00
Address review &/or client comments		1	1	2	\$280.00
General Correspondence; Coordination & Meetings		1		1	\$155.00
Finalize and Stamp Drawings		1	1	2	\$280.00
				0	\$0.00
QA/QC	1	1	1	3	\$465.00
Submittal Compiling			1	1	\$125.00
Hourly Subtotal	1	4	4	9	
Cost	\$185.00	\$620.00	\$500.00		\$1,305.00

Electrical Hours	3	36	28	67	
Electrical Cost	\$555.00	\$5,580.00	\$3,500.00		\$9,635.00





**S&B inc. 13200 SE 30th St., Beaverton, Washington 98005 (425) 644-1700 FAX (425) 746-9312**

August 3, 2023

RESPEC Design Team

via email: Luke Rubalcava [[Luke.Rubalcava@respec.com](mailto:Luke.Rubalcava@respec.com)]

Subject: City of Home, AK  
Booster Pump Station – Design for Paintbrush  
I&C Systems Engineering Services

Dear Design Team:

We are pleased to provide the following scope of work for your review and consideration as you plan for the overall efforts in design for the planned one rehabilitated pressure pump station (Paintbrush) added to the City's water SCADA system. Our scope of work provides control system integration in the form of instrumentation, SCADA system additions, and modifications to the existing SCADA infrastructure. We envision our role as a niche technical resource for your planning and design efforts for the overall automation and control. We provided the control system integration for the City's Water system and are therefore familiar with the current features and requirements of the water system. We bring a knowledge base about the existing control system operation and should minimize your time spent integrating the new facilities with the legacy systems.

S&B proposes to participate with your design team to provide drawings, specifications and attend preliminary design and review meetings as part of the overall control system package for this project. The specifications will include an operating narrative that will describe operation of the control system, narrative may be included on block diagram drawing set. Our control system drawing delivery package will include:

- Control system block diagrams
- Network diagrams
- CSI type Specifications for Control Systems and network connected devices.

Please note that the instrumentation and control system specification will include a paragraph stating:

The I&C and telemetry system scope of work is an addition and modification to the Owner's existing system, which was designed and furnished by S&B, Inc. For compatibility with their comprehensive system, I&C design and control system integration will be provided by the Owner's I&C Consultant/Integrator, S&B, Inc.

Pricing is estimated at least three times during the design process: the first at the 65% submittal, second pre-final design, and final for pre-bid final design drawing and specification benchmarks. The pricing will provide detailed information for field sensors, and SCADA equipment. The scope of work and pricing letter may be included in the bid document if requested by the City.

We are confident that we will successfully work with your selected Engineer and City of Homer design team to meet your expectations for quality and cost efficiency. As part of the collaborative effort in



design, we will allocate time for project conference calls and provide assistance where needed by your design team.

#### Control System Approach:

The control system will utilize a programmable logic controller (PLC), cellular communication method to the WWTP, instrumentation, and field sensors. The SCADA system will provide control, monitoring and alarms for the following system parameters: Pump operation, pressure, vault flood, station intrusion, smoke detection, and various ancillary conditions as defined by the Design team.

#### Design Meetings

We anticipate the following meetings with City of Homer staff and pertinent design team members along with the stated output summaries. Meetings will be suitable for online participation using Teams or similar platform. Three group meetings are described below:

Conceptual design meeting for automation system to affirm the level of networked automation devices, size of HMIs, types of PLC IO and processors, etc. The meeting will result with a direction for network topology, automation hardware, automation features and types of instruments we should use for flow, pressure, and analytical measurements. We anticipate 1 hrs of meeting time and 30 minutes to review and approve meeting minutes as output from this work.

A 65% design meeting to review the control system block diagrams and automation system control narratives. We estimate 2 hrs of preparation time to review our design drawings and written document information and prepare questions, 2 hours for meeting discussion / Q&A and 15 minutes to review our meeting minutes and drawing markups.

A pre-final design meeting to review the control system block diagrams and automation system control narratives. We estimate 1 hrs of preparation time to review our design drawings and written document information and prepare questions, 1 hours for meeting discussion / Q&A and 15 minutes to review our meeting minutes and drawing markups.

Final design meeting with project staff to review control narratives, review how system will provide operators and mechanics access to the control of the system. This meeting will review interlocks (hardware and process as applicable), affirm methods and resulting process states (fail-safes) following an event trigger. Staff should estimate 1 hr of prep time, and up to 2 hrs of large group meeting time.

Small group meetings may be requested by the Owner to review 65%, pre-final, and 100% cost estimates of the automation system as prepared by S&B. The design team electrical engineer lead or manager should assume up to 2 hrs for the 65% and up to 1 hour for pre-final and 100% submittals.

#### Control System Engineering Deliverables

We propose to supply the following deliverables as part of the project:

##### Pre-Bid Deliverables

##### Drawings:

Block diagrams provide details of PLC I/O, wiring/cabling, control panel construction. The content of these diagrams will include:

Control Systems general requirements, wiring methods, color standards for display of controlled devices, device installation details.



- Instrument installation details.
- Control System Block Diagrams for Pressure Pump stations.
- Network Diagram
- Panel Elevations: PLC, HMI.

Specifications:

40 61 00 Control System Integration / I&C  
40 61 10 Control Narratives (may be provided on blocks)

Project Assumptions:

Working as a specialty sub-consultant on this project we require a basis of design report (BODR) to begin the control system strategy and design work. We ask that RESPEC provide coordination of drawings, schedules and meetings for interdisciplinary work, as required. For this project work we require working lead times of ten weeks for 65%, and eight weeks for pre-final and three weeks for 100% drawing releases or a mutually agreed upon time schedule. P&ID drawings are not included in our scope of work, however we will provide review of the upper band information related to SCADA integration.

Design Budget Estimate

The budget is organized by deliverable in project origination work, 65%, pre-final, and 100% product deliverables with a not to exceed price of **\$14,499.68** as summarized in the attached table 'Attachment A'. Hourly fees are in accordance with our July 2023 fees that are used by our firm for current work with City of Homer as 'Attachment B'.

Excluded from Design and Estimate

Equipment

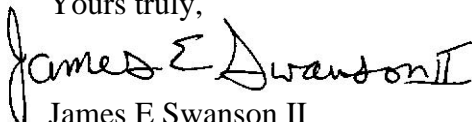
SCADA / RTU Control Panel  
Field Sensors and Instrumentation

Services

PLC and SCADA graphic software  
Commissioning  
Field Startup and Acceptance Testing  
System narrative and O&M  
As Built / As Commissioned Control System Drawings

Thank you for the opportunity to work with this engineering team.

Yours truly,



James E Swanson II  
Vice President  
S&B Inc.





13200 SE 30th Street, Bellevue, WA 98005 (425) 644-1700 FAX (425) 746-9312

## Attachment "A"

### Design Services

### City of Homer Pressure Pump Station Design

Provide professional services for I&C portion for Paintbrush Booster Pump Station. Paintbrush is a complete rehabilitation of the station with control and monitoring added into the City's SCADA system. This includes design, engineering, plan set drawings and specifications

Sub-Task 1	Planning, pre-design, and meetings
Sub-Task 2	I&C 65% design - Plans, Specs and Estimate
Sub-Task 3	I&C Pre-Final design - Plans, Specs and Estimates
Sub-Task 4	I&C Final design - Plans, Specs and Estimates

### Fee Schedule

Principal -RTS  
 Principal -JES  
 Technician / CAD -EDS  
 Office / Support Personnel -DML

Sub-Task 1	Sub-Task 2	Sub-Task 3	Sub-Task 4	Totals
0.00 hrs	0.00 hrs	3.35 hrs	4.00 hrs	7.35 hrs
10.00 hrs	7.40 hrs	6.70 hrs	4.00 hrs	28.10 hrs
0.00 hrs	14.90 hrs	8.38 hrs	5.00 hrs	28.28 hrs
2.00 hrs	2.00 hrs	2.00 hrs	1.00 hrs	7.00 hrs
12.00 hrs	24.30 hrs	20.43 hrs	14.00 hrs	
\$ 3,000.00	\$ 4,313.30	\$ 4,161.38	\$ 3,025.00	\$ 14,499.68

### Total hours

### Total Fees

### Delivery Schedule

50% Design Date  
 90% Design Date  
 Final Design Date

Sub-Task 1	Sub-Task 2	Sub-Task 3	Sub-Task 4
	*note S1	*note S1	*note S1
	*note S1	*note S1	*note S1
*note S1	*note S1	*note S1	*note S1

dates index from notice to proceed:

### Project Assumptions

- Design documents will be transmitted in electronic format as pdf
- RESPEC provides BODR as starting basis for block diagram drawing development, P&ID dwgs are not required
- S&B provides 65% and Final drawings and specification releases
- Owner provides preference for control features via scheduled meeting, S&B summarizes with meeting minutes

### Schedule Notes

S1 Dates established by mutual acceptance



## Attachment "B"

### FEE SCHEDULE - PROFESSIONAL SERVICES

July 2023 - June 2024	<b>Standard</b>
Principal -RTS	\$280.00 /hr
Principal -JES	\$280.00 /hr
Senior Engineer - DGT	\$209.00 /hr
Senior Engineer - EHD	\$209.00 /hr
Senior Field Engineer - unfilled	\$209.00 /hr
Engineer / Programmer - RPR	\$181.00 /hr
Engineer / Programmer - unfilled	\$181.00 /hr
SCADA / planner - JRS	\$181.00 /hr
Technician / CAD -EDS	\$137.00 /hr
Technician / CAD II -unfilled	\$137.00 /hr
Office / Support Personnel -DML	\$100.00 /hr
Office / Support Personnel -JAB	\$100.00 /hr
Office / Support Personnel -RKP	\$100.00 /hr
<b>TRAVEL EXPENSES</b>	
AUTO (Up to 100 miles per day)	No Charge
AUTO (Over 100 miles per day)	Per Mile \$ 0.585
AIR TRAVEL	Actual Cost + 10%
OVERNIGHT TRAVEL	Actual Cost + 10%
<b>MATERIALS</b>	
PRINTING	Actual Cost + 10%
OFFICE SUPPLIES, COPIES, Etc.	Generally No Charge
<b>SPECIAL EQUIPMENT AND/OR SERVICES</b>	
EQUIPMENT AND MATERIALS	Actual Cost + 30%
CONTRACTED SERVICES	Actual Cost + 10%



CITY OF HOMER  
HOMER, ALASKA

City Manager  
Public Works Director

**RESOLUTION 23-085**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING A CONTRACT TO EAST ROAD SERVICES, INC. TO  
COMPLETE THE LEE AVENUE TRAIL IN THE NOT TO EXCEED  
AMOUNT OF \$15,456 AND AUTHORIZING THE CITY MANAGER TO  
NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The FY24 Capital Budget includes \$20,000 to complete the Lee Avenue Trail,  
a project which was started last year with the help of Homer Drawdown volunteers; and

WHEREAS, The Homer Drawdown group cleared the brush and established the route  
for the trail and completing the trail requires some drainage work, laying down filter fabric and  
placing gravel; and

WHEREAS, We invited local contractors to submit bids on this project and two bids were  
received; and

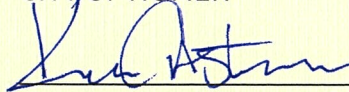
WHEREAS, The lowest responsive, responsible bidder was East Road Services, Inc., with  
a bid of \$13,440, based on the estimated quantities set forth in the invitation to bid; and

WHEREAS, Actual prices may vary slightly, so we are asking for a 15% contingency  
bringing the total amount requested to \$15,456.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes  
issuance of a contract to East Road Services LLC., in the not to exceed amount of \$15,456 to  
complete the Lee Avenue Trail.

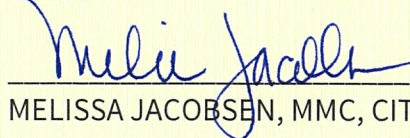
PASSED AND ADOPTED by the Homer City Council this 28<sup>th</sup> day of August, 2023.

CITY OF HOMER

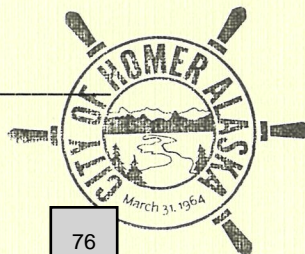


KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK







## MEMORANDUM

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**Resolution 23-085, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. in the Amount of \$15,456 to Complete the Lee Avenue Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** August 15, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

---

**I. Issue:** The purpose of this Memorandum is to recommend award of a contract to East Road Services, Inc. to complete the Lee Avenue Trail.

**II. Background:**

The FY24 Capital Budget includes \$20,000 to complete the Lee Avenue Trail, a project which was started last year with the help of Homer Drawdown volunteers. Drawdown cleared the brush and established the route for the trail. Completing the trail requires some drainage work, laying down filter fabric and placing gravel.

We invited local contractors to submit bids on this project and two bids were received. The lowest responsive, responsible bidder was East Road Services, Inc., with a bid of \$13,440, based on the estimated quantities set forth in the invitation to bid. Actual prices may vary slightly, so we are asking for a 15% contingency bringing the total amount requested to \$15,456.

**III. RECOMMENDATION:** That the City Council award a contract to East Road Services, Inc. in the not to exceed in the Not To Exceed amount of \$15,456 to complete the Lee Avenue Trail.



**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
City Engineer

**ORDINANCE 24-33**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN  
ADDITIONAL \$73,300 FROM THE WATER CAPITAL ASSET REPAIR  
AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE  
PAINTBRUSH BOOSTER PUMP STATION PROJECT.

WHEREAS, Ordinance 23-23(A-3) appropriated \$250,000 from the FY24/25 Capital Budget for a total project balance of \$250,000; and

WHEREAS, The project is a high priority for our water system operations and has already experienced a recent critical pump failure; and

WHEREAS, RESPEC provided consultant services to complete the project design in the amount of \$42,000 and will provide construction assistance for \$5,000 for a total of \$47,000; and

WHEREAS, The Paintbrush Booster Pump Station Project has been put out to competitive bid and Public Works received a single construction bid in the amount of \$276,300; and

WHEREAS, An additional \$73,300 is necessary to award and complete this important project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional \$73,300 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256	Water CARMA	\$73,300

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 19<sup>th</sup> day of August, 2024.



CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



RENEE KRAUSE, MMC, CITY CLERK

YES: 5

NO: 0

ABSTAIN: 0

ABSENT: 1

First Reading: 7/22/24

Public Hearing: 8/12/24

Second Reading: 8/19/24

Effective Date: 8/20/24







## MEMORANDUM

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**Ordinance 24-33, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional \$73,300 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and City Council  
**Date:** July 15, 2024  
**From:** Leon Galbraith, P.E., City Engineer  
**Through:** Melissa Jacobsen, City Manager

---

**Summary:**

Appropriation of an additional \$73,300 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.

**Background:**

The FY24/25 Capital Budget included \$250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that “boosts” the pressure in a water main that is on the low pressure side of a pressure zone. A couple of years ago the pump in the Paintbrush Station failed, leaving over a dozen homes located on Paintbrush Street without water. The City delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old that we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. The relay fit and we were able restore water service. This put the City on notice that more comprehensive upgrades were needed as soon as possible. That’s why funding was requested in the FY24 Capital Budget.

A local mechanical engineer employed by RESPEC helped the City scope out and estimate the costs of a permanent solution. Once the project was funded, RESPEC was asked to submit a proposal to provide more comprehensive engineering services to implement the permanent solution. They’ve currently completed this design work task order for the price of \$42,000. We have also issued them a task order to complete the construction assistance task for \$5,000.

RESPEC has also completed an engineer’s construction cost estimate prior to the project bidding. This value was itemized with a small contingency at approximately \$130,000.

At the completion of the competitive bidding process, the PW Department received one bid of \$276,300 which exceeded the engineer’s estimate of \$130,000. The PW Department has considered



the unique nature of this project, the proprietary water control systems and long lead time needed, and the inflationary environment we are still functioning in. We have determined the engineer's estimate was likely underestimating the value of the project. This continues to be a very high priority project for our City's water system operations and will only get more expensive as time goes on if postponed.

**Recommendation:**

Therefore, the PW Department is requesting an additional appropriation of \$73,300 to enable the award and completion of this important project. This reflects an initially scoped project budget of \$250,000 – \$47,000 to RESPEC + \$73,300 to match the single bid construction price of \$276,300.



CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Paintbrush Booster Pump Station</u>	DATE	<u>07/17/2024</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 73,300</u>		

DESCRIPTION	<p>Ordinance 23-23(A-3) appropriated \$250,000 from the FY24/25 Capital Budget for a total project balance of \$250,000. RESPEC provided consultant services to complete the project design in the amount of \$42,000 and will provide construction assistance for \$5,000 for a total of \$47,000. The Paintbrush Booster Pump Station Project has been put out to competitive bid and Public Works received a single construction bid in the amount of \$276,300.</p> <p>An additional \$73,300 is necessary to award and complete this important project.</p>
-------------	--

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

FUNDING SOURCE 1: WATER CARMA (256-0378)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,895,742</u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>\$ 1,224,680</u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>\$ 73,300</u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u>          </u>	Other Items on Current Agenda	<u>          </u>
Remaining Balance	<u>\$ 597,762</u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u>          </u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>          </u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>          </u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>



**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
City Engineer

**ORDINANCE 25-61**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING AN  
ADDITIONAL \$5,000 FROM THE WATER CAPITAL ASSET REPAIR  
AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE  
PAINTBRUSH BOOSTER PUMP STATION PROJECT.

WHEREAS, Ordinance 23-23(A-3) appropriated \$250,000 and Ordinance 24-33 appropriated \$73,300 for a total project balance of \$323,300; and

WHEREAS, The project is a high priority for our water system operations which experienced a recent critical failure; and

WHEREAS, All project funds are currently obligated towards contracts; and

WHEREAS, Water truck services are needed to maintain water service and system pressure for customers while water is shut off to replace the booster station mechanical and electrical components; and

WHEREAS, An additional \$5,000 is necessary to award and complete this work.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by appropriating an additional \$5,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0378	Water CARMA	\$5,000

Section 2. The total project cost budget is \$328,300, as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0378	Water CARMA – Ordinance 23-23(A-3)	\$250,000
256-0378	Water CARMA – Ordinance 24-33	\$73,300
256-0378	Water CARMA – New Appropriation	\$5,000



Section 3. 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 13th day of October, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, ADAC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



# CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Paintbrush Booster Pump Station</u>	DATE	<u>09/16/2025</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/City Engineer</u>
REQUESTED AMOUNT	<u>\$ 5,000</u>		

DESCRIPTION	Ordinance 23-23(A-3) appropriated \$250,000 and Ordinance 24-33 appropriated \$73,300 for a total project balance of \$323,300. The project is a high priority for our water system operations which experienced a recent critical failure. All project funds are currently obligated towards contracts. Water truck services are needed to maintain water service and system pressure for customers while water is shut off to replace the booster station mechanical and electrical components. An additional \$5,000 is necessary to award and complete this work.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	100%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Water CARMA (256-0378)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 2,492,060</u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>\$ 1,202,957</u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>\$ 5,000</u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u>          </u>	Other Items on Current Agenda	<u>          </u>
Remaining Balance	<u>\$ 1,284,103</u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u>          </u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>          </u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>          </u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>





# MEMORANDUM

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**Resolution 25-084, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1983 Engine 4 Spartan Pumper Tanker Pursuant to HCC 18.30.010-020 and HCC 18.30.040(b). City Manager/Acting Fire Chief.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 11, 2025  
**From:** Jaclyn Arndt, Acting Fire Chief  
**Through:** Melissa Jacobsen, City Manager

---

In 2023, Engine 4 was taken out of service due to failing the annual required pump testing 2 years in a row. As we received Tanker 28 earlier this year, the 1989 Tanker 2 was moved to Station 2 to replace Engine 4.

Engine 4 at this time is no longer functional for our fleet and has been stored outside due to limited indoor bay storage. Typically, department vehicles are disposed of by code through the public auction process and go out to bid. In this case, I am requesting that we sell the vehicle to The Seldovia Village Tribe.

The Seldovia Village Tribe has agreed to purchase Engine 4 for \$5,000 and will be responsible for the costs of transporting it to Seldovia. The rubber hose and associated equipment currently on Engine 4 will be sold in its entirety.

**RECOMMENDATION:** Adopt Resolution 25-084



**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Acting Fire Chief

**RESOLUTION 25-084**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
AUTHORIZING THE CITY MANAGER TO DISPOSE OF THE HOMER  
VOLUNTEER FIRE DEPARTMENT 1983 ENGINE-4 SPARTAN  
PUMPER TANKER PURSUANT TO HCC 18.30.010-020 AND HCC  
18.30.040(B).

WHEREAS, The Homer Volunteer Fire Department's 1983 Engine 4 Spartan pumper  
tanker was removed from service in 2023; and

WHEREAS, Engine 4 has served the City well and cannot pass the annual testing  
requirements necessary for the City to continue to operate it; and

WHEREAS, Engine 4 may still be viable as an emergency response vehicle, and the  
Seldovia Village Tribe is interested in purchasing the pumper tanker; and

WHEREAS, The Seldovia Village Tribe has agreed to a \$5,000 purchase price for Engine  
4 and will be responsible for the costs to transport it to Seldovia.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby declares the  
1983 Engine 4 Spartan pumper tanker to be unneeded and surplus and authorizes the City  
Manager to dispose of it pursuant to HCC 18.30.010-020 and HCC 18.30.040(b) in the best  
interests of the City.

PASSED AND ADOPTED by the Homer City Council on this 22<sup>nd</sup> day of September, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: NA





# MEMORANDUM

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**Resolution 25-085, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the 2025-2028 Snow Removal and Sanding Services to Gregoire Construction of Homer, Alaska for Snow Removal in the of \$700 per Trip and \$491 for Sanding per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** September 18, 2025  
**From:** Michael Zelinski, Public Works Superintendent  
**Through:** Melissa Jacobsen, City Manager

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**Summary:**

This Resolution serves to authorize a contract to Gregoire Construction of Homer, Alaska for Snow Plowing and Sanding through 2028.

**Bids Received:**

On September 16, 2025, bids were opened for Snow Plowing and Sanding Services 2025/26, 2026/27, 2027/28. This work was advertised in the Homer News on September 11, 2025 after a previous advertisement failed to yield any bids which was advertised in the Homer News on August 7 and August 14, 2025. This service contract provides snow plowing and sanding services for City Hall, the fire hall, the police station, the Homer Public Library and the Skyline Fire Station.

After the ITB was readvertised, one bid was received from a qualified firm:

<b>Firm Name</b>	<b>Snow Plow/Trip</b>	<b>Sanding/Trip</b>	<b>Total/Trip</b>
<b>Gregoire Construction</b>	<b>\$700</b>	<b>\$491</b>	<b>\$1,191</b>

**Recommendation:**

Public Works recommends that a contract be awarded to Gregoire Construction of Homer, Alaska for Snow Plowing and Sanding Services 2025/26, 2026/27, 2027/28 and authorize the City Manager to negotiate and execute the appropriate documents.



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 25-085**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDING THE CONTRACT FOR THE 2025-2028 SNOW REMOVAL AND SANDING SERVICES TO GREGOIRE CONSTRUCTION OF HOMER, ALASKA IN THE AMOUNT OF \$700 FOR SNOW REMOVAL PER TRIP AND THE AMOUNT OF \$491 FOR SANDING PER TRIP, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was advertised in the Homer News on August 7, 2025 and August 14, 2025 and re-advertised September 11, 2025; sent to three in-state plans rooms; and posted on the city website; and

WHEREAS, Bids were due on September 16, 2025, and one bid was received; and

WHEREAS, Gregoire Construction of Homer, Alaska was found to be the lowest responsive bidder; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the contract for the 2025-2028 Snow Removal and Sanding Services to the firm of Gregoire Construction of Homer, Alaska, in the amount of \$700 for snow removal per trip and \$491 for sanding per trip, and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 22nd day of September, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note:	Fire Dept.	100.0150.5244 FY26 budget \$2,000; \$2,000 remains
	Police Dept.	100.0160.5244 FY26 budget \$13,000; \$13,000 remains
	City Hall	100.0140.5244 FY26 budget \$7,500; \$7,500 remains
	Library	100.0145.5244 FY26 budget \$10,200; \$10,200 remains



# **Building and Supporting Recovery Ready Communities on the Southern Kenai Peninsula**



**KACHEMAK BAY**  
Recovery  
Connection

**Jaclyn Rainwater**  
*Peer Support Manager*

**Harold Sargeant**  
*Peer Support Specialist*



# Our Mission Statement:

*KBRC is a recovery community organization for people affected by addiction offering recovery support, access to resources, and fulfilling connection to a sober community from Ninilchik to Nanwalek.*



## Some of our objectives:

- Reducing stigma
- Normalizing recovery & sobriety
- Overcoming barriers through peer support services
- Fostering hope & connection through a sober community



# “Recovery Community Organization”

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

\*Faces & Voices of Recovery is a national organization that supports RCOs and promotes best practices. KBRC has partnered with Faces & Voices to help guide the growth and development of our organization.\*

## RCO's SUSTAIN LONG-TERM RECOVERY

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

*Healing Hands*

## RCO's REDUCE RELAPSE RATES

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

*Psychiatric Services*



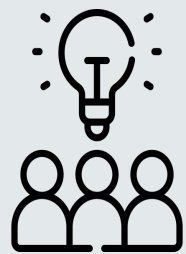
**Recovery** → a process of change through which individuals improve their health and wellness, live self-directed lives, and strive to reach their full potential. ([samhsa.gov](https://www.samhsa.gov), 2025)





# KBRC Timeline

## Conception



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

2021  
December

## Outreach



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

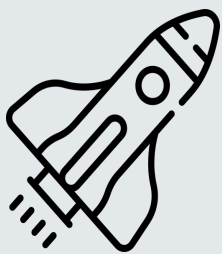
2022  
June

2022  
August

2023  
January

Today

## Taking Action



Monthly sober events, National Recovery month activities, Recovery Community Center, Peer Support services & ongoing stigma reduction.

## Community Partners

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

## Formation



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

## Progress



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



# Service Area





# Mobile outreach to villages





# Peer Support Specialists



Peer Support Specialists are people who use their **lived experience with recovery from substance use** to support others on their recovery journey.

Examples:

- **Share lived experience** – Use their own recovery stories to inspire hope and show that recovery is possible.
- **Provide emotional support** – Listen without judgment, validate experiences, and offer encouragement during tough times.
- **Help build recovery skills** – Teach coping strategies, relapse prevention tools, and healthy ways to manage stress.
- **Offer resource navigation** – Connect people with community resources such as housing, treatment, jobs, food support, or recovery groups.
- **Bridge to community** – Reduce stigma and help participants feel less isolated by connecting them with supportive networks.





# Harold's Peer Support Experience:

*Helping others find  
joy in recovery*

(Run for Recovery, 2025)



# “The Living Room”





# Measuring our Impacts

The Recovery Data Platform (RDP) tracks:

- Participant demographics
- Attendance records
- Volunteer hours
- Assessment data
- Goal achievement
- Event types
- Recovery plans



The RDP uses quantitative and qualitative data to identify vital signs of recovery, analyze progress, and provide analytics for funding and growth.



## ***What some of our participants are saying ...***

- **“KBRC has been such a wonderful part of my recovery! Especially in the early days, the events showed me how to have fun in sobriety and that I am not alone.”** - *Nicky, former participant & Peer Support Specialist*
- **“Kbay Recovery had a huge impact on my personal recovery because it taught me how to live a productive, meaningful, and peaceful life without any substances. The people in the community offered love, empathy, and hope when I needed it most. The activities and sincerity from the sober community is what I needed to become the man I am today.”** - *Shane, Compass Treatment Center graduate*



# Some of our partners and collaborators:

- Seldovia Village Tribe
- Cook Inlet Counseling
- Ninilchik Tribal Council
- Set Free/Compass Men's Residential Treatment Center
- South Peninsula Hospital
- Homer Police Department
- Alaska State Court in Homer
- Freedom House Transitional Housing, Homer
- Megan's Place, Harm Reduction Program
- Central Peninsula Hospital (Serenity House, Diamond Willow, Care Transitions)



# Recovery Speaker Series: *Stories of Hope*



COME & JOIN US FOR A FABULOUS EVENING!

 **KACHEMAK BAY**  
Recovery  
Connection

**JUNE RECOVERY  
SPEAKER SERIES**

**FREE BBQ**  
and music by  
**THE SPIT CITY SLICKERS**

**FRIDAY  
JUNE  
28  
2024**

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

On-site playground for children

Followed by guest speaker John Solomon,  
CEO and Executive Director of Alaska  
Behavioral Health Association. John will  
share the story of his inspiring journey  
from addiction to recovery.  
For more information, call (907) 394-6993



*Creating a sober space  
and offering recovery  
support at music  
festivals*







# Outdoor activities:

## *Fun in Recovery!*





# Honoring the lives of Alaskans who lost their lives to overdose.





# CRAFT NIGHT & POTLUCK



## BEADED EARRINGS



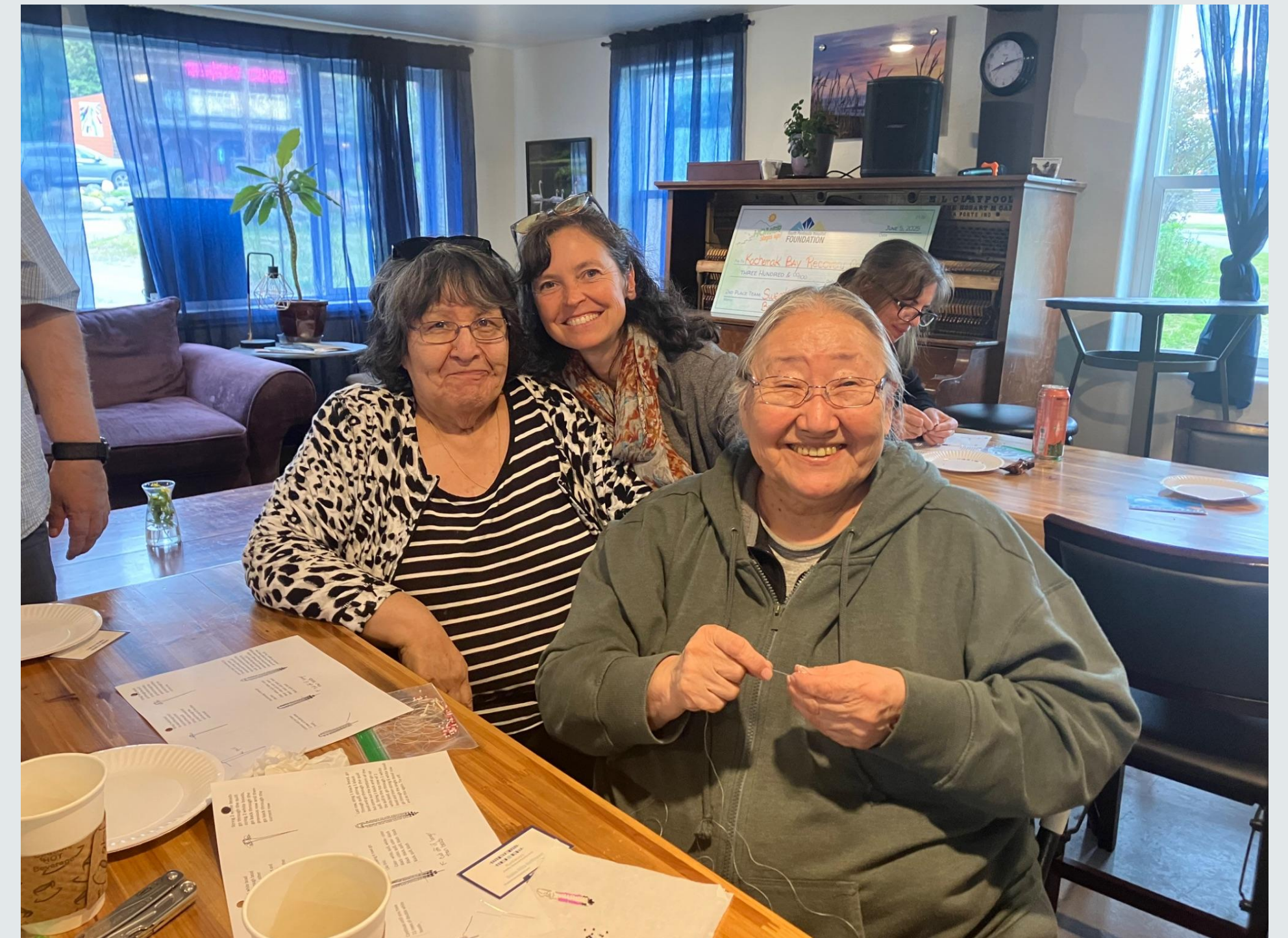
Mae Silook from Seward will be joining us to teach beaded earrings. All supplies provided and all abilities welcome!  
Bring a dish and let's craft!  
KBRC will provide main dish.



Friday, September 26

5:30 - 8:00 PM

111 W Pioneer Ave  
Homer, AK 99603





# 5k Fun Run/Walk \* Music \* Social

## August 30, 2025

Deep Water Dock ~ Homer Spit

community welcome to join after race: social 11:30-2:00



Walkers start: 10:30 am Runners start: 11 am  
\$25/person, Free for children 12 & under

Day of registration 9am-10:15am  
\$35/person, Free for children 12 & under

FREE if you can't afford it - just show up!



*Music by Cody Burch*

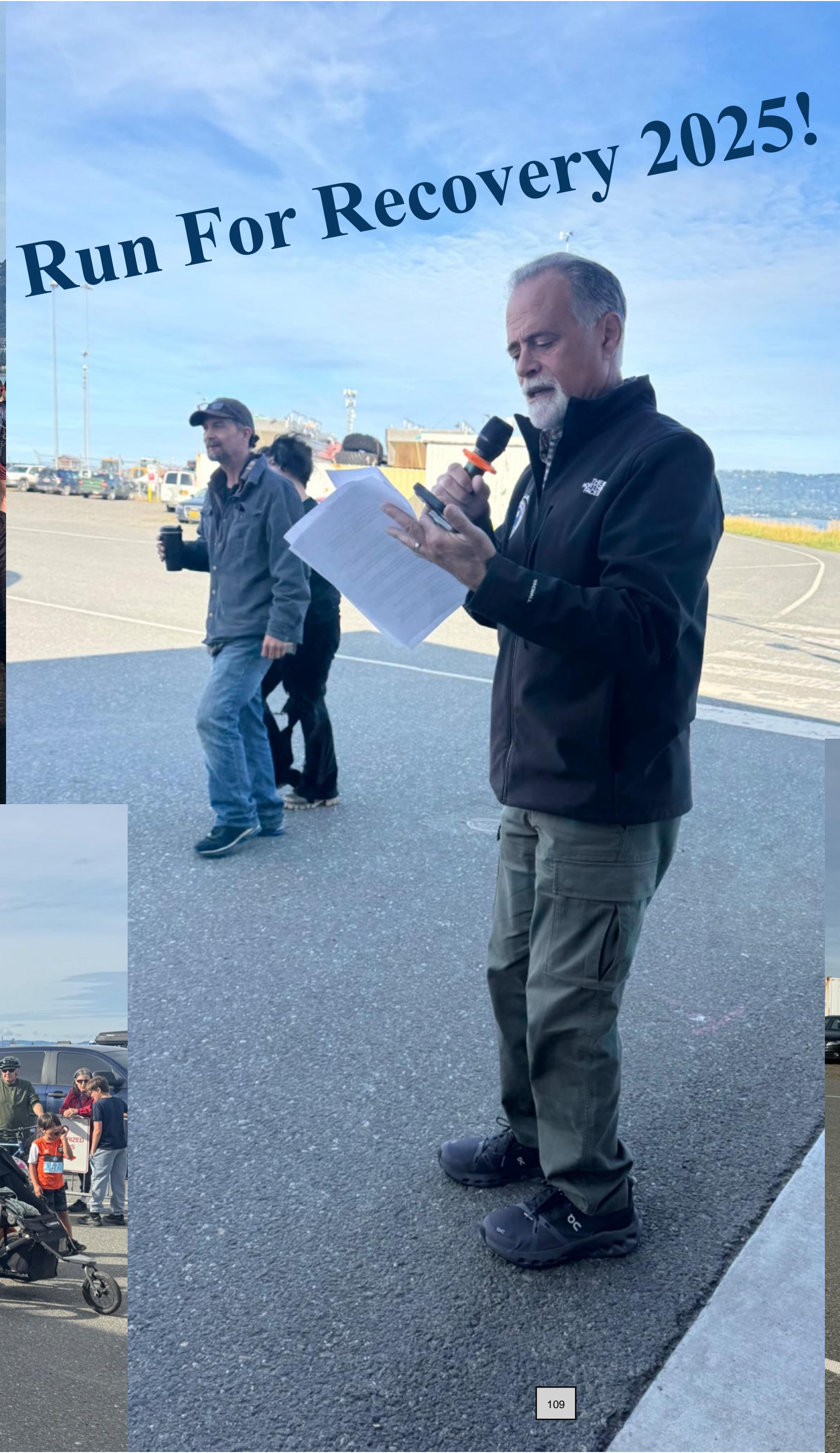


Homer, Alaska

Kachemak Bay Recovery Connection

non profit 501c 3







# NATIONAL RECOVERY MONTH



## EVENTS ALL RECOVERY MONTH LONG!

Friday 09/06

Overdose Awareness Day Memorial  
3:00 pm  
WKFL Park

Wednesday 09/10

Bingo & Sober Sippers  
6:00-8:00 pm  
The Living Room (KBRC Building)

Wednesday 9/17

KBBI Coffee table program  
890 AM - call in with your questions!  
9:00-10:00 am

Sunday 09/21

Frequency of Hope Documentary; Set  
Free  
*KBRC sharing on local recovery  
resources*  
6:00 pm  
The Porcupine Theatre

Friday 09/26

SVT Craft Night & Potluck  
5:30-8:00 pm  
The Living Room

Tuesday 09/30

Quarterly Recovery Speaker Series  
5:30-7:00  
The Living Room





*We are grateful for our financial support!*





**Thank you for the  
opportunity to present!**



**KACHEMAK BAY**

**Recovery  
Connection**





# MEMORANDUM

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**Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding From the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager.**

**Item Type:** Back Up Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 28, 2025  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, City Manager

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**Background:**

In the FY26–27 budget, the Port & Harbor identified a project to rebuild two of the twelve high-mast lights that serve the Small Boat Harbor. Since that budget was developed more than a year ago, updated bids and cost estimates have shown that our original projection was incomplete. Specifically, it did not include crane and crew services required to safely remove, lay down, and reset each pole during the rebuild process.

The harbor lighting system consists of:

- Seven 150-foot-high mast light poles surrounding the Small Boat Harbor; and
- Two 75-foot-high mast light poles on the Fish Dock; and
- Three 50-foot-high mast poles on the Pioneer Dock.

All of these poles will eventually require rebuilds. Our plan is to start with two of the 150-foot poles above the harbor basin as a pilot project, then continue rebuilding the remaining poles in priority order over the coming years using harbor staff once they are trained in the process.

The rebuild scope includes replacement of all hardware, lifting mechanisms, wiring and winch systems. The poles themselves appear to be in excellent condition, though a full inspection will be completed once each is laid down. With these upgrades, we expect decades of additional service life.

**Budget Update**

Our approved budget for this pilot project was created over a year ago. Since then:



- The low bid from the two Alaska firms capable of this work came in \$8,000 over our original budget; and
- Crane and crew costs must be added, bringing the total to \$65,500; and
- To protect against unforeseen issues once the poles are down, we have included a 15% contingency.

This approach ensures we will not need to return to Council mid-project should unexpected conditions be discovered.

**Approach:**

Crescent Lighting, the original supplier nearly 40 years ago, submitted the low bid and has the necessary expertise. Our plan is to hire Crescent for the first two rebuilds. Their technicians will work closely with our harbor staff so that crews gain hands-on experience and can take over future rebuilds in-house, reducing costs over time.

**Request:**

We are requesting supplemental funding in the amount of \$25,000 to cover the updated project cost, including crane services and contingency. This investment will ensure safe and reliable harbor lighting, safeguard a critical piece of infrastructure, and build staff capacity for cost-effective maintenance in the future.

**Recommendation:**

Approve Ordinance 25-xx to appropriate an additional \$25,000 to fund the High Mast Light Inspection and Service project.

**Attachments:**

Ordinance 25-39(S)(A)



CITY OF HOMER  
HOMER, ALASKA

City Manager

ORDINANCE 25-39(S)(A)

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)	<del>\$ 261,600</del> <b><u>248,172</u></b>
Utility CARMA (256)	\$ 189,200
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 260,000
HART Roads (160)	<del>\$ 0</del> <b><u>125,000</u></b>
HART Trails (165)	<del>\$ 265,000</del> <b><u>175,000</u></b>
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 1,054,800 <b><u>1,076,372</u></b>

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. 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 34. The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 45. 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 24th day of June, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

Renee Krause  
RENEE KRAUSE, MMC, CITY CLERK

YES: 5  
NO: 0  
ABSTAIN: 0  
ABSENT: 1

First Reading: 5/12/25  
Public Hearing: 5/27/25 + 6/09/25  
Second Reading: 6/23/25  
Effective Date: 7/01/25







# MEMORANDUM

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**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.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** June 18, 2025  
**From:** Melissa Jacobsen, City Manager

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At previous council meetings, Councilmembers requested additional information including historical revenue and expenditure information for HART Roads and Trails, and an updated fund balance report showing balances that include capital requests recommended for approval to date. Finance Director Fischer is providing this information for your review.

There were also questions regarding the Trackless MT7 Municipal Sidewalk Tractor and the viability of splitting the costs between HART Roads and HART Trails funds, and what an appropriate percentage of splitting the cost would be.

In discussing this internally, looking at the HART funds, and receiving more information on potential costs for the Highland Drive project, it seems feasible to split the cost of the tractor between funds. We also agree that a 50/50 split in cost is valid because usage on trails and sidewalks will vary from year to year based on snow fall and trail needs. The purchase includes-

- The MT7 Trackless Tractor,
- A Snowblower,
- An Angle Broom, and
- A Sander

Having this tractor as part of the City's fleet is expected to improve walkability in the winter time and aid in trail maintenance, which is something we often hear about from our citizens.



## Fund Balance Report

General Fund CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
156-0369	Seawall	60,383	554	59,830		59,830
156-0372	ADA	60,000	-	60,000		60,000
156-0375	General*	351,351	-	351,351	77,972	273,379
156-0384	City Hall	56,170	55,350	820		820
156-0385	Recreation	45,570	1,078	44,493		44,493
156-0387	Community Development	298,042	211,236	86,806	20,000	66,806
156-0388	Airport	0	-	-		0
156-0390	Library	43,119	25,907	17,212		17,212
156-0393	Fire	51,017	39,012	12,005		12,005
156-0394	Police	66,135	13,135	53,000	49,000	4,000
156-0395	Public Works	602,077	596,376	5,701		5,701
156-0396	HERC	266,000	106,003	159,997	7,200	152,797
156-0397	Fishing Hole	91,351	-	91,351		91,351
156-0398	IT	104,537	-	104,537	84,000	20,537
156-0399	Sister City	4,757	4,757	-		0
<b>Total</b>		<b>2,100,510</b>	<b>1,053,407</b>	<b>1,047,104</b>	<b>238,172</b>	<b>808,932</b>

General Fund Fleet CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
152-0375	General	15,392	-	15,392		15,392
152-0380	Administrative	20,000	-	20,000		20,000
152-0381	Fire	161,461	15,461	146,000		146,000
152-0382	Police	150,120	150,000	120		120
152-0383	Public Works	103,092	11,603	91,489	79,000	12,489
<b>Total</b>		<b>450,065</b>	<b>177,064</b>	<b>273,001</b>	<b>79,000</b>	<b>194,001</b>

Water & Sewer CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
256-0378	Water	2,113,452	1,025,304	1,088,148	338,200	749,948
256-0379	Sewer	830,190	189,355	640,835	177,500	463,335
<b>Total</b>		<b>2,943,642</b>	<b>1,214,659</b>	<b>1,728,983</b>	<b>515,700</b>	<b>1,213,283</b>

Port & Harbor Depreciation Reserve		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
456-0380	P & H Reserve	1,044,071	501,657	542,413	260,000	282,413
456-0386	Load and Launch Reserve	657,949	-	657,949		657,949
456-0389	Match Reserve	1,993,675	1,393,524	600,151		600,151
456-0373	USCGC Berth Space	148,845	20,000	128,845		128,845
<b>Total</b>		<b>3,844,540</b>	<b>1,915,181</b>	<b>1,929,359</b>	<b>260,000</b>	<b>1,669,359</b>

Port & Harbor Fleet Reserve		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
452-0374	P & H Fleet	87,158	8,305	78,853		78,853
<b>Total</b>		<b>87,158</b>	<b>8,305</b>	<b>78,853</b>	<b>0</b>	<b>78,853</b>

HART Roads		YTD	Encumbered	Available	Pending	Remaining
Fund #	Fund Name	Ending Balance FY 2025			CM Approval	
160	HART Roads	6,006,789	4,247,644	1,759,146	125,000	1,634,146
160	HART Roads Match	500,000	0	500,000		500,000
<b>Total</b>		<b>6,506,789</b>	<b>4,247,644</b>	<b>2,259,146</b>	<b>125,000</b>	<b>2,134,146</b>

HART Trails		YTD	Encumbered	Available	Pending	Remaining
Fund #	Fund Name	Ending Balance FY 2025			CM Approval	
165	HART Trails	1,246,466	206,677	1,039,790	140,000	899,790
<b>Total</b>		<b>1,246,466</b>	<b>206,677</b>	<b>1,039,790</b>	<b>140,000</b>	<b>899,790</b>

General Fund Unassigned Fund Balance		YTD	Encumbered	Available	Adopted	Remaining
Fund #	Fund Name	Ending Balance FY 2025			Operating Budget	
100	GF Unassigned FB	2,136,339	447,131	1,689,208	415,417	1,273,791
<b>Total</b>		<b>2,136,339</b>	<b>447,131</b>	<b>1,689,208</b>	<b>415,417</b>	<b>1,273,791</b>

\*General CARMA (156-0375) Pending - CM Approval:  
 - \$25,000 for Hickerson Cemetery Improvements  
 - \$22,000 for Server Room Environmental Controls  
 - \$22,000 for Server Room Fire Suppression  
 - \$8,972 for TruNarc Narcotics Analyzer (\$23,428 funded thru ORD 2



<b>Fund 160 - HART Roads Reconciliation</b>	<b>FY 19 Actual</b>	<b>FY 20 Actual</b>	<b>FY 21 Actual</b>	<b>FY 22 Actual</b>	<b>FY 23 Actual</b>	<b>FY 24 Actual</b>	<b>FY 25 YTD</b>
<u>Beginning Balance:</u>							
HART Roads	6,039,672	5,907,370	6,465,598	6,746,078	6,564,392	4,659,608	5,198,768
HART Roads Match	-	-	-	-	-	500,000	500,000
<b>Beginning Balance</b>	<b>6,039,672</b>	<b>5,907,370</b>	<b>6,465,598</b>	<b>6,746,078</b>	<b>6,564,392</b>	<b>5,159,608</b>	<b>5,698,768</b>
<b>Revenue</b>							
Sales Tax	1,503,204	1,261,822	740,980	1,652,656	1,694,524	1,713,223	1,663,267
Remote Sales Tax			-	79,249	111,782	96,366	118,042
Interest Income	180,137	152,136	(6,132)	(187,901)	91,697	326,181	287,611
<b>Total Revenue</b>	<b>1,683,341</b>	<b>1,413,958</b>	<b>734,847</b>	<b>1,544,005</b>	<b>1,898,003</b>	<b>2,135,770</b>	<b>2,068,920</b>
<b>Transfers</b>							
Transfer to GF for Roads Maintenance*	589,843	608,810		807,065	866,100	933,347	
Other Transfers	(2,270,275)	(1,217,620)	(272,200)	(1,774,809)	(1,913,084)	(1,912,737)	(142,749)
<b>Total Transfers</b>	<b>(1,680,432)</b>	<b>(608,810)</b>	<b>(272,200)</b>	<b>(967,743)</b>	<b>(1,046,983)</b>	<b>(979,390)</b>	<b>(142,749)</b>
<b>Expenditures</b>							
HART Roads	20,126	128,290	182,168	757,947	2,255,804	617,220	1,118,150
HART Roads GF Admin Fees	115,085	118,629	-	-	-	-	-
HART Roads Match	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>135,211</b>	<b>246,920</b>	<b>182,168</b>	<b>757,947</b>	<b>2,255,804</b>	<b>617,220</b>	<b>1,118,150</b>
<u>Ending Balance:</u>							
HART Roads	5,907,370	6,465,598	6,746,078	6,564,392	4,659,608	5,198,768	6,006,789
HART Roads Match	-	-	-	-	500,000	500,000	500,000
<b>Ending Balance</b>	<b>5,907,370</b>	<b>6,465,598</b>	<b>6,746,078</b>	<b>6,564,392</b>	<b>5,159,608</b>	<b>5,698,768</b>	<b>6,506,789</b>
Fiscal Year Appropriations - HART Roads	65,097	1,265,000	1,128,910	4,254,772	957,105	2,998,667	2,001,905
Fiscal Year Appropriations - HART Match	-	-	-	-	-	-	-

\*FY25 General Fund Roads Maintenance expenses YTD is \$704,923 - budgeted transfer to GF for Roads Maintenance is \$1,161,227



<b>Fund 165 - HART Trails Reconciliation</b>	<b>FY 19 Actual</b>	<b>FY 20 Actual</b>	<b>FY 21 Actual</b>	<b>FY 22 Actual</b>	<b>FY 23 Actual</b>	<b>FY 24 Actual</b>	<b>FY 25 YTD</b>
<u>Beginning Balance:</u>							
HART Trails	568,352	688,136	722,208	798,295	878,406	1,035,778	1,043,034
<b>Beginning Balance</b>	<b>568,352</b>	<b>688,136</b>	<b>722,208</b>	<b>798,295</b>	<b>878,406</b>	<b>1,035,778</b>	<b>1,043,034</b>
<b>Revenue</b>							
Sales Tax	173,803	140,317	89,912	169,153	188,281	190,358	184,808
Remote Sales Tax			-	8,805	12,420	10,707	13,116
Interest Income	17,859	17,058	(696)	(23,078)	18,033	56,461	45,286
<b>Total Revenue</b>	<b>191,662</b>	<b>157,376</b>	<b>89,215</b>	<b>154,880</b>	<b>218,733</b>	<b>257,527</b>	<b>243,209</b>
<b>Transfers</b>							
Transfer to GF for Trails Maintenance	25,000	39,570	-	39,026	41,706	12,037	
Other Transfers In							4,168
Other Transfers Out	13,005	-	-	-	-	180,440	3,167
<b>Total Transfers</b>	<b>38,005</b>	<b>39,570</b>	<b>-</b>	<b>39,026</b>	<b>41,706</b>	<b>192,478</b>	<b>1,001</b>
<b>Expenditures</b>							
HART Trails	5,102	54,076	13,128	35,744	19,655	57,793	40,777
HART Trails GF Admin Fees	28,771	29,657	-	-	-	-	-
<b>Total Expenditures</b>	<b>33,874</b>	<b>83,733</b>	<b>13,128</b>	<b>35,744</b>	<b>19,655</b>	<b>57,793</b>	<b>40,777</b>
<u>Ending Balance:</u>							
HART Trails	688,136	722,208	798,295	878,406	1,035,778	1,043,034	1,246,466
<b>Ending Balance</b>	<b>688,136</b>	<b>722,208</b>	<b>798,295</b>	<b>878,406</b>	<b>1,035,778</b>	<b>1,043,034</b>	<b>1,246,466</b>





# MEMORANDUM

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**Ordinance 25-39(S), An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** June 17, 2025  
**From:** Amy Woodruff, Port Administrative Supervisor  
**CC:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, City Manager

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**Summary:**

The Port & Harbor Advisory Commission reviewed the Port & Harbor Department's Capital Budget requests in October 2024 as draft requests and again in April 2025 once they had been submitted to the City Manager for review.

At the May 28, 2025 meeting of the Port and Harbor Advisory Commission, Commissioners reviewed Memorandum CC-25-153, where the City Manager submitted 23 capital budget requests to Council for approval, 4 of which were from the Port & Harbor.

Commissioners discussed the information provided and their options for recommending amendments or mid-biennium budget adjustments. Ultimately, the Commission passed a motion of support for the capital budget as written.

**Recommendation:**

Pass the City Manager's FY 26/27 Capital Budget

**Attachment:**

Excerpted Draft Minutes from the May 28, 2025 regular meeting of the Port and Harbor Advisory Commission.



7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff noted that the enterprise is behind on parking and other items heavily reliant on the summer season. She added that she expects monthly moorage to pick up in the next month or so. Other discussion topics included bad debt expenses, subsistence, transportation, and the Homer Harbor Terminal Tariff.

7.B. Port & Harbor Staff Report – May 2025

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following items:

- Homer Harbor Expansion update
- Denali Commission Grant for the float replacement for system 4
- Notice of Funding Opportunity for FY25 Port Infrastructure Development Program
- Financial plan update
- Leasing updates
- Commissioner reports from City Council meetings
- Special projects update

7.C. Homer Marine Trades Association (HMTA) Report

Commissioner Friend reported that the Association has been focused on gearing up for Homer Harbor Fest. He noted the Association's involvement with the Homer High School graduation, as well as a scholarship that was awarded to a local youth who will be attending AVTEC.

**8. PUBLIC HEARING(S)**

**9. PENDING BUSINESS**

10.A. FY26/27 Operating & Capital Budgets  
Memorandum PHC-25-008 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

ROTH/FRIEND MOVED TO SUPPORT THE BUDGET AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**10. NEW BUSINESS**



CITY OF HOMER  
FY26/27 DRAFT BUDGET

Page #	Fund Dept A/C	Requests ( $\geq \$5000$ ) Description	BY	Amount	City Manager Approval	Council Approved
		<b>General Fund - FY26</b>				
6	152-0383	E-157 Dump Truck Replacement	PW	190,000		
7	152-0383	E-162 Skid Steer	PW	90,000		
9	152-0383	E-195 Snowplow	PW	15,000	15,000	
10	152-0383	E-268 Stainless Steel Sander	PW	17,000	17,000	
11	152-0383	E-283 Stainless Steel Sander	PW	17,000	17,000	
12	152-0383	E-274-A Flail Mower Head	PW	30,000	30,000	
14	152-0383	Hydro-seeder (ACWA Grant pending)	PW	90,000		
15	156-0395	GPS Survey Equipment	PW/IT	40,000		
16	156-0395	PW Campus Conceptual Design	PW	150,000		
18	156-0395	Hickerson Cemetary Improvements (transfer from 156-0375)	PW	25,000	25,000	
19	156-0395	Ballfield Improvements	PW	20,000		
21	156-0395	Pioneer Avenue Improvements	PW	10,000		
22	156-0387	Bayview Park Fence	PW	20,000	20,000	
23	156-0388	Airport Sidewalk Heating	PW	20,000		
24	156-0390	Library Re-Siding	PW	500,000		
25	156-0388	Airport Hardstand Replacement	PW/Port	200,000		
26	156-0388	Airport Fire Panel	PW	50,000		
27	156-0390	Library Sidewalk Repairs	PW/Library	20,000		
28	156-0372	City Hall ADA Ramp and Sidewalk	PW	100,000		
29	156-0388	Airport Re-Siding	PW	500,000		
30	156-0393	Slipline Sewer to Sewermain	PW/Fire	20,000		
31	156-0395	Wood Chipper	PW	45,000		
32	156-0395	Furnance and Water Heater Replacement	PW	40,000		
33	156-0395	Sand Storage	PW	50,000		
34	156-0385	HERC Gym Floor Re-Finishing	PW/CR	30,000		
51	156-0394	Police Laptop Replacement	Police	49,000	49,000	
52	156-0394	TruNarc Narcotics Analyzer (FY25 CAP partial; 156-0375 transfer)	Police	32,400	8,972	
53	156-0394	Portable Radios	Police	19,000		
57	152-0381	Brush/Fast Attack Truck	Fire	480,000		
58	156-0393	Station Design Project	Fire	120,000		
59	152-0381	Engine 4 Replacement	Fire	850,000		
60	156-0396	HERC Gym Floor Re-Coat	CR	7,200	7,200	
63	156-0398	Server Room Environmental Controls (transfer from 156-0375)	IT	22,000	22,000	
64	156-0398	Server Room Fire Supression (transfer from 156-0375)	IT	22,000	22,000	
65	156-0384	Council Chambers Audio Video Equipment	IT	125,000		
61	156-0398	Digital Video Recording (DVR) Servers	IT	84,000	84,000	
		<b>Total General Fund CARMA Requests - FY26</b>		<b>4,099,600</b>	<b>317,172</b>	<b>-</b>
		<b>General Fund - FY27</b>				
54	156-0394	Stancil Recorder Replacement	Police	50,000		
55	152-0382	Patrol Vehicles x 2	Police	160,000		
36	152-0383	E-171 Bucket Truck	PW	60,000		
37	152-0383	E-292 V-Plow	PW	15,000		
38	152-0383	E-172 Loader	PW	565,000		
39	152-0383	E-275 Snow Blower	PW	150,000		
42	152-0383	E-284 Heavy Equipment Trailer	PW	100,000		
43	152-0383	E-120 1/2 ton 4x4 Pick-Up	PW	55,000		
44	156-0395	Replace Bishops Beach Restroom	PW	500,000		
45	156-0395	Replace Baycrest Restroom	PW	300,000		
46	156-0388	Front Entry Sliding Door Replacement	PW	50,000		
47	156-0388	Airport Airhandler Replacement (pending FY26 CAP funding)	PW	70,000		
48	156-0388	Airport Seating	PW	60,000		
49	156-0388	Standby Generator	PW	120,000		
		<b>Total General Fund CARMA Requests - FY27</b>		<b>2,255,000</b>	<b>-</b>	<b>-</b>



CITY OF HOMER  
FY26/27 DRAFT BUDGET

Page #	Fund Dept A/C	Requests ( $\geq \$5000$ ) Description	BY	Amount	City Manager Approval	Council Approved
		<b>Water/Sewer - FY26</b>				
5	256-0378	Membrane Train Replacement	PW	99,200	99,200	
8	256-0379	WTP Pond Liner Repair	PW	25,000	25,000	
13	SPLIT	E-104 3/4 ton 4x4 Pick-Up (50/50 256-0378 & 256-0379)	PW	65,000	65,000	
		<b>Total Water and Sewer CARMA Requests - FY26</b>		<b>189,200</b>	<b>189,200</b>	<b>-</b>
		<b>Water/Sewer - FY27</b>				
35	256-0378	Membrane Replacements	PW	206,500	206,500	
40	256-0379	E-230 Mobile Generator (pending FY25 CAP funding)	PW	120,000		
41	256-0379	E-231 Mobile Generator	PW	120,000	120,000	
		<b>Total Water and Sewer CARMA Requests - FY27</b>		<b>446,500</b>	<b>326,500</b>	<b>-</b>
		<b>Port and Harbor - FY26</b>				
69	456-0380	Crane Control Software	Port	100,000	100,000	
67	456-0380	Replacement Handheld Computers	Port	10,000	10,000	
68	456-0386	Launch Ramp Dry Well	Port	30,000		
70	456-0380	Repairs to Fish Dock Fendering	Port	100,000	100,000	
71	456-0380	Replace Roof/Plumping at Sea Tow Building (GF Share?)	Port	35,000		
72	456-0380	Drainage & Outfall on 30-acre Lot	Port	50,000		
73	456-0380	High Mast Light Inspection and Service	Port	50,000	50,000	
74	456-0380	Rebuild/Replace Crane #2	Port	200,000		
75	456-0380	Fishing Hole Campground Drainage Improvement	Port	30,000		
76	452-0374	Small Skid Steer	Port	80,000		
77	456-0380	Removal of Old Infrastructure over Fish Dock	Port	67,000		
78	456-0380	Mariner Park Drainage Improvements	Port	50,000		
79	456-0380	M/V Waters Disposal Fees	Port	75,000		
80	456-0380	Campground Picnic Tables and Fire Rings	Port	10,000		
81	456-0380	Additional Storage Unit	Port	10,000		
		<b>Total Port Reserves Requests - FY26</b>		<b>897,000</b>	<b>260,000</b>	<b>-</b>
		<b>Port and Harbor - FY27</b>				
		<b>Total Port Reserves Requests - FY27</b>		<b>-</b>	<b>-</b>	<b>-</b>
		<b>HART-Homer Area Roads &amp; Trails - FY26</b>				
17	SPLIT	Trackless MT7 Municipal Sidewalk Tractor (50% Roads and 50% Trails)	PW	250,000	250,000	
20	165-xxxx	Trail Improvements	PW	15,000	15,000	
84	165-xxxx	Green Timbers Trail Head, Parking Lot & Connector Trails	PARCAC	250,000		
		<b>Total HART Requests - FY26</b>		<b>515,000</b>	<b>265,000</b>	<b>-</b>
		<b>HART-Homer Area Roads &amp; Trails - FY27</b>				
		<b>Total HART Requests - FY27</b>		<b>-</b>	<b>-</b>	<b>-</b>
		<b>Total Capital Requests Only</b>		<b>8,402,300</b>	<b>1,357,872</b>	<b>-</b>



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 25-39(S)**

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. 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 3. 4 The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 4. 5 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 23rd 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  
HOMER, ALASKA**

City Manager/  
Port Director

**ORDINANCE 25-60**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING AN  
ADDITIONAL \$25,000 FROM THE PORT RESERVES FUND FOR THE  
HIGH MAST LIGHT INSPECTION AND SERVICE PROJECT.

WHEREAS, The high mast lights around the harbor are approximately 38 years old and  
require maintenance, with the raising and lowering components still relying on the original  
hardware; and

WHEREAS, This project will remove two poles for inspection and rebuild the worn  
components, extending the service life of the high mast lights for an estimated 30 additional  
years; and

WHEREAS, Ordinance 25-39(S)(A) approved \$50,000 for the High Mast Light Inspection  
and Service project in FY26 Capital Budget; and

WHEREAS, The Port and Harbor received two quotes from the only companies in Alaska  
qualified to supply the necessary staff and materials, and the lowest bid exceeded the project  
amount approved in the FY26 Capital Budget; and

WHEREAS, An additional \$25,000 from the Port Reserves is required to complete the  
High Mast Inspection and Service project, which is critical to maintaining the safety and  
security of the Homer Harbor; and

WHEREAS, This total project cost includes a 15% contingency.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by  
appropriating an additional \$25,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	High Mast Light Inspection/Service	\$25,000



Section 2. The total project cost budget is \$75,000, as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Port Reserves – Existing Appropriation	\$50,000
456-0380	Port Reserves – New Appropriation	\$25,000

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of September, 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	<u>Additional Funding - High Mast Light Inspection/Service</u>	DATE	<u>09/04/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 25,000</u>		

DESCRIPTION	The high mast lights around the harbor are approximately 38 years old and require maintenance, with the raising and lowering components still relying on the original hardware. This project will remove two poles for inspection and rebuild the worn components, extending the service life of the high mast lights for an estimated 30 additional years. Ordinance 25-39(S)(A) approved the High Mast Light Inspection and Service project in FY26 Capital Budget. The Port and Harbor received two quotes from the only companies in Alaska qualified to supply the necessary staff and materials, and the lowest bid exceeded the project amount approved in the FY26 Capital Budget. An additional \$25,000 from the Port Reserves is required to complete the High Mast Inspection and Service project, which is critical to maintaining the safety and security of the Homer Harbor. This total project cost includes a 15% contingency.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Reserves (456-0380)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,545,806</u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>\$ 870,154</u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>\$ 25,000</u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u>          </u>	Other Items on Current Agenda	<u>          </u>
Remaining Balance	<u>\$ 650,652</u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u>          </u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>          </u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>          </u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>





# MEMORANDUM

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**Resolution 25-082, A Resolution of the Homer City Council Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027.  
Mayor/City Council**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** September 17, 2025  
**From:** Jenny Carroll, Special Projects & Communications Coordinator  
**Through:** Melissa Jacobsen, City Manager

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**Summary:**

The purpose of this memo is to present the Council with a final draft version of the 2026-2031 Capital Improvement Plan for consideration and adoption via Resolution.

**Background:**

Thank you for taking the time to review the CIP projects during your September 8, 2025 worksession. In the draft CIP before you, I have incorporated all Department, Advisory and public recommendations and updates, incorporated City Council worksession comments into the Karen Hornaday Park Improvements and Comprehensive Drainage Management Plan projects and created a Sterling Highway MP172 to 175 Safety Improvements Project for consideration in the New Proposed Projects section.

Another new project was proposed and project description recently submitted from the ADA Advisory Board: Homer Small Boat Harbor ADA Accessibility Improvements. Council has not yet had the opportunity to review this project, included for consideration on page 7 of the New Proposed Projects section.

To bring the CIP to its final form for formal adoption, the following changes require Council consideration and formal action.

At the worksession, Councilmembers did not discuss any objection to remove proposed projects from the 2026-2031 CIP. These projects have been omitted in the final draft in the packet but will be returned if any of them are retained after formal Council action.

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

- 1) Slope Stability and Erosion Mitigation Program
- 2) Alzheimer's Unit per request of Homer Senior Citizens, Inc.
- 3) Childcare Facility for Hospital Employees per request of South Peninsula Hospital



4) Homer Rope Tow Access & Equipment Upgrades per request of Kachemak Ski Club

Several new projects have been proposed for inclusion in the CIP. Adoption into the CIP requires Council approval through a formal motion.

**By Motion:** Make a motion to add the following projects to the CIP:

- 1) Homer All-Ages and Abilities Pathway
- 2) Kachemak Peatland Wetland Preservation
- 3) Fairview Avenue Upgrades
- 4) Pioneer Avenue Traffic Calming to the State Projects section
- 5) Water Treatment Plant Generator Connection
- 6) Sterling Highway MP172 to 175 Safety Improvements to the State Projects section
- 7) Truck Route Through Downtown Homer to the State Projects section
- 8) Homer Rope Tow Night Skiing Project, nominated by Kachemak Ski Club for the Other Organization section
- 9) Long Term Care Roof Replacement, nominated by South Peninsula Hospital for the Other Organization section.
- 10) New Homer Skate Park, nominated by Friends of Homer Skate Park for the Other Organization section.

All Councilmembers and the Mayor communicated their nine Legislative and Federal Priority project selections. I compiled your recommendations to determine a proposed priority ranking and provide them in the attached Resolution for your consideration and approval.

**By Motion:** Establish and approve City Council's prioritized list of the nine Legislative Priority projects.

**RECOMMENDATION:** By motion determine projects to be removed and added to the 2026-2031 CIP, the FY27 Legislative Priority Projects and then adopt Resolution 25-082

**Attachments:**

2026-2031 Draft Capital Improvement Plan





September 22, 2025

To The Honorable Mayor and Homer City Council:

I am pleased to present the City of Homer 2026 through 2031 Capital Improvement Plan. The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Legislative Priority projects for FY2027. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the City of Homer's 2026-2031 CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

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

Sincerely,

Melissa Jacobsen  
City Manager





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## Funded Projects from the 2025-2030 Capital Improvement Plan

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

- Bayview Park Restoration, Phase 2 will be completed in-house with \$20,000 City of Homer funds.
- Homer Public Library Sliding Security Gate - \$30,000 appropriated in the City's FY2026 Capital Budget.





## **Introduction to the Capital Improvement Program**

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

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

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

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

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

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

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

City of Homer CIP Legislative Priority projects are assigned by City Council after considering such questions as:

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





## **Integration of the CIP With Comprehensive Plan Goals**

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Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

Land Use: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Transportation: Address future transportation needs while considering land use, economics and aesthetics, and increasing community connectivity for vehicles, pedestrians and cyclists.

Public Service & Facilities: Provide public services and facilities that meet current needs while planning for the future. Develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Parks, Recreation & Culture: Encourage a wide range of health-promoting recreation services and facilities, provide ready access to open space, parks, and recreation, and take pride in supporting the arts.

Economic Vitality: Promote strength and continued growth of Homer's economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Support development of a variety of well-defined commercial/business districts for a range of commercial purposes. Preserve quality of life while supporting the creation of more year-round living wage jobs.

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.

Homer Spit: Manage the land and other resources of the Spit to accommodate its natural processes, while allowing fishing, tourism, other marine-related development, and open space/recreational uses.

Town Center: Create a community focal point to provide for business development, instill a greater sense of pride in the downtown area, enhance mobility for all forms of transportation, and contribute to a higher quality of life.





## Legislative Request FY2027

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**City of Homer FY2027 State & Federal Legislative Priorities  
approved by  
Homer City Council Resolution 25-XXX**

1. Homer Harbor Expansion
2. Homer Spit Coastal Erosion Mitigation
3. Homer Harbor Critical Float System Replacement:  
Float Systems 4 & 1
4. Multi-Use Community Recreation Center
5. Comprehensive Drainage Management Plan
6. City Hall ADA Accessibility Project
7. New Public Works Campus
8. Homer Public Library Siding Replacement
9. Homer All-Ages and Abilities Pathway

**FY 2027 - DRAFT Document**





## 1. Homer Harbor Expansion

**Project Description & Benefit:** This project proposes to expand Homer Harbor by constructing a new harbor basin for large vessels to the north of Homer's existing Port and Harbor. The expanded harbor will correct navigational safety hazards posed by overcrowding in Homer's current small boat harbor, meet moorage demands of the marine transportation sector on which 135 non-road connected Alaskan communities, and regional industries, the Port of Alaska and internationally significant commercial fisheries depend. Its design could have the potential to advance national security interests and be a backup port for marine transportation and cargo handling which is critical for Alaska's resilience and recovery in the event a major disaster disables the Port of Alaska. Centrally located in the Gulf of Alaska, Homer's Port is the region's only ice-free gateway to Cook Inlet, the port of refuge for large vessels transiting the Gulf of Alaska, Cook Inlet, and Kennedy Entrance.

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

- The new facility fills unmet moorage, maintenance and repair needs which currently send Alaska's marine industrial, cargo and commercial fishing fleet to ports in the Lower 48 due to their overall size, draft, and simply lack of moorage space. Data show that 63% of Alaska homeported vessels spent the months of August through December 2022 in non-Alaska ports in the lower 48. This comes with significant operating costs for Alaska's marine industrial fleet. Port expansion will capture economic activity that Alaska loses annually; it will also sustain and create good, living wage Alaskan jobs through the marine trades.
- The project will also help meet long-term Federal goals, including the US Coast Guard's mooring needs for Search & Rescue and Arctic Security missions, tranquil moorage for the USCG Aspen, turn-around moorage for the new fast response cutters and other assets deployed for Arctic security. It also supports national objectives of seafood competitiveness, energy independence, and given its proximity to Nikiski, potentially the Alaska LNG project.

**Plans & Progress:** In 2019, the City of Homer and USACE completed a preliminary feasibility study utilizing a Section 22 Planning Assistance to States grant. Positive results led the USACE to initiate work on a new 3-year General Investigation (GI) in March 2023. The GI is anticipated to reach a tentatively selected plan (TSP) with the release of a draft feasibility report for public comment at the end of May 2026, after advancing design to 35%, which is a new Phase 2 for the GI. A Chief's Report and recommendation is anticipated in October 2027. If recommended, Phase 3, Project Engineering and Design (PED), would commence in FY28. GI costs are shared 50-50% with the USACE. Securing state and local match funding is critical for producing 35% design for high degree of construction cost certainty.

Phase1: GI Study: \$4,154,093.00 (complete)

Phase 2: TSP to 35% design \$ 888,000.00

Phase 3 Project Engineering & Design: \$6,000,000

FY27 State Request for 35% Design Costs: \$ 222,000.00

FY27 Federal Request for 35% Design Costs: \$ 444,000.00

City of Homer Match: \$ 222,000.00

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



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







## 2. Homer Spit Coastal Erosion Mitigation

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

The Homer Spit is a 4.5 mile long glacial spit composed of sands and gravel that offers recreational, commercial, industrial, and residential use. It is a valuable asset to the City of Homer and the State of Alaska due to its economic and recreational opportunities. It is also a unique, coastal feature and a valuable environmental resource with its extensive bird and marine habitat. While typically in equilibrium, the Spit is undergoing a long period of erosion. Changes in storm patterns the past few years with milder summers and fewer strong southeasterly events may be affecting the sediment movement along the spit, allowing greater erosion and less seasonal accretion. The USACE addressed erosion concerns in 1992 with 1,000 feet of rock revetment in 1992, which they extended an additional 3,700 feet in 1998. This caused beach lowering adjacent to and further south of the rock revetment along the Spit. In that area, AK DOT&PF armored the highway in two emergency revetment projects. These areas are subject to periodic overtopping, damaging the asphalt on the roadway shoulder. A November 17, 2024 storm surge event eroded a significant amount of public and private property, damaged businesses, undercut the revetment wall and collapsed one lane of Alaska Highway 1, prompting a local disaster declaration, a State of Alaska Declaration of Disaster Emergency and over \$3M State investment in temporary repairs and protection measures.

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

**Plans & Progress:** The USACE conducted two extensive studies with detailed erosion management information: a 2017 Dredged Material Management Guidance Manual and a 1989 investigation report, Storm Damage Reduction Final Interim Feasibility Report with Engineering Design and Environmental Assessment. In 2019 HDR analyzed environmental conditions and sediment transport and produced a Coastal Erosion Assessment of the Sterling Highway Termini on the Homer Spit which also considered concept alternatives (perched bench, groin field, offshore breakwater, sediment management and rock revetment) for improving resilience of existing roadway embankment. The study strongly encouraged coupling any mitigation measures with a beach renourishment program and sediment management plan for long term viability of the Spit. HDR provided an updated preliminary technical memo in 2025 outlining concepts for various erosion mitigation alternatives to protect the Sterling Highway ROW for a longer-term design duration.

The project may be best served by engaging the USACE, either through re-authorization of the Homer Spit Revetment General Investigation (GI), or approval for an independent investigation under Section 203 of the Water & Resources Development Act. The State of Alaska Department of Transportation programmed \$1.5M for erosion mitigation planning and design in the 2024-27 Statewide Transportation Improvement Program. The City will work with ADOT&PF to utilize these funds, potentially to provide information for use in a GI. Alaska Department of Environmental Conservation approved a \$750,000 Clean Water Loan, with 500,000 in principal forgiveness as well. Another objective is to seek USACE authorization to implement the Dredged Material Management Plan.

**USACE General Investigation:** \$3,000,000

FY25-26 State Planning Funds: \$1,500,000 (confirmed)

FY27 Federal Request \$ 500,000



Example of recent active erosion on the Homer Spit.





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

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

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

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

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

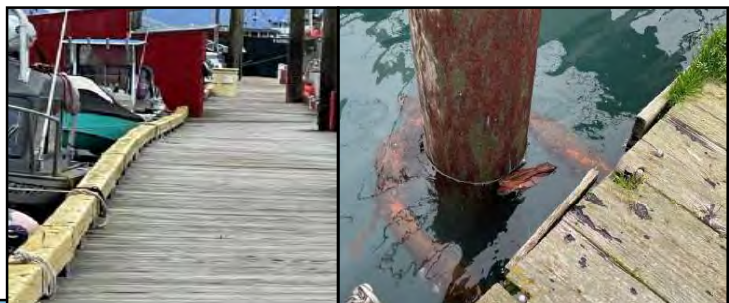
**Plans & Progress:** R&M Engineers provided a harbor-wide condition report and cost estimate for float replacement in 2023 that identified critical float replacement needs including upgrades to shore power, fire suppression and potable water systems. Phase 1 is replacing System 4, the oldest system. Alaska Harbors Consulting completed 50% design drawings and permitting work in 2025 to bring System 4 to construction ready status, which is estimated at \$17,053,846.

Phase 1 design funding was secured through a 2024 Denali Commission grant. A \$250,000 FY26 Community Project Funding request by Congressman Begich in the House Transportation, Housing and Urban Development Appropriations Bill is pending. A City grant application is pending with the FY25 Port Infrastructure Development Program for construction, and has committed \$4,473,856 for a 26% match to the PIDP funds. Phase 2 is design and construction of System 1.

**System 4 Total Project Cost:** \$60,240,898

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

FY24 Denali Commission grant:	\$ 1,100,000 (confirmed)
City of Homer Match:	\$ 1,105,000 (confirmed)
FY26 Federal Appropriation:	\$ 250,000 (pending)
FY25 PIDP Federal Request	\$11,240,000 (pending)
City of Homer Match:	\$ 4,473,856



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

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





## 4. Multi-Use Community Recreation Center

FY 2027 - DRAFT Document

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

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

A 2023 hazmat report of the HERC campus, which had been the preferred site, determined this location will not be possible in the near term due high cost of mitigation. In 2024, the City Council appropriated a total of \$1,300,000 towards the project. In 2025, a working group, including two Council Champions, reviewed and identified potential locations for a community center, preferably centrally located, but no location has been finalized. While no facility design or footprint has been developed to date, these are significant steps to move the initiative forward. Subsequent steps will include finalizing scope and design, cost estimates and completing a feasibility study for ongoing operations and maintenance.

**Estimated Total Project Cost:** \$16,050,000

FY25 Phase 1: Land Purchase \$ 700,000

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

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

**FY26 State Request:**

Phase 1 & 2 \$ 400,000

**FY26 Federal Request:**

Phase 3 \$14,350,000

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

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



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





## 5. Comprehensive Drainage Management Plan

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

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

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

This project develops a comprehensive regulatory, administrative and operational framework to guide Drainage Management in Homer with the goals of protecting our environment; reducing flooding to protect people and property; reducing demand on public stormwater drainage systems and supporting healthy watersheds. This project is timely as the City undertakes a rewrite of Title 21, the City's Zoning and Planning code to address current and future community needs and align it with the City's new Comprehensive Plan update.

It will:

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

**Plans & Progress:** Public works staff are defining drainage basins and completing steps as they are able, but the plan would be for consultants to assist with developing the City-wide plan.

**Total Project Cost:** \$300,000



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





## 6. City Hall ADA Accessibility Project

**Project Description & Benefit:** The Americans with Disabilities Act (ADA) Title II mandates that all State and local governments provide accessible and usable facilities for people with disabilities, embodying the fundamental principles of equal opportunity, integration, and inclusion. However, Homer City Hall—a cornerstone of civic engagement and an Early Voting Site for early and absentee-in-person voting for municipal, borough and State elections—currently falls short of these standards.

This project addresses critical equity and justice concerns by ensuring equal access to civic participation for all citizens, regardless of their physical abilities. By regrading the parking lot cross slope and addressing access barriers at both entrances, this project tackles Priority Level 1 issues identified in the City's Facilities Transition Plan and reflects the City's commitment to accessibility.

The urgency of this project is further underscored by a 2024 US Department of Justice letter to the State of Alaska citing ADA compliance violations in various State of Alaska voting locations. The letter specifically noted problems with the steep grade of Homer City Hall's handicap parking spaces and the absence of an accessible path from public sidewalks to the polling entry doors. By addressing these concerns, this project helps the City and State comply with legal requirements and affirms our shared dedication to equitable voting access.

City Hall back entrance improvements to be completed include:

- regrade parking lot to correct accessible parking spaces and exterior ramp cross slopes that exceed 1:48 ratio;
- design and construct accessible pathway from public sidewalk on Pioneer Avenue to back entrance door;
- install ADA push button, automatic swing door. that complies with ADA opening force ranges. An automatic, push button door is a universal solution for people of all ages and abilities.

Front entrance improvements to be completed include:

- reconfigure ramp cross slope to meet standard;
- replace grate to meet opening requirement;
- reconfigure curb ramp to provide a level, 36" long landing
- alter/replace handrails to meet ramp width requirements.

**Plans & Progress:** In 2022, the City completed the design for a new City Hall front entrance ramp to bring it into ADA compliance. An FY25 Capital Budget adjustment allocated funds to help address ramp reconfiguration. Public Works has developed a conceptual design and cost estimate of back entrance improvements.

The project will proceed in phases, beginning with the first two.

Phase I: Design & Construct Back Ramp/Door	\$ 100,000
Phase II: Parking lot regrade	\$ 400,000
Phase III: Construct front entrance ramp	\$ 200,000
Phase IV: Design & Construct Pathway	\$ 600,000

**Total Project Cost:** \$1,300,000

**Schedule:** Phase I and II: 2026-2027

Phase I & II Project Cost: \$500,000

Ramp and entrance design: \$ 47,400 (COH funds)

Construction: \$ 120,600 (COH funds)

**FY26 State Capital Request:** \$ 332,000 (Construction)



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

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





## 7. New Public Works Facility Campus

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

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

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

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

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

**Phase 2 Total Project Cost:** \$978,500

**Schedule:** 2027

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

2027 Conceptual Design \$ 150,000

2028: Facility Design \$ 828,500

**FY27 State Request:** \$ 828,500

City of Homer 15% match: \$ 150,000



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

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





## 8. Homer Public Library Siding Replacement

**Project Description and Benefit:** The Homer Public Library building opened in September 2006. The concrete siding was relatively new technology at the time, and while it has lasted 17 years, it is now cracked and falling off the building.

The City's Building Maintenance division has worked hard to patch and replace missing pieces, but the worsening problem is both an eyesore and a potential path for moisture to enter the building.

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

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

**Total Project Cost:** \$500,000

**Schedule:** 2028



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

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## 9. Homer All Ages & Abilities Pathway

**Project Description and Benefit:** This project completes critical sidewalk gaps in Homer's pedestrian network, connecting neighborhoods, Coast Guard housing, and the Senior Center to essential services, businesses, and schools. The project provides safe, year-round access to major destinations including the Public Library, markets, pharmacy, Post Office, banks, recreation areas, hospital, and the medical district. Wayfinding signs and online tools will help residents and visitors navigate the routes, increasing tourism access and economic benefits to the Central Business District.

The Homer All Ages and Abilities Pathway, or HAAP, shown below, consists of two interconnected loops. The north loop connects the Senior Center on Svedlund Street south to Pioneer Avenue, then west to Main Street via Herndon and Lee Streets. The south loop intersects at Svedlund and Pioneer Avenue, continues on City-maintained Poopdeck Trail to Hazel Avenue, then south to the Sterling Highway and connects to existing trail from the Visitor Center through Old Town, returning north on Main Street to Lee Street.

Much of the route is already constructed. This project will complete and connect the two loops by constructing sidewalk on Svedlund Street from Pioneer Avenue to the Senior Center, from Herndon Street to Lee Drive to Main Street, and on the State-owned portion of Main Street from Sterling Highway to Ohlson Lane. Enhanced crosswalks with safety features like Rectangular Rapid Flashing Beacons and high-visibility markings are planned for Pioneer Avenue and Sterling Highway crossings. Right of way is secured on the City-owned sections of the sidewalk to be constructed and an environmental checklist shows no concerns.

**Plans & Progress:** The City's investment of \$1.4M in 2024-2025 to construct Main Street sidewalk from Pioneer Avenue to Fairview completed one major missing portion of the HAAP. Private sector support has included sidewalk construction by the Aspen Hotel in 2019, connecting the Sterling Highway to the Island and Ocean Visitor Center's public trails.

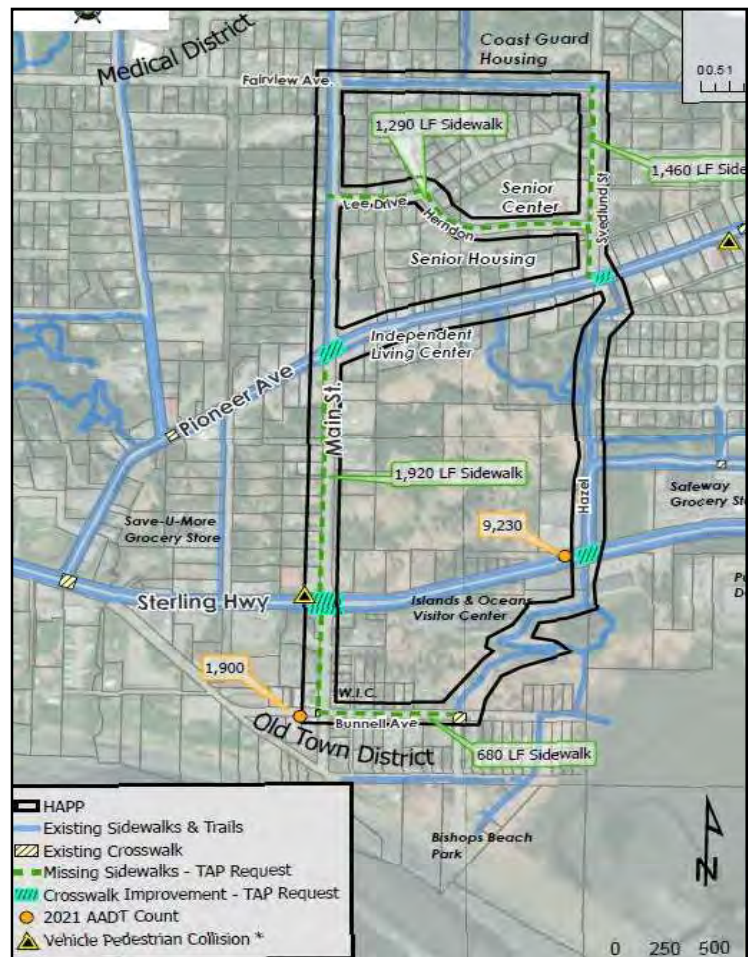
The City completed design for the Svedlund/Herndon sidewalk segments and applied for and was awarded \$3.48M from the Alaska Department of Transportation's (ADOT) FY22-25 Transportation Alternatives Program to complete design and construction. The City is negotiating a Memorandum of Agreement with the State to commit matching funds. Because project costs have escalated since the original cost estimate, a reduced project scope is likely with priority given to Main Street South and Svedlund Street. The project will proceed in phases according to the availability of future TAP funds and/or City or Homer funds.

**Total Project Cost:** \$ TBD  
Predevelopment: \$ 775,000 Construction: \$ 3,100,000

FY22-25 TAP award \$ 3,486,787

City match: \$ 388,713

**Schedule:** 2025-2030



HAAP completes important sidewalk connections and installs high visibility crosswalks to improve non-motorized transportation safety.





## Mid-Range Projects

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### Part 2: Mid-Range Projects

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## ADA Transition Projects

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- **Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform .....12**
- **Removing Parking & Pavement Accessibility Barriers at City Facilities .....13**

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## Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform

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

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

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

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

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

**Total Project Cost:** \$ 1,019,813

Concept Design \$ 18,813 (Completed 2022)

Final Design \$ 91,000

Construction \$ 910,000

**Schedule:** Final Design 2027

Construction 2029



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

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## Removing Parking and Pavement Accessibility Barriers at City Facilities

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

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

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

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

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

**Total Project Cost:** \$385,600

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

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

**Schedule:** 2026



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





## **Parks, Art, Recreation & Culture**

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- **Jack Gist Park Improvements .....16**
- **Karen Hornaday Park Improvements.....17**
- **Reber Trail Extension to Soundview Avenue .....18**

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## Jack Gist Park Improvements

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

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

The parking lot for the park was improved and expanded in the summer of 2024, allowing for substantially more parking, delineated parking spots and improved drainage. Utilities were brought into the park to serve a temporary trailer-style ADA bathroom with the intention of replacing this bathroom with a future brick and mortar bathroom in the future.

**Plans & Progress:** Phase 1 has been completed via capital funds approved in the City's FY23 and FY24-25 budget. Drainage work, expanded parking (for 70 vehicles), and electrical service extension to the mobile restroom site and adjacent light pole were completed in 2024 and 2025. Water and sewer have been installed to the site of a temporary trailer restroom and a future public restroom. Constructing a permanent public restroom facility is Phase 2 of the plan. Hose bibs are planned to be located adjacent to the new bathroom will provide irrigation for the fields via surface hoses during dry spells and to assist in turf maintenance activities.

**Project Cost:** \$840,000

Phase 1: \$240,000 (completed)

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

**Schedule:** 2023-2028



One of the softball fields at Jack Gist Park.

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





## Karen Hornaday Park Improvements

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

An updated Karen Hornaday Park Master Plan is near final draft stage after park evaluation, community input and first draft review. The site plan will include two high priority park needs to improve safety and provide accessibility: entry road and parking improvements and a public restroom facility. Presently, much of the parking requires crossing the entry road to get to the play area, which can be dangerous for children. The City also recently purchased a 20-acre parcel of land directly north of and adjoining the park. This acquisition provides opportunity to create trail access from central Homer up the bluff, preserving green space and moose habitat corridors, and preventing development on steep slopes. These opportunities will be addressed through the City's Land Allocation Plan and integrated into the park's Master Plan.

An ADA accessible public restroom facility remains a high priority. The former restroom facility was demolished in 2020 due to safety concerns. The physical structure had deteriorated over the years. Its advanced age combined with high use resulted in worn interior finishes, making cleaning difficult; aged bathroom fixtures and dilapidated stalls made it nearly impossible for City maintenance personnel to provide a safe, sanitary facility.

The City acquired an ADA mobile restroom trailer to address immediate accessibility need, but the need for a sustainable long-term solution remains.

**Plans & Progress:** Over the years, grant support and significant volunteer efforts have assisted the City in developing Homer's premier public park. The first step of the current project is to finalize the new Park Master Plan, followed by restroom construction.

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

Master Plan Update: \$ 50,000 (Completed)

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

Restroom Construction: \$ 500,000

**FY26 State Capital Request: \$500,000**  
(City of Homer Match: \$580,000)

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



Permanent public restroom facilities and safe, accessible pedestrian access for the many park users are lacking in the park.



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## Reber Trail Extension to Soundview Avenue

**Project Description and Benefit:** The Reber Trail, completed in 2009, is a .38 mile trail connecting the west end of Fairview Avenue to Reber Road off West Hill through a series of switchbacks. This project extends the trail by 750-800 feet by creating a route from the base of Reber Trail on Fairview, along a ridge and down to Soundview Avenue.

Securing the legal easements necessary preserves access to non-motorized travel opportunities. Completion of this project will improve non-motorized transportation options for residents on the west side of Homer. The extension provides more direct trail connectivity to walkers and hikers from the Soundview, Shelley Avenue and West Homer Elementary area, avoiding a detour to either West Hill Road or Mullikin Street. It also allows residents in the vicinity of Reber Road on West Hill (Alpine Way, Wythe Way, Miller, Highland Drive, Bell Avenue and above) to more easily access Soundview Avenue and West Homer Elementary School via a beautiful nature trail, rather using the much more circuitous and hazardous route down West Hill Road.

**Plans & Progress:** The trail is envisioned to be designed as a Level 1 (Backcountry) to Level 3 (Semi-improved) trail, as described in the City's Trail Manual Design Criteria - an informal trail with natural surfaces. Development would progress in two phases. Phase one requires easement acquisition, survey and trail design. Phase 2 is construction.

**Total Project Cost:** \$310,000

Phase 1: Easement acquisition, survey and design: \$60,000

Phase 2: Construction: \$250,000

**Schedule:** 2026 - 2028



Map of potential corridor for trail extension. Please note: map is only for illustrative purposes as no design work has been done.





## Port and Harbor

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## Large Vessel Haul Out Repair Facility

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

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

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

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

**Total Project Cost:** \$5,297,626

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

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

**Schedule:** 2027



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





## Harbor Ramp 8 Public Restroom

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

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

**Total Project Cost:** \$412,000

**Schedule:** 2028



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





## Homer Harbor Dredging

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

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

**Plans & Progress:** A multi-beam survey of the harbor basin was completed by a certified Marine surveyor to ascertain the quantities of dredged material that would need to be removed to get the basin back to the original depths.

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

**Total Project Cost:** \$980,000 (estimate only)

Phase 1: \$25,000 (Complete)

Phase 2: Dredging: \$955,000

**Schedule: 2023-24**



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

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

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## Homer Harbor Security Cameras: Ramp 1-5 Access Points

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

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

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

**Total Project Cost:** \$364,000

System Design: \$5,728 (completed)

Poles and electrical service: \$25,000 (completed)

Equipment Purchase and Installation: \$353,272

**Schedule:** 2025-2026

**Priority Level:** 1

**Schedule:** 2025-2027



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

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





## Mariner Park Campground Renovations

**Project Description and Benefit:** The Mariner Park campground is situated at the base of the Homer Spit. Its water-front location and close proximity to recreational activities and visitor support services make the campground very popular with both Alaskans and out-of-state visitors. It is heavily used in the summer and shoulder seasons.

The campground is pot holed and poor drainage pools rainwater. Sites are poorly marked and without tent pads. Several lack picnic tables and fire rings.

The concept of this renovation project is to greatly improve the camping experience, make it easier to maintain the campgrounds to a higher standard of cleanliness and safety and keep them attractive and competitive. Renovations possibilities include installing hand wash stations, grading campgrounds, delineating and labeling campsites, developing tent pads in tent camping areas and installing picnic tables and fire rings at sites that currently lack these basic amenities.

Visitors have a choice of where to stay on the Kenai Peninsula. We anticipate these upgrades will attract new visitors and motivate existing visitors to extend their stays or come back. Summer and shoulder season visitors contribute significantly to Homer's overall economy through their patronage of local businesses throughout their stay.

**Plans and Progress:** This project is in the conceptual design phase and is presently being developed by Port and Harbor staff in collaboration with the Park, Art, Recreation and Culture Advisory Commission.

**Total Project Cost:** \$50,000

**Schedule:** 2027-2028

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



Mariner Campground at the base of the Homer Spit.





## Ice Plant Upgrade

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

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

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

**Total Project Cost:**

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

Phase 2: Evaporator fan upgrades estimate forthcoming.

Phase 3: Condenser upgrades estimate forthcoming.

**Schedule:**

2019-2020: Phase 1 study completed

2021: Design and engineering for upgrades

2026: Phase 2



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

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## Large Vessel Sling Lift, Phase 1

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

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

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

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

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

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

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

**Schedule:** 2030



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





## Steel Grid Repair/Replacement

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

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

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

The goals of this evaluation include:

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

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

**Total Project Cost:**

Phase 1: Engineer’s Condition Evaluation: \$30,000 (funded)

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

Phase 3: Construction: TBD

**Schedule:** Phase 1: 2025-2026



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





## Wood Grid Replacement

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

The Wood Grid is one of two tidal grids that the Port and Harbor operates. Because of our large tidal exchange in Kachemak Bay, Homer’s tidal grids are likely one of the most useful vessel grid systems in the world. They utilize the tides to our advantage to provide an inexpensive way for vessel owners to maintain their vessels’ hulls.

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

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

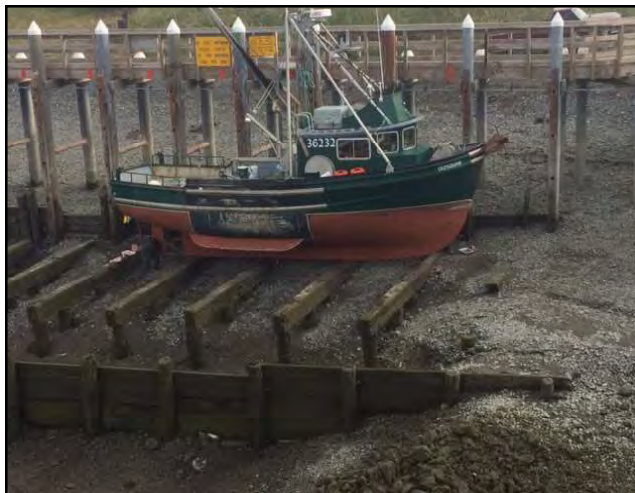
**Plans & Progress:** This project would consist of two phases. The first phase is preliminary engineering and design to ascertain the scope and cost of the improvement, including what permitting is required. The second phase would be construction.

**Total Project Cost:**

Phase 1: Engineering and design: \$30,000

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

**Schedule:** Phase I: 2027



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





## Public Safety

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- **Fire Hall Expansion, Phase 1 .....30**
- **Fire Department Fleet Management .....31**

**FY 2027 - DRAFT Document**





## Fire Hall Expansion, Phase 1

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

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

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

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

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

**Total Project Cost:** \$22,000,000

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

Construction: \$20,500,000



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





## Fire Department Fleet Management

FY 2027 - DRAFT Document

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

While the City has made great strides to update its aged fleet of aged-out apparatus and specialized vehicles, Homer Volunteer Fire Department (HVFD) lacks two pieces of equipment critical to safe and effective wildland urban interface fire response in the wildland urban interface. The two priority pieces of equipment are a Type-3 WUI pumper and a Type-6 Brush / Attack unit. In 2022, after 33 years of service, HVFD's single front-line wildland firefighting apparatus (a 1990 Ford F-350 Crew Cab Pickup with a forestry firefighting slip-in unit) was decommissioned.

HVFD presently utilizes a Type-1 structural-only Engine-4 to respond to WUI calls. It is a 42-year old, open cab pumper truck housed on the bluff in HVFD's remote response station. It is not designed for wildland applications and has severe limitations in our WUI coverage area, but we have no other choice. It is too large and heavy to safely negotiate the steep slopes and narrow unimproved roads in the Homer's WUI and mutual aid WUI response areas on the lower Kenai Peninsula. In many cases it cannot get close enough to a residence to initiate fire attack. Its age presents significant safety concerns for responders, including that it is capable of seating only two firefighters in the cab, as we cannot allow firefighters to sit in the open jump seat riding positions.

This purpose of the request is to address an urgent need to acquire frontline WUI firefighting apparatus to reduce safety risks to responding personnel and volunteers, improve operational outcomes for our community members, and to better protect against property and critical infrastructure losses. This capability gap was identified in an internal risk assessment and is cited in Homer's All Hazards Mitigation Plan and the Kenai Peninsula Borough Community Wildfire Prevention Plan of 2022.

It also reflects the Department's comprehensive approach to wildfire protection, as the Type-3 unit provides robust pumping capacity and crew transport for wildland and structural protection, while the more agile Type-6 unit enables rapid initial attack on remote WUI fires, with both apparatus complementing each other in mutual aid responses and allowing our department to deploy the right resources based on incident complexity, terrain challenges, and staffing availability. These complementary apparatus enable a tiered response system where the Type-6 serves as a rapid scout and initial attack vehicle, while the Type-3 follows with additional water, equipment, and personnel when for escalating incidents or direct structure protection. The combination also allows us to effectively cover multiple incidents simultaneously during high-activity periods.

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

**Total Project Cost:** \$1,221,412

Type-3 WUI Pumper Unit: \$ 756,593

Quick Attack/Brush Truck: \$ 584,347

**FY27 Federal Request:** \$1,163,250

**City of Homer Match:** \$ 58,162



HVFD's Brush-1 was a NPFA non-compliant, converted 1990 Ford truck which was decommissioned after it aged out of its functional life span by 17 years.





## Public Works Projects

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- **A-Frame Water Transmission Line Replacement.....33**
- **Bayceast Overlook Public Restroom Rebuild .....34**
- **Engineering Study for Homer Public Library Remodel 35**
- **Heath Street Rehabilitation .....36**
- **HERC Hazardous Material Cleanup  
& Revitalization Plan.....37**
- **Homer Airport Terminal Improvements .....38**
- **Homer Waste Water Treatment Plant Improvements .39**
- **Parking Lot Drainage Solutions for  
Homer Public Library .....40**
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## A-Frame Water Transmission Line Replacement

FY 2027 - DRAFT Document

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

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

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

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

**Plans & Progress:** Replacing this water line has been on the Utility Department's Capital Improvement Program for several years. A conceptual cost estimate has been completed and will proceed in two phases, design and construction. The project is on the Alaska Department of Environmental Conservation's Intended Use Plan for a State Revolving Loan with 100% principal forgiveness. A \$973,686 FY26 Community Project Funding request by Congressman Begich to the House Interior and Environment appropriations subcommittee was included in the House Appropriations Bill. The project has also been added to Alaska's Clean Drinking Water Revolving Loan Fund for \$1,331,882 with 100% principle forgiveness

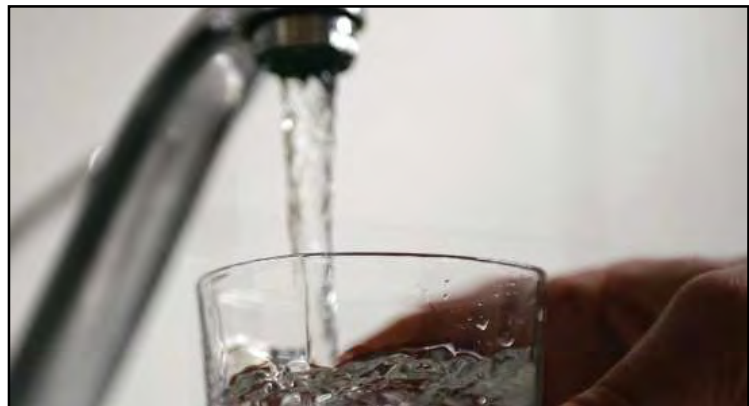
**Total Project Cost:** \$1,298,491

Design: \$ 250,000

Construction: \$1,048,491

FY26: Federal Appropriation Pending: \$973,868

City of Homer Match: \$324,623



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





## Baycrest Overlook Public Restroom Rebuild

**Project Description and Benefit:** Baycrest Overlook is a State-owned scenic rest stop on the south side of the Sterling Highway at the crest of a hill offering vistas of Homer, the Homer Spit, Kachemak Bay and lower Cook Inlet. In addition to views, the pull out features parking, trash receptacles, visitor information and restrooms. It is a popular stop for many visitors to Homer

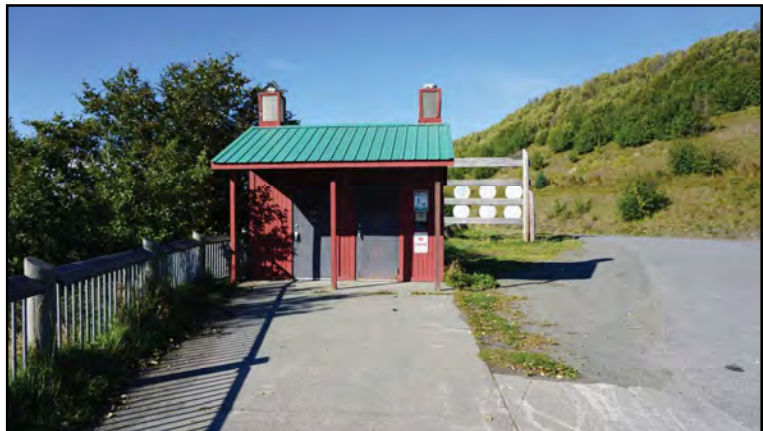
The facility was built by the State of Alaska in 1997. It is owned by the State of Alaska, and managed by the City of Homer as a park through mutual agreement. Prior to construction, the City of Homer requested that the State include a public restroom. As part of a formal agreement between the state of Alaska and the City of Homer to secure a restroom facility on site, the State agreed to build the restroom and the City is responsible for its maintenance, cleaning, repairs, and replacement when the time comes.

At nearly thirty years old, the facility has exceeded it's useful life. The building portion of the restroom is failing and needs to be replaced.

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

**Total Project Cost:** \$300,000

**Schedule:** 2028



The public restroom building at the Sterling Highway Baycrest Overlook is structurally compromised and needs to be replaced.







## Engineering Study for Homer Public Library Remodel

**Project Description and Benefit:** Homer Public Library has expanded steadily in line with population growth in the area, from a 600 square foot cabin in the 1950s to a 3,500 square foot building in the 1980s to the current 17,000 square foot facility, which opened in 2006. In the 2018 Homer Comprehensive Plan, staff noted that the new building was projected to meet the community's needs for 20 years, and those projections have proven reasonably accurate. As of 2025, the building has not yet exceeded capacity, but the area population is growing, as is public use of the library.

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

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

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

### Total Project Cost:

Engineering Study: \$75,000  
Construction: TBD

**Schedule:** 2027



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





## Heath Street Rehabilitation

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

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

Rehabilitation work will include improvements to the curb, gutter and sidewalk, including proper curb cuts to make the sidewalk and street crossings accessible. A flashing beacon, signaled crosswalk is proposed at Hazel Street. As part of the street reconstruction project, the City will install underground fiber optic cables. These high-speed data transmission cables will connect city facilities (city hall, police station, library and public works facilities) to improve their internet and communication capabilities.

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

**Estimated Project Cost:** \$1,235,000

**Schedule:** 2028

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



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





## HERC Hazardous Material Cleanup and Revitalization Plan

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

The Homer Education and Recreation Complex, or HERC property, houses two former school buildings (built in 1956) that were originally owned by the Kenai Peninsula Borough but were conveyed to City of Homer ownership in 2000 to allow public use of the gym, offices, classrooms and associated restrooms. Over the years a variety of structural and feasibility analyses have been performed at the HERC (a) when the building was called upon to house a new activity, and (b) to assist the City and community in understanding how to more fully and cost effectively utilize the building. However, contamination in the two buildings (asbestos, PCBs, mercury and lead-containing materials) requiring controlled removal and disposal has thwarted all efforts. The buildings are in a state of disrepair; the smaller structure the City views as unusable due to potential structural instability. It is only a matter of a years before the larger building can no longer be utilized for recreational programs and for City staff offices, equipment storage and maintenance shop space.

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

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

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

**Schedule:** 2025-2027



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

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





## Homer Airport Terminal Improvements

**Project Description and Benefit:** The Homer Airport Terminal, built in 1994, suffers from obsolescence and deferred maintenance of its major systems such as the antiquated fire system, obsolete air handling system and failing exterior doors. While the interior lobby space offers an attractive welcome, some of the public features do not comply with the ADA, including the restrooms. The exterior is showing its age – peeling paint has allowed the weather to penetrate the building’s protective siding. Recent efforts to work with a painting contractor has revealed that the siding is no longer paintable or maintainable.

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

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

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

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

**Total Project Cost:** \$1,632,156

Interior Renovations \$378,000

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

Current restroom ADA renovation

Fire/Life Safety Systems \$189,156

Replace HVAC and fire alarm systems

Replace automatic entry doors for security/energy efficiency

Exterior Renovations \$1,000,000

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

Provide ADA-compliant parking and access

Replace exterior siding

Install wayfinding signage/kiosk

Resilience Measures: \$95,000

Portable backup generator for emergency power

**Schedule:** 2028



Homer Airport Terminal Cargo entrance

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





## Homer Waste Water Treatment Plant Improvements

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

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

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

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

<b>Total Project Cost:</b>	\$1,903,000
Clarifier Coating Replacement	\$1,200,000
Digester Coating Replacement	\$ 600,000
Electrical Component Replacements	\$ 103,000

**Schedule:** 2027-28



Digester tanks (above) and Clarifier tank (below) at Homer's Waste Water Treatment Plant.







## Parking Lot Drainage Solutions for Homer Public Library

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

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

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

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

**Total Project Cost:** \$330,000

Design/Engineering: \$ 30,000

Construction \$300,000

**Schedule:** 2029



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





## Water Storage/Distribution Improvements, Phase 3

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

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

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

- Phase 1: was completed in 2016. 2,600 linear feet of 10" and 12" water distribution main was installed across Shellfish Avenue and a new pressure reducing vault (PRV) was constructed to provide water supply to a new tank site; 4,500 linear feet of 12" water main was extended on Kachemak Drive, both connecting isolated sections of town and eliminating dead end mains. The City removed an old redwood tank and purchased property on which the new tank will be constructed.
- Phase 2: consists of installing water transmission main in support of a future new water storage tank, rehabilitation of the existing A-Frame existing storage tank, and demolition of the A-Frame pressure reducing vault (PRV).
- Phase 3: consists of the construction of a new 0.75 million gallon water storage tank on the east side and a 0.25 million gallon tank on the west side to provide increased capacity for domestic use and fire flow.

**Plans & Progress:** Project design was completed in 2014 utilizing \$485,000 in Special Appropriation project grant funds from the Environmental Protection Agency and \$399,214 (45%) in matching funds from the City. Phase 1 construction was completed in 2016 utilizing \$1,980,254 in FY16 State of Alaska Municipal Matching Grant program funds, \$848,680 City of Homer funds and benefitted property owner's assessments. Phase 2 construction work was completed in 2022 using ADEC grant monies and water reserve funds using State of Alaska Municipal Matching Grant program funds and City of Homer water reserve account funds.

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

**Total Project Cost:** \$10,438,214

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

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

2026-2027 Phase 2 Construction (Funded, Completed): \$1,600,000

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

FY 2027 - DRAFT Document





## Water Treatment Plant Drying Beds

**Project Description and Benefit:** This project replaces the one-time-use Drying Beds associated with the Drinking Water Treatment Plant. The residue (fine silts, clays, and other particulate) filtered out of the water entering the Water Treatment plant is discharged into drying beds to dewater the sludge to an acceptable level for disposal at the Borough landfill where material must pass the paint filter test, implying the sludge must be dewatered and not contain any free water

The existing Drying Beds were constructed with a polyethylene liner system for a one-time use . They are nearing their life expectancy, therefore prompting the need for this proposed facility improvement.

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

**Total Project Cost:** \$1,400,000

Design: \$ 150,000  
Construction: \$ 1,250,000

**Schedule:** 2028



Particulate from the raw water filtration process settles in ponds at the Water Treatment Plant (above) before being removed to dry in beds (below) in preparation for transport to the landfill.







## Wayfinding & Streetscape Plan Implementation

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

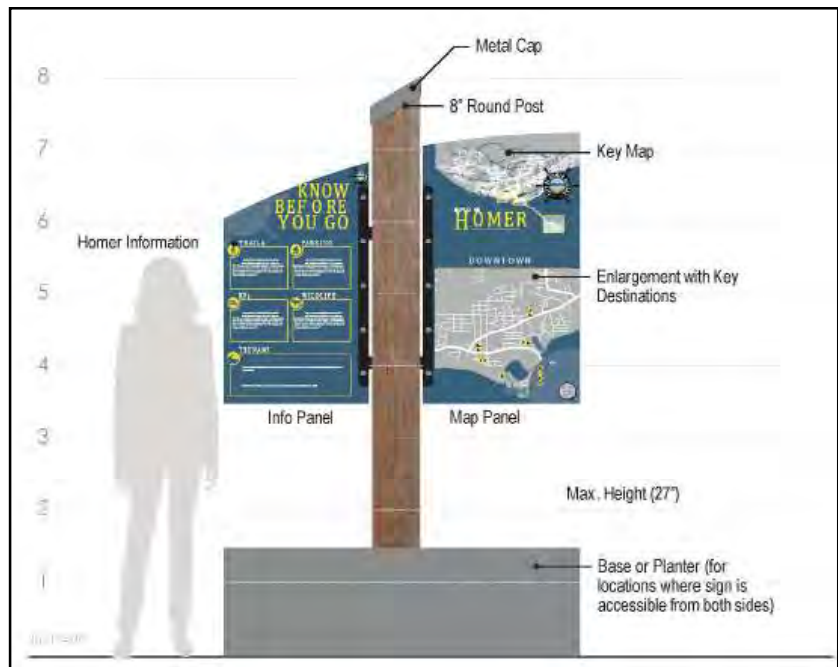
**Plans & Progress:** The project will proceed in two phases. The goal of the first phase is to install 26 Pioneer Avenue banners, ten wayfinding signs and ten benches. New Pioneer Avenue banners were installed in 2023. Capital funds for wayfinding signs were approved in the City's FY24 capital budget,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

**Total Project Cost:** \$277,500

Phase 1: \$126,500 (\$56,500 secured)  
Phase 2: \$151,000

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

**Schedule:** Phase 1 2023-2028



Schematic design of wayfinding sign.

FY 2027 - DRAFT Document





## State Projects

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

Transportation projects within City limits:

- **East Hill Road Bike Lane .....46**
- **Kachemak Drive Rehabilitation/Pathway.....47**
- **Main Street Rehabilitation.....48**
- **Sterling Highway Milepost 169-175:  
Drainage Improvements .....49**
- **Traffic Control at the Corner of Sterling Highway  
and Soundview Avenue .....50**
- **West Hill Road Bike Lane .....51**





## East Hill Road Bike Lane

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

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

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

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



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## Kachemak Drive Non-Motorized Pathway

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

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

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

The benefit of constructing a two-lane, unpaved separated path that runs parallel to Kachemak Drive is two-fold. Foremost, it will significantly improve safety for non-motorized users, provide greater accessibility and pedestrian path connectivity, as well as a higher quality of life for residents and visitors alike..

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

The 2024-27 State Transportation Improvement Plan currently programs funds to reconstruct Kachemak Bay Drive from the Sterling Highway to East End Road. Work includes raising and widening 3.5 miles to improve motorized and non-motorized passage. The State project leverages 100% Federal share by matching FHWA PROTECT formula funds with Surface Transportation Block Grant funds.

ADOT will lead in the process and work with the City to plan forward the long-term needs and plans for ROW access, utilities, drainage, etc. for long-term success on Kachemak Drive.



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





## Main Street Rehabilitation

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

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

Main Street, as the name implies, is a primary north-south corridor running from Bayview Avenue (near South Peninsula Hospital) to Ohlson Lane (near Bishops Beach on Kachemak Bay.) It is a busy mixed-use collector, collecting traffic from adjacent neighborhoods and connecting them to Homer's main arterials – Pioneer Avenue and the Sterling Highway, which is part of the state's highway system. The portion of Main Street between Pioneer Avenue and the Sterling Highway is classified as a major collector; the portion south of the Sterling Highway is a minor collector. These sections support both general purpose and residential traffic, as the street is home to many small businesses, single family and multi-family residences, connects to existing trail systems and connects to one of the City's most popular recreation areas, Bishop's Beach.

Main Street road condition has deteriorated over the past several years. The pavement is raveling and the storm drain system needs to be rehabilitated, as it is inadequate and is allowing water to infiltrate the road bed. This adversely impacts the structural integrity of the road, particularly during freeze-thaw cycles. The lower portion particularly, from the Sterling Hwy to Ohlson Lane, is beginning to fail, evidenced by depressed wheel tracks and soft spots in places. The cause of this is a failing storm drain system and inadequate drainage that is allowing water to infiltrate the road bed. The condition is getting worse with each freeze-thaw cycle. This area is also prone to pothole development also due to the poor drainage, freeze-thaw cycles and small fissures in the road surface that deteriorate over time and with heavy vehicle traffic.

**Plans & Progress:** Improvements to Main Street first appeared as a priority State improvement project in the City's Capital Improvement Plan in 2006, 17 years ago. The City has held off doing any technical work because it is a State road. In 2022 and 2023, the City conducted extensive and inclusive public engagement soliciting community input on system-wide transportation planning and prioritization and specifically with residents and business owners in the Old Town area of Homer. The quest for improved road and traffic calming began in 2014, which culminated in improvements such as lower speed limits, speed humps and striped pedestrian crosswalks, though no Main Street roadway rehabilitation was included.



State-owned portion of Main Street in Homer, Alaska.





## Sterling Highway Milepost 169-175 Drainage Improvements

**Project Description & Benefit:** The planned Sterling Highway MP: 169-175 Pavement Preservation Project, which is the main travel corridor through the City's core, offers a critical opportunity to implement safety improvements in areas of high traffic volume, business density, pedestrian, activity, residential growth as well as better stormwater management and conveyance strategies in the Baycrest Hill area.

Stormwater damage has been an ongoing issue for the State of Alaska Department of Transportation (DOT) as well as residents downgradient of DOT stormwater pipes. The pavement improvements over the years as well as property development cause larger and quicker conveyance of stormwater to properties on the ocean side of the Sterling Highway. This stormwater has high erosive potential as well as the propensity to cause slope stability issues. There have been numerous events over the years of bluff instability due to this stormwater. The City is encouraging the State to enact measures that will reduce the erosive potential of the stormwater coming off the Sterling Highway as well as measures to address standing water and runoff concerns at MP172 near Mount Augustine Drive and MP 153.3 near West Hill Road that furthers bluff instability and causes severe property damage.

As an example, the Baycrest Subdivision sits on unstable slopes with unconsolidated soils, blue clay, and high water tables. A DOT&PF beehive collector at milepost 172 discharges concentrated stormwater directly onto these saturated slopes, exacerbating flooding and erosion throughout the neighborhood. Properties on Judy Rebecca Court have suffered significant damage—including cracked windows and shifting foundations—from water saturation. These homes sit 750 feet downslope and 125 feet below the collector outfall, making them particularly vulnerable to slope failure that could result in property loss or casualties. While certainly not all the problematic water is coming from the outfall, the City requests that ADOT divert the beehive collector outfall away from the unstable slope into a natural drainage system, 80 paces east of the Mt. Augustine Drive intersection. This redirection would reduce water input to already saturated soils while directing runoff to a stable natural channel that won't impact other properties. Likewise integrating stormwater management for MP 153.3 into the project design will prevent damage to both private properties and the highway right-of-way while safeguarding resident safety.

**Plans & Progress:** Homer City Council passed Resolution 25-071(A) on July 28, 2025 urging the Department of Transportation and Public Facilities to prioritize specific safety improvements, including addressing standing water and stormwater runoff concerns. The City has substantial documentation and data analysis to provide DOT&PF about the drainage, slope failure and property damage.

At the request of affected home owners and Homer City Council members, a local retired geologist studied and provided mitigation recommendations to the City of Homer and ADOT. Additionally, Newton Bingham, a PE with ADOT evaluated the situation in November of 2017. In recognition of the potential hazard to property and life, Alaska Administrative Order 175 under Order item 1 states, "To the maximum extent possible consistent with existing law, all state agencies with construction ...shall encourage a broad and united effort to lessen the risk of flood and erosion losses in connection with State lands and installations and state-financed or supported improvements...". City Council passed Resolution 18-008 in January 2018 requesting ADOT fix Sterling Highway drainage impactg the Baycrest Subdivision.

In 2022, Sterling Highway Reconstruction project managers engaged with the City of Homer Public Works Director about analyzing water flow and drainage related to the project; and Commissioner Anderson toured the affected area with Represnetative Vance and City officials in 2023.



Aerial photo of the area downslope of the outfall from a Sterling Highway beehive collector.





## Traffic Control at the Corner of Sterling Highway and Soundview Avenue

**Project Description and Benefit:** This project a traffic light at the corner of the Sterling Highway and Soundview Ave in Homer.

The West Homer Elementary Site Council has worked with the school administrators and staff, parents, and the Kenai Peninsula Borough School District to increase the safety and efficiency of the school parking lot, especially during the school pick up and drop off times. The school moved the bus loading and unloading zone to behind the school and implemented a new traffic pattern for students arriving and departing to eliminate hazardous double drop off and pick up lines of years past and improve the efficiency of bus and parent traffic interaction.

The remaining traffic congestion consists of a bottleneck of cars and busses departing the school due to a required left turn on to the Sterling Highway that crosses the busy northbound lane of traffic. An additional hazard is that northbound traffic is going around cars that are backed up in the northbound lane waiting to turn right onto Soundview Avenue and into the school. The cars waiting to turn left onto the highway from Soundview Avenue are proceeding because it appears northbound traffic is stopped and the drivers are unable to see the cars accelerating and going around the traffic jam. Several near-miss accidents have been witnessed at this location.

The intersection at the highway and Soundview currently has infrastructure that supports a flashing yellow light at the intersection. This stretch of road is overdue to be reworked to provide a proper school zone, turn lanes and cross walks for West Homer Elementary (which opened in 1997). However, in these challenging times with our state budget, the simple solution of regulating traffic turning onto the Sterling Highway with a new traffic light using the existing infrastructure would be a small improvement that will have big impact. Replacing the flashing light with a programmable traffic light that controls north and southbound traffic to allow left turns from Soundview Avenue during school year at arrival and dismissal times would support and improve the changes West Homer Elementary has already made, and most importantly help prevent a tragic incident.

**Plans & Progress:** A request for a traffic study and solution by the West Homer Elementary Site Council, supported by the Principal and Homer City Council was submitted to the State in early 2019. Currently, the Alaska Department of Transportation has infrastructure in place that operates flashing yellow light. A possible solution is for that existing infrastructure to support a programmable traffic light to provide a green arrow for the left hand turn onto the highway during very predictable heavy traffic times. Other school zone improvements could be planned and implemented during the State's plan for Sterling Highway Milepost 169-175 Pavement Preservation Project and Pedestrian Safety Upgrades.



Students attending West Homer Elementary School walk to buses on the first day of school in 2019. A new traffic system, designed to ease congestion on Soundview Avenue and the Sterling Highway has children boarding buses at the back of the school. (Photo courtesy of Michael Armstrong/Homer News.)





## West Hill Road Bike Lane

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**Project Description and Benefit:** This project creates a bike lane on West Hill Road.

West Hill Road is one of Homer's key arterials, connecting scores of residential properties to downtown Homer. There is currently no safe provision for non-motorized traffic; pedestrians and bicyclist must take their lives into their hands by riding on the road. Traffic on West Hill Road is growing as several new residential subdivisions are being developed, compounding the risks.

The subject project is conceived as one lane for non-motorized traffic on both sides of West Hill Road. Some drainage work within the right-of-way would be required to properly direct storm water runoff to catchment basins and adjacent roadside ditches.

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







## Projects Submitted by Other Organizations

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The City of Homer supports the following projects for which local non-profit organizations are seeking funding and recognizes them as being of significant value to the Homer community:

- **Homer Hockey Association:**  
**Keven Bell Arena Parking Lot Lighting  
& Flooring Replacement .....63**
- **Homer Trails Alliance:**  
**Diamond Creek Recreation Area Trails .....64**
- **Kachemak Nordic Ski Club:**  
**Rogers Loop Trailhead Storage Shed.....56**
- **Kachemak Shellfish Growers Association:**  
**FLUPSY & Otter Predation Assistance .....57**
- **Pratt Museum**  
**Roof System Replacement Project.....59**
- **South Peninsula Hospital:**  
**Expansion of Medical Services.....60**

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## Homer Hockey Association: Kevin Bell Arena Lighting & Floor Replacement

**Project Description and Benefit:** The Kevin Bell Arena was constructed in 2005, with initial funding from grants associated with the 2006 Arctic Winter Games combined with a loan from English Bay Corporation/Homer Spit Properties. Homer Hockey Association (HHA) has successfully operated the Arena since its opening. HHA has met operating and capital acquisition costs with a yearly budget of \$300,000 to \$375,000. HHA is seeking financial support to replace six parking lot light poles with fixtures and the interior rubber flooring of the facility. The exterior light poles have been in use since 2005 when the facility opened. Over time, the harsh marine environment has caused corrosion and wind damage to the lights. The parking lot lighting is essential for visibility and safety during the winter months, when the rink provides programming for the general public and school groups. The rubber flooring has also been in place for 20 years. This flooring is installed in the locker rooms and high traffic common areas of the facility. After two decades of high use, the flooring is showing its' age with brittleness of the tiles and thinning of the material.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. HHA has been accomplishing this mission for more almost two decades as one of the few non-profit, volunteer run ice rinks in the United States. Volunteers contribute an estimated 14,000 hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, broomball, curling, hockey for all ages and abilities as well as frequent community and school skating events. KBA is also home ice for the Mariner-High School Co-Op Team with includes players from all the secondary schools on the southern Kenai Peninsula.

The Kevin Bell Arena hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. In 2022-23 these games brought over 1,740 out of town players to Homer, accompanied by family and fans that contributed to the local economy through lodging, transportation, dining, and merchandise purchases.

**Plans & Progress:** HHA has received quotes of \$29,040 for the light purchase and \$30,250 for the floor replacement. The repairs will enable the Kevin Bell Arena to remain a safe and well-maintained facility for public recreation. It is imperative that our rink continue to operate for the health and welfare of the diverse community we serve. With excessive screen time and the rise in childhood obesity, accessible and affordable recreation remains a cornerstone of the mental and physical health of communities everywhere. HHA has done our best to keep the Kevin Bell Arena open as a safe place for kids, families, and community members to come together to exercise their minds and bodies.

HHA has an active and committed Board of Directors and membership base. The volunteer hours are leveraged by several successful fundraisers, sponsorships and advertising campaigns, grant awards and donations each year. This covers approximately one half of the annual operating and capital expenses. The remaining expenses are covered by user fees. However, repairs of this cost are outside of the scope of our annual operating budget.

**Total Project Cost:** \$59,290



Christmas Eve public skate at Kevin Bell Arena is well attended.





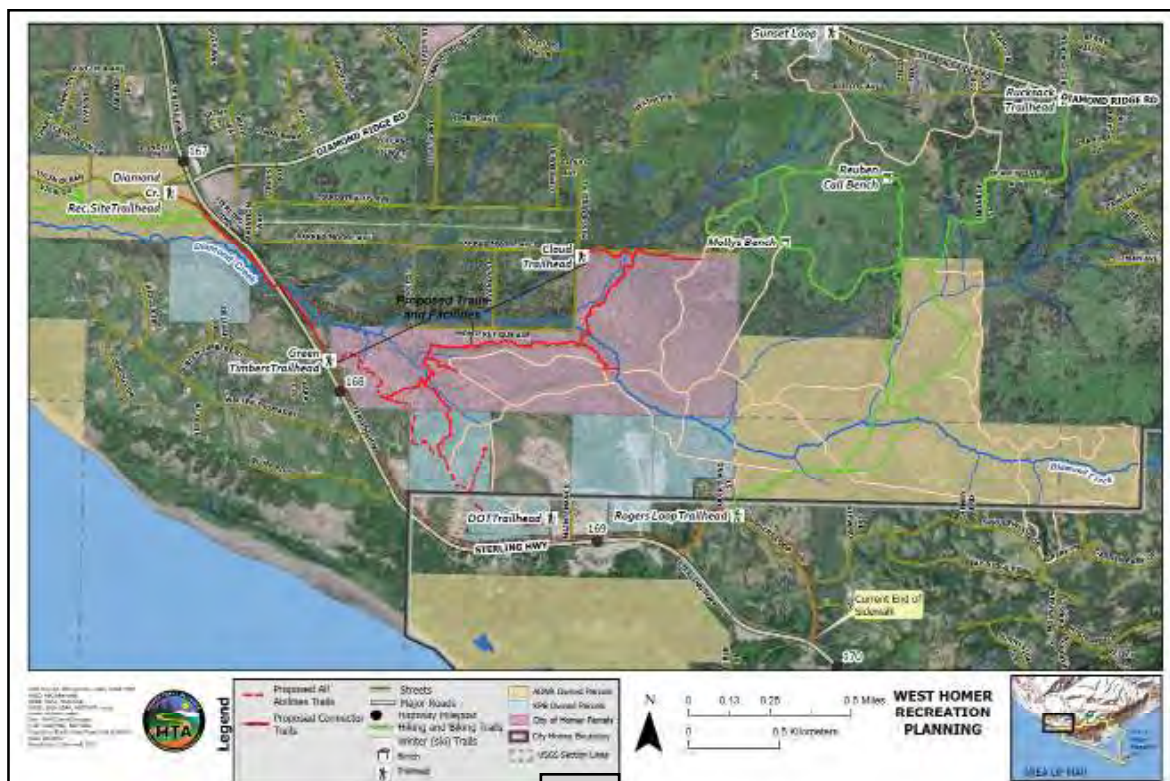
## Homer Trails Alliance: Diamond Creek Recreation Area Trails

**Project Description and Benefit:** This project develops summer trails linking the “forested islands” throughout the Diamond Creek Recreation Area (DCRA). These trails are part of the Diamond Creek Recreation Area Resource Management Plan which was prepared by Homer Soil and Water Conservation District and adopted by the City of Homer in 2013.

Recently installed trail counters at the Rogers Loop Trailhead indicate an immense demand for a summer use trail system on the north shore of Kachemak Bay. During peak summer months, 700 hikers per week visit the Baycrest and Homestead trail system via the Rogers Loop Trailhead. During winter months over 1000 skiers and snowshoers per week use this access. The current growth rate of the surrounding residential areas indicates that these numbers are on the rise. It has been documented that for every \$1 spent on trail development, up to \$3.40 is returned in benefits. In addition to economic benefits, communities with a robust trail network experience higher levels of physical and mental health, lower healthcare costs, and an overall greater sense of community involvement and well-being.

**Plans & Progress:** Over 4 miles of proposed trail has been mapped including a mile of all abilities trail linking the southwest corner of the DCRA across from Green Timbers Road at MP 167.9 to the Alaska Department of Transportation Trailhead at Milepost 168.9 of the Sterling Highway. As proposed in the 2013 management plan, trailheads have been designed at two locations along the west border of the DCRA. In 2024, the City of Homer dedicated \$25,000 for the preliminary design of a Sterling Highway underpass for the Diamond Creek Trail. In May of 2024, HTA contracted Jon Underwood of the Fairbanks based trail design and construction firm Happy Trails to conduct a study of the proposed development within the DCRA. In August 2025, the City appropriated an additional \$250,000 for the development of a trailhead and trails segment on the east side of the Sterling Highway from Green Timers to a pedestrian underpass at Diamond Creek in accordance with the DCRA Trails Plan, provided ADOT&PF approves a pedestrian underpass as part of their Sterling Highway reconstruction project and affected property owners agree to create trail easements.

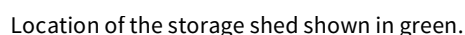
Total Project Cost: \$500,000







**Project Cost:** To date the KNSC has spent nearly \$42,000 on the project and seeks \$27,000 to complete the building and \$20,000 to extend electrical service for a total of \$47,000.







## Kachemak Shellfish Mariculture Association FLUPSY & Otter Predation Assistance

**Project Description and Benefit:** Since 1994 Kachemak Mariculture Association (KSMA), a 501c5 organization, has steadfastly upheld its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its close partnership and rental lease with the Kachemak Shellfish Growers' Coop (KSGC), local aquatic farms are providing jobs for processing, marketing, and shipping live oysters for the half-shell market, and retail sales from KSMA's processing facility. This lease to the Coop also includes a portion of the facility to grow out oyster larvae which has been successfully grown and sold to member farms and farms outside of Kachemak Bay for the last ten years.

To date the small hatchery continues to set millions of seed every year. Once the seed is large enough, the "spat" can then be transplanted into the nutrient rich waters of Kachemak Bay, and a critical piece of equipment then comes into to play. This piece of anchored equipment is called a FLUPSY, an acronym for Floating Upwelling System. The microscopic spat need six months to a year a year to grow to size large enough to be transferred to the permitted aquatic farm sites for final grow out. Great amounts of time and expensive labor is needed to clean and grade the spat during the time they are in the FLUPSY. KSMA's FLUPSY is over 23 years old and in great disrepair due to age and the harsh marine environment. The FLUPSY is poorly anchored, a vandalism target, and needs new operational & safety equipment along with DEC-compliant floatation, and covered, lockable dry storage for tools and laborers' needs.

In addition, the federally protected sea otter population in Kachemak Bay has exploded in recent years. The otters have learned how to gain access to a new food source, oysters, by tearing into the mesh lantern nets that have been the industry standard of growing suspended cultured oysters for the last 32 years. The farms now need to use coated 16-gauge wire cages, at a substantial increase in cost.

Alaska's Comprehensive Economic Development Strategy has prioritized mariculture development for many years. Now is a critical time to move mariculture in Kachemak Bay ahead. The economic benefits of this oyster industry in Homer are great. Oysters have become a sparkling year-round staple to Homer's seafood options for locals and tourists alike. The local hatchery and a new, safe state-of-the-art FLUPSY can also provide a viable educational lab for high school and university students. Mariculture courses can further be developed around aquatic farming opportunities including the raising of sea vegetables and kelp.

**Plans and Progress:** KSMA is working closely with the Kenai Peninsula Economic Development District (KPEDD) to secure grant money to build a new FLUPSY to benefit the Kachemak Bay farmers and other in-state farms. The cost to secure pile driven anchoring piles, update the present electrical system, and locally build a new FLUPSY is estimated to be \$750,000. Additionally, KPEDD is aware and supportive of financial assistance to purchase, in bulk, hundreds of coated 16 gauge wire cages for each farm. The price tag for this new system is currently being researched and discussed by the mariculture community, but is estimated at a minimum \$50-\$75/cage.

**Total Project Cost:** \$750,000 - \$950,000



Left: Oyster spat ready to sell to growers. Right: FLUPSY bins taken out of the water. Spat in the right bin have been cleaned, sorted, graded and counted.





## Pratt Museum: Roof System Replacement Project

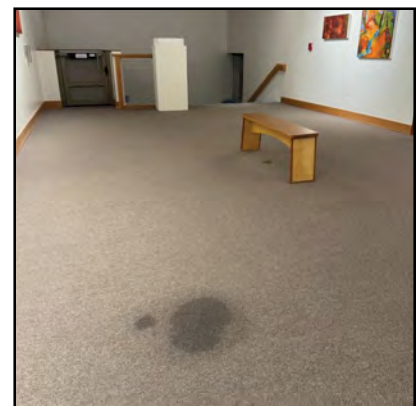
**Project Description and Benefit:** This project replaces the 9,134 square-foot roof for the facility that the Pratt Museum occupies. While recent renovations focused on other critical upgrades including facility-wide Americans with Disabilities Act (ADA) compliance and collection stewardship considerations, the replacement of the roof system was not addressed. To sustain the Museum's commitment to the community, the roof system replacement project can no longer be put off. Each gallery contains multiple water-collection buckets and at times water drips and splashes on the exhibits and display cases. Leaks also occur over the new elevator and in office spaces equipped with computers and electronics. The routine maintenance of the roof during the winter is a health and safety issue given that the roof needs to be hand-shoveled every time it snows. This project is critical to forging a sustainable path forward, preserving the history and culture of the community for future generations.

The award-winning Pratt Museum is dedicated to the exploration of people and place in the Kachemak Bay region, one of the richest biological and cultural crossroads in Alaska. Built as Homer's centennial project in 1968, the Pratt has become one of the nation's leading community museums. Partnerships with prestigious national entities such as the National Park Service and the Smithsonian Environmental Research Center have propelled the Pratt's exhibits and programs far beyond the Museum's walls. And grant awards from the nation's leading museum, arts, and humanities institutions have underscored the groundbreaking work of this small museum, which has always been a source of pride for the local community. The Pratt is the community's living room, classroom, and place for sharing, helping make Homer a better place to live, work, and play.

**Plans & Progress:** The roof replacement project has undergone many starts and stops. Over the years the Pratt Museum has consulted with engineers and roof specialists. In 2007 and in 2019, engineers and roof construction specialists recommended a full replacement. In 2019, utilizing condition surveys of 2007 as a baseline, Roof Construction Services and Schneider Structural Engineers generated a project manual, infrared reports, detailed images of the roof's current condition, and a full design and cost estimate for the full replacement, which was again updated in 2024. The plan is to remove the granular surfaced modified, built-up roof system, all insulations and underlying plywood, flashings, and trim metals, and install a new 3-ply modified membrane roof system including new base sheet installed over a new 3/8-inch plywood substrate installed over the original tongue & groove wood roof deck, new high thermal insulation, new perimeter edge metal detailing, new gutters and downspouts and all associated accessories.

The project will need to proceed in phases. Museum Board and Staff will carry out Phases I-II, fundraising and applying for financial support from the City of Homer, State Legislature and the Alaska Congressional Delegation. In Phase III, all design and construction documents will be updated and the bid process will begin. Phase IV will include construction and completion.

**Total Projected Cost:** \$1,362,481



Cracked beam ends (above) are held together with bindings. Galleries experience leaks; bucket are used to catch the leaks.





## South Peninsula Hospital: Expansion of Medical Services

**Project Description and Benefit:** South Peninsula Hospital is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation that is designed to improve access to healthcare in rural communities. In order to meet the changing medical needs of the region, SPH is embarking on a strategic project to expand medical services.

The goals of this project are to:

1. Upgrade SPH pharmacy to meet new federal regulations. This project will relocate, modernize, and expand SPH’s existing pharmacy to meet recent USP regulatory upgrades. These improvements will include an upgrade to environmental controls, expansion of compounding facilities, increased safety and security measures, and improved workspace. The goal of this effort is to meet new regulations, improve patient care, and increase employee safety.
2. Double the capacity of the SPH Oncology & Infusion Department. The Oncology and Infusion Department treats patients with cancer, the leading cause of death in the region. SPH has experienced a 139% increase in patient volumes in recent years. By doubling the capacity of this department, this project will meet increased demand for care, reduce wait times, improve patient experience, reduce emergency response time, and improve communication and safety.

**Plans and Progress:** SPH has already received a Certificate of Need from the State of Alaska, critical state approval before moving forward. Initial planning and budgeting have taken place, and SPH has secured \$1,150,000 in Service Area tax funding to carry out this project. In addition, SPH is working to other identify other possible funding sources to complete this project.

**Total Project Cost:** \$6,780,000



South Peninsula Hospital.

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## Capital Improvement Long-Range Projects

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The following projects have been identified as long-range capital needs but have not been included in the Capital Improvement Plan because it is not anticipated that they will be undertaken within the six-year period covered by the CIP. As circumstances change, projects in the long-range list may be moved to the six-year CIP.

### Local Roads

**Fairview Avenue – Main Street to East End Road:** This project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to the Homer High School, and finally to East End Road, and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the high school. It would also allow for development of areas not currently serviced by municipal water and sewer.

This improvement is recommended by the 2005 Homer Area Transportation Plan. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

**Cost:** \$1.75 million

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### Parks And Recreation

#### North Beluga Lake Trail System:

The North Beluga Lake Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake, connecting to the Calvin and Coyle trail, and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around around Beluga Lake. In addition, it will provide an important non-motorized transportation route. This approximately 2.5-mile trail may be completed in phases.

**Cost:** North Beluga Lake Trail—\$1.5 M

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## Capital Improvement Long-Range Projects

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### Port & Harbor

**Deep Water Dock Expansion, Phase 1:** Upgrades to and expansion of the Deep Water Dock Expansion will boost Homer Port & Harbor cargo capability. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, the Aleutians, and Bristol Bay. Handling containerized freight delivery to the Kenai Peninsula would reduce the cost of delivering materials and supplies to much of the Peninsula. Dock improvements will also fulfill a contingency planning requirement under Homeland Security provisions. The Port of Alaska, through which 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula passes, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, Homer's port would become even more important as an unloading, staging, and trans-shipping port. A \$1,250,000 feasibility study was completed in September 2016.

**Cost:** Cost estimates are \$1,750,000 for design and \$32,000,000 for construction.

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**Harbor Float System 5 Redesign:** System 5, built in 1988, moors large industrial vessels within Homer's Small Boat Harbor. Over the years, as the number and size of large vessels has grown, the System has been used at and beyond its engineered capacity. System 5 will have to be replaced within the next ten years. Presently, the City is engaged in a US Corps of Engineers General Investigation to study the feasibility of a new harbor basin dedicated to these large vessels. Once constructed, the large vessel fleet will move off System 5, freeing up the area around System 5 (approximately 20% of the small boat harbor) to be redesigned. A newly designed System 5 will better accommodate the needs of the many small vessels on the harbor stall wait list and help define the maximum benefits of building the large harbor expansion. Conceptually, System 5's main float could be built closer to the bank and extend further toward the harbor entrance with a Tee out provide more moorage than the current system. This would also provide the option to prioritize the use of the float closest to the harbor entrance for vessels needing that kind of access (such as a Coast Guard small boat station, water taxi pickup and drop off, and emergency medical transport vessels) and to explore upgrading the old commercial ramp near System 5 to a drive down float to meet the needs of small cargo vessels, passenger loading and commercial fishing vessels.

**Cost:** This project works with engineers to conceptually design options for System 5 and produce rough order magnitude cost estimates.

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**Old Main Dock Removal and Disposal:** This project removes the old Main Dock from inside the Pioneer Dock facility, which is a derelict structure in the Port & Harbor, a safety hazard and potential liability for the City. The old Main Dock was the original ocean dock in Homer, built in 1965 at the time of the first dredging for the Homer Harbor. When the Main dock was no longer safe as a commercial pier in 2001, the City built the new Pioneer Dock around it, leaving the Main Dock in place. It has deteriorated to the point that it is unsafe even for an individual to walk on. This project removes and disposes of the structure in a method that satisfies safety and environmental requirements. Where possible, salvaged materials may be sold.

**Cost:** Unknown

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## Capital Improvement Long-Range Projects

### Utilities

**Water Storage/Distribution Improvements Phase 4 - Spit Water Line:** The existing Homer Spit water line is 40 years old and constructed of 10-inch cast iron pipe. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. This project consists of slip lining approximately 1,500 linear feet of water main to the end of the Spit. Slip lining versus replacing the line will reduce cost while ensuring an uninterrupted water supply for public health, fire/life and safety needs, and protecting economic activities on the Spit. Grant funds from the EPA allowed the City to complete project design in 2014.

**Cost:** \$400,000

**Bridge Creek Watershed Acquisition:** Bridge Creek Reservoir is Homer's sole water source; land in this area owned by the City is protected by a watershed protection district. The City seeks to acquire additional land for the district to protect the watershed from development that could threaten the water supply, and to ensure the availability of land for future water supply. Conservation easements may also be utilized to restrict development that is incompatible with clean water.

**Cost:** \$1,000,000

**Alternative Water Source:** Currently Bridge Creek Reservoir is Homer's sole water source. Population growth within the City, increased demands for city water from residents outside City limits, increasing numbers of tourists and summer residents, and climate change has reduced surface water availability. These factors demonstrate the need for a new water source to augment the existing reservoir. An alternative water source also builds redundancy into this essential life/safety municipal infrastructure, making it possible to serve town with treated drinking water and adequate fire protection in the event of contamination or earthquake damage to Bridge Creek Reservoir.

**Cost:** \$16,750,000

**West Hill Water Transmission Main and Water Storage Tank:** Currently, water from the Skyline water treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community. The addition of a third water transmission main has been identified in comprehensive water plans for over 20 years.

**Cost:** Design—\$500,000      Construction—\$4.5 M

### STATE PROJECTS

**Ocean Drive Reconstruction with Turn Lane:** Ocean Drive is a segment of the Sterling Highway connecting Lake Street with the Homer Spit Road. It sees a great deal of traffic, particularly in the summer, and has become a safety concern. Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for vehicles to use the bicycle lane to get around vehicles that have stopped in the east-bound traffic lane to make a left turn, presenting a significant risk to bicyclists and pedestrians using the bike lane. Attendance at the Homer Farmers Market during the summer season contributes significantly to traffic congestion in the area. In addition, following complete streets design, this project creates a center turn lane, well-marked crosswalks, and a separated bike/pedestrian path to improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.





## **Capital Improvement Plan Appendices**

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## Capital Improvement Plan Appendices

**CITY OF HOMER  
2026-2031 CAPITAL IMPROVEMENT PLANNING PROCESS  
&  
FY 2027 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	May 27, 2025
Solicit new/revised project information from City Departments, local agencies and non-profits	May 19, 2025
Input for New Draft Requested By	June 17, 2025
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	
Planning Commission	July 16
Economic Development Advisory Commission	August 12
ADA Advisory Board	August 14
Parks, Art, Recreation and Culture Advisory Commission	August 21
Port and Harbor Advisory Commission	August 27
Library Advisory Board	August 29
Administrative Review and Compilation	August 21 - September 5
City Council Worksession to Review Proposed Projects	September 8
Resolution on CIP - Legislative Request Public Hearing for CIP - Legislative Request	September 22
Administration Forwards Requests for Governor's Budget	September 29
Distribution of CIP and State Legislative Request	October 2026 - February 2026
Compilation/Distribution of Federal Legislative Request	March 2026





## **Capital Improvement Plan Appendices**

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## **Capital Improvement Plan Appendices**

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## Capital Improvement Plan Appendices

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### City of Homer Financing Assumptions: Capital Improvement Program

Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- Federal grants or loans
- State grants or loans
- General obligation bonds
- Limited obligation bonds
- Revenue bonds
- Special assessment bonds
- Bank loans
- Pay as you go
- Private sector development agreements
- Property owner contributions
- Lease or lease–purchase agreements

The use of any of the financing mechanisms listed above must be based upon the financial capability of the City as well as the specific capital improvement project. In this regard, financing the CIP should take into consideration the following assumptions:

1. The property tax cap of six-mill (at which point sales tax goes away) precludes use of this revenue source for major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program for building, improving and maintaining Homer's roads and trails. The annual budget will transfer a minimum of \$550,000 of the 3/4% dedicated sales tax exclusively for road and trail capital improvements and construction. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
5. The Accelerated Water and Sewer Program will only be considered if the fund has a debt service of 1.25 or greater.
6. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
7. The utilization of bonds will be determined on a project-by-project basis.
8. The lease and/or lease–purchase of capital improvements will be determined on a project-by-project basis.





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## Fairview Avenue Upgrades

Project nominated by Council Member Aderhold

**Project Description and Benefit:** This project makes improvements to two sections of Fairview Avenue, Main Street to East End Road and Main Street to West Hill Road.

The project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 lineal feet and the project will include paving, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to Homer High School and finally to East End Road and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the High School. It would also allow for development of areas not currently serviced by municipal water and sewer. Necessary right-of-way has already been dedicated by the Kenai Peninsula Borough across the high school property.

The project also provides for upgrading Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 lineal feet and the project will include paving, storm drains, and a sidewalk or trail for pedestrian safety. Along with the Fairview to East End Road project, this project will benefit the entire community by providing an alternative to Pioneer Avenue for collector street access east/west across town, thereby reducing congestion on Pioneer Avenue and developing alternative access for emergency vehicle response.

**Plans & Progress:** Recent subdivision development has resulted in water, sewer and road construction, and included a wide shoulder for future sidewalk construction. Portions of the route are unpaved, so completion of paving and sidewalk construction remain as priorities. In addition to road upgrades, improvements for non-motorized transportation and traffic calming are desired. Future improvements could include raised intersections, speed humps and flashing speed signs, which have proven to be effective for the Homer community.

**Total Project Cost:** \$7,000,000

Fairview - Main Street to East End Road: \$4,000,000

Fairview - Main Street to West Hill Road: \$3,000,000

**Schedule:** 2028







## Kachemak Peatland Wetland Preservation

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**Project Description and Benefit:** This project purchases and conserves land containing wetlands and peatlands along Kachemak Drive, providing multiple environmental benefits for the Homer area and Kachemak Bay.

- **Stormwater Management and Flood Control**  
Wetlands and peatlands serve as natural sponges, absorbing and storing excess stormwater while slowing its discharge into Kachemak Bay. This nature-based system intercepts stormwater runoff before it can accelerate and cause erosion or flooding, providing critical for Homer's vulnerable residential and working waterfront areas.
- **Water Quality Protection**  
These ecosystems act as natural treatment systems, housing plants and bacteria that filter organic and inorganic pollutants from stormwater. Peat naturally removes sediment, fecal coliform, microplastics, hydrocarbons, and other contaminants before they can enter Kachemak Bay. This filtration is essential for maintaining the health of the bay's ecosystem and protecting salmon, shellfish, migratory birds, and marine mammals.
- **Groundwater Recharge**  
Peatlands play a vital role in replenishing groundwater supplies, which supports both drinking water sources and stream health. The groundwater discharge into streams helps maintain the cold temperatures that salmon populations need to survive and thrive, helping to promote the continuation of this critical species in the region.

**Plans & Progress:** With a FY23 NOAA grant from the Bipartisan Infrastructure Law, the City of Homer is working with the Kachemak Bay Research Reserve and Kachemak Heritage Land Trust to acquire and preserve 55 acres of peatlands. Initial appraisals of identified parcels of peatlands to be acquired is complete and negotiations with land owners are underway.

**Total Project Cost:** \$1,351,410  
\$1,171,410 FY23 NOAA grant secured  
\$ 180,000 City of Homer funds for initial data collection

**Schedule:** 2024-2027

FY 2027 - Proposed New Projects





## Pioneer Avenue Traffic Calming

**Project nominated by Council Member Aderhold**

**Project Description and Benefit:** Pioneer Ave is an east west connector across Homer's downtown business district, connecting to residential areas to the north and east. Shops, restaurants and services line the street. The community desires a more walking and biking friendly built environment. To accomplish this goal, traffic-calming strategies and improvements are needed to create a walkable, bike able downtown that will encourage more local business patronage.

**Plans & Progress:** The City is the recipient of a grant awarded through the Alaska Statewide Transportation Alternatives Program (2025). This funding will help design better crosswalks and increase visibility at key intersections, and build a connecting sidewalk north to a residential area and south to other commercial areas of the community. Homer's recently adopted 2024 Transportation Plan, a collaborative community plan that included input from commercial truck drivers, identified traffic calming and non-motorized safety as a common community goal. More work and funding is needed to improve non-motorized transportation along Pioneer Avenue.

Plans and Progress:

**Total Project Cost:**

**Schedule:**

Preconstruction 2028

Construction completion 2038.

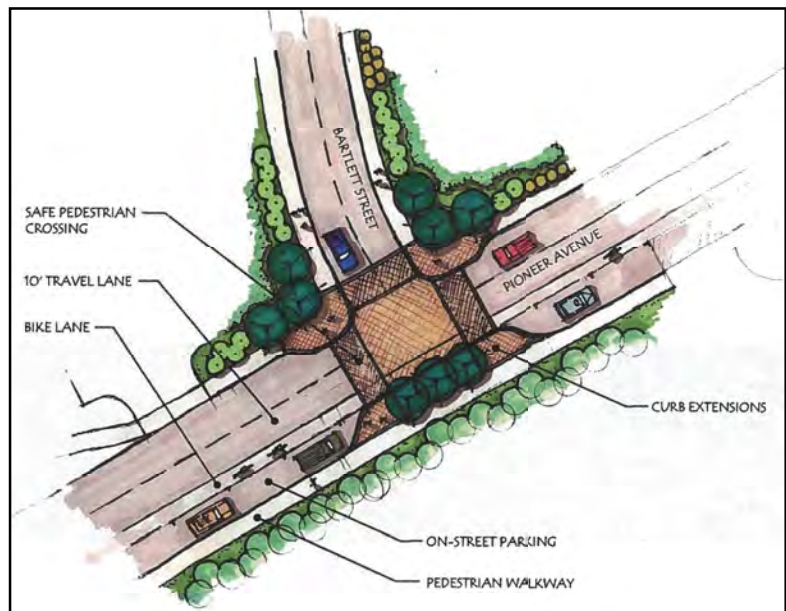


Photo credit: Bjorn Olson

The busy intersection of Lake Street and Pioneer Avenue.

Concept design of traffic calming and crosswalk design to increase visibility at key Pioneer Avenue intersections.

FY 2027 - Proposed New Projects





## Truck Route Through Downtown Homer

**Project nominated by Council Member Aderhold - for State section?**

**Project Description and Benefit:** This project is identified in the 2024 Homer Transportation Plan, a component of the City's Comprehensive Plan. The plan recommends establishment of truck routes for the City of Homer to reduce the number of through-trucks traveling on Pioneer Avenue, taking into consideration land use context, pavement structure, and heavy vehicle turning requirements. Benefits of the project include reducing truck-pedestrian interactions, and establishing understanding between different agencies and companies for where trucks should be traveling.

The first stage of the project includes working with the Alaska Department of Transportation and Public Facilities to identify possible truck routes, challenges, and develop the project enough so it can be nominated for inclusion in the State Transportation and Improvement Program.

**Plans and Progress:** No project work has begun. Step one would be working with DOT to scope the project and request bid for planning and design work.

**Total Project Cost: Unknown**

**Schedule:**

Preconstruction 2028

Construction completion 2036



A truck and side-dump trailer turning from Lake Street onto East End Road.

FY 2027 - Proposed New Projects





## Water Treatment Plant Generator Connection

Project nominated by the Public Works Director.

**Project Description and Benefit:** This project constructs an underground electric power cable of sufficient gauge to power the reservoir pump house operations from the existing WTP generator. This would require a new trench and underground electric wire in conduit for approximately 4,000 feet with junction boxes, a new transfer switch at the pump house, and some other minor electrical infrastructure. This project would be a benefit to the city during power outages, as it would allow another option and larger fuel tank supply for our operators to keep water treatment functions running smoothly.

### Plans & Progress:

**Total Project Cost:** \$350,000

**Schedule:** 2027

**Priority Level:** 2

FY 2027 - Proposed New Projects





## Homer Small Boat Harbor ADA Accessibility Improvements

Project nominated by the ADA Advisory Board

**Project Description and Benefit:** The purpose of this project is to renovate and improve public access for all ages and abilities to the float system in the Homer Small Boat Harbor. The objective is to construct new, non-slip ramps with improved slope and handrails leading to each section of the floats to improve ADA access and safety in and out of the boat harbor, as the ramps and gangways become steep during low tides. A minimum of three are recommended, and they should adjust to the tidal fluctuations experienced in the Homer harbor. Currently the existing harbor is ADA compliant, but the goal is to provide overall safer access for those with mobility challenges traversing from the uplands to the float system.

**Plans & Progress:** The ADA Advisory Board has solicited and received proposals on possible solutions to address the accessibility to the floats. General concepts range from protruding switchback ramps, shoreline switchback ramps and mixed fixed and floating ramp. Further evaluation and selection of a design type is needed to insure proposed solution does not cut off access or increase navigational safety risks for marine vessel use. Design and engineering is required before construction could be accomplished. It is proposed to do the project in phases, seeking funding from various sources to accomplish the project. It is possible that this could be aligned within the Homer Harbor Expansion Project to obtain savings for the city. Currently there is no funding source identified at this time.

**Total Project Cost:** \$1,800,000

Design & Engineering:   \$ 300,000  
Construction:             \$1,500,000

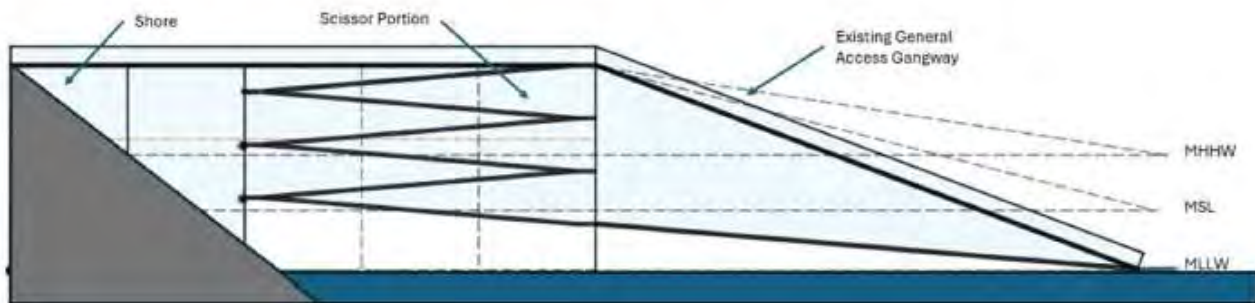


Diagram of a switchback ramp add on alongside an existing gangway, shown at low tide.

FY 2027 - Proposed New Projects





## Sterling Highway MP172-175 Safety Improvements

Project nominated by City Council for State Projects Section.

**Project Description and Benefit:** This project addresses safety improvements to be incorporated in two of Alaska Department of Transportation and Public Facilities (DOT&PF) upcoming pavement preservation projects, one on the Sterling Highway and another on Kachemak Drive.

Sterling Highway MP 172-175, also called the by-pass, was developed as an alternative access to the Homer Spit. Over time this corridor has experienced significant development and provides access to residential areas, a school, many stores and businesses, including a seasonally busy Farmer's Market, an RV park and hotel, the post office, Homer Public Works Department, Homer Airport and the Homer Spit. This section has recorded 51 total crashes in its collision history, with 16 of those involving injuries. Given this safety record and the corridor's critical role in community access, the following actions were identified as high-priority measures to address severe crash risks. These recommendations, which align with key objectives in the Kenai Peninsula Borough Safety Action Plan, were formally documented and included in a follow-up letter from DOT&PF:

- o Homer All-Ages and Abilities Pathway -
  - Include high visibility crosswalks at locations where the Homer All-Ages and Abilities Pathway will cross the Sterling Highway to facilitate safer non-motorized connection across the highway.
- o Ocean Drive business district
  - Evaluate access management within the Ocean Drive business district to better define the non-motorized pathway on the South side and the marked bike lane on the North side. Reducing driveway crossings will improve safety for all users.
  - Enhance the existing marked crosswalk at Lampert Lane and add a marked crosswalk at Douglas Place along with driveway consolidation/access management.
- o Sterling Highway at FAA Road and Kachemak Drive Intersections
  - Include Kachemak Drive crosswalk enhancements by incorporating a raised 2-stage marked crosswalk at FAA Drive into the MOU with the Doyon Lighthouse development and consider safety enhancements to the existing crossing at the intersection of Kachemak Drive/Sterling Highway, as recommended by the Kinney Engineering Traffic Impact Analysis for that project.
  - Improve the non-motorized connection between the private airport and the public airport. Presently, to access the main airport, small plane passengers need to walk along Kachemak Drive to the Sterling Highway intersection and then double back to the main airport along roads lacking sidewalks, the Sterling Highway and FAA Road.
  - Improve intersection at Kachemak Drive/Sterling to facilitate safe left hand turns by semi-truck or trailers with large boats. These turns require use of the left-hand turn lane on Kachemak Drive. Solutions could be a roundabout with HSIP funding nomination, provided it doesn't impact making left hand turns off of Ocean Drive or Kachemak Drive and with the City of Homer support. Kachemak Drive could be widened, or the intersection reconfigured to support the turns, or the center line could be removed to offer more roadway sharing for all users in upcoming pavement preservation project.

**Plans and Progress:** The City has a Transportation Master Plan and, after working closely with the Kenai Peninsula Borough, also recently developed and adopted a Safe Streets for All USDOT Safety Action Plan, which includes near and long-term opportunities to address safety improvements within the above listed project areas. DOT&PF Central Region Planners and Safety Coordinator initiated a February 2025 meeting with City staff to gain a comprehensive understanding of collaborative infrastructure, road safety and airport planning initiatives between the City of Homer and DOT&PF. Several safety measures were discussed that could be advanced in these projects to relieve safety issues and address anticipate new transportation safety issues associated with planned developments.





## Kachemak Ski Club: Homer Rope Tow Night Skiing Project

Project nominated by Kachemak Ski Club for Other Organizations Section.

**Project Description and Benefit:** The Kachemak Ski Club is arguably Homer's oldest non-profit organization and was founded more than seventy five years ago to operate a rope tow just off Ohlson Mountain Road near Homer. Our founders wanted to get Homer kids out of the house on winter weekends and have them receive a safe introduction to alpine snow sports. It is no different today. Over the years, this historic public recreational treasure has hosted thousands of downhill sports enthusiasts, family and social gatherings and also has served as a venue for snow sports safety instruction.

Historically, the Rope Tow offered night skiing, with expanded hours of skiing beyond the usual Sunday and occasional Saturday daytime openings. Sadly, during a low point of club membership and finances, the lighting fixtures and accompanying electrical hookups fell into disrepair and were abandoned over 25 years ago. A substantial increase in youth and family memberships occurred during the Covid pandemic, and a sustained surge in ridership has continued since then. During a strategic planning session two years ago, the KSC Board identified resumption of night skiing at the Rope Tow as an achievable priority goal to increase skiing opportunities for our members, especially for youth and adults to access the hill after-school or after-work hours one to two days per week.

**Plans and Progress:** A KSC board member with general contracting experience prepared the following cost estimate, which does not include in-kind/ volunteer labor costs: Five to six 150-200 lumen LED floodlights would be installed, divided between two at the top of the hill, one to two on an existing pole in mid-mountain and one to two at the base. These would provide illumination of the main northeast face of the ski slope, as well as the lodge/ loading area (which would be supplemented with lower intensity flood lighting as well). At least one new light tower would need to be installed on or near the Top House (Operator's Station) at the top of the rope tow.

KSC anticipates shouldering 10-20% of the project cost from savings reserves. Matching funds would be sought locally (from such sources as the Homer Foundation, 100 Homer Men/ Women Who Care), with the balance being sought from State of Alaska funding sources or Kenai Peninsula Borough pass-through funding from the state (CAP program grant).

**Total Project Cost:** \$40,500

LED Lights: \$15,000  
Buried Cable/ Electrical Wiring: \$4500  
New Light Tower/ Pole: \$1000  
Electrical Connectors/ Control Panels: \$3000  
Trencher/ Ditch Witch/ Brush Hog Rentals: \$2000  
Electrical Contractor Services: \$15,000



FY 2027 - Proposed New Projects





## South Peninsula Hospital: Long Term Care Roof Replacement

Project nominated by South Peninsula Hospital for Other Organizations Section.

**Project Description and Benefit:** South Peninsula Hospital is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation that is designed to improve access to healthcare in rural communities.

In June 2025, SPH’s Long-Term Care (LTC) Facility earned a Silver Award from the American Health Care Association/ National Center for Assisted Living—one of 209 facilities across the U.S. to receive this recognition and the only one in Alaska to do so. Serving up to 28 residents, LTC offers around-the-clock nursing care in a residential setting. It is the only nursing home on the southern Kenai Peninsula, and SPH plans to expand the capacity of the facility over the next decade in response to the growing senior population in the region. SPH’s LTC facility enables loved ones to receive short term rehabilitation or long term care close to home. But an aging roof puts the facility at risk.

SPH’s LTC department—and the space below, which houses SPH’s new Seaside Women’s Care health clinic, a neurology clinic, and the rehabilitation department—was built through a 1999 hospital renovation. The 15,414 foot square asphalt shingle roof of the facility is now 25 years old—well beyond its useful life. Asphalt tiles are cracking and the roofing glue is failing. Water is now seeping into the roof underlayment and into the LTC facility itself—most recently into the communications room—putting additional hospital assets at risk of water damage.

An assessment by Architects Alaska that was completed in November 2024 ranked roof replacement as the highest priority, needing attention within the next year. The typical lifespan of an asphalt roof like the one above LTC is 15 – 20 years. Now is the time for SPH to replace the asphalt roof with rubberized EPDM roofing, to ensure resident and patient safety and wellbeing and the integrity of the hospital facility.

**Plans and Progress:** In 2024, Architect Alaska, in collaboration with engineering firm RESPEC, conducted a thorough facilities assessment of SPH that investigated the building’s infrastructure and systems, and recorded information regarding the building for general material condition, systems condition, code deficiencies, and functional effectiveness. The assessment ranked roof replacement as a top priority.

This project is shovel-ready. No engineering is required for this roof replacement. The cost estimate is based on a bid received for the project three years ago, with an escalation built in.

**Total Project Cost:** \$1,400,000



South Peninsula Hospital.





## Friends of Homer Skate Park: New Homer Skate Park

Project nominated by Friends of Homer Skate Park for Other Organizations Section.

**Project Description and Benefit:** This project builds a new Homer Skate Park. The existing skatepark has been around for over 20 years. It consists of metal ramps that, over time, have become weathered and are no longer functioning to their full potential. The goal of the project is to build a new skatepark out of concrete, creating a more sustainable park that provides a safe space where individuals (skaters, bikers, scooters, and rollerbladers) can enjoy the outdoors, practice safe risk taking, and build community for generations to come.

The site being proposed is approximately 25,000 square foot of the grass field attached to the existing skatepark and the HERC buildings, which would be donated by the City of Homer. This site is a central location to many of the schools and centers in town, and allows room for growth for future expansions.

Benefits of a Skatepark:

- Skateparks support individuals of all ages who wish to pursue active, healthy lifestyles by providing a safe, fun, contained area to practice their sport.
- Skateparks can function as a “third space” fostering community built around a common interest.
- Skateparks provide a decade or more of service with no substantial maintenance requirements, yielding unparalleled return on investment.
- Skateparks get more recreational hours than any other recreational facility due to the nature of the uninterrupted freedom the facility provides.
- Being the only concrete skatepark on the Kenai Peninsula, this skatepark would also benefit the entire Kenai Peninsula, which would bring a new form of tourism to Homer.
- The skatepark/grass field is one of the first things you see when you pull into Homer. A new skatepark/park would pump beauty and life back into that area of town.

Skateparks are parks, and often in parks. They’re not just a slab of concrete in the ground. A skatepark would beautify that area of Homer and create a new community space.

**Plans and Progress:** The project will be multi-phased. The Friends of the Skate Park plan to raise \$250,000 in two years and have applied to the Homer Foundation to act as a fiscal agent. Friends of the Skate Park intend to ask the City of Homer for matching funds. Once the fundraising goal is met, Phase 1, a section of skate park will go into construction of phase 1. Phase 1 would build a section of the skatepark, with the idea that it can be added onto in the future. Phase 2 may look like a pavilion roof over Phase 1 with the idea that it could be used year around, rain, snow, or shine.

Friends of the Skate Park have selected Grindline as the contractor for this project. They have 20+ years of experience building skateparks all over the US and abroad. They have just completed a beautiful skatepark in Anchorage at Taku Park and are working with Talkeetna to build one there. They are an all-in-one package; they help curate, design, dig, and construct.

**Total Project Cost:** \$250,000 (Phase 1)

Staff note: At this time, no formal pre-development work or operations/maintenance estimates have been initiated with the City, or coordination of planning for use of HERC land. Additionally, no Memorandum of Agreement (MOA) has been drafted with the Friends of the Homer Skate Park.



The 8,000 square foot Taku Lake Skatepark in Anchorage, Alaska opened in 2024 and represents a \$2.1M investment.



**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**RESOLUTION 25-082**

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE  
2026-2031 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING  
CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR  
2027.

WHEREAS, Homer City Council held a Worksession on September 8, 2025 to introduce  
the final draft of the 2026-2031 Capital Improvement Plan (CIP) and to obtain public comments  
on capital improvement projects and legislative priorities; and

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

WHEREAS, Homer City Council considered and prioritized capital projects for inclusion  
in the City's 2026-2031 CIP; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City  
of Homer Capital Improvement Plan 2026-2031" is hereby adopted as the official six-year  
capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are  
removed from the Capital Improvement Plan:

1. Slope Stability and Erosion Mitigation Program
2. Alzheimer's Unit per request of Homer Senior Citizens, Inc.
3. Childcare Facility for Hospital Employees per request of South Peninsula Hospital
4. Homer Rope Tow Access & Equipment Upgrades per request of Kachemak Ski Club

BE IT FURTHER RESOLVED that the following projects are added to the 2026-  
2031 Capital Improvement Plan:

1. Homer All-Ages and Abilities Pathway
2. Kachemak Peatland Wetland Preservation
3. Fairview Avenue Upgrades
4. Pioneer Avenue Traffic Calming to the State Projects section
5. Water Treatment Plant Generator Connection
6. Homer Small Boat Harbor ADA Accessibility Improvements



7. Sterling Highway MP172 to 175 Safety Improvements to the State Projects section
8. Truck Route Through Downtown Homer to the State Projects section
9. Homer Rope Tow Night Skiing Project, nominated by Kachemak Ski Club for the Other Organization section
10. Long Term Care Roof Replacement, nominated by South Peninsula Hospital for the Other Organization section.
11. New Homer Skate Park, nominated by Friends of Homer Skate Park for the Other Organization section.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for FY2027 State and Federal Legislative Requests:

1. Homer Harbor Expansion
2. Homer Spit Coastal Erosion Mitigation
3. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
4. Multi-Use Community Recreation Center
5. Comprehensive Drainage Management Plan
6. City Hall ADA Accessibility Project
7. New Public Works Campus
8. Homer Public Library Siding Replacement
9. Homer All-Ages and Abilities Pathway

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2027 capital project priorities and take appropriate steps to provide necessary background information.

PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of Homer on this 22<sup>nd</sup> day of September 2025.

CITY OF HOMER

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RACHEL LORD, MAYOR

ATTEST:

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RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A





# MEMORANDUM

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**Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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**Recommendation:** Approve Ordinance 25-62

Resolution 24-077 supported a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District. The City was the applicant and has been awarded a \$1,500,000 grant to purchase land for conservation, provide public education, and install a meteorological station near the water treatment plant on Skyline Drive. There is no long-term weather data for the Homer hillside – only rainfall near sea level is tracked - so data from this installation will provide precipitation information very close to the reservoir. Data collection will also allow for the future opportunity to look at rainfall patterns and potential landslide hazards.

This is a reimbursable grant that includes sub-awards to the University of Alaska and the Kachemak Bay National Estuarine Research Reserve and the Kachemak Heritage Land Trust and will include contract work as needed grant tasks. The project is anticipated to be largely completed in two years, with project wrap up in year three.

**Attachments:**

Resolution 24-077

NOAA Notice of Award

Budget Narrative from grant application



**CITY OF HOMER  
HOMER, ALASKA**

Aderhold

**RESOLUTION 24-077**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
SUPPORTING A PARTNERSHIP BETWEEN THE CITY, UNIVERSITY  
OF ALASKA AND THE KACHEMAK BAY NATIONAL ESTUARINE  
RESEARCH RESERVE TO SUBMIT A GRANT APPLICATION TO THE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION FOR  
FUNDING TO ACQUIRE AND PROTECT LANDS WITHIN THE BRIDGE  
CREEK WATERSHED PROTECTION DISTRICT.

WHEREAS, Land Acquisition in the Bridge Creek Watershed Protection District has  
been a priority in the City's Capital Improvement Plan for over a decade; and

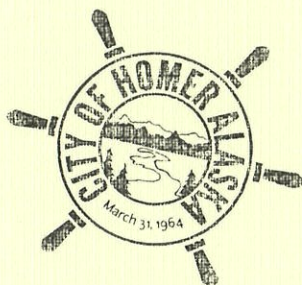
WHEREAS, The Kachemak Bay Research Reserve through the University of Alaska is  
eligible to apply for grant funding which would pay for acquisition and protection of lands  
within the watershed; and


WHEREAS, The City of Homer has long worked on strategic land acquisition in the  
watershed and these grant funds would leverage ongoing City efforts; and

WHEREAS, A partnership between the City and the Research Reserve would allow for a  
grant application and potential award of funds to benefit the City of Homer and would further  
efforts to preserve lands within the Bridge Creek Watershed Protection District, the sole source  
of public drinking water for the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska supports a  
partnership between the City, University of Alaska and the Kachemak Bay National Estuarine  
Research Reserve to submit a grant application to the National Oceanic and Atmospheric  
Administration for funding to acquire and protect lands within the Bridge Creek Watershed  
Protection District.

PASSED AND ADOPTED by the Homer City Council this 22nd day of July, 2024.



CITY OF HOMER  
  
KEN CASTNER, MAYOR



ATTEST:

  
\_\_\_\_\_  
RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: NA





# MEMORANDUM

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**Resolution 24-077, A Resolution of the City Council of Homer, Alaska, Supporting a Partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to Submit a Grant Application to the National Oceanic and Atmospheric Administration for Funding to Acquire and Protect Lands within the Bridge Creek Watershed Protection District.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and City Council  
**Date:** July 10, 2024  
**From:** Julie Engebretsen, Community Development Director

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**Recommendation:** Approve Resolution 24-144 to pursue funding for the purchase of lands in the Bridge Creek Watershed Protection District.

## Background

The Kachemak Bay Research Reserve is eligible to apply for grant funding that would pay for the purchase of property in the Bridge Creek Watershed Protection District. This is the same funding source as the Kachemak Sponge project, however this Bridge Creek project is much less complicated. (An update on the Kachemak Sponge project will be included in the City Manager's Report at this meeting.) While the sponge project is groundbreaking in many respects, the Bridge Creek project is straightforward land acquisition. This grant presents an excellent opportunity to leverage city efforts to acquire key properties in the watershed. The City's Capital Improvement Plan has land acquisition in the watershed as a long term goal, and has listed this project for twenty some years.

Attached to this memo is the project as it was submitted to NOAA last year for funding. Despite being a thorough letter of interest, NOAA declined the project. With Council approval of this resolution, staff and Research Reserve and Kachemak Heritage Land Trust staff will collaborate to refine this proposal and resubmit the project.

Public Works Director Kort and Community Development Director Engebretsen will attend the Committee of the Whole to discuss the resolution with Council.

## Attachments

Letter from Katherine Schake, Reserve Manager, Kachemak Bay Research Reserve  
Draft 2023 Submittal to NOAA





# Kachemak Bay National Estuarine Research Reserve Alaska Center for Conservation Science

UNIVERSITY of ALASKA ANCHORAGE

2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799

July 15, 2024

Homer City Council and Staff

Re: NOAA Bipartisan Infrastructure Law Funding Opportunity: NERRs Land Acquisition and Restoration

Dear Homer City Council,

On behalf of the Kachemak Bay National Estuarine Research Reserve (KBNERR), this memo serves as an invitation to the City of Homer to collaborate with KBNERR in applying for funds to acquire and protect lands in the Bridge Creek Watershed. The NOAA Bipartisan Infrastructure Law NERRs Land Acquisition and Restoration grant provides an excellent opportunity to leverage federal dollars to meet the City's long-term goal of preserving the quantity and quality of the sole source of public drinking water, which is predominately recharged through groundwater filtering through surrounding properties in the Bridge Creek Watershed (Brigino et al., 2023). Project partners include the Kachemak Heritage Land Trust (KHLT) and the KBNERR Community Council. Pre-proposals are due August 15<sup>th</sup>, finalists for the full proposal stage are alerted in November, and full proposals are due in January 2025. Funds are awarded spring of 2025 with a 3-year project period.

The Research Reserve does not own or manage any land, yet has a rare opportunity to pass through federal funds to acquire lands for the protection and conservation of threatened, important habitats. KBNERR has and will continue to apply for the NOAA BIL funding that is specifically available to the NERR system to purchase ecologically important land and/or implement restoration projects that significantly benefit surrounding watersheds. Over the past two years KBNERR has held community meetings to receive input on priority locations and conservation opportunities surrounding Kachemak Bay. KBNERR's Community Council Lands Committee and KHLT have thoroughly evaluated the properties suggested, and prioritized those that best fit the funding criteria. This is the same source of funding that KBNERR applied for and received for the City of Homer to purchase lands along Kachemak Drive to support the city's stormwater infrastructure project (aka 'Kachemak Sponge' project).

This past spring, community members submitted new project ideas, and priorities were updated in preparation for drafting new proposals. Applying for funding to purchase lands in the Bridge Creek Watershed resurfaced as a priority for community partners. Last year, KBNERR, KHLT and the City of Homer collaborated on a letter of intent that served as a pre-proposal for acquiring lands in the Bridge Creek Protection District (Attachment A). This project was not selected to the full proposal stage due to a lack of landowner interest in selling at the time. However, by expanding the geographic scope of the project to the entire Bridge Creek Watershed, not just the Protection District, KHLT has received interest from landowners who would like conservation outcomes for their properties.

Therefore, KBNERR is inviting the City of Homer to collaborate on a pre-proposal to acquire lands in the Bridge Creek Watershed in order to protect the City's drinking water, and continue to provide water for the fish of the Anchor River. Similar to the Kachemak Sponge project, KBNERR would pass through the majority of funding to the City of Homer to purchase and own the lands with conservation easements. A





**Kachemak Bay National Estuarine Research Reserve**  
**Alaska Center for Conservation Science**  
UNIVERSITY of ALASKA ANCHORAGE

**2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799**

subaward to the Kachemak Heritage Land Trust (KHLT) would enable KHLT to handle landowner negotiations and deed restrictions on behalf of the city.

Details regarding this funding opportunity are described below:

**Specifically, this NOAA BIL funding opportunity seeks projects that enhance coastal resilience.**

Examples of strengthening coastal resilience are: protecting lives and property; sustaining commercial, recreational, and subsistence fishing; recovering threatened and endangered species; and maintaining and fostering vibrant coastal economies and lifestyles. NOAA aims to fund high-impact projects that can have a transformational effect on an ecosystem or community.

**Land Acquisition Projects: \$500,000 - \$1.5 million each**

Lands must be free from any infrastructure and preserved for conservation in perpetuity. KBNERR does not own or manage land. A final landowner must be identified.

**BASIC CRITERIA FOR PROPOSED LAND ACQUISITION:** Projects must...

- Demonstrate a significant ecological value
- Demonstrate the need for protection
- Demonstrate a clear public benefit
- Be managed and protected in perpetuity by a non-federal entity
- Be located within the Reserve Boundary or Targeted Watershed
- Be purchased at fair market value

**TIMELINE**

August 15th: Pre-proposals (aka Letters of Intent) due to NOAA  
November: NOAA invites finalists to full proposal phase  
January 2025: Full Proposals due to NOAA

Please let me know if you have any questions or concerns.

Sincerely,

Katherine Schake, Reserve Manager  
Kachemak Bay National Estuarine Research Reserve  
[kschake@alaska.edu](mailto:kschake@alaska.edu)  
907-235-1593

Enclosed: Attachment A: Bridge Creek Watershed Protection District Letter of Intent 2023



# 2023 DRAFT

## **COVER PAGE**

### **Applicant:**

Kachemak Bay National Estuarine Research Reserve

### **Project Title:**

Acquiring Land to Protect Drinking Water in the Bridge Creek Watershed Conservation District

### **Type of Project:**

Land Conservation

### **Names and Affiliations of the lead principal investigators (PI) with contact information**

Katherine Schake

Reserve Manager, Kachemak Bay NERR

Alaska Center for Conservation Science, University of Alaska Anchorage

[kschake@alaska.edu](mailto:kschake@alaska.edu) (907)235-4799

2181 Kachemak Drive, Homer, AK 99603

Julie Engebretsen

Economic Development Manager, City of Homer

[jengebretsen@ci.homer.ak.us](mailto:jengebretsen@ci.homer.ak.us) (907)435-3119

491 East Pioneer Ave, Homer, AK 99603

### **Proposed Project Start and End Dates**

August 1, 2024 - July 31, 2027

### **Total Federal Funding Request**

\$2,081,450



**Statement of Purpose:** Water scarcity is a growing concern for rural Alaskan communities including the City of Homer and the surrounding populations due to recent climate change impacts and development pressures. The Bridge Creek Reservoir is the primary source of potable water for Homer residents, providing drinking water to over 1600 residential and 500 commercial customers in addition to water that is trucked to residents outside of the city limits. With this BIL project, KBNERR will partner with the City of Homer to purchase and protect properties within the Bridge Creek Watershed Protection District to prevent the degradation of the watershed's water quality and quantity, ensuring the reservoir continues to be a suitable public water source for the City while functionally recharging salmon-bearing streams.

**Brief Project Description:** KBNERR and the City of Homer have a rich history of partnering in research, conservation, and water quality and weather monitoring. The lands being considered for acquisition revolve around the Bridge Creek Watershed and Reservoir as the focal area, considering the reservoir's value as a drinking water source and KBNERR's expertise in long-term monitoring. Currently the Reserve is near the conclusion of a study that will result in a water budget for the City of Homer, providing valuable insight into the City's changing water needs. This study puts into practice the decades of Reserve research developed with the University of South Florida's groundwater team to understand the hydrology, recharge, and discharge of groundwater in the landscape of the southern Kenai Peninsula. Groundwater models developed by this team indicate that the properties in this project as well as those adjacent to them contain flow paths that are necessary for directing water to the reservoir and nearby salmon-bearing streams. Ongoing research indicates that during the summer the majority of water in the reservoir comes from groundwater seeps and springs and during the winter 100% of the water resource is dependent on groundwater. That same groundwater is vital to the survival of juvenile salmon in headwater streams, regulating stream temperatures so that sections of salmon habitat remain unfrozen during the winter and cold water refugia are available during the summer. Groundwater flow paths also deliver essential nutrients to these streams, carrying nitrogen and carbon from upland alders and peatlands respectively. With the residential population of Homer growing rapidly, the demand for drinking water increases, and because the reservoir is reliant on groundwater recharge from the watershed, the availability of water for other people and juvenile salmon decreases concurrently. Protecting these properties will have a transformational effect by ensuring that these groundwater flow paths remain intact, protecting vital salmon habitat and drinking water resources for the residents of Homer.

Furthermore, conserving the Bridge Creek Watershed properties will expand the monitoring opportunities available to the Reserve. KBNERR is in the preliminary stages of establishing a new System-Wide Monitoring Program (SWMP) weather and water quality station, and the Bridge Creek Reservoir offers many benefits both to KBNERR and the partnership with the City of Homer as a potential SWMP site. This will broaden the Reserve's capability to track patterns in water use, sample groundwater, and provide further insight into the changing water needs of the Homer area. Continuing KBNERR's involvement in this high priority area will greatly enhance awareness and understanding of the Reserve's mission. Currently KBNERR is developing a communications plan to reach a broader audience beyond the immediate stakeholders and partners. By utilizing the Reserve's expertise in research and monitoring to ensure the protection of such a vital resource, the City of Homer validates the Reserve's role as a source for science that benefits the public and strengthens the public perception of the Reserve.

Ecosystem and community benefits of acquiring these properties extends beyond the protection of water resources and juvenile salmon. They currently provide intact habitat for local, culturally significant wildlife with open meadows, wetlands, cottonwood groves, spruce, and mature willow. The vegetation provides food for



hundreds of moose to browse during the summer and fall, black bears are drawn to the abundance of berries, birdlife is diverse attracting many birders, dolly varden and rainbow trout reside in the reservoir itself, and numerous other animals including wolves, porcupines, and hares can be found making their way through this habitat. However, all of these things: wildlife, fish, and water security, are threatened by the possibility of development in this region.

Over the last decade, Homer has led all other Kenai Peninsula cities in new home construction. The continued tremendous growth of residential subdivisions has resulted in land clearing, ditching to direct water away from and dewater building sites, and increased impervious surfaces. The northeast properties in this project have already been subdivided with intent to develop for residential use. A platted road runs just north of these properties, making them easily accessible for development. The central properties directly border the reservoir, making them the highest priority for conservation for source water protection. Because the properties of this project are within the boundaries of the Bridge Creek Watershed Protection District, there is a clear precedent to prioritize their conservation. The City of Homer has continued to purchase properties within the Watershed Protection District as they become available and contingent on funding. Since 2009, the City has purchased over 85 acres within the Watershed Protection District specifically for conservation. They also paid the stewardship fee to help protect the 302 acres that the Kachemak Heritage Land Trust (KHLT) holds a conservation easement on. Currently funding for the City is exhausted for this purpose. The Alaska Department of Environmental Conservation (ADEC) has also identified the Bridge Creek Watershed as a priority in their Drinking Water Program. The properties are located within the ADEC Drinking Water Protection Zones. In addition to alignment with city and state watershed protection plans, several other private owners and non-profits including Kachemak Moose Habitat Inc. and Center for Alaska Coastal Studies have purchased land adjacent to those in this project for the sole purpose of conserving important wildlife habitat. This project will both expand the range of continuous protected acreage for local wildlife, and support the City in achieving the drinking water goals established for the Bridge Creek Watershed Protection District.

**Milestones: Years 1-2:** Execute Letters of Intent to Purchase Property Owners; Appraisal; Draft Phase I Environmental Reports; Title Reports

**Year 2:** Establish Conservation Easements; Documentation review

**Years 2-3:** Property closing - Purchase Property / Property Protected

**Communications Products Developed & Published:** Engaging with community stakeholders will be on-going throughout the process of real estate acquisition. The Research Reserve and the City will develop a Communication Plan, which will include news releases, Fact Sheets on the City's/Reserve's website and other materials will be developed and published as new information arises.

**Site Monitoring Begins:** The properties will be monitored to document the efficacy of the conservation efforts.

**Site-Based Field Opportunities:** Field Trips and other activities will be developed to showcase the ecological value of the wetlands and peatlands comprising the properties.

**Equity and Inclusion:** The Bridge Creek Watershed Protection District was selected by community members as one of two of the highest priority conservation areas from a list of community-identified conservation projects. Planning for this project involved a participatory process that started with KBNERR's twelve-member volunteer Community Council. Council membership represents residents from the communities and Indigenous populations that surround Kachemak Bay and was established to provide an organized structure for substantive and meaningful dialogue. Recommendations among agencies, local governments, researchers, environmental educators, conservation groups and those interested in natural science research and education,



including KBNERR staff, have co-developed the identified priority lands for conservation. Public outreach by KBNERR alongside the Kachemak Heritage Land Trust, an organization with extensive experience in conservation land acquisition and prioritization, provided public information sessions to orient community members, stakeholders, and partners to the BIL opportunity. This inclusive process garnered a total list of 19 projects, and ultimately, the Community Council decided that the Bridge Creek Watershed was a top priority for its significant ecological value, public benefit via water resource protection, and the imminent threat of development.

Populations living on the Southern Kenai Peninsula are classified as “underserved communities” as defined by Executive Order 13985, wherein rural populations meet the condition of being systematically denied a full opportunity to participate in aspects of social, economic, and civic life. Schools in the southern Kenai Peninsula are particularly underfunded and have high rates of poverty. If this project is funded KBNERR and the City of Homer will host field trips to the reservoir for Chapman School, a local Title I school, to tour the water treatment plant, learn about groundwater, and visit juvenile salmon habitat.

**Climate:** Water scarcity is a growing concern in Alaska and the reality of seasonal droughts and increasing populations threaten the available supply. In recent years, local villages such as Seldovia and Nanwalek have experienced near to complete depletion of their water resources. During the summer, water usage in the Homer area increases markedly, as the residential population nearly triples and tourists arrive. Protecting and monitoring properties like the ones in this project is vital to ensuring the availability of the already-limited freshwater resource to a consistently growing population. While KBNERR develops a water budget to assess and forecast the needs of the area, this project will provide a critical safeguard to the source water quality and quantity.

**Geography and Maps:** The targeted properties are vacant lands located in or adjacent to the Bridge Creek Watershed Protection District which lie within the City of Homer limits. The City, situated at the south end of the Kenai Peninsula and within the boundaries of the Kachemak Bay National Estuarine Research Reserve has a population of 5,515 and is the regional commercial hub for an additional 14,000 residents outside city limits. Soils are primarily Beluga silt loam and peat. The parcels contain “Moderate Rank” to “High Rank” wetlands, Discharge Slope Wetlands and Drainageway Wetlands that gently slope downward towards the reservoir.

**Pre-Existing Uses:** A Kenai Peninsula Borough Road runs between the western properties to access the reservoir. The central property just east of the reservoir access road is adjacent to the water line that runs along the western property boundary.

**Partnerships:** This project represents a continuation of the collaborative partnership between KBNERR, University of Alaska Anchorage (UAA), and the City of Homer, formalized in a Memorandum of Understanding (MOU). After the Community Council unanimously supported this project in their assessment of local conservation priorities, KBNERR and the City partnered with Kachemak Heritage Land Trust (KHLT) to strategically develop a plan to initiate due diligence and acquire these properties. The City of Homer will be the final landowner once these properties are acquired and protect them in perpetuity. The proposal will be submitted through KBNERR, UAA. UAA, the fiscal agent, has experience with grant management and project oversight. The City of Homer is a municipal government, experienced in the planning, design, construction and operation of municipal infrastructure as well as in the protection of sensitive open spaces. The City already actively manages and protects many acres of land for public benefit, specifically 172 acres with formal



conservation easements purchased with Exxon Valdez Oil Spill funding, and notably acreage in the Bridge Creek Watershed Protection District to protect the quality of the City's drinking water supply.

It is intended that KHLT will be a subcontractor for the City of Homer to perform the landowner contact and all necessary phases of the due diligence in this project. As a nonprofit land conservation organization founded in 1989, KHLT land conservation work has focused, in part, on land conservation projects in Bridge Creek in partnership with the City of Homer, including a recent 302-acre conservation easement within the watershed protected in perpetuity.

**Project Readiness:** KHLT and KBNERR jointly sent letters to eight landowners in the Bridge Creek Reservoir. Two landowners have since responded to KHLT indicating that they would be interested in a conservation outcome for their properties. Negotiations will continue and purchase and sale agreements will be entered into with the landowners, contingent upon acceptance of appraised fair market value. Working with KHLT and with City of Homer approval, contractors, due diligence in the field and appraisals, title opinions and other documents will be completed within the performance period. Due diligence will confirm that these parcels do not have title uncertainties or the need for remediation.

**Project Timeline:** During the first three months of the project, UAA will establish the award and sub-award with the City of Homer. The first project year will involve conducting necessary due diligence to consummate real estate transactions which consists of acquiring property purchase agreements, appraisals, phase I environmental reports, and title reports. In the second year conservation easements will be established, documents will be reviewed, and properties will be purchased and protected. Communications products will be created and delivered throughout the remainder of the project period beginning in the second year. Once properties are purchased, site monitoring will begin and field opportunities will be implemented.

**Budget Summary:** The total project request is \$2,081,450

**KBNERR Personnel:** \$36,241

**Subaward to City of Homer:** \$2,028,029

Personnel: \$32,280

City of Homer Contracts: \$527,383 includes Kachemak Heritage Land Trust (\$55,383); Engineering & survey services, appraisals, environmental review, legal services and recording fees (\$472,000)

Land Acquisition: \$1,284,000 for ten parcels totaling 85.73 acres

City of Homer 10% Indirect: \$184,366

**Other Direct Costs:** \$5,500

Signage acknowledging NOAA Funding \$5,500

**KBNERR/UAA Project Indirect:** \$11,680

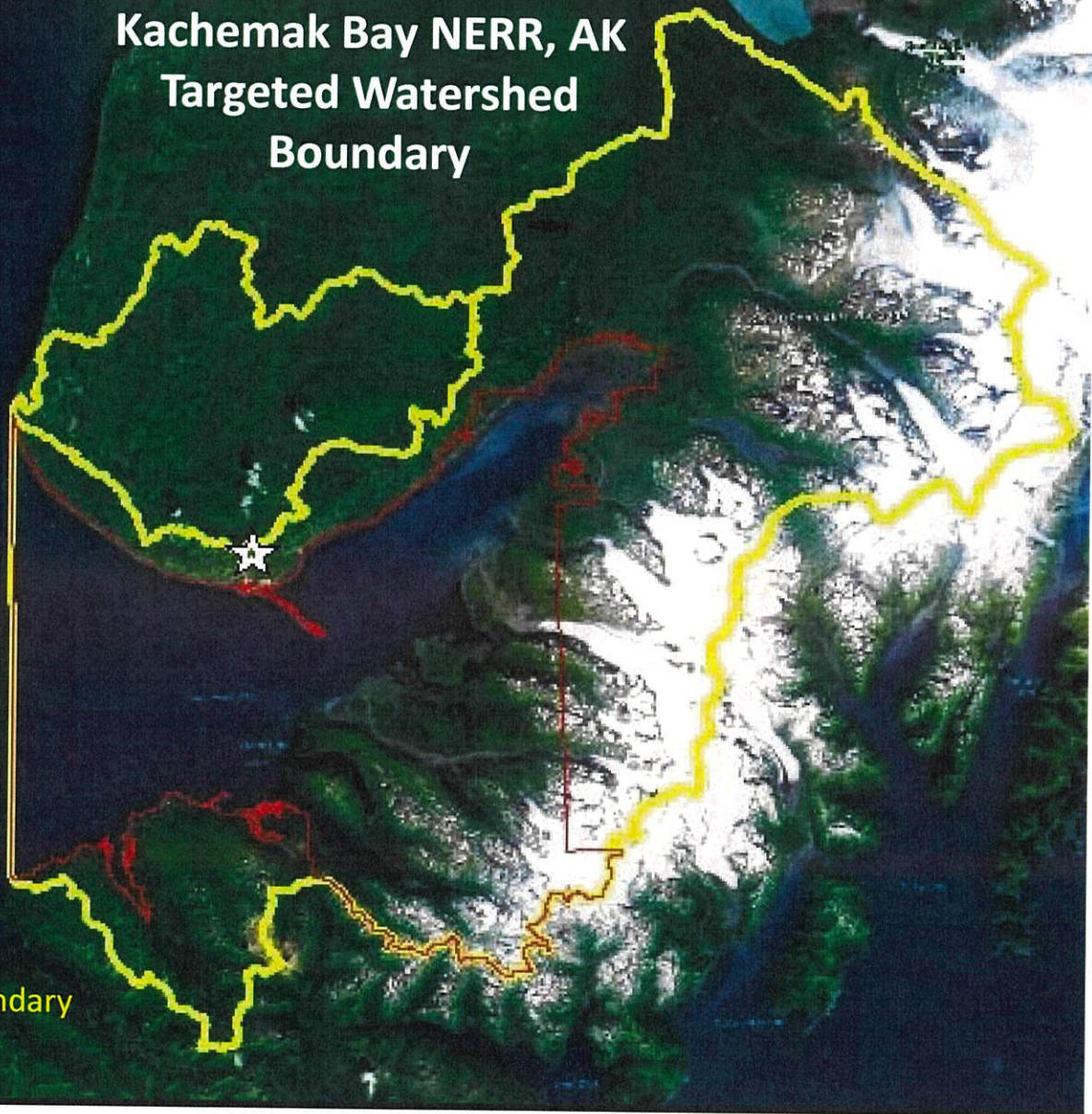
Calculated for UAA costs and first \$25,000 of subaward. Facilities and Administrative (F&A) Costs for Cooperative Ecosystem Studies Unit projects are calculated at 17.5% of the Modified Total Direct Costs.

**Match & Leveraged Funds:** Informally, leveraged funds include a KBNERR weather & water quality station valued at \$50,000 to be established at the City of Homer Reservoir; BIL Non-competitive Capacity Building Funds distributed to KBNERR, secured at \$200,000 for supporting project engagement and monitoring activities; and this work builds on a 2023 award of \$50,000 from City of Homer to KBNERR and the University of South Florida to establish a Bridge Creek Reservoir water budget.





## Kachemak Bay NERR, AK Targeted Watershed Boundary

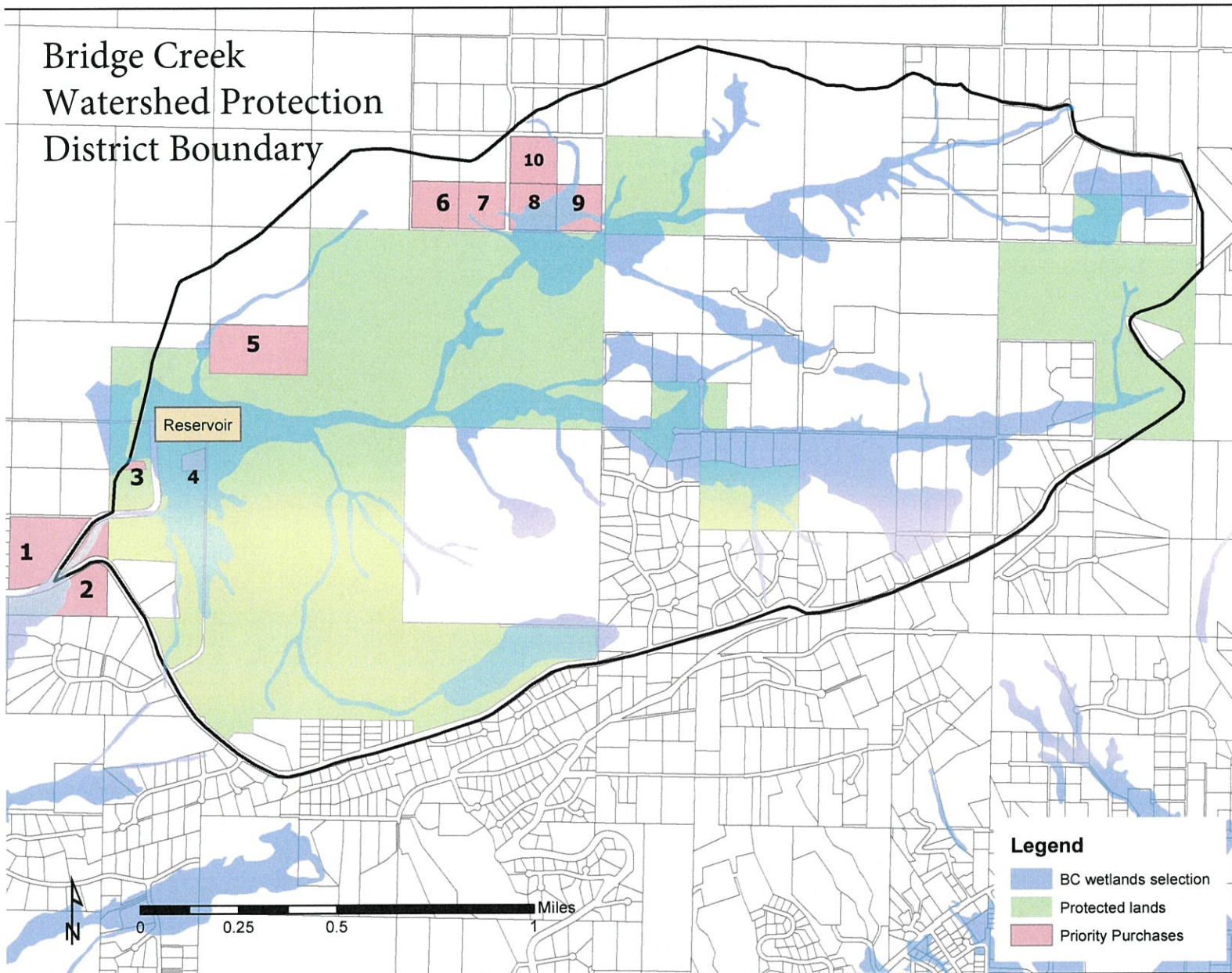


Reserve Boundary

Targeted Watershed Boundary

Project Area ★









#### RECIPIENT INFORMATION

**1. Recipient Name**

CITY OF HOMER  
491 E PIONEER AVE  
HOMER, AK 99603

**2. Congressional District of Recipient**

00

**3. Employer Identification Number (EIN)**

920030963

**4. UEI**

QPAPRFMET7Q1

**5. Recipient Point of Contact**

Julie Engebretsen (Contact)  
jengebretsen@ci.homer.ak.us

**6. Authorized Official**

Ms. Julie Engebretsen  
jengebretsen@ci.homer.ak.us

#### FEDERAL AGENCY CONTACT INFORMATION

**7. Grant Specialist**

Kylie Brock  
kylie.brock@noaa.gov

**8. Program Officer**

Melissa Rietfors  
melissa.rietfors@noaa.gov

**9. Grant Officer**

Jewel Linzey  
jewel.linzey@noaa.gov

#### FEDERAL AWARD INFORMATION

**10. Award Number / FAIN**

NA25NOSX473C0192-T1-01 / NA25NOSX473C0192 / Mod 0

**11. Award Type**

Cooperative Agreement

**12. Period of Performance Start Date & End Date**

10/01/2025 – 09/30/2028

**13. Budget Period Start Date & End Date**

10/01/2025 – 09/30/2028

**14. Federal Share of Cost**

\$1,500,000

**15. Recipient Share of Cost**

\$0

**16. Total Federal and Recipient Cost**

\$1,500,000

**17. Opportunity Number**

NOAA-NOS-OCM-2024-27098

**18. Project Title**

Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed

**19. Assistance Listing Number and Name**

11.473 Office for Coastal Management

**20. R&D Award?**

No

**21. Construction Award?**

No

**22. Grants Officer – Signature and Award Date**

Halima Turner – 09/08/2025





## **NOTICE OF NOAA AWARD COVER LETTER**

You are the recipient of NOAA award Number NA25NOSX473C0192-T1-01.

The Notice of Award (NoA) serves as the official legal document issued to notify the recipient and others that an award has been made. The NoA contains all terms and conditions of the grant award.

The complete NoA can be found and downloaded under eRA Commons using the following instructions: [View Notice of Award | eRA](#)

This NoA was sent to the specified email address entered in the NoA email field by the recipient organization when completing the electronic Research Administration (eRA) Commons registration process. The Signing Official (SO) can update this email address through the Institutional Profile section in eRA Commons. The NoA can also be viewed from the Status Information page in eRA Commons. By accepting the award, the recipient agrees to comply with the award provisions specified on the award document.

As the Signing Official (SO) you are authorized to legally bind the institution in grant-administration matters. In providing your signature approval on the grant application submission you are responsible for monitoring grant related activities and authorizing expenditures under this award.

Additional Information about your award is shown below:

- Assistance Listing Number: 11.473
- Project Period: 10/01/2025 – 09/30/2028
- Program Office: NOS Office for Coastal Management (OCM)
- Program Officer: Melissa Rietfors
- Program Officer Phone:
- Program Officer Email: melissa.rietfors@noaa.gov
- Total Federal Funding: \$1,500,000
- Total Non-Federal Funding: \$0
- Organization Name: CITY OF HOMER
- Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed
- Name of Principal Director/Project Investigator (PI/PD) as identified in the negotiated application:
  - o Julie Engebretsen (contact)
  - o Leon Galbraith
  - o Dan Kort
  - o Katherine Schake

This email was sent from a source that is not monitored for responses. If you need assistance, contact your Program/Project Officer (for programmatic issues) or the [eRA Help Desk](#) (for technical issues).



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## SECTION I – BUDGET INFORMATION

### Approved Budget

	Year 1 Federal	Year 2 Federal	Year 3 Federal	Total
Supplies	\$0	\$0	\$2,191	\$2,191
Contractual	\$72,000	\$5,700	\$800	\$78,500
Other	\$1,303,729	\$80,580	\$20,000	\$1,404,309
Total Direct Charges	\$1,375,729	\$86,280	\$22,991	\$1,485,000
Indirect Charges	\$7,500	\$7,500	\$0	\$15,000
Federal	\$1,383,229	\$93,780	\$22,991	\$1,500,000
Non-Federal	\$0	\$0	\$0	\$0

### Authorized

	Cumulative
Federal	\$1,500,000
Non-Federal	\$0
Total	\$1,500,000

### Authorized Funding Codes

					Cumulative
140Y8KMNKR	24P00	141017000000000000	41001300	NERRS BIL PROV 10	\$1,500,000
Total					\$1,500,000

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## SECTION II – NOAA STANDARD TERMS AND CONDITIONS

- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101  
<https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1>
- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE GENERAL TERMS AND CONDITIONS  
<https://www.commerce.gov/oam/policy/financial-assistance-policy>  
The Department of Commerce Financial Assistance General Terms and Conditions (GT&Cs) issued October 1, 2024, are incorporated by reference into this award.
- Bureau Financial Assistance Standard Terms and Conditions  
[Administrative Standard Award Conditions for National Oceanic and Atmospheric Administration \(NOAA\) Financial Assistance Awards U.S. Department of Commerce](#)
- Department of Commerce Pre-Award Notification Requirements for Grants and Cooperative Agreements (REF: 79FR 78390)  
<https://www.govinfo.gov/content/pkg/FR-2014-12-30/pdf/2014-30297.pdf>

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## SECTION III – SPECIFIC AWARD CONDITIONS

### SPECIAL TERMS

#### New Award

This competitive award number NA25NOSX473C0192 to City of Homer supports the work described in the Recipient's proposal entitled *Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed*, dated 01/02/2025 as revised on 06/12/2025, 07/11/2025 and 7/21/2025, which is incorporated into the award by reference. This award is made under the following statutory authorities: Coastal Zone Management Act, 16 U.S.C. 1456c (Technical Assistance), 16 U.S.C. 1456-1 (CELCP), and the Infrastructure Investment and Jobs Act, Public Law 117-58. Where the terms of the award and proposal differ, the terms of the award shall



prevail.

The terms in Section II of the Notice of Award applicable to this award are the version in effect at the time of award, unless the award is amended. Historical versions of 2 CFR 200 are available by clicking links at the top of the eCFR weblink in the Notice of Award.

## Foreign Air Carrier

The recipient shall comply with the provisions of the Fly America Act (49 U.S.C. 40118). The implementing regulations of the Fly America Act are found at 41 C.F.R. 301-10.131 through 301-10.143. If a foreign air carrier is anticipated to be used for any portion of travel under a DOC financial assistance award the recipient must receive prior approval from the Grants Officer.

## Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

*Buy America Preference.* Recipients of an award of Federal financial assistance from the Department of Commerce (Department) for a program for infrastructure are hereby notified that none of the funds provided under this award may be used for an infrastructure project unless:

1. all iron and steel used in the project are produced in the United States this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. all manufactured products used in the project are produced in the United States this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product; and
3. all construction materials are manufactured in the United States this means that all manufacturing processes for the construction material occurred in the United States. The construction materials standards are listed below.

*Incorporation into an infrastructure project.* The Buy America Preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

*Categorization of articles, materials, and supplies.* An article, material, or supply should only be classified into one of the following categories: (i) Iron or steel products; (ii) Manufactured products; (iii) Construction materials; or (iv) Section 70917(c) materials. An article, material, or supply should not be considered to fall into multiple categories. In some cases, an article, material, or supply may not fall under any of the categories listed in this paragraph. The classification of an article, material, or supply as falling into one of the categories listed in this paragraph must be made based on its status at the time it is brought to the work site for incorporation into an infrastructure project. In general, the work site is the location of the infrastructure project at which the iron, steel, manufactured products, and construction materials will be incorporated.

*Application of the Buy America Preference by category.* An article, material, or supply incorporated into an infrastructure project must meet the Buy America Preference for only the single category in which it is classified.

*Determining the cost of components for manufactured products.* In determining whether the cost of components for manufactured products is greater than 55 percent of the total cost of all components, use the following instructions:

- a. For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and



any applicable duty (whether or not a duty-free entry certificate is issued); or

b. For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

*Construction material standards.* The Buy America Preference applies to the following construction materials incorporated into infrastructure projects. Each construction material is followed by a standard for the material to be considered produced in the United States. Except as specifically provided, only a single standard should be applied to a single construction material.

1. Non-ferrous metals. All manufacturing processes, from initial smelting or melting through final shaping, coating, and assembly, occurred in the United States.

2. Plastic and polymer-based products. All manufacturing processes, from initial combination of constituent plastic or polymer-based inputs, or, where applicable, constituent composite materials, until the item is in its final form, occurred in the United States.

3. Glass. All manufacturing processes, from initial batching and melting of raw materials through annealing, cooling, and cutting, occurred in the United States.

4. Fiber optic cable (including drop cable). All manufacturing processes, from the initial ribboning (if applicable), through buffering, fiber stranding and jacketing, occurred in the United States. All manufacturing processes also include the standards for glass and optical fiber, but not for non-ferrous metals, plastic and polymer-based products, or any others.

5. Optical fiber. All manufacturing processes, from the initial preform fabrication stage through the completion of the draw, occurred in the United States.

6. Lumber. All manufacturing processes, from initial debarking through treatment and planing, occurred in the United States.

7. Drywall. All manufacturing processes, from initial blending of mined or synthetic gypsum plaster and additives through cutting and drying of sandwiched panels, occurred in the United States.

8. Engineered wood. All manufacturing processes from the initial combination of constituent materials until the wood product is in its final form, occurred in the United States.

#### *Waivers*

When necessary, recipients may apply for, and the Department may grant, a waiver from these requirements.

To help federal agencies and recipients meet BABA requirements, the U.S. Department of Commerce, National Institute for Standards and Technology (NIST), Hollings Manufacturing Extension Partnership (MEP) National Network provides a service to connect stakeholders, including recipients, to U.S. manufacturers that have relevant production capabilities and capacities to help fulfill current market and supply chain needs. Recipients considering a BABA nonavailability waiver are strongly encouraged to contact the NIST/MEP for assistance with supplier scouting services prior to seeking a BABA nonavailability waiver. Further information on the NIST/MEP supplier scouting services is available at: <https://nist.gov/mep/supply-chain/supplier-scouting>.

When the Department has made a determination that one of the following exceptions applies, the awarding official may waive the application of the Buy America Preference in any case in which the Department determines that:

applying the Buy America Preference would be inconsistent with the public interest (public interest waiver);

the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality (nonavailability waiver); or

the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent (unreasonable cost waiver).

A request to waive the application of the Buy America Preference must be in writing. The Department will provide



instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described on the Department's Build America, Buy America website found at <https://www.commerce.gov/oam/build-america-buy-america>.

#### *Definitions*

**Buy America Preference** means the domestic content procurement preference set forth in section 70914 of the Build America, Buy America Act, which requires the head of each Federal agency to ensure that none of the funds made available for a Federal award for an infrastructure project may be obligated unless all of the iron, steel, manufactured products, and construction materials incorporated into the project are produced in the United States.

**Construction materials** means articles, materials, or supplies that consist of only one of the items listed in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material.

1. The listed items are:

- i. Non-ferrous metals;
- ii. Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
- iii. Glass (including optic glass);
- iv. Fiber optic cable (including drop cable);
- v. Optical fiber;
- vi. Lumber;
- vii. Engineered wood; and
- viii. Drywall.

2. Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

**Infrastructure** means public infrastructure projects in the United States, which includes, at a minimum, the structures, facilities, and equipment for roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy including electric vehicle (EV) charging.

**Infrastructure project** means any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States regardless of whether infrastructure is the primary purpose of the project. See also paragraphs (c) and (d) of 2 CFR 184.4.

**Iron or steel products** means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

**Manufactured products** means:

- 1. Articles, materials, or supplies that have been:
  - i. Processed into a specific form and shape; or



2. If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

**Section 70917(c) materials** means cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives. See Section 70917(c) of the Build America, Buy America Act.

Prior to initiation of any construction that may arise in this award, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether it is using iron, steel, manufactured products, or construction materials as described in the Specific Award Condition in this award on Required Use of American Iron, Steel, Manufactured Products, and Construction Materials. In addition, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition. The Recipient is required to coordinate with NOAA regarding its compliance with this Term.

NOAA Office for Coastal Management (OCM) staff will provide technical assistance and guidance to the Recipient and participate in programmatic activities beyond normal stewardship responsibilities in the administration of the award. OCM staff will closely monitor the award, and in its discretion, may review or monitor local programs for which the Recipient remains responsible. NOAA will collaborate and coordinate with the recipient on the project, and/or provide training on project-related matters to project staff, and provide assistance in the management and technical performance of the project activities. NOAA may require milestones before subsequent stages of the project may continue. NOAA may limit the recipient's discretion with respect to the scope of work, organizational structure, staffing, mode of operations, and other management processes, which will be coupled with close monitoring of operational involvement during performance.

**C. Safety:** The Recipient is responsible for safety in the project, including the safety of project personnel, associates, visitors, and volunteers. In addition, for any Self-Contained Underwater Breathing Apparatus (SCUBA) diving activities in a project, it is the responsibility of the Recipient to ensure that SCUBA divers are certified to a level commensurate with the type and conditions of the diving activity being undertaken. Furthermore, it is the responsibility of the Recipient to ensure that any SCUBA diving activities under this award meet, at a minimum, all applicable Federal, State, and local laws and regulations pertaining to the type of SCUBA diving being undertaken.



**D. Supplemental Guidance on Acknowledgement of Sponsorship for Coastal Management Program Awards:** The following provision supplements the Department of Commerce Financial Assistance Standard Terms and Conditions G.05 and the Environmental Data and Publications Special Award Condition in this award: The cover of the title page of all reports, studies, or other documents, published or distributed electronically or hard copy, and acknowledgment pages of websites and web pages, that are supported in whole or in part by this award or any subawards shall acknowledge the financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.

**F. International Travel:** Consistent with Department of Commerce Financial Assistance Standard Term and Condition G.05.d., all international travel is required to comply with the regulations set forth in the Fly America Act, 49 U.S.C. 40118.

**G. Subaward and Contract Extensions:** The Recipient is responsible for administering any requests for extensions of performance periods for any approved subaward or contract up to, but not beyond, the full Federal award period without prior approval by NOAA. NOAA must be notified in writing of any such task extension in semi-annual performance reports.

**H. Funding Acknowledgement Sign:** For any real property acquired under the award, the Recipient shall cause to be erected at the property a permanent plaque or sign satisfactory to NOAA that identifies the project and credits the National Oceanic and Atmospheric Administration as a funding source. The Recipient's final project report shall include photographs of the sign installed at the property as evidence that this award condition has been met, and sign guidance .

## Post Award Environmental Review Process

National Environmental Policy Act (NEPA) Requirements for Change of Scope: Under Department of Commerce Standard Terms and Conditions G.04.a., the Recipient is required to identify to NOAA any impact the award will have on the quality of the human environment, and assist NOAA in complying with NEPA and associated environmental laws and policies. For any tasks or sub-tasks with a Special Award Condition attached requiring further NOAA Office for Coastal Management review prior to full approval, the Office for Coastal Management will review these tasks to determine the appropriate level of National Environmental Policy Act analysis, and if additional information is necessary.

If the scope of an award amendment has changed from the original grant scope (e.g., funding is being awarded for additional construction not originally considered), then NOAA will consider if the change implicates the National Environmental Policy Act even if it was considered in the original award of the grant. A Categorical Exclusion, Environmental Assessment, or Environmental Impact Statement may be prepared for grant amendments, depending on scope of the amendment and what type of analysis is appropriate. For additional grant cycle steps, such as the release of funds, cost extensions, and other administrative steps that do not change the scope of the original grant award where NEPA was conducted, a NEPA review will not need to be conducted again.

NOAA may require additional information to fulfill post award NEPA and environmental compliance review requirements. If NOAA determines that an environmental assessment is required, applicants may also be required to assist in drafting the assessment. Applicants may also be required to cooperate with NOAA in identifying and implementing feasible measures to reduce or avoid any identified adverse environmental impacts of their proposal.

## Land Acquisition General Requirements

### A. General requirements on land acquisitions and conservation easements:

The Recipient shall comply with all requirements set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions and 2 CFR 200, including 2 CFR 200.311, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA - 42 USC 4601 et seq., and implementing regulations issued at 15 CFR Part 11 and 49 CFR 24). The URA includes providing for fair and equitable treatment of displaced persons or of persons whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The URA also includes requirements regarding notifications to the property owner and conflict of interest considerations. Consistent with these requirements, the term real property as used in these Conditions includes fee interests as well as conservation easements. Unless approved by NOAA, conservation easements shall be perpetual in nature (as opposed to a conservation easement for a set term of years).

The Recipient agrees (a) Not to use any power of eminent domain available to the Recipient (including the commencement of eminent domain proceedings) for use in connection with the project for the purpose of advancing



the economic interests of private parties; (b) Not to accept title to land, easements, or other interest in land acquired by the use of any power of eminent domain for use in connection with the project for such purposes; and (c) Any use of the power of eminent domain to acquire land, easements or interests in land, whether by the recipient or any other entity that has the power of eminent domain, in connection with the project without prior written consent of the operating unit constitutes an unauthorized activity and/or use of funds under the award, and subjects the recipient to appropriate enforcement action by the Grants Officer, including but not limited to the disallowance of award costs and the termination of an award.

**B. Post-acquisition requirements:** The Recipient shall manage the Property in accordance with the award. With the written approval of NOAA, Recipient may transfer the property to a public agency or entity that in the transfer document agrees to continue to manage the property in accordance with the award and to not further transfer the property without the written approval of NOAA. In the event NOAA becomes aware of title discrepancies or encumbrances that NOAA deems to interfere with the purpose for which these funds were granted, or if NOAA determines that the property has ceased to be used for the original purpose as approved by NOAA, the Recipient shall reimburse NOAA for the Federal funds received for the project as provided in 2 CFR 200.311.

**C. Deed Restriction Language:** Pursuant to 2 C.F.R. 200.316, the deed(s) for the real property(ies) acquired with funds from this award shall contain substantially the following provision:

"This property has been acquired ( in part -if applicable)] with funds from Federal financial assistance award NA25NOSX473C0192 through NOAA's FY2024 National Estuarine Research Reserve System Habitat Restoration and Conservation funding under the Infrastructure Investment and Jobs Act. Title to the property conveyed by this deed shall vest upon acquisition in the City of Homer, subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. The City of Homer shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property without the approval of NOAA or its successor agencies."

For each property acquired under the award, a copy of the recorded deed showing the required language shall be submitted with the final project report.

**D. Reimbursement of Grant Funds:** In the event NOAA becomes aware that the property or easement has been disposed of, transferred, or exchanged; there are title discrepancies or encumbrances that NOAA deems interfere with the purpose for which these funds were granted; or if NOAA determines that the property has ceased to be used for the purposes for the original purposes as approved by NOAA, the Recipient is subject to 2 CFR Part 200.311(c) Real Property Use and Disposition requirements, which include reimbursement to NOAA for the share of the federal funds received for the project based on the fair market value of the interest in the land at the time of disposal.

## Complete Acquisition Project Documentation

The Recipient will complete all necessary due diligence tasks, including those referenced below, unless Recipient requests, and NOAA determines, the task is not applicable. No NOAA funds may be expended on the acquisition until the Recipient has submitted the resulting due diligence documents to NOAA and NOAA has approved them.

**A. Appraisal:** Recipient shall commission an independent appraisal by a certified appraiser as set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and 49 C.F.R. 24. Appraisals are to be prepared according to those requirements which establish fair market value of the property, including the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA / Yellow Book) appraisal standard, and the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal standard as applicable. The appraisal needs to have an effective date within one year prior to the date of acquisition. The purchase price of the property should be based on the appraisal. Older appraisals or negotiated purchase prices above the appraised value may be acceptable upon consultation with NOAA. The Recipient should also submit an independent review appraisal from a qualified review appraiser. Please note that NOAA retains the right to conduct a separate and/or additional appraisal review, depending on the issues raised within the appraisal as well as the amount of federal investment.

**B. Willing Seller Letter:** The recipient should submit a letter from the seller affirming that s/he is a willing participant in negotiations to sell the property at a mutually agreeable price.

**C. Evidence of Agreement:** Recipient shall provide documentation (such as an option agreement, purchase agreement, or letter of intent) between the seller and Recipient that indicates agreement to the sale (or intent to agree if terms of a contract can be reached) and the price to be paid for the property.







### Performance Progress Report (PPR)-Award Start Date Semi-Annual

DUE DATE	TASK NAME	DUE DATE STATUS	DECISION DATE
04/30/2026	Reporting Period 10/01/2025 - 3/31/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2026	Reporting Period 4/01/2026 - 9/30/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2027	Reporting Period 10/01/2026 - 3/31/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2027	Reporting Period 4/01/2027 - 9/30/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2028	Reporting Period 10/01/2027 - 3/31/2028. See Specific Award Conditions and CD-450/CD-451.	Unresolved	

If this project involves Unoccupied Aircraft Systems (UAS or drone technology), the Recipient is responsible for coordinating with the Federal Program Officer regarding any applicable policies and standards in NOAA's Office of Marine and Aviation Operations (OMAO) Handbook (June 2022, and any updates).

In addition, for any UAS activities in a project, it is the responsibility of the Recipient to ensure it has complied with applicable federal/state/local laws and have the appropriate permits in hand prior to conducting drone operations.



## **Budget Narrative and Justification**

### **1. Project title**

Acquiring Land in Homer, Alaska Bridge Creek Watershed

### **2. Type of Project**

Land Conservation

### **3. Project Location (latitude and longitude coordinates)**

Homer Bridge Creek Watershed Protection District, Homer, Alaska. Multiple parcels, approximate location: 59.677447 N, -151.528782 W.

### **4. Project Start and End Dates:**

October 1, 2025 –September 30, 2028

#### **Applicant: City of Homer**

##### **Lead PI, City of Homer**

Julie Engebretsen  
Community Development Director, City of Homer  
[jengebretsen@ci.homer.ak.us](mailto:jengebretsen@ci.homer.ak.us) (907) 435-3119  
491 East Pioneer Ave, Homer, AK 99603

##### **Co- PI, City of Homer**

Dan Kort  
Public Works Director  
[dkort@ci.homer.ak.us](mailto:dkort@ci.homer.ak.us) (907)235-3170  
3575 Heath Street, Homer AK 99603

##### **Co- PI, City of Homer**

Leon Galbraith  
City Engineer  
[lgalbraith@ci.homer.ak.us](mailto:lgalbraith@ci.homer.ak.us) (907)235-3170  
3575 Heath Street, Homer AK 99603

##### **Co-PI, Kachemak Heritage Land Trust Subaward**

Marie McCarty  
Executive Director, Kachemak Heritage Land Trust  
[marie@kachemaklandtrust.org](mailto:marie@kachemaklandtrust.org) (907) 235-5263  
315 Klondike Avenue, Homer, AK 99603

##### **Co-PI, University of Alaska Anchorage (UAA), Kachemak Bay National Estuarine Research Reserve (KBNERR) Subaward**

Katherine Schake  
Reserve Manager, Kachemak Bay National  
Alaska Center for Conservation Science, University of Alaska Anchorage  
[kschake@alaska.edu](mailto:kschake@alaska.edu) (907)235-1593



2181 Kachemak Drive, Homer, AK 99603

**5. Total Federal Funding Request:**

\$1,500,000

Informal Leveraged Funds

\$479,000



**a. Personnel**

- **Total Request: \$0**

**Years One through Three:** No personnel costs requested.

The City is using the de minimis cost rate of 15%, and is included under the “Other” budget category. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

**b. Fringe Benefits**

- **Total Request: \$0**

**Years One through Three:** No direct personnel funding is requested therefore no fringe benefit costs are incurred.

**c. Travel**

- **Total Request: \$0**

**Years One through Three:** No travel funds are requested. The subject area is a 15-minute drive from municipal and project partner offices.

**d. Equipment**

- **Total Request: \$0**

**Years One through Three:** No equipment is being purchased so no funds are requested. One of the subawards included under the “Other” budget line does include equipment. That information is provided in the attachments of the UAA/KBNERR scope of work and budget.

**e. Supplies**

- **Total Request: \$0**



#### **f. Contractual\***

- **Total Request:** \$78,500
- **Year One Request:** \$62,934
- **Year Two Request:** \$14,766
- **Year Three Request:** \$800

Nine contracts will be executed over the course of this grant.

**Homer Soil and Water Conservation District** contract is for providing technical assistance to co-develop training for NRCS and local landowners. Costs include staff time for co-developing trainings with NRCS staff and outreach materials for land owners on soils, hydrology and groundwater best management / best building practices; informally leverages Know Your Lands Public Information Events.

**Dr. Mark Rains, University of South Florida** contract is for two researchers to participate in decision-maker and Tribal leader site-based learning and knowledge sharing trainings.

**JOA Surveys** contract is for installation of Meteorological station on City of Homer property.

**Geovera** - contract is for a 3rd party surveyor and consultant under contract to City of Homer, to conduct boundary surveys if necessary\*

**MacSwain Associates, LLC** contract is for a 3rd party consultant, USFLA certified appraisers, under contract to City of Homer\*

**Jemaine, Dunnagan & Owens PS** 3rd party consultant, law firm under contract to City of Homer, to prepare real estate transactions for the real properties to be acquired for conservation. \*

**BGES** contract is for Phase I Environmental Analysis. \*

**Kachemak Bay Title Agency** contract is for title search, escrow services deed restriction and recording services. \*

**Apple Bus** contract is for transportation for early career training excursion to city drinking water reservoir and treatment plant.

#### **Homer Soil and Water Conservation District Contract:**

- **Total Request:** \$10,000
- **Year One Request:** \$5,000
- **Year Two Request:** \$5,000
- **Year Three Request:** \$0

**Method of Selection:** Sole source local quasi-governmental entity for the State of Alaska.

**Period of Performance:** October 1, 2025-July 31, 2027

**Scope of Work:** Lump sum funding in the amount of \$10,000 is requested for a subcontract to provide technical assistance to co-develop training for NRCS (Natural Resource Conservation Service) and local landowners on groundwater and surface water nutrient flows, and how they interact with peatlands and salmon streams. On the Kenai Peninsula, the USDA NRCS is known most widely for its cost share programs that combat erosion, encourage wildlife, improve soil health and make agriculture less



destructive to the natural habitat. Because of their reputation of helping landowners financially, landowners willingly come to the NRCS office to discuss their plans for their land.. Year 1 funds Planning/Design costs; Year 2 funds cover cost of Implementation.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with Homer Soil and Water Conservation District regarding progress, schedule, and expenditures. HSWCD will provide quarterly progress reports and billing when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$5,000	\$5,000		\$10,000

**Dr. Mark Rains, University of South Florida Contract:**

- **Total Request:** \$10,000
- **Year One Request:** \$10,000
- **Year Two Request:** \$0
- **Year Three Request:** \$0

**Method of Selection:** Sole source due to many years of partnership with the KBNERR and conducting groundwater research in the region and within the Bridge Creek Watershed Protection District.

**Period of Performance:** October 1, 2025- July 31, 2026

**Scope of Work:** Funding in the amount of \$10,000 is requested for a subcontract with Dr. Mark Rains, University of South Florida for two researchers to participate in decision-maker site- based learning and knowledge sharing trainings/technical assistance related to USF's groundwater research in the Bridge Creek Reservoir, Anchor River watershed, and lower Kenai Peninsula. This lump sum includes travel from Florida to Homer, Alaska, meals and accommodations.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with Dr. Rains regarding progress, schedule, and expenditures. Dr.Rains will provide quarterly progress reports and billing when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	10,000			\$10,000

**JOA Surveys:**

- **Total Request:** \$9,066
- **Year One Request:** \$0
- **Year Two Request:** \$9,066
- **Year Three Request:** \$0



**Method of Selection:** Sole source due to the specialty nature of this work and limited number of firms in Alaska. This firm specializes in tides and water level measurement, vertical datums and geodetic networks.

**Period of Performance:** October 1, 2025 - September 31, 2027. Work is anticipated in the first year, but construction scheduling sometimes can be difficult due to the very short construction season at the anticipated elevation of the weather station. In a heavy snow year, it can be June before the snow is gone and into July before the ground is dry.

**Scope of Work:** Funding in the amount of \$9,066 is requested for a subcontract with JOA Surveys for the installation of a Meteorological station on City of Homer property in the Bridge Creek Watershed Protection District. The lump sum contract amount includes travel to Homer from Anchorage, AK and personnel costs.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with JOA Surveys regarding progress, schedule, and expenditures. JOA Surveys will provide quarterly progress reports and billing when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual		9,066		\$9,066

**Geovera Contract:**

- **Total Request:** \$0
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$0

**Method of Selection:** The City conducted an RFQ process and Geovera was a responsive survey firm. The City alternates between local survey firms and selected this contractor for this project due to other work he has completed in the watershed.

**Period of Performance:** October 1, 2025- September 30-2028

**Scope of Work:** While no survey needs are presently anticipated for the project, we included Geovera in the budget narrative as it is possible that NOAA may require a Record of Survey or other document describing the legal area of the 160-acre desired parcel. This is anticipated to be a nominal cost, under \$5,000.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with Geovera regarding progress, schedule, and expenditures. Geovera will provide quarterly progress reports and billing when services are rendered.

**Itemized Budget:** Contractual expense for survey work, if incurred, would likely under \$5,000 based on previous similar work by the contractor. If grant funds are not available, the City will cover the cost.



Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	0	0	0	0

**MacSwain Associates, LLC Contract:**

- **Total Request:** \$26,000
- **Year One Request:** \$26,000
- **Year Two Request:** \$ 0
- **Year Three Request:** \$0

**Method of Selection:** The City conducted an RFQ process and this firm was responsive. They are also one of the only firms in the state that conducts this work.

**Period of Performance:** October 1, 2026 - September 30, 1, 2028

**Scope of Work:** Conduct appraisals to NOAA specifications for property acquisition(s). If only one property is acquired, this cost will fall to \$7,500-\$9,500 based on a lump sum verbal estimate from the appraiser. The above is an estimate for appraising and associated travel for three properties, if buying several smaller parcels becomes necessary. Travel cost is based on a recent invoice for a preliminary appraisal conducted on the subject property. Appraisals are typically a day trip from Anchorage using commercial airline service and car rental.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with MacSwain Associates regarding progress, schedule, and expenditures. MacSwain Associates will provide quarterly progress reports and billings when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	24,500			\$24,500
Travel	1500			\$1,500

**Jermaine, Dunnagan & Owens PS Contract:**

- **Total Request:** \$3,334
- **Year One Request:** \$3,334
- **Year Two Request:** \$0
- **Year Three Request:** \$0

**Method of Selection:** Jermaine, Dunnagan & Owens PS (JDO) was contracted by the City of Homer through an open RFP process, and provides all legal services to the City.

**Period of Performance:** October 1, 2025- September 30, 2028



**Scope of Work:** Lump sum funding in the amount of \$3,334 is requested for a subcontract with JDO to draft land acquisition contracts (purchase agreements and deeds), review deed restriction language and all contracts with the City. It is anticipated this work will occur during year one.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with JDO regarding progress, schedule, and expenditures. JDO will provide quarterly progress reports when services are rendered for this project. JDO already provides monthly progress reports and billing for the City as part of its existing work for the City.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	3,334			\$3, 334

**BGES Contract:**

- **Total Request:** \$15,000
- **Year One Request:** \$15,000
- **Year Two Request:** \$0
- **Year Three Request:** \$0

**Method of Selection:** The City has requested quotes for other projects and found this firm to be the lowest cost.

**Period of Performance:** October 1, 2025 - September 30, 2028

**Scope of Work:** Funding in the amount of \$15,000 is requested for a subcontract with BGES for Phase 1 Environmental Assessment work. A single Phase 1 Environmental Assessment is anticipated to be \$8,000 lump sum for one large lot, however additional funds have been budgeted to cover if assessment of additional properties (smaller lots at a lower cost) is required. The City does have additional funds to cover this expense if costs rise above \$15,000. Funding includes personnel costs and round trip day travel from Anchorage to Homer via commercial air carrier and car rental.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with BGES regarding progress, schedule, and expenditures. BGES company will provide quarterly progress reports and billings when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$15,000			\$15,000



**Kachemak Bay Title Contract:**

- **Total Request:** \$3,600
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$0

**Method of Selection:** This company is one of two local title companies. The City alternates between companies and has selected this firm for this project

**Period of Performance:** October 1, 2025-September 30, 2028

**Scope of Work:** Lump sum funding in the amount of \$3,600 is requested for a subcontract with Kachemak Bay Title Company for title report, escrow, closing and recording services. If there is only one land transaction this amount may be reduced.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee contract and remain in regular communications with Kachemak Bay Title Company regarding progress, schedule, and expenditures. Kachemak Bay Title company will provide quarterly progress reports and billing when services are rendered.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$3,600			\$3,600

**Apple Bus Contract:**

- **Total Request:** \$1,500
- **Year One Request:** \$0
- **Year Two Request:** \$700
- **Year Three Request:** \$800

**Method of Selection:** Sole Source; only school bus company in the region to support transport for early career training.

**Period of Performance:** October 1, 2026 - September 30, 2028

**Scope of Work:** Lump sum funding in the amount of \$1,500 is requested for a subcontract with Apple Bus Company for early career training transportation to site based field visits. Cost is an estimate as charter rates increase annually.

**Method for Maintaining Performance Accountability:** Project coordinator will oversee scheduling and payment for bus services.

**Itemized Budget:**

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contract	0	\$700	\$800	\$1,500



**g. Construction** (Not applicable, \$0)

**h. Other\***

- **Total Request:** \$1,406,500
- **Year One Request:** \$1,303,729
- **Year Two Request:** \$80,580
- **Year 3 Request:** \$22,191

\* This grant budget includes the purchase of Priority 1 parcel: one large 160-acre parcel. The seller is working in good faith with the City and project partners on this transaction (letter indicating willingness to sell is in the appendix of the main project narrative). However, Homer is a dynamic real estate market and should this purchase not be completed for some reason, the funds requested will cover due diligence and land acquisition of Priority 2 parcels. The budget is adequate for conducting due diligence on up to three parcels which includes phase 1 environmental assessments, title reports, etc. This backup strategy to conserve land is supported by a letter of willingness to sell for a smaller parcel (included in the application appendices), a second lot is owned by the Kenai Peninsula Borough, a willing seller at fair market value, and several private lots that are currently on the market. See Appendices with Land Acquisition Map showing Priority1 and Priority2 parcels for more details.

**Primary Land Purchase**

A total of \$1,201,000 is requested for direct land acquisition costs. This is the purchase price of the Priority 1: 160 acre parcel (with a market increase contingency) that will be paid to the land owner and is anticipated to occur in year one. This single large parcel is the priority purchase for the City and presents the greatest opportunity to conserve the largest area of contiguous land with valuable habitat and water resources. This property is currently listed for sale on the open real estate market. Other costs such as title work, survey and other due diligence are listed under the contract section.

**Alternative Land Purchases of Primary Land is sold to another party**

Should the land owner of the 160 acre parcel choose not to sell to the City, five other parcels have been identified within Priority 2 as alternative options. All parcels are located within the relatively compact 2,000 acre Bridge Creek Watershed, and land owners have expressed interest in exploring the sale of their lands for conservation. All contain either wetland, surface water or groundwater resources, and are contiguous or very close to other conservation lands. The properties are similar in composition and will contribute to the same conservation outcomes as the 160 acre primary land purchase, should that transaction not be completed.



Rank	Estimated cost	Acreage	Notes	Other notes
#1	330000	23.324	"Dee Property" Large lot adjacent to Bridge Creek with groundwater resources, willing land owner letter included in application. Land is listed for sale and this sales price.	The top three transactions are the most likely. All five property owners have indicated willingness to consider selling.
#2	197000	14.0566	"Farmwald Property" Large lot west of the Dee property, no creek frontage, groundwater resources present and willing land owner.	
#3	180000	20	"KPB property" Very close to the reservoir with wetland resources and adjacent to city owned lands.	
#4	36720	3.06	"Howse Property" Smaller lot adjacent to bridge creek with wetlands present. Adjacent to other city conservation purchases.	
#5	389000	45	"Porcupine properites" Large lot (collection of 4 lots sold all together) with groundwater recharge resources, contiguous to other city lands. This transaction may be more difficult as we question the sales price. Actively on the market for about two years.	
<b>Total</b>	<b>1132720</b>	<b>105.4406</b>		

## SIGNS

- **Total Request:** \$2,191
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$2,191

The purchase and installation of required signage for NOAA funded land purchases is requested in year three. Cost is based on similar signage procured by project partner Kachemak Heritage Land Trust.

## Kachemak Bay National Estuarine Research Reserve (KBNERR):

- **Total Request:** \$143,309
- **Year One Request:** \$82,729
- **Year Two Request:** \$60,580
- **Year Three Request:** \$0

Funding in the amount of \$143,309 is requested for a subaward to **Kachemak Bay National Estuarine Research Reserve (KBNERR)** in order to provide Coastal Training Program (CTP) and Education Program Site Based Learning to Decision-makers, Municipal Managers, Natural Resources Conservation Service (NRCS) Staff Training, Workforce Development and Early Career Trainings, Public Information Materials on groundwater science, and Install Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Funding in the amount of \$60,000 is requested for a subaward to **the Kachemak Heritage Land Trust (KHLT)** in order to provide public outreach, work with the City to facilitate all due diligence for land



acquisition, deed preparation, and create a site monitoring program consistent with NOAA requirements.

See appendix (at end) for full scope of work and details. A synopsis is provided below.



**Method of Selection:** KBNERR is the City's NOAA project partner.

**Period of Performance:** October 1, 2025-September 30, 2027.

**Scope of Work:** KBNERR will provide training and education components to build community resilience and transfer knowledge of maintaining municipal freshwater sources integrating past KBNERR research. This includes teachers, students, community decision makers and members of the general public. KBNERR has been highly successful in this work over the past twenty years and is well integrated in the community to provide this service for this project. KBNERR will also oversee the installation of a Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

**Method for Maintaining Performance Accountability:** Quarterly progress meetings will be held to monitor progress. Success will be measured by the creation of and conducting of CTP, TOTE and Discovery Lab programing, training for NRCS staff and completion of the installation of the MET station.

**Itemized Budget:** (see also appendix at end of this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	29,952	30,701		\$60,653
Fringe Benefits	14,822	15,193		\$30,015
Travel	{amount}	{amount}	{amount}	{amount}
Equipment	\$23,627			\$23,627
Supplies	{amount}	{amount}	{amount}	{amount}
Contractual	{amount}	{amount}	{amount}	{amount}
Other	{amount}	{amount}	{amount}	{amount}
Indirect Charges	14,328	14,686		\$29,014
<b>TOTAL</b>				<b>\$143,309</b>



**Kachemak Heritage Land Trust:**

- **Total Request:** \$60,000
- **Year One Request:** \$20,000
- **Year Two Request:** \$20,000
- **Year Three Request:** \$20,000

See appendix (attached) for full scope of work and details. A synopsis is provided below.

**Method of Selection:** Sole source; only accredited Land Trust within the region.

**Period of Performance:** October 1, 2025-September 30, 2028

**Scope of Work:** Provide public outreach, facilitate due diligence on land purchase(s) and provide draft deed restriction language. Work to create a site monitoring program consistent with NOAA requirements that the City can use to monitor all municipally owned lands within the watershed.

**Method for Maintaining Performance Accountability:** Monthly meetings to review progress, identify problems as they arise and timely solutions. Meetings may be bi-weekly during property acquisition.

**Itemized Budget:** (see also appendix this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	12,980	12,980	12,980	\$38,940
Fringe Benefits	2,780	2,780	2,780	\$8,340
Travel	{amount}	{amount}	{amount}	{amount}
Equipment	{amount}	{amount}	{amount}	{amount}
Supplies	{amount}	{amount}	{amount}	{amount}
Contractual	{amount}	{amount}	{amount}	{amount}
Other	{amount}	{amount}	{amount}	{amount}
Indirect Charges	4,420	4,420	4,420	\$12,720
				<b>TOTAL</b>
				<b>\$60,000</b>



#### **h. Indirect Charges**

- **Total Request:** \$15,000
- **Year One Request:** \$7500
- **Year Two Request:** \$7500
- **Year Three Request:** \$0

Indirect charges are calculated at a de minimis indirect rate of 15% and apply to the following direct costs for a total of \$15,000. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

- Personnel: \$0
- Fringe Benefits: \$0
- Travel: \$0
- Equipment: \$0
- Supplies: \$0
- Other: \$1,404,309\*
- **Total:** \$15,000

\*There are two subawards over \$50,000. The City is using the de minimis indirect rate of 15% on the first \$50,000 on both of them.

Subaward 1:  $\$50,000 \times 0.15 = \$7,500$

Subaward 2:  $\$50,000 \times 0.15 = \$7,500$

Total: \$15,000

#### **i. Cost Sharing : N/A**

- Informal Leveraged funds: \$479,000. This is not part of any formula match or cost share amount, and not part of the 424 or 424A budget.

Project PI Julie Engebretsen will be donating over 300 hours of her time to the project for an in-kind donation valued over \$20,000. Additionally, the City of Homer is in the process of spending \$70,000 on land acquisition in the watershed, and a private conservation buyer is purchasing nearly 50 acres at a cost of \$389,000. These land purchases have assisted in the design and support of this grant application and land conservation in the Bridge Creek Watershed Protection District.

##### **Leveraged Funds Table**

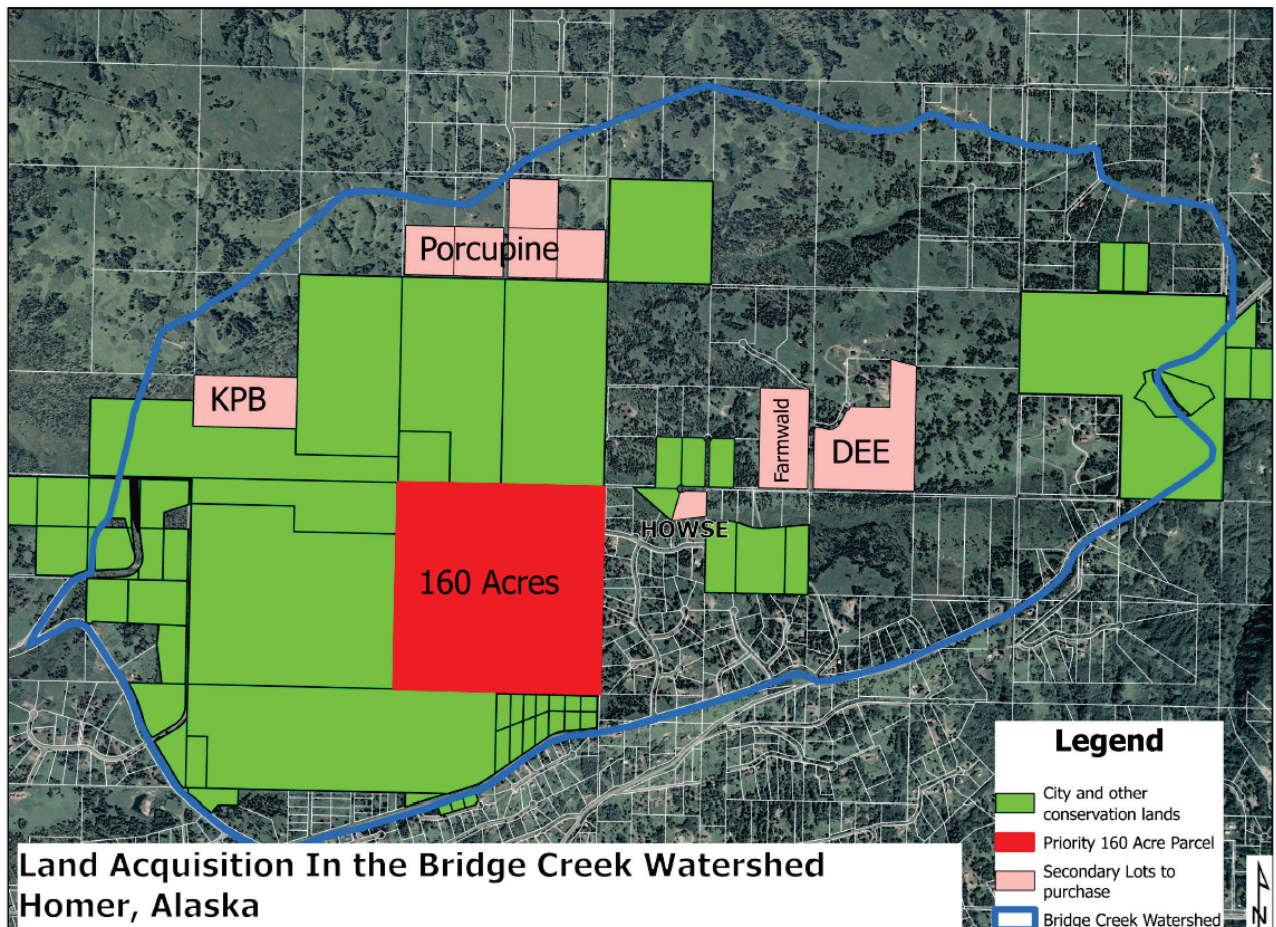
<b>Activity</b>	<b>Value</b>
City Staff Time	\$20,000
Additional land acquisition by the City	\$70,000
Private conservation land purchase	\$389,000
<b>Total Leveraged Funds</b>	<b>\$479,000</b>



**Appendix:**

- 1) Land map of Priority 1 and Priority 2 Parcels
- 2) Kachamak Bay NERR subaward detailed budget

- 1) Land map of Priority 1 and Priority 2 Parcels





**2) Subaward to:** Kachemak Bay National Estuarine Research Reserve  
Alaska Center for Conservation Science  
**University of Alaska Anchorage**

**Funding Opportunity:** NOAA-NOS-OCM-2024-27098

**Project Lead Applicant:** City of Homer

**Project Title:** Acquiring Land in Homer, Alaska Bridge Creek Watershed

**Names and Affiliations of Subaward Principal Investigators (PI):**

Katherine Schake, Subaward Principal Investigator  
Reserve Manager, Kachemak Bay NERR  
Alaska Center for Conservation Science  
University of Alaska Anchorage  
[kschake@alaska.edu](mailto:kschake@alaska.edu) | (907) 235-1593  
2181 Kachemak Drive; Homer, AK 99603

Syverine Bentz, Co-PI  
Coastal Training Program Coordinator, KBNERR  
Alaska Center for Conservation Science  
University of Alaska Anchorage  
[syverine@alaska.edu](mailto:syverine@alaska.edu) | (907) 235-1593  
2181 Kachemak Drive; Homer, AK 99603

**Project Start and End Dates:** October 1, 2025 – September 30, 2027

**Total Subaward Request:** \$143,309



CITY OF HOMER  
HOMER, ALASKA

Community Development  
Director/City Manager

ORDINANCE 25-62

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND  
APPROPRIATING A NATIONAL OCEANIC AND ATMOSPHERIC  
ADMINISTRATION GRANT IN THE AMOUNT OF \$1,500,000 FOR  
LAND ACQUISITION AND WORK RELATED TO THE BRIDGE CREEK  
WATERSHED PROTECTION DISTRICT.

WHEREAS, The City of Homer is the recipient of a \$1,500,000 National Oceanic and  
Atmospheric Administration (NOAA) grant for the protect titled "Acquiring Land to Foster Resilience in  
Homer, Bridge Creek Watershed Protection District;" and

WHEREAS, The project includes purchasing land in the Bridge Creek Watershed Protection  
District, public education, and the installation of a weather station on City Land in the watershed to  
collect rainfall and other data; and

WHEREAS, This NOAA grant will support land acquisition as prioritized for many years in the  
City's Capital Improvement Plan; and

WHEREAS, The Bridge Creek Watershed is the sole drinking water source for the City's municipal  
water system and maintaining water quality and quantity is a priority of the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by accepting  
and appropriating a grant from the National Oceanic and Atmospheric Administration in the  
amount of \$1,500,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-XXXX	NOAA Bridge Creek Watershed Grant	\$1,500,000

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 13th day of October, 2025.

~~Strike out~~ is deleted language, **bold underline** is new language



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CITY OF HOMER

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RACHEL LORD, MAYOR

ATTEST:

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RENEE KRAUSE, MMC, ADAC, CITY CLERK

YES:  
NO:  
ABSENT:  
ABSTAIN:  
  
First Reading:  
Public Hearing:  
Second Reading:  
Effective Date:





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto: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: September 17, 2025  
SUBJECT: City Manager's Report for September 22, 2025 Council Meeting

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### Kachemak Peatlands Project Update

The City is excited to share that the Kachemak Peatlands Project (aka "The Sponge") is moving forward! The project team recently met with the Kenai Peninsula Borough to discuss the purchase of five properties south of the boatyard. Thanks to productive conversations and support from Mayor Micciche and his staff, the City will begin moving forward with the purchase in the coming months.

### Ohlson Bunnell Water and Road Construction

This project is in its final stages. Paving work is wrapping up, and all water main replacement, service reconnection, fire hydrants, storm drain and sidewalk work is completed. Remaining items include driveways, speed humps, roadway striping, signing, topsoil/seed and gravel shoulder cleanup work.



### Meeting with Senator Sullivan's Staff

On Friday, September 12 City staff, Mayor Lord and The Ferguson Group (TFG) lobbyists met virtually with two of Senator Sullivan's staff, Erin Johnson and Alex VanWyhe to give them a briefing on the status of the US Army Corps of Engineers' Homer Harbor Expansion General Investigation, touch briefly on the need for Homer Spit Erosion Mitigation and advocate on behalf of the City's recently submitted 2025 Port Infrastructure Development Program application for construction funds to replace Float System 4 in Homer Port & Harbor. Erin Johnson is Senator Sullivan's Policy Advisor who works closely with the US Army Corps of Engineers; Alex VanWyhe works on Transportation and Public Works issues. The meeting was productive, and we greatly appreciate Erin and Alex's time and thoughtful engagement on Homer's infrastructure priorities.



### **Emergency Medical Technician (EMT) 1 Class**

Homer Volunteer Fire Department (HVFD) has an EMT-1 Class underway with a full roster of attendees. In this training future volunteers learn foundational Basic Life Support (BLS) skills and knowledge including patient assessment, CPR and AED use, airway management, hemorrhage control, basic splinting, oxygen administration, and use of life saving medications like aspirin and epinephrine. The class includes 180 hours of classroom learning and hands-on practical training and prepares the students for certification exams. Five of the students are with HVFD and there are other participants affiliated with KESA and WESA. Kudos to the HVFD team for facilitating this important training opportunity!

### **9/11 Stair Climb**

HVFD participated in the 9/11 Memorial Stair Climb with KESA this past Thursday. The 9/11 Stair Climb Challenge is a commemorative event where participants climb the equivalent of the 110 floors of the World Trade Center, or approximately 2,000-2,200 steps. It honors the courage and sacrifice of the 343 firefighter and other first responders who ascended the towers on September 11, 2001. Staff and volunteers took part in 1-hour rotations, on the hour, from 9am-11pm.

### **Annual Firehose Testing**

On Sunday, September 14, nine members of the Homer Volunteer Fire Department dedicated their time from 9:00 a.m. to 5:00 p.m. to complete annual hose testing. A total of 52 lengths of 5-inch, 100-foot supply hose were tested, meeting the annual requirements set forth by the National Fire Protection Association (NFPA). Each 100' section weighs 105 lbs dry! All in-service hose must be tested and documented each year to ensure safety and readiness. HVFD currently maintains over two miles of hose in circulation, all of which are hand-loaded onto the apparatus by department members.

### **Fire Department vs Police Department Softball Game**

The City of Homer invites the public to attend the First Annual Fire Department vs. Police Department Softball Game on Sunday, September 28, from 4:00 p.m. to 6:00 p.m. at Jack Gist Park. This friendly competition will bring together members of our public safety departments for an afternoon of community spirit and camaraderie. Admission is free; however, attendees are encouraged to bring a non-perishable food item or toiletries to be donated to local non-profit organizations. Additional information will be available on the Fire Department and Police Department Facebook pages.

### **Welcome Karyn DeCino!**

Please join us in extending a warm welcome to Karyn DeCino, the new Special Projects and Communications Assistant. A longtime resident of the greater Homer area for over 25 years, Karyn brings valuable experience from her work with borough and federal government, local nonprofits, and private industry. Karyn has also experienced Alaska and gained specialized knowledge through her work mapping vegetation communities and wetlands statewide. Current passions in her off-time include hiking, exploring, skiing, quilting, and competing in agility with her Golden Retrievers. We are excited to have her expertise and local perspectives as part of our team.

### **City Manager Meetings and Events:**

September 10<sup>th</sup> – Microsoft 365 Pilot Team Meeting

September 17<sup>th</sup> – The Ferguson Group Training Webinar “The Big Picture: Federal Trends, Funding Flows and Local Readiness and Meeting with USACEs on Harbor Expansion Project

And, ongoing weekly meetings with Departments, Mayor, Councilmembers, and City Attorney

### **Attachments:**

- Homer Harbor Expansion General Investigation Monthly Report
- Leasing Report and attachments
- 2026 Comprehensive Economic Development Strategy Virtual Event Flyer
- Cook Inlet Regional Citizens Advisory Council Update
- Title 21 Update Progress Report
- USCG Reports









## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121  
(f) 907-235-3140

### Homer Harbor Expansion General Investigation Update

**Item Type:** Informational Memorandum  
**Prepared For:** Homer City Council, Port & Harbor Advisory Commission  
**Date:** September 17, 2025  
**From:** Jenny Carroll, Special Projects Coordinator  
**Through:** Melissa Jacobsen, City Manager

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

#### **Background:**

At the USACE Tentatively Selected Plan (TSP) Milestone meeting on July 23, 2025 General Goetz of the Pacific Ocean Division directed the Alaska District Project Development Team (PDT) to reassess economic benefits under the Comprehensive Benefits policy before finalizing the recommended TSP. Additionally, he announced a new USACE Headquarters policy that requires Feasibility Studies to include 35% design level, increased from the original 15% scope, significantly expanding the project requirements.

**Update:** On September 16, the Port Director and Special Projects & Communications Coordinator met with Curtis Lee, USACE Project Manager, to discuss revisions to scope, schedule, and budget proposed by the PDT to meet the new General Investigation design standards.

**Tentative Scope, Schedule and Budget Modifications:** To get to 35% design the study will need an additional 7 months and \$880K, with a signed Chief's Report targeted for October 29, 2027.

The PDT proposes to complete 35% engineering design before the TSP reevaluation to ensure all data gaps related to break water design are addressed prior to final plan selection, with the draft feasibility report now proposed for release on May 29, 2026.



The 35% design phase cannot begin until the Geotechnical Data Report is delivered, which is anticipated by December 29, 2025, assuming no further weather-related delays affect the contractor's return to Homer from Dutch Harbor.

The primary cost drivers for GI budget increases include additional PDT labor for 35% design, economic model certifications, and review costs not anticipated in the last approved GI budget. The timing for additional funds from USACE and the City (in match) is probably in late Spring 2026.

**Discussion:** This policy change introduces both challenges and benefits familiar to us, as this is not the first USACE policy shift related to reduced risk tolerance we have experienced in the GI.

The benefits of advancing engineering and design work during the feasibility phase are significant. This approach reduces cost risk by identifying and addressing any seismic design requirements for the breakwater earlier in the process, ultimately delivering a more robust and reliable draft feasibility report. Projects will no longer be accepted for Chief's Report review unless they are at 35% design. Additionally, completing 35% design now will reduce costs in the next phase, Project Engineering and Design, if the study is recommended to proceed.

However, the expanded scope creates a funding challenge for the city. The estimated additional local sponsor commitment of \$444,000 (at 50% cost-share) must now be absorbed during the current Feasibility Phase rather than deferred to the Project Engineering and Design Phase, where cost-sharing would be more favorable at 90%-10%. We are anticipating that additional USACE and local sponsor funds will be required by early summer 2026 to maintain study progress. While the city will have the opportunity to again request matching funds from the State of Alaska, it should be prepared to shoulder these costs independently if state funding is unavailable, as insufficient funding could jeopardize the study's continuation.

**Follow-Up:** City staff have identified and shared specific bottlenecks in the USACE implementation process that have challenged the study to date, as well as the funding challenges with the PDT team. These concerns will be discussed with Colonel Palazzini, Commander of the USACE Alaska District, and Randy Bowker, Deputy District Engineer for Program Management and Chief of Programs and Projects, during a scheduled meeting on September 17, 2025.





# MEMORANDUM

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## Port Property Associate Report for 09/22/2025 City Council

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 11, 2025  
**From:** Mark Bowman, Port Property Associate  
**Through:** Melissa Jacobsen, City Manager

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### **Current Front Burner Items:**

- As part of the process to bring all Subleases in compliance with City Code, nearly all Sublease Applications and required documents have been received. Requirements that were not met and documentation inconsistencies are being corrected in the process. The staff review process is next.
- Wind and Tide LLC dba Peninsula Seafoods has submitted a partially complete Sublease Application for office space in the Alaska Custom Seafoods building.
- Happy Face LLC Sublease Approvals for all available Sublease spaces are complete.
- A completed Silver Bay Seafoods, LLC Application for Lease Assignment from OBI Seafoods has not yet been received.
- Homer Spit Oyster Bar has begun submitting documents for a Lease Application.
- The US Coast Guard has requested feedback regarding an anticipated formal request to abandon their building to the City with improvements. A building and Improvements inspection was completed with the City Manager, Port Director, Port Property Associate, and Building and Maintenance Staff.

### **Work Plan:**

- The Port Property Associate is looking forward to a gradual shift of focus from Applications and correcting specific Leases and Subleases to system wide improvements for Lease management and efficiency.
- Follow up with the City Council for a Joint Work Session with the Port and Harbor Advisory Commission in the first quarter of 2026.



# Virtual Event



**Tuesday  
September 23rd  
10–11:30am**

# 2026

## Comprehensive Economic Development Strategy

Learn More at  
[www.kpedd.org/CEDS/](http://www.kpedd.org/CEDS/)

### Have your voice heard!

- SWOT Analysis
- Community Goals
- Strategies & Partners

### Scan to RSVP



CONTACT US:  
[Caitlin@kpedd.org](mailto:Caitlin@kpedd.org)  
907-283-3335

265

### Scan to Attend







Carla Stanley, representing the  
City of Homer

## Update from the Board of Directors

### Cook Inlet Regional Citizens Advisory Council

The Cook Inlet Regional Citizens Advisory Council held its regular meeting September 5th in Seldovia.

Todd Paxton, General Manager of Cook Inlet Spill Response, Inc. (CISPRI) updated the Council on his organization's most recent operations, including supporting the response to the Morning Midas incident south of Adak Island in June of this year. Under new branding that will be rolled out at the beginning of 2026, CISPRI will continue to seek new opportunities beyond Cook Inlet to support response efforts and provide assistance with oil spill compliance. We support CISPRI's efforts to ensure its ability to respond to incidents in CIRCAC's area of responsibility as the dynamics of Cook Inlet's oil industry continue to change.

Todd Duke, General Manager of Compliance Services for Resolve Marine detailed his experience working on the salvage response to the M/V Dali. That cargo tanker collided with the Frances Scott Key Bridge in Baltimore in March of 2024. Mr. Duke highlighted the extensive environmental, safety, and logistical challenges involved in that operation, for which he served as a key stakeholder for the Unified Command. The Council appreciates these firsthand accounts of notable response events.

Homer Harbormaster Brian Hawkins gave an update on the proposed expansion project at the Homer Harbor. With a primary focus on navigational improvements, Hawkins reported that the city is currently nearing the end of Alternative Evaluation and Analysis phase of the project. While final cost estimates are not yet available, Hawkins noted that recent policy changes within the US Army Corps of Engineers (USACE) include a 35% contribution from the local level for the future design phase. Ultimately, the project will accommodate increased demand for moorage at the harbor, which currently has nearly 400 small and medium vessels on a waitlist; a growing commercial fishing fleet; and increasing vessel sizes. The next step for project is the release of a draft report, expected in the first quarter of 2026.

We also received updates from several Ex-Officio members, including Capt. Christopher Culpepper, Commander, Sector Western Alaska and US Arctic, United States Coast Guard. Capt. Culpepper noted timelines for expected deliveries of new vessels with ice breaking capability and the commissioning of the first of three new, 154-foot Fast Response Cutters (FRCs), to be homeported in Kodiak.

Our next meeting is scheduled for December 5th in Anchorage.









## Homer Title 21 Update

### Progress Report to City Council

Prepared September 17, 2025

View related materials at [HomerT21CodeUpdate.com](https://HomerT21CodeUpdate.com)

## Upcoming Activities

- **October:** Planning Commission review of proposed draft code at the October 15<sup>th</sup> regular meeting.
- **October:** Host Community Open House on Wednesday, October 22<sup>nd</sup> (tentative).
- **November:** Public Review Draft is posted for public comment.

## Accomplishments to Date

### Recently Completed Activities (since last Progress Report)

- **September:** Staff conducted an initial review of the draft code; project team is planning for an October Open House.
- **August 27<sup>th</sup>:** Port and Harbor Advisory Commission. The project team presented and gathered input from the commission at an August 27<sup>th</sup> Worksession.

### Featured in August 2025 Progress Report

- **July and August:** Conversations with staff around zoning administration, enforcement, district consolidations, and allowed uses to inform code drafting.
- **August 15<sup>th</sup>:** The draft Title 21 code was shared with City staff for review, including an initial legal review.

### Featured in July 2025 Progress Report

- **June 5<sup>th</sup>:** Additional Stakeholder Dialogue. An additional stakeholder dialogue was held June 5<sup>th</sup> with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18<sup>th</sup>:** Planning Commission Meeting. The project team attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.
- **June:** Proposed Code Type and Structure. Prepared preliminary recommendations on how to structure the updated code. This included a current/proposed table of contents, with a companion report describing the changes.
- **July 15<sup>th</sup> – 16<sup>th</sup>:** Additional Stakeholder Interviews. The project team conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16<sup>th</sup>:** Planning Commission Meeting. The project team attended and facilitated a conversation with the Planning Commission focused on use standards, sign code, and administrative flexibility.

### Featured in June 2025 Progress Report

- **April 16<sup>th</sup>:** Planning Commission Work Session. Presented key findings from the Summary Background and Code Audit, and related topics.
- **April:** Stakeholder Dialogues. Convened three dialogues to talk with Homer-area professionals that use/engage with the code (Title 21). This included builders/developers, business owners, and realtors.
- **April:** Community Site Tour. Led by City staff, toured Homer by vehicle to visit example areas where zoning policies resulted in positive outcomes, and areas of concern/tension.

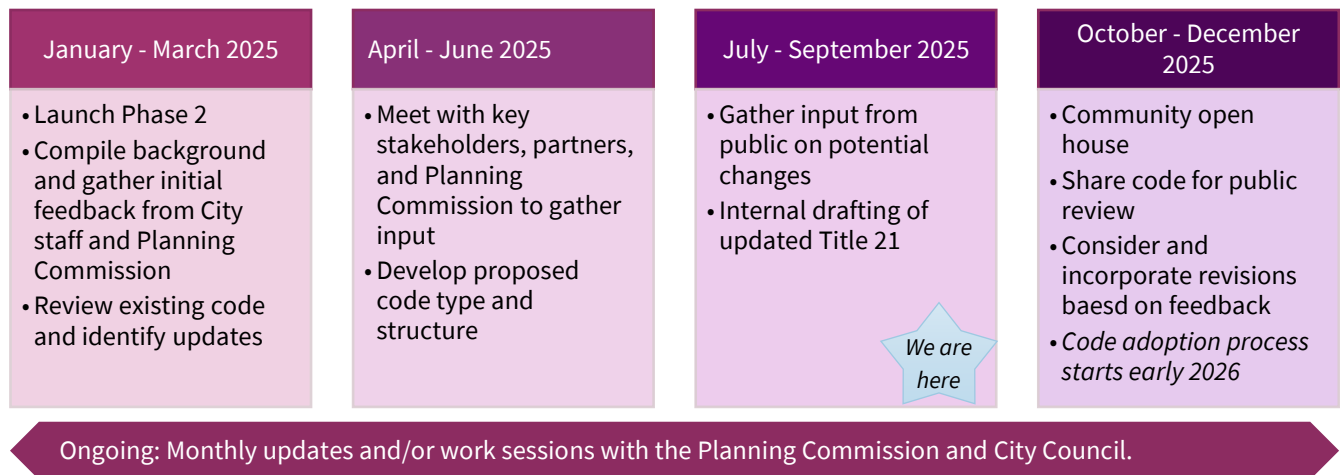


- **April:** *City Council Interviews.* Conducted five in-person interviews with Council members.
- **May 21<sup>st</sup>:** *Planning Commission Work Session.* Shared an overview of April stakeholder engagement activities and guided a discussion around specific sections of the code.

## Featured in April 2025 Progress Report

- **November 2024:** *Initial Introduction to City Council*
- **February 2025:** *Staff Listening Session*
- **March 2025:** *Planning Commission Kickoff Meeting*
- **April 2025:** *Summary Background*
- **April 2025:** *Code Audit*
- **April 2025:** *Website Launch*

## Project Schedule



## Roles of the Planning Commission and City Council

### Planning Commission

**The Planning Commission is the advisory body for the Title 21 Update process.**

- Share guidance, feedback, and local knowledge during the code drafting process.
- Provide feedback on draft materials, including the draft code.
- Make a recommendation to the City Council regarding adoption the Title 21 Update.

### City Council Engagement

- The project team will share periodic updates with the City Council, often via the City Manager's reports.
- City Council members are invited to stay informed about the process by attending Planning Commission meetings, reading project documents, participating in community activities, and reviewing the public review draft of the revised code.
- The City Council will be responsible for the adoption of the Title 21 Update.



U.S. Department of  
Homeland Security

**United States  
Coast Guard**



Commanding Officer  
United States Coast Guard  
Civil Engineering Unit Juneau

709 W 9<sup>th</sup> St.  
Suite 817  
Juneau, AK 99801  
Staff Symbol: CG CEU Juneau (prp)  
Phone: (907) 227-7720  
Email: Moira.H.Meek@uscg.mil

11100

July 30, 2025

City of Homer  
Harbormaster Office  
4311 Freight Dock Road  
Homer, AK 99603

Dear Mr. Hawkins,

Thank you for your previous communications on the future of the leased parcel of land and pier space previously providing the homeport and uplands for the now decommissioned CGC NAUSHON under Lease HSCG89-16-1-0084. While the USCG continues the process of evaluating any future need of the real property associated with this lease, we would like to formally request consent from the City of Homer to abandon in place USCG improvements made upon the Premises upon termination, in accordance with Paragraph 10.a.2 of Lease HSCG89-16-1-0084.

Specifically, if it is determined there is no future use and we are directed to terminate the lease, the USCG requests consent to abandon in place the following improvements:

1. 5152 Sewer Lines
2. 5153 Water Lines
3. 5154 Communication Lines
4. 5155 Electrical Lines
5. 5158 Hazmat Storage
6. 5159 Paint Locker
7. 5160 Cutter Support Building
8. 72523 Gate – Security
9. 72524 Fence – Perimeter
10. 72541 Parking – Unsurfaced
11. 72926 Sidewalks
12. 852766 Paint Locker (2019)
13. 812782 Misc Equip Pads
14. 812783 Electrical Dist System
15. 812784 Elect Utility Floating Dock
16. 812785 Elect Utility Shed On Floating Dock



If the City of Homer identifies any additional improvements or real property on the Premises not listed above, please include them in your response and we will determine their status.

The Coast Guard would like to thank City of Homer for providing use of their property through the duration of CGC NAUSHON's tenure in Homer, Alaska. We appreciate City of Homer's support of our mission and look forward to continued partnership in Homer!

Sincerely,

M. H. Meek, LT  
Branch Chief  
Planning & Real Property  
Civil Engineering Unit Juneau  
U.S. Coast Guard



## **8/28/25 Inspection of Cutter Support Building and Improvements To Consider USCG's Likely Request of Approval to Abandon Them**

**Participants:** Port Director, City Manager, Port Property Associate and Buildings & Maintenance Staff: Dave Welty, Russell Anderson & Patrick Houlihan. The group met at the USCG building to inspect the building and improvements to consider the USCG's anticipated request for approval to abandon the building and many of the improvements in place, and transfer ownership to the City.

**Summary:** the building is generally in good condition. It was solidly built and remains structurally sound. Most of the main building and other improvements have not been changed since they were originally constructed. City staff will make a recommendation to the City Council after obtaining a building appraisal, estimated cost of building maintenance, estimated cost of renovations needed and receiving confirmation that the US Coast Guard would like to transfer ownership of the building and additional improvements to the City.

### **Work that the City would need to do to be able to use the building and improvements:**

- Roof - gulls have taken over. Some mitigation, as permitted by US Fish and Wildlife regulations, may help discourage nesting.
- Paint the building
- Repair broken concrete
- Replace ceiling tile
- Replace carpet with Luxury Vinyl Flooring (LVF) or similar
- Inspect boiler – possible replacement is required: Have it inspected by a certified person to determine an estimate of remaining life, recommendation to replace or tune-up. If the boiler needs to be replaced, a natural gas system would be the likely choice. The natural gas assessment is fully paid.
- Replace many of the electrical fixtures, especially lighting. Replace current lighting with LED lighting.
- Removal of double-walled fuel tank – if natural gas boiler is installed.
- Building security system – determine whether to remove or transfer the system to the City.

### **Building Use Possibilities:**

- The facility could be used by up to two entities, based on size and building layout.
- RFP for Long - term lease(s) of the Property and structures.



- Lease the Land with the building as-is with any improvements to be made by the Lessee.
- Retain the facility for City use.

**Action needed:**

- Provide the USCG with a list of Improvements items the City would accept or request removal.
- Request Building & Maintenance Staff to assess the approximate cost of the necessary work.
- Consider the appraised value and rental potential of the property.

**PROPOSED RESPONSE TO THE USCG**

**Request removal by USCG:** This equipment was for dedicated use by the Naushon and cannot be repurposed for general use.

- 5152 Sewer Lines - to dock
- 5153 Water Lines - to dock
- 5154 Communication lines - to dock
- 5155 Electrical Pedestal on the dock

**Approve abandonment of:**

- 5158 Hazmat Storage
- 5159 Paint Locker
- 5160 Cutter Support Building
- 72523 Security gate – damaged, needs replacement
- 72524 Fence around perimeter
- 72541 Parking area - unsurfaced
- 72926 Sidewalks
- 812782 Misc. Equipment Pads
- 812783 Electrical Dist. System
- 812784 Elect Utility Floating Dock

**Listed by USCG but found to be in duplicate or an error:**

- 852766 Paint Locker (2019) – DUPLICATE of 5159 (above)
- 812785 Electrical Utility Shed on Floating Dock (City understands this to currently be City owned)



**Items not listed by USCG:**

- Washer and Dryer in laundry room – OK to abandon
- Kitchenette: Refrigerator, oven range, microwave – OK to abandon
- Double-walled fuel tank - OK to abandon – City will remove it if the boiler is switched to natural gas.

**Photos:**



USCG Cutter Support Building



Garage



Common area inside the entry



¾ Bath

Report prepared 09/10/2025 by:

Mark Bowman, Port Property Associate



General Fund  
Expenditure Report  
Actuals through August 2025  
17% Fiscal Year Elapsed

**Current Fiscal Analysis**

	FY26	FY26 YTD	
	ADOPTED	ACTUAL	
	BUDGET	\$	%
<b>Revenues</b>			
Property Taxes	\$ 5,431,570	\$ 1,149,904	21%
Sales and Use Taxes	8,374,067	2,247,002	27%
Permits and Licenses	43,463	7,414	17%
Fines and Forfeitures	3,543	1,772	50%
Use of Money	-	-	
Intergovernmental	750,919	1,257	0%
Charges for Services	513,406	55,102	11%
Other Revenues	-	813	
Airport	222,248	39,702	18%
Operating Transfers	1,467,157	-	0%
<b>Total Revenues</b>	<b>\$ 16,806,373</b>	<b>\$ 3,502,966</b>	<b>21%</b>
<b>Expenditures &amp; Transfers</b>			
Administration	\$ 2,142,690	\$ 322,424	15%
Clerks/Council	867,737	86,540	10%
Planning	466,252	77,515	17%
Library	1,139,976	187,258	16%
Finance	920,718	151,254	16%
Fire	1,721,874	321,798	19%
Police	4,614,240	872,869	19%
Public Works	3,787,976	562,176	15%
Airport	242,066	33,067	14%
City Hall, HERC	169,827	21,759	13%
Non-Departmental	197,000	172,000	87%
Total Operating Expenditures	\$ 16,270,355	\$ 2,808,660	17%
Transfer to Other Funds			
Leave Cash Out	\$ 330,254	\$ -	0%
Other	195,764	-	0%
Total Transfer to Other Funds	\$ 526,018	\$ -	0%
Transfer to CARMA			
General Fund Fleet CARMA	\$ -	\$ -	0%
General Fund CARMA	-	-	0%
Seawall CARMA	10,000	-	0%
Total Transfer to CARMA Funds	\$ 10,000	\$ -	0%
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 16,806,373</b>	<b>\$ 2,808,660</b>	<b>17%</b>
<b>Net Revenues Over (Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 694,307</b>	
<b>w/HART Roads Budget Transfer*</b>		<b>\$ 830,903</b>	

\*Based off FY26 YTD Roads Maintenance Operating Expenses (\$136,596)



Water and Sewer Fund  
Expenditure Report  
Actuals through August 2025  
17% Fiscal Year Elapsed

**Current Fiscal Analysis**

	<b>FY26</b>		<b>FY26 YTD</b>	
	<b>ADOPTED</b>		<b>ACTUAL</b>	
	<b>BUDGET</b>		<b>\$</b>	<b>%</b>
<b><u>Revenues</u></b>				
Water Fund	\$	2,522,112	\$ 619,800	25%
Sewer Fund		2,157,567	731,460	34%
<b>Total Revenues</b>	<b>\$</b>	<b>4,679,679</b>	<b>\$ 1,351,260</b>	<b>29%</b>
<b><u>Expenditures &amp; Transfers</u></b>				
<b><u>Water</u></b>				
Administration	\$	367,168	\$ 92,643	25%
Treatment Plant		781,321	78,914	10%
System Testing		36,000	1,576	4%
Pump Stations		126,114	4,037	3%
Distribution System		427,867	74,198	17%
Reservoir		29,695	8,414	28%
Meters		207,883	9,512	5%
Hydrants		219,623	34,631	16%
<b><u>Sewer</u></b>				
Administration	\$	367,360	\$ 103,707	28%
Plant Operations		914,573	65,332	7%
System Testing		18,400	212	1%
Lift Stations		240,124	35,184	15%
Collection System		335,476	53,573	16%
<b>Total Operating Expenditures</b>	<b>\$</b>	<b>4,071,603</b>	<b>\$ 561,933</b>	<b>14%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$	25,360	\$ -	0%
GF Admin Fees		-	-	0%
Other		10,277	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$</b>	<b>35,637</b>	<b>\$ -</b>	<b>0%</b>
<b>Transfers to CARMA</b>				
Water	\$	308,460		0%
Sewer		263,979		0%
<b>Total Transfer to CARMA Funds</b>	<b>\$</b>	<b>572,440</b>	<b>\$ -</b>	<b>0%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$</b>	<b>4,679,679</b>	<b>\$ 561,933</b>	<b>12%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$</b>	<b>0</b>	<b>\$ 789,328</b>	



Port and Harbor Fund  
Expenditure Report  
Actuals through August 2025  
17% Fiscal Year Elapsed

**Current Fiscal Analysis**

	FY26		FY26 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
<b>Revenues</b>				
Administration	\$	741,793	\$ 157,346	21%
Harbor		4,269,962	1,073,944	25%
Pioneer Dock		351,663	99,927	28%
Fish Dock		614,006	357,292	58%
Deep Water Dock		170,000	66,139	39%
Outfall Line		2,400	-	0%
Fish Grinder		8,000	-	0%
Load and Launch Ramp		130,000	48,268	37%
<b>Total Revenues</b>	<b>\$</b>	<b>6,287,824</b>	<b>\$ 1,802,916</b>	<b>29%</b>
<b>Expenditures &amp; Transfers</b>				
Administration	\$	1,325,915	\$ 291,909	22%
Harbor		1,454,590	287,662	20%
Pioneer Dock		105,242	15,883	15%
Fish Dock		915,281	155,274	17%
Deep Water Dock		120,895	22,662	19%
Outfall Line		19,000	803	4%
Fish Grinder		47,039	21,106	45%
Parking		211,631	32,966	16%
Camping		119,070	21,297	18%
Harbor Maintenance		492,573	68,785	14%
Main Dock Maintenance		40,858	5,954	15%
Deep Water Dock Maintenance		51,358	5,954	12%
Load and Launch Ramp		118,899	30,480	26%
<b>Total Operating Expenditures</b>	<b>\$</b>	<b>5,022,351</b>	<b>\$ 960,736</b>	<b>19%</b>
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$	59,849	\$ -	0%
GF Admin Fees		-	-	0%
Debt Service		-	-	0%
Other		248,498	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$</b>	<b>308,348</b>	<b>\$ -</b>	<b>0%</b>
<b>Transfers to Reserves</b>				
Harbor	\$	957,125	\$ -	0%
Load and Launch Ramp		-	-	0%
<b>Total Transfer to Reserves</b>	<b>\$</b>	<b>957,125</b>	<b>\$ -</b>	<b>0%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$</b>	<b>6,287,824</b>	<b>\$ 960,736</b>	<b>15%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$</b>	<b>0</b>	<b>\$ 842,180</b>	

These numbers are preliminary and are subject change





# MEMORANDUM

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**Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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**Recommendation:** Do not introduce Ordinance 25-54.

At the meeting of August 11, 2025, the City Council moved to introduce Ordinance 25-54 but then postponed introduction and referred the ordinance to the Economic Development and Planning Commissions, and the Chamber of Commerce. Packet materials for both Commissions were identical; the EDC packet is attached.

At their September 3<sup>rd</sup> meeting, the Planning Commission failed a motion to recommend adoption.

On September 9<sup>th</sup>, the Economic Development Advisory Commission held a work session and invited the Chamber of Commerce Executive Director, the Homer Business Advisor of the Alaska Small Business Development Center, several business owners, and Kyra Wagner (Homer Soil and Water and Homer Farmer's Market advocate). Ultimately Brad Anderson and Kyra were able to attend the work session, but no other public attended. A robust conversation ensued. At the regular meeting the EDC made the following motion:

"EDC feels Ordinance 25-54 does not solve a variety of problems and the EDC supports a review of the itinerant merchant code with consideration of the simplicity of the mobile food regulations."

**Question for Council:** When the EDC updates their annual work plan in November, should they add a review of the itinerant merchant code for 2026?

**Attachments:**

1. EDC discussion points
2. Planning Commission memo and minutes
3. Public Comment





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Community Development

491 E Pioneer Avenue  
Homer, Alaska 99603

[planning@cityofhomer-ak.gov](mailto:planning@cityofhomer-ak.gov)

(p) 907-235-3106

(f) 907-235-3118

### Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND  
HOMER ADVISORY PLANNING COMMISSION

FROM: JACKIE MCDONOUGH, COMMUNITY DEVELOPMENT ASSOCIATE

DATE: AUGUST 14, 2025

SUBJECT: ITINERANT MERCHANT CODE REVISIONS

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**Purpose:** The City Council requests guidance on postponed Ordinance 25-54, to determine if/how to accommodate vendors who wish to sell non-food items from temporary structures or vehicles within the Central Business District.

#### Background

Over the last year, there have been many inquiries from entrepreneurs wanting to conduct business from vehicles or temporary structures in the Central Business District and on the Spit. Those who want to sell food can do so thanks to a 2022 code revision. A City of Homer mobile food permit costs only \$50 annually; the number of mobile food services has doubled, and compliance is at 100%.

Vendors who want to sell non-food items or offer services are limited to the Itinerant Merchant License (HCC 8.08), which is expensive, onerous, and geared more toward door-to-door solicitation. While itinerant merchants may operate in the CBD, there is currently no allowance for temporary structures without a zoning permit. Ordinance 25-54 seeks to allow temporary structures, for retail.

#### Questions to consider

1. How long is temporary? "Temporary business" under Itinerant Merchant code is limited to 60 days, with associated temporary structures requiring removal immediately upon expiration [HCC 8.08.060]. Food trucks do not have limitations beyond having to reapply annually. Should temporary retail sales follow the mobile food unit model?
2. How would this affect traditional business owners in the CBD, who are asked to meet standards for fire safety, plumbing, and parking? Should small temporary structures be required to observe the same rules for road setbacks and attractive storefronts as permanent establishments?



3. Would mobile vendors be welcome to operate everywhere mobile food services and itinerant merchants are allowed, or everywhere retail sales are a permitted use?
4. Are we ready for all the creative ways this might be used? Picture a shack renting scooters, a mobile sauna unit, a Christmas tree stand, a trailer with fishing tackle, a leaning tower of hats, carpet sales. The intent of this ordinance is to allow retail sales only within “structures,” so vehicles are not under current consideration. However, staff has seen interest from the public in operating from all kinds of mobile and temporary units. What would make the ordinance fair, clear, and enforceable for these vendors?
5. Should the ordinance follow most of the provisions of the existing mobile food ordinance (8.11) including allowing generators? Should it also require provision e. *Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence?*
6. Would temporary retail structure owners be required to have an Itinerant Merchant license (8.08), or should that license be eliminated as unnecessary and burdensome?

## What's currently allowed where?

	CBD	Rural Residential	East End Mixed Use	GC1	GC2	Marine Commercial	BCWPD
Mobile Food Service [HCC 8.11]	✓		✓	✓	✓	✓	
Itinerant Merchant [HCC 8.08]	✓		✓	✓	✓	✓	
Mobile Commercial Structure, not used for construction [HCC 21.03, 21.04.070]			✓		✓		
Roadside Produce Stand [HCC 21.03]		✓					✓
Farmers Market [HCC 21.03]	✓		✓	✓	✓		
Open Air Business [HCC 21.03]			✓	✓	✓		

### Requested Action:

- Discuss the proposed ordinance 25-54, keeping in mind the balance between supporting entrepreneurship and respecting current business owner investment in the community.



- *Make recommendations to Council, with any amendments or changes by September 11<sup>th</sup>.*

**Attachments:**

HCC Ordinance 25-54

Memorandum CC-25-204 Amend HCC Title 8 Adding Chapter 8.13 Temporary Retail Services

Email from Jenny Stroyeck from Supplemental Packet

Council Minutes

Memorandum from Public Works Director Kort



**CITY OF HOMER  
HOMER, ALASKA**

Davis/Aderhold

**ORDINANCE 25-54**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING HOMER CITY CODE TITLE 8 PERMITS, LICENSES AND  
REGULATIONS BY ADDING CHAPTER 8.13 TEMPORARY RETAIL  
SERVICES.

WHEREAS, The City of Homer recognizes the growing interest in temporary and movable structures, such as food trucks and small retail shops, to promote economic development and vibrant community spaces; and

WHEREAS, The existing definition of mobile food service in Homer City Code 8.11.020 supports self-contained food service establishments but does not address other temporary retail structures, limiting opportunities for diverse commercial uses; and

WHEREAS, Creating a new category of movable retail structures will provide greater flexibility for entrepreneurs with limited resources to establish small businesses, such as mobile retail shops, without requiring permanent foundations; and

WHEREAS, Allowing movable retail structures will contribute to expanding the City's tax base by enabling new business opportunities and attracting visitors to commercial areas; and

WHEREAS, Movable retail structures enhance the city fabric and promote walkability by creating dynamic, accessible, and pedestrian-friendly commercial spaces in Homer's neighborhoods; and

WHEREAS, The City of Sitka defines movable structures as "structures built on a chassis with wheels, skids, or other mechanisms designed to facilitate mobility, not permanently affixed to a foundation," providing a model for broadening Homer's regulations to support temporary retail uses; and

WHEREAS, This amendment is intended to establish a new category of movable retail structures to include those on a chassis, skids, or wheels, thereby encouraging diverse, temporary commercial land uses that contribute to the economic and cultural vitality of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

~~Strike out~~ is deleted language, **bold underline** is new language



Section 1. Homer City Code Title 8 is hereby amended by adding Chapter 8.13 Temporary Retail Services as follows:

**Chapter 8.13**  
**TEMPORARY COMMERCIAL SERVICES**

**Sections:**

**8.13.010 Intent**

**8.13.020 Definition.**

**8.13.030 Permit Required**

**8.13.035 General standards**

**8.13.040 Permit – Application – Fees.**

**8.13.050 Permit Terms**

**8.13.080 Violation – Penalty.**

**8.13.085 Appeal of Decision**

**8.13.010 Intent**

**The intent of this chapter is to allow and regulate temporary retail services which may be beneficial to the City and its residents.**

**8.13.020 Definition.**

**For the purpose of this chapter, “temporary retail service” means a self-contained small commercial building, no larger than 150 square feet, that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.**

**8.13.030 Permit – Required.**

**No person may operate from a temporary retail service as defined in this chapter within the City without first obtaining a temporary retail service permit from the City Manager or designee.**

**a. Exemptions. The permitting requirements of this chapter do not extend to the following instances:**

**1. Isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars;**

**2. Vendors participating in a special events permitted under HCC 5.46 or activities conducted at conferences that cater to a specialized audience;**

**3. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a “catcher-seller”.**



**8.13.035 General standards**

**The following general standards shall apply as requirements for the operation of temporary retail service in the City of Homer. The owner/operator of the temporary retail service shall:**

**1. Be registered to collect sales tax with the Kenai Peninsula Borough and be current on all sales tax remittances;**

**2. Have obtained permission from the property owner where operating;**

**3. Be located in a zoning district in which retail sales is a permitted use, or in any specific location authorized as part of an approved special event permitted under HCC 5.46;**

**4. Not create hazardous traffic patterns for vehicles or pedestrians;**

**5. Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence;**

**6. Provide for the collection and removal of all waste from the site at the end of each day of operation;**

**7. Be in accordance with the regulations found in the City's Sign Code, HCC 21.60;**

**8. Post in a conspicuous place, able to be observed by the general public, their State of Alaska Business License, and the temporary retail service permit issued by the City of Homer (if applicable);**

**9. Ensure that, with the exception of generators, all operations, merchandise and services provided by and related to the temporary retail service be contained in or attached to the unit;**

**10. Not be located within a utility easement; within a building setback area, or within a State of Alaska Department of Transportation Right of Way;**

**11. If authorized to operate in a City right-of-way or on City property, hold a certificate of insurance indicating that the owner/operator's operation of a temporary retail service is covered by liability insurance that meets or exceeds the following:**

<b><u>Personal Injury (each occurrence)</u></b>	<b><u>\$100,000</u></b>
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**Aggregate Products (each occurrence)    \$100,000**

**Property Damage (each occurrence)    \$50,000**

**8.13.040      Permit – Application – Fees.**

**Unless waived by the City Manager as part of a permitted special event under HCC 5.46, a valid permit is required prior to operating a temporary retail service in the City. An application for a temporary retail service permit shall be submitted to, and approved by, the City of Homer and shall contain the following:**

- 1.      Completed application form, as provided by the City of Homer;**
- 2.      Permit fee as set out in the City of Homer Fee Schedule;**
- 3.      If operating in a City right-of-way or on City property, proof of insurance;**

**8.13.050      Permit Terms.**

**The temporary retail service permit shall expire at the end of the calendar year of issuance.**

**The City Manager, or designee, may revoke a temporary retail service permit if it is determined that the conduct of the operation(s) is not in compliance with either the terms and conditions of the permit, or the provisions of the Municipal Code. The permit may be revoked immediately, including during the operation of the temporary retail service.**

**8.13.080      Violation – Penalty.**

**The following actions are unlawful and considered a minor offense as defined in HCC 1.16.040:**

- 1.      Operating a temporary retail service without obtaining a valid city temporary retail service permit or special event waiver under HCC 5.46;**
- 2.      Operating a temporary retail service in violation of any of the general standards set forth in HCC 8.13.035;**



**3. Selling or attempting to sell food and/or beverage, merchandise or other services on foot or from a motor vehicle, trailer, tent or other temporary facility that does not qualify as a temporary retail service and is not exempted in HCC 8.13.030.**

**The owner, agent, or contractor of a temporary commercial service where a violation has been committed or exists, may be fined as provided in HCC 1.16.040. Each and every day that the violation continues shall be deemed a separate and distinct violation. All remedies and penalties provided for in this chapter shall be cumulative and not exclusive.**

**8.13.085 Appeal of Decision.**

**Judicial review by the superior court of a final decision on a temporary commercial service permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of temporary retail service permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete or designated record or files a corporate surety bond equal to the estimated cost.**

Section 2. This ordinance is of a permanent and general character and shall be codified in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this \_\_\_\_ day of August, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:



200 First Reading:  
201 Public Hearing:  
202 Second Reading:  
203 Effective Date:





# MEMORANDUM

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**Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 5, 2025  
**From:** Melissa Jacobsen, City Manager

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At the July 28, 2025, City Council meeting, Councilmember Davis introduced Resolution 25-070 to direct the Planning Commission to amend city code, likely Title 21, to allow temporary retail structures on vacant lots in the Central Business District.

After discussion and postponement to August 11, 2025, city staff, including Community Development Director Engebretsen and myself, collaborated with Councilmembers Davis and Aderhold to develop a more streamlined solution that aligns temporary retail structures with mobile food service regulations, eliminating the need for the broader zoning code changes proposed in Resolution 25-070.

Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees (\$1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs.

Ordinance 25-54 creates Chapter 8.13, Temporary Retail Services, to regulate self-contained small commercial buildings, no larger than 150 square feet that are designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

**RECOMMENDATION:**

City Staff have been approached multiple times this year by would-be entrepreneurs wishing to engage in temporary retail services, and Staff agrees with the sponsors that the avenue for temporary vendors of non-food items or services to operate in Homer is a gray area. Ordinance 25-54 gets us moving in the direction of finally saying "yes" to folks eager to open such businesses in our community. However, Staff believes a little extra time should be taken to re-craft this ordinance to also include updates to our outdated Itinerant Merchant code.



**From:** [Rachel Lord](#)  
**To:** [Renee Krause](#)  
**Cc:** [Melissa Jacobsen](#)  
**Subject:** Fw: Temporary Retail Ordinance  
**Date:** Monday, August 11, 2025 12:09:08 PM

---

Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?  
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord  
Mayor  
City of Homer  
c. 907-435-7209  
[From the Desk of the Homer Mayor](#) - Newsletter

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**From:** Jenny Stroyeck <wordfolk@xyz.net>  
**Sent:** Saturday, August 9, 2025 10:26 PM  
**To:** Mayor Email; Jason Davis; Donna Aderhold  
**Subject:** Temporary Retail Ordinance

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

Hello Rachel, Jason, and Donna-

I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area..... how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally



not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

I'm also concerned about the allowance of generators. Not a fan of adding to the noise pollution already present by the increasing number of floatplanes and growing traffic. I see that the ordinance does say that noise shall not impede the business of others. But who will enforce that? We have a current sandwich board ordinance in place, and it's pretty clear that there is no enforcement of that when the sidewalks and road edges are routinely blocked both in the CBD and on the Spit. (Also creating accessibility problems and unsafe conditions on the Spit where pedestrians walk into the traffic lane to get around the sandwich boards.)

I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck  
65240 Diamond Ridge Rd.  
Homer, AK 99603



Mayor Lord requested a roll call vote.

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

Mayor Lord called a five-minute recess at 8:08 p.m. She called the meeting back to order at 8:13 p.m.

### **ORDINANCE(S)**

- a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion ensued on the following:

- Allowing retail sales in movable structures outside of food trucks
  - Not requiring connection to water & sewer as it would not be needed
  - ADA Accessibility
  - Use of generators and more noise pollution
  - Steppingstone to a more structured business
  - Not intended to put undue pressure on existing businesses
- Introduction and postponement to the second meeting in September
  - Staff review and make substantial edits
  - Council review staff edits and refers to the Planning Commission and EDC for recommendations
  - Having public input on this ordinance could provide valuable information before postponing it and giving it to staff rather than leaving it solely to the judgement of the staff
  - Having input from the Chamber of Commerce would be of great value as well, from Robert Green, Small Business Development
  - Postpone to the end of September and refer to the September 9<sup>th</sup> EDC meeting and Planning Commission September 3<sup>rd</sup> meeting
- Concern on impacts to “*brick & mortar*” businesses
  - Supporting temporary structures does not support the existing businesses
- Several preferences were recommended:
  - introduce the ordinance and hold a public hearing at the next meeting to hear from the public
  - Implement this ordinance and staff work on city code to address issues and concerns in detail over the next several months addressing itinerant merchant section in city code, etc.
- Implementation would allow business owners opportunities now or in the near future.
- Intent to create a walkable downtown, but there is nowhere to park

Mayor Lord restated for the record the three options presented by Councilmembers for the ordinance as she understood:

- Introduce and hold public hearing as normally done
- Introduce, postpone and refer to staff;
- Postpone and refer to advisory bodies; or



- Council can do nothing at all, as it is their decision.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER THE ORDINANCE TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND HAVE STAFF DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

Brief discussion on referring the ordinance to the Planning Commission followed.

ERICKSON MOVED TO AMEND THE MOTION TO ADD REFER TO THE CHAMBER OF COMMERCE.

Mayor Lord called for a second. Hearing none the motion failed due to lack of a second.

VENUTI/ADERHOLD MOVED TO AMEND THE AMENDMENT TO ADD REFER TO THE PLANNING COMMISSION AND ADD THE MEETING DATES

There was a brief acknowledgement that the ordinance would still need to be back before the Council at their second meeting in September and it was determined that the Planning Commission had a regular meeting on September 3, 2025 and the EDC had a meeting on September 9, 2025.

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

Motion carried.

Mayor Lord stated the amended motion to postpone for the record as follows and expressed her appreciation for the compromises and collaboration displayed.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AT THEIR SEPTEMBER MEETINGS AND FOR STAFF TO DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

There was no further discussion.

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

Motion carried.

- b. Ordinance 25-55, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating Funds in the Amount of \$8,000 from the Community Recreation Center Fund for a Public Information Campaign in Connection with the Ballot Proposition to Approve a City Sales Tax Increase in the Amount of 0.3%, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Mayor Lord introduced Ordinance 25-55 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-55 BY READING OF TITLE ONLY.

There was a brief comment on not making a motion or second and letting the motion die at the table.





# MEMORANDUM

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**To:** Planning Commission  
**Through:** Ryan Foster, City Planner & Staff Liaison to the Planning Commission  
**From:** Daniel Kort, Public Works Director  
**Date:** August 27, 2025  
**Subject:** Supplementary Information related to Ordinance 25-54

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**Background:**

Discussion began relating to temporary businesses and whether they were required to connect to City of Homer (City) water and sewer services. The creation of Ordinance 25-54 came from these discussions.

**Discussion:**

In July 2025, Resolution 25-070 was introduced to direct the Planning Commission to amend city code to allow temporary retail structures on vacant lots in the Central Business District. After discussion, a new approach was proposed, which led to the introduction of Ordinance 25-54 Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services.

Some of the interest in this code amendment is to relieve the temporary structure from the requirement of connecting to city water and sewer. Water and wastewater utilities fall under the Public Works Department, and on behalf of the Public Works Department, I'd like to offer the Planning Commission information related to this proposed code change.

Homer City Code HCC 14.04.020(a) states *"Except as otherwise provided in this chapter, no person shall erect or occupy a dwelling or commercial or industrial building directly adjacent to the sanitary system without connecting to the sanitary system."* If a person builds on vacant land that has water and wastewater utility "frontage", they must hook up to the utility. The intent is likely tied to encouraging more water and sewer customers (residential, commercial, and industrial), and also health and safety reasons.

City code currently allows accessory structures to be built on a lot that has a primary structure which is already served by water and sewer. This accessory structure does not need to be served with water and sewer service, provided the primary structure on the lot has water and sewer service. The difference would be that in the proposed Ordinance, there would only be a temporary structure on the property fronting the water and sewer utility, but there is no utility connection made to the property.



Support of the proposed Code change is related to a presentation from “Strong Towns”, in which the presenter spoke about his observations of Pioneer Avenue, how he observed a lot of vacant land and parking lots, and how he believed we did not have developed property density to “pay for the miles of pipe in the ground”. There were also comments that the “Temporary Retail Services” would fill in the gaps and generate sales tax revenue. While this could provide people the opportunity to initiate a business opportunity to see if it will be successful and create sales tax revenue, it also raises question that Temporary Retail Service is no different than vacant land when it comes to the Strong Towns conversation of paying for the “miles of pipes in the ground”, because the “Temporary Retail Services” are bypassing the connection to the City’s utilities.

This proposed Code change brings up some questions/comments for consideration, such as:

- There are other existing “brick and mortar” retail facilities that are connected to City utilities. This Code change could cause some inequity where some retail businesses are connected to the City utilities, while other “Temporary Retail” are not connected. How would the City balance these inequities?
- How would the City prevent “quiet quitting” and retail facilities transitioning to temporary facilities to avoid overhead costs related to utilities?
- There are other businesses that don’t require water or sewer services to operate. This Code change currently only specifies “retail”, but how long before other businesses request coverage under this Code change?
- How long is “temporary”? How will the code prevent these temporary structures from becoming structures that are permanently located on properties?
- A business typically needs to provide employees and customers with restrooms. In this scenario, the temporary business would be shifting this responsibility onto the City owned and operated restrooms. This means that the City bears the cost related to providing restrooms, and all City customers offset the cost.

The concern is the less customers of the water and wastewater utility, the more expensive the rates are for each connected customer.

The Public Works Department understands the reason behind the proposed Code change and supports the general principle, however we are responsible to maintain and operate water and wastewater utilities in the best interest of the City and the customers. Perhaps there are things that can be considered in the formation of this proposed code change. Some examples:

- The presenter for Strong Towns mentioned that some City’s have “business incubator districts” where the City or a developer owns a single property and there are multiple temporary structures located upon the single property where people can operate temporary business as a “trial balloon” to determine if the business is successful.
- Perhaps the Code change limits the time period a temporary structure can be used before they have to transition to a “brick and mortar” structure.



- Perhaps the Code change includes stipulations where a property can only host a temporary structure for a set time period, followed by a “cooling off period” where a temporary structure cannot be located on the property to prevent one temporary structure being replaced with a second temporary structure, followed by a third, and so on.

**Summary:**

The Public Works Department recognizes the value in the proposed Code change, however has reservations on the potential impact. The potential impact being a reduction in users of the water and wastewater utility and shifting of cost burden upon other utility users. We are hopeful that some middle ground can be found where the City is fostering an environment that is conducive to new businesses, while simultaneously is advocating for connection to the City’s utilities.



VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/WALKER MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT THE 2025 HOMER COMPREHENSIVE PLAN WITH COMMENTS ATTACHED FOR CONSIDERATION OF AMENDMENTS.

There was brief discussion regarding the wording of the motion.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: HARNESS, BARNWELL, WALKER, S. SMITH, VENUTI, H. SMITH, SCHNEIDER.

Motion carried.

## **NEW BUSINESS**

- A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of the memorandum included in the packet. Discussion topics included the Farmer's Market, what defines a "structure," parking requirements, and ADA accessibility.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING TO 10:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT ORDINANCE 25-54 AS PRESENTED.

There was no discussion.

VOTE: NO: SCHNEIDER, H. SMITH, VENUTI, S. SMITH, WALKER, BARNWELL, HARNESS.

Motion failed.

## **INFORMATIONAL MATERIALS**

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet.



## Summary comments from 9/9/2025 EDC Meeting on Ordinance 25-54

- EDC wants an attractive walkable downtown that is active year-round
- Homer has limited opportunities for new businesses to find a location to open
- Want to support fledgling businesses
- What's temporary? Years...maybe its not 'temporary,' its permanent?
- Concern over opening the door to less attractive buildings or unintended consequences
- Concern over generators and noise during business hours ... (this has been a problem for the Farmer's Market market to regulate.) Maybe regulate decibel level limits?
- Why allow only one building? What if someone wants several pop-up retail structures?
- Private property rights are important
- How does the ordinance affect current brick and mortar businesses?
- Offering a path for small businesses that face less regulation and pay fewer taxes may not create the pattern of development desired in Homer. Dense walkable mixed-use spaces will be less likely if people can make lesser investment to be in businesses.
- Ordinance should provide more specificity – address the use of generators, parking, and itinerant merchants in general
- Pioneer/CBD/Ocean Dr/ are all itinerant merchant areas
- Make itinerant merchant rules more like food trucks

Commission agrees with City Manager Jacobsen's comments in memo 25-204:

"Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees (\$1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs."

**Motion:** EDC feels Ordinance 25-54 does not solve a variety of problems and the EDC supports a review of the itinerant merchant code with consideration of the simplicity of the mobile food regulations



**From:** [Rachel Lord](#)  
**To:** [Renee Krause](#)  
**Cc:** [Melissa Jacobsen](#)  
**Subject:** Fw: Temporary Retail Ordinance  
**Date:** Monday, August 11, 2025 12:09:08 PM

---

Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?  
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord  
Mayor  
City of Homer  
c. 907-435-7209

**From the Desk of the Homer Mayor** - Newsletter

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**From:** Jenny Stroyeck <wordfolk@xyz.net>  
**Sent:** Saturday, August 9, 2025 10:26 PM  
**To:** Mayor Email; Jason Davis; Donna Aderhold  
**Subject:** Temporary Retail Ordinance

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I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area..... how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally



not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

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I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck  
65240 Diamond Ridge Rd.  
Homer, AK 99603



Dear Council Members, Planning Commissioners, and members of the Economic Development Committee,

As owners of The Homer Bookstore on Pioneer Avenue, we have some concerns about the proposed ordinance 25-54 addressing temporary and movable small retail shops in the central business district.

To start, please note that we are not voicing these concerns from a fear of competition. Homer is beloved by many locals and tourists from inside and outside Alaska for its diverse and interesting shops which makes it unlike many towns now populated with big chains and franchises. More small shops are better. Ask any business owner in the CBD, and I believe you will receive the same answer- Amazon has been our biggest competitor for more than 10 years and will continue to be for the foreseeable future. ( Requiring them to collect sales tax was a huge step in the right direction to even this imbalance.)

However, we are concerned about the appearance of the CBD, and Pioneer Avenue in particular. In the last 25 years, since we bought our building at the corner of Pioneer and Svedlund, many buildings have been remodeled and improved and the street looks much different than it did in the 1980s and 1990s. Among the improvements just on Pioneer: The Classic Cook, the building housing Hospice and the Independent Living Center, Cycleological, and most recently The Porcupine Theater have received major upgrades. Nomar, North Wind, The Twisted Goat, and Zen Den have repainted and spruced up their facades. The murals and Peonies on Pioneer have added local color and flavor. We'd like to see this trend continue!

Our concerns about this proposed ordinance focus on 3 areas:

- 1) Generators: These would be allowed as a power source. Our town is already getting noisier from increased air and street traffic. Generators seem like a potential source of a LOT of noise and air pollution.
- 2) Parking: As it stands, there doesn't seem to be a parking requirement for these shops. While nowhere near the chaos on the Spit, parking on Pioneer is also becoming a problem. We understand that the city is interested in promoting walkability and we completely support that. But the large majority of those shopping on Pioneer do not live or stay within walking distance of the CBD. The reality is that they are arriving in the CBD by car. It would be great if a central city parking area was established - perhaps in conjunction with the proposed rec center? If customers ask us at the bookstore if they can leave their car in our lot while they browse up and down Pioneer, the answer is almost always "of course." The exception is large motor homes or trailers that take up a significant part of the lot. But if there are 10 or 20 small shops added to the browsing time, it would be helpful if those shops bore some of the parking burden.
- 3) Seasonality: Homer has for a very long time had a Spit and town split. Businesses on the Spit open for only the summer season, and are closed and often boarded up the rest of the year. The CBD has been the home for year round business. Galleries and restaurants downtown sometimes close for a month or two in the winter, but generally we are all open year round. We are not in favor of small shops in town that will be only open for the tourist season, and dark, empty, and possibly boarded up for more than half the year. We're also not clear what sort of structure will be required- will it be ok to have a booth that sits on the ground with sides that flip up, like a booth at the State Fair? That doesn't seem like something that will be sustainable in the colder months.

There are two temporary business clusters off the Spit- one at the corner of the bypass and Main Street, and one on the curve on Ocean Drive. One food trucks, one mostly retail. It would be interesting to talk to the owners of those businesses and see if they would consider their business viable for year-round sales or are they only interested in the tourist season. Maybe



having a similar cluster somewhere on Pioneer or Main Street would allow small businesses a place to start while not having temporary businesses scattered throughout the CBD?

In 2014, there was a conflict between Cosmic Kitchen and The Juicy Bus food truck. In the resolution of that Walt Wrede, then City Manager, said “We felt like we had a duty to protect permanent businesses that are here year round and have made a lot of investment in their buildings.” We’re not looking to ban or forbid new businesses but we and many others in the CBD have done exactly that. If we want to continue to have a thriving and viable year-round business district, please consider how temporary and mobile businesses will fit into that.

Lee Post, Sue Post, Jenny Stroyeck  
The Homer Bookstore  
332 E. Pioneer Ave #1  
Homer, AK 99603



September 1, 1025

Dear Council Members,

I am writing in response to proposed Ordinance 25-54 which is addressing moveable business structures. While I support the effort to increase opportunities for diverse commercial uses and increase tax base, I have several concerns about the ordinance as it is written.

My first concern is that I am worried that many of these businesses will be focusing on the summer tourist season and will be boarded up in winter. That takes place all along the spit. I do not think we need boarded up buildings in the city proper and that it is not an image the city wants to project. I would hope the ordinance would require removal of the buildings when they are closed for more than a short period of time.

A second concern is what would the businesses do for power? I hope that generators would not be allowed. I think that the sound of generators is incompatible with the business district of Homer.

Lastly, what will happen with parking? Maybe it would be good idea to figure out a way to consolidate the businesses the way it is happening at the base of the spit and on Main Street.

Thank you for considering my comments.

Janet Fink  
907 235-6890  
Janetfink17@gmail.com



Dear Council Members, Planning Commissioners, and members of the Economic Development Committee,

As owners of The Homer Bookstore on Pioneer Avenue, we have some concerns about the proposed ordinance 25-54 addressing temporary and movable small retail shops in the central business district.

To start, please note that we are not voicing these concerns from a fear of competition. Homer is beloved by many locals and tourists from inside and outside Alaska for its diverse and interesting shops which makes it unlike many towns now populated with big chains and franchises. More small shops are better. Ask any business owner in the CBD, and I believe you will receive the same answer- Amazon has been our biggest competitor for more than 10 years and will continue to be for the foreseeable future. ( Requiring them to collect sales tax was a huge step in the right direction to even this imbalance.)

However, we are concerned about the appearance of the CBD, and Pioneer Avenue in particular. In the last 25 years, since we bought our building at the corner of Pioneer and Svedlund, many buildings have been remodeled and improved and the street looks much different than it did in the 1980s and 1990s. Among the improvements just on Pioneer: The Classic Cook, the building housing Hospice and the Independent Living Center, Cyclelogical, and most recently The Porcupine Theater have received major upgrades. Nomar, North Wind, The Twisted Goat, and Zen Den have repainted and spruced up their facades. The murals and Peonies on Pioneer have added local color and flavor. We'd like to see this trend continue!

Our concerns about this proposed ordinance focus on 3 areas:

- 1) Generators: These would be allowed as a power source. Our town is already getting noisier from increased air and street traffic. Generators seem like a potential source of a LOT of noise and air pollution.
- 2) Parking: As it stands, there doesn't seem to be a parking requirement for these shops. While nowhere near the chaos on the Spit, parking on Pioneer is also becoming a problem. We understand that the city is interested in promoting walkability and we completely support that. But the large majority of those shopping on Pioneer do not live or stay within walking distance of the CBD. The reality is that they are arriving in the CBD by car. It would be great if a central city parking area was established - perhaps in conjunction with the proposed rec center? If customers ask us at the bookstore if they can leave their car in our lot while they browse up and down Pioneer, the answer is almost always "of course." The exception is large motor homes or trailers that take up a significant part of the lot. But if there are 10 or 20 small shops added to the browsing time, it would be helpful if those shops bore some of the parking burden.
- 3) Seasonality: Homer has for a very long time had a Spit and town split. Businesses on the Spit open for only the summer season, and are closed and often boarded up the rest of the year. The CBD has been the home for year round business. Galleries and restaurants downtown sometimes close for a month or two in the winter, but generally we are all open year round. We are not in favor of small shops in town that will be only open for the tourist season, and dark, empty, and possibly boarded up for more than half the year. We're also not clear what sort of structure will be required- will it be ok to have a booth that sits on the ground with sides that flip up, like a booth at the State Fair? That doesn't seem like something that will be sustainable in the colder months.

There are two temporary business clusters off the Spit- one at the corner of the bypass and Main Street, and one on the curve on Ocean Drive. One food trucks, one mostly retail. It would be interesting to talk to the owners of those businesses and see if they would consider their business viable for year-round sales or are they only interested in the tourist season. Maybe



having a similar cluster somewhere on Pioneer or Main Street would allow small businesses a place to start while not having temporary businesses scattered throughout the CBD?

In 2014, there was a conflict between Cosmic Kitchen and The Juicy Bus food truck. In the resolution of that Walt Wrede, then City Manager, said “We felt like we had a duty to protect permanent businesses that are here year round and have made a lot of investment in their buildings.” We’re not looking to ban or forbid new businesses but we and many others in the CBD have done exactly that. If we want to continue to have a thriving and viable year-round business district, please consider how temporary and mobile businesses will fit into that.

Lee Post, Sue Post, Jenny Stroyeck  
The Homer Bookstore  
332 E. Pioneer Ave #1  
Homer, AK 99603





# MEMORANDUM

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**Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 5, 2025  
**From:** Melissa Jacobsen, City Manager

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At the July 28, 2025, City Council meeting, Councilmember Davis introduced Resolution 25-070 to direct the Planning Commission to amend city code, likely Title 21, to allow temporary retail structures on vacant lots in the Central Business District.

After discussion and postponement to August 11, 2025, city staff, including Community Development Director Engebretsen and myself, collaborated with Councilmembers Davis and Aderhold to develop a more streamlined solution that aligns temporary retail structures with mobile food service regulations, eliminating the need for the broader zoning code changes proposed in Resolution 25-070.

Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees (\$1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs.

Ordinance 25-54 creates Chapter 8.13, Temporary Retail Services, to regulate self-contained small commercial buildings, no larger than 150 square feet that are designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

**RECOMMENDATION:**

City Staff have been approached multiple times this year by would-be entrepreneurs wishing to engage in temporary retail services, and Staff agrees with the sponsors that the avenue for temporary vendors of non-food items or services to operate in Homer is a gray area. Ordinance 25-54 gets us moving in the direction of finally saying "yes" to folks eager to open such businesses in our community. However, Staff believes a little extra time should be taken to re-craft this ordinance to also include updates to our outdated Itinerant Merchant code.



**CITY OF HOMER  
HOMER, ALASKA**

Davis/Aderhold

**ORDINANCE 25-54**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING HOMER CITY CODE TITLE 8 PERMITS, LICENSES AND  
REGULATIONS BY ADDING CHAPTER 8.13 TEMPORARY RETAIL  
SERVICES.

WHEREAS, The City of Homer recognizes the growing interest in temporary and movable structures, such as food trucks and small retail shops, to promote economic development and vibrant community spaces; and

WHEREAS, The existing definition of mobile food service in Homer City Code 8.11.020 supports self-contained food service establishments but does not address other temporary retail structures, limiting opportunities for diverse commercial uses; and

WHEREAS, Creating a new category of movable retail structures will provide greater flexibility for entrepreneurs with limited resources to establish small businesses, such as mobile retail shops, without requiring permanent foundations; and

WHEREAS, Allowing movable retail structures will contribute to expanding the City's tax base by enabling new business opportunities and attracting visitors to commercial areas; and

WHEREAS, Movable retail structures enhance the city fabric and promote walkability by creating dynamic, accessible, and pedestrian-friendly commercial spaces in Homer's neighborhoods; and

WHEREAS, The City of Sitka defines movable structures as "structures built on a chassis with wheels, skids, or other mechanisms designed to facilitate mobility, not permanently affixed to a foundation," providing a model for broadening Homer's regulations to support temporary retail uses; and

WHEREAS, This amendment is intended to establish a new category of movable retail structures to include those on a chassis, skids, or wheels, thereby encouraging diverse, temporary commercial land uses that contribute to the economic and cultural vitality of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

~~Strike out~~ is deleted language, **bold underline** is new language



Section 1. Homer City Code Title 8 is hereby amended by adding Chapter 8.13 Temporary Retail Services as follows:

**Chapter 8.13**  
**TEMPORARY COMMERCIAL SERVICES**

**Sections:**

**8.13.010 Intent**

**8.13.020 Definition.**

**8.13.030 Permit Required**

**8.13.035 General standards**

**8.13.040 Permit – Application – Fees.**

**8.13.050 Permit Terms**

**8.13.080 Violation – Penalty.**

**8.13.085 Appeal of Decision**

**8.13.010 Intent**

**The intent of this chapter is to allow and regulate temporary retail services which may be beneficial to the City and its residents.**

**8.13.020 Definition.**

**For the purpose of this chapter, “temporary retail service” means a self-contained small commercial building, no larger than 150 square feet, that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.**

**8.13.030 Permit – Required.**

**No person may operate from a temporary retail service as defined in this chapter within the City without first obtaining a temporary retail service permit from the City Manager or designee.**

**a. Exemptions. The permitting requirements of this chapter do not extend to the following instances:**

**1. Isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars;**

**2. Vendors participating in a special events permitted under HCC 5.46 or activities conducted at conferences that cater to a specialized audience;**

**3. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a “catcher-seller”.**



**8.13.035 General standards**

**The following general standards shall apply as requirements for the operation of temporary retail service in the City of Homer. The owner/operator of the temporary retail service shall:**

**1. Be registered to collect sales tax with the Kenai Peninsula Borough and be current on all sales tax remittances;**

**2. Have obtained permission from the property owner where operating;**

**3. Be located in a zoning district in which retail sales is a permitted use, or in any specific location authorized as part of an approved special event permitted under HCC 5.46;**

**4. Not create hazardous traffic patterns for vehicles or pedestrians;**

**5. Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence;**

**6. Provide for the collection and removal of all waste from the site at the end of each day of operation;**

**7. Be in accordance with the regulations found in the City's Sign Code, HCC 21.60;**

**8. Post in a conspicuous place, able to be observed by the general public, their State of Alaska Business License, and the temporary retail service permit issued by the City of Homer (if applicable);**

**9. Ensure that, with the exception of generators, all operations, merchandise and services provided by and related to the temporary retail service be contained in or attached to the unit;**

**10. Not be located within a utility easement; within a building setback area, or within a State of Alaska Department of Transportation Right of Way;**

**11. If authorized to operate in a City right-of-way or on City property, hold a certificate of insurance indicating that the owner/operator's operation of a temporary retail service is covered by liability insurance that meets or exceeds the following:**

<b><u>Personal Injury (each occurrence)</u></b>	<b><u>\$100,000</u></b>
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**Aggregate Products (each occurrence)    \$100,000**

**Property Damage (each occurrence)    \$50,000**

**8.13.040      Permit – Application – Fees.**

**Unless waived by the City Manager as part of a permitted special event under HCC 5.46, a valid permit is required prior to operating a temporary retail service in the City. An application for a temporary retail service permit shall be submitted to, and approved by, the City of Homer and shall contain the following:**

- 1.      Completed application form, as provided by the City of Homer;**
- 2.      Permit fee as set out in the City of Homer Fee Schedule;**
- 3.      If operating in a City right-of-way or on City property, proof of insurance;**

**8.13.050      Permit Terms.**

**The temporary retail service permit shall expire at the end of the calendar year of issuance.**

**The City Manager, or designee, may revoke a temporary retail service permit if it is determined that the conduct of the operation(s) is not in compliance with either the terms and conditions of the permit, or the provisions of the Municipal Code. The permit may be revoked immediately, including during the operation of the temporary retail service.**

**8.13.080      Violation – Penalty.**

**The following actions are unlawful and considered a minor offense as defined in HCC 1.16.040:**

- 1.      Operating a temporary retail service without obtaining a valid city temporary retail service permit or special event waiver under HCC 5.46;**
- 2.      Operating a temporary retail service in violation of any of the general standards set forth in HCC 8.13.035;**



**3. Selling or attempting to sell food and/or beverage, merchandise or other services on foot or from a motor vehicle, trailer, tent or other temporary facility that does not qualify as a temporary retail service and is not exempted in HCC 8.13.030.**

**The owner, agent, or contractor of a temporary commercial service where a violation has been committed or exists, may be fined as provided in HCC 1.16.040. Each and every day that the violation continues shall be deemed a separate and distinct violation. All remedies and penalties provided for in this chapter shall be cumulative and not exclusive.**

**8.13.085 Appeal of Decision.**

**Judicial review by the superior court of a final decision on a temporary commercial service permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of temporary retail service permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete or designated record or files a corporate surety bond equal to the estimated cost.**

Section 2. This ordinance is of a permanent and general character and shall be codified in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this \_\_\_\_ day of August, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:



200 First Reading:  
201 Public Hearing:  
202 Second Reading:  
203 Effective Date:





# MEMORANDUM

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## **Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. City Manager/Community Development Director.**

**Item Type:** Action Item  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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**Requested Action:** Adopt the 2025 Land Allocation Plan with amendments.

### **Background**

Homer City Code Title 18.08 governs how the city leases its property. Every year, the City Council decides which city land can be leased. Here's how it works:

**Main rental areas:** The Spit and airport

**Who gives advice:**

- Port and Harbor Commission (knows the Spit best)
- Economic Development Commission
- Staff

**Key Decision Points:** The Commissions advise on:

- Which specific parcels should be available for lease
- Any rules about how the property can be used or developed (such as parking or fisheries use)
- Any other land management questions that have arisen in the prior year.

This year's plan has several recommended amendments. Listed below is a synopsis of each.

- 1. Overslope Area 1 (Page A-4):** Available for lease since 2017. Only one party has ever submitted a full application. Their first application didn't make it to Council, but they've submitted a new application that's currently being reviewed. Staff recommends finishing the current review, but removing this area from future leasing.
- 2. Airport terminal space (A5)–** We continue to see change at the Homer airport and there are areas currently available for lease.



3. **Lot 88-2 (A-3):** The lease expires in November. Since zoning rules are being rewritten (finished by Spring 2026), staff recommend waiting to create new lease terms until after the new zoning code is complete. A new resolution will be brought to Council in 2026.
4. **Main Street lot (D3):** The City has received two inquiries about this property in the last year, and Council directed the Manager to review this lot during the Land Allocation Plan process. The EDC discussed the property and recommended the City retain the lot and investigate the highest and best use as opposed to selling to the highest bidder at this time.
5. **Karen Hornaday Park (E8 and 9):** With the recent purchase of additional land, the City could amend the park boundaries. Staff recommends a separate action to adequately document restrictions on the original park land and keep records clear and organized.
6. **Harry Feyer (E-24):** This lot has been for sale for 10 years. Due to several wide right-of-way easements, there is very little buildable land. Staff reached out to AK DOT to find out if they anticipate using some of this lot for Kachemak Drive improvements. It's very early in the design process, but they do think they may use at least the existing easements. In staff's estimation, this may also mean taking some of the buildable area or at least having traffic very close to a future home, making it even less desirable to develop at this time. Staff recommends not selling this lot and retaining it until the road project is complete in the future.
7. Staff recommend the Port and Harbor Commission spend some time talking about land management on the Freight Dock Road area of the Spit. While there is interest in the concepts of overslope development, parking management and leasing more city lands, conditions on the Spit are changing. Increased demand for parking and a potential harbor expansion change the dynamics of what the City should lease in the short and long term. When the Commission first identified overslope areas in 2017, there was adequate parking and this type of development seemed feasible. In subsequent years it's clear there is more demand for parking, not much demand for building this type of development, and we've begun a General Investigation for a major harbor expansion. These changing conditions merit the Commission taking a fresh look at this land area looking ahead the next 5-10 years.

**Attachments:**

1. Minutes from EDC 6/10/25 and 8/12/25 meetings
2. Minutes from 8/27 Port and Harbor Meeting
3. Draft Plan



City Council and Planning Commission have a joint worksession planned to discuss the Comprehensive Plan. Public Review Draft comes out mid-July with hearings in August with the Planning Commission. Work is being done on the Title 21 update.

**PUBLIC HEARING**

**PENDING BUSINESS**

A. New Rec Center Location

The Commission discussed the following topics in regard to the proposed location:

- Property in considered a wetland and possible effects on storm water runoff management
- Based on location – HEA lot is a better choice
- Size of lot actually needed – potential size of Rec Center, potential size of parking lot needed
- Will this investment in infrastructure actually spark private businesses to invest as well
- Possible restrictions in code for building itself
- Surrounding business owners weren't present to provide opinions
- Using this land would result in opportunity costs and lost opportunities associated with long-term use

AREVALO/DICKINSON MOVED TO FORWARD A MEMO TO CITY COUNCIL IN OPPOSITION OF THE PROPOSED LOCATION BUT WOULD LIKE TO DISCUSS ALTERNATIVE SITES.

There was no discussion.

VOTE: YES: ISAAK, NOOMAH, ZUBEK, AREVAL, DICKINSON.

VOTE: NO: MARKS.

Motion carried.

**NEW BUSINESS**

A. Land Allocation Plan

Community Development Director Engebretsen spoke on the following topics:

- Purpose of Land Allocation Plan
- Most land is out on the Spit
- City Council approves the plan to decide what land is available for lease
- One piece of property is not viable to offer for over slope lease – recommendation to remove from the list
- Space available at the airport

AREVALO/NOOMAH MOVED TO CONCUR WITH THE RECOMMENDATIONS MADE BY STAFF FOR INTENDED LAND ALLOCATION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.



The Commission worked through the Draft Capital Improvement Plan, each suggesting their top 3 projects to recommend for inclusion in the legislative priority section of the Capital Improvement Plan. There was consensus for the following projects to be included among the Commission's priority projects:

- Homer Spit Coastal Erosion Mitigation
- Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
- Comprehensive Drainage Management Plan
- Steel Grid Repair
- HERC Hazardous Material Cleanup & Revitalization Plan

ZUBEK/AREVALO MOVED TO NAME SPIT EROSION AS NUMBER ONE, HARBOR FLOATS AS NUMBER TWO, AND A THREE-WAY TIE WITH DRAINAGE MANAGEMENT, STEEL GRID, AND HERC CLEANUP.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/ZUBEK MOVED TO SUPPORT THE PLANNING COMMISSION'S RECOMMENDATION REGARDING THE SLOPE STABILITY PROJECT IN TAKING THAT PROJECT APART, AND INSTEAD CREATING A NEW KACHEMAK SPONGE CIP PROJECT AND A NEW CIP PROJECT FOR BAYCREST STORMWATER MANAGEMENT.

Commissioner Arevalo noted that it seems intelligent to break the larger project down into smaller-scale projects while keeping them on the community's radar.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### B. Land Allocation Plan

Community Development Director Engebretsen explained that the Commission is being tasked to come up with a recommendation as to what the city should do with the property it owns on Main Street behind Don Jose's. She provided a brief history of the subject parcel and provided various recommendations that the Commission could suggest to either City Council or the City Manager.

AREVALO/ZUBEK MOVED TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO RETAIN THE LOT AND INVESTIGATE THE HIGHEST AND BEST USE AS OPPOSED TO SELLING TO THE HIGHEST BIDDER AT THIS TIME.

There was in-depth discussion about potential uses for the lot and not just selling it to the highest bidder.

Chair Marks requested the Clerk to perform a roll-call vote.

VOTE: YES: AREVALO, MARKS, NOOMAH, YOUNG, ZUBEK.

Motion carried.

#### **INFORMATIONAL MATERIALS**



**1. CALL TO ORDER, 5:30 P.M.**

Session 25-07, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Casey Siekaniec at 5:30 p.m. on August 27, 2025 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS ATWOOD, FRIEND, PITZMAN & SIEKANIEC

ABSENT: COMMISSIONERS BRADSHAW, VELSKO (BOTH EXCUSED) & ROTH

CONSULTING: PORT DIRECTOR HAWKINS

STAFF: PORT ADMINISTRATIVE SUPERVISOR WOODRUFF, DEPUTY CITY CLERK LYNN & DEPUTY CITY CLERK PETTIT

**2. AGENDA APPROVAL**

Chair Siekaniec read the supplemental items into the record and requested a motion and second to approve the agenda as amended.

FRIEND/ATWOOD MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)**

**4. RECONSIDERATION**

**5. APPROVAL OF MINUTES**

5.A. Unapproved May 28<sup>th</sup>, 2025 PHC Minutes

5.B. Unapproved June 25<sup>th</sup>, 2025 PHC Minutes

ATWOOD/FRIEND MOVED TO APPROVE BOTH SETS OF MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**6. VISITORS/PRESENTATIONS**



6.A. Julie Engebretsen – Land Allocation Plan

Community Development Director Engebretsen presented to the Commission regarding the Land Allocation Plan. She answered questions regarding specific properties in the Land Allocation Plan, vacancies, and what happens with vacant structures.

6.B. Jenny Carroll – Capital Improvement Plan

Special Projects and Communications Coordinator Carroll presented to the Commission regarding the Capital Improvement Plan.

**7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff noted that revenues were over expenditure by roughly \$2 million. She added that the extra money is accrued in the operating fund and can be transferred to reserves, grant match reserves, or any other reserve account. There was brief discussion regarding how transfer decisions are made.

7.B. Port & Harbor Staff Report – July/August 2025

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following items:

- Homer Harbor Expansion update
- System 4 Float Replacement update
- FY25 Port Infrastructure Development Program Application
- Port & Harbor Staff Divers
- Refloating DD in System 4
- Special projects status updates
- Leases/Subleases on the Spit by the numbers

**8. PUBLIC HEARING(S)**

**9. PENDING BUSINESS**

9.A. Title 18.08 City Property Lease Edits  
Memorandum PHC-25-012 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

PITZMAN/FRIEND MOVED TO RECOMMEND CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS IN TITLE 18.08 OF THE DRAFT ORDINANCE.

There was no discussion.



VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Land Allocation Plan  
Memorandum PHC-25-013 from Community Development Director as backup

FRIEND/ATWOOD MOVED TO RECOMMEND THAT CITY COUNCIL ADOPT THE 2025 LAND ALLOCATION PLAN WITH THE STAFF AMENDMENTS INCLUDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **10. NEW BUSINESS**

- 10.A. Title 21 Zoning Code Rewrite  
Memorandum PHC-25-014 from Port Administrative Supervisor as backup

The Commission reached a consensus that it was comfortable with what Agnew::Beck had put together and opted against taking any formal action.

- 10.B. Review and Recommendations on the Draft 2026-2031 Capital Improvement Plan  
Memorandum PHC-25-015 from Special Projects & Communications Coordinator as backup

Chair Siekaniec introduced the item by reading of the title. The Commissioners each provided their top three priority projects for inclusion in the legislative priority section of the Capital Improvement Plan.

PITZMAN/ATWOOD MOVED TO RECOMMEND CITY COUNCIL INCLUDE THE HOMER HARBOR EXPANSION, COASTAL EROSION, AND CRITICAL FLOAT SYSTEM REPLACEMENT IN THE LEGISLATIVE PRIORITY SECTION OF THE CAPITAL IMPROVEMENT PLAN AND PRIORITIZE THEM IN THE ORDER STATED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 10.C. Edits to City of Homer Base Lease Template  
Memorandum PHC-25-016 from Port Administrative Supervisor as backup

ATWOOD/PITZMAN MOVED TO FORWARD THE PROPOSED EDITS TO THE BASE LEASE TEMPLATE ALONG TO CITY COUNCIL.



There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **11. INFORMATIONAL MATERIALS**

11.A. July/August 2025 Port Operations Report

11.B. July/August City Manager's Reports to Council

CM's Report for July 28, 2025

CM's Report for August 11, 2025

CM's Report for August 25, 2025

Chair Siekaniec noted the informational materials in the packet. There was brief discussion regarding the preliminary mid-biennium budget development schedule.

## **12. COMMENTS OF THE AUDIENCE (3 minute time limit)**

John Mink, city resident and City Council candidate, expressed appreciation for the Port's operations and requested that the public abide by leash laws due to safety concerns while roller skiing.

## **13. COMMENTS OF THE CITY STAFF**

Port Administrative Supervisor Woodruff stated that it's good to see everyone back after a couple of months off, adding that she's looking forward to digging into things this fall and winter.

Port Director Hawkins commended the staff of the Ice Plant, noting that the Ice Plant supported the Cook Inlet Fishery this year. He added that the floats in the harbor are the only areas that an individual is legally required to leash their dog within city limits.

Community Development Director Engebretsen thanked the Commission for a concise meeting. She gave a shoutout to the Ice Plant and their attentiveness during the tsunami warning during her time as Acting City Manager.

Deputy City Clerk Pettit introduced Deputy City Clerk Lynn to the Commission and thanked the Commission for a good and quick meeting.

## **14. COMMENTS OF THE MAYOR/COUNCILMEMBER**

## **15. COMMENTS OF THE COMMISSION**

Commissioner Atwood thanked the city staff for all their hard work, adding that it was a good meeting.



Commissioner Pitzman thanked city staff, noting that it was a busy summer. He thanked everyone for their work in preparation for tonight's meeting.

Commissioner Friend thanked everyone for their participation. He noted that the city has a lot going for it in terms of volunteerism and hard work.

Commissioner Siekaniec noted that he has seen the staff divers in the harbor, adding that it's great to see a well-run machine.

## **16. ADJOURNMENT**

There being no further business to come before the Commission, Chair Siekaniec adjourned the meeting at 6:54 p.m. The next Regular Meeting is Wednesday, September 24, 2025 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

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Zach Pettit, Deputy City Clerk II

Approved:\_\_\_\_\_



# 2025 Land Allocation Plan City of Homer

Adopted by Resolution 25-



*Beluga Lake, Dock at Ben Walters Park*



# **Table of Contents**

## **Sections**

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

## **Appendix - Homer Harbor Map**

### **Statement of Purpose:**

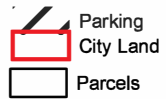
Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted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

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

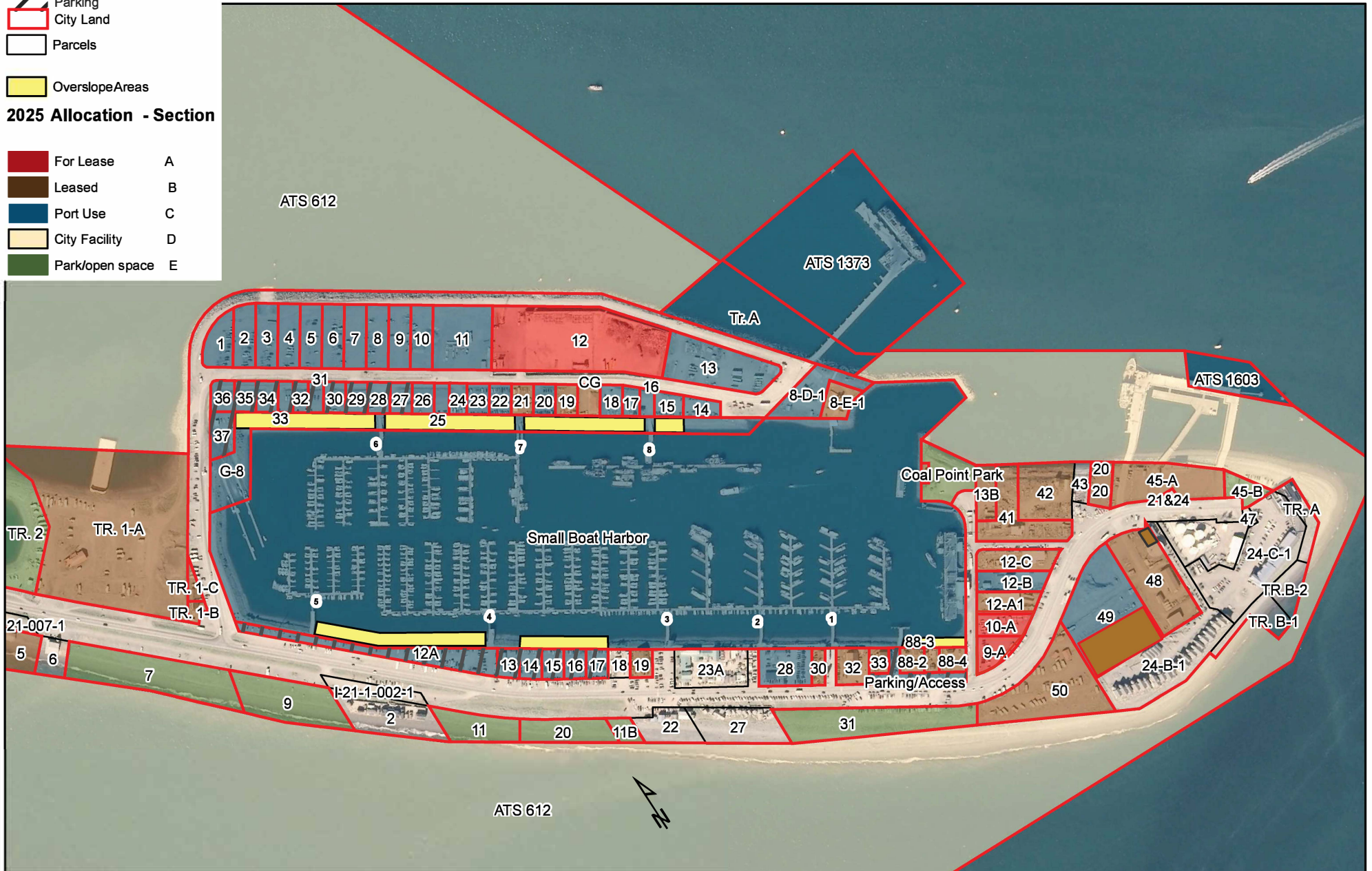
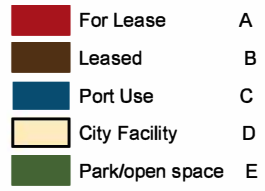


# 2025 Land Allocation Plan Spit Map - draft

## Legend



## 2025 Allocation - Section



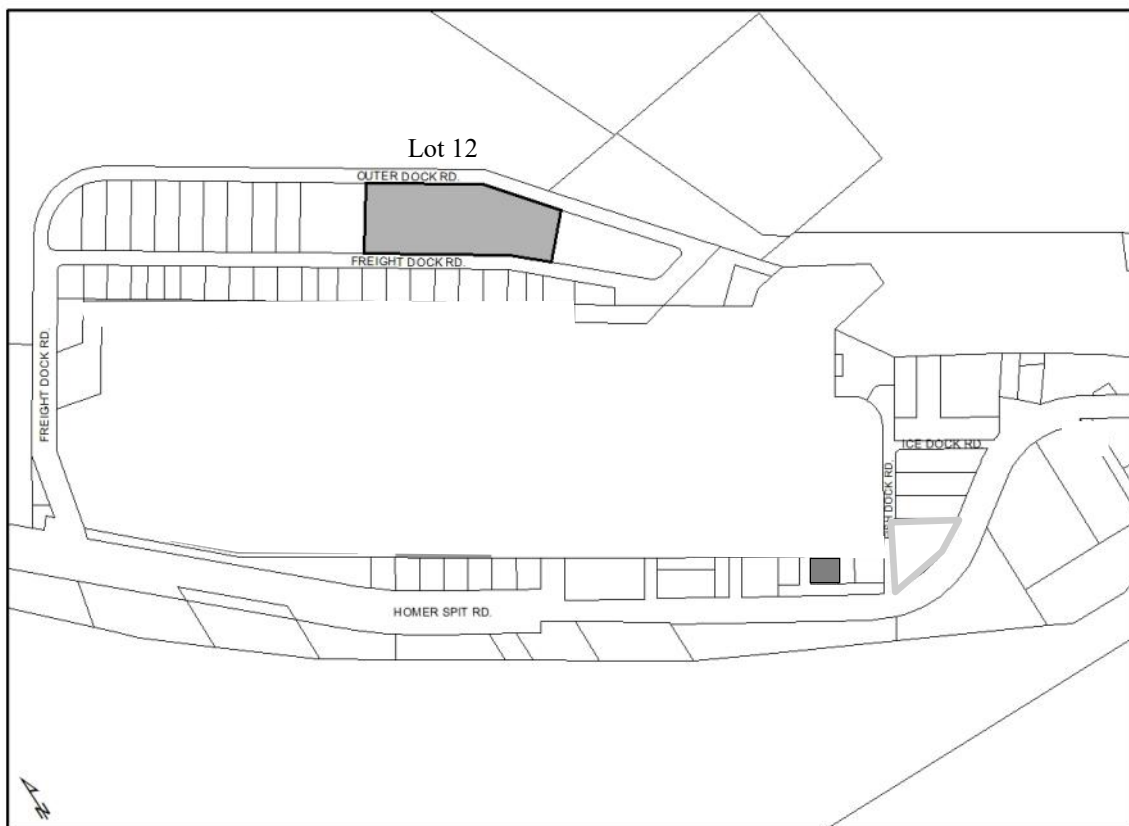


## Section A

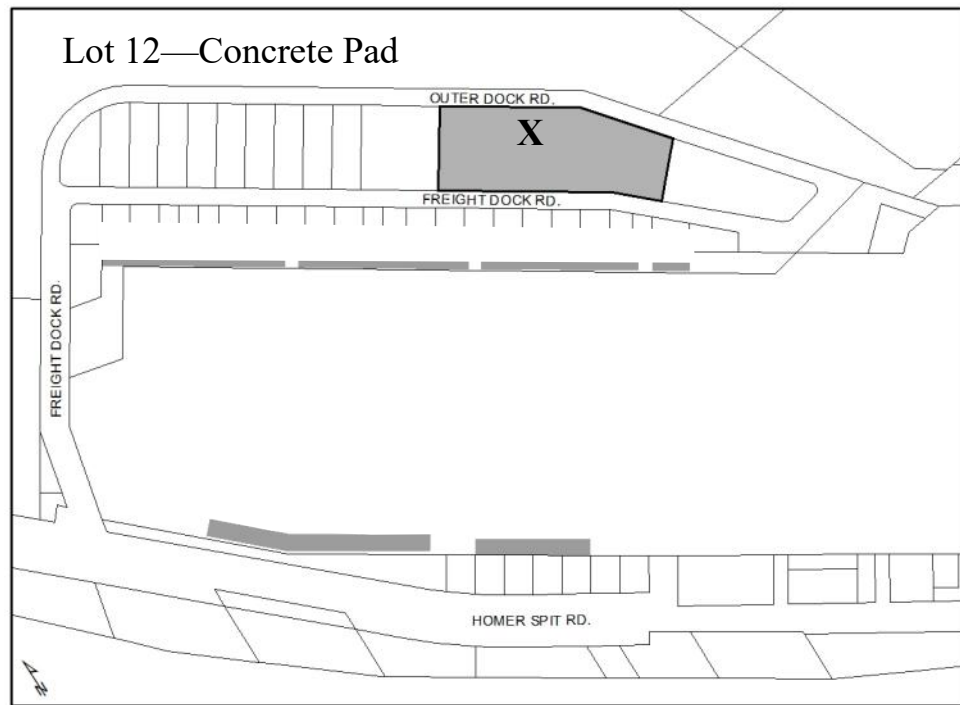
### Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2025. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing at the Homer Airport Terminal and on the Homer Spit. This includes short and long term leases and license agreements, such as vending machines, and bike rentals. For more information, contact 907-235-3160.







**Designated Use:** Lease  
**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial


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

**Address:** 4380 Homer Spit Road

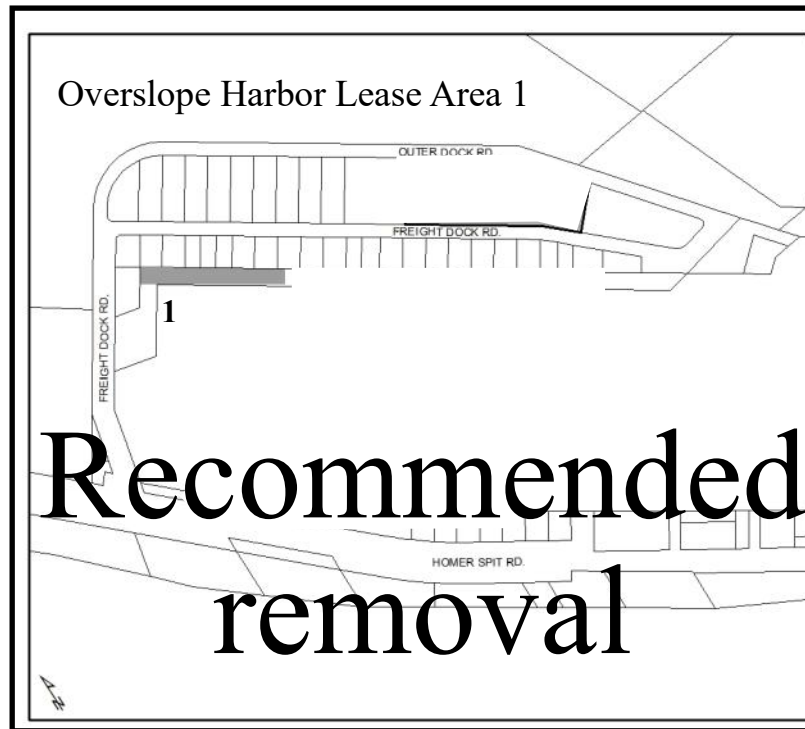
Notes: 1 acre portion under lease per Resolution 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.



<p>Lot 88-2</p> <p><b>HOLD FROM LEASING UNTIL COUNCIL TAKES FUTHER ACTION</b></p> 	
<p><b>Designated Use:</b> Leased Lands <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.29 acres</p>	<p><b>Parcel Number:</b> 18103442</p>
<p><b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> Water, sewer, paved road access</p>	<p><b>Address:</b> 4460 Homer Spit Road</p>
<p><b>Leased to:</b> Lease is expiring;</p> <p><i>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.</i></p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	





**Designated Use:** Lease  
Resolution 17-33, 23-043

**Area:**

**Parcel Number:**

**Legal Description:**

**Zoning:** Marine Commercial and Small Boat  
Harbor Overlay

**Infrastructure:**

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; For more information, contact 907-235-3160.



## Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- The Airport has ticket counter, cargo space and concession space available.
- Lease rates are approximately \$47 per square foot.

For more information, contact 907-235-3160.

**Finance Dept. Code:**







## **Section B**

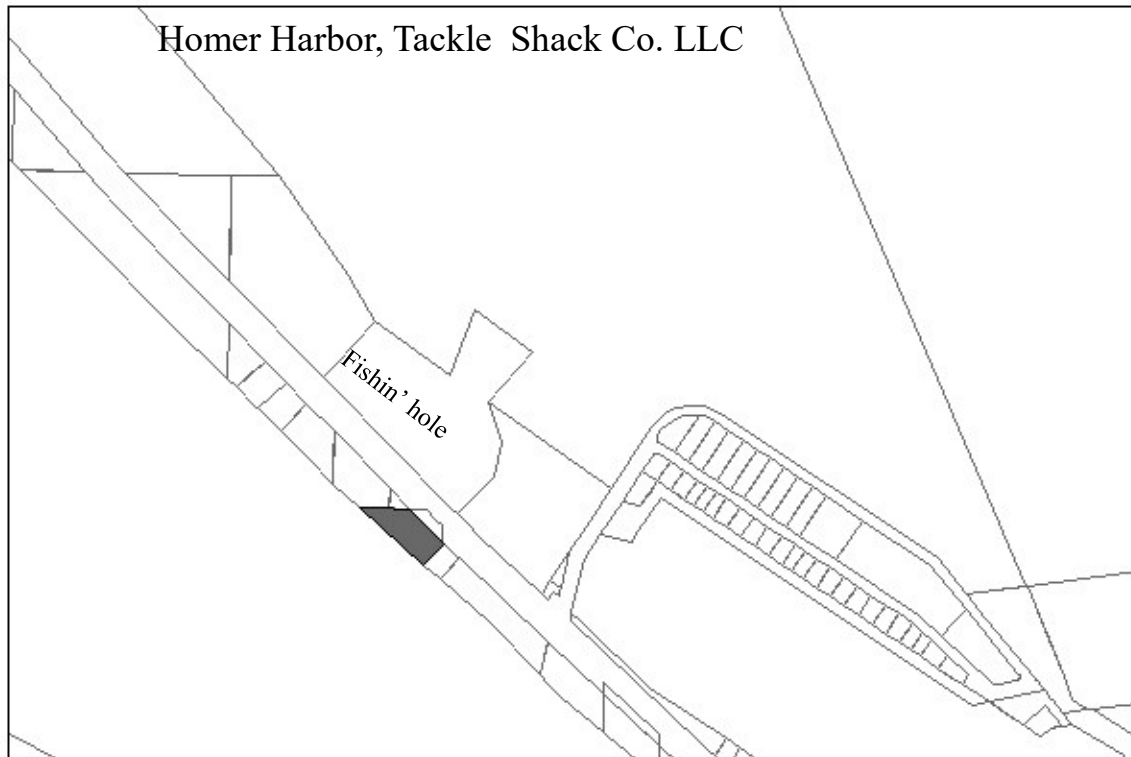
# **Leased Lands**

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









**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

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

**Zoning:** Marine Commercial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

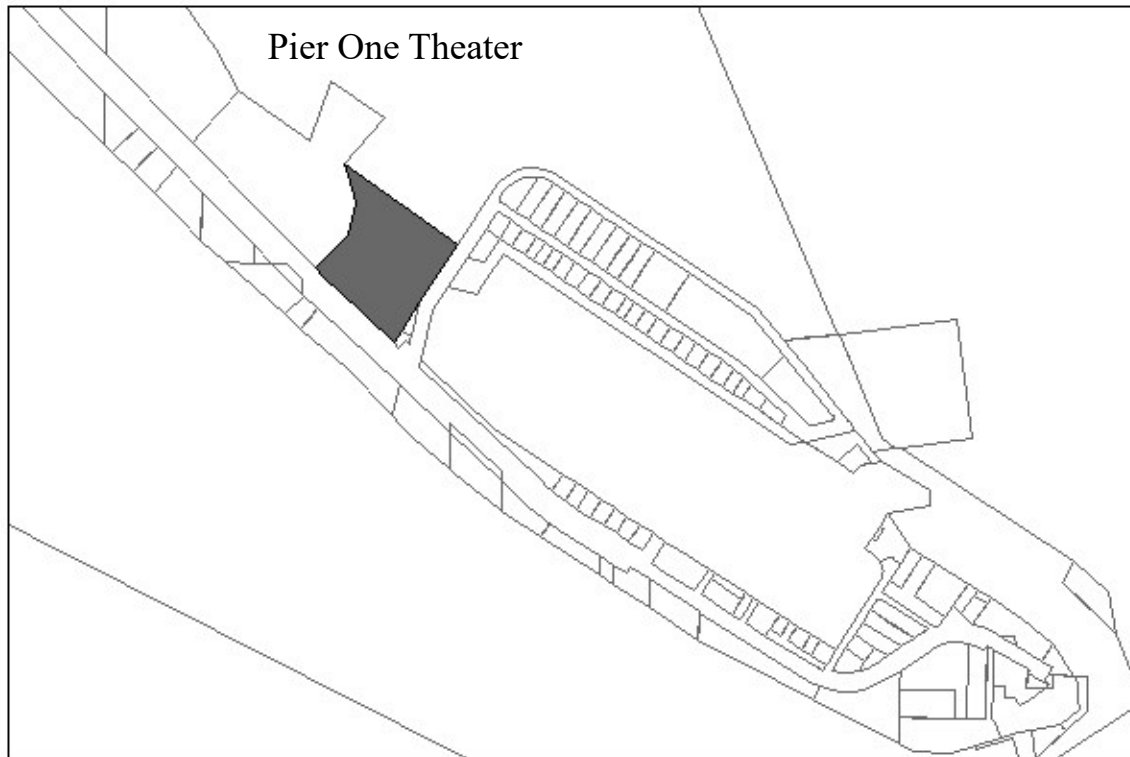
**Address:** 3815 Homer Spit Road

**Lease:** Ord 25-26, exp 5/31/2041 with two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.  
 2019-2020, 2022-2023 continued erosion and parking lot damage. Fall 2024 significant road damage.

**Finance Dept. Code:**





**Designated Use:** Fishing Lagoon

**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

**Area:** 11.27 acres

**Parcel Number:** 18103117

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 3854 Homer Spit Road

This is a large parcel that is used several ways.

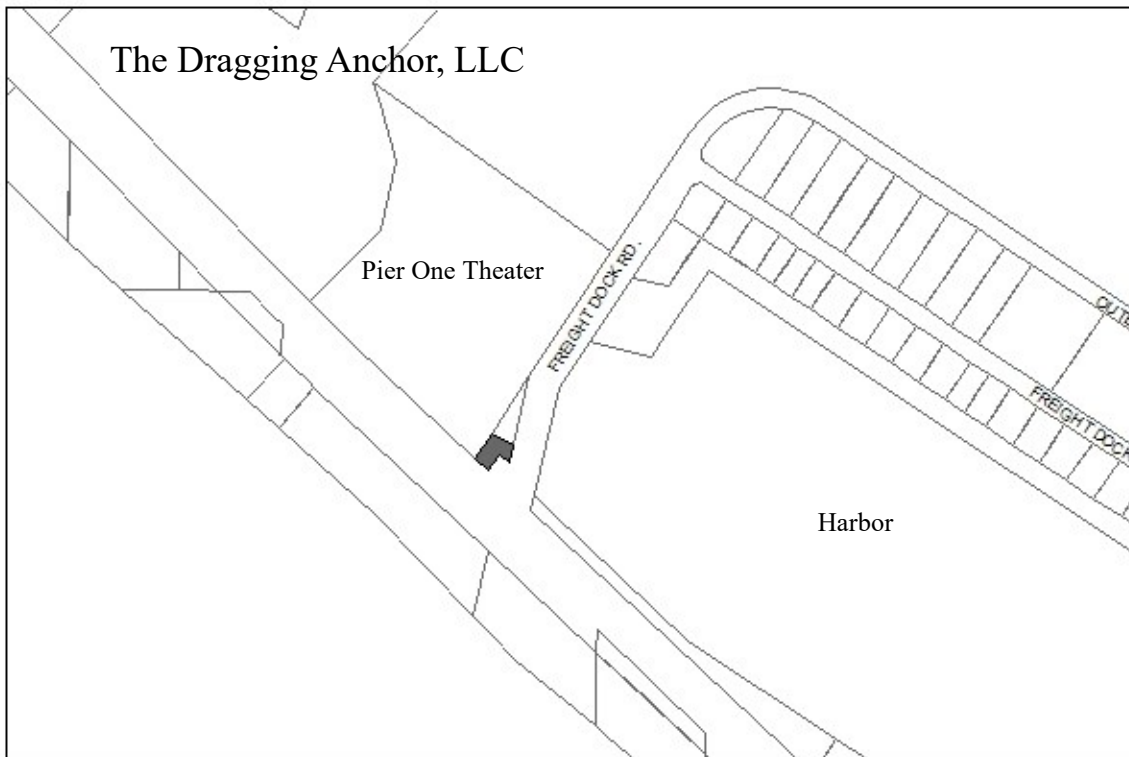
- Large Vessel haul out and repair facility
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

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

**Leased to:** Pier One Theater, Resolution 21-060 5 year lease no options, expires in 2026.

**Finance Dept. Code:**





**Designated Use:** Leased Lands

**Acquisition History:** Ord 1983-26. Purchased from World Seafood

**Area:** 0.15 acres or 6,692 sq ft

**Parcel Number:** 18103118

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

**Wetlands:** None

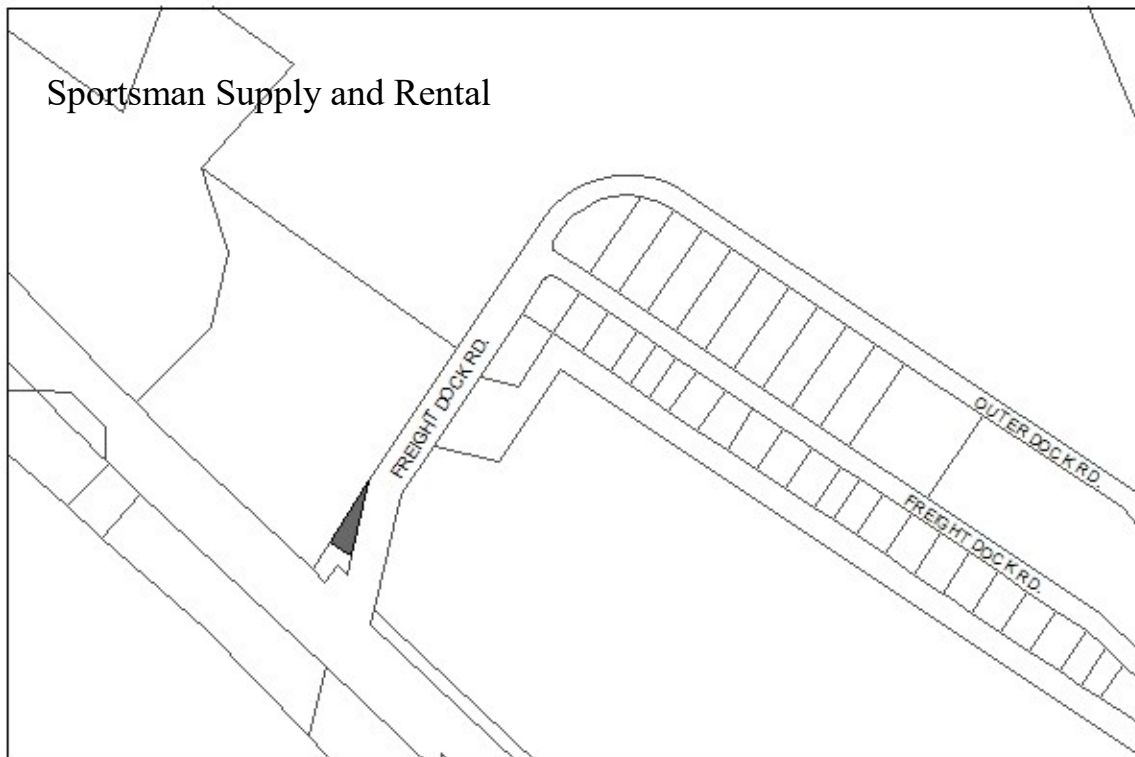
**Infrastructure:** Paved road, water and sewer.

**Address:** 3978 Homer Spit Road

Leased: Resolution 25-006, lease expires 1/31/2045 with option to extend two terms of 5 years each.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased Lands

**Acquisition History:** Ord 83-26 purchase from World Seafood

**Area:** 0.18 acres

**Parcel Number:** 18103119

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

**Wetlands:** N/A

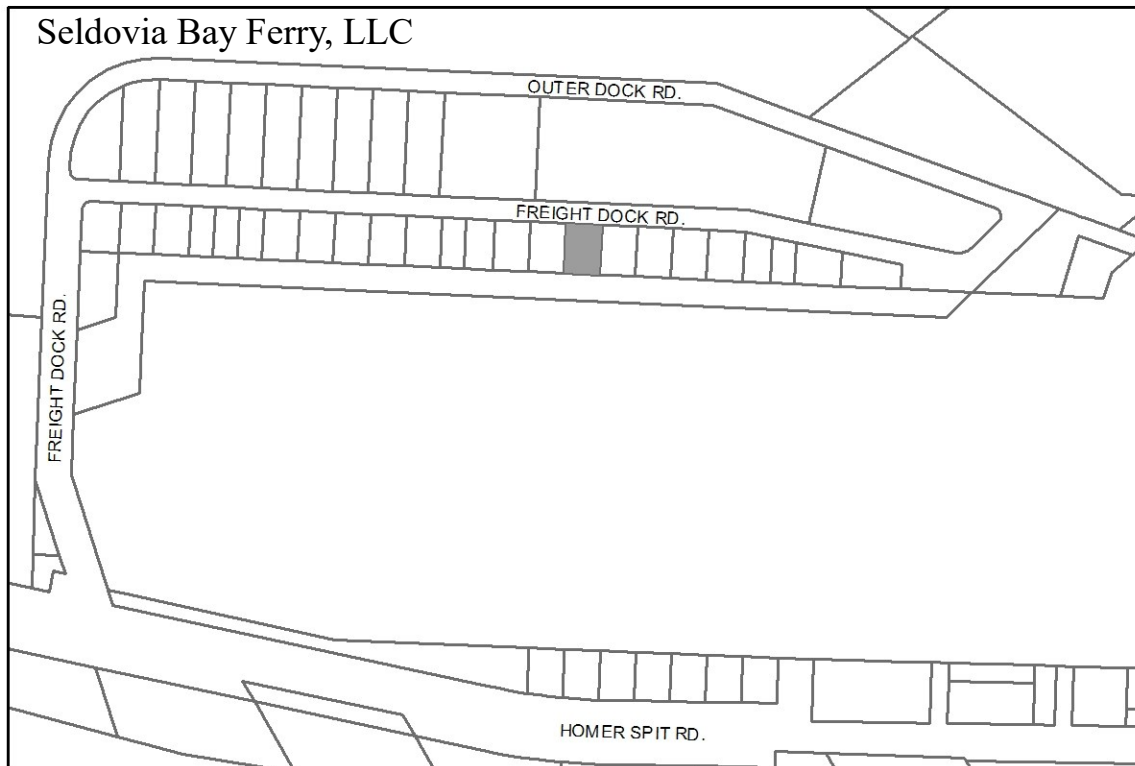
**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
Expiration: April 1, 2038. No options remain.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

**Wetlands:** N/A

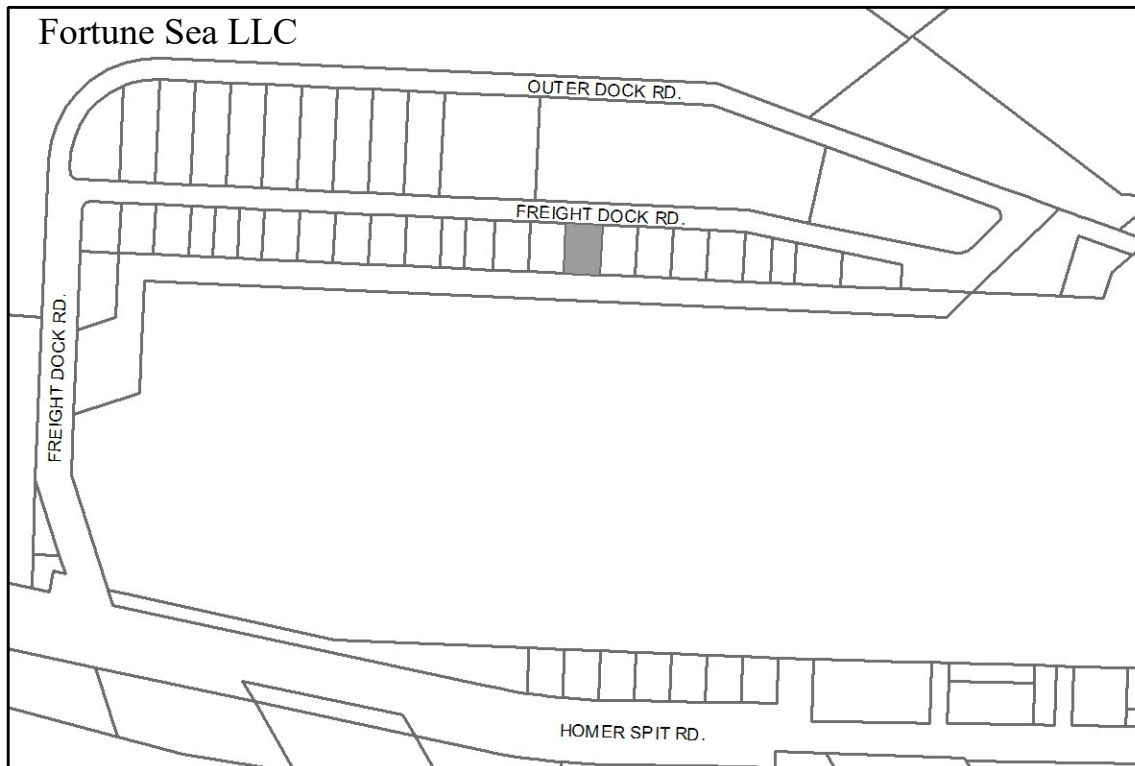
**Infrastructure:** Water, sewer, paved road access

**Address:** 4323 Freight Dock Road

**Leased to:** Seldovia Bay Ferry, LLC  
 Resolution 10-41. Expiration May 31, 2030, two 5 year options

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103238

**Legal Description:** Homer Spit No 5 Lot 19

**Zoning:** Marine Industrial

**Wetlands:** N/A

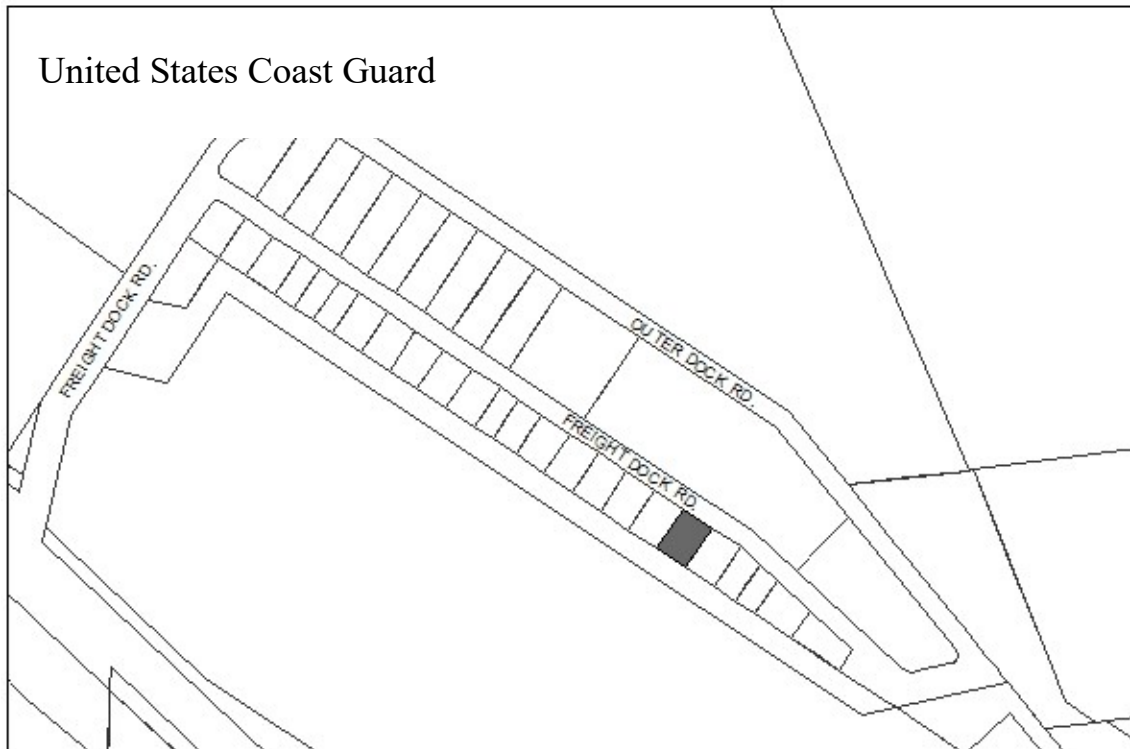
**Infrastructure:** Water, sewer, paved road access

**Address:** 4357 Freight Dock Road

**Leased to:** Fortune Sea, LLC  
 Resolution 23-033. Expiration 2031. Eight year lease with two, one year extensions.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased to USCG  
**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**Legal Description:** Homer Spit Four subdivision Lot 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

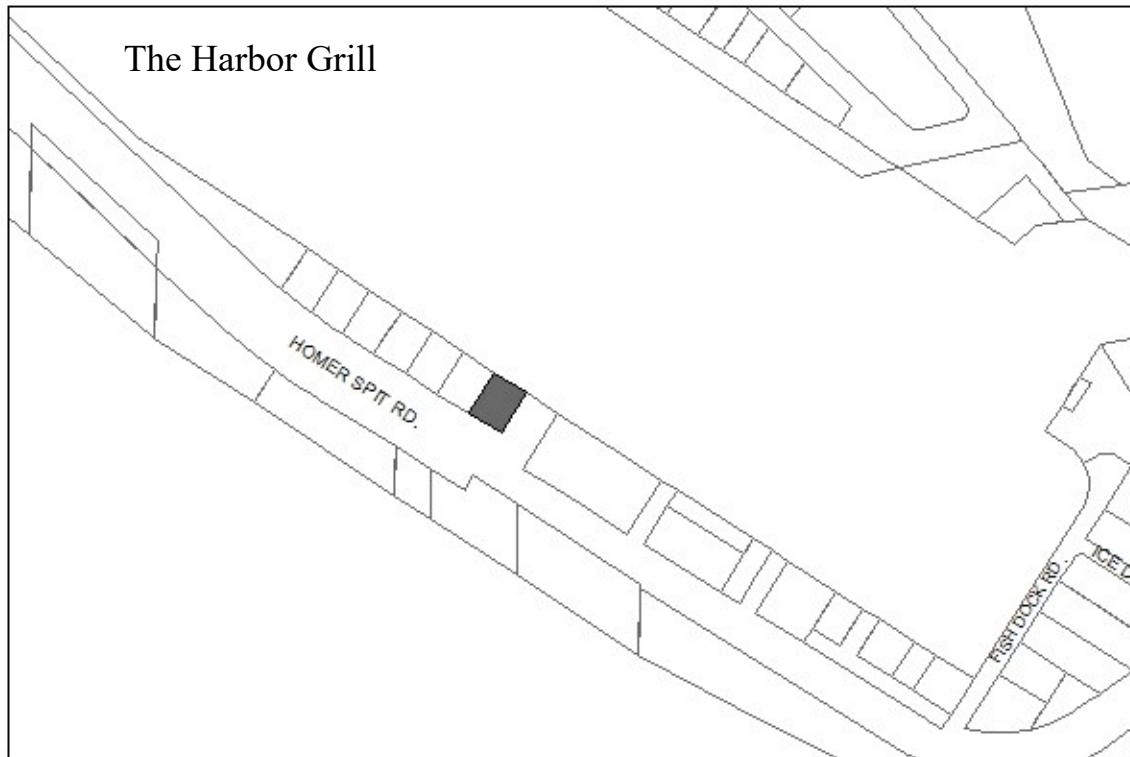
**Infrastructure:** Water, sewer, paved road access

**Address:** 4373 Freight Dock Rd

**Leased to:** USCG  
 Lease Renewal Options: None  
 Expiration: August 31, 2026

**Finance Dept. Code:** 400.062.4631





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 12,632 sq ft

**Parcel Number:** 18103316

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

**Zoning:** Marine Commercial

**Wetlands:** None

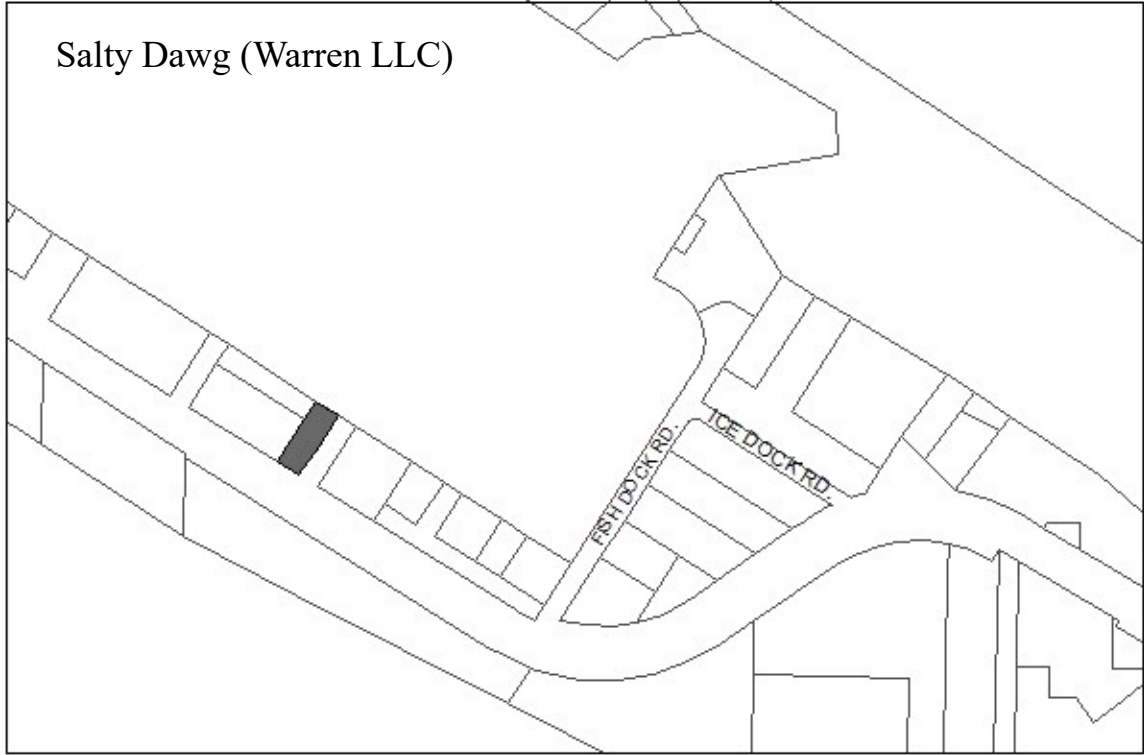
**Infrastructure:** Paved road, water and sewer

**Address:** 4262 Homer Spit Road

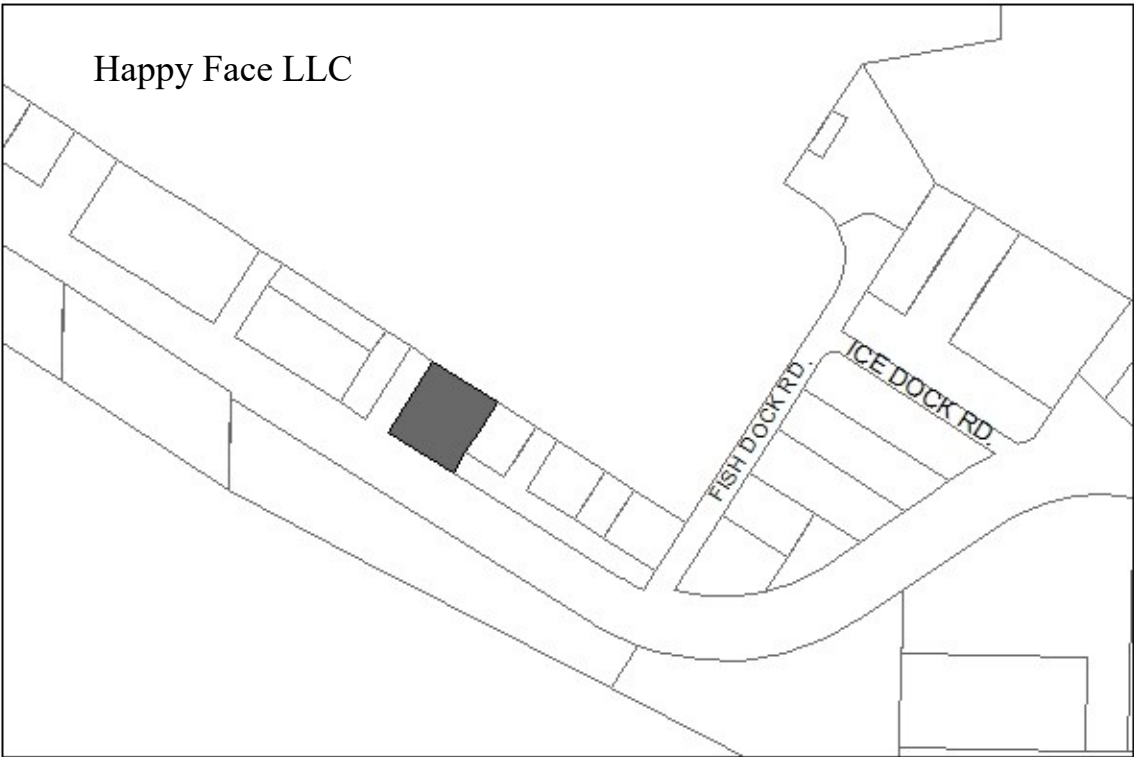
**Leased to:** The Harbor Grill  
 Expiration: Lease expires 2/1/2036, with two 5-year options.

**Finance Dept. Code:** 400.600.4650



<p><b>Salty Dawg (Warren LLC)</b></p> 	
<p><b>Designated Use:</b> Leased Lands  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.23 acres</p>	<p><b>Parcel Number:</b> 18103309</p>
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> Water, sewer, paved road access</p>	<p><b>Address:</b> 4390 Homer Spit Road</p>
<p><b>Leased to:</b> Warren LLC          Expiration: 10/31/2039. No options.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

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

**Zoning:** Marine Commercial

**Wetlands:** None

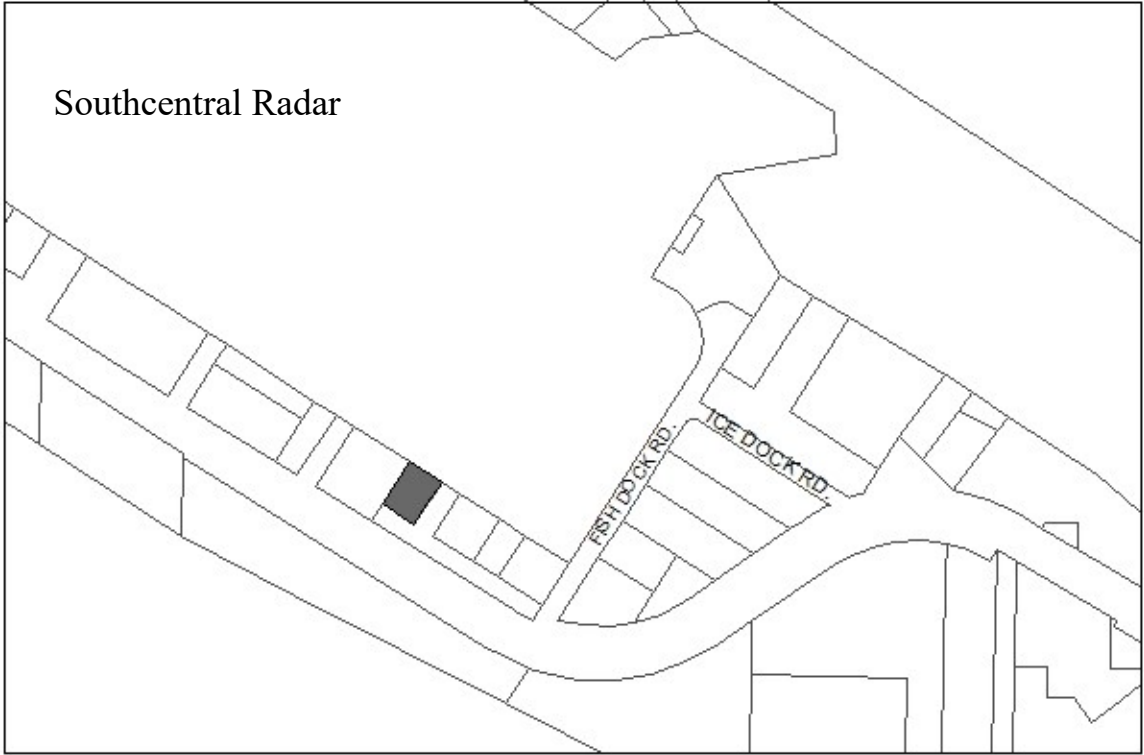
**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

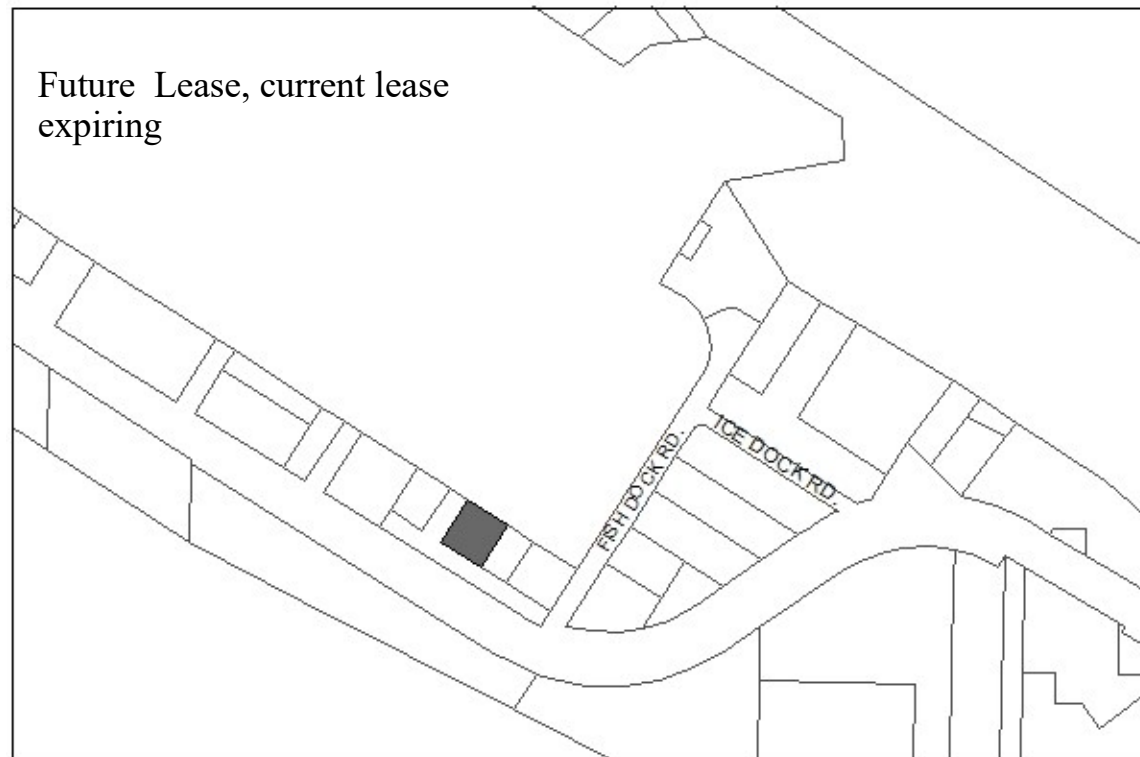
**Leased to:** Resolution 2024-068, 25-027  
Expiration: 2044 with two 5 year options.

**Finance Dept. Code:** 400.600.4650



	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<p><b>Leased to:</b> Mark &amp; Laura Zeiset dba South Central Radar. Resolution 2012-086(S)          Expiration: 11/1/2032, two additional 5 year renewal options. Resolution 22-056 leased a portion of lot 88-1 for parking.</p>	
<b>Finance Dept. Code:</b> 400.600.4650	





**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.29 acres

**Parcel Number:** 18103442

**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

**Zoning:** Marine Commercial

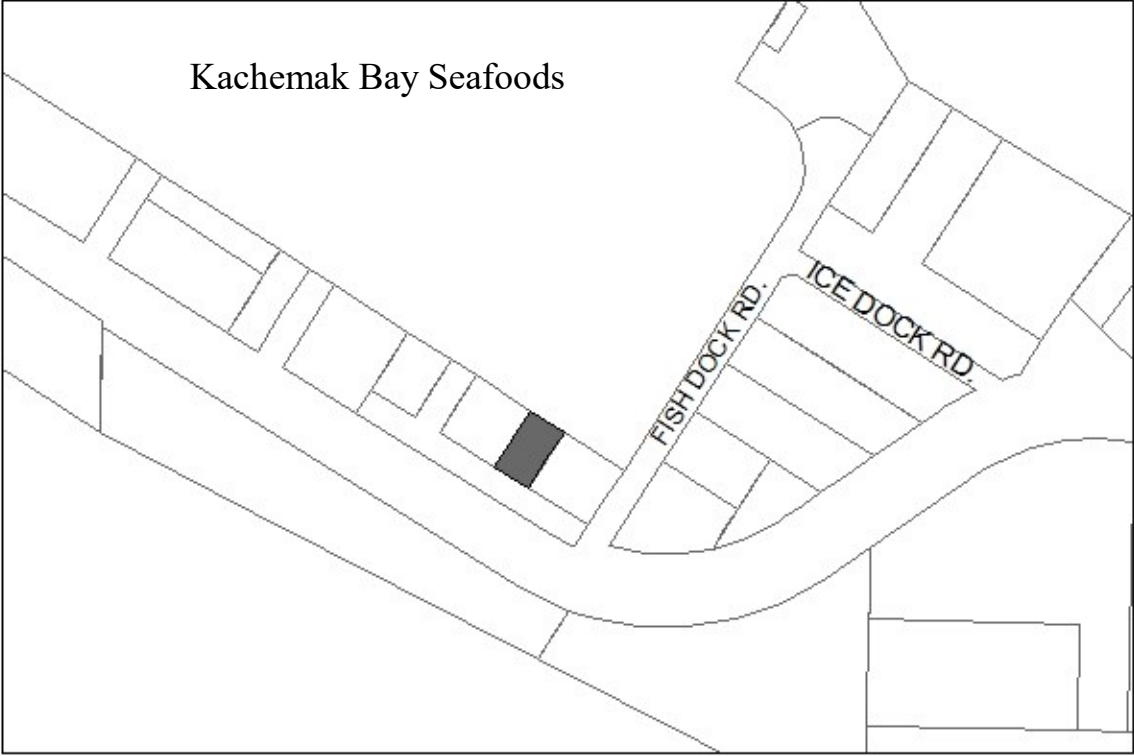
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

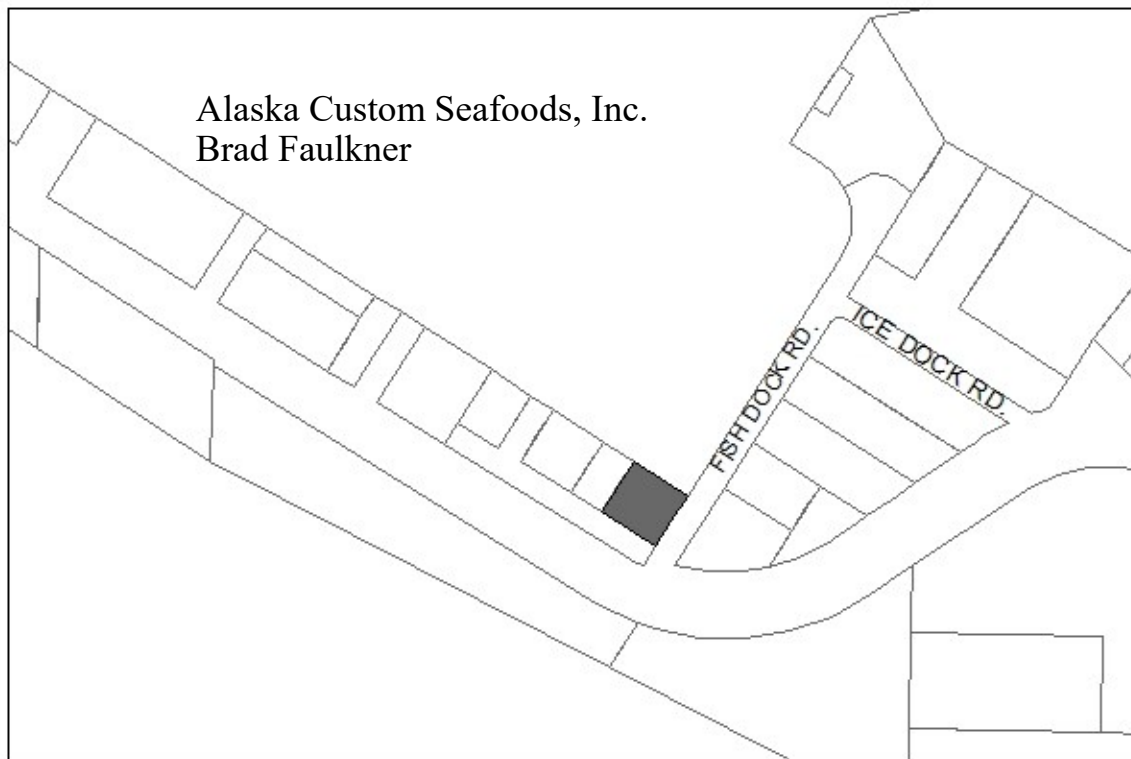
**Address:** 4460 Homer Spit Road

**Finance Dept. Code:** 400.600.4650



 <p style="font-size: 1.2em; margin: 0;">Kachemak Bay Seafoods</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Kachemak Bay Seafoods Expiration: Spring 2027, no options.	
<b>Finance Dept. Code:</b> 400.600.4650	





**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

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

**Zoning:** Marine Commercial

**Wetlands:** None

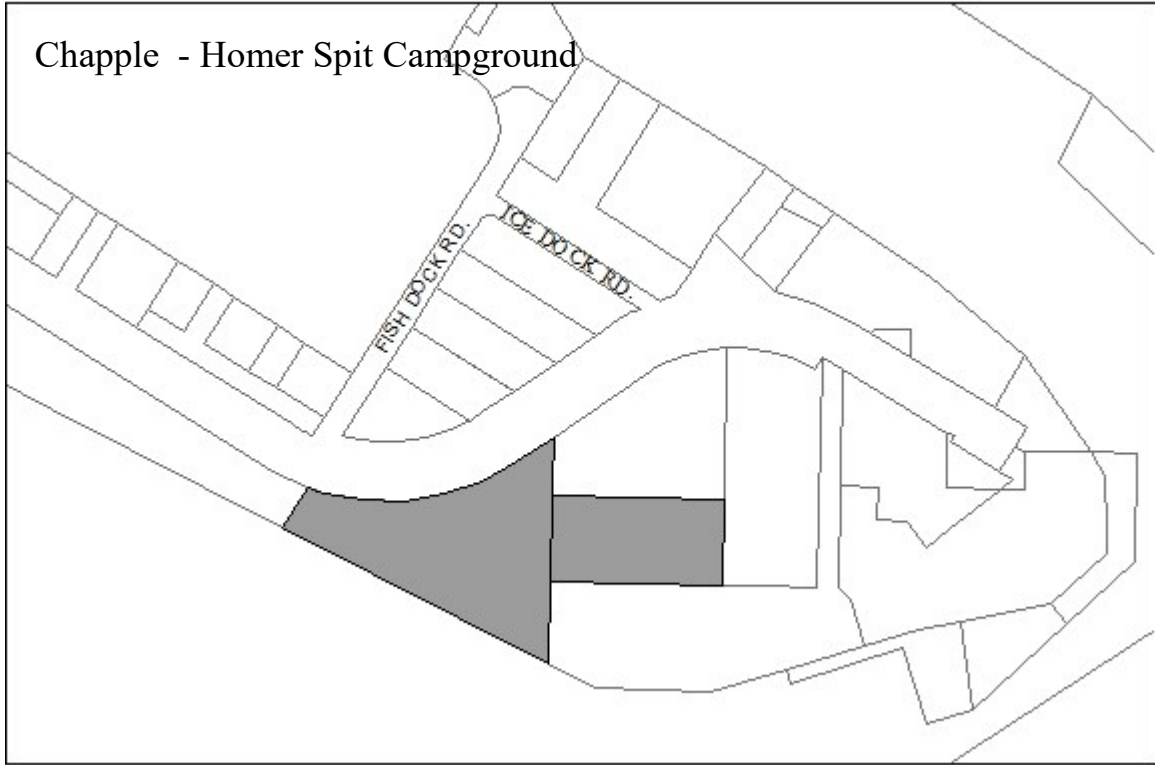
**Infrastructure:** Paved road, water and sewer.

**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner, President, Alaska Custom Seafoods, Inc. Expires 2033, with two 5-year options.

**Finance Dept. Code:** 400.600.4650



 <p>Chapple - Homer Spit Campground</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 192,970 sq ft	<b>Parcel Number:</b> 18103402, 03
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4535 Homer Spit Road
<p><b>Leased to:</b> Homer Spit Campground. Resolution 19-069          Expiration: 12/31/2026, two addition 3 year options.</p> <p>A portion is reserved for the Seafarers Memorial. Resolution 96-27.</p>	
<b>Finance Dept. Code:</b> 400.600.4650	





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 27,470 sq ft (0.63 acres)

**Parcel Number:** 18103421

**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3  
 LOT 12-A1

**Zoning:** Marine Industrial

**Wetlands:** None

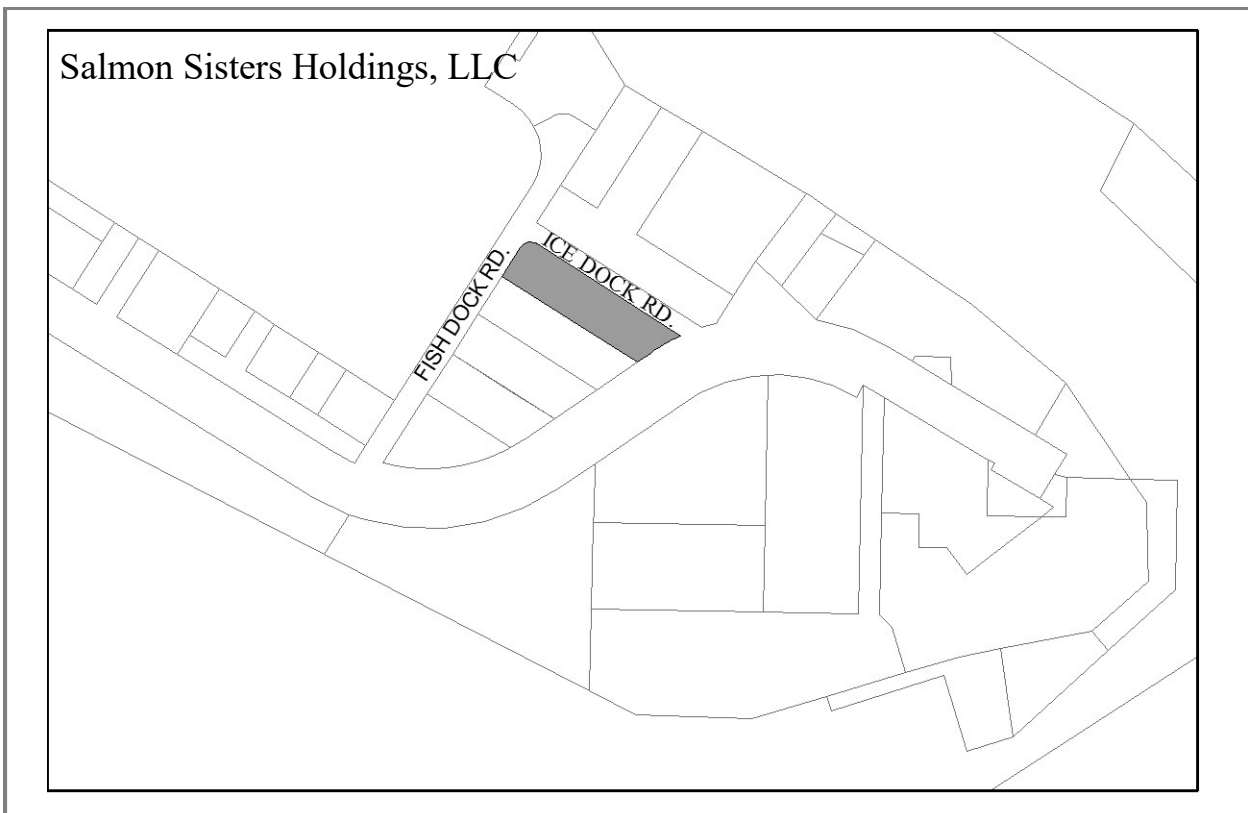
**Infrastructure:** Paved road, water and sewer.

**Address:** 800 Fish Dock Road

**Leased to:** Seven Seas Fish Co LTD dba Alaskan Fish Factory Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options  
 Includes hook up to fish outfall line

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Lease land  
**Acquisition History:**

**Area:** 0.79 Acres

**Parcel Number:** 18103452

**Legal Description:** City of Homer Port Industrial No 2 Lot 12C

**Zoning:** Marine Industrial

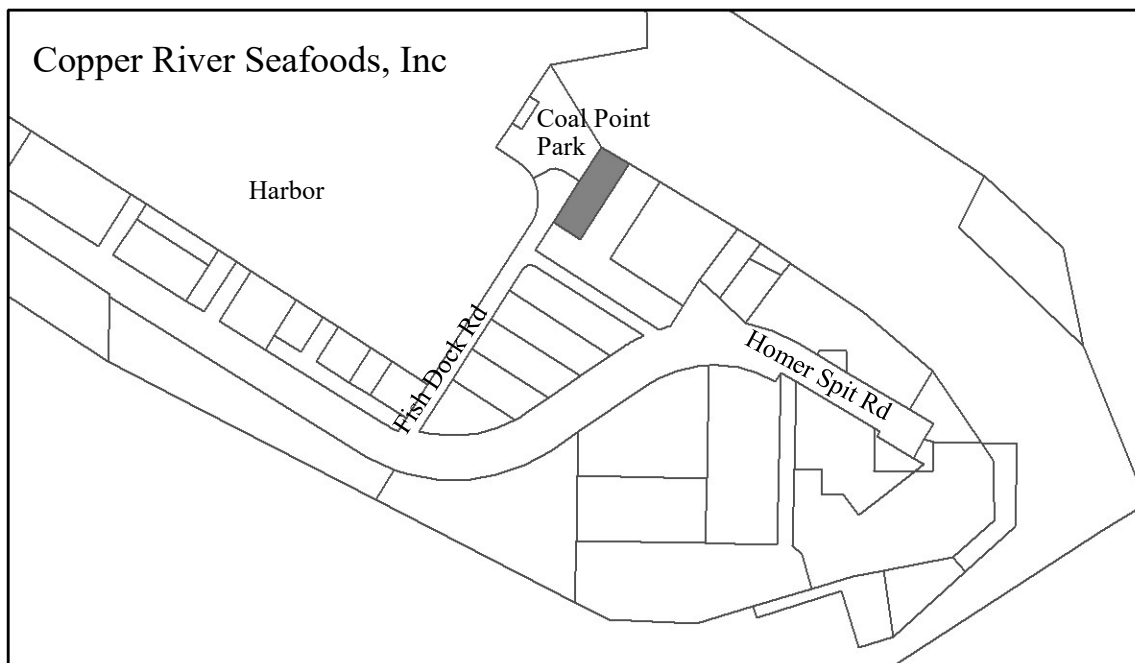
**Infrastructure:** Water, sewer, paved road access

**Address:** 4501 Ice Dock Road

Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease ending 12/31/41 with two five year options.  
 Resolution 20-0135  
 Includes hook up to fish outfall line

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved/gravel road access

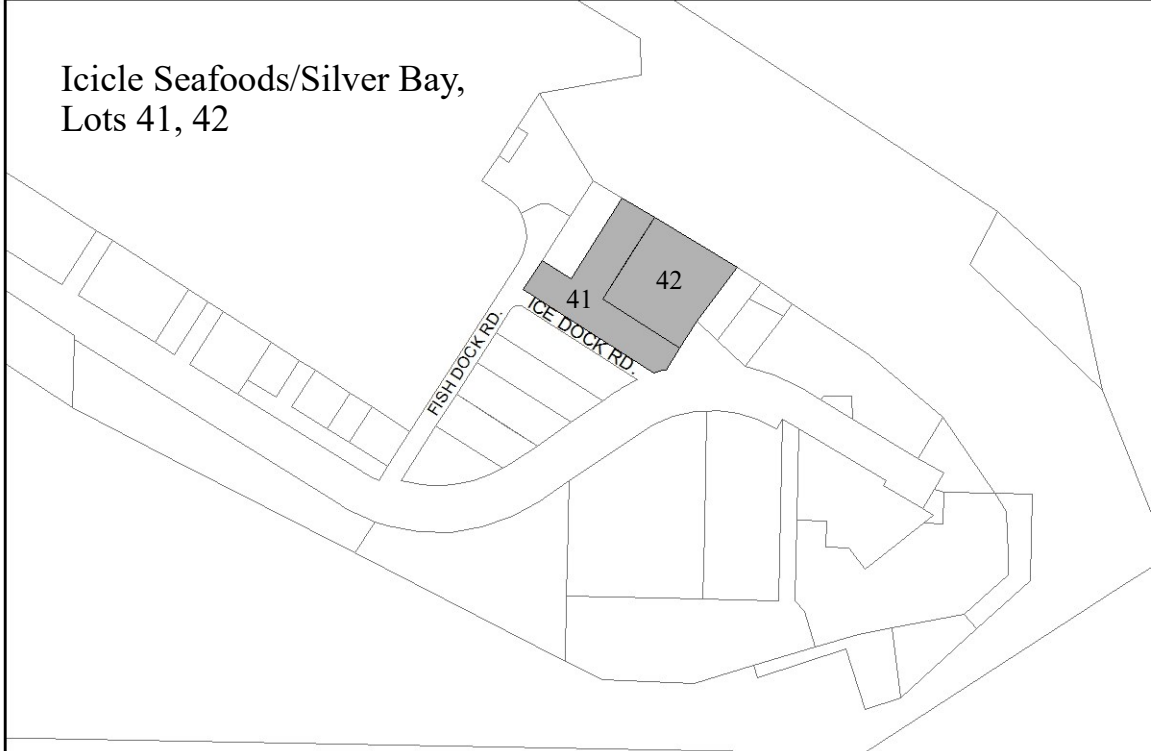
**Address:** Fish Dock Road

Fisheries use encouraged but not required.

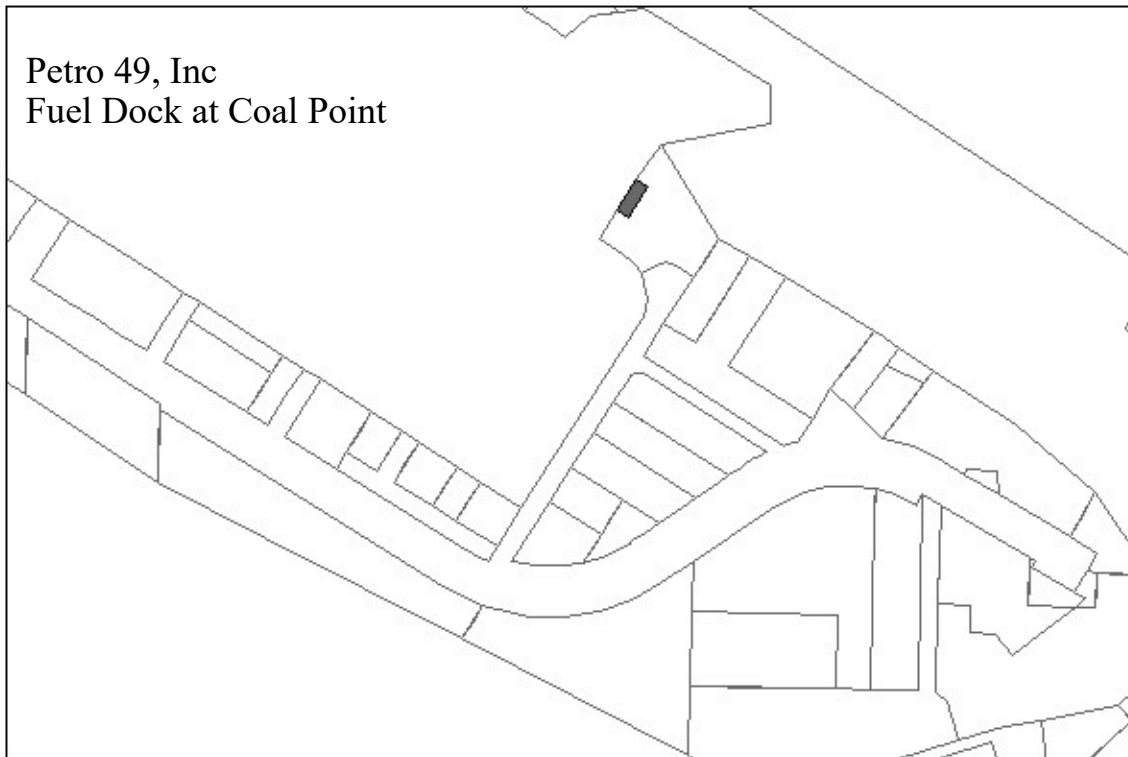
Copper River Seafoods Lease, Resolution 22-028. Lease expires 4/30/2039. with two 5-year options.

**Finance Dept. Code:** 400.600.4650



 <p>Icicle Seafoods/Silver Bay, Lots 41, 42</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Ocean Beauty Icicle, Inc Expiration: 212/31/36 with options two 5-year options. Resolution 17-008, Resolution 20-043	
<b>Finance Dept. Code:</b> 400.600.4650	





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 0.07 acres

**Parcel Number:** 18103427

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

**Zoning:** Marine Industrial

**Wetlands:** None

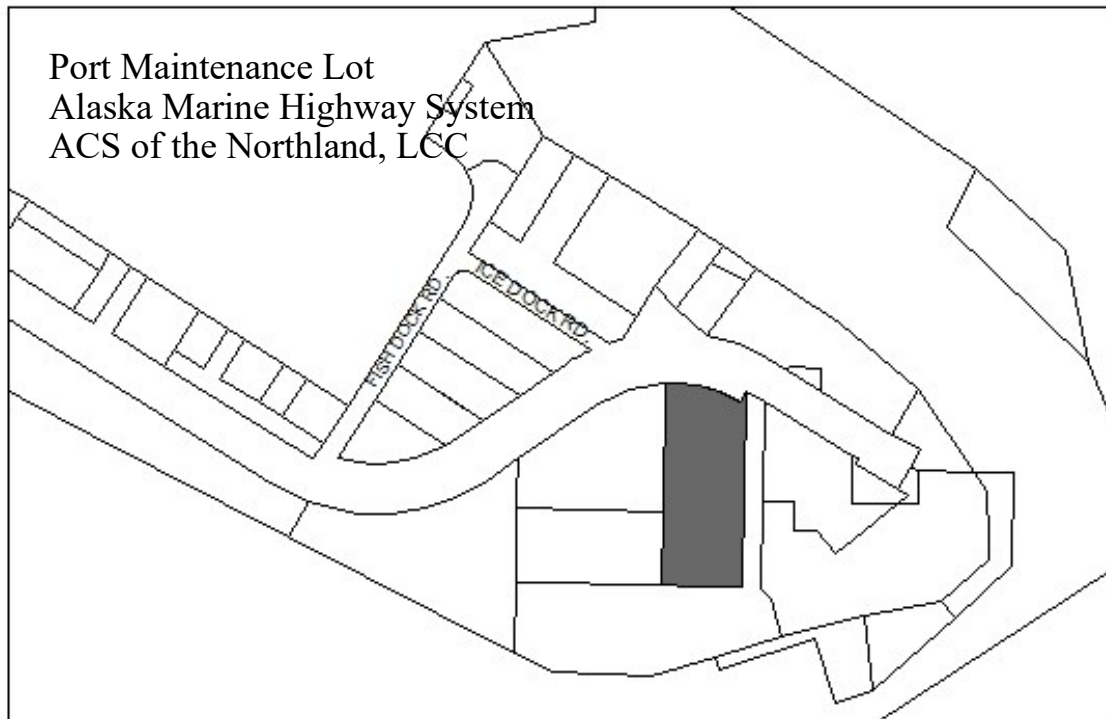
**Infrastructure:** Paved road, water and sewer.

**Address:** 843 Fish Dock Road

**Leased to:** Petro 49, expires 11/30/2038 with two 5-year options to renew

**Finance Dept. Code:** 400.600.4650





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

**Acquisition History:**

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

**Parcel Number:** 18103404

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4667 Homer Spit Road

**Leased to:**

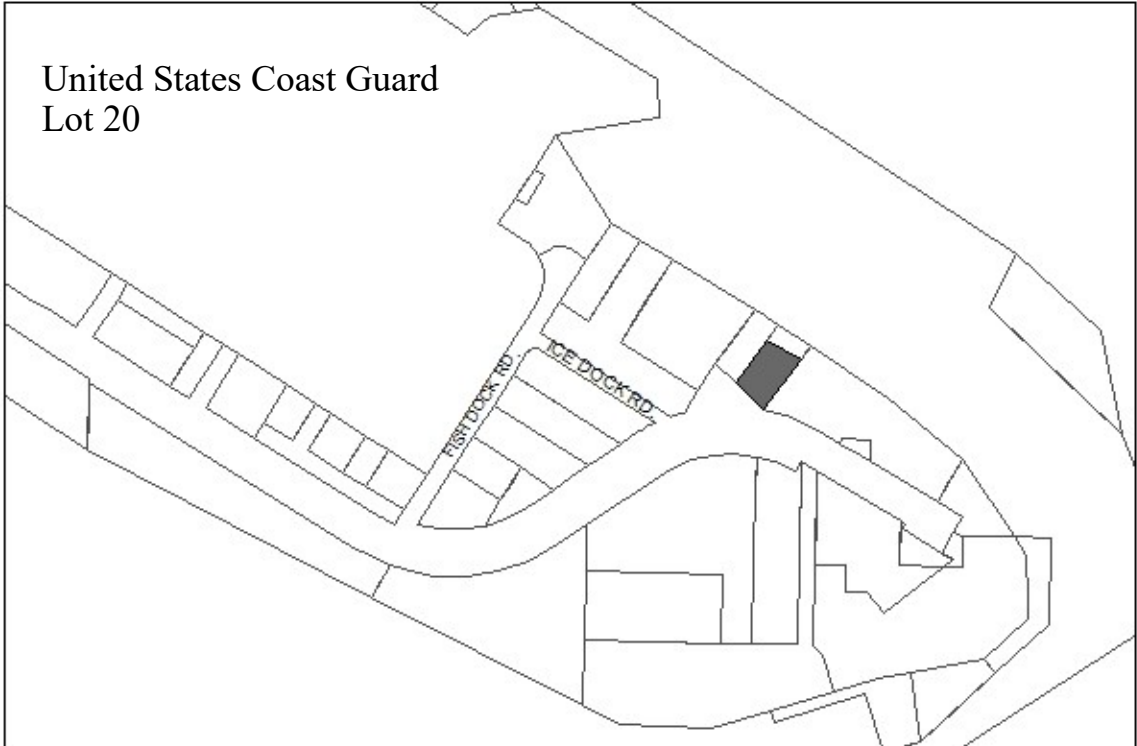
**ACS MACTel lease:** Expires 10/31/2033 with two additional one year options. (875 sq ft lease)

**Alaska Marine Highway lease:** Alaska Marine Highway System built a warehouse to support ferry operations, summer 2011. Lease expires 4/30/2060. (16,000 sq ft leased). MOA on file regarding ferry terminal and city maintenance shop.

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

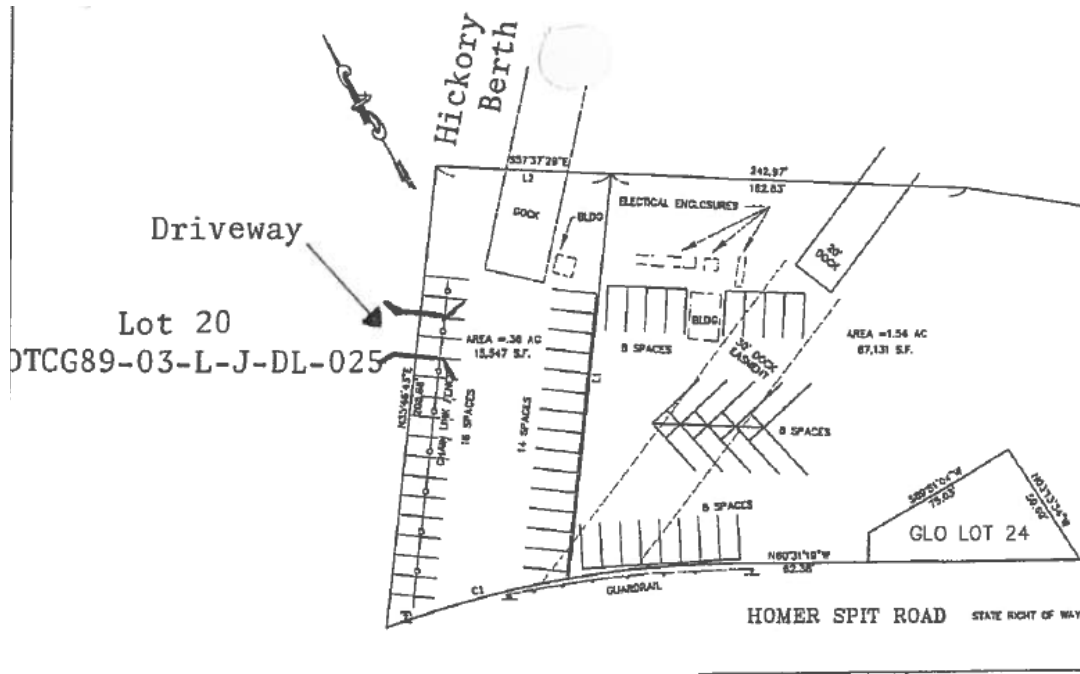
**Finance Dept. Code:** 400.600.4560



 <p>United States Coast Guard Lot 20</p>	
<b>Designated Use:</b> Lease <b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
<b>Leased to:</b> US Coast Guard. Resolution 15-009 approved an additional 20 year lease ending 9/30/2043	
<b>Finance Dept. Code:</b> 400.0602.4631	



## Aspen Lease



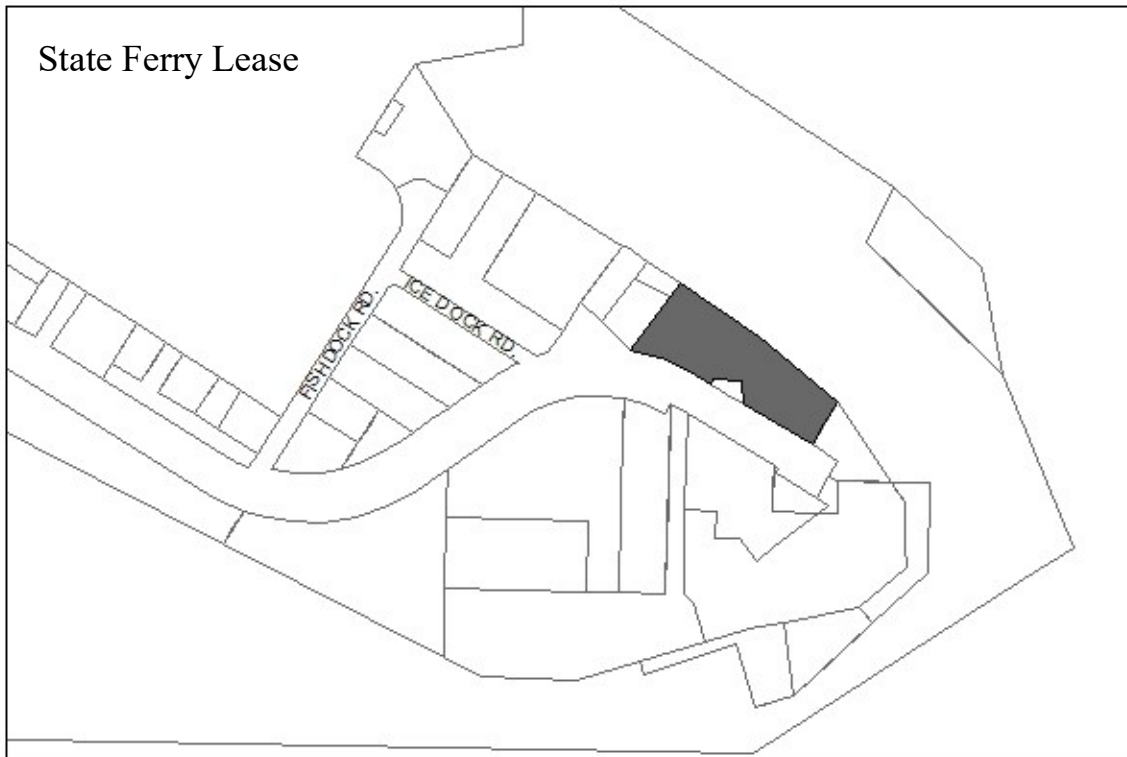
See page B-25. This lease is a portion of the Pioneer Dock.

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

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

**Finance Dept. Code: 400.0602.4631**





**Designated Use:** Ferry Terminal and Staging

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

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

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

**Zoning:** Marine Industrial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4690 Homer Spit Road

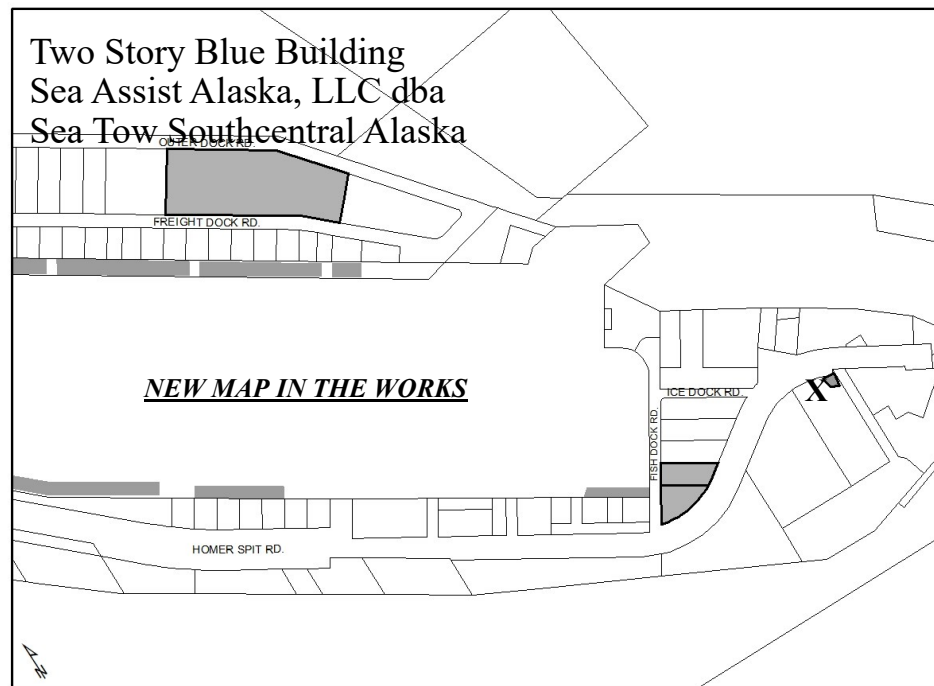
**Leased to:** Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**





**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

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

**Zoning:** Marine Industrial

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

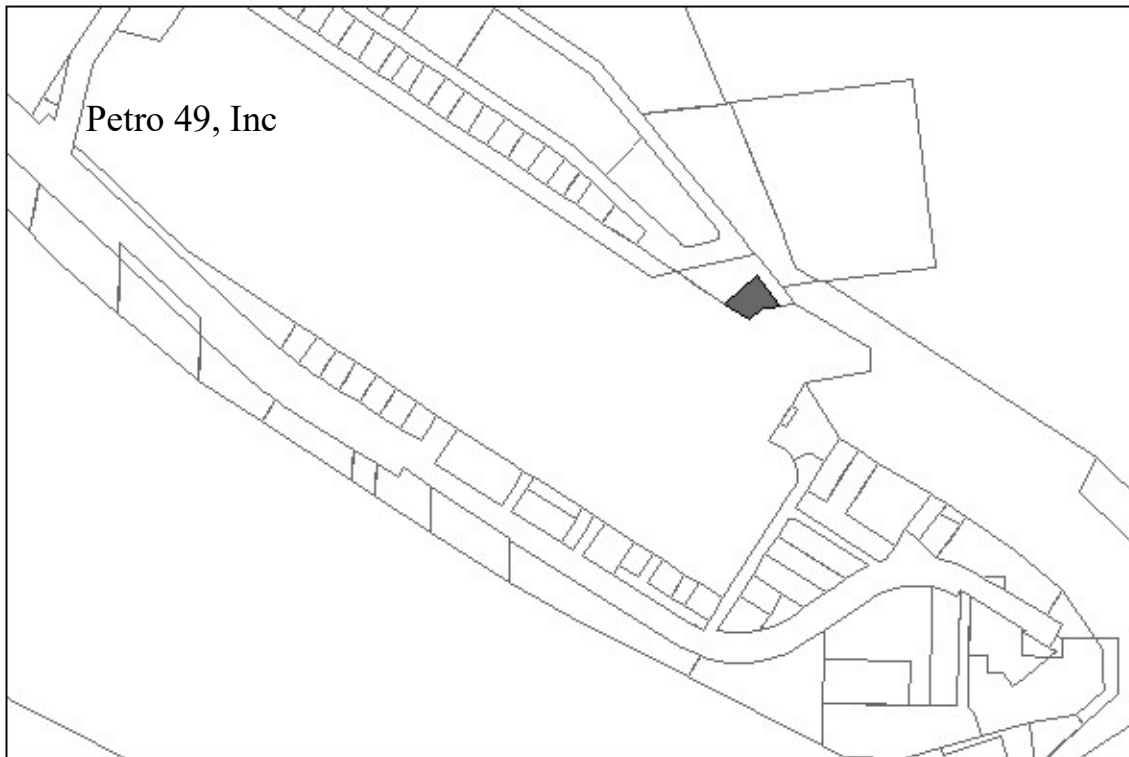
**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025. One year extension to 3/31/26

The lower level of the building contains a large water pump that is part of the city water infrastructure and not available for lease.

**Finance Dept. Code:**





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

**Acquisition History:**

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

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

**Zoning:** Marine Industrial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Petro 49  
Resolution 16-031(S) 11/30/38 with 2 5-year extensions

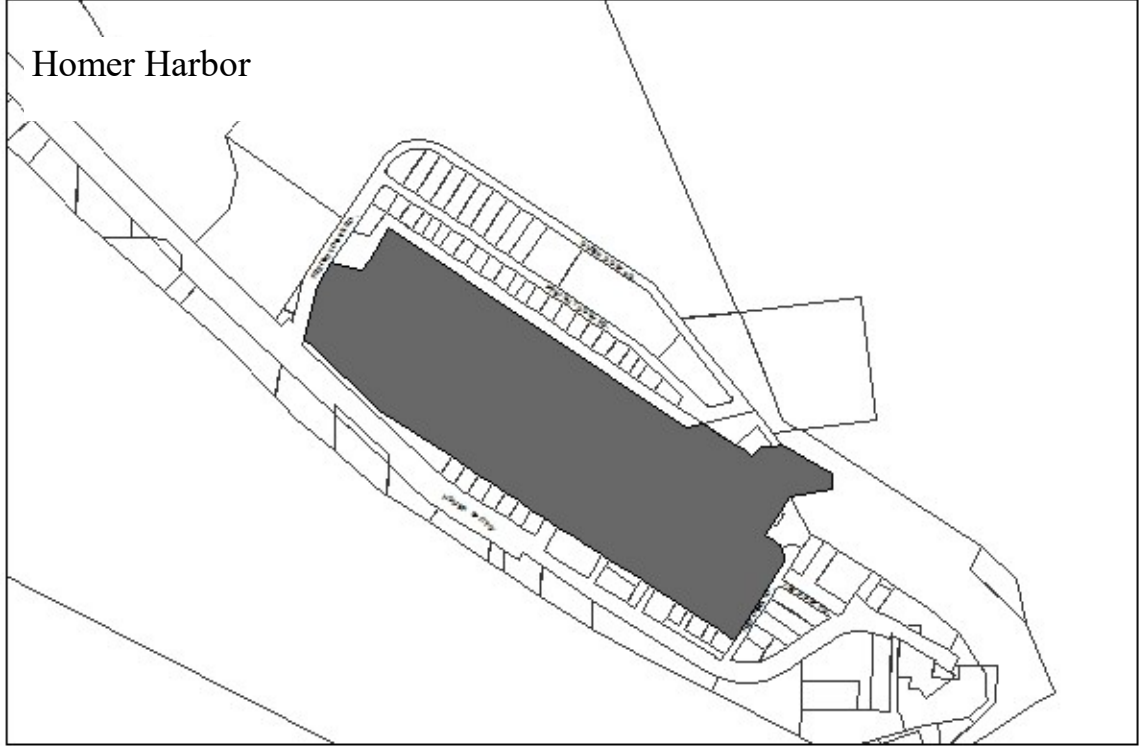
**Finance Dept. Code:** 400.600.4650



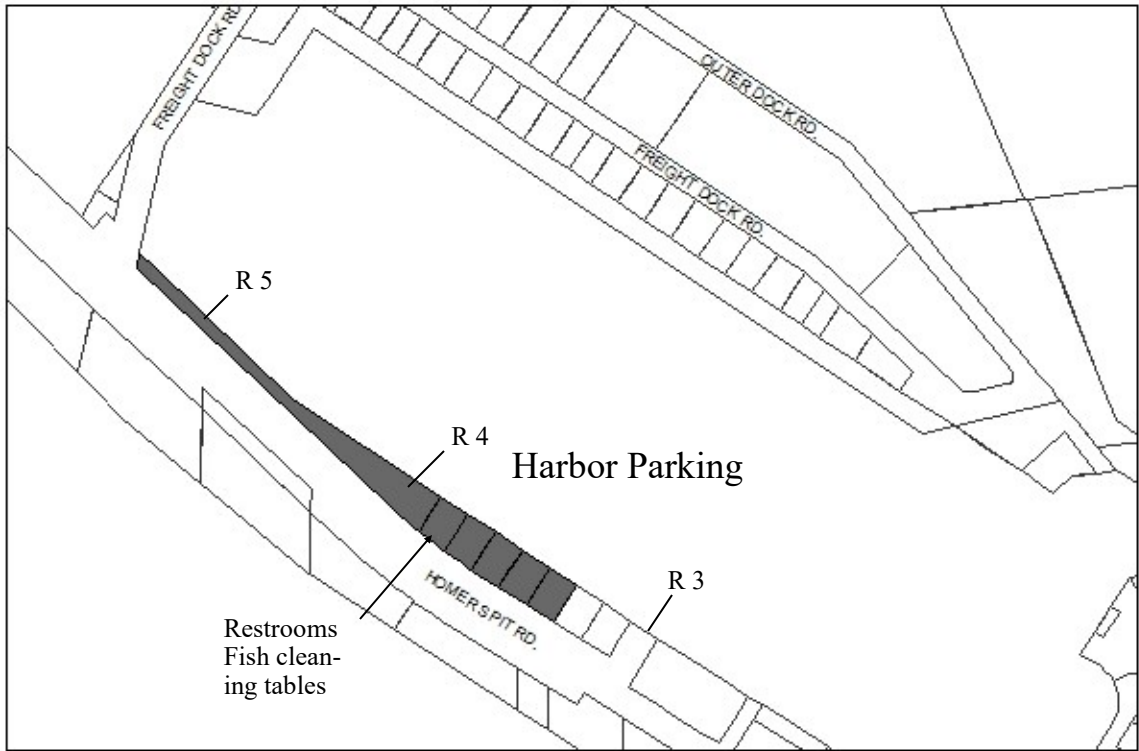
# **Section C**

## **Port Facilities**

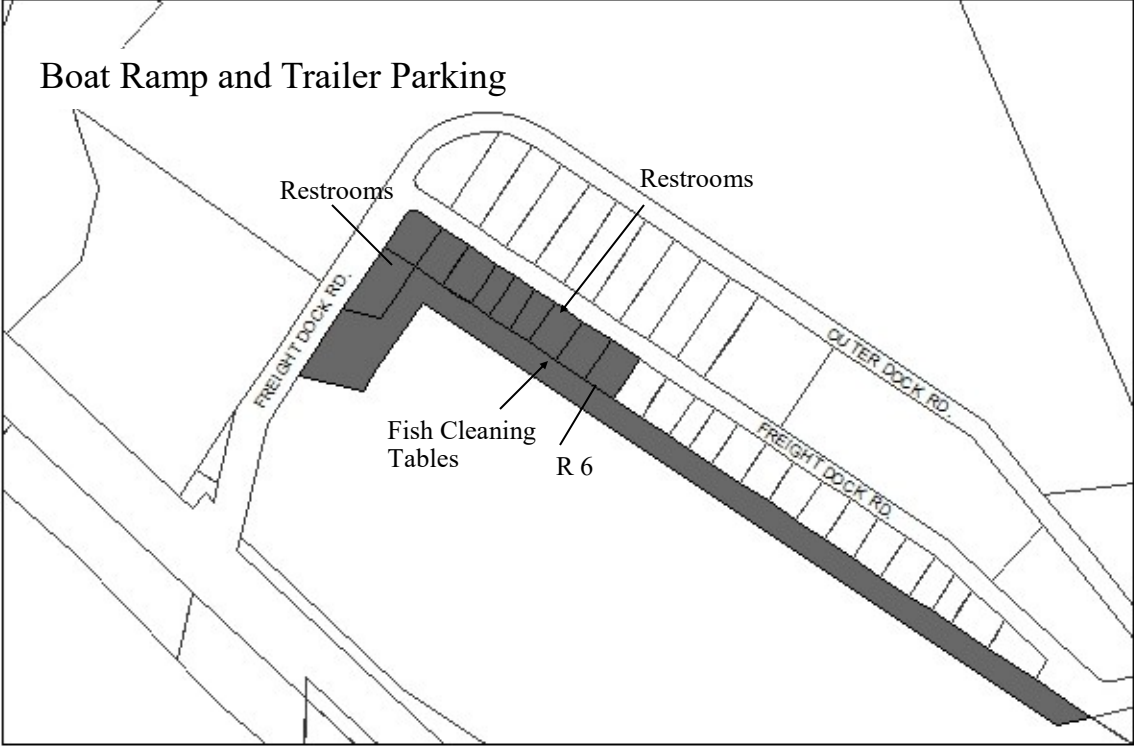


	
<b>Designated Use:</b> Homer Small Boat Harbor <b>Acquisition History:</b> Reso 99-51 Reconveyed from ACOE	
<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
<b>Zoning:</b> Marine Commercial/Small Boat Harbor Overlay	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> floats, road access, water and sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

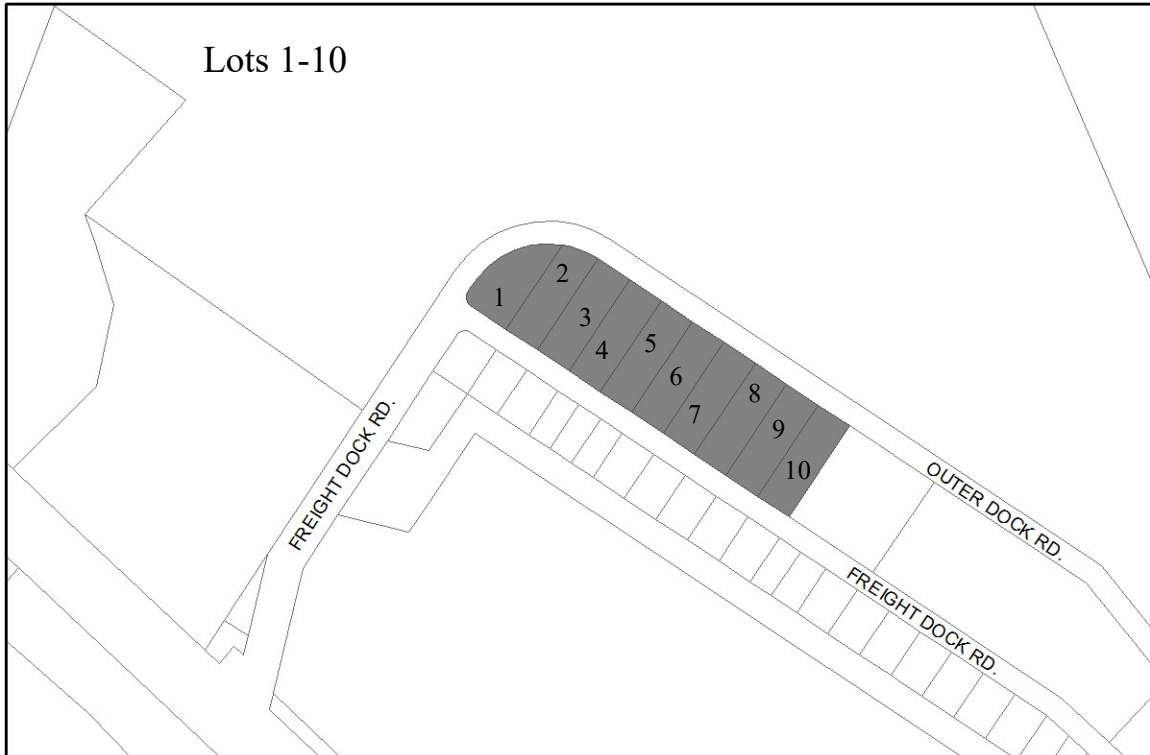


	
<b>Designated Use:</b> Parking <b>Acquisition History:</b>	
<b>Area:</b> 3.12 acres	<b>Parcel Number:</b> 181033 18-22, 24
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, gas, Spit Trail, water and sewer, public restrooms	
<b>Notes:</b> New restrooms at Ramp 5 constructed 2015/2016	
<b>Finance Dept. Code:</b>	

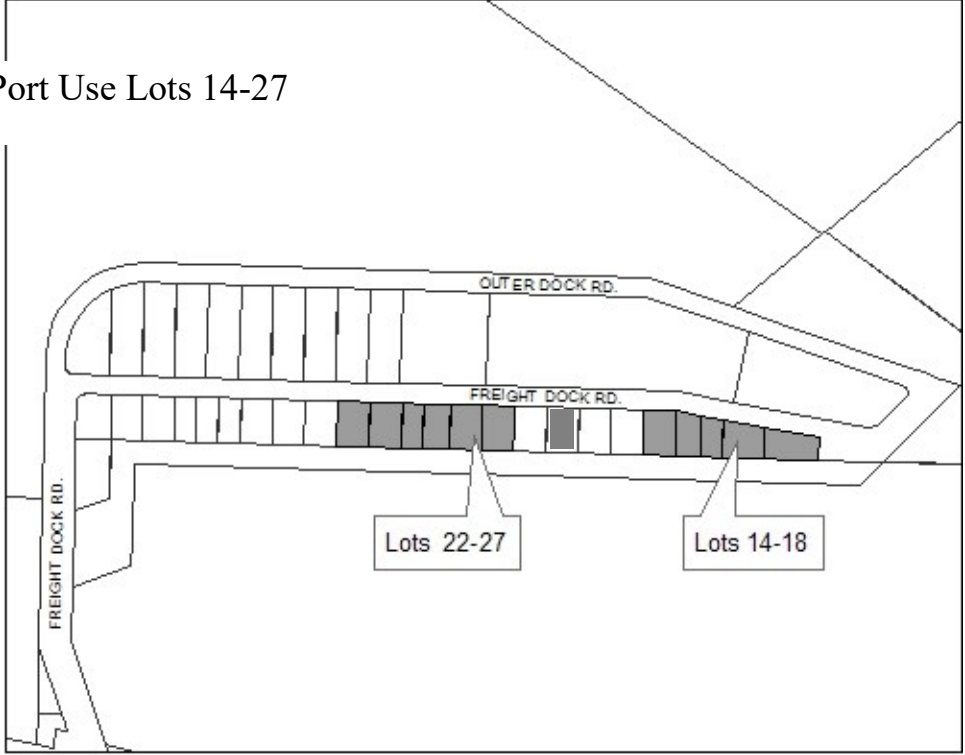


	
<b>Designated Use:</b> Boat ramp and trailer parking <b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<b>Notes:</b> Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.	
<b>Finance Dept. Code:</b>	

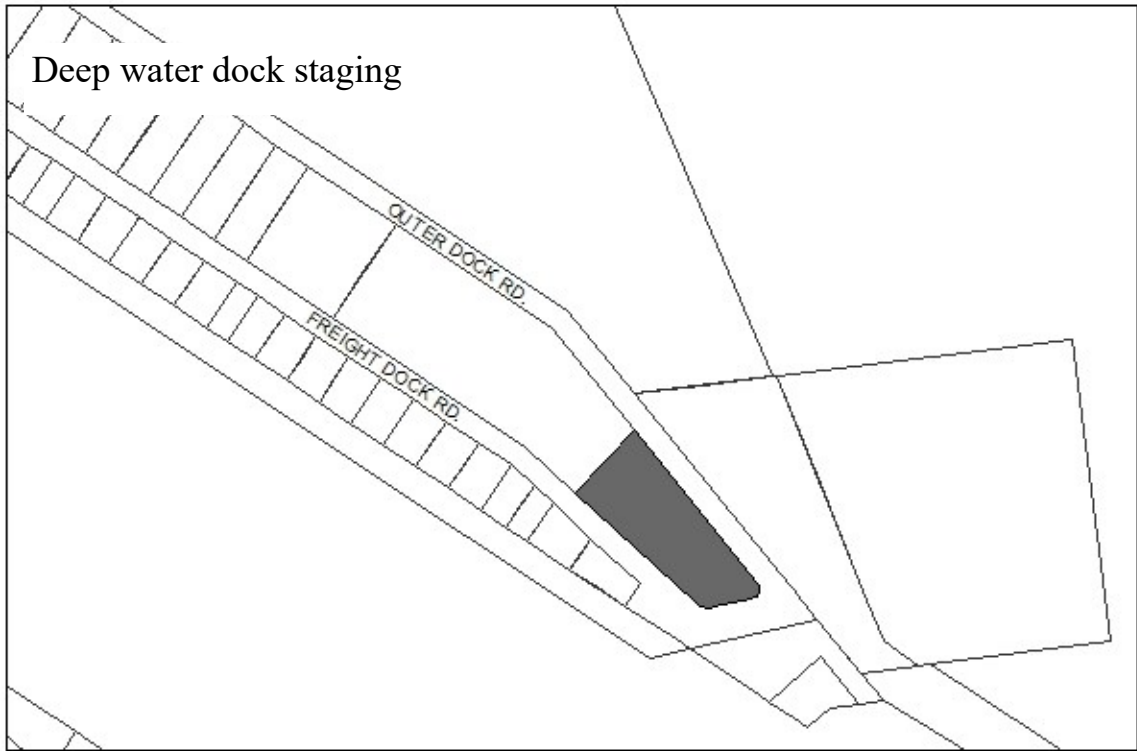


 <p>Lots 1-10</p>	
<b>Designated Use:</b> Port Use <b>Acquisition History:</b>	
<b>Area:</b> 6.67 acres	<b>Parcel Number:</b> 181032-21,22-29, 31
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, Barge ramp	
<b>Notes:</b>  Lots 1,2,3: Summer boat trailer parking Resolution 14-041, Lots 9 and 10 are available for short term lease only	
<b>Finance Dept. Code:</b>	

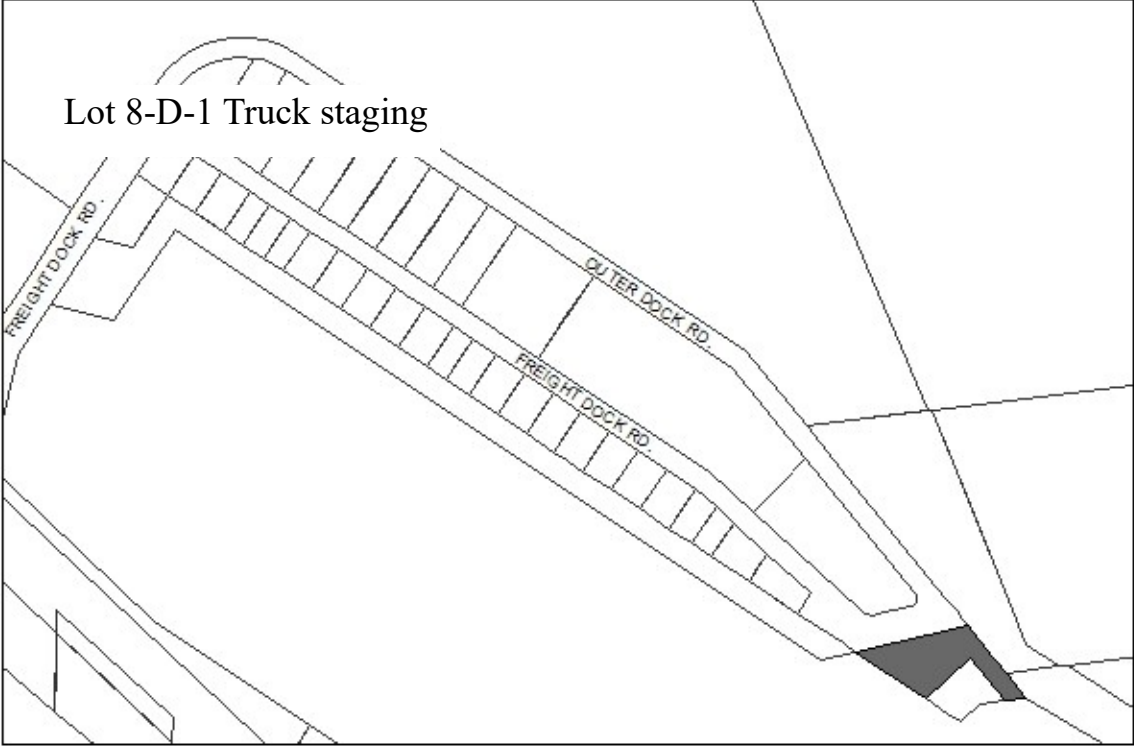


<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally and 'FREIGHT DOCK RD.' running vertically on the left. A series of lots are shown along these roads. A group of lots is shaded and labeled 'Lots 22-27', and another group is shaded and labeled 'Lots 14-18'.</p>	
<p><b>Designated Use:</b> Port Use  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 3.16 acres</p>	<p><b>Parcel Number:</b> 18103233-37, 41-46</p>
<p><b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved road, gas, Spit Trail, water and sewer</p>	
<p><b>Notes:</b>          Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.           The harbor office completed in 2015 is on lots 22 and 23.</p>	
<p><b>Finance Dept. Code:</b></p>	

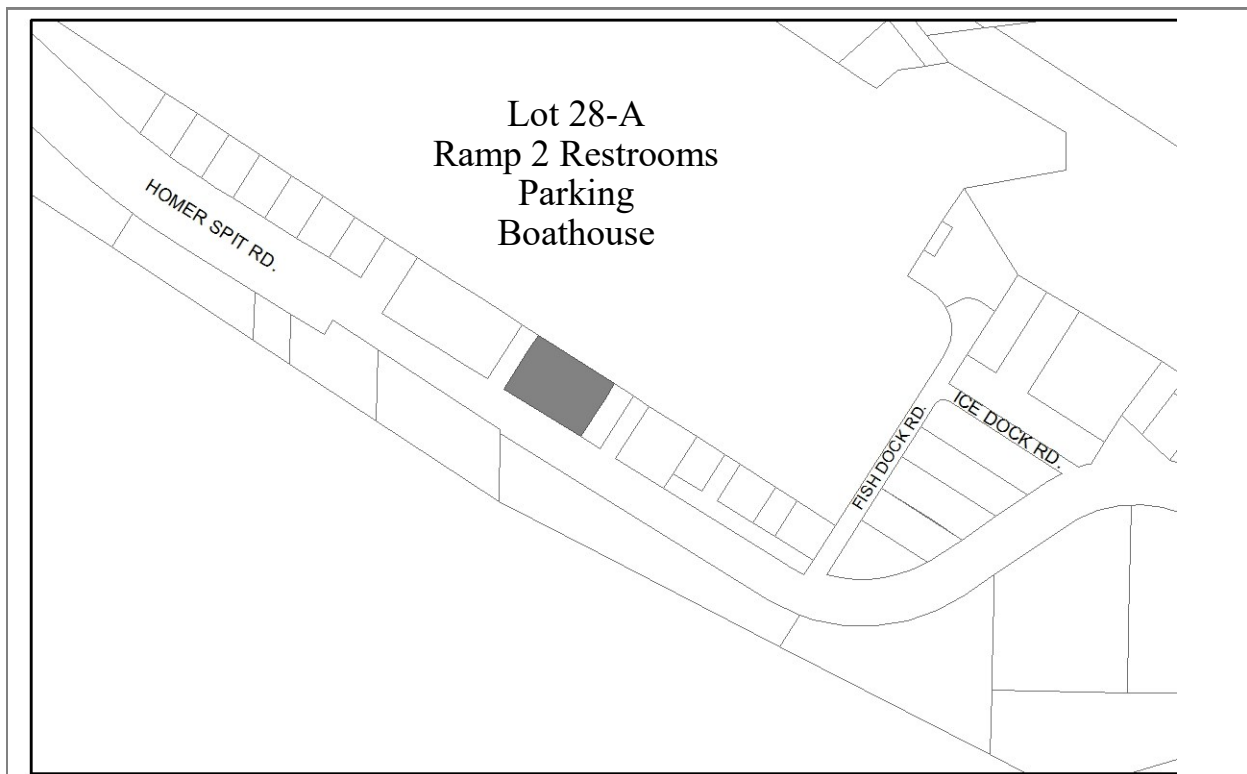


	
<b>Designated Use:</b> Deep water dock staging <b>Acquisition History:</b>	
<b>Area:</b> 2.08 acres	<b>Parcel Number:</b> 18103232
<b>Legal Description:</b> T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer	
<b>Notes:</b> Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Commercial Truck Staging <b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.  2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	
<b>Finance Dept. Code:</b>	





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

**Acquisition History:**

**Area:** 0.93 acres

**Parcel Number:** 18103397

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

**Zoning:** Marine Commercial

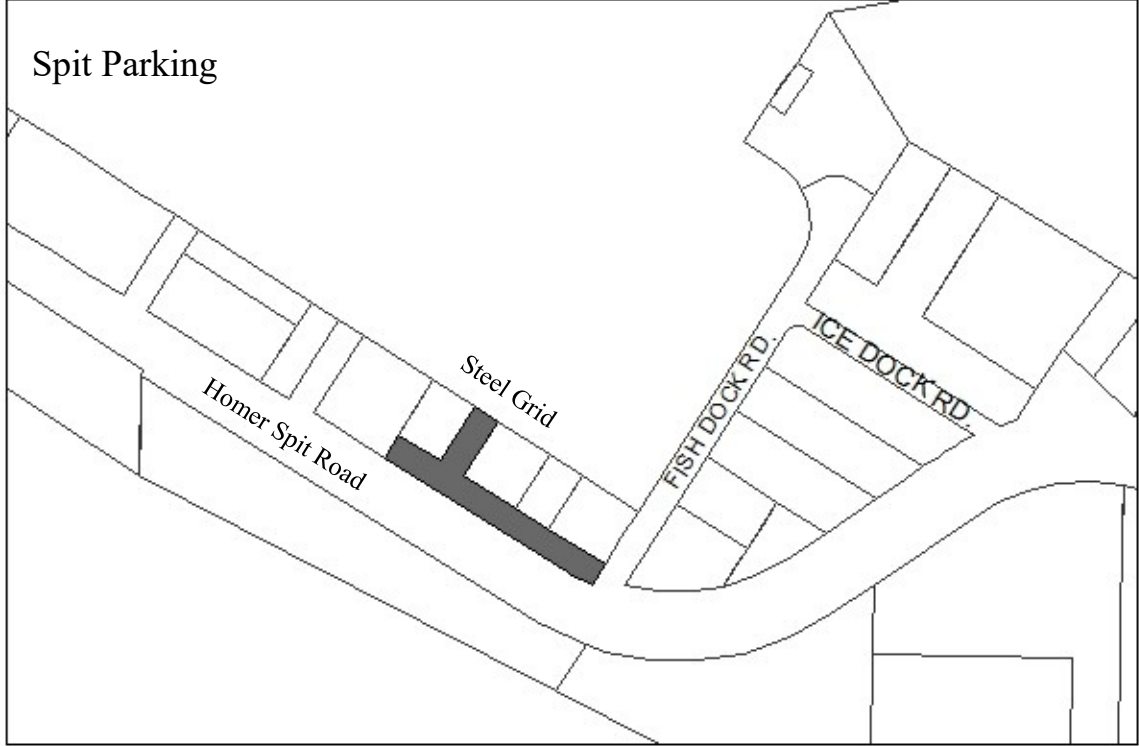
**Infrastructure:** Paved road, gas, water and sewer

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

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

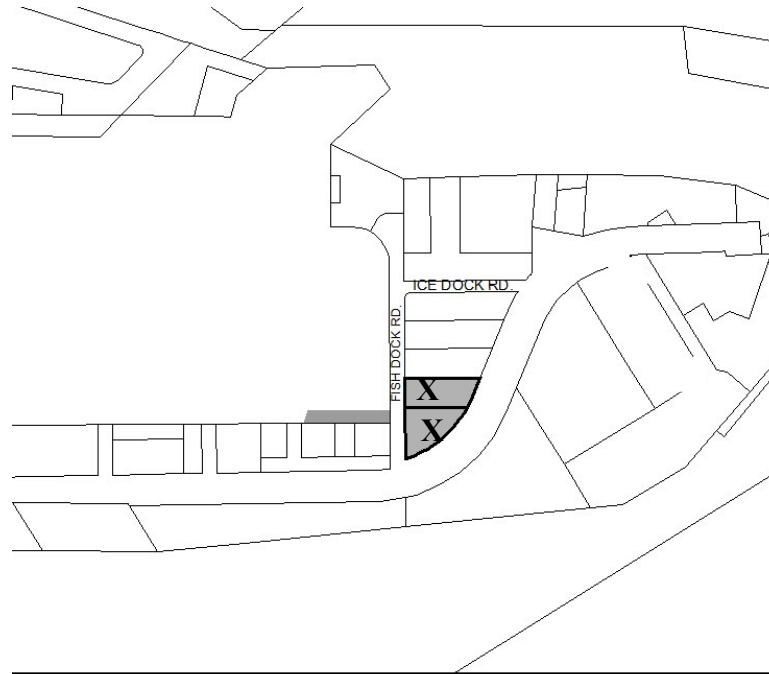
**Finance Dept. Code:**



 <p>The map shows a coastal area with several roads: Homer Spit Road running diagonally from the top left towards the bottom center; Steel Grid, a small rectangular area adjacent to Homer Spit Road; Fish Dock Rd running diagonally from the bottom center towards the top right; and Ice Dock Rd running diagonally from the top right towards the bottom center. The area is labeled 'Spit Parking' in the top left corner.</p>	
<b>Designated Use:</b> Parking and Access <b>Acquisition History:</b>	
<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road	
<b>Notes:</b> Provides parking for adjacent businesses, and harbor access.	
<b>Finance Dept. Code:</b>	



Lots 9A, 10A



**Designated Use:** Resolution 23-043 Port use for fishery use, short term leases and facility parking  
**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2022 Assessed Value:** Land value \$333,500

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

**Zoning:** Marine Industrial

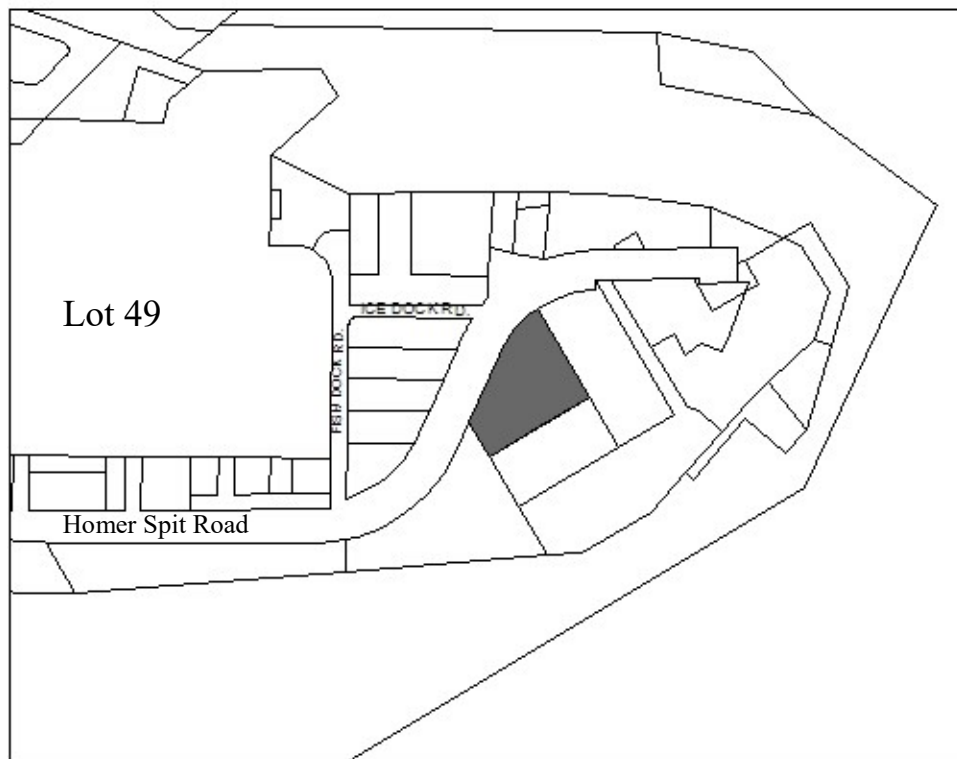
**Infrastructure:** Water, sewer, gas, Spit Trail, paved road access

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106.

**Finance Dept. Code:**





**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103403

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Paved road, gas, water and sewer

**Notes:**

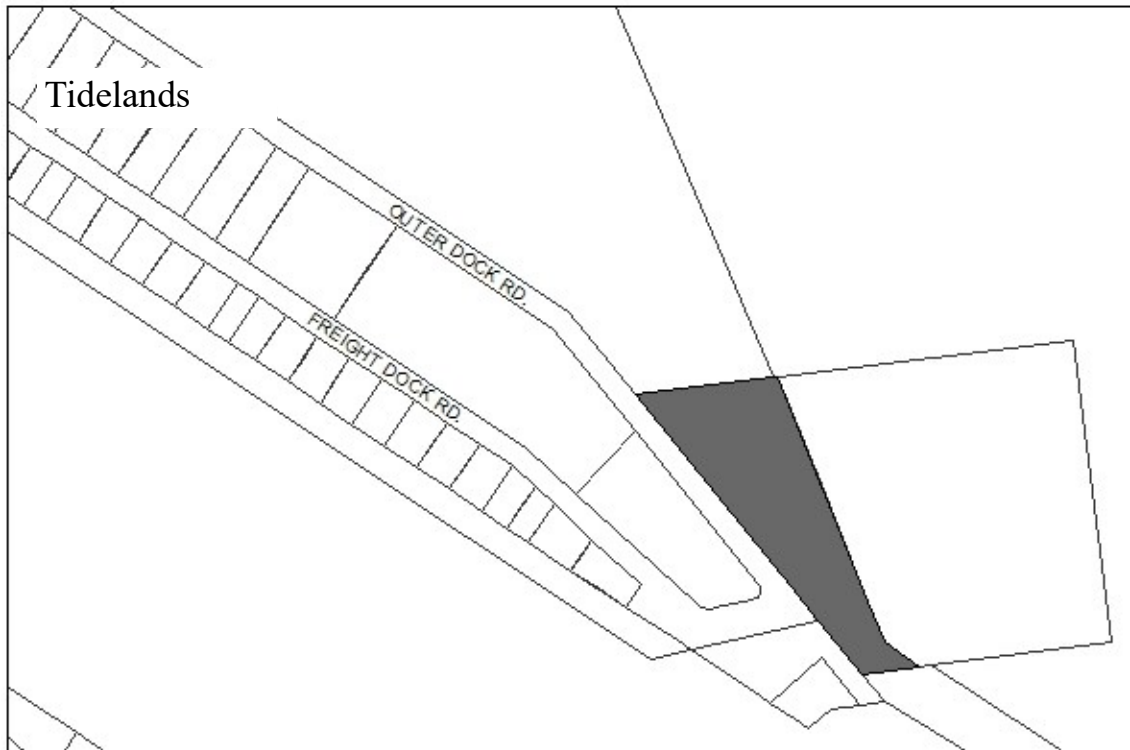
Resolution 2007-51: Continue to use for dredge material dewatering.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>New Fish Grinder building constructed in 2025. ADF&amp;G grant stipulations require the property be kept by the City for the intended use for 20 years, until 12/31/44.</p> <p>Drywell to be constructed to resolve drainage issues FY26.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

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

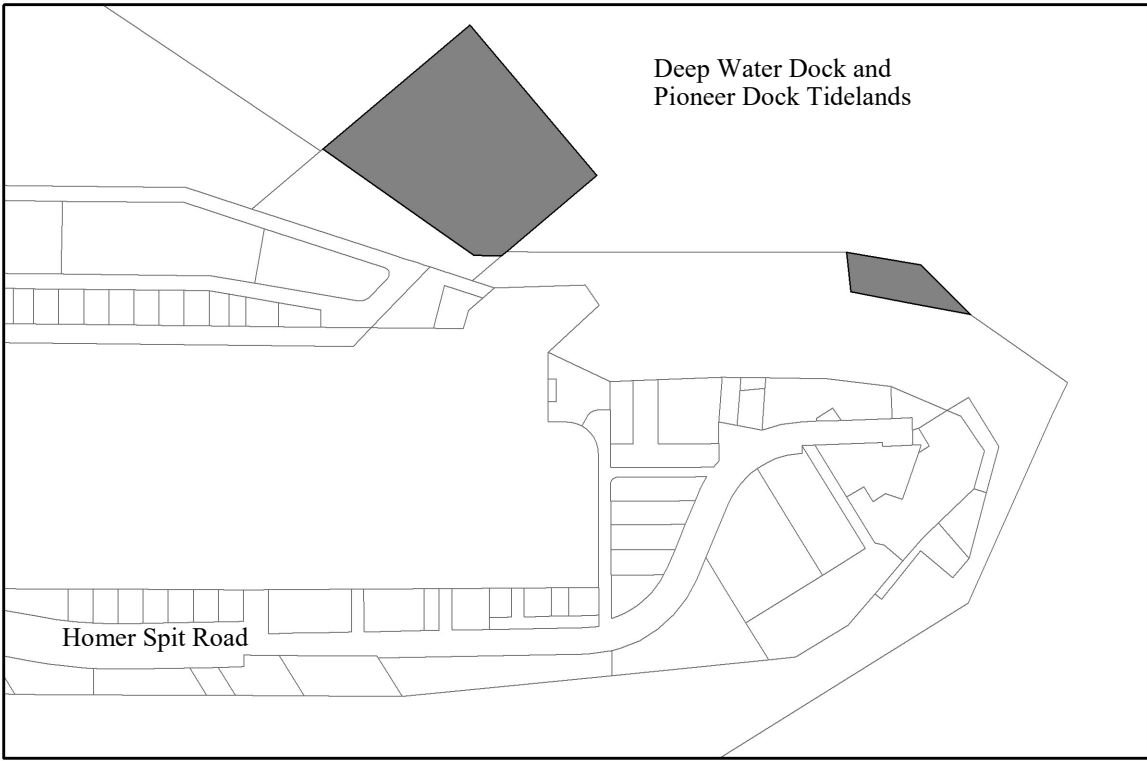
**Zoning:** Not zoned

**Wetlands:** Tidelands

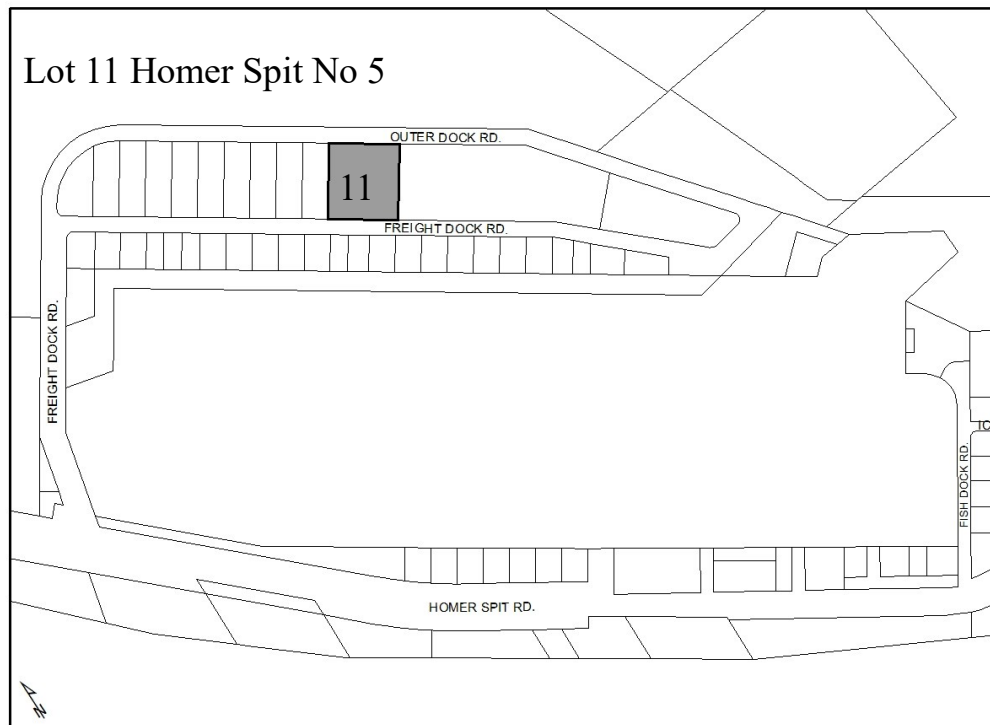
**Infrastructure:**

**Finance Dept. Code:**



 <p style="margin-top: 10px;">Deep Water Dock and Pioneer Dock Tideland</p> <p style="margin-top: 10px;">Homer Spit Road</p>	
<b>Designated Use:</b> Port and Harbor Use <b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b>  Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	





**Designated Use:** Port Facility

**Acquisition History:**

**Area:** 1.78 acres. A small portion is leased for a telecommunications tower

**Parcel Number:** 18103230

**Legal Description:** Homer Spit Subdivision No. 5 Lot 11

**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access

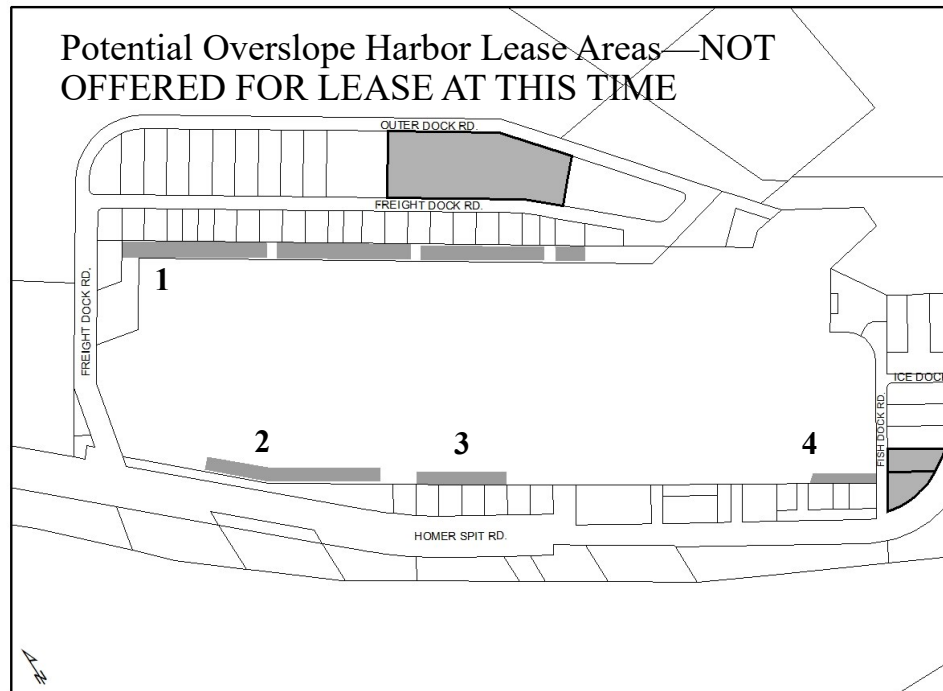
**Address:** 4300 Freight Dock Road

A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01 )

This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)

**Finance Dept. Code:**





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

**Acquisition History:**

**Area:**

**Parcel Number:**

**2022 Assessed Value:**

**Legal Description:**

**Zoning:** Marine Commercial and Small Boat Harbor Overlay

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

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106

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

**Finance Dept. Code:**



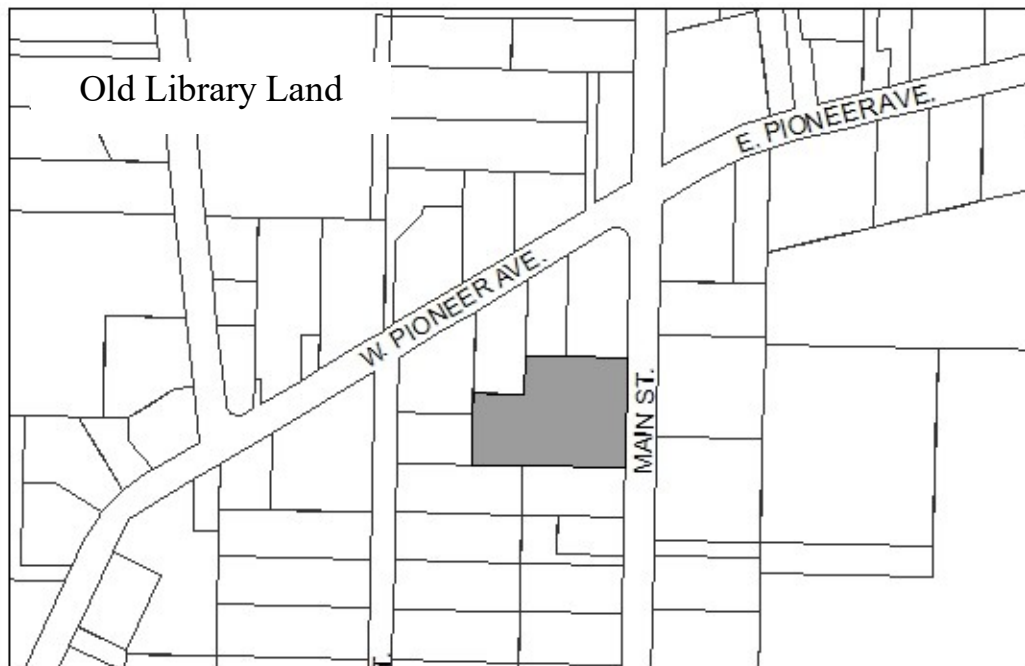
**Section D**

**City Facilities and Other Lands**



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<b>Designated Use:</b>	
<b>Area:</b>	<b>Parcel Number:</b>
<b>2015 Assessed Value:</b>	
<b>Legal Description:</b>	
<b>Zoning:</b>	<b>Wetlands:</b>
<b>Infrastructure:</b>	
<b>Notes:</b>	
<b>Finance Dept.</b>	





**Designated Use:** City Facility and Other Lands (Resolution 20-019)

**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

**Area:** 1.31 acres

**Parcel Number:** 17514416

**2019 Assessed Value:** \$69,400

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

**Zoning:** Central Business District

**Wetlands:** Drainage and wetlands may be present

**Infrastructure:** Paved road, water, sewer, natural gas

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

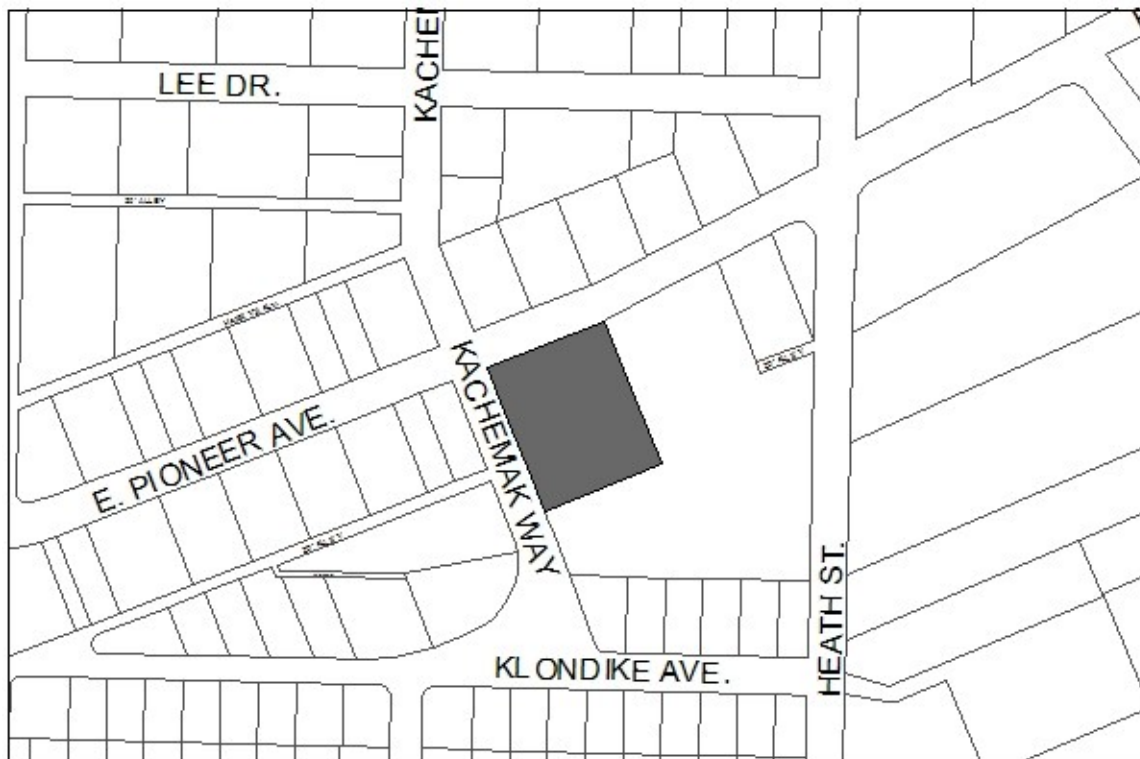
The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

**Finance Dept. Code:**



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





**Designated Use:** City Hall

**Acquisition History:** Purchased, Schoulz 12/31/86

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

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

**Zoning:** Central Business District

**Wetlands:** None

**Infrastructure:** Paved road access, gas, water and sewer.

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

**Finance Dept. Code:**





**Designated Use:** Fire Station and former police station

**Acquisition History:** Straub Warr Deed 4/74, partial purchase Straub 4/5/74

**Area:** 1.57 acres

**Parcel Number:** 17702057

**2019 Assessed Value:** \$1,567,900 ( Land: \$224,900 Structures: \$1,303,300)

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

**Zoning:** Central Business District

**Wetlands:** N/A


**Infrastructure:** Water, Sewer, Paved access

**Notes:** Fire hall remodel 2017/2018

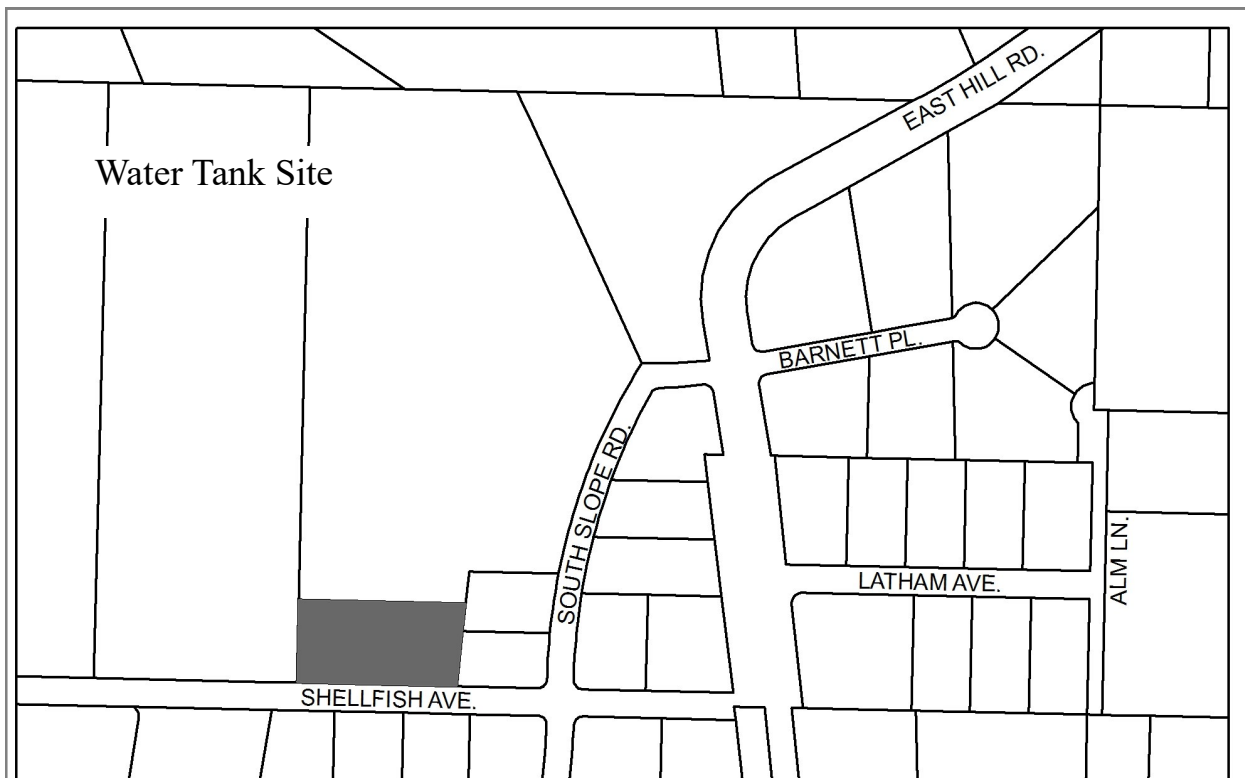
Resolution 20-031 assigned management and use of the former police station to the Homer Volunteer Fire Dept

**Finance Dept. Code:**



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





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

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2019 Assessed Value:** \$82,000

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

**Zoning:** Rural Residential


**Wetlands:**

**Infrastructure:** N/A

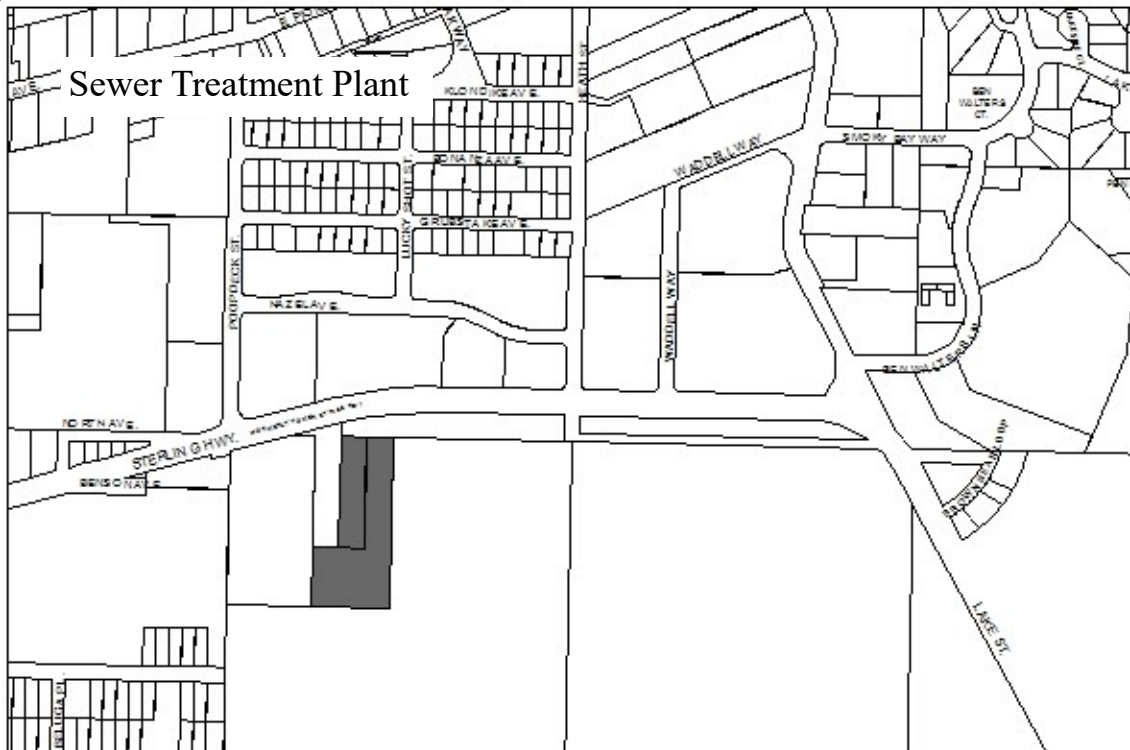
**Notes:** Future location of a new water tank. Project is shovel ready if federal funding becomes available.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Animal Shelter <b>Acquisition History:</b> Heath Deed 3/10/71	
<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
<b>2019 Assessed Value:</b> \$1,474,100 (Land \$311,700, Structure \$1,162,400)	
<b>Legal Description:</b> Glacier View Subdivision No 18 Lot 1	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, gas, gravel access via Public Works	
<p><b>Notes:</b> Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
<b>Finance Dept. Code:</b>	





<b>Designated Use:</b> Sewage Treatment
---

**Acquisition History:** see below

**Area: 4.08 acres**

**Parcel Number:** 177140 14, 15

**2019 Assessed Value:** \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

**Zoning:** Central Business District

Wetlands: Yes

**Infrastructure:** Water and Sewer. Access via PW complex

**Notes:**

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

17714015: Heath/Whitmore Deed 3-71

2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

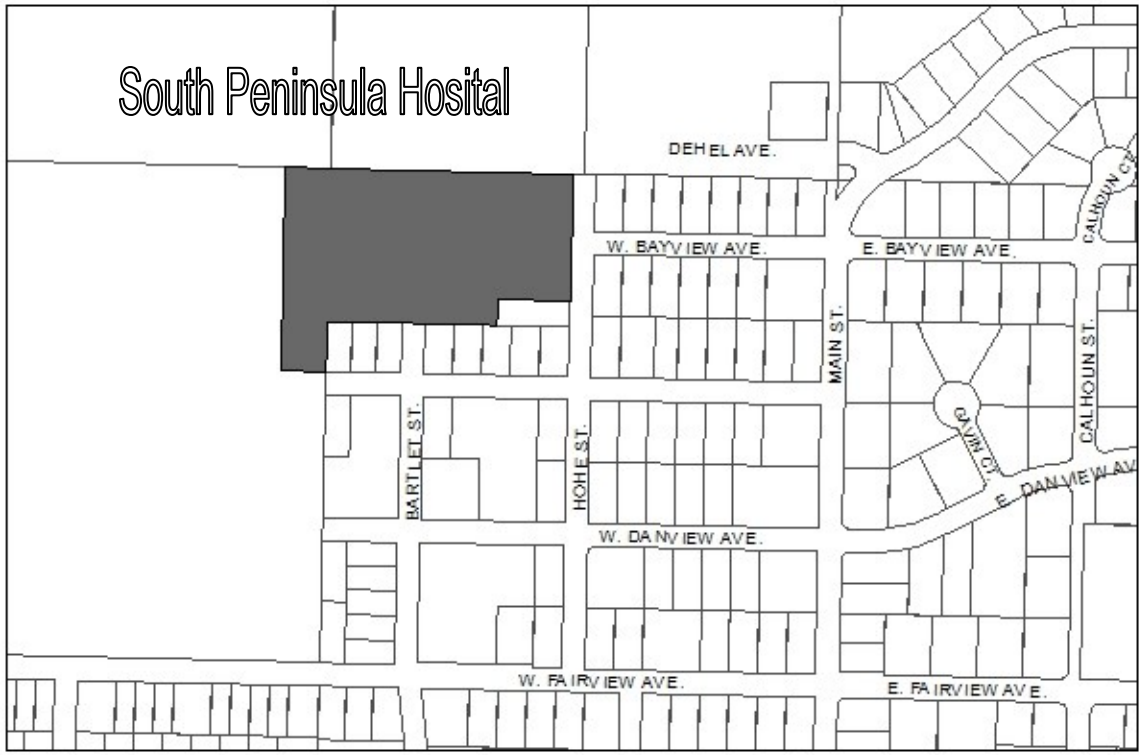
Lower section within a FEMA mapped flood hazard area. All of the property is within a Tsunami inundation zone.

**Finance Dept. Code:**

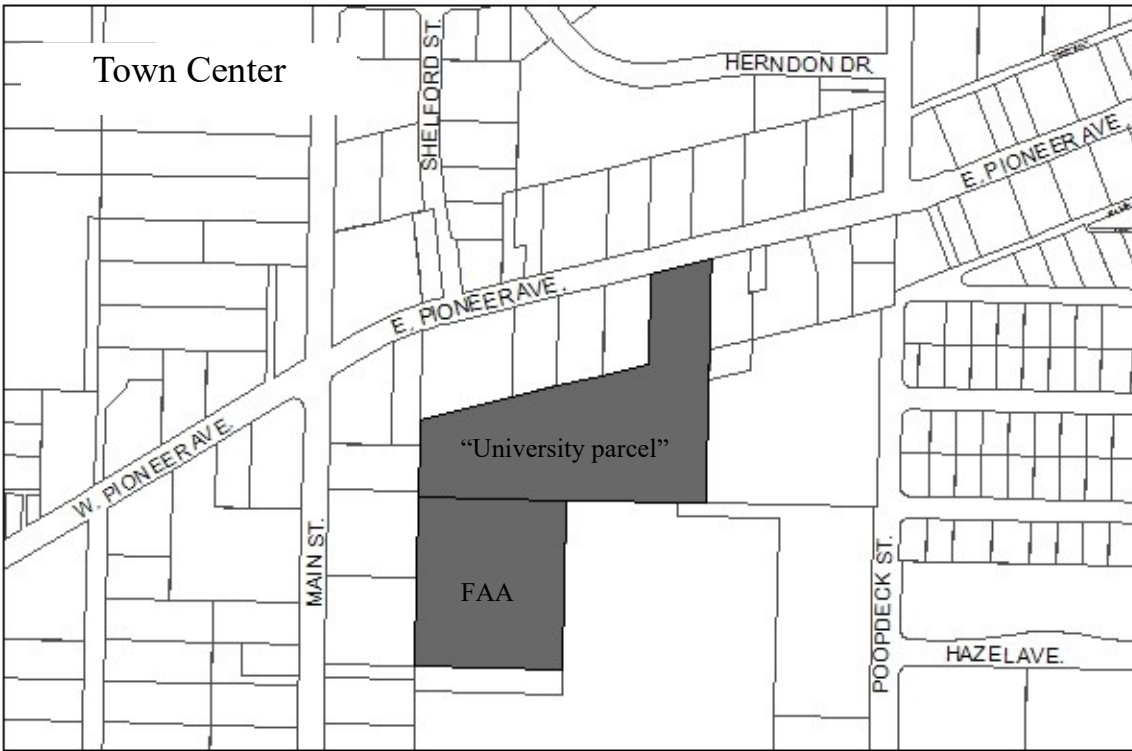


Add tsunami zone note	<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>	
	<p><b>Designated Use:</b> Public Works  <b>Acquisition History:</b> Heath Dead 3/10/71</p>	
<p><b>Area:</b> 30 acres</p>	<p><b>Parcel Number:</b> 17714016</p>	
<p><b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)</p>		
<p><b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 &amp; S1/2 NE1/4 SW1/4</p>		
<p><b>Zoning:</b> Central Business/Open Space</p>	<p><b>Wetlands:</b> Yes</p>	
<p><b>Infrastructure:</b> Paved Road, water and sewer</p>		
<p><b>Notes:</b></p> <p>Within a FEMA mapped flood hazard area and Tsunami inundation zone.  Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.  2015/16: Equipment shed constructed, Conditional Use Permit 15-02.</p>		
<p><b>Finance Dept. Code:</b></p>		



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



	
<p><b>Designated Use:</b> UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.</p> <p><b>Acquisition History:</b> UA: Ord 03-61 purchase.</p>	
<b>Area:</b> 7.69 acres	<b>Parcel Number:</b> 17719234, 17708015
<b>2019 Assessed Value:</b> \$382,800	
<b>Legal Description:</b> Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.	
<b>Zoning:</b> Town Center District	<b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
<b>Infrastructure:</b> Must be built as land is developed.	
Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)	
<b>Finance Dept. Code:</b>	





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

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

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

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

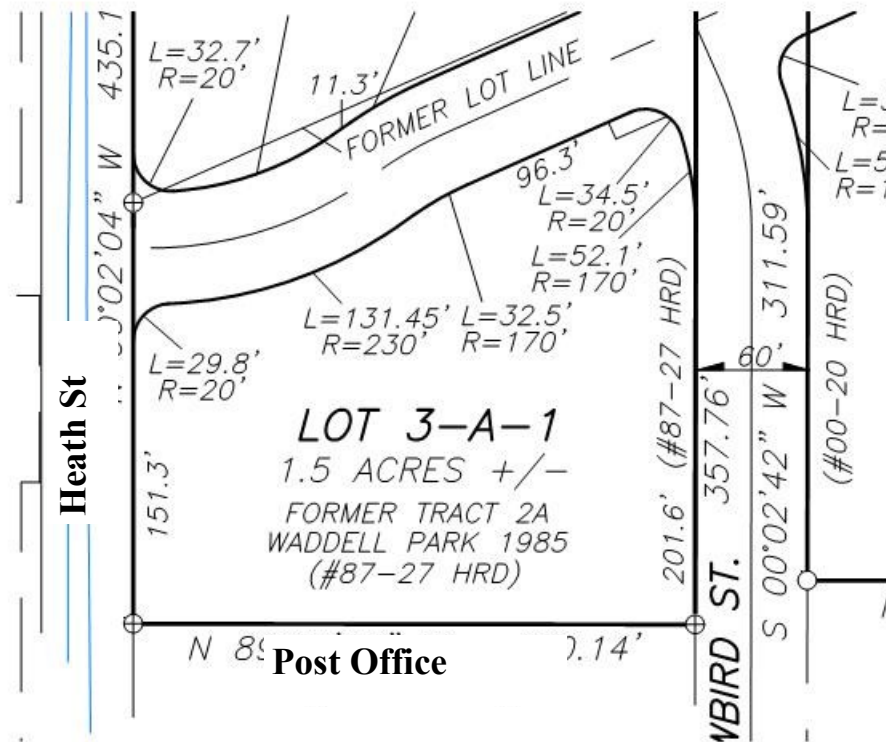
18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

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

**Finance Dept. Code:**





**Designated Use:** New Police Station Resolution 18-013(A)

**Acquisition History:** Purchased

**Area:** 1.5 acres

**Parcel Number:** 17712034

**2020 Assessed Value:** \$1,922,500

**Legal Description:** T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

**Zoning:** CBD

**Wetlands:** N/A

**Infrastructure:** full utilities, Grubstake extension will include paved road and sidewalk.

**Notes:** Road construction in 2016. Project funding from State appropriation and matching City HART funds.

New police station construction 2019-2020, opened fall 2020.

**Finance Dept. Code:**





**Designated Use:** Undesignated

**Acquisition History:** Detling Deed 6/10/82

**Area:** 0.03 acres each. Total of 2,613 sq ft

**Parcel Number:** 177154 02, 03

**2019 Assessed Value:** \$2,600

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

**Zoning:** Central Business District

**Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

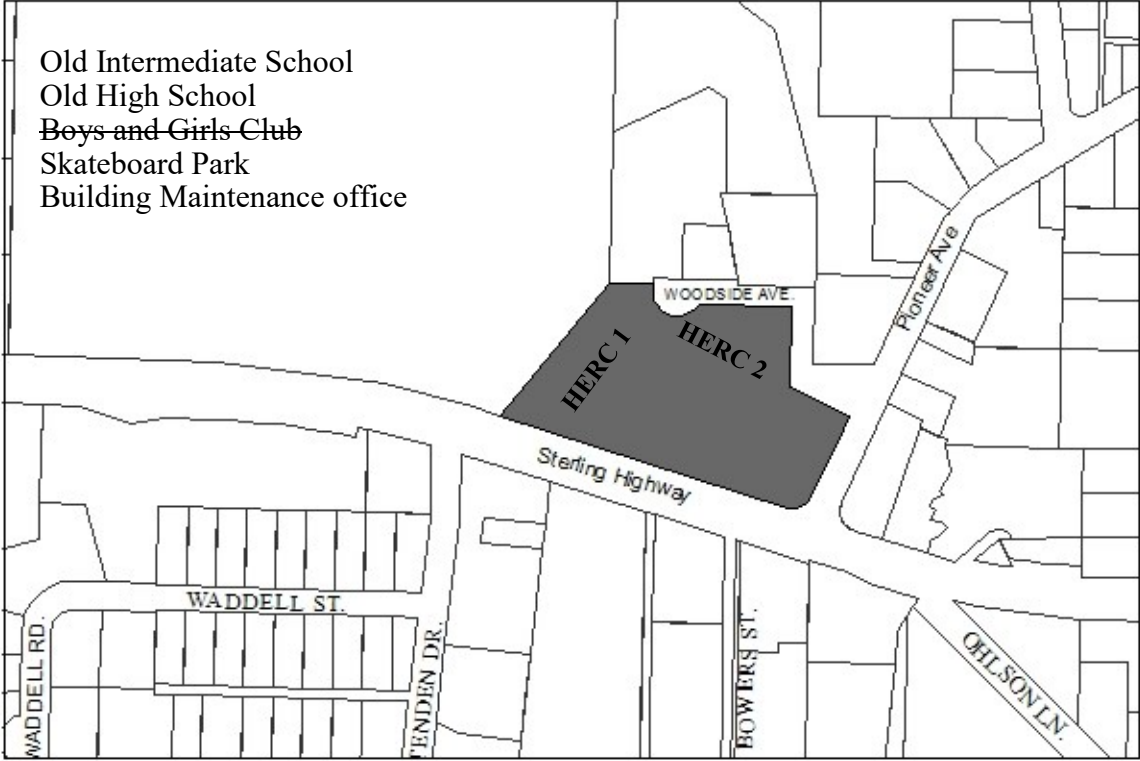
**Notes:** Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

**Finance Dept. Code:**



<b>Designated Use:</b> Restroom and Future right of way <b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2019 Assessed Value:</b> \$77,300	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Public restroom constructed 2013-2014 Future road extension for Bartlett.	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> City Facility and other city lands (Resolution 20-019)	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2019 Assessed Value:</b> \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Deed restrictions removed by Kenai Peninsula Borough, fall 2014</li> <li>• HERC 1 is the larger building</li> <li>• HERC 2 is the smaller building that contains PW Maintenance</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	





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

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

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

**Zoning:** Rural Residential

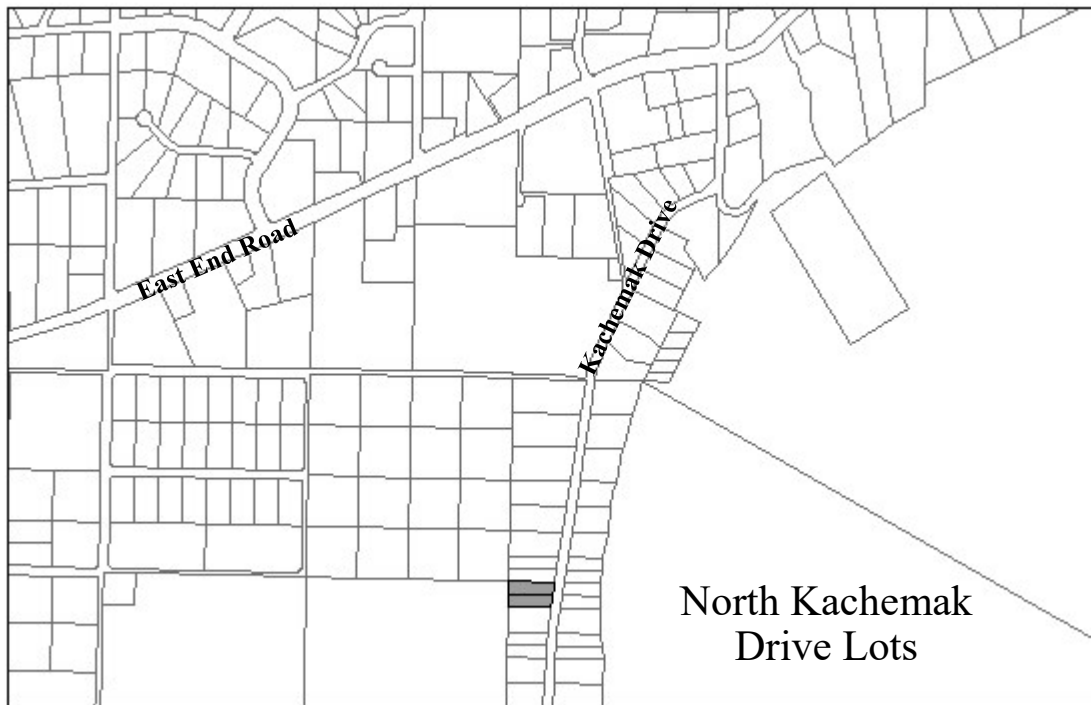
**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

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

**Finance Dept.**





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

**Area:** 1 acre

**Parcel Number:** 17909003, 17909004

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

**Zoning:** Rural Residential

**Wetlands:** Properties are wetland (and very wet)

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

**Notes:**

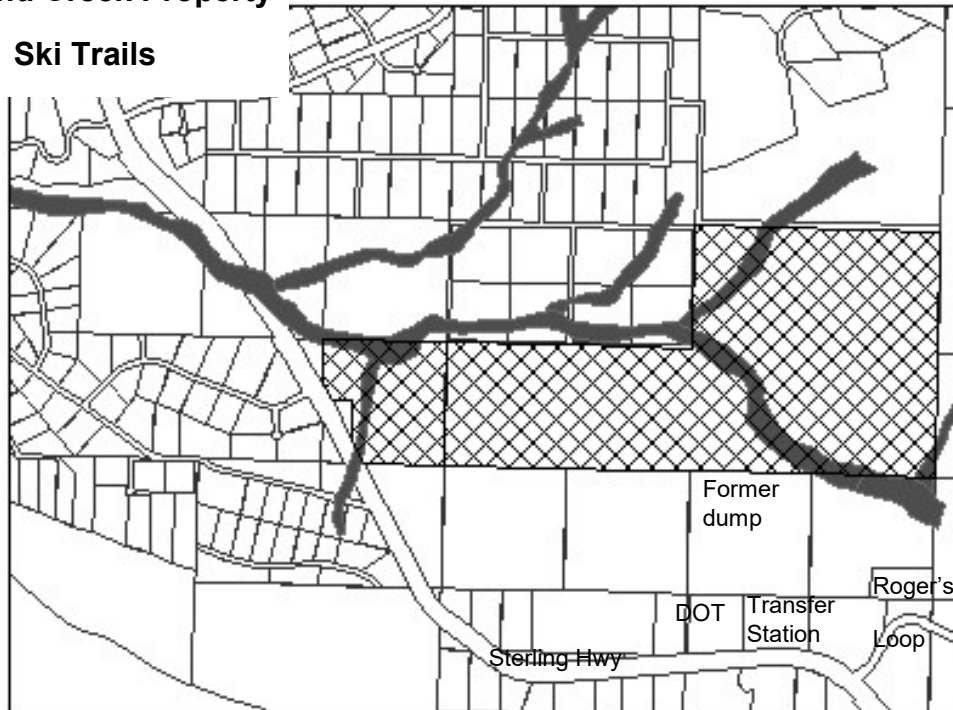
**Finance Dept.**



# **Section E**

Parks + Beaches  
Cemeteries + Green Space



**Diamond Creek Property****Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club. Resolution 24-066, expires 4/30/27.

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

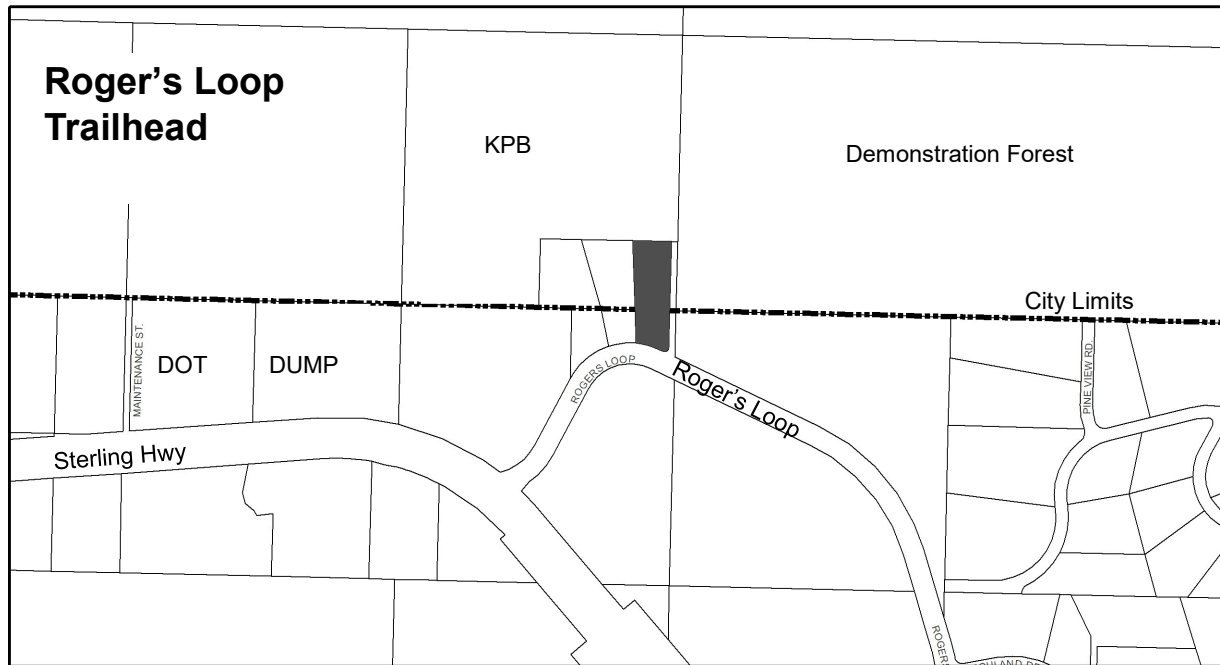
Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

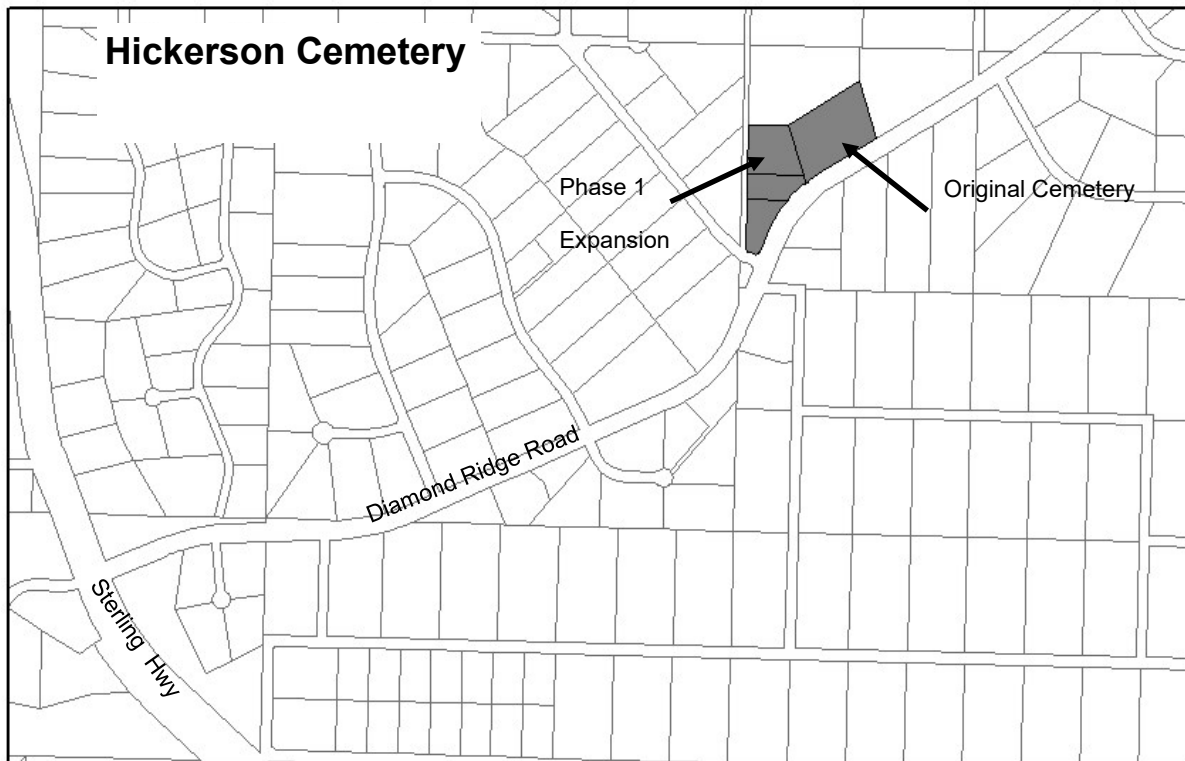
**Finance Dept. Code:**





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





**Designated Use:** Hickerson Memorial Cemetery

**Acquisition History:** Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

**Area:** 6.91 acres

**Parcel Number:** 17321011, 13, 14, 15

**Legal Description:** HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

**Zoning:** Not within city limits

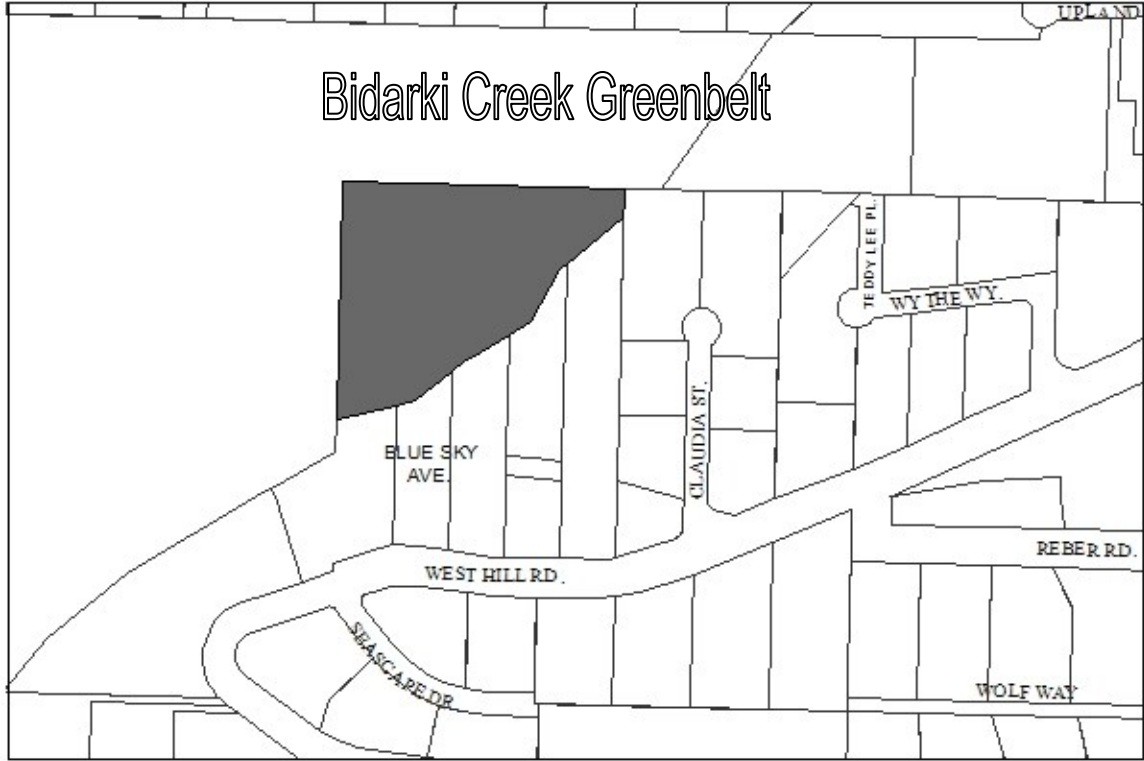
**Wetlands:** N/A

**Infrastructure:** paved access

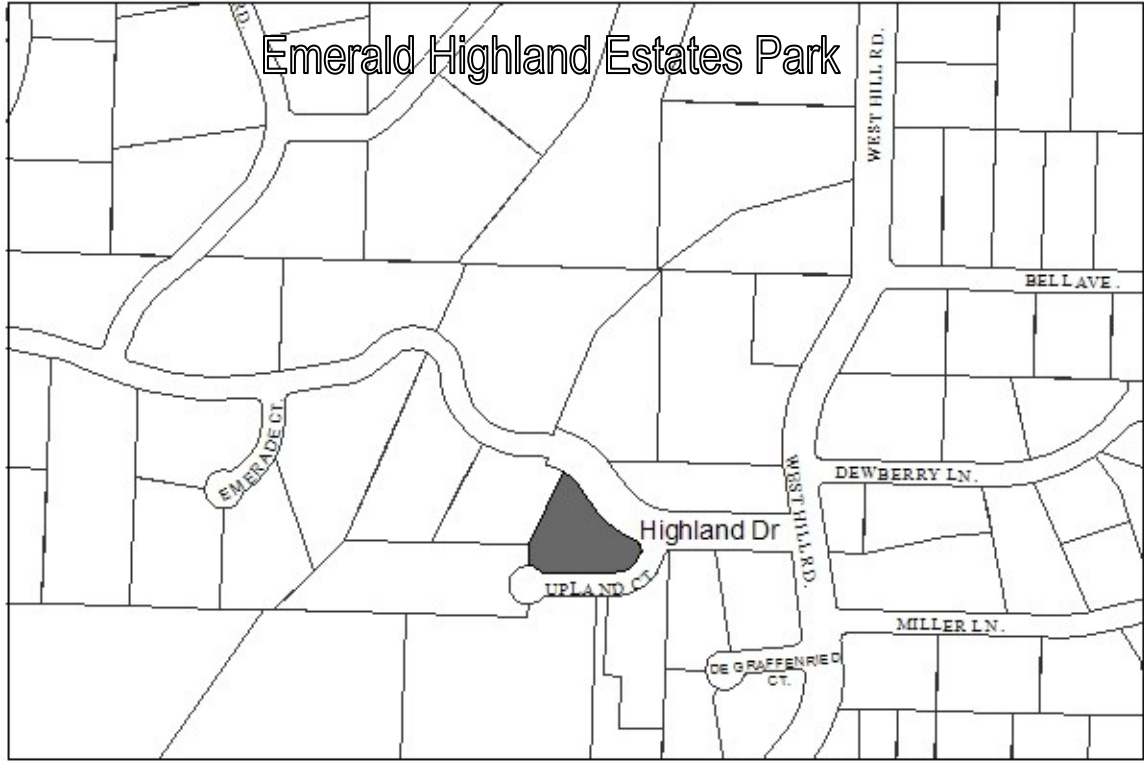
**Notes:** Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. <b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Public Use/Emerald Highland Estates Park <b>Acquisition History:</b> Gangle Deed, 12/1989	
<b>Area:</b> 1.04 acres	<b>Parcel Number:</b> 17502056
<b>Legal Description:</b> HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> The whole lot is potential wetlands. Creek present long western property line.
<b>Infrastructure:</b> Gravel road access	
<p><b>Notes:</b> This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p><b>History:</b>            Resolution 2004-24A, Land Allocation Plan            Resolution 2007-03 Emerald Park Master Plan</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** W.R.Bell Public Park.

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

**Area:** 2.75 acres

**Parcel Number:** 17524006

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

**Zoning:** Rural Residential

**Wetlands:** Drainages on lot.

**Infrastructure:** Gravel road access. Rough trails across property.

**Notes:**

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

Park contains the gravesite of W.R. Bell.

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

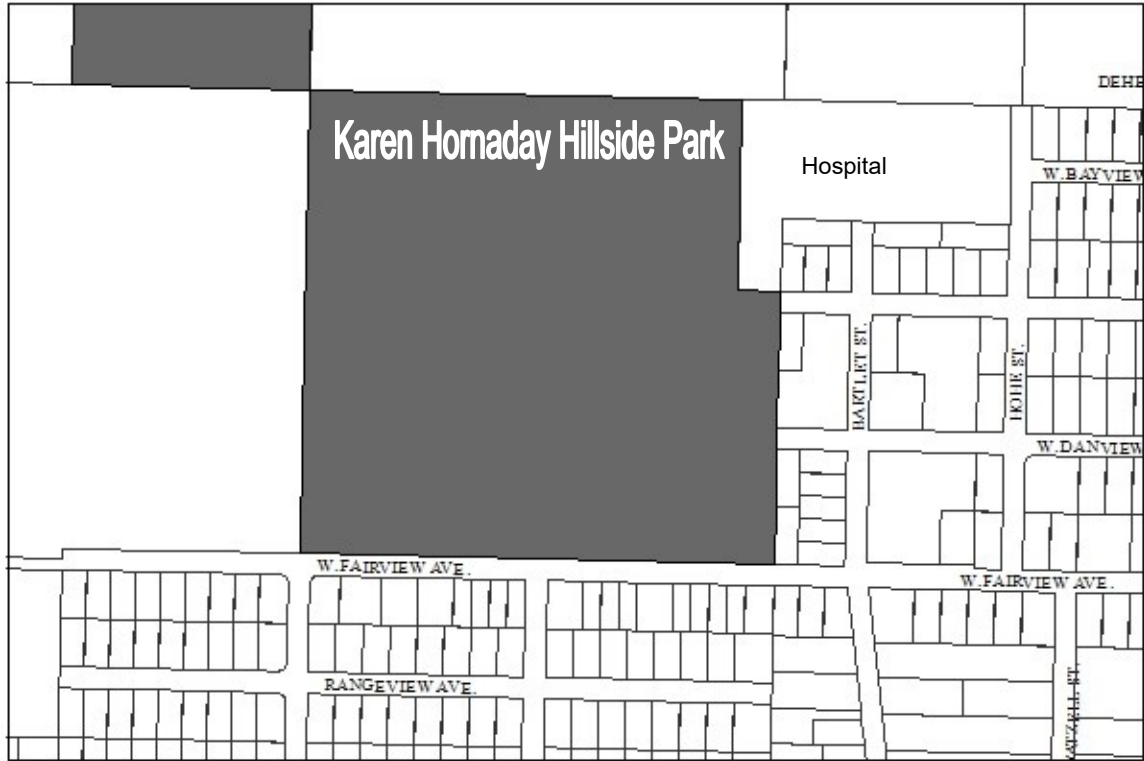
2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**



<b>Designated Use:</b> 10 Acre lot: Retain for a future park Resolution 2011-37(A) 20 Acre Lot: Public Park Land Ordinance 25-02	
<b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access/footpaths.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park <b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<p><b>Notes:</b> The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.            Campground closed for summer 2023            Restrooms demolished in 2021</p> <p>Resolution 23-039, Little League agreement expires 12/21/28</p>	
<b>Finance Dept. Code:</b> 175.0003 (driveway, parking), 175.0007 (campground)	





**Designated Use:** Public Purpose/Bayview Park/Water tank access

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

**Area:** 0.58 acres total

**Parcel Number:** 175051 07, 08  
17726038, 17727049

**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

**Zoning:** Urban Residential

**Wetlands:** N/A

**Infrastructure:** Paved road access, water, sewer

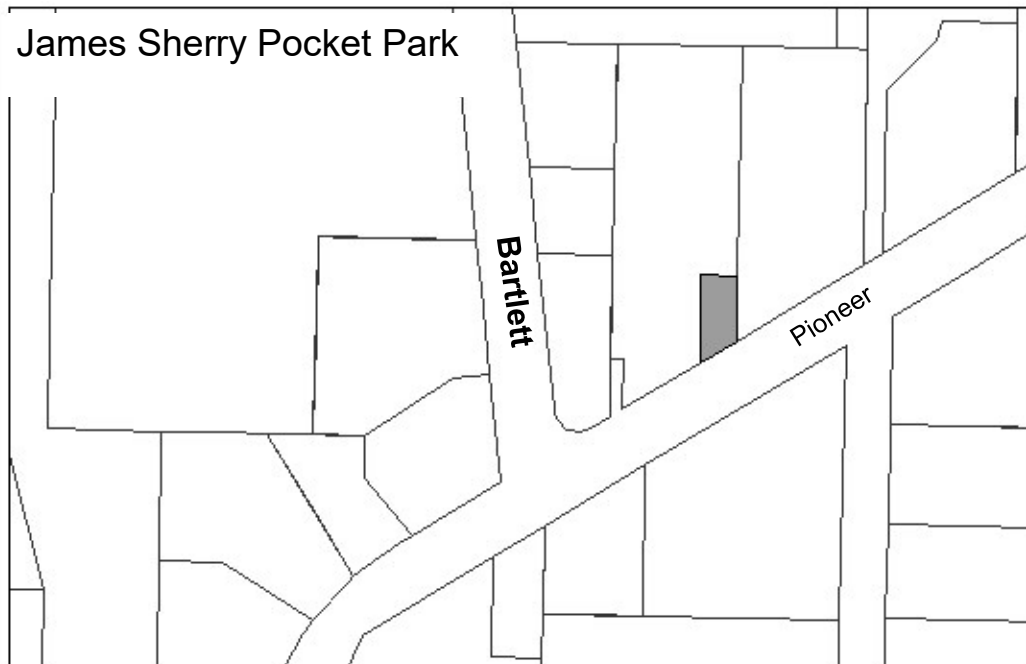
**Notes:** Bayview Park reconstruction and new playground equipment fall 2024

**Finance Dept. Code:**



<b>Designated Use:</b> ROW and Woodard Park <b>Acquisition History:</b> ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>Legal Description:</b> LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Woodard Creek flows through much of the property.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> ROW: 500.0051 Park:	





**Designated Use:** Retain for use as public park or parking

**Acquisition History:** Ord 83-01 (KPB)

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

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

**Zoning:** Central Business District

**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

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

**Finance Dept. Code:**





**Designated Use:** WKFL Park

**Acquisition History:** Asaiah Bates Deed 3/88

**Area:** 0.31 acres

**Parcel Number:** 17720204

**Legal Description:** Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

**Zoning:** Central Business District

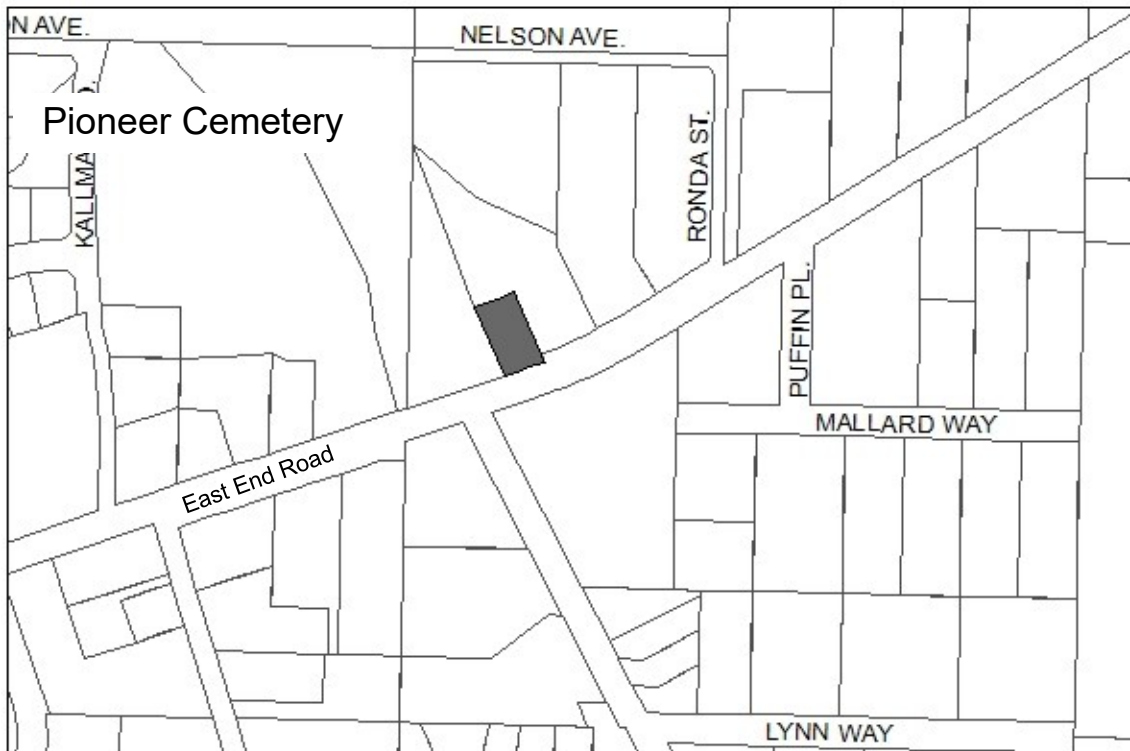
**Wetlands:** N/A

**Infrastructure:** Water, paved road, electricity

Public restroom constructed in 2013.

**Finance Dept. Code:**





**Designated Use:** Pioneer Cemetery

**Acquisition History:** Quitclaim Deed Nelson 4/27/66

**Area:** 0.28 acres

**Parcel Number:** 17903007

**Legal Description:** James Waddell Survey of Tract 4 Lot 4A

**Zoning:** Residential Office

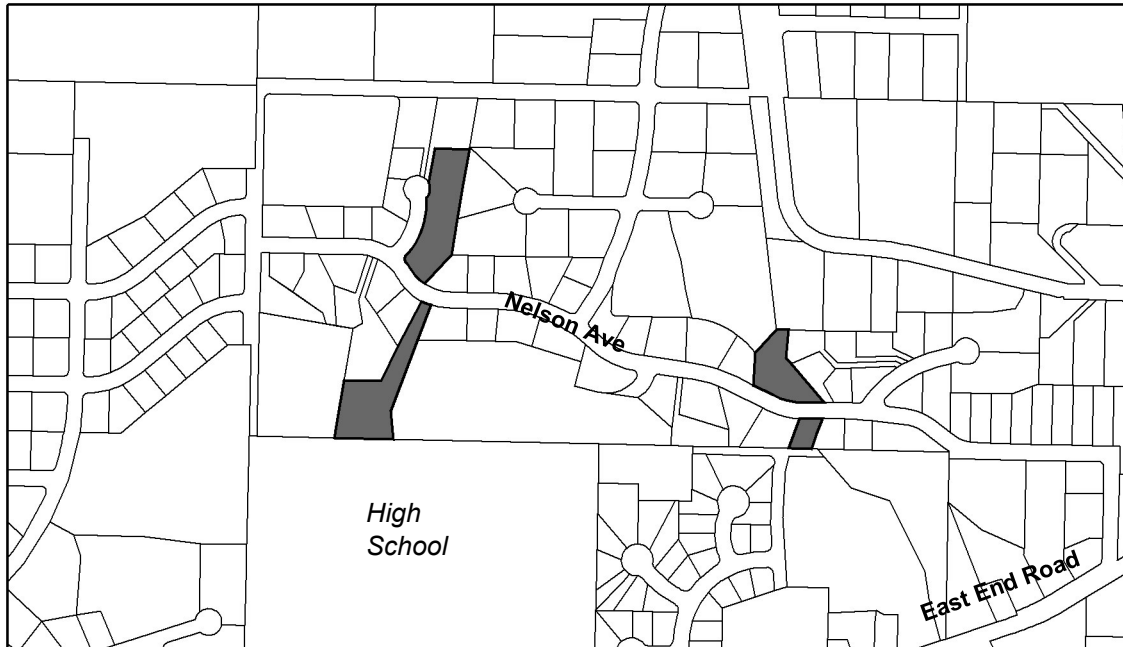
**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



## Quiet Creek Parks



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

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

**Area:** 0.86 acres and 0.21 acres

**Parcel Number:** 17702112, 17702125

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

**Zoning:** Rural Residential

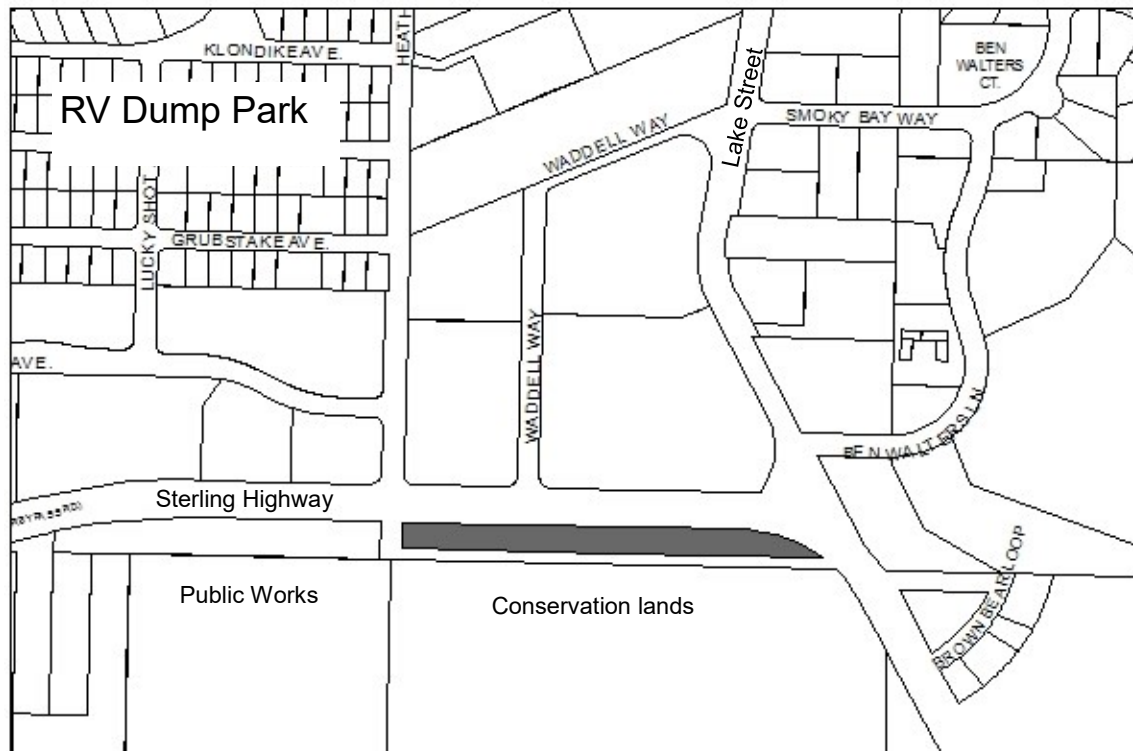
**Wetlands:** A creek runs through both lots

**Infrastructure:** Paved Road, water, sewer, natural gas

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

**Finance Dept. Code:**





**Designated Use:** RV Water/Dump station

**Acquisition History:** Deed states "Waddell Park Tract"

**Area: 1.73 acres**

Parcel Number: 17712014

**Legal Description:** Waddell Subdivision, portion S of Homer Bypass Road

**Zoning:** Central Business District

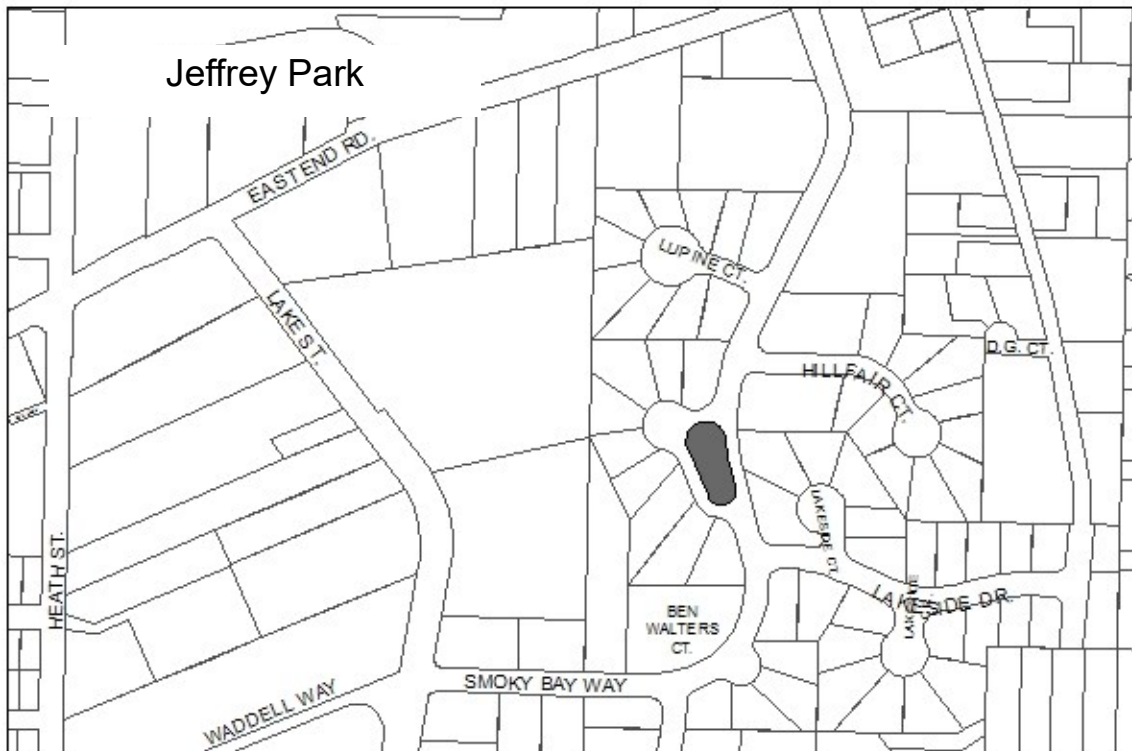
**Wetlands:**

**Infrastructure:** Water, Sewer, gravel/paved access

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

**Finance Dept. Code:**





**Designated Use:** Public Purpose/Greenbelt/Jeffrey Park

**Acquisition History:** Ordinance 83-27 (KPB)

**Area:** 0.38 acres

**Parcel Number:** 17730251

**Legal Description:** Lakeside Village Amended Jeffrey Park

**Zoning:** Urban Residential

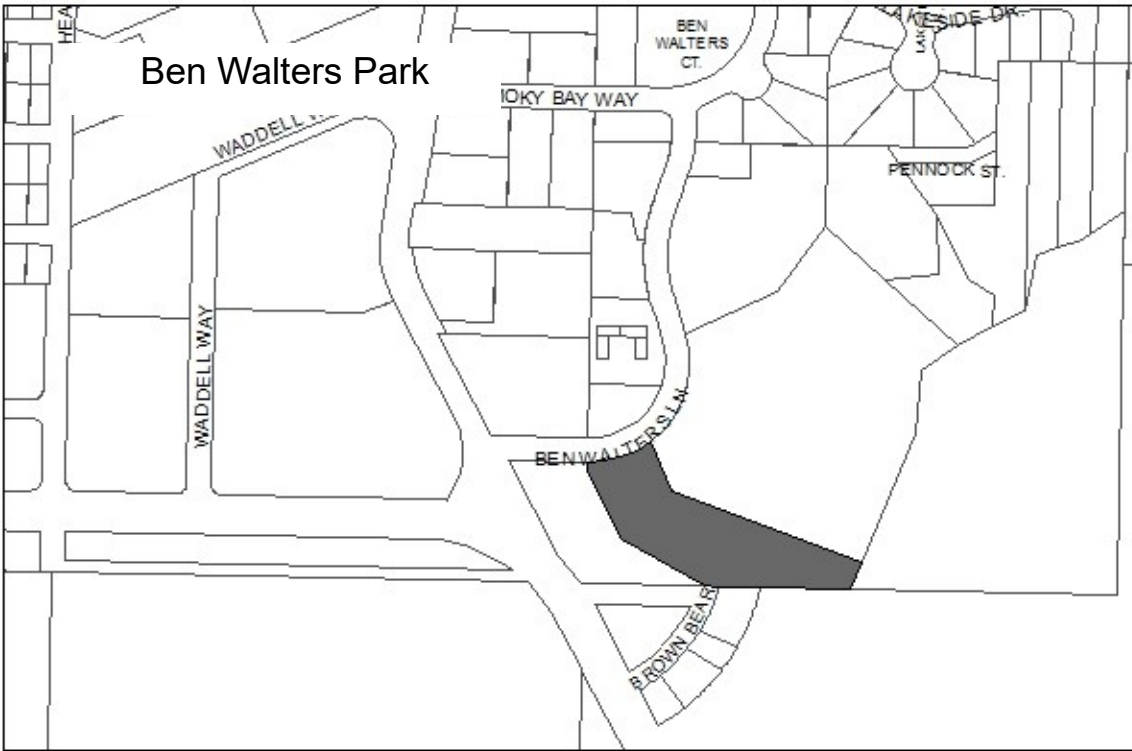
**Wetlands:**

**Infrastructure:** Paved Road, water, sewer

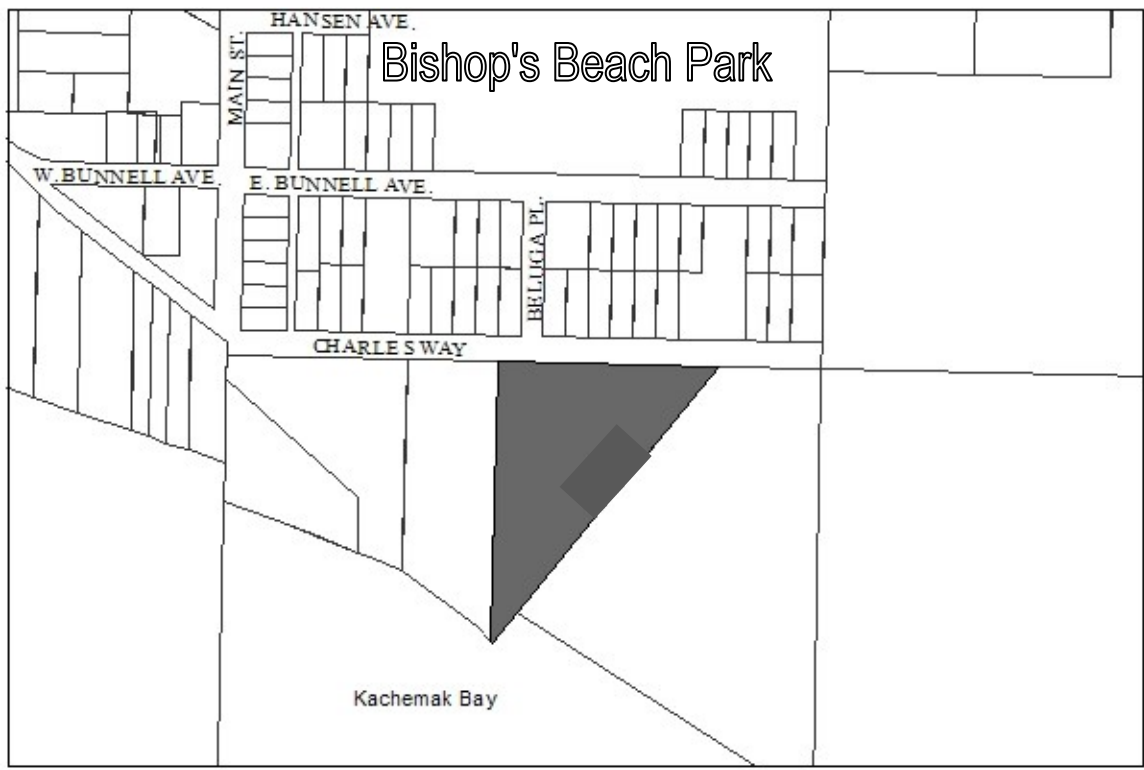
**Notes:** Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

**Finance Dept. Code:**

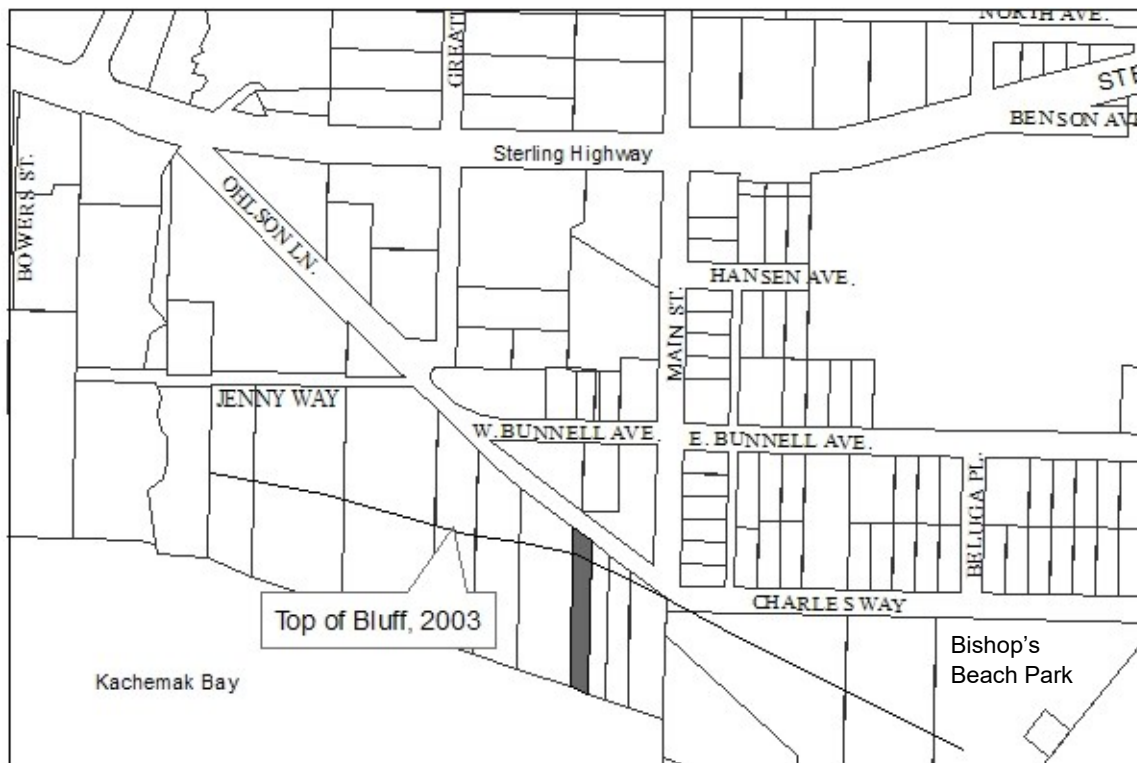


	
<b>Designated Use:</b> Ben Walters Park. Public park or greenbelt per deed. <b>Acquisition History:</b> Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
<b>Legal Description:</b> Lakeside Village Park Addition Replat Lot 1A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
<b>Infrastructure:</b> Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>Dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019. New swing set 2024.</p>	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Bishop's Beach Park <b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010, 17714011
<b>Legal Description:</b> HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	





**Designated Use:** City Park

**Acquisition History:** Donated by Herrick, Resolution 90-7

**Area:** 0.32 acres

**Parcel Number:** 17520009

**Legal Description:** HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

**Zoning:** Central Business District

**Wetlands:** None. Bluff property.

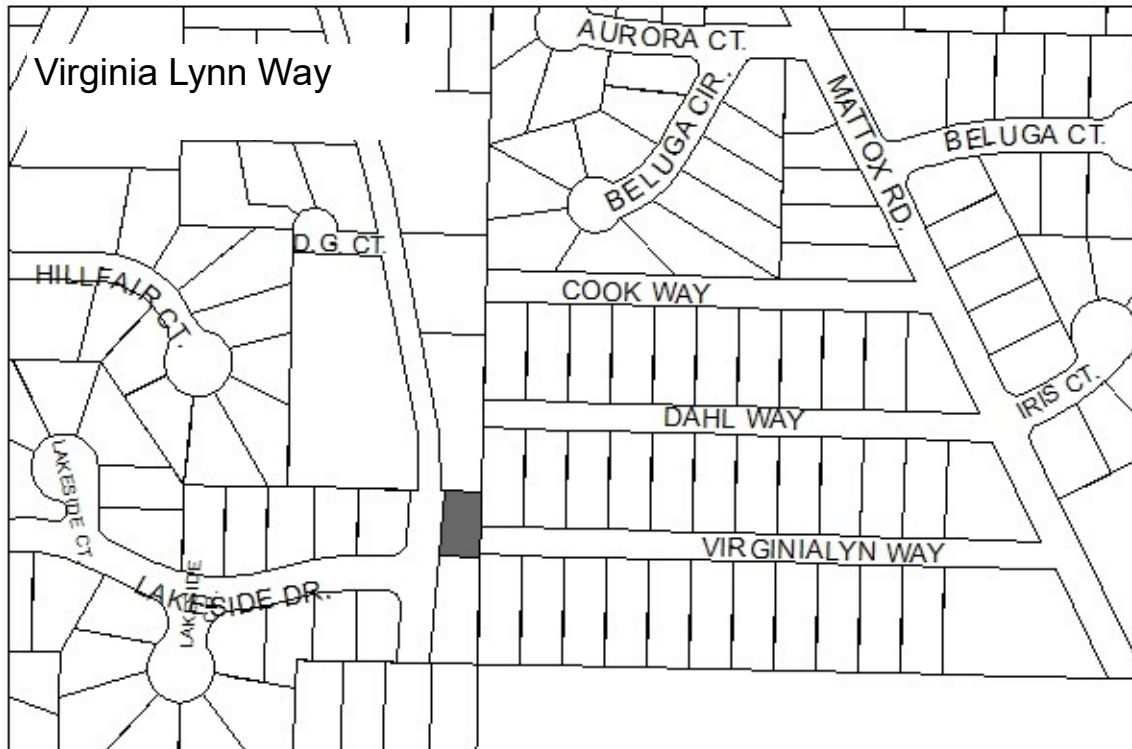
**Infrastructure:** Gravel Road access, no water or sewer

**Notes:**

Resolution 15-030(A), Designate as park

**Finance Dept. Code:** 392.0008





**Designated Use:** Public use easement for Virginia Lynn Way, public park

**Acquisition History:** Quit Claim Deed from NBA 1/4/83

**Area:** 0.21 acres

**Parcel Number:** 17730239

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

**Zoning:** Urban Residential

**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

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

**Finance Dept. Code:**





**Designated Use:** Jack Gist Ball Park

**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres

**Parcel Number:** 17901023

**Legal Description:** HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

**Zoning:** Rural Residential

**Wetlands:** May be present. Site is mostly fill and old dump.

**Infrastructure:** Gravel road access.

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

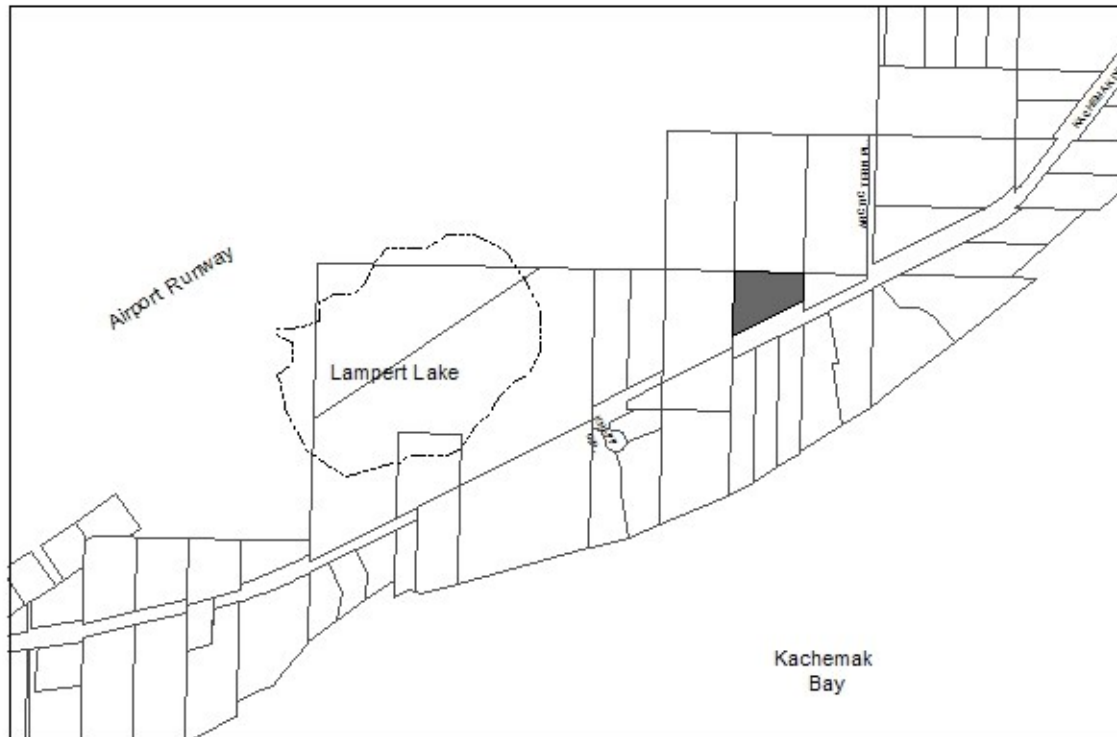
Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

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

2025: Parking lot improvements completed and mobile restrooms installed

**Finance Dept. Code:**





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

**Area:** 1.65 acres

**Parcel Number:** 17936020

**Legal Description:** Scenic Bay Lot 4

**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

**Infrastructure:** Paved Road, city water and sewer

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

**Finance Dept. Code:**





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

**Area:**  
 Harry Feyer Subdivision Lot 1: 0.39 acres

**Parcel Number:** 17911005

**2019 Assessed Value:** \$16,000 (lot 1)

**Legal Description:** Harry Feyer Subdivision Lot 1

**Zoning:** Rural Residential

**Wetlands:** none known

**Infrastructure:** Paved Road access, power.

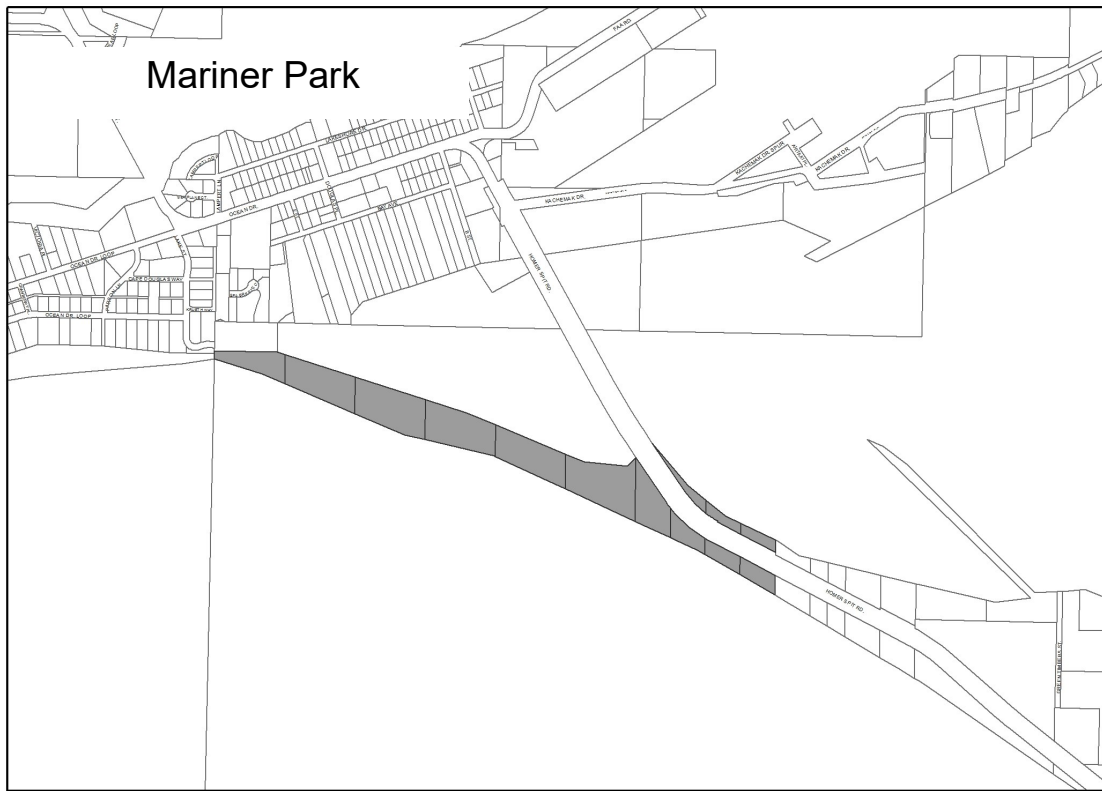
**Notes:**

Has water and sewer assessments.

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

**Finance Dept. Code:**





**Designated Use:** Park

**Acquisition History:** Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

**Area:** 32.32 acres

**Parcel Number:** 18101002-14

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

**Zoning:** Open Space Recreation/Conservation

**Wetlands:** Tidal

**Infrastructure:** No infrastructure

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

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area

**Finance Dept. Code:**





**Designated Use:** Open Space (Resolution 2018-035)

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

**Area:** 1.66 acres

**Parcel Number:** 177177-06, 07

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

**Zoning:** Rural Residential

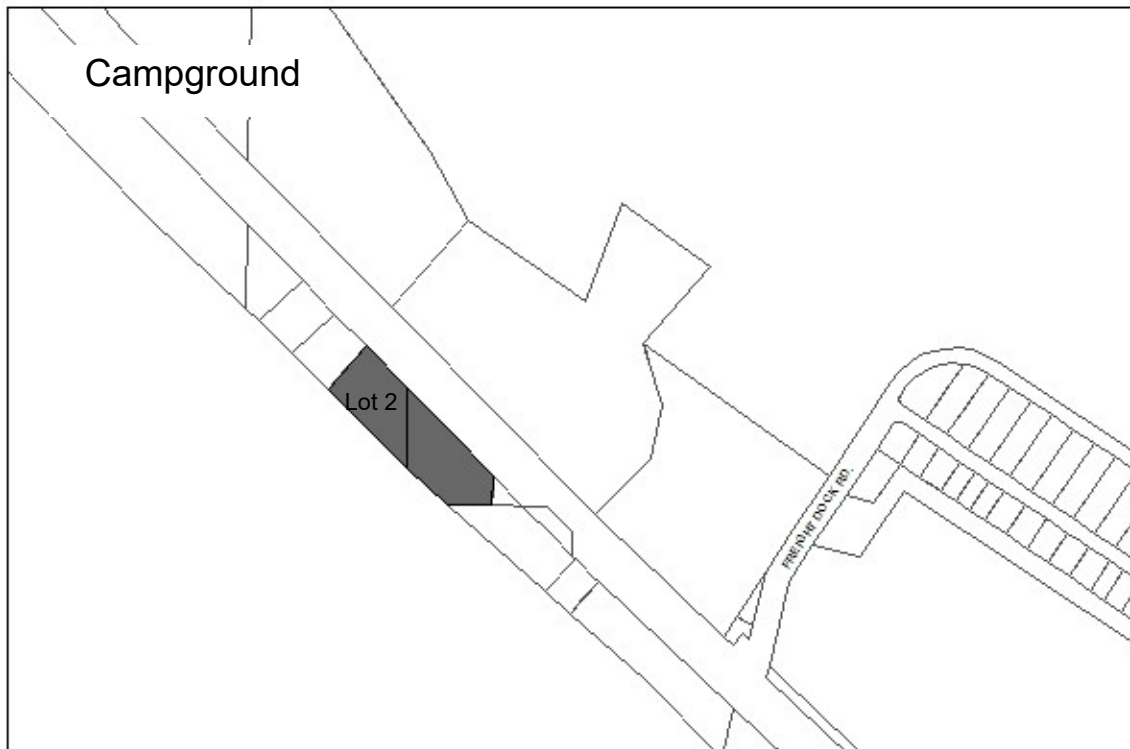
**Wetlands:** Most of these lots are tidal and critical habitat.

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

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

**Finance Dept. Code:**





**Designated Use:** Camping

**Acquisition History:**

**Area:** 3.92 acres (2.1 and 1.82 acres)

**Parcel Number:** 18103101, 02

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

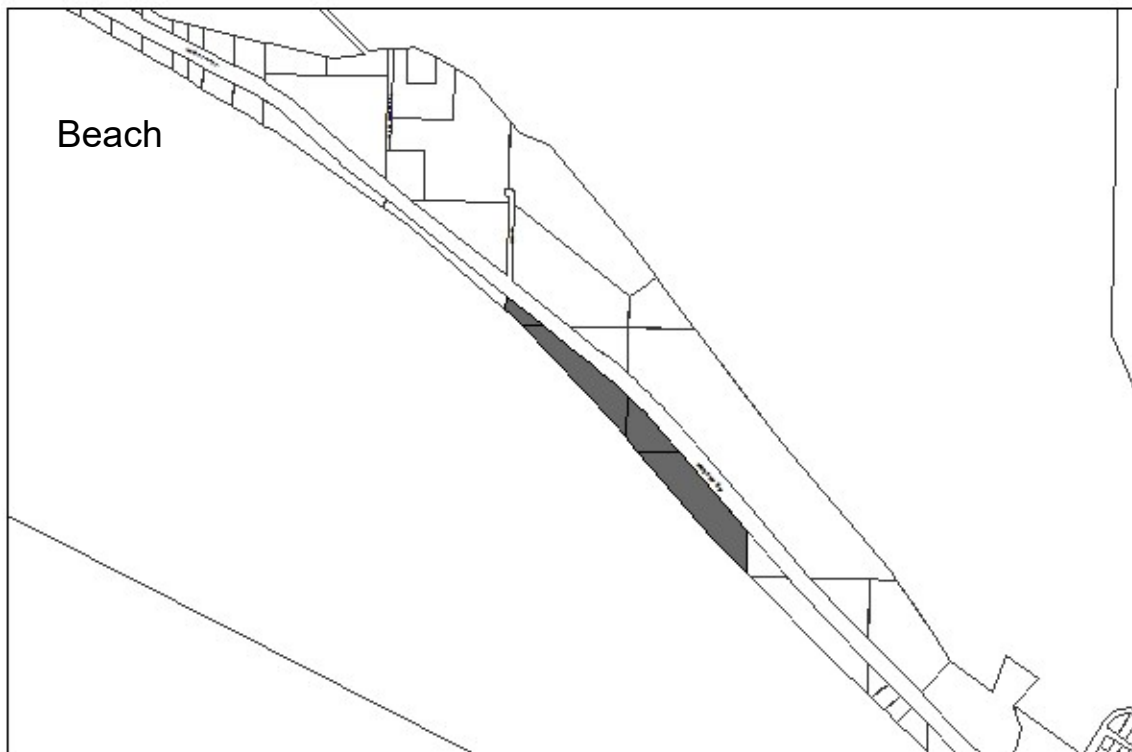
**Zoning:** Open Space Recreation.

**Infrastructure:** Paved road, water and sewer

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.  
 2018: Campground closure due to erosion  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.  
 2024: Significant storm event, road revetment extended along Homer Spit Road the length of these properties.

**Finance Dept. Code:**





**Designated Use:** Public Use/ Open Space Recreation

**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

**Area:** 23 acres

**Parcel Number:** 181030 02, 04, 06 18102011

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

**Zoning:** Open Space Rec

**Wetlands:** Tidal

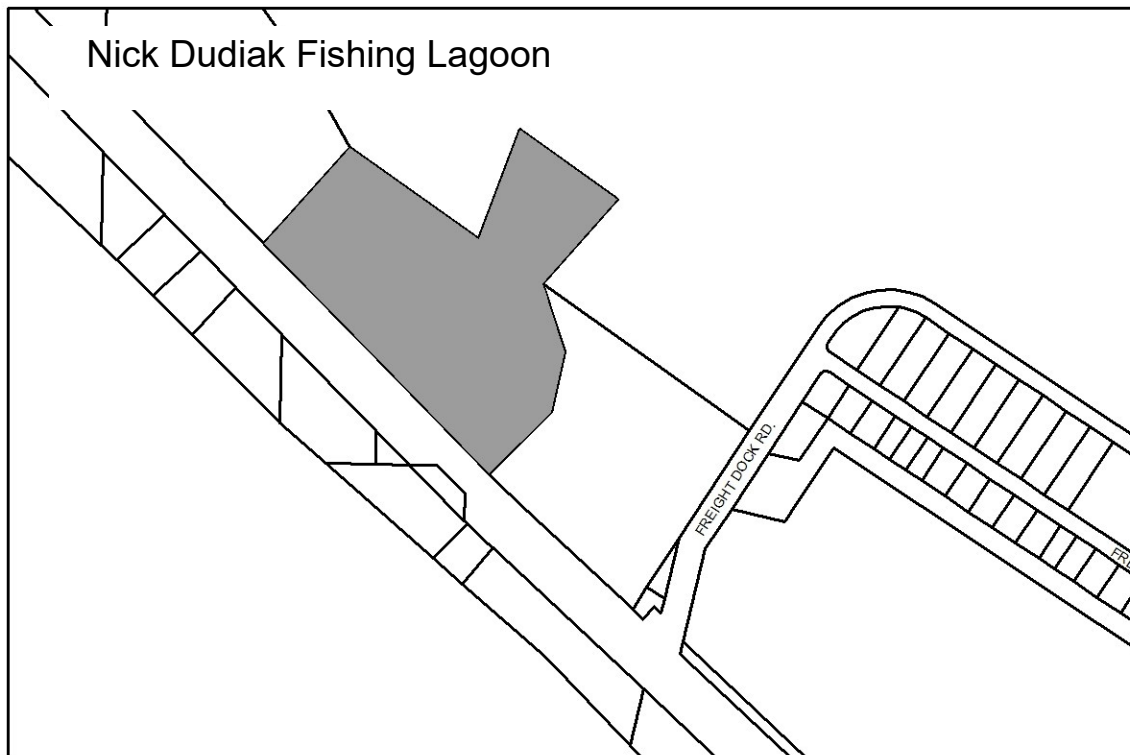
**Infrastructure:** Paved Road access

**Notes:**

Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**





**Designated Use:** Fishing Lagoon

**Acquisition History:** Ord 83-26 Purchase from World Seafood

**Area:** 17.71 acres

**Parcel Number:** 18103116

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

**Zoning:** Open Space Recreation

**Wetlands:** N/A. Portions in floodplain.

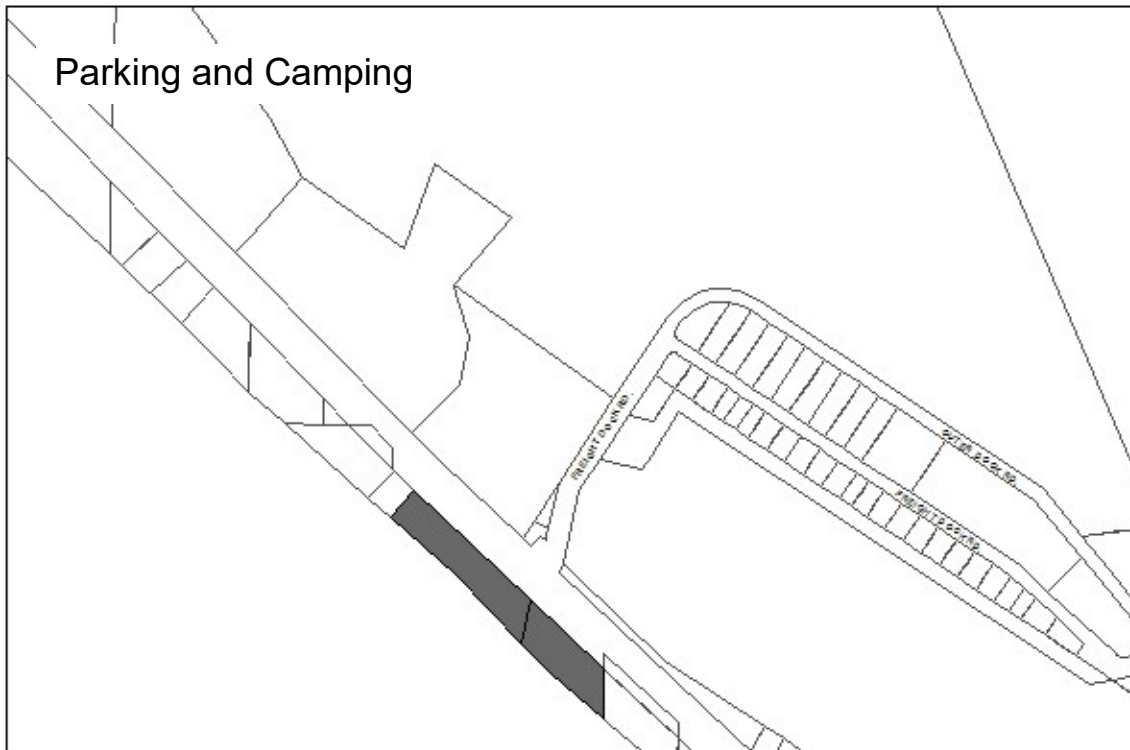
**Infrastructure:** City Water and Sewer, paved road access. Restroom.

**Notes:**

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

**Finance Dept. Code:**





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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**Legal Description:** Homer Spit Amended Lots 7 and 9

**Zoning:** Open Space Recreation

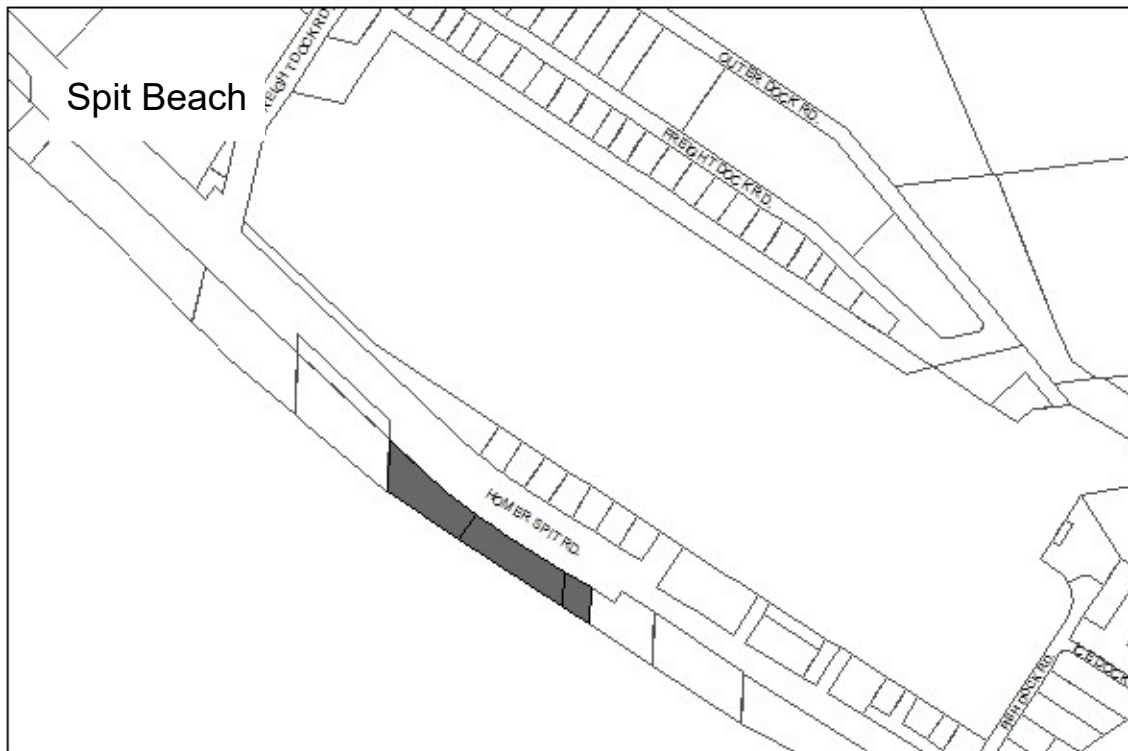
**Wetlands:** N/A

**Infrastructure:** Paved Road

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

**Finance Dept. Code:**





**Designated Use:** Open Space Recreation

**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

**Area:** 2.36 acres

**Parcel Number:** 181033 4, 5, 6

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

**Zoning:** Open Space Recreation

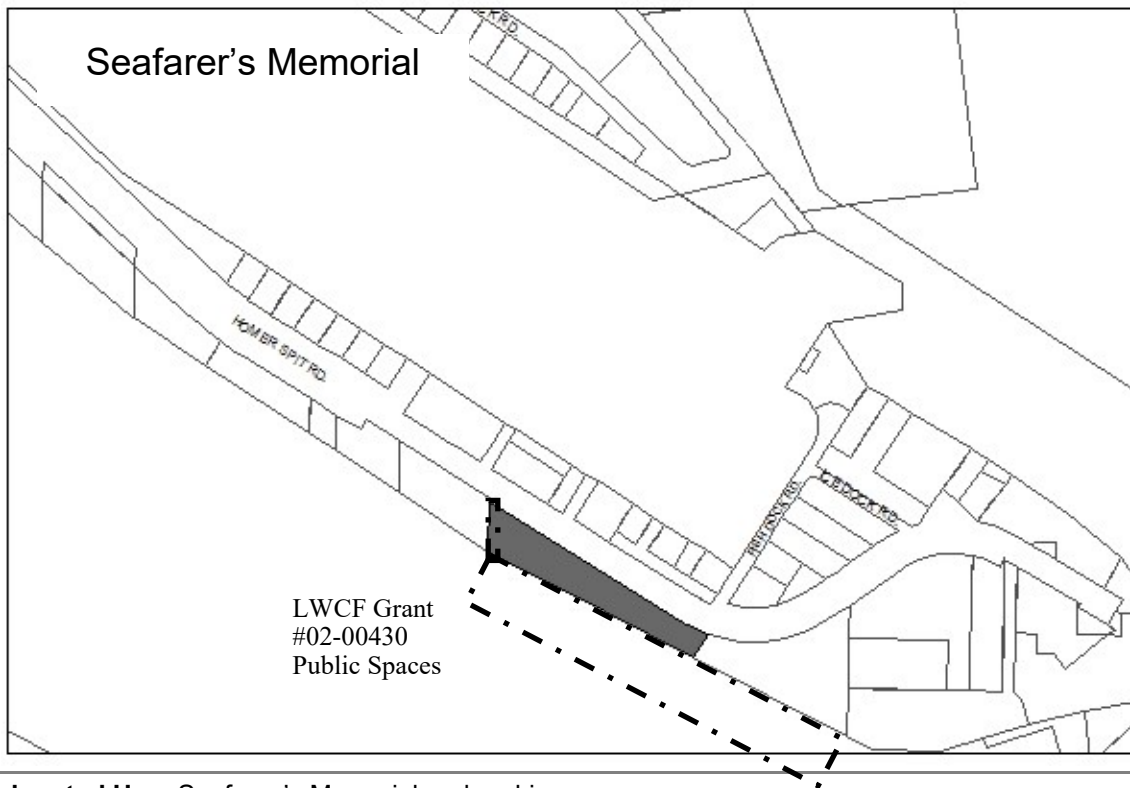
**Wetlands:** N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**





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

**Area:** 2.52 acres

**Parcel Number:** 18103401

**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

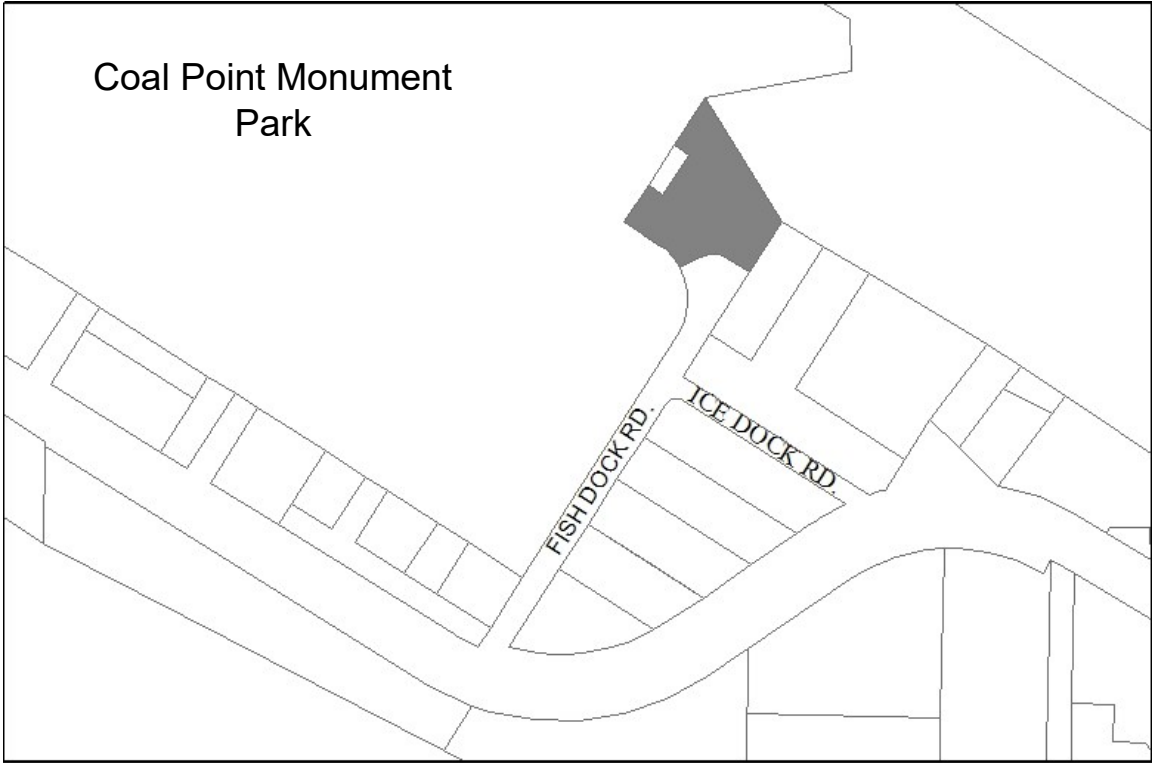
LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

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

**Finance Dept. Code:**



	
<b>Designated Use:</b> Park <b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>Legal Description:</b> LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel parking area	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

**Area:** 0.11 acres

**Parcel Number:** 18103446

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

**Zoning:** Marine Industrial

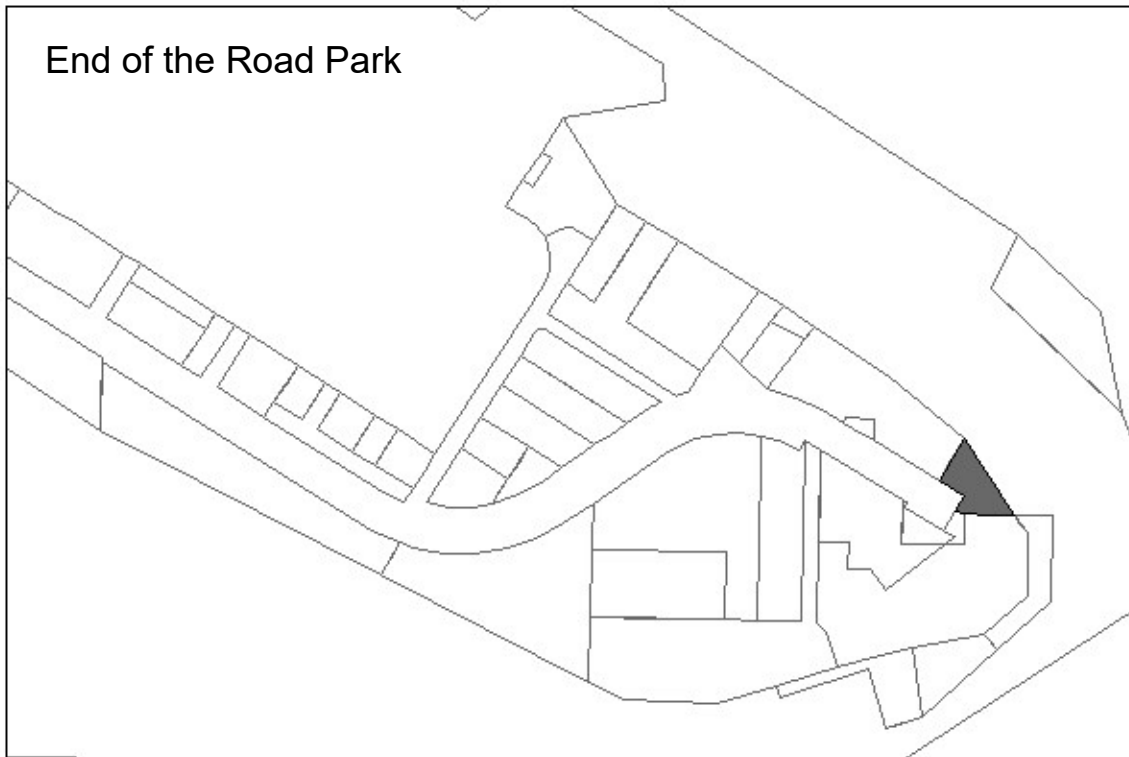
**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**





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

**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:**

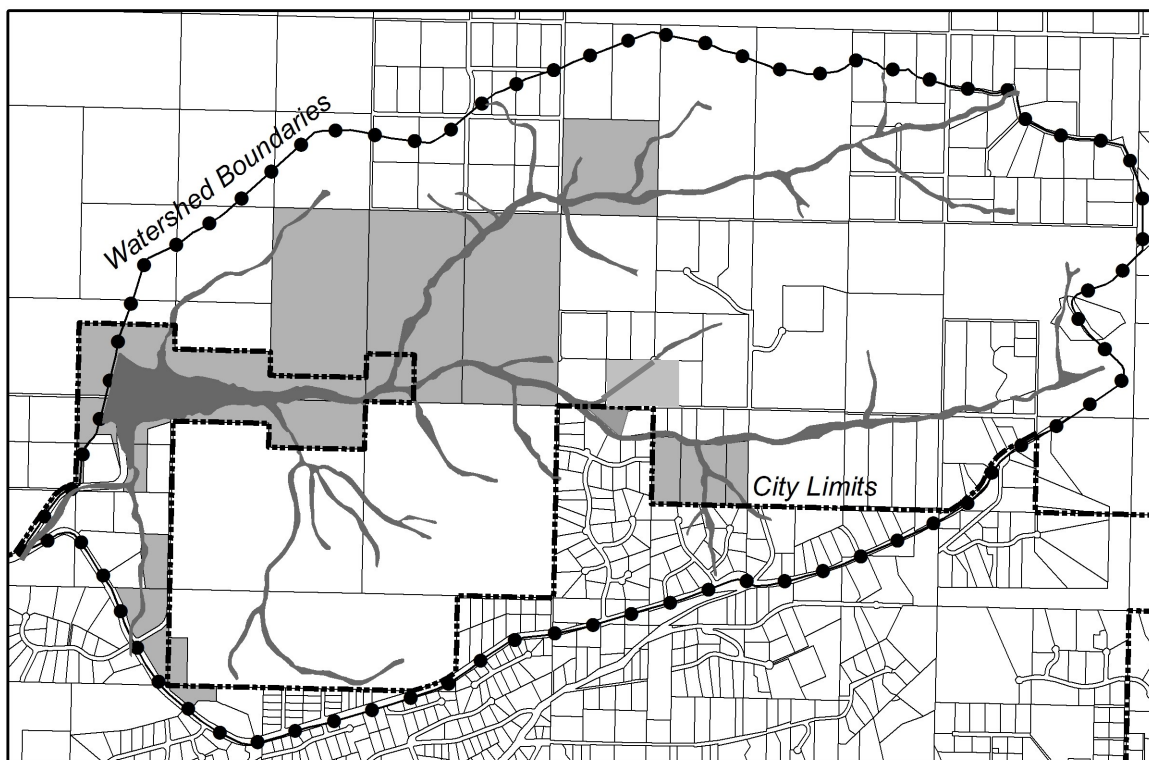
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

**Finance Dept. Code:**

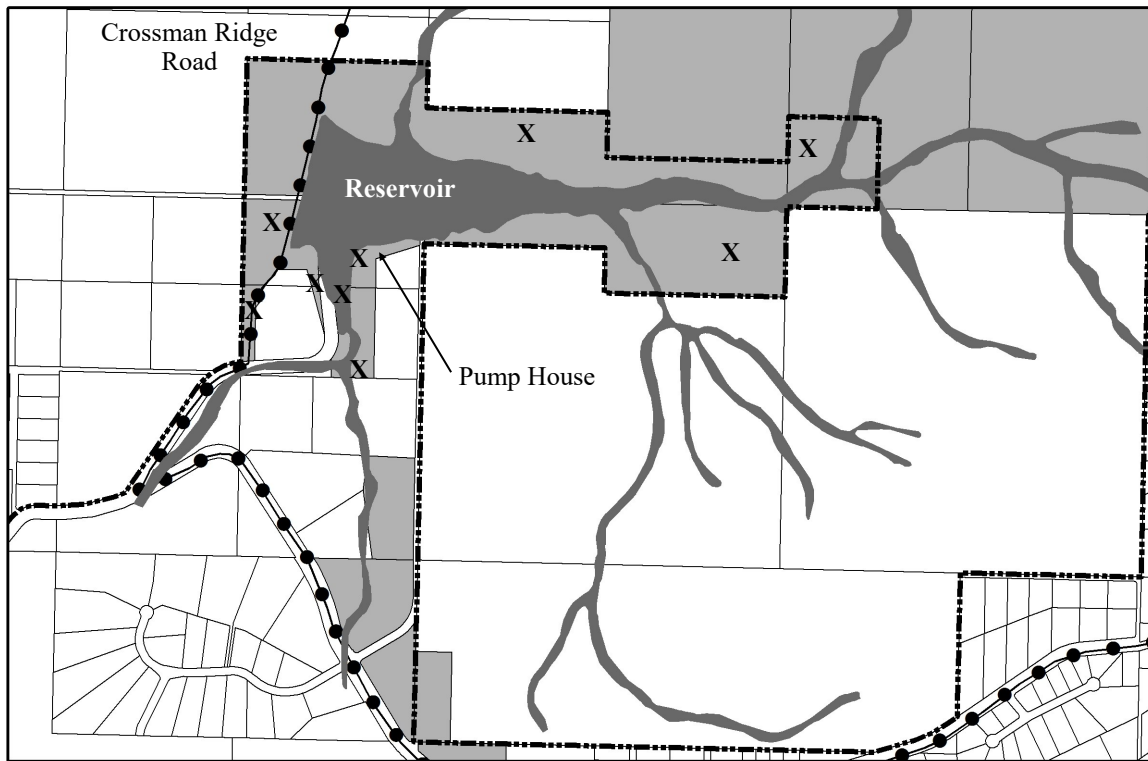


### City Lands within the Bridge Creek Watershed Protection District

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







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

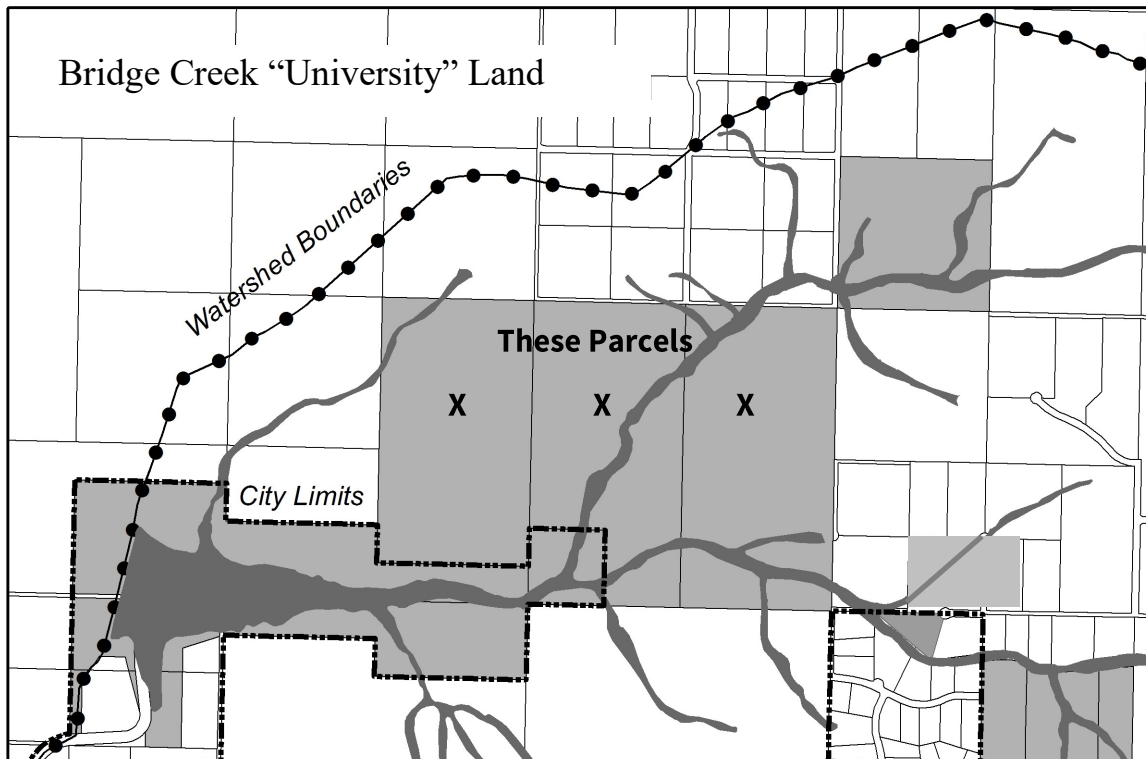
**Area:** 120.9 acres      **Zoning:** Conservation

**PARCEL ACREAGE LEGAL**

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

**Finance Dept. Code:**





**Designated Use:** Bridge Creek Watershed Property

**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

**Area:** 220 acres

**Parcel Number:** 173 052 34, 35, 17305120

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

**Zoning:** Bridge Creek Watershed Protection District. Not within City Limits.

**Wetlands:** Some wetlands. Bridge Creek flows through the property.

**Infrastructure:** None. Limited legal and physical access.

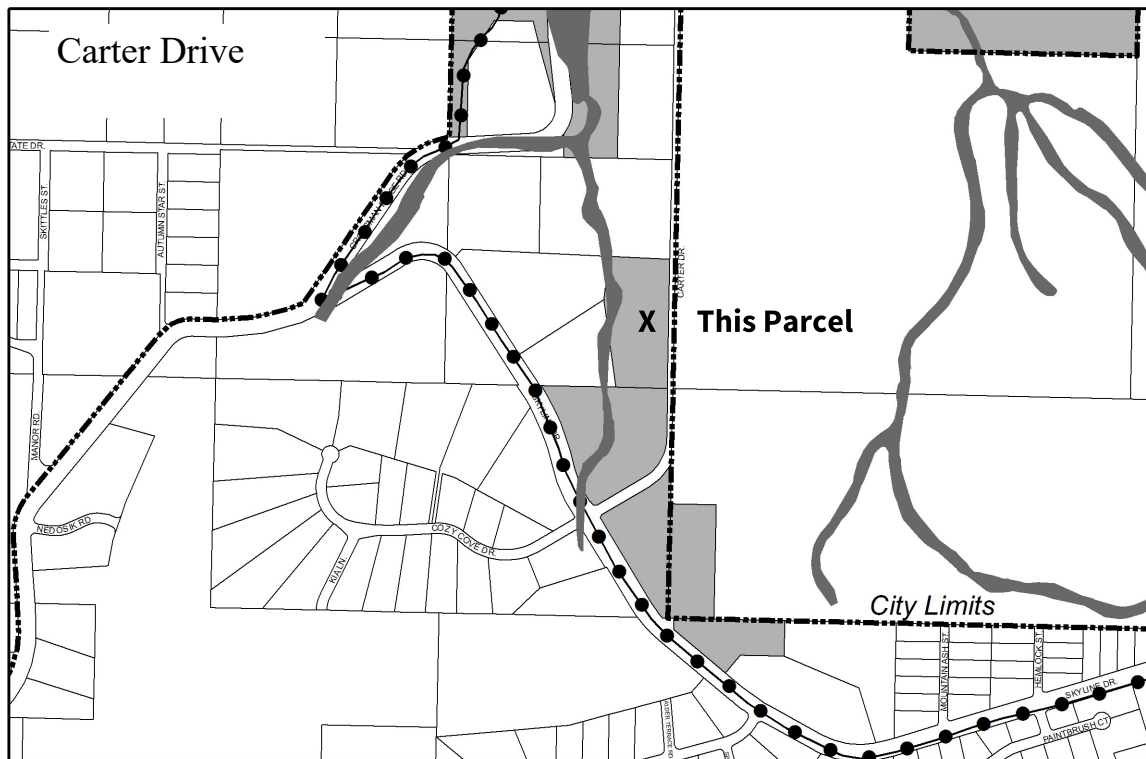
**Notes:**

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

**Finance Dept. Code:**





**Designated Use:** A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

**Acquisition History:** Emergency Ordinance 2005-40, 2005-45.

**Area:** 5.93 acres

**Parcel Number:** 173070760

**Legal Description:** HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

**Zoning:** Rural Residential, Bridge Creek WPD

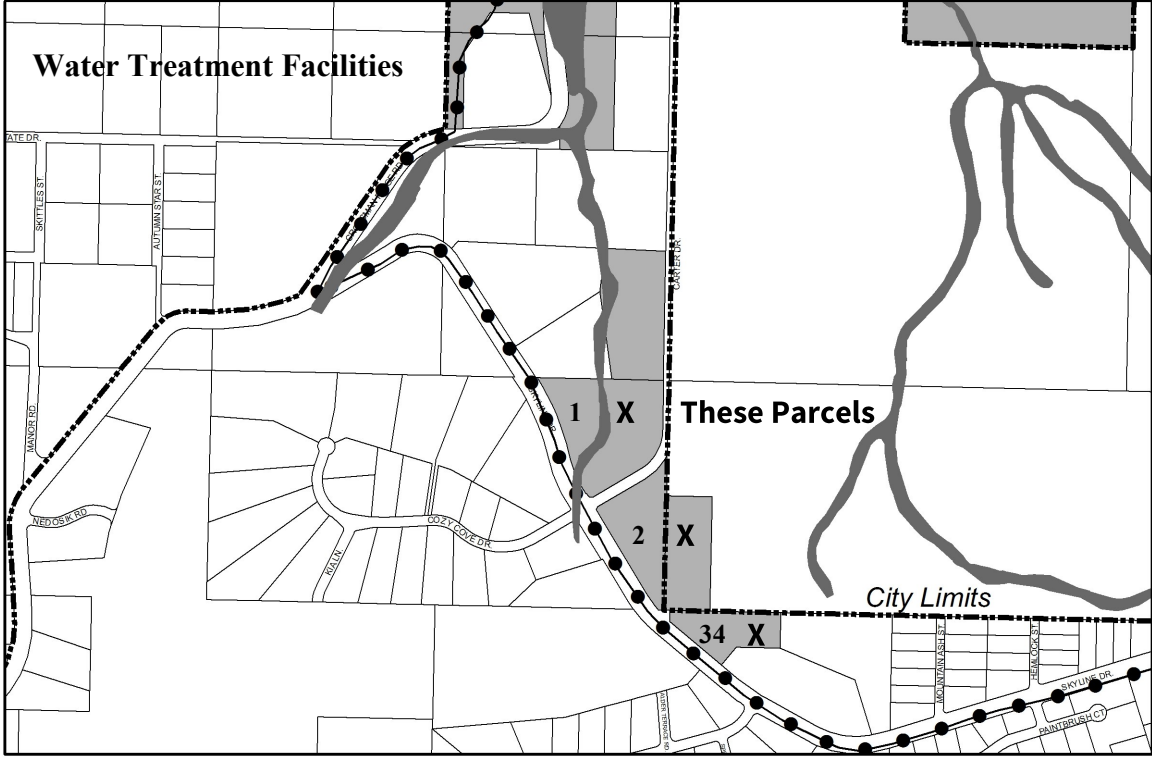
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

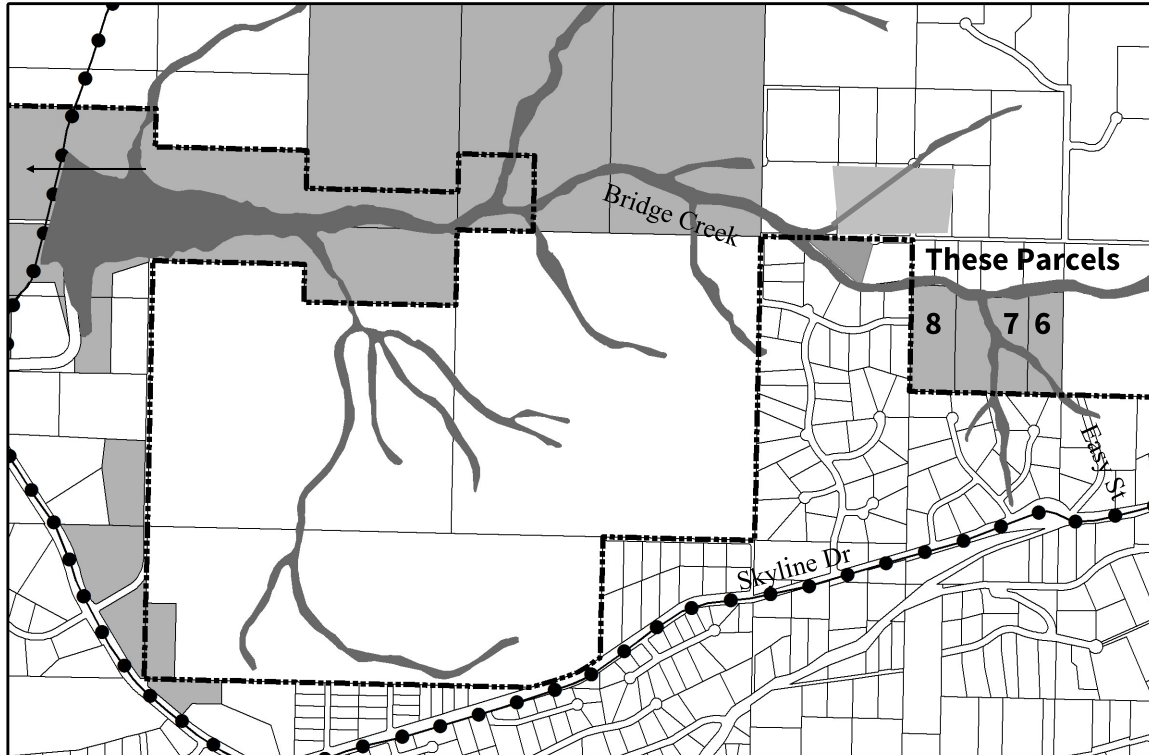
**Notes:** Property includes a small cabin.

**Finance Dept. Code:**



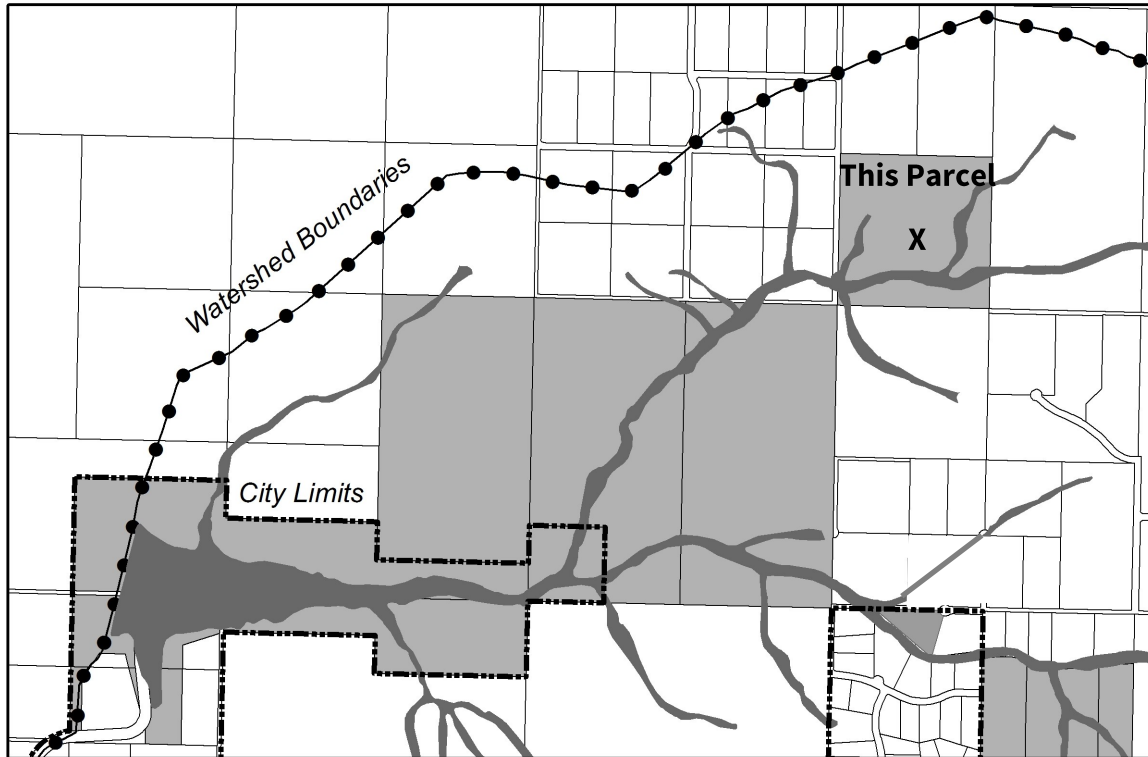
	
<p><b>Designated Use:</b> Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.</p> <p><b>Acquisition History:</b> Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p><b>Area:</b> Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p><b>Parcel Number:</b> 17307094, 95, 96, 17308034</p>
<p><b>Legal Description:</b> Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p><b>Zoning:</b> Rural Residential, Bridge Creek WPD</p>	<p><b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p><b>Infrastructure:</b> Paved road, electricity</p>	
<p><b>Notes:</b></p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 is the site of a 1 million gallon water tank.</p>	
<p><b>Finance Dept. Code:</b></p>	





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





**Designated Use:** Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)

**Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

**Area:** 40 acres

**Parcel Numbers:** 17305219

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

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

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

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

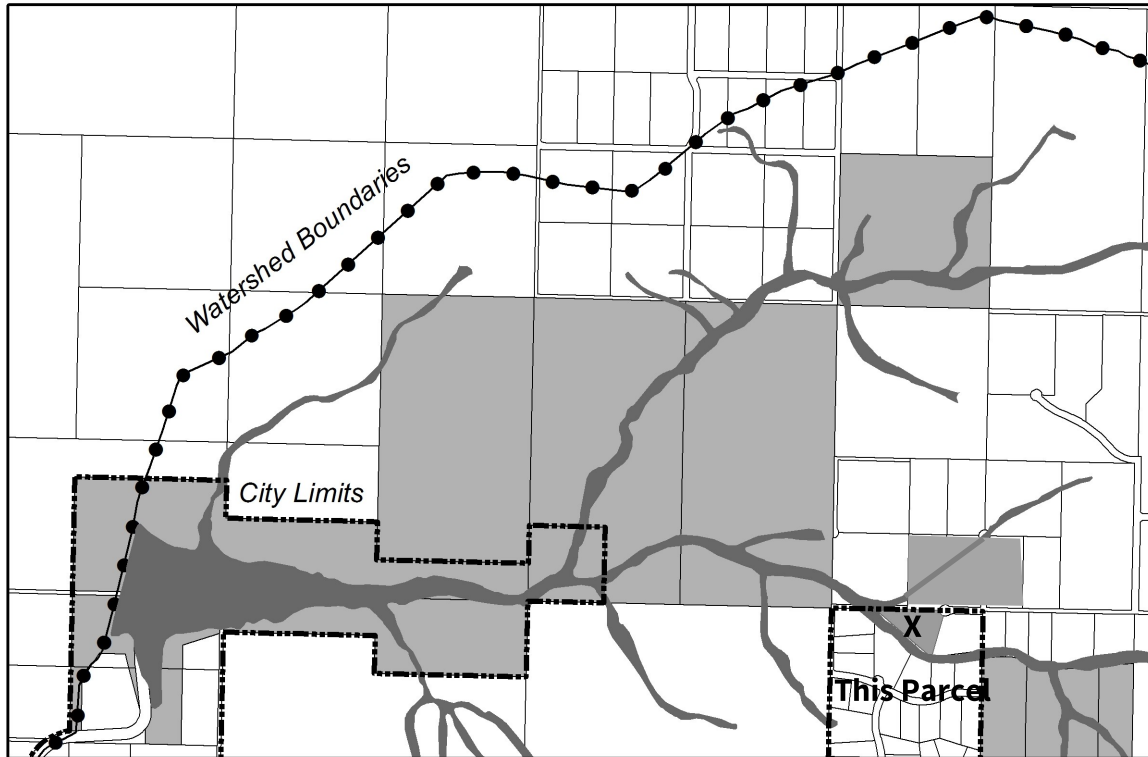
**Notes:**

Purchase cost: \$2,805.21 in 2015.

Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

**Finance Dept. Code:**





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

**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

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

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

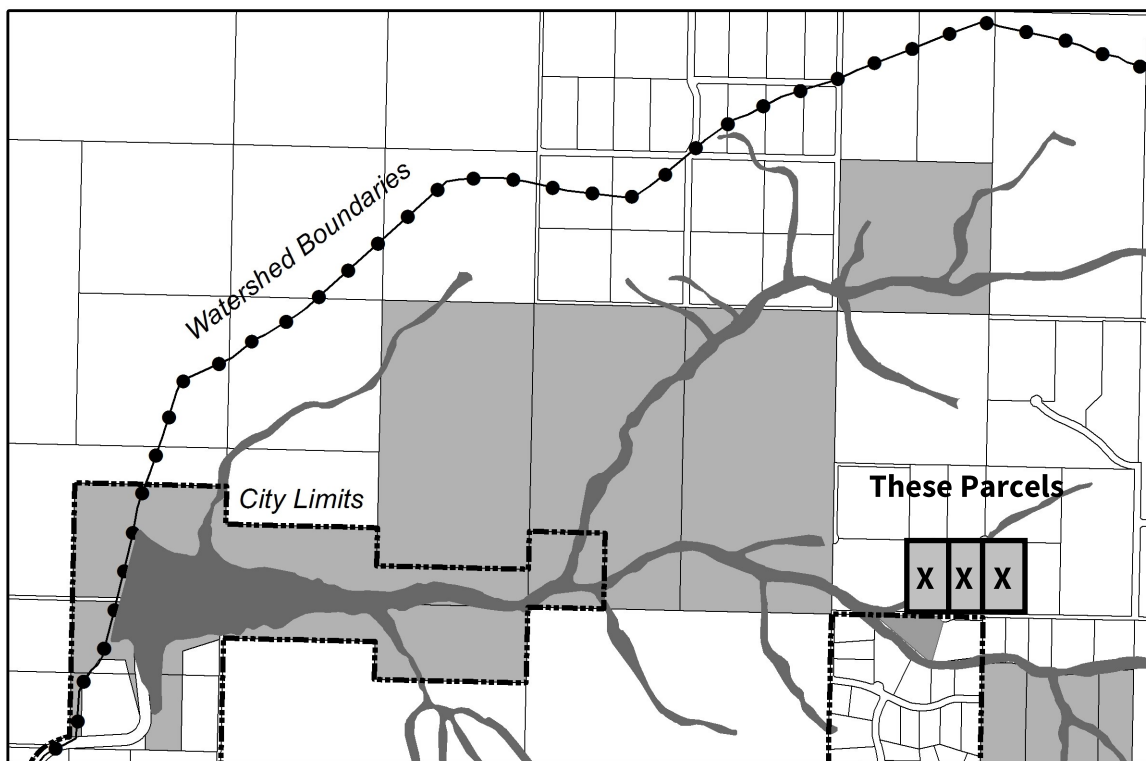
**Wetlands:** Lot is all wetlands. Bridge Creek runs through the valley on the south side of the lot.

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

**Notes:**

**Finance Dept. Code:**





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

**Acquisition History:** City purchased from private land owner

**Area:** 13.86 acres

**Parcel Number:** 17370003, 04, 05

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

**Zoning:** Bridge Creek WPD.

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

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

**Notes:**

**Finance Dept. Code:**



## Homer Conservation Easement Lands

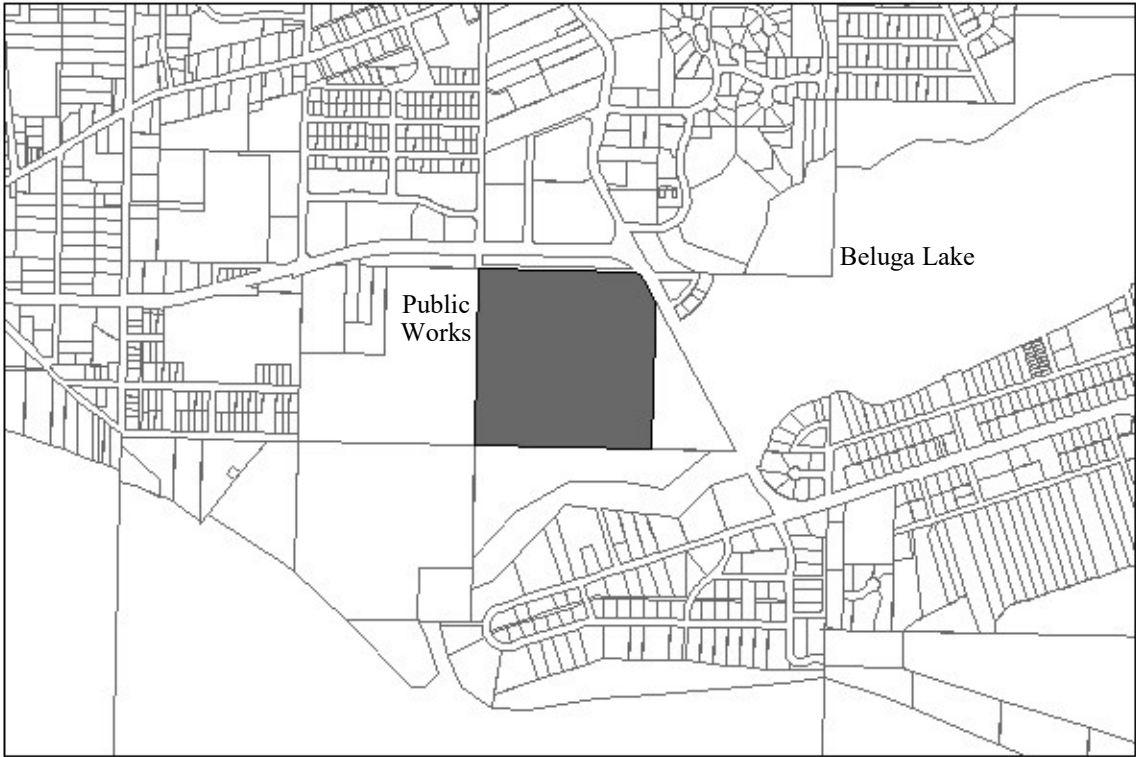
Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by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

Total acreage: 172.34 acres.

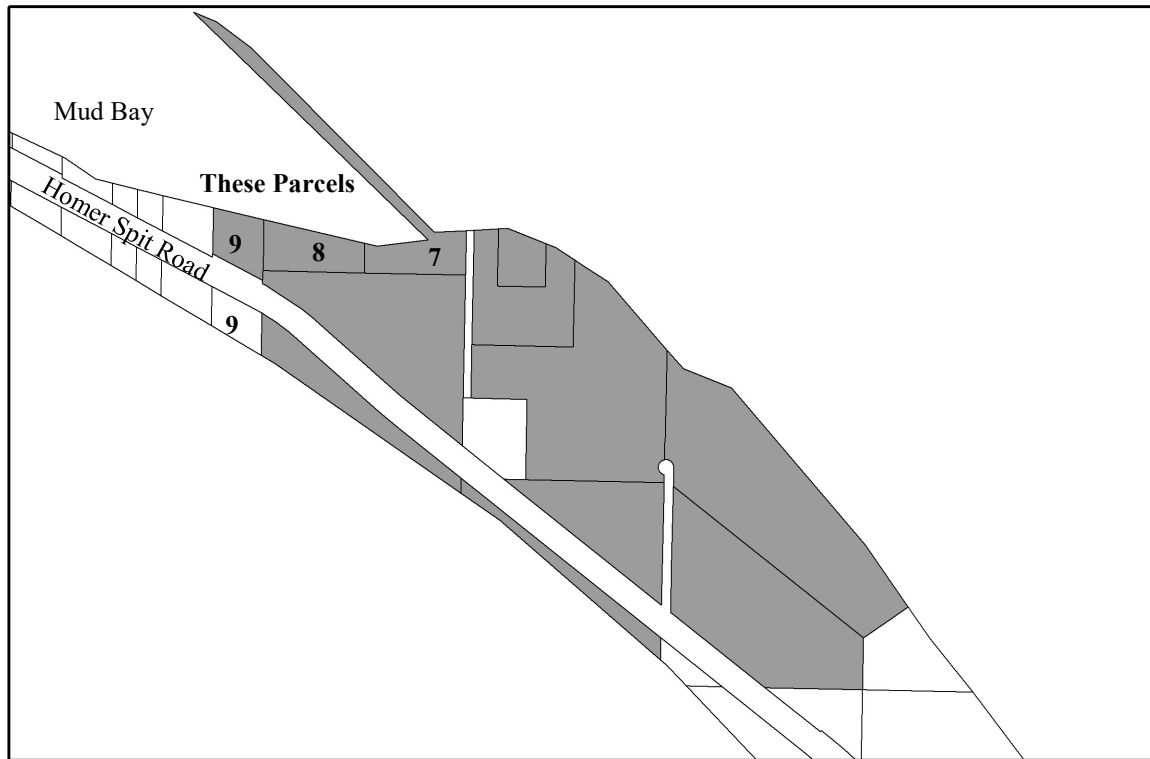


This section updated 11/30/2020



	
<b>Designated Use:</b> <b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
<b>Legal Description:</b> HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> <li>• Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network</li> </ul>	
<b>Finance Dept. Code:</b> 392.0013	



**Designated Use:****Acquisition History:** EVOS purchase and conservation easement. Resolution 97-72 and 104.

**Area:** Lot 7: 7.1 acres  
 Lot 8: 3.94 acres  
 Lot 9: 3.00 acres  
 Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)

**Parcel Number:** 181020 02, 01, 18101023, 24

**Legal Description:** HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)  
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

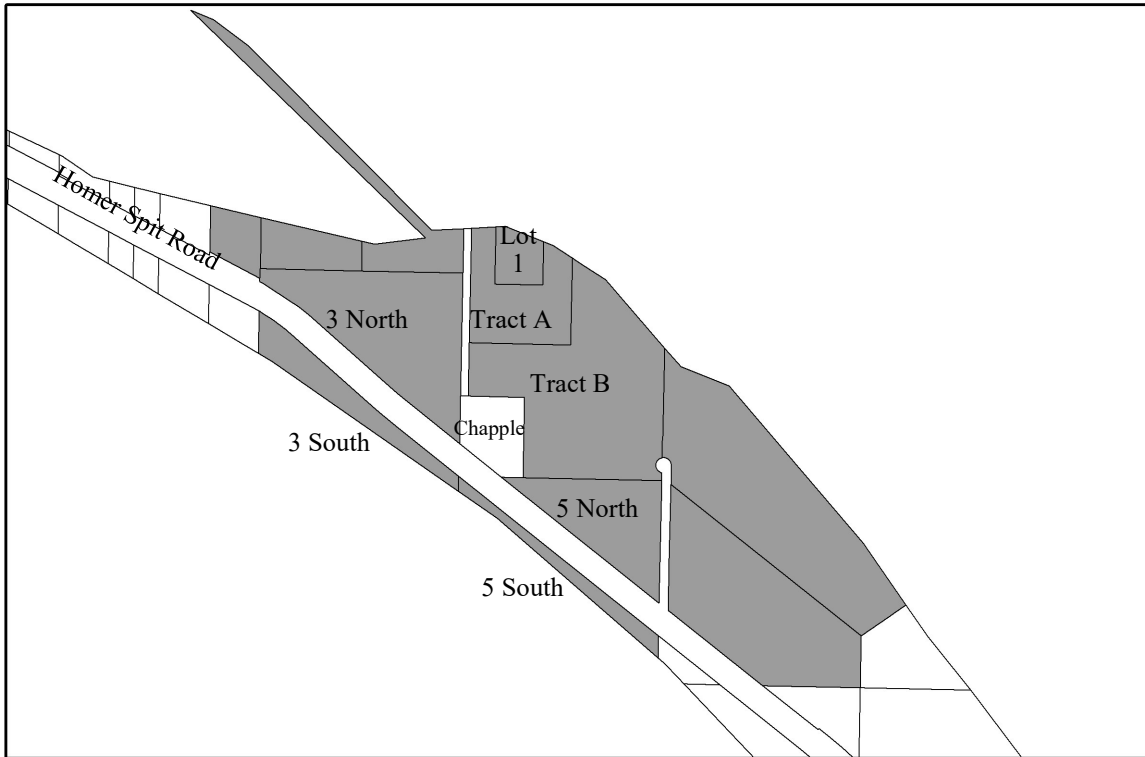
**Environment:** State Critical Habitat Area below 17.4 ft . mean high tide line.

**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 70.97 acres**Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

**Zoning:** Conservation

South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

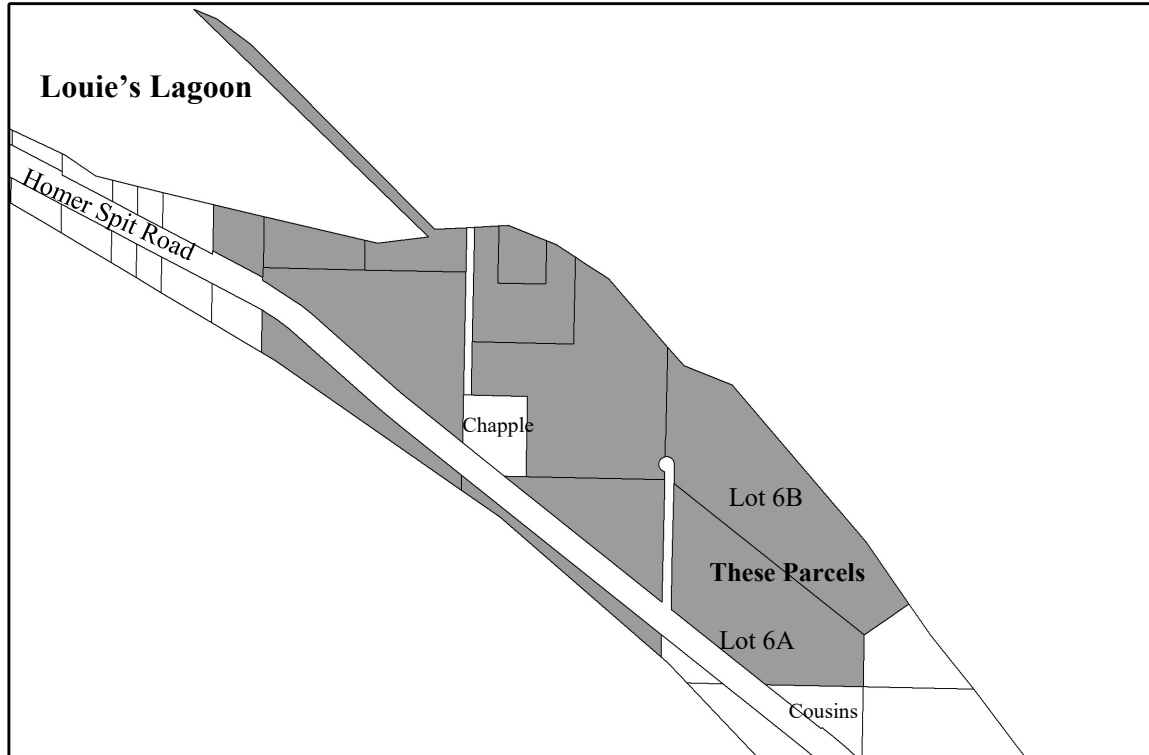
**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

**Notes:**

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District, 4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19

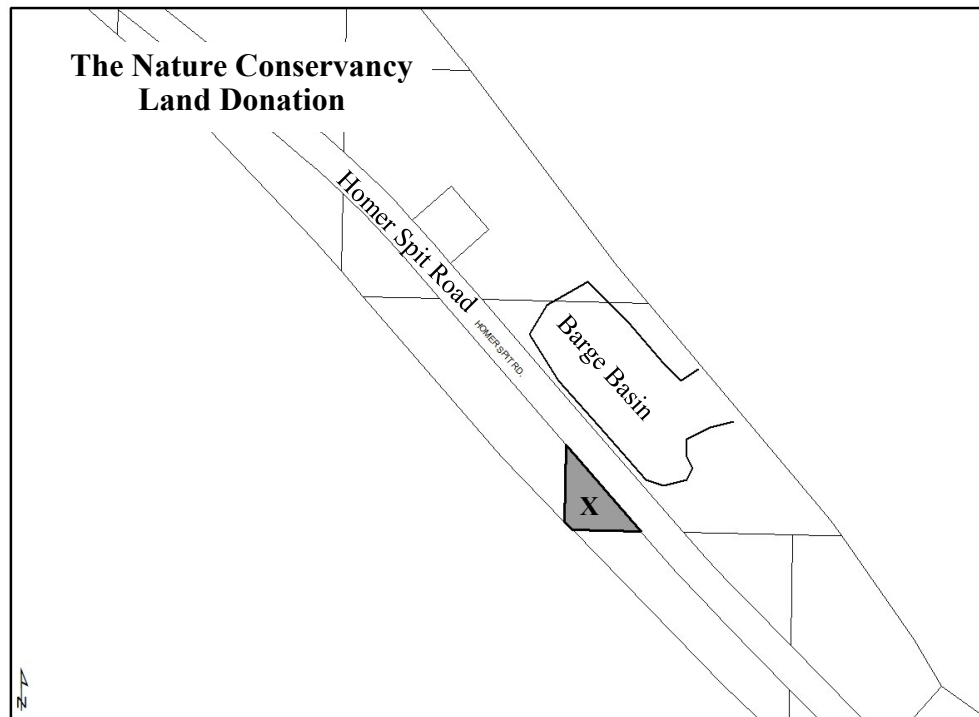
**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A  
 HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

**Zoning:** Conservation**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**





**Designated Use:** Conservation

**Acquisition History:** Land donation from The Nature Conservancy, Resolution 20-006

**Area:** Total: 2.62 acres

**Parcel Number:** 18103007

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD

**Zoning:** Open Space Recreation

**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

**Notes:**

- Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.
- Parcel is within a FEMA-mapped flood hazard area.
- Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0

**Finance Dept. Code:**



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 25-081**

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE  
CITY OF HOMER 2025 LAND ALLOCATION PLAN.

WHEREAS, Chapter 18.08.020(c) requires the City to adopt a Land Allocation Plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Committee of the Whole meeting on September 22, 2025; and

WHEREAS, Overslope development around the harbor is expensive and has garnered limited interest that fits within the space allotted; and

WHEREAS, The lease for 4460 Homer Spit Road, T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2, is expiring and has no options to renew; and

WHEREAS, The City Council may determine the preferred length of lease, requirements for development, decide on requirements for competitive bidding and shall do so in a separate Resolution for Lot 88-2 when the current lease has expired and any property issues are resolved; and

WHEREAS, The City has received interest in purchasing the vacant lot on Main Street, and the Economic Development Advisory Commission recommends retaining the property to investigate the highest and best use such as parking or future housing, and to not sell the lot to the highest bidder at this time; and

WHEREAS, With the City's purchase of 20 acres north of Hornaday Park authorized by Ordinance 25-02, the City now has legal access to a 10-acre parcel 17504003 T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4, and staff is directed to bring forward a Resolution to amend the boundaries of the park; and

WHEREAS, The City has had the Harry Feyer Lot 1 on Kachemak Drive for sale for years with no interested buyers in part because it has very little buildable area; and

WHEREAS, The City has learned the Kachemak Drive project may take a portion of the Harry Feyer Lot 1 and it is inappropriate to sell this marginal property knowing that a future government project may reduce its size and buildable area even further.



NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer 2025 Land Allocation Plan is hereby amended as follows:

1. Remove overslope area 1 from Section A following the completion of the review and decision on the current lease application.
2. Airport terminal space has space available for lease including ticket counter, cargo area and concession space.
3. Designate 4460 Homer Spit Road T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2 as available for lease, subject to Council requirements to be determined in a separate action.
4. Retain Parcel 17514416 on Main Street, T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2 and investigate highest and best use.
5. Bring forward a resolution to amend the boundaries of Karen Hornaday Park to include adjacent City parklands.
6. Remove the Harry Feyer Lot 1 for sale listing and retain City ownership until Kachemak Drive has been improved.
7. Port and Harbor Commission to review the properties on page C-4 and the Freight Dock Road area of the Spit and make recommendations on City land management over the next five years.

PASSED AND ADOPTED by the Homer City Council this 22nd day of September 2025.

CITY OF HOMER

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RACHEL LORD, MAYOR

ATTEST:

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RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A





# MEMORANDUM

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**Resolution 25-083, A Resolution of the City Council of Homer, Alaska Establishing Procedures for Managing Small Capital Project Budget Overages. City Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 17, 2025  
**From:** Melissa Jacobsen, City Manager

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**Issue:** There are occasions where capital projects exceed Council's approved appropriation for reasons such as cost increases between the time the funding is approved and the work is completed, or because of unanticipated project costs.

**Discussion:** The Finance Director and I have had conversations in the instance of a small overage as to whether it's acceptable to approve them internally so as not to delay payment to the vendors for their work.

While it's necessary to keep Mayor and Council apprised of expenditures, legislation for these small overages requires staff time to create and route a memo and ordinance through necessary departments, schedule it on an agenda, introduce it, and then conduct a public hearing. In addition to staff time, advertising costs, attorney review, and time with Council, withholding payment from vendors while we move through this process can put an undue burden on them.

The purpose of this resolution is to establish a procedure that is approved by Council where these small overages can be processed internally when sufficient funds are available within the adopted funding source to pay the invoice. The resolution proposes authorizing an amount up to \$5,000 because it is the lowest threshold of spending in the Procurement Matrix in the Procurement Policy. Council can be informed of these small overages with the quarterly report, if that is preferred.

The Finance Team and I find this will create efficiency in workflows and agree that overages of \$5,000 or more need to come forward by ordinance.

**RECOMMENDATION:** Adopt Resolution 25-083.



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 25-083**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA ESTABLISHING  
PROCEDURES FOR MANAGING SMALL CAPITAL PROJECT BUDGET  
OVERAGES.

WHEREAS, The City undertakes a variety of capital projects that may encounter  
unforeseen costs; and

WHEREAS, It is in the City's interest to establish clear procedures for addressing minor  
capital budget overages in order to maintain project schedules and ensure fiscal  
accountability.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska that the  
following procedure for small capital budget overages is hereby established as follows:

1. Administrative Approval Threshold. The City Manager is authorized to approve capital  
project budget overages up to Five Thousand Dollars (\$5,000), provided sufficient funds  
are available within the adopted funding source. Such approvals shall be reported to  
the City Council on a quarterly basis.
2. Council Approval Requirement. Any project overage exceeding \$5,000 shall require  
prior approval of the City Council through a budget amendment.

PASSED AND ADOPTED by the Homer City Council this 22nd day of September, 2025.

CITY OF HOMER

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RACHEL LORD, MAYOR

ATTEST:

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RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal note: N/A